

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 91980



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	68	197	376	461	489	421	619%
Household Population	68	197	376	461	489	421	619%
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	42	75	141	165	170	128	305%
Single Family	42	75	141	165	170	128	305%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	31	69	130	154	162	131	423%
Single Family	31	69	130	154	162	131	423%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	26.2%	8.0%	7.8%	6.7%	4.7%	-21.5	-82%
Single Family	26.2%	8.0%	7.8%	6.7%	4.7%	-21.5	-82%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.19	2.86	2.89	2.99	3.02	0.83	38%

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	2	0	0	0	0	-2	-100%
\$15,000-\$29,999	0	0	0	0	0	0	0%
\$30,000-\$44,999	3	2	1	1	0	-3	-100%
\$45,000-\$59,999	11	19	20	13	10	-1	-9%
\$60,000-\$74,999	15	31	53	50	46	31	207%
\$75,000-\$99,999	0	17	52	71	82	82	0%
\$100,000-\$124,999	0	0	4	11	16	16	0%
\$125,000-\$149,999	0	0	0	2	2	2	0%
\$150,000-\$199,999	0	0	0	3	3	3	0%
\$200,000 or more	0	0	0	3	3	3	0%
Total Households	31	69	130	154	162	131	423%
Median Household Income							
Adjusted for inflation (\$1999)	\$59,318	\$66,532	\$72,453	\$79,577	\$82,622	\$23,304	39%

***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.

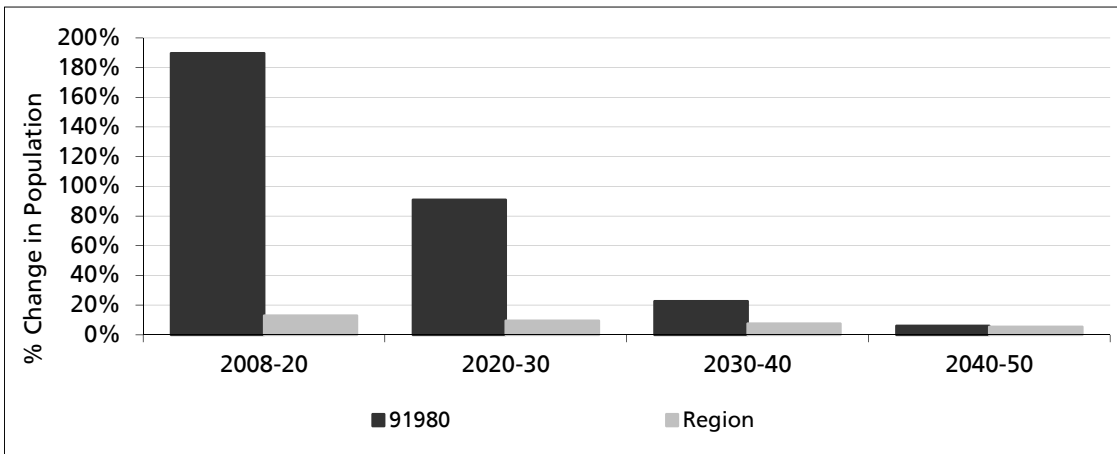
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	68	197	376	461	489	421	619%
Under 5	0	9	22	12	11	11	0%
5 to 9	4	19	37	27	25	21	525%
10 to 14	3	13	11	19	26	23	767%
15 to 17	2	5	5	6	9	7	350%
18 to 19	2	3	4	5	5	3	150%
20 to 24	2	13	19	34	33	31	1550%
25 to 29	6	12	19	26	30	24	400%
30 to 34	8	7	10	14	9	1	13%
35 to 39	0	3	16	22	31	31	0%
40 to 44	0	4	16	27	22	22	0%
45 to 49	0	15	26	25	20	20	0%
50 to 54	14	14	33	28	28	14	100%
55 to 59	10	21	21	22	39	29	290%
60 to 61	0	8	9	12	16	16	0%
62 to 64	0	14	10	27	21	21	0%
65 to 69	13	17	36	35	38	25	192%
70 to 74	4	5	23	28	22	18	450%
75 to 79	0	7	21	42	25	25	0%
80 to 84	0	2	15	20	28	28	0%
85 and over	0	6	23	30	51	51	0%
Median Age	52.5	48.5	50.5	52.4	54.2	1.7	3%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	68	197	376	461	489	421	619%
Hispanic	8	67	162	226	256	248	3100%
Non-Hispanic	60	130	214	235	233	173	288%
White	52	90	140	143	136	84	162%
Black	0	16	25	31	34	34	--
American Indian	5	1	5	4	1	-4	-80%
Asian	0	0	5	9	12	12	--
Hawaiian / Pacific Islander	0	1	2	4	0	0	0%
Other	0	1	1	2	4	4	--
Two or More Races	3	21	36	42	46	43	1433%

GROWTH TRENDS IN TOTAL POPULATION



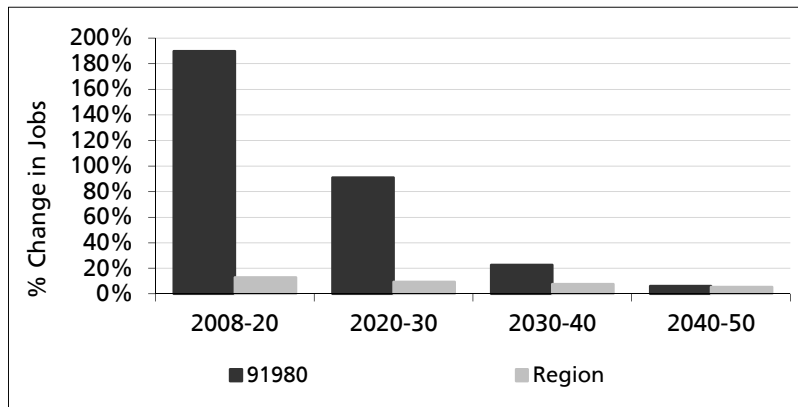
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	245	246	301	757	1,255	1,010	412%
Civilian Jobs	245	246	301	757	1,255	1,010	412%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	8,401	8,401	8,401	8,401	8,401	0	0%
Developed Acres	3,618	4,590	6,781	7,612	7,827	4,208	116%
Low Density Single Family	336	1,308	3,494	4,287	4,462	4,126	1228%
Single Family	2	2	2	2	2	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	108	108	111	141	181	74	69%
Commercial/Services	19	19	20	29	28	9	44%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	101	101	101	101	101	0	0%
Agricultural and Extractive ²	46	46	46	46	46	0	0%
Parks and Military Use	3,007	3,007	3,007	3,007	3,007	0	0%
Vacant Developable Acres	4,745	3,773	1,582	752	537	-4,208	-89%
Low Density Single Family	4,458	3,486	1,300	507	332	-4,126	-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	200	200	197	169	140	-61	-30%
Commercial/Services	87	87	86	76	65	-22	-25%
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	38	38	38	38	38	0	0%
Employment Density³	1.9	1.9	2.3	4.5	6.0	4.1	211%
Residential Density⁴	0.1	0.1	0.0	0.0	0.0	-0.1	-69%

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).