2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 91916

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**1,684**	**1,945**	**2,365**	**2,537**	**2,606**	**922**	**55%**
Household Population	1,586	1,837	2,245	2,402	2,462	876	55%
Group Quarters Population	98	108	120	135	144	46	47%
Civilian	98	108	120	135	144	46	47%
Military	0	0	0	0	0	0	0%
Total Housing Units	**758**	**830**	**987**	**1,032**	**1,041**	**283**	**37%**
Single Family	664	740	897	943	952	288	43%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	94	90	90	89	89	-5	-5%
Occupied Housing Units	**638**	**724**	**874**	**919**	**931**	**293**	**46%**
Single Family	554	642	791	837	849	295	53%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	84	82	83	82	82	-2	-2%
Vacancy Rate	**15.8%**	**12.8%**	**11.4%**	**10.9%**	**10.6%**	**-5.2**	**-33%**
Single Family	16.6%	13.2%	11.8%	11.2%	10.8%	-5.8	-35%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	10.6%	8.9%	7.8%	7.9%	0.0%	-10.6	-100%
Persons per Household	**2.49**	**2.54**	**2.57**	**2.61**	**2.64**	**0.15**	**6%**

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	56	43	35	30	29	-27	-48%
$15,000-$29,999	79	69	66	61	58	-21	-27%
$30,000-$44,999	121	104	106	99	98	-23	-19%
$45,000-$59,999	103	129	141	138	137	34	33%
$60,000-$74,999	117	110	132	135	135	18	15%
$75,000-$99,999	81	139	185	198	202	121	149%
$100,000-$124,999	61	69	101	122	129	68	111%
$125,000-$149,999	1	34	56	68	71	70	7000%
$150,000-$199,999	0	23	44	55	58	58	0%
$200,000 or more	19	4	8	13	14	-5	-26%
Total Households	638	724	874	919	931	293	46%
Median Household Income							
Adjusted for inflation ($1999)	$54,175	$62,318	$70,114	$74,611	$76,052	$21,877	40%

*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.
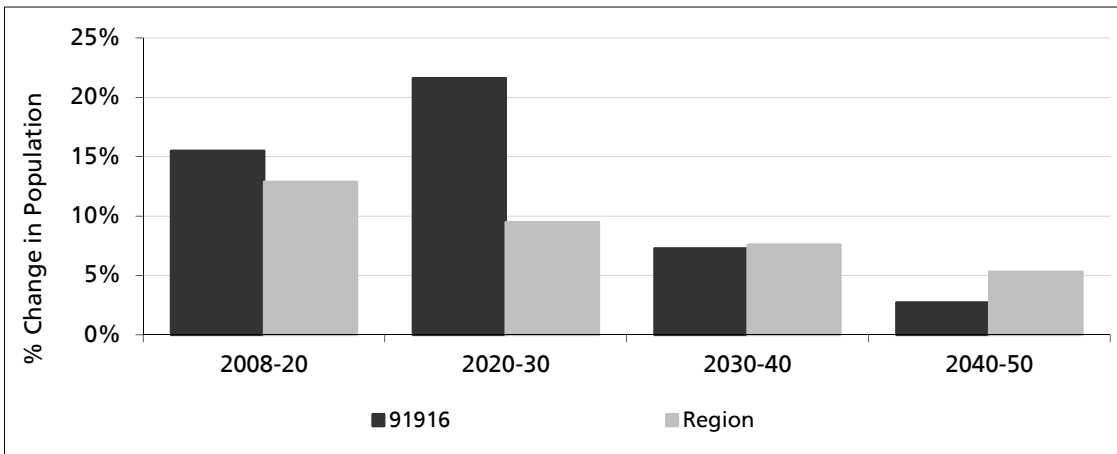
Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
91916
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**1,684**	**1,945**	**2,365**	**2,537**	**2,606**	**922**	**55%**
Under 5	44	47	48	50	47	3	7%
5 to 9	49	54	71	65	69	20	41%
10 to 14	62	63	70	84	87	25	40%
15 to 17	44	55	62	71	69	25	57%
18 to 19	51	39	37	42	41	-10	-20%
20 to 24	132	121	155	138	157	25	19%
25 to 29	110	136	148	159	155	45	41%
30 to 34	97	86	95	118	100	3	3%
35 to 39	94	69	96	84	78	-16	-17%
40 to 44	75	77	98	98	98	23	31%
45 to 49	149	141	142	169	157	8	5%
50 to 54	172	158	168	179	191	19	11%
55 to 59	165	219	209	190	241	76	46%
60 to 61	47	66	77	65	75	28	60%
62 to 64	45	92	105	102	100	55	122%
65 to 69	86	157	202	175	152	66	77%
70 to 74	62	130	185	175	158	96	155%
75 to 79	66	89	163	210	184	118	179%
80 to 84	57	54	104	158	156	99	174%
85 and over	77	92	130	205	291	214	278%
Median Age	47.8	52.7	54.8	55.3	56.1	8.3	17%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**1,684**	**1,945**	**2,365**	**2,537**	**2,606**	**922**	**55%**
Hispanic	415	531	673	737	765	350	84%
Non-Hispanic	1,269	1,414	1,692	1,800	1,841	572	45%
White	1,043	1,169	1,407	1,507	1,542	499	48%
Black	120	139	173	180	182	62	52%
American Indian	65	38	23	10	6	-59	-91%
Asian	3	13	28	43	50	47	1567%
Hawaiian / Pacific Islander	4	3	3	4	5	1	25%
Other	3	4	2	1	0	-3	-100%
Two or More Races	31	48	56	55	56	25	81%

GROWTH TRENDS IN TOTAL POPULATION

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Adopted October 2011
91916
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**240**	**246**	**255**	**255**	**255**	**15**	**6%**
Civilian Jobs	240	246	255	255	255	15	6%
Military Jobs	0	0	0	0	0	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**47,495**	**47,495**	**47,495**	**47,495**	**47,495**	**0**	**0%**
Developed Acres	**23,199**	**24,058**	**24,595**	**24,991**	**25,286**	**2,087**	**9%**
Low Density Single Family	2,548	3,397	4,094	4,540	4,829	2,281	90%
Single Family	161	171	184	189	195	34	21%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	21	21	21	21	21	0	0%
Other Residential	54	54	54	54	54	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	7	7	7	7	7	0	0%
Commercial/Services	101	104	107	107	107	6	6%
Office	0	0	0	0	0	0	0%
Schools	5	5	5	5	5	0	0%
Roads and Freeways	490	490	490	490	490	0	0%
Agricultural and Extractive[2]	474	471	295	239	239	-234	-49%
Parks and Military Use	19,338	19,338	19,338	19,338	19,338	0	0%
Vacant Developable Acres	**3,230**	**2,371**	**1,834**	**1,438**	**1,143**	**-2,087**	**-65%**
Low Density Single Family	3,179	2,323	1,798	1,407	1,119	-2,060	-65%
Single Family	52	49	36	31	24	-27	-52%
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	0	0	0	0	0	0	0%
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	**21,066**	**21,066**	**21,066**	**21,066**	**21,066**	**0**	**0%**
Employment Density[3]	**2.1**	**2.1**	**2.1**	**2.1**	**2.1**	**0.0**	**1%**
Residential Density[4]	**0.3**	**0.2**	**0.2**	**0.2**	**0.2**	**-0.1**	**-25%**

GROWTH TRENDS IN JOBS
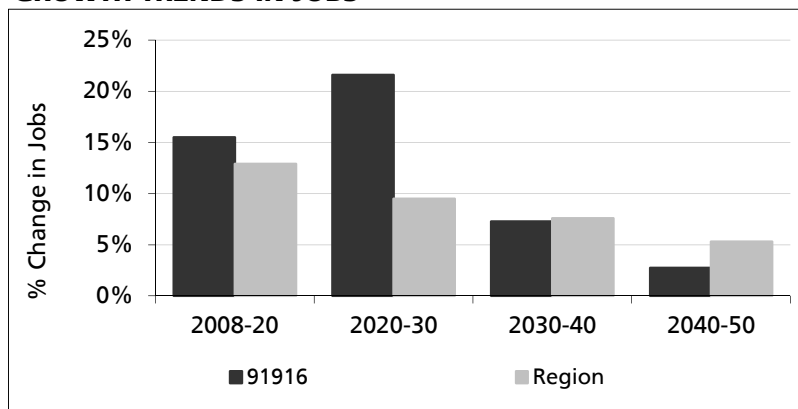
Notes:

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).

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Adopted October 2011
91916
Page 3 of 3