

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92081



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	29,660	32,718	33,838	34,247	34,191	4,531	15%
Household Population	28,625	31,625	32,664	32,932	32,769	4,144	14%
Group Quarters Population	1,035	1,093	1,174	1,315	1,422	387	37%
Civilian	1,035	1,093	1,174	1,315	1,422	387	37%
Military	0	0	0	0	0	0	0%
Total Housing Units	10,873	11,524	11,700	11,669	11,656	783	7%
Single Family	6,252	6,958	7,144	7,144	7,144	892	14%
Multiple Family	4,088	4,094	4,094	4,094	4,094	6	0%
Mobile Homes	533	472	462	431	418	-115	-22%
Occupied Housing Units	10,352	11,126	11,329	11,309	11,293	941	9%
Single Family	5,911	6,676	6,884	6,891	6,895	984	17%
Multiple Family	3,908	3,994	3,999	4,003	3,994	86	2%
Mobile Homes	533	456	446	415	404	-129	-24%
Vacancy Rate	4.8%	3.5%	3.2%	3.1%	3.1%	-1.7	-35%
Single Family	5.5%	4.1%	3.6%	3.5%	3.5%	-2.0	-36%
Multiple Family	4.4%	2.4%	2.3%	2.2%	2.4%	-2.0	-45%
Mobile Homes	0.0%	3.4%	3.5%	3.7%	0.0%	0.0	0%
Persons per Household	2.77	2.84	2.88	2.91	2.90	0.13	5%

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	705	548	430	379	347	-358	-51%
\$15,000-\$29,999	1,493	1,306	1,100	1,048	998	-495	-33%
\$30,000-\$44,999	1,944	1,821	1,650	1,638	1,612	-332	-17%
\$45,000-\$59,999	1,854	2,038	1,999	2,006	2,019	165	9%
\$60,000-\$74,999	1,363	1,658	1,823	1,829	1,848	485	36%
\$75,000-\$99,999	1,318	1,856	2,160	2,193	2,216	898	68%
\$100,000-\$124,999	721	871	984	1,000	999	278	39%
\$125,000-\$149,999	356	482	497	515	531	175	49%
\$150,000-\$199,999	344	419	470	480	486	142	41%
\$200,000 or more	254	127	216	221	237	-17	-7%
Total Households	10,352	11,126	11,329	11,309	11,293	941	9%
Median Household Income							
Adjusted for inflation (\$1999)	\$53,366	\$58,896	\$63,995	\$64,785	\$65,442	\$12,076	23%

***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.

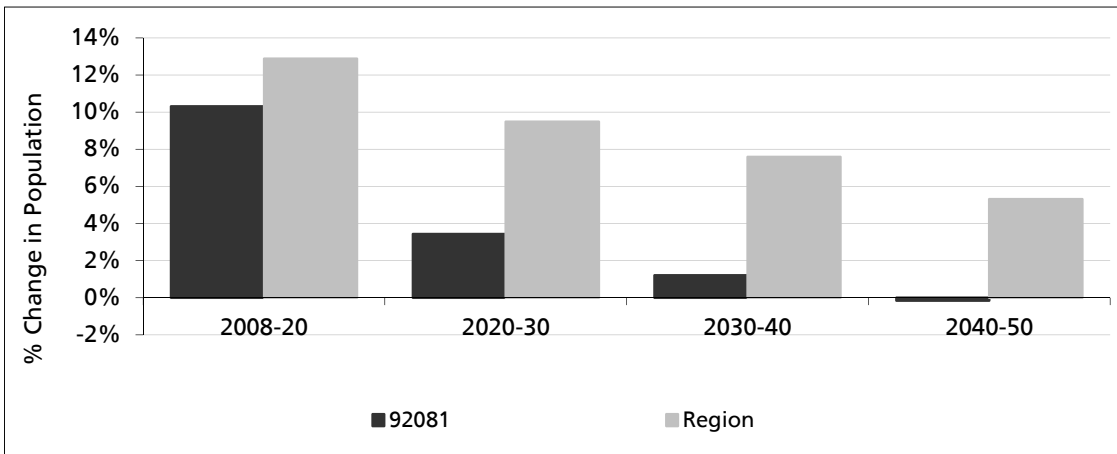
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	29,660	32,718	33,838	34,247	34,191	4,531	15%
Under 5	1,440	1,456	1,431	1,298	1,210	-230	-16%
5 to 9	1,874	2,070	2,089	2,056	1,948	74	4%
10 to 14	1,866	2,162	2,079	2,028	1,970	104	6%
15 to 17	1,065	1,081	1,063	1,049	1,038	-27	-3%
18 to 19	761	684	657	598	600	-161	-21%
20 to 24	1,662	1,698	1,797	1,687	1,621	-41	-2%
25 to 29	2,113	2,634	2,601	2,541	2,497	384	18%
30 to 34	2,292	2,471	2,348	2,581	2,440	148	6%
35 to 39	2,210	2,021	2,408	2,317	2,260	50	2%
40 to 44	2,308	2,049	2,177	2,017	2,192	-116	-5%
45 to 49	2,481	2,251	1,915	2,203	2,230	-251	-10%
50 to 54	2,349	2,188	1,987	2,005	1,922	-427	-18%
55 to 59	1,899	2,214	1,847	1,660	2,013	114	6%
60 to 61	612	810	700	611	741	129	21%
62 to 64	681	1,071	1,019	1,000	1,030	349	51%
65 to 69	859	1,564	1,703	1,524	1,365	506	59%
70 to 74	791	1,435	1,812	1,588	1,529	738	93%
75 to 79	850	1,111	1,821	2,026	1,851	1,001	118%
80 to 84	817	847	1,351	1,813	1,635	818	100%
85 and over	730	901	1,033	1,645	2,099	1,369	188%
Median Age	39.0	40.2	41.0	42.4	43.4	4.4	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	29,660	32,718	33,838	34,247	34,191	4,531	15%
Hispanic	6,553	9,004	10,722	11,836	12,631	6,078	93%
Non-Hispanic	23,107	23,714	23,116	22,411	21,560	-1,547	-7%
White	18,917	18,706	17,584	16,383	15,099	-3,818	-20%
Black	1,254	1,446	1,576	1,640	1,681	427	34%
American Indian	105	118	85	88	76	-29	-28%
Asian	1,825	2,200	2,508	2,828	3,149	1,324	73%
Hawaiian / Pacific Islander	119	141	142	143	143	24	20%
Other	55	76	80	79	80	25	45%
Two or More Races	832	1,027	1,141	1,250	1,332	500	60%

GROWTH TRENDS IN TOTAL POPULATION



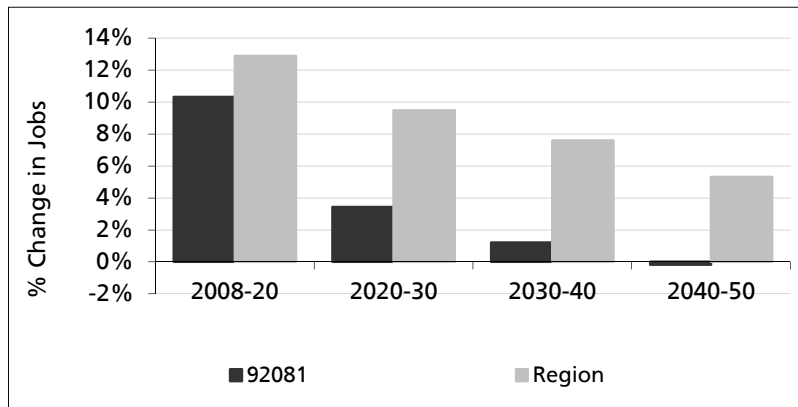
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	20,673	23,623	28,671	29,264	29,287	8,614	42%
Civilian Jobs	20,673	23,623	28,671	29,264	29,287	8,614	42%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	5,695	5,695	5,695	5,695	5,695	0	0%
Developed Acres	5,284	5,488	5,652	5,666	5,667	384	7%
Low Density Single Family	295	352	428	428	428	133	45%
Single Family	1,584	1,739	1,730	1,730	1,730	146	9%
Multiple Family	232	233	233	233	233	1	0%
Mobile Homes	66	66	66	66	66	0	0%
Other Residential	87	87	87	87	87	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	915	948	994	1,004	1,004	89	10%
Commercial/Services	371	401	491	491	491	119	32%
Office	40	40	45	45	45	5	13%
Schools	56	59	62	65	66	11	19%
Roads and Freeways	774	774	774	774	774	0	0%
Agricultural and Extractive ²	122	49	2	2	2	-120	-98%
Parks and Military Use	741	741	741	741	741	0	0%
Vacant Developable Acres	398	193	29	16	14	-384	-96%
Low Density Single Family	54	31	2	2	2	-53	-97%
Single Family	119	2	2	2	2	-118	-99%
Multiple Family	1	0	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	87	55	10	0	0	-87	-100%
Commercial/Services	110	82	0	0	0	-110	-100%
Office	5	4	0	0	0	-5	-100%
Schools	22	19	16	13	11	-11	-49%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	14	14	14	14	14	0	0%
Employment Density³	15.0	16.3	18.0	18.2	18.2	3.3	22%
Residential Density⁴	4.8	4.7	4.6	4.6	4.6	-0.2	-5%

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).