

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 91910



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	73,617	74,722	76,007	78,141	89,387	15,770	21%
Household Population	72,599	73,567	74,588	76,381	87,413	14,814	20%
Group Quarters Population	1,018	1,155	1,419	1,760	1,974	956	94%
Civilian	1,018	1,155	1,419	1,760	1,974	956	94%
Military	0	0	0	0	0	0	0%
Total Housing Units	27,268	27,168	27,341	27,666	31,361	4,093	15%
Single Family	15,003	15,075	15,115	15,224	15,070	67	0%
Multiple Family	10,894	10,784	10,928	11,249	15,519	4,625	42%
Mobile Homes	1,371	1,309	1,298	1,193	772	-599	-44%
Occupied Housing Units	25,675	25,836	26,145	26,516	30,151	4,476	17%
Single Family	13,995	14,170	14,302	14,448	14,328	333	2%
Multiple Family	10,365	10,401	10,587	10,911	15,075	4,710	45%
Mobile Homes	1,315	1,265	1,256	1,157	748	-567	-43%
Vacancy Rate	5.8%	4.9%	4.4%	4.2%	3.9%	-1.9	-33%
Single Family	6.7%	6.0%	5.4%	5.1%	4.9%	-1.8	-27%
Multiple Family	4.9%	3.6%	3.1%	3.0%	2.9%	-2.0	-41%
Mobile Homes	4.1%	3.4%	3.2%	3.0%	0.0%	-4.1	-100%
Persons per Household	2.83	2.85	2.85	2.88	2.90	0.07	2%

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	3,378	2,752	2,291	1,934	1,823	-1,555	-46%
\$15,000-\$29,999	4,688	4,146	3,616	3,198	3,158	-1,530	-33%
\$30,000-\$44,999	4,766	4,444	4,129	3,878	3,999	-767	-16%
\$45,000-\$59,999	3,739	3,906	3,846	3,783	4,098	359	10%
\$60,000-\$74,999	2,816	3,017	3,117	3,194	3,558	742	26%
\$75,000-\$99,999	2,989	3,614	3,937	4,145	4,908	1,919	64%
\$100,000-\$124,999	1,572	2,027	2,535	2,931	3,638	2,066	131%
\$125,000-\$149,999	738	970	1,320	1,745	2,306	1,568	212%
\$150,000-\$199,999	582	714	956	1,185	1,778	1,196	205%
\$200,000 or more	407	246	398	523	885	478	117%
Total Households	25,675	25,836	26,145	26,516	30,151	4,476	17%
Median Household Income							
Adjusted for inflation (\$1999)	\$45,022	\$51,052	\$56,843	\$62,184	\$68,421	\$23,399	52%

***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.

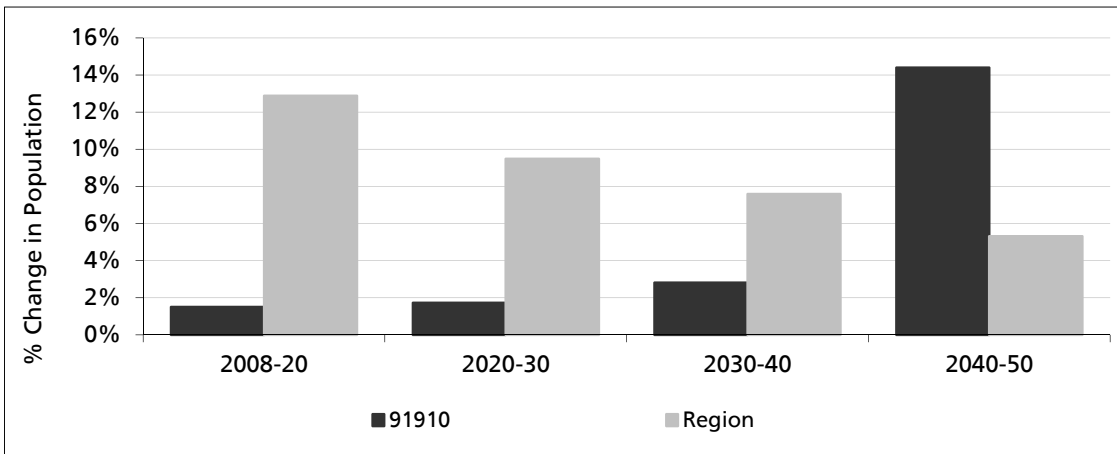
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	73,617	74,722	76,007	78,141	89,387	15,770	21%
Under 5	6,379	5,707	5,415	5,309	5,676	-703	-11%
5 to 9	5,024	5,324	4,958	4,971	5,455	431	9%
10 to 14	4,891	5,235	4,812	4,737	5,263	372	8%
15 to 17	3,413	3,025	2,881	2,812	3,165	-248	-7%
18 to 19	2,238	1,703	1,760	1,628	1,883	-355	-16%
20 to 24	5,383	4,374	5,050	4,717	5,240	-143	-3%
25 to 29	5,324	5,204	4,869	4,943	5,438	114	2%
30 to 34	5,082	4,555	3,904	4,603	5,075	-7	0%
35 to 39	5,185	4,322	4,654	4,590	5,375	190	4%
40 to 44	5,103	4,842	4,744	4,264	5,620	517	10%
45 to 49	5,123	4,983	4,398	4,877	5,361	238	5%
50 to 54	4,546	4,558	4,387	4,466	4,576	30	1%
55 to 59	3,979	4,943	4,803	4,294	5,429	1,450	36%
60 to 61	1,601	2,231	2,241	2,261	2,762	1,161	73%
62 to 64	1,813	2,706	2,677	2,751	3,036	1,223	67%
65 to 69	2,491	3,953	4,649	4,531	4,725	2,234	90%
70 to 74	1,805	2,747	3,645	3,715	4,300	2,495	138%
75 to 79	1,484	1,606	2,526	3,174	3,616	2,132	144%
80 to 84	1,372	1,239	1,968	2,768	3,239	1,867	136%
85 and over	1,381	1,465	1,666	2,730	4,153	2,772	201%
Median Age	34.1	37.6	39.7	40.9	41.9	7.8	23%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	73,617	74,722	76,007	78,141	89,387	15,770	21%
Hispanic	37,129	40,037	42,312	45,130	54,306	17,177	46%
Non-Hispanic	36,488	34,685	33,695	33,011	35,081	-1,407	-4%
White	22,172	20,119	18,767	17,562	17,852	-4,320	-19%
Black	3,017	3,158	3,302	3,417	3,929	912	30%
American Indian	277	268	242	221	226	-51	-18%
Asian	8,172	8,283	8,334	8,542	9,308	1,136	14%
Hawaiian / Pacific Islander	362	323	294	274	297	-65	-18%
Other	186	211	225	241	259	73	39%
Two or More Races	2,302	2,323	2,531	2,754	3,210	908	39%

GROWTH TRENDS IN TOTAL POPULATION



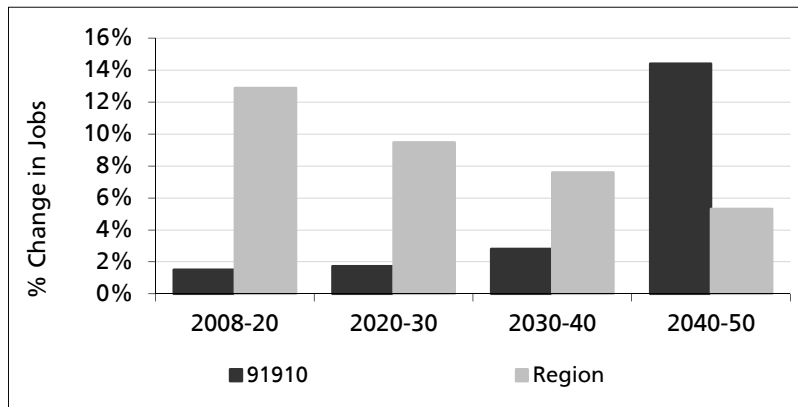
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	30,257	31,669	32,972	34,077	35,852	5,595	18%
Civilian Jobs	30,257	31,669	32,972	34,077	35,852	5,595	18%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	9,337	9,337	9,337	9,337	9,337	0	0%
Developed Acres	9,088	9,145	9,161	9,169	9,192	104	1%
Low Density Single Family	23	21	21	21	21	-1	-6%
Single Family	2,506	2,550	2,543	2,542	2,531	25	1%
Multiple Family	417	408	404	406	455	38	9%
Mobile Homes	75	75	73	72	40	-35	-46%
Other Residential	26	26	26	26	26	0	0%
Mixed Use	0	53	82	121	180	180	--
Industrial	306	310	314	314	314	8	3%
Commercial/Services	617	597	595	565	522	-94	-15%
Office	96	86	83	82	82	-13	-14%
Schools	387	387	387	387	387	0	0%
Roads and Freeways	1,584	1,584	1,584	1,584	1,584	0	0%
Agricultural and Extractive ²	11	8	8	8	8	-4	-31%
Parks and Military Use	3,040	3,040	3,040	3,040	3,040	0	0%
Vacant Developable Acres	246	189	174	165	142	-104	-42%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	70	25	20	11	3	-67	-96%
Multiple Family	19	18	18	18	11	-8	-41%
Mixed Use	7	3	2	2	2	-6	-77%
Industrial	61	55	51	51	51	-10	-17%
Commercial/Services	63	61	57	57	50	-12	-20%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	25	25	25	25	25	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	3	3	3	3	3	0	0%
Employment Density³	21.5	22.5	23.2	24.2	25.7	4.2	19%
Residential Density⁴	8.9	8.7	8.8	8.8	9.9	1.0	11%

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).