

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 91948



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	484	593	606	618	622	138	29%
Household Population	484	593	606	618	622	138	29%
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	251	251	251	251	251	0	0%
Single Family	251	251	251	251	251	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	178	216	220	222	221	43	24%
Single Family	178	216	220	222	221	43	24%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	29.1%	13.9%	12.4%	11.6%	12.0%	-17.1	-59%
Single Family	29.1%	13.9%	12.4%	11.6%	12.0%	-17.1	-59%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.72	2.75	2.75	2.78	2.81	0.09	3%

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	9	9	9	9	9	0	0%
\$15,000-\$29,999	18	19	18	16	15	-3	-17%
\$30,000-\$44,999	25	25	25	25	24	-1	-4%
\$45,000-\$59,999	28	37	37	35	34	6	21%
\$60,000-\$74,999	32	32	32	32	32	0	0%
\$75,000-\$99,999	38	39	39	39	39	1	3%
\$100,000-\$124,999	14	26	26	26	25	11	79%
\$125,000-\$149,999	14	16	20	20	20	6	43%
\$150,000-\$199,999	0	13	14	20	22	22	0%
\$200,000 or more	0	0	0	0	1	1	0%
Total Households	178	216	220	222	221	43	24%
Median Household Income							
Adjusted for inflation (\$1999)	\$64,219	\$68,438	\$69,844	\$72,188	\$73,359	\$9,140	14%

***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.

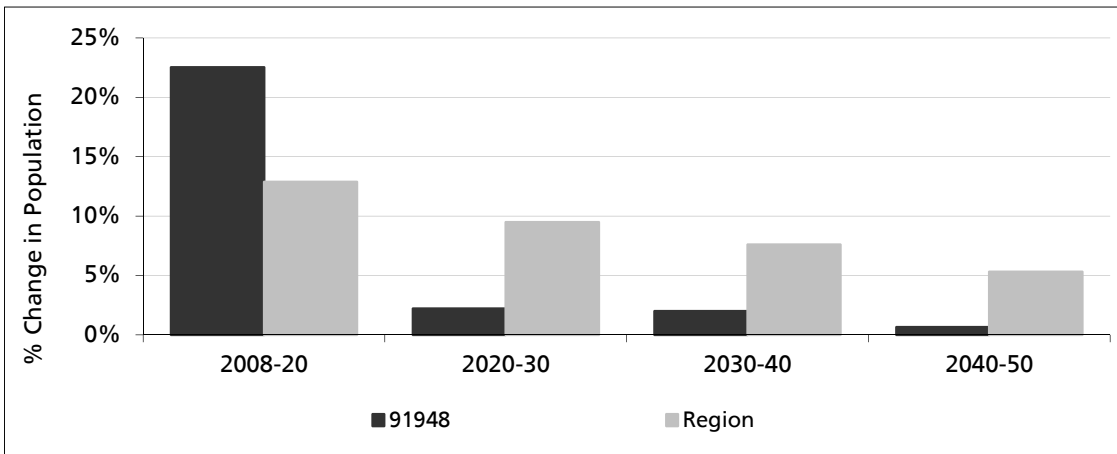
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	484	593	606	618	622	138	29%
Under 5	11	15	9	21	15	4	36%
5 to 9	27	25	28	23	24	-3	-11%
10 to 14	37	35	30	34	33	-4	-11%
15 to 17	32	21	21	19	18	-14	-44%
18 to 19	8	16	16	13	13	5	63%
20 to 24	51	48	54	66	52	1	2%
25 to 29	39	63	65	63	70	31	79%
30 to 34	15	30	32	34	33	18	120%
35 to 39	23	26	39	29	27	4	17%
40 to 44	23	35	34	35	45	22	96%
45 to 49	27	30	27	35	26	-1	-4%
50 to 54	50	32	25	31	35	-15	-30%
55 to 59	44	60	49	45	51	7	16%
60 to 61	25	34	30	19	30	5	20%
62 to 64	20	29	25	25	20	0	0%
65 to 69	43	58	50	45	37	-6	-14%
70 to 74	2	12	33	19	14	12	600%
75 to 79	5	6	18	32	28	23	460%
80 to 84	1	8	9	19	21	20	2000%
85 and over	1	10	12	11	30	29	2900%
Median Age	39.8	42.5	41.3	41.0	42.9	3.1	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	484	593	606	618	622	138	29%
Hispanic	92	142	151	155	153	61	66%
Non-Hispanic	392	451	455	463	469	77	20%
White	339	397	401	405	410	71	21%
Black	25	36	35	37	36	11	44%
American Indian	4	2	1	2	1	-3	-75%
Asian	5	3	5	6	8	3	60%
Hawaiian / Pacific Islander	0	0	1	2	3	3	--
Other	6	3	1	0	0	-6	-100%
Two or More Races	13	10	11	11	11	-2	-15%

GROWTH TRENDS IN TOTAL POPULATION



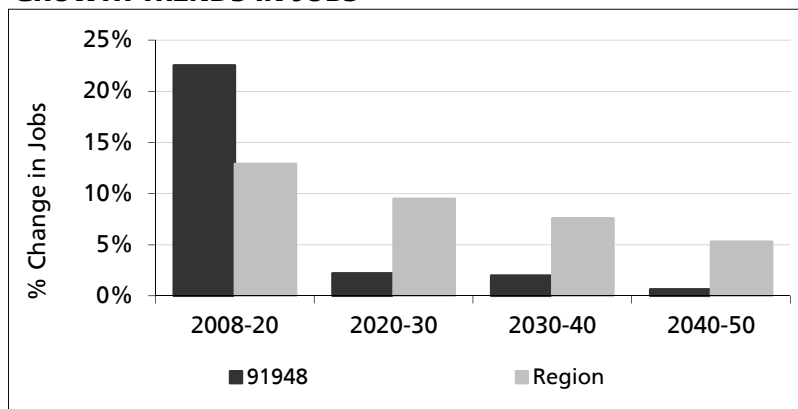
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	17	17	17	17	17	0	0%
Civilian Jobs	17	17	17	17	17	0	0%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	17,589	17,589	17,589	17,589	17,589	0	0%
Developed Acres	880	880	880	880	880	0	0%
Low Density Single Family	387	387	387	387	387	0	0%
Single Family	8	8	8	8	8	0	0%
Multiple Family	0	0	0	0	0	0	0%
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	1	1	1	1	1	0	0%
Commercial/Services	228	228	228	228	228	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	161	161	161	161	161	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	94	94	94	94	94	0	0%
Vacant Developable Acres	23	23	23	23	23	0	0%
Low Density Single Family	22	22	22	22	22	0	0%
Single Family	1	1	1	1	1	0	0%
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	16,686	16,686	16,686	16,686	16,686	0	0%
Employment Density³	0.1	0.1	0.1	0.1	0.1	0.0	0%
Residential Density⁴	0.6	0.6	0.6	0.6	0.6	0.0	0%

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).