

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92075



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	12,592	13,157	13,946	14,551	14,866	2,274	18%
Household Population	12,573	13,110	13,857	14,414	14,698	2,125	17%
Group Quarters Population	19	47	89	137	168	149	784%
Civilian	19	47	89	137	168	149	784%
Military	0	0	0	0	0	0	0%
Total Housing Units	6,081	6,185	6,432	6,561	6,604	523	9%
Single Family	3,508	3,527	3,490	3,518	3,515	7	0%
Multiple Family	2,547	2,633	2,919	3,020	3,066	519	20%
Mobile Homes	26	25	23	23	23	-3	-12%
Occupied Housing Units	5,358	5,529	5,812	5,944	5,999	641	12%
Single Family	3,249	3,321	3,303	3,337	3,340	91	3%
Multiple Family	2,091	2,190	2,491	2,591	2,644	553	26%
Mobile Homes	18	18	18	16	15	-3	-17%
Vacancy Rate	11.9%	10.6%	9.6%	9.4%	9.2%	-2.7	-23%
Single Family	7.4%	5.8%	5.4%	5.1%	5.0%	-2.4	-32%
Multiple Family	17.9%	16.8%	14.7%	14.2%	13.8%	-4.1	-23%
Mobile Homes	30.8%	28.0%	21.7%	30.4%	0.0%	-30.8	-100%
Persons per Household	2.35	2.37	2.38	2.42	2.45	0.10	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	382	326	278	244	219	-163	-43%
\$15,000-\$29,999	525	482	428	385	350	-175	-33%
\$30,000-\$44,999	571	523	487	450	419	-152	-27%
\$45,000-\$59,999	585	528	504	476	449	-136	-23%
\$60,000-\$74,999	446	459	456	444	428	-18	-4%
\$75,000-\$99,999	656	685	708	706	693	37	6%
\$100,000-\$124,999	645	561	599	612	612	-33	-5%
\$125,000-\$149,999	365	433	479	501	511	146	40%
\$150,000-\$199,999	460	602	694	748	781	321	70%
\$200,000 or more	723	930	1,179	1,378	1,537	814	113%
Total Households	5,358	5,529	5,812	5,944	5,999	641	12%
Median Household Income							
Adjusted for inflation (\$1999)	\$81,479	\$91,296	\$101,878	\$110,907	\$118,035	\$36,556	45%

***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.

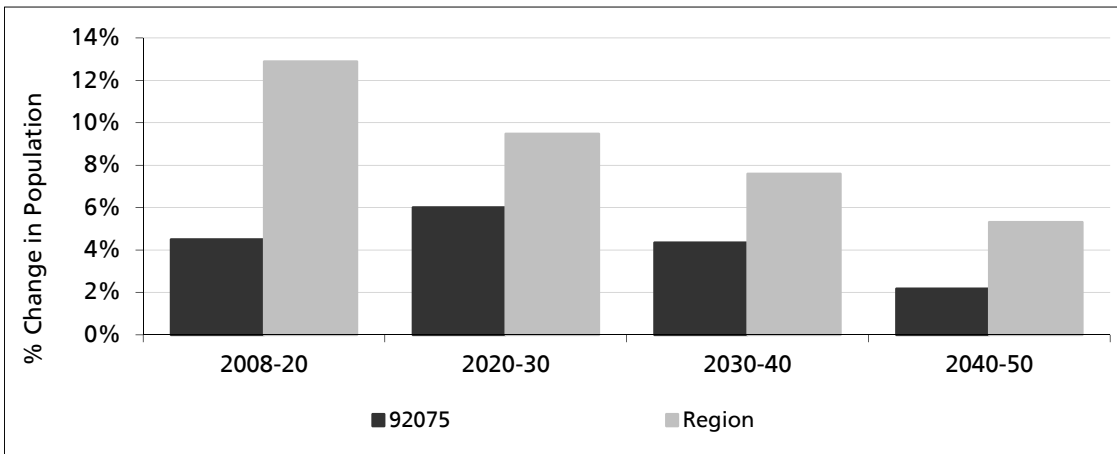
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	12,592	13,157	13,946	14,551	14,866	2,274	18%
Under 5	617	569	586	604	606	-11	-2%
5 to 9	516	511	529	553	554	38	7%
10 to 14	578	597	579	622	626	48	8%
15 to 17	401	375	361	390	405	4	1%
18 to 19	251	211	209	207	212	-39	-16%
20 to 24	594	518	560	555	577	-17	-3%
25 to 29	605	670	684	685	717	112	19%
30 to 34	838	868	827	929	932	94	11%
35 to 39	1,078	868	1,061	1,105	1,095	17	2%
40 to 44	1,086	906	1,000	984	1,105	19	2%
45 to 49	1,088	899	775	961	991	-97	-9%
50 to 54	909	822	748	841	832	-77	-8%
55 to 59	932	1,043	873	761	960	28	3%
60 to 61	430	500	421	331	444	14	3%
62 to 64	489	740	648	590	628	139	28%
65 to 69	637	1,083	1,195	1,027	903	266	42%
70 to 74	482	835	1,125	1,032	935	453	94%
75 to 79	385	477	766	910	780	395	103%
80 to 84	360	327	608	794	700	340	94%
85 and over	316	338	391	670	864	548	173%
Median Age	43.8	47.7	48.7	48.3	48.0	4.2	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	12,592	13,157	13,946	14,551	14,866	2,274	18%
Hispanic	2,434	2,824	3,151	3,405	3,555	1,121	46%
Non-Hispanic	10,158	10,333	10,795	11,146	11,311	1,153	11%
White	9,266	9,436	9,852	10,169	10,316	1,050	11%
Black	77	82	88	89	90	13	17%
American Indian	48	34	24	18	14	-34	-71%
Asian	467	483	519	553	573	106	23%
Hawaiian / Pacific Islander	19	28	30	30	32	13	68%
Other	25	13	10	9	9	-16	-64%
Two or More Races	256	257	272	278	277	21	8%

GROWTH TRENDS IN TOTAL POPULATION



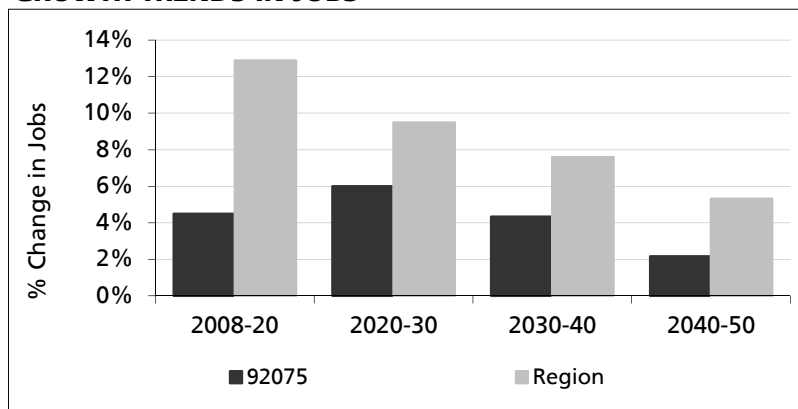
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	7,272	7,495	7,744	8,153	8,253	981	13%
Civilian Jobs	7,272	7,495	7,744	8,153	8,253	981	13%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,912	1,912	1,912	1,912	1,912	0	0%
Developed Acres	1,888	1,899	1,903	1,911	1,911	23	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	832	838	833	840	840	8	1%
Multiple Family	133	134	135	135	135	2	2%
Mobile Homes	1	1	0	0	0	-1	-100%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	7	23	32	32	32	--
Industrial	45	42	39	34	34	-11	-25%
Commercial/Services	265	263	260	260	261	-4	-1%
Office	36	37	36	33	33	-3	-8%
Schools	64	64	64	64	64	0	0%
Roads and Freeways	409	409	409	409	409	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	105	105	104	104	104	-1	-1%
Vacant Developable Acres	23	12	9	1	0	-23	-99%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	15	7	7	1	0	-15	-98%
Multiple Family	2	1	0	0	0	-2	-100%
Mixed Use	1	1	0	0	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	4	3	2	0	0	-4	-100%
Office	1	0	0	0	0	-1	-100%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	17.8	18.3	18.9	20.0	20.3	2.5	14%
Residential Density⁴	6.3	6.3	6.6	6.6	6.7	0.4	6%

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).