

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**ZIP Code 91950**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>54,947</b>	<b>60,136</b>	<b>66,903</b>	<b>76,928</b>	<b>90,241</b>	<b>35,294</b>	<b>64%</b>
Household Population	54,215	59,273	65,803	75,515	88,600	34,385	63%
Group Quarters Population	732	863	1,100	1,413	1,641	909	124%
Civilian	732	863	1,100	1,413	1,641	909	124%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>16,180</b>	<b>17,459</b>	<b>19,092</b>	<b>21,884</b>	<b>25,691</b>	<b>9,511</b>	<b>59%</b>
Single Family	9,404	9,326	8,971	8,893	8,990	-414	-4%
Multiple Family	6,416	7,860	9,848	12,719	16,429	10,013	156%
Mobile Homes	360	273	273	272	272	-88	-24%
<b>Occupied Housing Units</b>	<b>15,352</b>	<b>16,729</b>	<b>18,403</b>	<b>21,145</b>	<b>24,870</b>	<b>9,518</b>	<b>62%</b>
Single Family	8,845	8,871	8,586	8,529	8,636	-209	-2%
Multiple Family	6,165	7,597	9,555	12,355	15,973	9,808	159%
Mobile Homes	342	261	262	261	261	-81	-24%
<b>Vacancy Rate</b>	<b>5.1%</b>	<b>4.2%</b>	<b>3.6%</b>	<b>3.4%</b>	<b>3.2%</b>	<b>-1.9</b>	<b>-37%</b>
Single Family	5.9%	4.9%	4.3%	4.1%	3.9%	-2.0	-34%
Multiple Family	3.9%	3.3%	3.0%	2.9%	2.8%	-1.1	-28%
Mobile Homes	5.0%	4.4%	4.0%	4.0%	0.0%	-5.0	-100%
<b>Persons per Household</b>	<b>3.53</b>	<b>3.54</b>	<b>3.58</b>	<b>3.57</b>	<b>3.56</b>	<b>0.03</b>	<b>1%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	3,068	2,631	2,317	2,242	2,261	-807	-26%
\$15,000-\$29,999	3,897	3,691	3,525	3,599	3,789	-108	-3%
\$30,000-\$44,999	3,188	3,403	3,558	3,870	4,292	1,104	35%
\$45,000-\$59,999	2,300	2,571	2,928	3,379	3,933	1,633	71%
\$60,000-\$74,999	1,127	1,747	2,152	2,622	3,191	2,064	183%
\$75,000-\$99,999	937	1,581	2,136	2,779	3,572	2,635	281%
\$100,000-\$124,999	350	670	1,010	1,420	1,948	1,598	457%
\$125,000-\$149,999	213	267	447	676	985	772	362%
\$150,000-\$199,999	128	144	272	449	704	576	450%
\$200,000 or more	144	24	58	109	195	51	35%
Total Households	15,352	16,729	18,403	21,145	24,870	9,518	62%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$33,345	\$39,003	\$44,163	\$48,824	\$52,982	\$19,637	59%

**\*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.

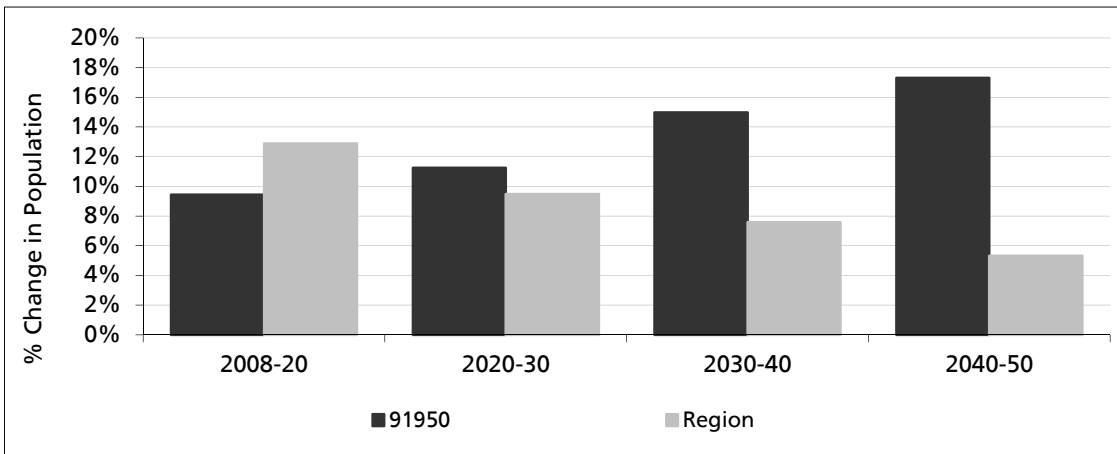
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>54,947</b>	<b>60,136</b>	<b>66,903</b>	<b>76,928</b>	<b>90,241</b>	<b>35,294</b>	<b>64%</b>
Under 5	4,885	4,698	4,699	5,076	5,398	513	11%
5 to 9	4,070	4,971	4,748	5,135	5,646	1,576	39%
10 to 14	4,180	4,983	4,822	5,089	5,760	1,580	38%
15 to 17	2,929	2,888	3,073	3,186	3,685	756	26%
18 to 19	2,045	1,745	2,478	2,765	3,469	1,424	70%
20 to 24	5,062	4,418	6,953	8,172	9,921	4,859	96%
25 to 29	4,745	4,770	4,921	5,715	6,359	1,614	34%
30 to 34	4,392	4,197	3,761	5,056	5,523	1,131	26%
35 to 39	3,626	3,434	3,767	4,021	4,895	1,269	35%
40 to 44	3,137	3,462	3,452	3,236	4,552	1,415	45%
45 to 49	3,236	3,686	3,546	4,034	4,619	1,383	43%
50 to 54	2,943	3,506	3,825	4,086	4,156	1,213	41%
55 to 59	2,259	3,137	3,475	3,535	4,210	1,951	86%
60 to 61	733	1,099	1,214	1,386	1,633	900	123%
62 to 64	932	1,588	1,827	2,205	2,490	1,558	167%
65 to 69	1,366	2,329	3,073	3,778	4,130	2,764	202%
70 to 74	1,306	1,916	2,687	3,389	4,168	2,862	219%
75 to 79	1,192	1,289	2,049	2,973	3,821	2,629	221%
80 to 84	1,089	1,125	1,636	2,552	3,355	2,266	208%
85 and over	820	895	897	1,539	2,451	1,631	199%
Median Age	29.5	31.9	32.3	33.3	34.4	4.9	17%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>54,947</b>	<b>60,136</b>	<b>66,903</b>	<b>76,928</b>	<b>90,241</b>	<b>35,294</b>	<b>64%</b>
Hispanic	34,806	41,374	47,855	55,875	66,049	31,243	90%
Non-Hispanic	20,141	18,762	19,048	21,053	24,192	4,051	20%
White	5,225	3,246	2,563	3,290	4,468	-757	-14%
Black	2,440	2,134	2,108	1,953	1,841	-599	-25%
American Indian	180	239	320	379	432	252	140%
Asian	10,431	11,085	11,661	12,631	14,116	3,685	35%
Hawaiian / Pacific Islander	412	418	421	446	497	85	21%
Other	105	152	220	269	338	233	222%
Two or More Races	1,348	1,488	1,755	2,085	2,500	1,152	85%

## GROWTH TRENDS IN TOTAL POPULATION



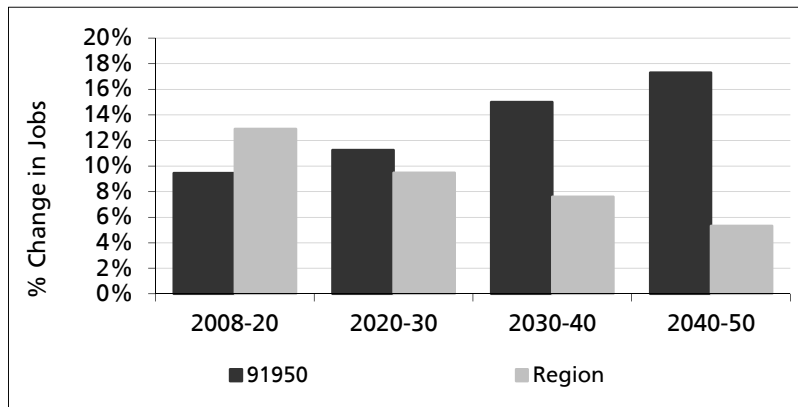
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>20,919</b>	<b>21,963</b>	<b>25,354</b>	<b>28,895</b>	<b>30,355</b>	<b>9,436</b>	<b>45%</b>
Civilian Jobs	20,919	21,963	25,354	28,895	30,355	9,436	45%
Military Jobs	0	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>4,711</b>	<b>4,711</b>	<b>4,711</b>	<b>4,711</b>	<b>4,711</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>4,562</b>	<b>4,570</b>	<b>4,587</b>	<b>4,619</b>	<b>4,639</b>	<b>76</b>	<b>2%</b>
Low Density Single Family	21	0	0	0	0	-21	-100%
Single Family	1,307	1,320	1,291	1,278	1,282	-25	-2%
Multiple Family	205	207	200	205	198	-7	-3%
Mobile Homes	30	26	26	26	26	-4	-14%
Other Residential	12	11	11	11	11	-1	-6%
Mixed Use	0	53	175	268	320	320	--
Industrial	550	550	545	528	514	-35	-6%
Commercial/Services	585	550	491	464	452	-133	-23%
Office	24	24	20	19	16	-8	-32%
Schools	148	148	148	138	138	-10	-7%
Roads and Freeways	1,311	1,311	1,311	1,310	1,310	-1	0%
Agricultural and Extractive <sup>2</sup>	2	2	2	2	2	-1	-26%
Parks and Military Use	368	368	369	369	369	1	0%
<b>Vacant Developable Acres</b>	<b>138</b>	<b>130</b>	<b>113</b>	<b>81</b>	<b>61</b>	<b>-76</b>	<b>-55%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	48	47	44	28	20	-28	-59%
Multiple Family	9	9	8	6	4	-5	-55%
Mixed Use	31	29	24	18	12	-19	-60%
Industrial	2	2	2	1	1	-1	-46%
Commercial/Services	42	39	31	23	20	-21	-52%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	1	1	1	0	0	-1	-100%
Future Roads and Freeways	4	4	4	4	4	0	0%
<b>Constrained Acres</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>16.0</b>	<b>16.9</b>	<b>19.6</b>	<b>22.5</b>	<b>23.7</b>	<b>7.7</b>	<b>48%</b>
<b>Residential Density<sup>4</sup></b>	<b>10.3</b>	<b>11.0</b>	<b>11.8</b>	<b>13.2</b>	<b>15.3</b>	<b>5.0</b>	<b>49%</b>

## 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).