

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 91917



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	961	977	1,030	2,212	2,327	1,366	142%
Household Population	657	643	637	1,770	1,844	1,187	181%
Group Quarters Population	304	334	393	442	483	179	59%
Civilian	304	334	393	442	483	179	59%
Military	0	0	0	0	0	0	0%
Total Housing Units	251	257	263	620	638	387	154%
Single Family	197	203	209	566	584	387	196%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	54	54	54	54	54	0	0%
Occupied Housing Units	245	233	231	576	595	350	143%
Single Family	193	181	180	525	544	351	182%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	52	52	51	51	51	-1	-2%
Vacancy Rate	2.4%	9.3%	12.2%	7.1%	6.7%	4.3	179%
Single Family	2.0%	10.8%	13.9%	7.2%	6.8%	4.8	240%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	3.7%	3.7%	5.6%	5.6%	0.0%	-3.7	-100%
Persons per Household	2.68	2.76	2.76	3.07	3.10	0.42	16%

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	18	18	18	23	23	5	28%
\$15,000-\$29,999	26	26	26	35	35	9	35%
\$30,000-\$44,999	31	27	27	34	34	3	10%
\$45,000-\$59,999	25	21	20	27	27	2	8%
\$60,000-\$74,999	42	36	36	61	61	19	45%
\$75,000-\$99,999	44	41	41	78	78	34	77%
\$100,000-\$124,999	29	22	21	61	61	32	110%
\$125,000-\$149,999	14	13	13	50	50	36	257%
\$150,000-\$199,999	8	14	14	88	90	82	1025%
\$200,000 or more	8	15	15	119	136	128	1600%
Total Households	245	233	231	576	595	350	143%
Median Household Income							
Adjusted for inflation (\$1999)	\$68,036	\$70,208	\$70,208	\$112,295	\$116,189	\$48,153	71%

***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.

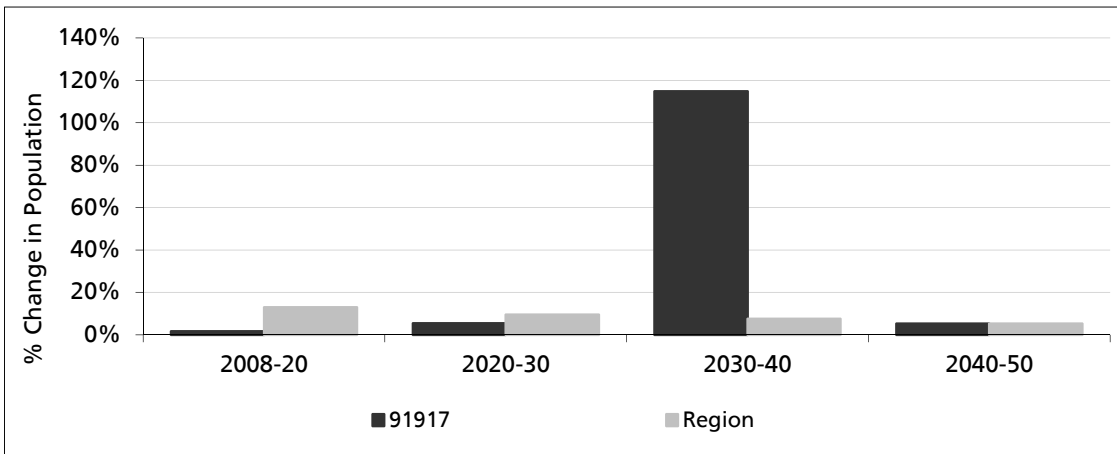
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	961	977	1,030	2,212	2,327	1,366	142%
Under 5	45	40	35	75	62	17	38%
5 to 9	38	39	46	113	122	84	221%
10 to 14	51	58	47	109	123	72	141%
15 to 17	46	42	54	102	101	55	120%
18 to 19	34	29	31	45	66	32	94%
20 to 24	71	68	84	232	247	176	248%
25 to 29	78	93	106	226	261	183	235%
30 to 34	54	50	42	75	84	30	56%
35 to 39	65	51	70	153	136	71	109%
40 to 44	47	62	69	125	143	96	204%
45 to 49	94	83	81	189	184	90	96%
50 to 54	107	68	58	142	142	35	33%
55 to 59	58	78	69	144	187	129	222%
60 to 61	37	31	23	54	67	30	81%
62 to 64	27	43	46	78	74	47	174%
65 to 69	33	50	52	78	70	37	112%
70 to 74	24	39	41	78	63	39	163%
75 to 79	18	26	38	105	69	51	283%
80 to 84	22	11	23	43	52	30	136%
85 and over	12	16	15	46	74	62	517%
Median Age	39.9	41.5	40.0	39.2	38.6	-1.3	-3%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	961	977	1,030	2,212	2,327	1,366	142%
Hispanic	282	424	468	1,055	1,177	895	317%
Non-Hispanic	679	553	562	1,157	1,150	471	69%
White	596	495	493	980	956	360	60%
Black	21	16	24	77	79	58	276%
American Indian	11	6	2	4	8	-3	-27%
Asian	14	13	16	42	49	35	250%
Hawaiian / Pacific Islander	0	0	0	3	4	4	--
Other	4	1	4	2	4	0	0%
Two or More Races	33	22	23	49	50	17	52%

GROWTH TRENDS IN TOTAL POPULATION



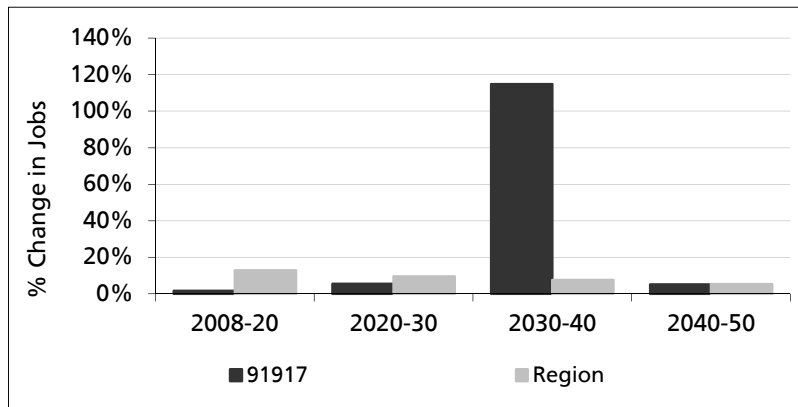
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	70	70	70	70	135	65	93%
Civilian Jobs	70	70	70	70	135	65	93%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	39,629	39,629	39,629	39,629	39,629	0	0%
Developed Acres	28,118	28,343	28,542	36,038	36,091	7,973	28%
Low Density Single Family	1,762	1,987	2,186	9,850	9,900	8,138	462%
Single Family	30	30	30	30	29	0	-1%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	96	96	96	96	96	0	0%
Other Residential	98	98	98	98	98	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	298	298	298	298	301	3	1%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	159	159	159	159	159	0	0%
Agricultural and Extractive ²	425	425	425	257	257	-168	-40%
Parks and Military Use	25,250	25,250	25,250	25,250	25,250	0	0%
Vacant Developable Acres	8,548	8,323	8,124	628	575	-7,973	-93%
Low Density Single Family	8,532	8,307	8,109	612	560	-7,973	-93%
Single Family	0	0	0	0	0	0	0%
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	16	16	16	16	16	0	0%
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	2,963	2,963	2,963	2,963	2,963	0	0%
Employment Density³	0.2	0.2	0.2	0.2	0.4	0.2	91%
Residential Density⁴	0.1	0.1	0.1	0.1	0.1	-0.1	-50%

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).