

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**ZIP Code 91941**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>33,107</b>	<b>35,408</b>	<b>36,499</b>	<b>38,184</b>	<b>39,600</b>	<b>6,493</b>	<b>20%</b>
Household Population	32,770	34,993	35,929	37,437	38,707	5,937	18%
Group Quarters Population	337	415	570	747	893	556	165%
Civilian	337	415	570	747	893	556	165%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>13,292</b>	<b>13,999</b>	<b>14,162</b>	<b>14,473</b>	<b>15,009</b>	<b>1,717</b>	<b>13%</b>
Single Family	9,777	10,163	10,253	10,220	10,240	463	5%
Multiple Family	3,515	3,836	3,909	4,253	4,769	1,254	36%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>12,791</b>	<b>13,529</b>	<b>13,745</b>	<b>14,044</b>	<b>14,576</b>	<b>1,785</b>	<b>14%</b>
Single Family	9,440	9,870	9,998	9,972	10,002	562	6%
Multiple Family	3,351	3,659	3,747	4,072	4,574	1,223	36%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>3.8%</b>	<b>3.4%</b>	<b>2.9%</b>	<b>3.0%</b>	<b>2.9%</b>	<b>-0.9</b>	<b>-24%</b>
Single Family	3.4%	2.9%	2.5%	2.4%	2.3%	-1.1	-32%
Multiple Family	4.7%	4.6%	4.1%	4.3%	4.1%	-0.6	-13%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.56</b>	<b>2.59</b>	<b>2.61</b>	<b>2.67</b>	<b>2.66</b>	<b>0.10</b>	<b>4%</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	1,190	951	752	646	582	-608	-51%
\$15,000-\$29,999	1,774	1,566	1,316	1,175	1,088	-686	-39%
\$30,000-\$44,999	2,101	1,986	1,816	1,689	1,614	-487	-23%
\$45,000-\$59,999	1,931	1,978	1,926	1,866	1,819	-112	-6%
\$60,000-\$74,999	1,681	1,702	1,710	1,724	1,748	67	4%
\$75,000-\$99,999	1,558	1,978	2,135	2,224	2,352	794	51%
\$100,000-\$124,999	1,020	1,337	1,435	1,535	1,702	682	67%
\$125,000-\$149,999	499	793	1,013	1,168	1,298	799	160%
\$150,000-\$199,999	513	745	969	1,151	1,350	837	163%
\$200,000 or more	524	493	673	866	1,023	499	95%
Total Households	12,791	13,529	13,745	14,044	14,576	1,785	14%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$55,335	\$62,499	\$69,320	\$74,321	\$79,645	\$24,310	44%

**\*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.

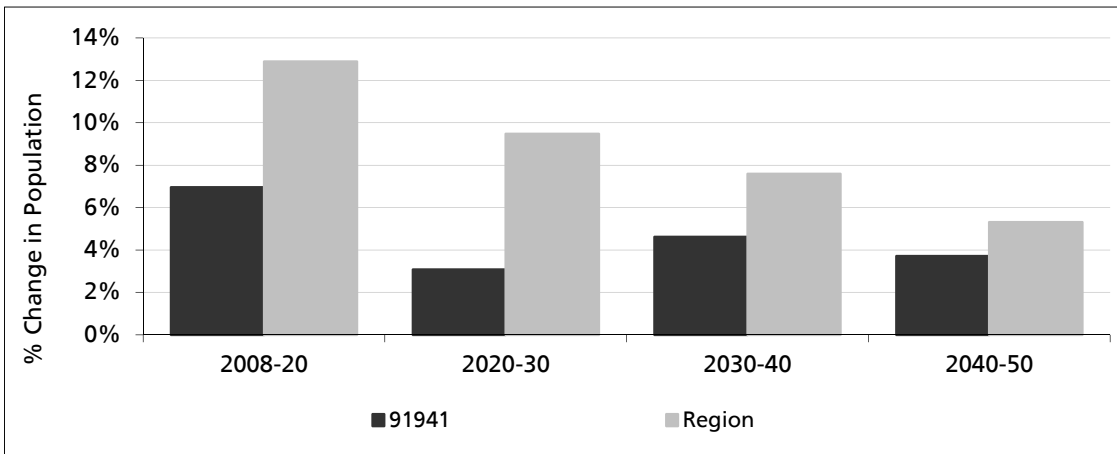
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>33,107</b>	<b>35,408</b>	<b>36,499</b>	<b>38,184</b>	<b>39,600</b>	<b>6,493</b>	<b>20%</b>
Under 5	2,131	2,173	2,160	2,201	2,187	56	3%
5 to 9	2,082	2,092	2,149	2,222	2,278	196	9%
10 to 14	2,097	2,243	2,184	2,324	2,376	279	13%
15 to 17	1,299	1,261	1,216	1,327	1,360	61	5%
18 to 19	840	790	784	836	860	20	2%
20 to 24	2,255	2,194	2,302	2,311	2,414	159	7%
25 to 29	1,959	2,409	2,377	2,306	2,499	540	28%
30 to 34	2,276	2,462	2,360	2,597	2,667	391	17%
35 to 39	2,394	1,969	2,394	2,432	2,548	154	6%
40 to 44	2,394	2,074	2,201	2,156	2,486	92	4%
45 to 49	2,490	2,092	1,826	2,320	2,391	-99	-4%
50 to 54	2,373	2,130	1,842	2,117	2,176	-197	-8%
55 to 59	2,077	2,491	2,134	1,947	2,492	415	20%
60 to 61	794	1,004	884	785	1,008	214	27%
62 to 64	876	1,371	1,192	1,108	1,144	268	31%
65 to 69	1,223	2,110	2,321	2,000	1,796	573	47%
70 to 74	1,001	1,815	2,258	2,034	1,829	828	83%
75 to 79	898	1,089	1,650	1,848	1,556	658	73%
80 to 84	811	722	1,203	1,569	1,360	549	68%
85 and over	837	917	1,062	1,744	2,173	1,336	160%
Median Age	38.4	40.3	40.7	41.2	41.2	2.8	7%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>33,107</b>	<b>35,408</b>	<b>36,499</b>	<b>38,184</b>	<b>39,600</b>	<b>6,493</b>	<b>20%</b>
Hispanic	5,586	7,317	8,717	10,291	11,789	6,203	111%
Non-Hispanic	27,521	28,091	27,782	27,893	27,811	290	1%
White	22,519	21,862	20,564	19,543	18,284	-4,235	-19%
Black	2,004	2,665	3,224	3,810	4,468	2,464	123%
American Indian	165	158	170	182	136	-29	-18%
Asian	1,401	1,810	2,072	2,432	2,782	1,381	99%
Hawaiian / Pacific Islander	105	149	157	174	191	86	82%
Other	103	101	101	107	111	8	8%
Two or More Races	1,224	1,346	1,494	1,645	1,839	615	50%

## GROWTH TRENDS IN TOTAL POPULATION



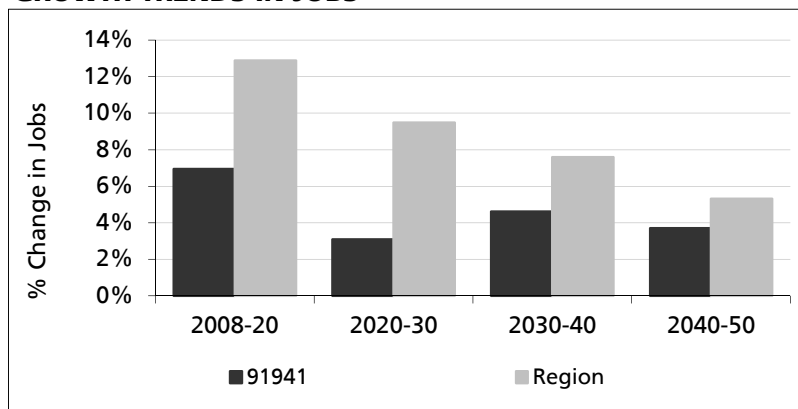
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>9,165</b>	<b>9,524</b>	<b>9,865</b>	<b>10,231</b>	<b>10,450</b>	<b>1,285</b>	<b>14%</b>
Civilian Jobs	9,165	9,524	9,865	10,231	10,450	1,285	14%
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>5,381</b>	<b>5,381</b>	<b>5,381</b>	<b>5,381</b>	<b>5,381</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>5,078</b>	<b>5,219</b>	<b>5,260</b>	<b>5,265</b>	<b>5,277</b>	<b>198</b>	<b>4%</b>
Low Density Single Family	31	34	34	34	34	3	11%
Single Family	3,372	3,508	3,543	3,542	3,552	180	5%
Multiple Family	126	126	126	122	122	-4	-3%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	8	8	8	7	3	-5	-68%
Mixed Use	0	9	20	34	46	46	--
Industrial	23	28	30	33	33	10	44%
Commercial/Services	175	170	166	161	156	-19	-11%
Office	23	23	20	19	18	-6	-24%
Schools	124	124	124	124	124	0	0%
Roads and Freeways	949	950	950	950	950	1	0%
Agricultural and Extractive <sup>2</sup>	10	0	0	0	0	-10	-100%
Parks and Military Use	237	238	238	238	238	1	1%
<b>Vacant Developable Acres</b>	<b>220</b>	<b>80</b>	<b>39</b>	<b>34</b>	<b>22</b>	<b>-198</b>	<b>-90%</b>
Low Density Single Family	3	0	0	0	0	-3	-100%
Single Family	190	62	24	23	13	-177	-93%
Multiple Family	1	0	0	0	0	-1	-100%
Mixed Use	1	1	1	1	1	-1	-60%
Industrial	17	11	9	6	5	-12	-73%
Commercial/Services	3	1	0	0	0	-3	-97%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	1	0	0	0	0	-1	-100%
Future Roads and Freeways	4	4	4	4	4	0	0%
<b>Constrained Acres</b>	<b>82</b>	<b>82</b>	<b>82</b>	<b>82</b>	<b>82</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>26.5</b>	<b>27.2</b>	<b>28.2</b>	<b>28.9</b>	<b>29.5</b>	<b>3.0</b>	<b>11%</b>
<b>Residential Density<sup>4</sup></b>	<b>3.8</b>	<b>3.8</b>	<b>3.8</b>	<b>3.9</b>	<b>4.0</b>	<b>0.3</b>	<b>7%</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).