

2050 REGIONAL GROWTH FORECAST
ZIP Code 92131



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	33,993	36,121	36,718	37,665	39,187	5,194	15%
Household Population	33,781	35,905	36,493	37,426	38,935	5,154	15%
Group Quarters Population	212	216	225	239	252	40	19%
Civilian	212	216	225	239	252	40	19%
Military	0	0	0	0	0	0	0%
Total Housing Units	12,068	12,800	12,809	12,900	13,312	1,244	10%
Single Family	9,462	10,099	10,108	10,145	10,349	887	9%
Multiple Family	2,606	2,701	2,701	2,755	2,963	357	14%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	11,724	12,498	12,544	12,640	13,055	1,331	11%
Single Family	9,177	9,859	9,900	9,939	10,148	971	11%
Multiple Family	2,547	2,639	2,644	2,701	2,907	360	14%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.9%	2.4%	2.1%	2.0%	1.9%	-1.0	-34%
Single Family	3.0%	2.4%	2.1%	2.0%	1.9%	-1.1	-37%
Multiple Family	2.3%	2.3%	2.1%	2.0%	1.9%	-0.4	-17%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.88	2.87	2.91	2.96	2.98	0.10	3%

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	249	246	187	153	138	-111	-45%
\$15,000-\$29,999	619	580	460	397	377	-242	-39%
\$30,000-\$44,999	886	926	768	683	665	-221	-25%
\$45,000-\$59,999	1,085	1,163	1,005	918	907	-178	-16%
\$60,000-\$74,999	1,437	1,268	1,143	1,070	1,070	-367	-26%
\$75,000-\$99,999	2,059	2,054	1,950	1,882	1,905	-154	-7%
\$100,000-\$124,999	1,836	1,741	1,752	1,750	1,797	-39	-2%
\$125,000-\$149,999	1,071	1,346	1,428	1,472	1,533	462	43%
\$150,000-\$199,999	1,110	1,677	1,901	2,040	2,159	1,049	95%
\$200,000 or more	1,372	1,497	1,950	2,275	2,504	1,132	83%
Total Households	11,724	12,498	12,544	12,640	13,055	1,331	11%
Median Household Income							
Adjusted for inflation (\$1999)	\$94,257	\$100,172	\$110,830	\$117,386	\$120,388	\$26,131	28%

*** IMPORTANT INFORMATION ABOUT THIS FORECAST:**

This forecast was accepted by the SANDAG Board of Directors in February 2010 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.

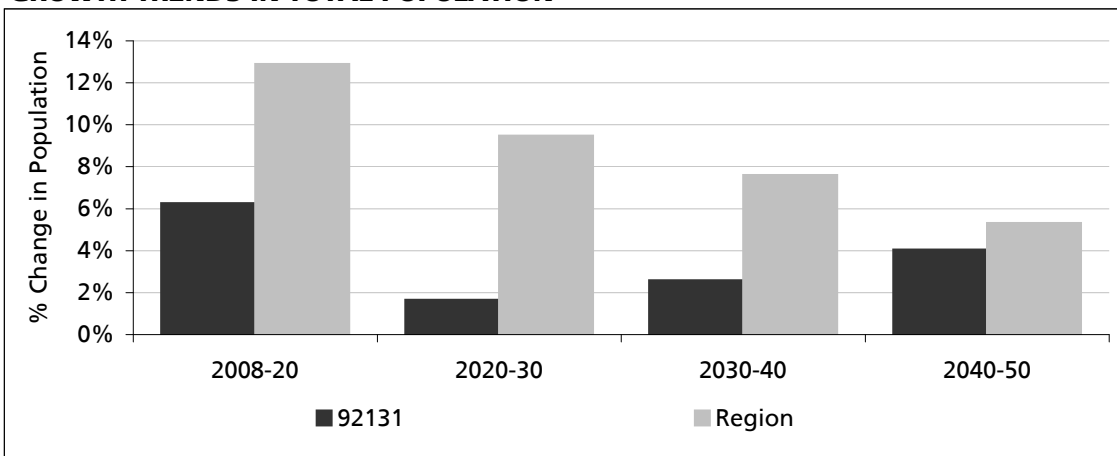
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	33,993	36,121	36,718	37,665	39,187	5,194	15%
Under 5	2,457	2,266	2,335	2,350	2,359	-98	-4%
5 to 9	2,565	2,624	2,732	2,767	2,755	190	7%
10 to 14	2,807	2,975	2,873	2,996	2,997	190	7%
15 to 17	1,546	1,547	1,425	1,548	1,574	28	2%
18 to 19	995	932	866	818	874	-121	-12%
20 to 24	2,093	2,140	2,214	2,110	2,182	89	4%
25 to 29	1,354	1,755	1,810	1,774	1,887	533	39%
30 to 34	1,185	1,385	1,348	1,462	1,420	235	20%
35 to 39	2,353	2,040	2,437	2,455	2,426	73	3%
40 to 44	3,084	2,703	2,992	2,954	3,216	132	4%
45 to 49	3,376	2,865	2,484	2,948	3,099	-277	-8%
50 to 54	3,073	2,853	2,512	2,821	2,842	-231	-8%
55 to 59	2,548	3,084	2,593	2,306	2,901	353	14%
60 to 61	965	1,232	1,086	972	1,230	265	27%
62 to 64	962	1,553	1,412	1,314	1,425	463	48%
65 to 69	966	1,805	2,065	1,852	1,699	733	76%
70 to 74	601	1,070	1,506	1,423	1,346	745	124%
75 to 79	454	571	981	1,197	1,112	658	145%
80 to 84	300	321	556	782	739	439	146%
85 and over	309	400	491	816	1,104	795	257%
Median Age	39.2	40.7	40.5	40.9	41.7	2.5	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	33,993	36,121	36,718	37,665	39,187	5,194	15%
Hispanic	2,851	3,387	3,938	4,585	5,288	2,437	85%
Non-Hispanic	31,142	32,734	32,780	33,080	33,899	2,757	9%
White	23,824	24,104	23,229	22,622	22,434	-1,390	-6%
Black	831	1,044	1,183	1,333	1,506	675	81%
American Indian	91	136	142	138	127	36	40%
Asian	5,149	5,917	6,473	7,030	7,657	2,508	49%
Hawaiian / Pacific Islander	75	142	175	203	233	158	211%
Other	73	96	121	129	137	64	88%
Two or More Races	1,099	1,295	1,457	1,625	1,805	706	64%

GROWTH TRENDS IN TOTAL POPULATION



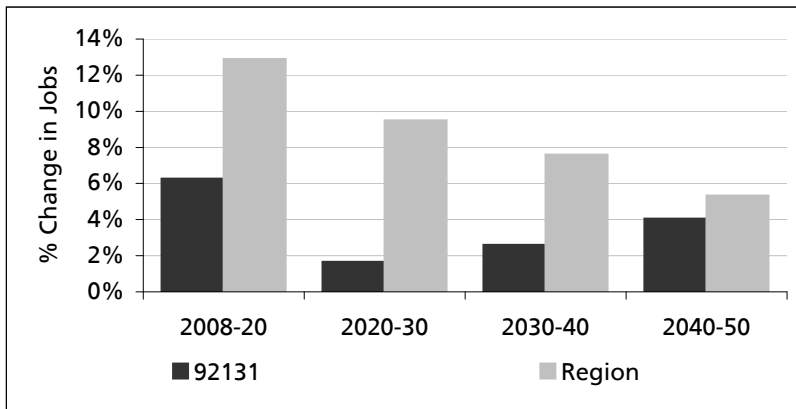
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	15,331	16,888	17,546	18,606	21,050	5,719	37%
Civilian Jobs	15,331	16,888	17,546	18,606	21,050	5,719	37%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	8,903	8,903	8,903	8,903	8,903	0	0%
Developed Acres	8,496	8,767	8,799	8,839	8,895	399	5%
Low Density Single Family	2	2	2	2	2	0	0%
Single Family	1,798	2,030	2,032	2,032	2,032	234	13%
Multiple Family	162	167	167	167	167	4	2%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	202	203	208	218	257	55	27%
Commercial/Services	90	98	100	101	100	11	12%
Office	117	136	138	142	146	29	25%
Schools	246	250	262	281	295	49	20%
Roads and Freeways	1,021	1,021	1,021	1,021	1,021	0	0%
Agricultural and Extractive ²	40	40	40	40	40	0	0%
Parks and Military Use	4,818	4,822	4,830	4,836	4,836	18	0%
Vacant Developable Acres	399	127	95	56	0	-399	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	234	2	0	0	0	-234	-100%
Multiple Family	4	0	0	0	0	-4	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	56	55	50	40	0	-56	-100%
Commercial/Services	13	4	3	1	0	-13	-100%
Office	25	7	4	1	0	-25	-100%
Schools	49	45	32	14	0	-49	-100%
Parks and Other	18	14	6	0	0	-18	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	8	8	8	8	8	0	0%
Employment Density³	23.4	24.6	24.8	25.1	26.4	3.0	13%
Residential Density⁴	6.1	5.8	5.8	5.9	6.1	-0.1	-2%

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).