2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 91931

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**316**	**309**	**319**	**322**	**338**	**22**	**7%**
Household Population	316	309	319	322	338	22	7%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	**155**	**169**	**168**	**168**	**169**	**14**	**9%**
Single Family	72	86	85	85	84	12	17%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	83	83	83	83	85	2	2%
Occupied Housing Units	**123**	**116**	**117**	**117**	**118**	**-5**	**-4%**
Single Family	48	41	41	41	40	-8	-17%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	75	75	76	76	78	3	4%
Vacancy Rate	**20.6%**	**31.4%**	**30.4%**	**30.4%**	**30.2%**	**9.6**	**47%**
Single Family	33.3%	52.3%	51.8%	51.8%	52.4%	19.1	57%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	9.6%	9.6%	8.4%	8.4%	0.0%	-9.6	-100%
Persons per Household	**2.57**	**2.66**	**2.73**	**2.75**	**2.86**	**0.29**	**11%**

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	17	14	13	11	10	-7	-41%
$15,000-$29,999	18	14	12	10	10	-8	-44%
$30,000-$44,999	21	15	13	11	11	-10	-48%
$45,000-$59,999	25	22	22	21	20	-5	-20%
$60,000-$74,999	12	15	18	18	19	7	58%
$75,000-$99,999	19	15	15	20	21	2	11%
$100,000-$124,999	9	11	11	12	13	4	44%
$125,000-$149,999	1	6	6	6	5	4	400%
$150,000-$199,999	0	1	4	4	5	5	0%
$200,000 or more	1	3	3	4	4	3	300%
Total Households	123	116	117	117	118	-5	-4%
Median Household Income							
Adjusted for inflation ($1999)	$48,300	$55,227	$58,977	$64,583	$66,316	$18,016	37%

*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	**316**	**309**	**319**	**322**	**338**	**22**	**7%**
Under 5	6	4	4	5	12	6	100%
5 to 9	10	9	6	4	7	-3	-30%
10 to 14	14	10	10	12	19	5	36%
15 to 17	16	9	7	10	7	-9	-56%
18 to 19	14	15	7	5	4	-10	-71%
20 to 24	23	19	25	24	26	3	13%
25 to 29	13	15	14	11	10	-3	-23%
30 to 34	24	13	5	8	7	-17	-71%
35 to 39	12	10	14	11	5	-7	-58%
40 to 44	17	18	20	16	20	3	18%
45 to 49	27	18	15	20	26	-1	-4%
50 to 54	40	30	29	31	29	-11	-28%
55 to 59	33	38	35	29	26	-7	-21%
60 to 61	7	8	14	11	15	8	114%
62 to 64	7	13	10	9	13	6	86%
65 to 69	24	17	23	24	16	-8	-33%
70 to 74	13	33	25	16	22	9	69%
75 to 79	4	15	25	26	26	22	550%
80 to 84	6	4	18	19	13	7	117%
85 and over	6	11	13	31	35	29	483%
Median Age	46.7	52.4	55.5	55.7	54.5	7.8	17%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**316**	**309**	**319**	**322**	**338**	**22**	**7%**
Hispanic	92	86	89	89	95	3	3%
Non-Hispanic	224	223	230	233	243	19	8%
White	192	187	196	199	204	12	6%
Black	26	24	22	21	24	-2	-8%
American Indian	0	2	0	0	0	0	0%
Asian	2	2	4	5	7	5	250%
Hawaiian / Pacific Islander	0	1	0	0	0	0	0%
Other	0	0	0	0	0	0	0%
Two or More Races	4	7	8	8	8	4	100%

GROWTH TRENDS IN TOTAL POPULATION

Legend: ■ 91931 ■ Region
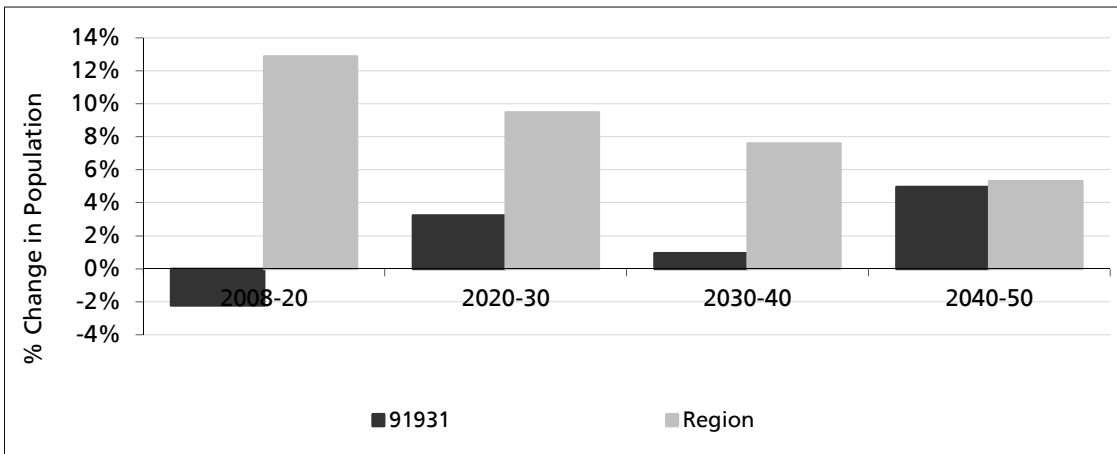
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**24**	**27**	**63**	**84**	**88**	**64**	**267%**
Civilian Jobs	24	27	63	84	88	64	267%
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	**4,720**	**4,720**	**4,720**	**4,720**	**4,720**	**0**	**0%**
Developed Acres	**310**	**1,274**	**1,275**	**1,276**	**1,276**	**966**	**311%**
Low Density Single Family	166	1,127	1,127	1,127	1,127	961	577%
Single Family	27	29	29	28	28	1	5%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	40	40	40	40	40	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	15	15	17	18	19	3	22%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	41	41	41	41	41	0	0%
Agricultural and Extractive[2]	20	20	20	20	20	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	**983**	**20**	**18**	**18**	**18**	**-966**	**-98%**
Low Density Single Family	978	16	16	16	16	-961	-98%
Single Family	3	1	1	1	1	-2	-64%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	3	3	1	0	0	-3	-100%
Office	0	0	0	0	0	0	0%
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	**3,426**	**3,426**	**3,426**	**3,426**	**3,426**	**0**	**0%**
Employment Density[3]	**1.6**	**1.8**	**3.6**	**4.6**	**4.7**	**3.2**	**200%**
Residential Density[4]	**0.7**	**0.1**	**0.1**	**0.1**	**0.1**	**-0.5**	**-79%**

GROWTH TRENDS IN JOBS

Legend: ■ 91931   ■ Region
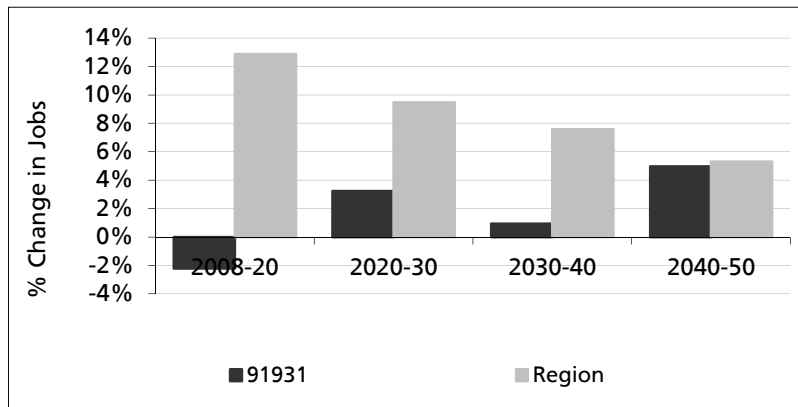
Notes:

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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