2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 91914

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**13,611**	**16,696**	**21,386**	**21,810**	**21,854**	**8,243**	**61%**
Household Population	13,611	16,696	21,386	21,810	21,854	8,243	61%
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	**4,469**	**5,572**	**7,304**	**7,420**	**7,420**	**2,951**	**66%**
Single Family	3,404	4,192	5,163	5,216	5,216	1,812	53%
Multiple Family	1,065	1,380	2,141	2,204	2,204	1,139	107%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**4,286**	**5,340**	**7,010**	**7,134**	**7,144**	**2,858**	**67%**
Single Family	3,226	3,997	4,944	5,007	5,014	1,788	55%
Multiple Family	1,060	1,343	2,066	2,127	2,130	1,070	101%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**4.1%**	**4.2%**	**4.0%**	**3.9%**	**3.7%**	**-0.4**	**-10%**
Single Family	5.2%	4.7%	4.2%	4.0%	3.9%	-1.3	-25%
Multiple Family	0.5%	2.7%	3.5%	3.5%	3.4%	2.9	580%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**3.18**	**3.13**	**3.05**	**3.06**	**3.06**	**-0.12**	**-4%**

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	111	132	70	53	36	-75	-68%
$15,000-$29,999	294	404	376	311	258	-36	-12%
$30,000-$44,999	483	583	744	655	570	87	18%
$45,000-$59,999	505	685	992	949	865	360	71%
$60,000-$74,999	652	679	1,015	1,042	973	321	49%
$75,000-$99,999	895	1,154	1,605	1,714	1,691	796	89%
$100,000-$124,999	542	731	973	1,063	1,134	592	109%
$125,000-$149,999	280	378	494	537	631	351	125%
$150,000-$199,999	303	403	480	518	609	306	101%
$200,000 or more	221	191	261	292	377	156	71%
Total Households	4,286	5,340	7,010	7,134	7,144	2,858	67%
Median Household Income							
Adjusted for inflation ($1999)	$77,737	$79,051	$79,798	$83,124	$87,862	$10,125	13%

*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.
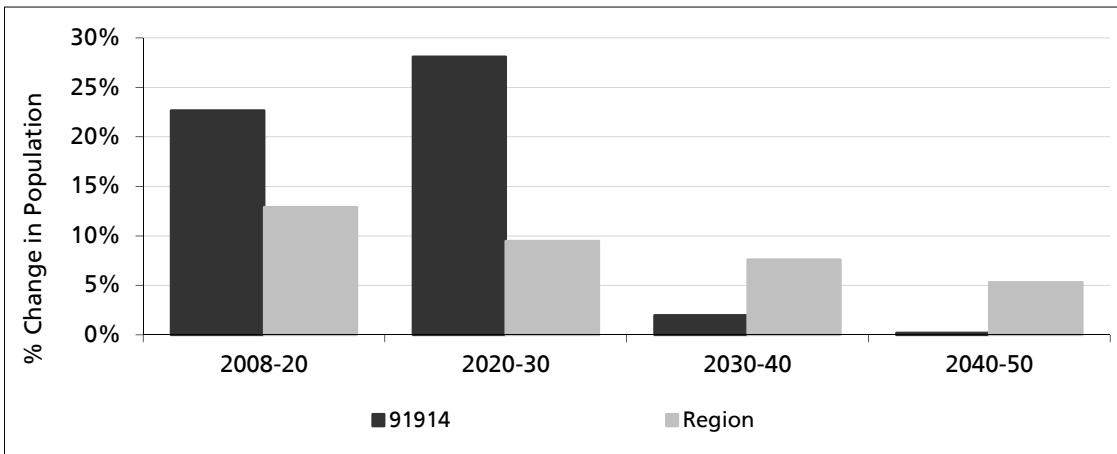
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**13,611**	**16,696**	**21,386**	**21,810**	**21,854**	**8,243**	**61%**
Under 5	1,290	1,365	1,474	1,443	1,285	-5	0%
5 to 9	1,140	1,317	1,467	1,324	1,211	71	6%
10 to 14	846	1,112	1,342	1,303	1,258	412	49%
15 to 17	581	616	757	773	765	184	32%
18 to 19	433	420	496	494	488	55	13%
20 to 24	857	1,020	1,514	1,440	1,369	512	60%
25 to 29	707	903	1,161	1,060	1,084	377	53%
30 to 34	577	631	717	790	723	146	25%
35 to 39	1,078	998	1,151	1,142	1,089	11	1%
40 to 44	1,125	1,147	1,381	1,186	1,342	217	19%
45 to 49	1,180	1,256	1,272	1,516	1,427	247	21%
50 to 54	880	1,189	1,265	1,309	1,241	361	41%
55 to 59	711	1,103	1,374	1,265	1,391	680	96%
60 to 61	305	484	692	544	676	371	122%
62 to 64	345	610	845	876	824	479	139%
65 to 69	444	789	1,359	1,305	1,214	770	173%
70 to 74	340	644	1,148	1,104	1,116	776	228%
75 to 79	304	444	895	1,234	1,139	835	275%
80 to 84	214	260	496	708	774	560	262%
85 and over	254	388	580	994	1,438	1,184	466%
Median Age	36.7	39.8	42.2	44.8	46.1	9.4	26%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**13,611**	**16,696**	**21,386**	**21,810**	**21,854**	**8,243**	**61%**
Hispanic	4,743	6,151	8,323	9,071	9,803	5,060	107%
Non-Hispanic	8,868	10,545	13,063	12,739	12,051	3,183	36%
White	6,425	7,671	9,538	8,906	7,991	1,566	24%
Black	428	586	910	998	1,074	646	151%
American Indian	42	74	94	109	97	55	131%
Asian	1,509	1,711	1,821	1,915	1,997	488	32%
Hawaiian / Pacific Islander	34	53	73	77	71	37	109%
Other	12	12	23	27	46	34	283%
Two or More Races	418	438	604	707	775	357	85%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**6,708**	**6,755**	**6,986**	**7,467**	**9,262**	**2,554**	**38%**
Civilian Jobs	6,708	6,755	6,986	7,467	9,262	2,554	38%
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	**10,433**	**10,433**	**10,433**	**10,433**	**10,433**	**0**	**0%**
Developed Acres	**8,724**	**9,171**	**9,902**	**9,940**	**10,010**	**1,285**	**15%**
Low Density Single Family	9	40	285	285	285	276	3112%
Single Family	694	1,079	1,464	1,485	1,485	791	114%
Multiple Family	68	97	166	172	172	104	154%
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	337	337	337	337	367	30	9%
Commercial/Services	356	358	367	372	401	45	13%
Office	28	28	28	29	30	1	5%
Schools	65	66	67	69	75	10	15%
Roads and Freeways	598	598	598	598	598	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	6,571	6,571	6,591	6,594	6,597	27	0%
Vacant Developable Acres	**1,547**	**1,100**	**369**	**332**	**261**	**-1,285**	**-83%**
Low Density Single Family	318	287	42	42	42	-276	-87%
Single Family	805	420	35	14	14	-791	-98%
Multiple Family	104	76	6	0	0	-104	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	30	30	30	30	0	-30	-100%
Commercial/Services	231	229	220	216	186	-45	-20%
Office	1	1	1	0	0	-1	-100%
Schools	12	12	11	9	2	-10	-82%
Parks and Other	33	33	13	10	7	-27	-80%
Future Roads and Freeways	11	11	11	11	11	0	0%
Constrained Acres	**162**	**162**	**162**	**162**	**162**	**0**	**0%**
Employment Density[3]	**8.5**	**8.6**	**8.7**	**9.3**	**10.6**	**2.1**	**24%**
Residential Density[4]	**5.8**	**4.6**	**3.8**	**3.8**	**3.8**	**-2.0**	**-34%**

GROWTH TRENDS IN JOBS
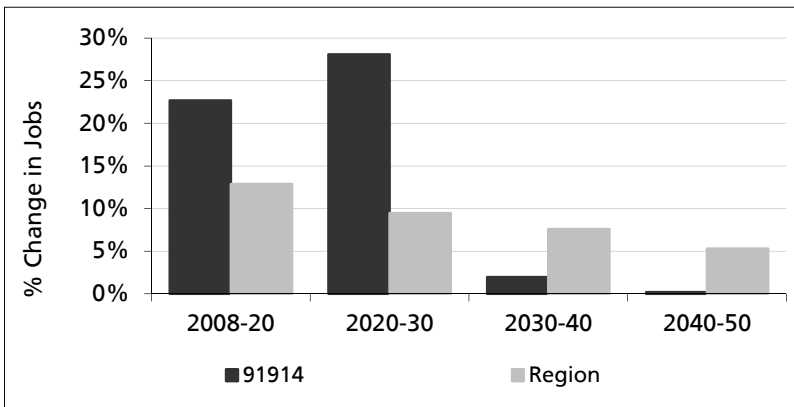
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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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