

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 91906



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,177	3,459	3,941	4,335	4,633	1,456	46%
Household Population	2,898	3,165	3,609	3,958	4,229	1,331	46%
Group Quarters Population	279	294	332	377	404	125	45%
Civilian	279	294	332	377	404	125	45%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,331	1,401	1,579	1,680	1,753	422	32%
Single Family	1,223	1,293	1,471	1,572	1,645	422	35%
Multiple Family	63	63	63	63	63	0	0%
Mobile Homes	45	45	45	45	45	0	0%
Occupied Housing Units	1,163	1,245	1,413	1,512	1,588	425	37%
Single Family	1,059	1,143	1,314	1,411	1,486	427	40%
Multiple Family	63	60	59	61	62	-1	-2%
Mobile Homes	41	42	40	40	40	-1	-2%
Vacancy Rate	12.6%	11.1%	10.5%	10.0%	9.4%	-3.2	-25%
Single Family	13.4%	11.6%	10.7%	10.2%	9.7%	-3.7	-28%
Multiple Family	0.0%	4.8%	6.3%	3.2%	1.6%	1.6	0%
Mobile Homes	8.9%	6.7%	11.1%	11.1%	0.0%	-8.9	-100%
Persons per Household	2.49	2.54	2.55	2.62	2.66	0.17	7%

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	189	173	171	177	178	-11	-6%
\$15,000-\$29,999	184	186	187	194	197	13	7%
\$30,000-\$44,999	208	198	211	221	229	21	10%
\$45,000-\$59,999	215	177	198	210	221	6	3%
\$60,000-\$74,999	133	149	176	188	197	64	48%
\$75,000-\$99,999	106	173	208	227	244	138	130%
\$100,000-\$124,999	46	96	125	138	150	104	226%
\$125,000-\$149,999	45	51	71	80	85	40	89%
\$150,000-\$199,999	36	33	52	61	68	32	89%
\$200,000 or more	1	9	14	16	19	18	1800%
Total Households	1,163	1,245	1,413	1,512	1,588	425	37%
Median Household Income							
Adjusted for inflation (\$1999)	\$45,035	\$50,551	\$55,417	\$56,714	\$57,896	\$12,861	29%

***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.

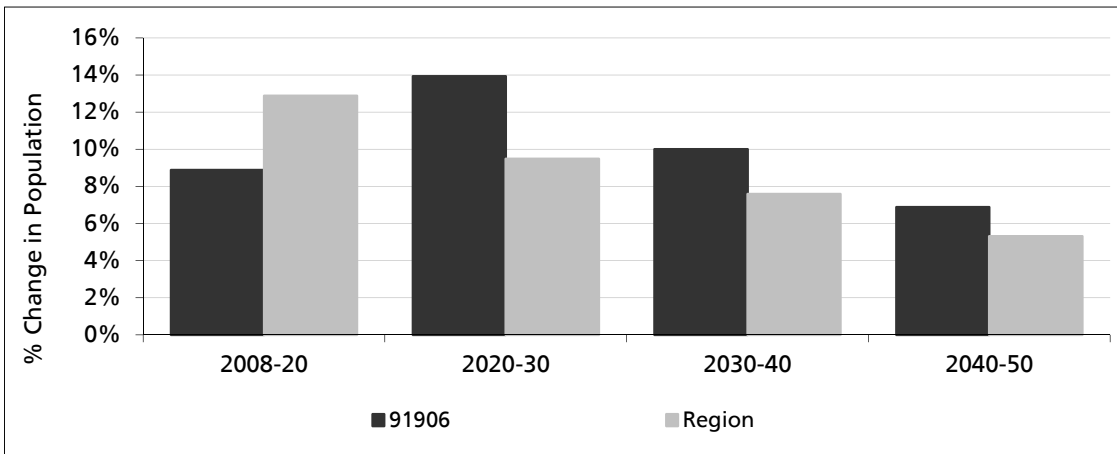
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,177	3,459	3,941	4,335	4,633	1,456	46%
Under 5	162	180	159	176	154	-8	-5%
5 to 9	244	171	167	206	215	-29	-12%
10 to 14	201	221	229	213	206	5	2%
15 to 17	129	155	160	154	165	36	28%
18 to 19	88	101	118	114	119	31	35%
20 to 24	347	342	444	435	445	98	28%
25 to 29	210	278	318	351	370	160	76%
30 to 34	127	138	128	164	137	10	8%
35 to 39	139	137	161	176	175	36	26%
40 to 44	197	194	206	182	222	25	13%
45 to 49	216	178	182	238	225	9	4%
50 to 54	173	189	172	191	198	25	14%
55 to 59	243	260	282	256	272	29	12%
60 to 61	87	87	105	86	105	18	21%
62 to 64	113	134	133	127	142	29	26%
65 to 69	123	201	255	274	231	108	88%
70 to 74	102	169	199	211	207	105	103%
75 to 79	86	105	191	232	288	202	235%
80 to 84	79	74	163	233	273	194	246%
85 and over	111	145	169	316	484	373	336%
Median Age	37.9	40.2	42.1	44.9	47.4	9.5	25%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,177	3,459	3,941	4,335	4,633	1,456	46%
Hispanic	1,246	1,783	2,159	2,560	2,924	1,678	135%
Non-Hispanic	1,931	1,676	1,782	1,775	1,709	-222	-11%
White	1,380	1,182	1,218	1,140	992	-388	-28%
Black	194	195	220	259	285	91	47%
American Indian	160	141	96	45	32	-128	-80%
Asian	23	36	96	150	195	172	748%
Hawaiian / Pacific Islander	8	9	10	16	19	11	138%
Other	11	6	7	10	10	-1	-9%
Two or More Races	155	107	135	155	176	21	14%

GROWTH TRENDS IN TOTAL POPULATION



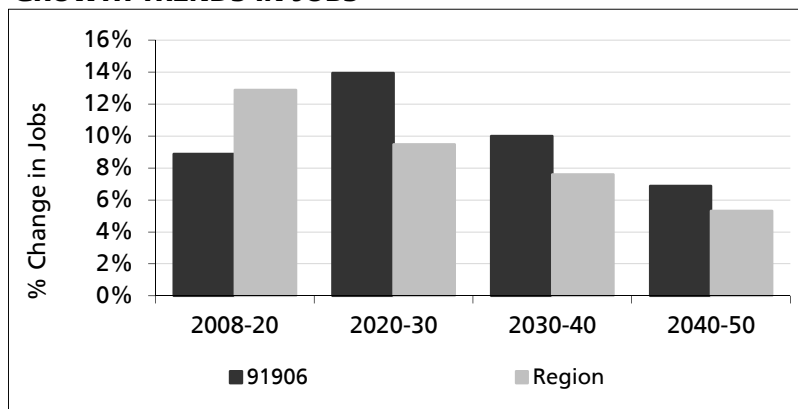
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	362	369	407	521	733	371	102%
Civilian Jobs	362	369	407	521	733	371	102%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	67,830	67,830	67,830	67,830	67,830	0	0%
Developed Acres	34,097	35,299	37,953	39,192	41,182	7,085	21%
Low Density Single Family	9,117	10,398	14,262	15,988	18,191	9,074	100%
Single Family	478	483	486	489	490	12	2%
Multiple Family	4	4	4	4	4	0	0%
Mobile Homes	33	33	33	33	33	0	0%
Other Residential	110	110	110	110	110	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	23	23	24	25	28	5	22%
Commercial/Services	48	48	50	55	64	16	34%
Office	0	0	0	0	0	0	0%
Schools	30	30	30	30	30	0	0%
Roads and Freeways	1,086	1,086	1,086	1,086	1,086	0	0%
Agricultural and Extractive ²	3,024	2,940	1,725	1,230	1,002	-2,022	-67%
Parks and Military Use	20,142	20,142	20,142	20,142	20,142	0	0%
Vacant Developable Acres	14,284	13,082	10,428	9,189	7,199	-7,085	-50%
Low Density Single Family	14,230	13,031	10,382	9,152	7,174	-7,056	-50%
Single Family	26	24	20	18	15	-11	-42%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	7	7	6	5	2	-5	-73%
Commercial/Services	21	20	19	14	8	-13	-62%
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	19,449	19,449	19,449	19,449	19,449	0	0%
Employment Density³	3.6	3.6	3.9	4.7	6.0	2.4	67%
Residential Density⁴	0.1	0.1	0.1	0.1	0.1	0.0	-32%

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).