

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 91905



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,564	1,831	2,146	2,330	2,476	912	58%
Household Population	1,445	1,705	2,010	2,183	2,322	877	61%
Group Quarters Population	119	126	136	147	154	35	29%
Civilian	119	126	136	147	154	35	29%
Military	0	0	0	0	0	0	0%
Total Housing Units	681	752	865	920	966	285	42%
Single Family	649	719	832	887	933	284	44%
Multiple Family	5	6	6	6	6	1	20%
Mobile Homes	27	27	27	27	27	0	0%
Occupied Housing Units	574	670	779	832	877	303	53%
Single Family	544	639	751	806	848	304	56%
Multiple Family	5	6	6	6	6	1	20%
Mobile Homes	25	25	22	20	23	-2	-8%
Vacancy Rate	15.7%	10.9%	9.9%	9.6%	9.2%	-6.5	-41%
Single Family	16.2%	11.1%	9.7%	9.1%	9.1%	-7.1	-44%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	7.4%	7.4%	18.5%	25.9%	0.0%	-7.4	-100%
Persons per Household	2.52	2.54	2.58	2.62	2.65	0.13	5%

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	87	88	85	85	-10	-11%
\$15,000-\$29,999	87	93	95	93	96	9	10%
\$30,000-\$44,999	125	115	124	123	128	3	2%
\$45,000-\$59,999	101	110	124	126	131	30	30%
\$60,000-\$74,999	69	89	103	111	116	47	68%
\$75,000-\$99,999	45	95	124	139	148	103	229%
\$100,000-\$124,999	31	48	68	84	94	63	203%
\$125,000-\$149,999	12	18	30	39	44	32	267%
\$150,000-\$199,999	5	13	20	26	30	25	500%
\$200,000 or more	4	2	3	6	5	1	25%
Total Households	574	670	779	832	877	303	53%
Median Household Income							
Adjusted for inflation (\$1999)	\$42,600	\$50,455	\$54,980	\$58,690	\$59,828	\$17,228	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.

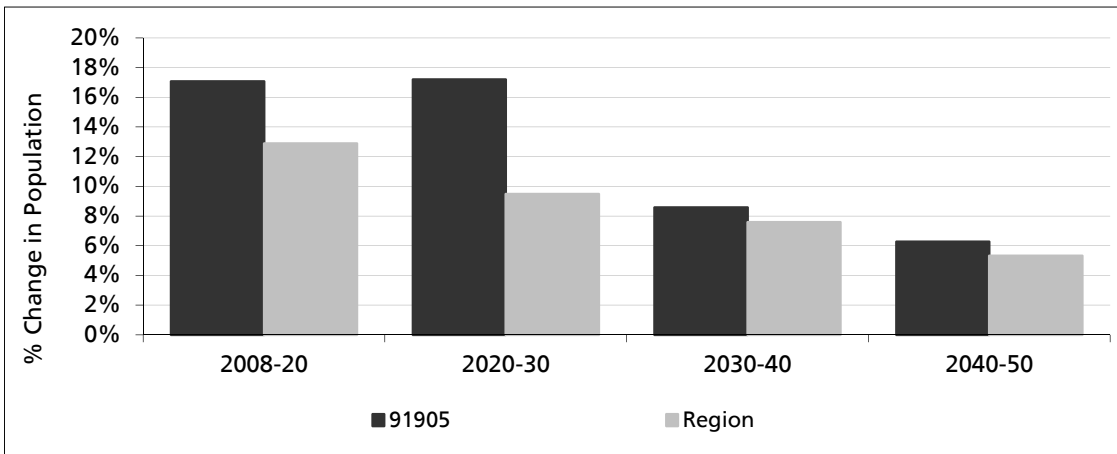
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,564	1,831	2,146	2,330	2,476	912	58%
Under 5	93	74	79	78	79	-14	-15%
5 to 9	71	121	117	118	103	32	45%
10 to 14	68	100	101	113	114	46	68%
15 to 17	75	65	52	67	77	2	3%
18 to 19	43	52	46	57	49	6	14%
20 to 24	150	167	216	227	237	87	58%
25 to 29	118	111	162	177	182	64	54%
30 to 34	78	71	76	78	83	5	6%
35 to 39	93	76	102	101	119	26	28%
40 to 44	116	96	111	114	119	3	3%
45 to 49	135	115	86	127	128	-7	-5%
50 to 54	87	100	115	111	113	26	30%
55 to 59	108	129	153	148	167	59	55%
60 to 61	35	46	50	51	53	18	51%
62 to 64	44	75	73	85	68	24	55%
65 to 69	55	140	171	162	129	74	135%
70 to 74	37	91	157	100	117	80	216%
75 to 79	63	74	108	121	144	81	129%
80 to 84	37	62	65	131	142	105	284%
85 and over	58	66	106	164	253	195	336%
Median Age	39.6	44.1	45.6	46.4	48.0	8.4	21%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,564	1,831	2,146	2,330	2,476	912	58%
Hispanic	708	863	1,126	1,309	1,490	782	110%
Non-Hispanic	856	968	1,020	1,021	986	130	15%
White	600	667	679	640	570	-30	-5%
Black	78	107	131	141	156	78	100%
American Indian	140	65	40	27	13	-127	-91%
Asian	4	36	51	70	90	86	2150%
Hawaiian / Pacific Islander	3	7	14	17	13	10	333%
Other	3	5	6	9	13	10	333%
Two or More Races	28	81	99	117	131	103	368%

GROWTH TRENDS IN TOTAL POPULATION



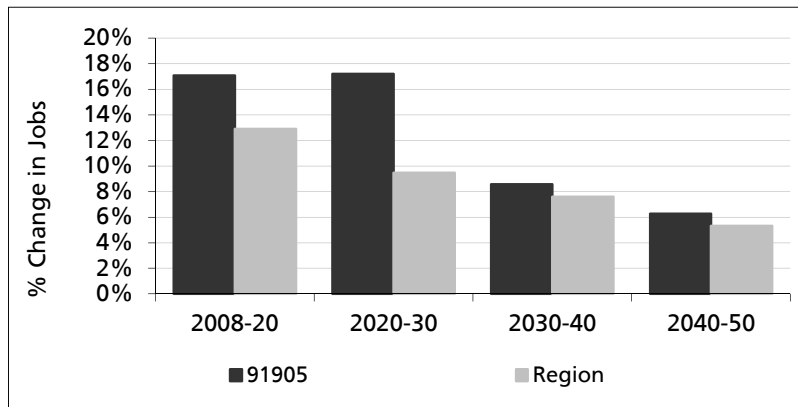
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,197	1,201	1,287	1,480	1,910	713	60%
Civilian Jobs	1,197	1,201	1,287	1,480	1,910	713	60%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	62,430	62,430	62,430	62,430	62,430	0	0%
Developed Acres	36,930	40,342	42,016	43,960	46,251	9,321	25%
Low Density Single Family	10,741	14,132	15,843	17,778	20,293	9,552	89%
Single Family	46	60	78	78	78	32	70%
Multiple Family	0	7	7	7	7	7	--
Mobile Homes	3	3	3	3	3	0	0%
Other Residential	89	89	89	89	89	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	24	24	24	24	24	0	0%
Commercial/Services	235	236	240	249	269	33	14%
Office	0	0	0	0	0	0	0%
Schools	10	10	10	10	10	0	0%
Roads and Freeways	763	763	763	763	763	0	0%
Agricultural and Extractive ²	758	758	699	699	454	-304	-40%
Parks and Military Use	24,261	24,261	24,261	24,261	24,261	0	0%
Vacant Developable Acres	16,542	13,130	11,455	9,511	7,221	-9,321	-56%
Low Density Single Family	16,380	12,980	11,327	9,391	7,119	-9,261	-57%
Single Family	26	22	3	3	3	-24	-90%
Multiple Family	8	1	1	1	1	-7	-88%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	128	127	124	116	98	-29	-23%
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	8,958	8,958	8,958	8,958	8,958	0	0%
Employment Density³	4.4	4.5	4.7	5.2	6.3	1.9	42%
Residential Density⁴	0.1	0.1	0.1	0.1	0.0	0.0	-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).