2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 91901

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**17,356**	**18,285**	**21,449**	**24,563**	**25,786**	**8,430**	**49%**
Household Population	16,753	17,640	20,740	23,785	24,958	8,205	49%
Group Quarters Population	603	645	709	778	828	225	37%
Civilian	603	645	709	778	828	225	37%
Military	0	0	0	0	0	0	0%
Total Housing Units	**6,329**	**6,547**	**7,589**	**8,535**	**8,874**	**2,545**	**40%**
Single Family	4,770	4,961	5,741	6,452	6,716	1,946	41%
Multiple Family	1,236	1,263	1,524	1,759	1,830	594	48%
Mobile Homes	323	323	324	324	328	5	2%
Occupied Housing Units	**6,021**	**6,275**	**7,314**	**8,238**	**8,578**	**2,557**	**42%**
Single Family	4,550	4,762	5,541	6,234	6,501	1,951	43%
Multiple Family	1,180	1,214	1,471	1,701	1,771	591	50%
Mobile Homes	291	299	302	303	306	15	5%
Vacancy Rate	**4.9%**	**4.2%**	**3.6%**	**3.5%**	**3.3%**	**-1.6**	**-33%**
Single Family	4.6%	4.0%	3.5%	3.4%	3.2%	-1.4	-30%
Multiple Family	4.5%	3.9%	3.5%	3.3%	3.2%	-1.3	-29%
Mobile Homes	9.9%	7.4%	6.8%	6.5%	0.0%	-9.9	-100%
Persons per Household	**2.78**	**2.81**	**2.84**	**2.89**	**2.91**	**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	497	422	401	384	371	-126	-25%
$15,000-$29,999	666	473	445	422	405	-261	-39%
$30,000-$44,999	650	652	643	628	611	-39	-6%
$45,000-$59,999	779	726	752	756	745	-34	-4%
$60,000-$74,999	752	744	807	837	837	85	11%
$75,000-$99,999	1,127	1,079	1,245	1,354	1,380	253	22%
$100,000-$124,999	645	829	1,030	1,187	1,242	597	93%
$125,000-$149,999	315	557	744	912	978	663	210%
$150,000-$199,999	206	542	803	1,070	1,190	984	478%
$200,000 or more	384	251	444	688	819	435	113%
Total Households	6,021	6,275	7,314	8,238	8,578	2,557	42%
Median Household Income							
Adjusted for inflation ($1999)	$68,348	$77,792	$87,229	$95,162	$98,913	$30,565	45%

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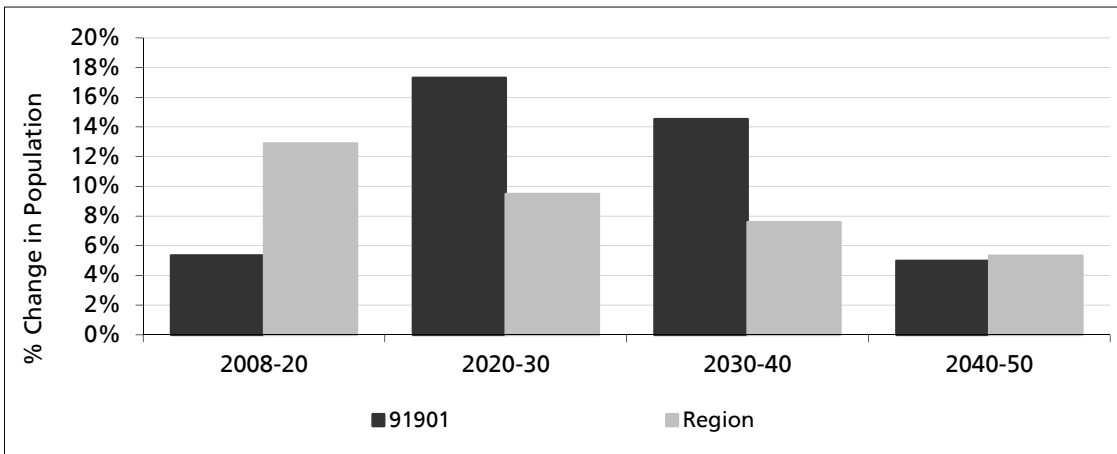
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**17,356**	**18,285**	**21,449**	**24,563**	**25,786**	**8,430**	**49%**
Under 5	856	798	936	1,025	1,043	187	22%
5 to 9	915	884	1,048	1,215	1,186	271	30%
10 to 14	1,178	1,222	1,360	1,591	1,619	441	37%
15 to 17	823	744	812	944	981	158	19%
18 to 19	532	471	466	532	528	-4	-1%
20 to 24	1,300	1,242	1,474	1,574	1,685	385	30%
25 to 29	946	1,158	1,291	1,378	1,478	532	56%
30 to 34	814	834	926	1,119	1,122	308	38%
35 to 39	939	735	1,030	1,170	1,195	256	27%
40 to 44	1,171	934	1,168	1,276	1,430	259	22%
45 to 49	1,487	1,169	1,100	1,569	1,670	183	12%
50 to 54	1,421	1,335	1,316	1,632	1,637	216	15%
55 to 59	1,325	1,516	1,424	1,336	1,761	436	33%
60 to 61	519	634	653	616	794	275	53%
62 to 64	573	871	866	892	953	380	66%
65 to 69	756	1,315	1,669	1,569	1,351	595	79%
70 to 74	602	1,008	1,529	1,542	1,420	818	136%
75 to 79	475	579	1,069	1,397	1,287	812	171%
80 to 84	337	340	670	1,003	961	624	185%
85 and over	387	496	642	1,183	1,685	1,298	335%
Median Age	41.6	45.5	46.0	46.5	46.9	5.3	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**17,356**	**18,285**	**21,449**	**24,563**	**25,786**	**8,430**	**49%**
Hispanic	2,871	3,542	4,446	5,430	6,000	3,129	109%
Non-Hispanic	14,485	14,743	17,003	19,133	19,786	5,301	37%
White	13,034	13,270	15,263	17,093	17,588	4,554	35%
Black	404	480	590	707	774	370	92%
American Indian	294	201	137	89	55	-239	-81%
Asian	231	305	433	578	682	451	195%
Hawaiian / Pacific Islander	42	40	46	50	49	7	17%
Other	39	26	23	25	28	-11	-28%
Two or More Races	441	421	511	591	610	169	38%

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	**5,635**	**5,650**	**5,909**	**6,366**	**7,007**	**1,372**	**24%**
Civilian Jobs	5,635	5,650	5,909	6,366	7,007	1,372	24%
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	**95,419**	**95,419**	**95,419**	**95,419**	**95,419**	**0**	**0%**
Developed Acres	**34,568**	**35,994**	**36,679**	**38,915**	**41,699**	**7,131**	**21%**
Low Density Single Family	11,066	12,464	13,161	15,272	18,000	6,934	63%
Single Family	826	892	961	1,036	1,064	238	29%
Multiple Family	87	89	98	99	100	13	15%
Mobile Homes	71	71	71	71	71	0	0%
Other Residential	123	123	123	123	123	0	0%
Mixed Use	0	0	6	13	19	19	--
Industrial	46	46	64	102	148	102	220%
Commercial/Services	285	285	285	290	296	11	4%
Office	9	9	9	9	8	-1	-11%
Schools	77	77	77	77	77	0	0%
Roads and Freeways	1,454	1,454	1,454	1,454	1,454	0	0%
Agricultural and Extractive[2]	1,965	1,926	1,813	1,811	1,781	-184	-9%
Parks and Military Use	18,558	18,558	18,558	18,558	18,558	0	0%
Vacant Developable Acres	**10,241**	**8,814**	**8,129**	**5,893**	**3,109**	**-7,131**	**-70%**
Low Density Single Family	9,722	8,319	7,717	5,607	2,910	-6,812	-70%
Single Family	199	177	124	49	21	-179	-90%
Multiple Family	42	41	31	24	20	-22	-52%
Mixed Use	1	1	0	0	0	-1	-70%
Industrial	217	217	200	162	116	-101	-47%
Commercial/Services	36	36	33	27	19	-17	-47%
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	24	24	24	24	24	0	0%
Constrained Acres	**50,611**	**50,611**	**50,611**	**50,611**	**50,611**	**0**	**0%**
Employment Density[3]	**13.5**	**13.6**	**13.5**	**13.2**	**13.0**	**-0.5**	**-4%**
Residential Density[4]	**0.5**	**0.5**	**0.5**	**0.5**	**0.5**	**-0.1**	**-12%**

GROWTH TRENDS IN JOBS
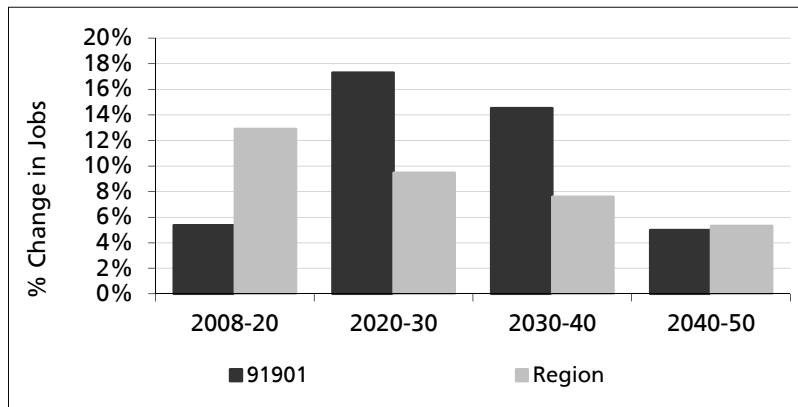
Notes:

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).

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