2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 91942

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**36,990**	**41,028**	**43,990**	**49,973**	**53,611**	**16,621**	**45%**
Household Population	36,259	39,909	42,653	48,360	51,790	15,531	43%
Group Quarters Population	731	1,119	1,337	1,613	1,821	1,090	149%
Civilian	731	1,119	1,337	1,613	1,821	1,090	149%
Military	0	0	0	0	0	0	0%
Total Housing Units	**16,744**	**17,968**	**19,081**	**21,273**	**22,761**	**6,017**	**36%**
Single Family	8,454	8,539	8,468	8,445	8,444	-10	0%
Multiple Family	7,958	9,119	10,303	12,522	14,011	6,053	76%
Mobile Homes	332	310	310	306	306	-26	-8%
Occupied Housing Units	**16,136**	**17,422**	**18,563**	**20,715**	**22,181**	**6,045**	**37%**
Single Family	8,216	8,313	8,272	8,252	8,259	43	1%
Multiple Family	7,621	8,826	10,006	12,180	13,638	6,017	79%
Mobile Homes	299	283	285	283	284	-15	-5%
Vacancy Rate	**3.6%**	**3.0%**	**2.7%**	**2.6%**	**2.5%**	**-1.1**	**-31%**
Single Family	2.8%	2.6%	2.3%	2.3%	2.2%	-0.6	-21%
Multiple Family	4.2%	3.2%	2.9%	2.7%	2.7%	-1.5	-36%
Mobile Homes	9.9%	8.7%	8.1%	7.5%	0.0%	-9.9	-100%
Persons per Household	**2.25**	**2.29**	**2.30**	**2.33**	**2.33**	**0.08**	**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	2,019	1,656	1,330	1,173	1,056	-963	-48%
$15,000-$29,999	3,073	2,716	2,300	2,105	1,938	-1,135	-37%
$30,000-$44,999	3,247	3,183	2,925	2,844	2,734	-513	-16%
$45,000-$59,999	2,708	2,917	2,921	3,027	3,059	351	13%
$60,000-$74,999	2,133	2,322	2,594	2,871	3,020	887	42%
$75,000-$99,999	1,544	2,504	3,087	3,718	4,114	2,570	166%
$100,000-$124,999	725	1,158	1,745	2,350	2,762	2,037	281%
$125,000-$149,999	375	576	846	1,223	1,568	1,193	318%
$150,000-$199,999	242	341	648	1,069	1,424	1,182	488%
$200,000 or more	70	49	167	335	506	436	623%
Total Households	16,136	17,422	18,563	20,715	22,181	6,045	37%
Median Household Income							
Adjusted for inflation ($1999)	$43,748	$50,944	$59,001	$66,314	$71,441	$27,693	63%

*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.
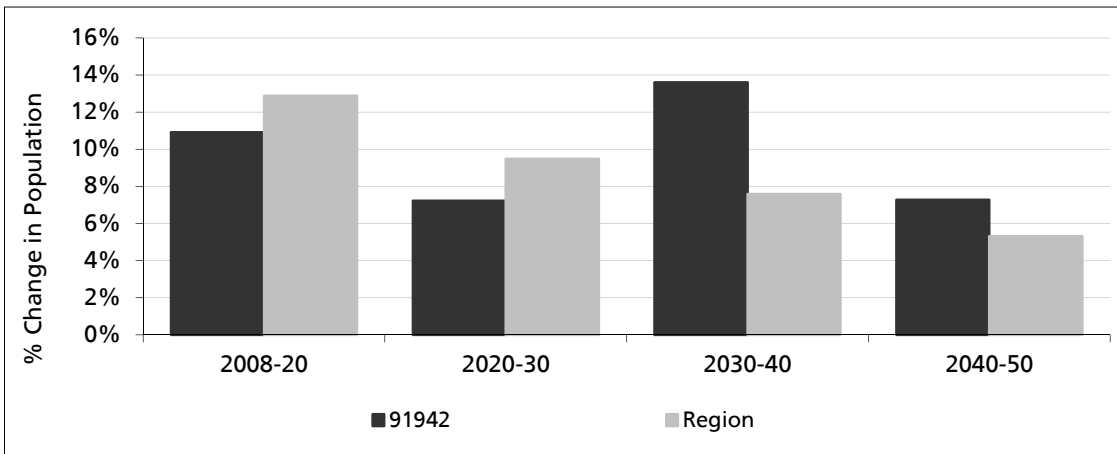
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**36,990**	**41,028**	**43,990**	**49,973**	**53,611**	**16,621**	**45%**
Under 5	2,202	2,241	2,374	2,597	2,722	520	24%
5 to 9	1,989	2,083	2,191	2,455	2,550	561	28%
10 to 14	1,881	2,024	1,984	2,202	2,371	490	26%
15 to 17	1,193	1,202	1,161	1,324	1,423	230	19%
18 to 19	794	752	698	735	790	-4	-1%
20 to 24	1,780	1,855	2,007	2,142	2,330	550	31%
25 to 29	2,500	3,151	3,249	3,455	3,745	1,245	50%
30 to 34	3,202	3,507	3,501	4,210	4,337	1,135	35%
35 to 39	3,146	2,731	3,450	3,772	3,881	735	23%
40 to 44	2,811	2,473	2,787	2,994	3,432	621	22%
45 to 49	3,031	2,742	2,410	3,229	3,452	421	14%
50 to 54	2,696	2,666	2,448	2,936	3,014	318	12%
55 to 59	2,242	2,832	2,461	2,274	3,004	762	34%
60 to 61	810	1,088	1,005	960	1,215	405	50%
62 to 64	920	1,547	1,424	1,423	1,522	602	65%
65 to 69	1,246	2,265	2,603	2,521	2,363	1,117	90%
70 to 74	1,022	1,836	2,377	2,330	2,224	1,202	118%
75 to 79	1,105	1,424	2,302	2,831	2,664	1,559	141%
80 to 84	1,030	1,005	1,711	2,413	2,375	1,345	131%
85 and over	1,390	1,604	1,847	3,170	4,197	2,807	202%
Median Age	39.7	42.0	42.5	43.5	43.9	4.2	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**36,990**	**41,028**	**43,990**	**49,973**	**53,611**	**16,621**	**45%**
Hispanic	5,868	7,930	9,571	12,140	14,280	8,412	143%
Non-Hispanic	31,122	33,098	34,419	37,833	39,331	8,209	26%
White	25,686	26,179	26,159	27,540	27,410	1,724	7%
Black	1,676	2,303	2,875	3,725	4,466	2,790	166%
American Indian	180	205	198	202	190	10	6%
Asian	1,854	2,436	2,941	3,696	4,330	2,476	134%
Hawaiian / Pacific Islander	170	230	263	305	359	189	111%
Other	100	134	161	185	202	102	102%
Two or More Races	1,456	1,611	1,822	2,180	2,374	918	63%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**20,245**	**21,156**	**22,471**	**23,305**	**23,464**	**3,219**	**16%**
Civilian Jobs	20,245	21,156	22,471	23,305	23,464	3,219	16%
Military Jobs	0	0	0	0	0	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**3,876**	**3,876**	**3,876**	**3,876**	**3,876**	**0**	**0%**
Developed Acres	**3,819**	**3,844**	**3,858**	**3,865**	**3,868**	**49**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1,485	1,494	1,486	1,485	1,485	0	0%
Multiple Family	334	339	343	347	348	13	4%
Mobile Homes	21	20	13	7	7	-13	-64%
Other Residential	17	20	20	20	19	2	12%
Mixed Use	0	32	69	102	176	176	--
Industrial	95	94	99	97	97	2	2%
Commercial/Services	459	440	424	407	340	-119	-26%
Office	34	32	32	30	27	-7	-22%
Schools	81	79	78	78	78	-4	-4%
Roads and Freeways	892	892	892	892	892	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	401	401	401	400	400	0	0%
Vacant Developable Acres	**57**	**32**	**18**	**10**	**7**	**-49**	**-87%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	17	3	2	2	1	-16	-92%
Multiple Family	12	4	3	1	0	-12	-97%
Mixed Use	6	6	4	0	0	-6	-100%
Industrial	5	5	0	0	0	-5	-100%
Commercial/Services	11	9	4	2	0	-11	-96%
Office	1	0	0	0	0	-1	-95%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	5	5	5	5	5	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**30.2**	**32.0**	**33.7**	**35.2**	**37.3**	**7.1**	**23%**
Residential Density[4]	**9.0**	**9.5**	**10.1**	**11.1**	**11.7**	**2.7**	**30%**

GROWTH TRENDS IN JOBS

Bar chart of % Change in Jobs for 91942 and Region over periods 2008-20, 2020-30, 2030-40, 2040-50.
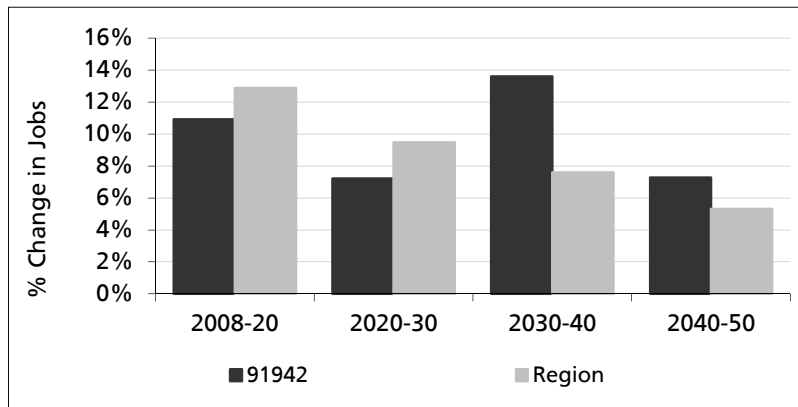
Notes:

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).

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