

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92109



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	46,635	49,052	52,648	57,301	64,031	17,396	37%
Household Population	46,193	48,460	51,779	56,115	62,587	16,394	35%
Group Quarters Population	442	592	869	1,186	1,444	1,002	227%
Civilian	442	592	869	1,186	1,444	1,002	227%
Military	0	0	0	0	0	0	0%
Total Housing Units	26,057	26,562	28,058	29,852	33,259	7,202	28%
Single Family	10,318	9,750	8,363	6,733	5,390	-4,928	-48%
Multiple Family	15,116	16,227	19,312	22,998	27,746	12,630	84%
Mobile Homes	623	585	383	121	123	-500	-80%
Occupied Housing Units	23,292	24,127	25,623	27,298	30,487	7,195	31%
Single Family	9,316	8,964	7,788	6,329	5,112	-4,204	-45%
Multiple Family	13,385	14,604	17,458	20,854	25,256	11,871	89%
Mobile Homes	591	559	377	115	119	-472	-80%
Vacancy Rate	10.6%	9.2%	8.7%	8.6%	8.3%	-2.3	-22%
Single Family	9.7%	8.1%	6.9%	6.0%	5.2%	-4.5	-46%
Multiple Family	11.5%	10.0%	9.6%	9.3%	9.0%	-2.5	-22%
Mobile Homes	5.1%	4.4%	1.6%	5.0%	0.0%	-5.1	-100%
Persons per Household	1.98	2.01	2.02	2.06	2.05	0.07	4%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	3,021	2,501	2,186	1,956	1,936	-1,085	-36%
\$15,000-\$29,999	3,763	3,346	3,034	2,797	2,807	-956	-25%
\$30,000-\$44,999	4,018	3,755	3,591	3,451	3,562	-456	-11%
\$45,000-\$59,999	3,651	3,515	3,548	3,563	3,779	128	4%
\$60,000-\$74,999	2,703	2,943	3,138	3,294	3,600	897	33%
\$75,000-\$99,999	2,454	3,513	4,006	4,442	5,044	2,590	106%
\$100,000-\$124,999	1,553	2,088	2,582	3,057	3,616	2,063	133%
\$125,000-\$149,999	703	1,153	1,542	1,940	2,417	1,714	244%
\$150,000-\$199,999	860	935	1,368	1,853	2,416	1,556	181%
\$200,000 or more	566	378	628	945	1,310	744	131%
Total Households	23,292	24,127	25,623	27,298	30,487	7,195	31%
Median Household Income							
Adjusted for inflation (\$1999)	\$48,468	\$55,504	\$62,163	\$68,570	\$73,165	\$24,697	51%

***IMPORTANT INFORMATION ABOUT THIS FORECAST:**

This forecast was accepted by the SANDAG Board of Directors in October 2011 for distribution and use in planning and other studies. This forecast represents one possibility for future growth in the San Diego region. It is intended to represent a likely prediction of future growth, but it is not intended to be a prescription for growth. The 2050 Regional Growth Forecast represents a combination of economic and demographic projections, existing land use plans and policies, as well as potential land use plan changes that may occur in the region between 2030 and 2050. In general, growth between 2008 and 2030 is based on adopted land use plans and policies, and growth between 2030 and 2050 includes alternatives that may, in some cases, reach beyond existing adopted plans.

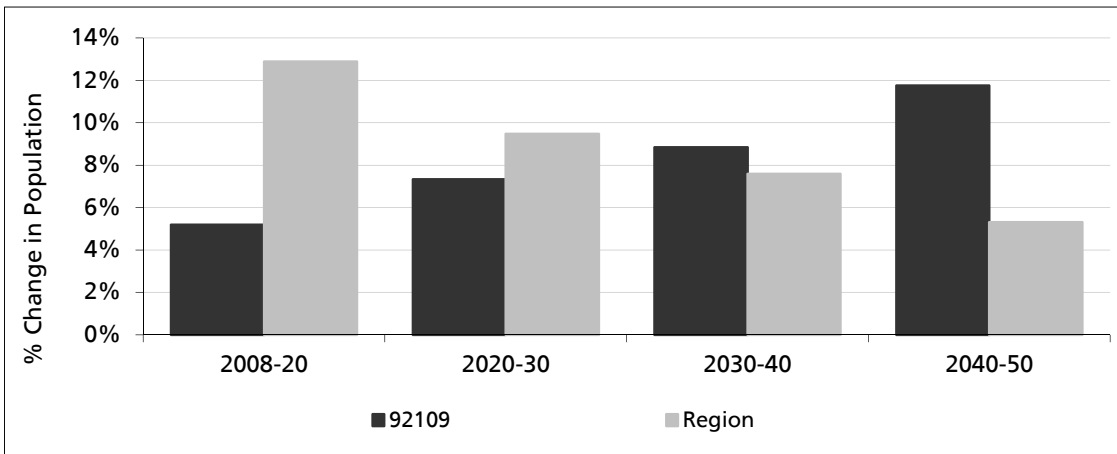
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	46,635	49,052	52,648	57,301	64,031	17,396	37%
Under 5	1,920	1,875	1,983	2,079	2,232	312	16%
5 to 9	1,808	1,820	1,943	2,082	2,234	426	24%
10 to 14	1,438	1,621	1,612	1,755	1,956	518	36%
15 to 17	841	848	852	906	1,036	195	23%
18 to 19	530	482	470	496	544	14	3%
20 to 24	1,131	1,190	1,348	1,358	1,572	441	39%
25 to 29	3,412	4,371	4,613	4,672	5,418	2,006	59%
30 to 34	9,439	10,201	10,285	11,670	12,546	3,107	33%
35 to 39	7,996	6,432	8,248	8,935	9,353	1,357	17%
40 to 44	4,683	3,899	4,406	4,613	5,446	763	16%
45 to 49	3,029	2,582	2,210	2,976	3,409	380	13%
50 to 54	2,265	2,144	1,864	2,225	2,508	243	11%
55 to 59	2,048	2,559	2,125	1,915	2,834	786	38%
60 to 61	781	1,037	877	757	1,125	344	44%
62 to 64	998	1,631	1,408	1,356	1,627	629	63%
65 to 69	1,185	2,123	2,424	2,132	2,098	913	77%
70 to 74	829	1,616	2,068	1,921	1,904	1,075	130%
75 to 79	784	1,012	1,643	1,879	1,786	1,002	128%
80 to 84	650	642	1,163	1,597	1,599	949	146%
85 and over	868	967	1,106	1,977	2,804	1,936	223%
Median Age	36.7	36.6	37.0	37.0	37.4	0.7	2%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	46,635	49,052	52,648	57,301	64,031	17,396	37%
Hispanic	6,151	7,098	7,912	8,910	10,007	3,856	63%
Non-Hispanic	40,484	41,954	44,736	48,391	54,024	13,540	33%
White	36,337	37,115	39,208	42,055	46,627	10,290	28%
Black	776	908	1,017	1,124	1,269	493	64%
American Indian	137	157	156	153	149	12	9%
Asian	1,572	1,975	2,390	2,873	3,484	1,912	122%
Hawaiian / Pacific Islander	120	164	195	214	248	128	107%
Other	234	178	147	144	155	-79	-34%
Two or More Races	1,308	1,457	1,623	1,828	2,092	784	60%

GROWTH TRENDS IN TOTAL POPULATION



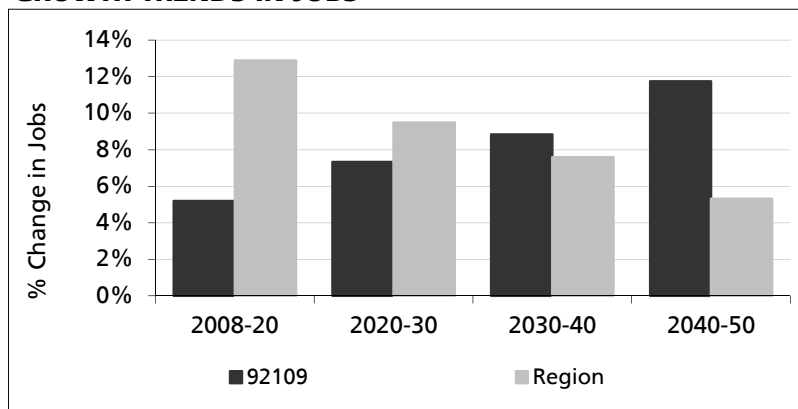
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	19,918	20,620	22,661	24,940	26,578	6,660	33%
Civilian Jobs	19,918	20,620	22,661	24,940	26,578	6,660	33%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	7,179	7,179	7,179	7,179	7,179	0	0%
Developed Acres	7,030	7,040	7,094	7,140	7,177	147	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1,089	1,061	983	887	805	-285	-26%
Multiple Family	345	365	438	535	613	268	78%
Mobile Homes	86	80	50	6	6	-80	-93%
Other Residential	37	37	35	35	34	-3	-7%
Mixed Use	0	10	47	92	142	142	--
Industrial	66	66	63	60	58	-8	-12%
Commercial/Services	712	672	707	738	707	-5	-1%
Office	10	7	6	6	5	-4	-47%
Schools	91	91	91	91	91	0	0%
Roads and Freeways	1,134	1,134	1,134	1,134	1,134	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	3,461	3,517	3,540	3,555	3,582	121	4%
Vacant Developable Acres	148	139	84	38	2	-147	-99%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	6	5	5	0	0	-6	-99%
Multiple Family	4	4	3	2	0	-4	-95%
Mixed Use	2	2	2	0	0	-2	-100%
Industrial	0	0	0	0	0	0	-100%
Commercial/Services	68	60	30	8	0	-68	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	67	66	44	26	0	-67	-100%
Future Roads and Freeways	1	1	1	1	1	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	22.7	24.5	25.4	26.5	28.5	5.8	26%
Residential Density⁴	16.7	17.2	18.3	19.8	21.8	5.0	30%

GROWTH TRENDS IN JOBS



Notes:

- 1 - Figures may not add to total due to independent rounding.
- 2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as low density single family residential, may allow for the continuation of existing agricultural use.
- 3 - Civilian jobs per developed employment acre (industrial, retail, office, schools, and half of mixed use acres).
- 4 - Total housing units per developed residential acre (single family, multiple family, mobile home, other, and half of mixed use acres).