

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 91934



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	602	774	1,290	1,911	2,700	2,098	349%
Household Population	602	774	1,290	1,911	2,700	2,098	349%
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	361	466	777	1,118	1,557	1,196	331%
Single Family	321	426	737	1,078	1,517	1,196	373%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	40	40	40	40	40	0	0%
Occupied Housing Units	325	426	714	1,033	1,445	1,120	345%
Single Family	288	388	679	998	1,410	1,122	390%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	37	38	35	35	35	-2	-5%
Vacancy Rate	10.0%	8.6%	8.1%	7.6%	7.2%	-2.8	-28%
Single Family	10.3%	8.9%	7.9%	7.4%	7.1%	-3.2	-31%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	7.5%	5.0%	12.5%	12.5%	0.0%	-7.5	-100%
Persons per Household	1.85	1.82	1.81	1.85	1.87	0.02	1%

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	95	114	172	232	318	223	235%
\$15,000-\$29,999	63	81	124	167	229	166	263%
\$30,000-\$44,999	60	62	102	147	205	145	242%
\$45,000-\$59,999	37	51	86	127	176	139	376%
\$60,000-\$74,999	24	35	63	95	137	113	471%
\$75,000-\$99,999	28	40	73	112	158	130	464%
\$100,000-\$124,999	13	20	41	63	91	78	600%
\$125,000-\$149,999	2	12	24	39	56	54	2700%
\$150,000-\$199,999	0	9	20	35	51	51	0%
\$200,000 or more	3	2	9	16	24	21	700%
Total Households	325	426	714	1,033	1,445	1,120	345%
Median Household Income							
Adjusted for inflation (\$1999)	\$31,125	\$34,355	\$38,971	\$41,990	\$42,841	\$11,716	38%

***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.

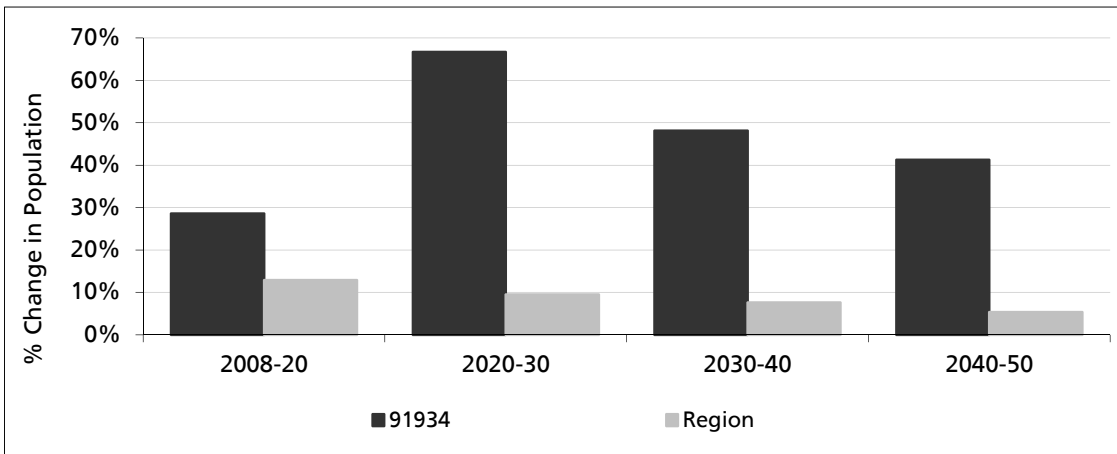
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	602	774	1,290	1,911	2,700	2,098	349%
Under 5	49	38	61	96	147	98	200%
5 to 9	23	54	62	106	129	106	461%
10 to 14	54	52	99	132	154	100	185%
15 to 17	29	32	69	80	90	61	210%
18 to 19	38	18	42	57	80	42	111%
20 to 24	105	88	149	175	219	114	109%
25 to 29	54	56	77	150	226	172	319%
30 to 34	25	30	36	58	78	53	212%
35 to 39	22	28	42	73	104	82	373%
40 to 44	36	35	36	53	118	82	228%
45 to 49	33	38	57	63	116	83	252%
50 to 54	25	49	67	109	111	86	344%
55 to 59	28	63	88	119	206	178	636%
60 to 61	8	17	26	51	65	57	713%
62 to 64	8	30	50	51	76	68	850%
65 to 69	12	38	87	116	142	130	1083%
70 to 74	16	31	72	99	132	116	725%
75 to 79	13	25	61	103	133	120	923%
80 to 84	5	18	45	71	96	91	1820%
85 and over	19	34	64	149	278	259	1363%
Median Age	25.3	38.4	41.1	42.7	45.2	19.9	79%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	602	774	1,290	1,911	2,700	2,098	349%
Hispanic	392	366	763	1,236	1,838	1,446	369%
Non-Hispanic	210	408	527	675	862	652	310%
White	154	280	354	434	507	353	229%
Black	27	41	73	103	146	119	441%
American Indian	22	29	27	37	21	-1	-5%
Asian	0	12	26	44	106	106	--
Hawaiian / Pacific Islander	0	4	3	6	9	9	--
Other	0	2	2	3	1	1	--
Two or More Races	7	40	42	48	72	65	929%

GROWTH TRENDS IN TOTAL POPULATION



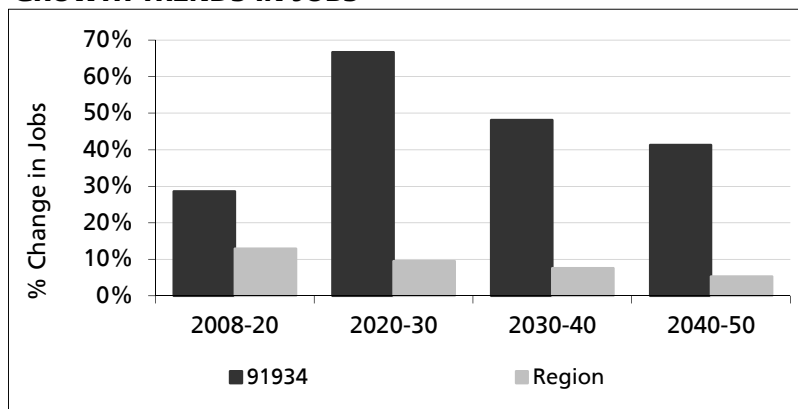
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	63	64	119	287	707	644	1022%
Civilian Jobs	63	64	119	287	707	644	1022%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	30,892	30,892	30,892	30,892	30,892	0	0%
Developed Acres	19,205	22,978	23,714	25,004	25,620	6,415	33%
Low Density Single Family	1,363	5,136	5,869	7,220	8,078	6,715	493%
Single Family	50	50	51	51	52	2	3%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	2	2	2	2	2	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	124	124	124	124	124	0	0%
Commercial/Services	114	114	117	125	145	31	27%
Office	0	0	0	0	0	0	0%
Schools	1	1	1	1	1	0	0%
Roads and Freeways	993	993	993	993	993	0	0%
Agricultural and Extractive ²	476	476	476	407	144	-332	-70%
Parks and Military Use	16,082	16,082	16,082	16,082	16,082	0	0%
Vacant Developable Acres	11,233	7,460	6,724	5,434	4,818	-6,415	-57%
Low Density Single Family	11,155	7,382	6,649	5,368	4,772	-6,383	-57%
Single Family	15	15	15	14	14	-2	-10%
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	63	63	60	52	32	-31	-49%
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	454	454	454	454	454	0	0%
Employment Density³	0.3	0.3	0.5	1.1	2.6	2.4	895%
Residential Density⁴	0.3	0.1	0.1	0.2	0.2	-0.1	-25%

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).