

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**ZIP Code 91915**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>20,431</b>	<b>32,837</b>	<b>48,147</b>	<b>54,563</b>	<b>52,755</b>	<b>32,324</b>	<b>158%</b>
Household Population	20,431	32,837	48,147	54,563	52,755	32,324	158%
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%
<b>Total Housing Units</b>	<b>7,012</b>	<b>10,949</b>	<b>15,828</b>	<b>18,184</b>	<b>17,653</b>	<b>10,641</b>	<b>152%</b>
Single Family	5,647	5,878	6,330	6,547	6,547	900	16%
Multiple Family	1,365	5,071	9,498	11,637	11,106	9,741	714%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>6,685</b>	<b>10,595</b>	<b>15,450</b>	<b>17,778</b>	<b>17,275</b>	<b>10,590</b>	<b>158%</b>
Single Family	5,337	5,596	6,055	6,265	6,284	947	18%
Multiple Family	1,348	4,999	9,395	11,513	10,991	9,643	715%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>4.7%</b>	<b>3.2%</b>	<b>2.4%</b>	<b>2.2%</b>	<b>2.1%</b>	<b>-2.6</b>	<b>-55%</b>
Single Family	5.5%	4.8%	4.3%	4.3%	4.0%	-1.5	-27%
Multiple Family	1.2%	1.4%	1.1%	1.1%	1.0%	-0.2	-17%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.06</b>	<b>3.10</b>	<b>3.12</b>	<b>3.07</b>	<b>3.05</b>	<b>-0.01</b>	<b>0%</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	64	60	48	39	32	-32	-50%
\$15,000-\$29,999	430	470	393	336	283	-147	-34%
\$30,000-\$44,999	847	944	808	727	609	-238	-28%
\$45,000-\$59,999	864	1,255	1,173	1,116	968	104	12%
\$60,000-\$74,999	1,227	1,404	1,489	1,518	1,366	139	11%
\$75,000-\$99,999	1,476	2,403	3,146	3,396	3,123	1,647	112%
\$100,000-\$124,999	756	1,701	2,784	3,201	3,081	2,325	308%
\$125,000-\$149,999	517	1,080	2,121	2,569	2,537	2,020	391%
\$150,000-\$199,999	359	972	2,273	3,031	3,163	2,804	781%
\$200,000 or more	145	306	1,215	1,845	2,113	1,968	1357%
Total Households	6,685	10,595	15,450	17,778	17,275	10,590	158%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$73,906	\$87,115	\$105,999	\$113,722	\$118,310	\$44,404	60%

**\*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.

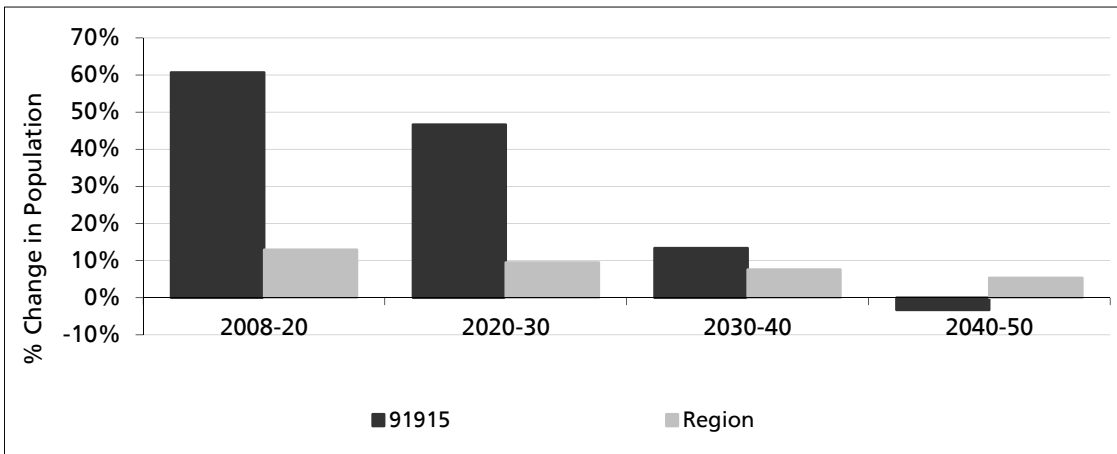
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>20,431</b>	<b>32,837</b>	<b>48,147</b>	<b>54,563</b>	<b>52,755</b>	<b>32,324</b>	<b>158%</b>
Under 5	2,066	2,702	3,561	4,162	3,680	1,614	78%
5 to 9	1,485	2,410	3,155	3,513	3,200	1,715	115%
10 to 14	1,489	2,392	2,995	3,360	3,260	1,771	119%
15 to 17	985	1,471	2,031	2,206	2,187	1,202	122%
18 to 19	803	868	1,313	1,369	1,296	493	61%
20 to 24	1,737	2,588	4,138	4,423	4,141	2,404	138%
25 to 29	1,570	2,299	3,234	3,560	3,449	1,879	120%
30 to 34	827	1,423	1,928	2,450	2,161	1,334	161%
35 to 39	1,132	1,483	2,258	2,594	2,387	1,255	111%
40 to 44	1,641	1,891	2,721	2,975	3,381	1,740	106%
45 to 49	1,507	2,341	2,735	3,461	3,296	1,789	119%
50 to 54	1,501	2,527	3,717	4,032	3,534	2,033	135%
55 to 59	1,152	2,301	3,306	3,395	3,897	2,745	238%
60 to 61	406	820	1,155	1,249	1,337	931	229%
62 to 64	475	1,391	1,942	2,190	2,048	1,573	331%
65 to 69	679	1,871	3,430	3,673	3,143	2,464	363%
70 to 74	318	1,055	2,150	2,411	2,407	2,089	657%
75 to 79	381	538	1,385	2,048	1,909	1,528	401%
80 to 84	122	219	625	949	1,024	902	739%
85 and over	155	247	368	543	1,018	863	557%
Median Age	30.5	35.9	38.8	39.3	40.9	10.4	34%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>20,431</b>	<b>32,837</b>	<b>48,147</b>	<b>54,563</b>	<b>52,755</b>	<b>32,324</b>	<b>158%</b>
Hispanic	8,051	14,396	22,722	26,821	26,941	18,890	235%
Non-Hispanic	12,380	18,441	25,425	27,742	25,814	13,434	109%
White	5,309	7,140	8,667	8,361	6,433	1,124	21%
Black	907	1,706	2,830	3,574	3,835	2,928	323%
American Indian	50	143	227	285	230	180	360%
Asian	5,172	7,693	10,759	11,942	11,606	6,434	124%
Hawaiian / Pacific Islander	238	429	796	824	802	564	237%
Other	13	74	103	193	190	177	1362%
Two or More Races	691	1,256	2,043	2,563	2,718	2,027	293%

## GROWTH TRENDS IN TOTAL POPULATION



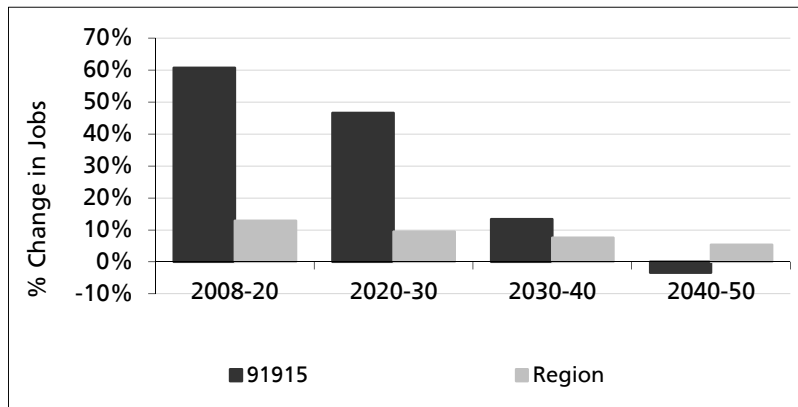
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>3,427</b>	<b>7,183</b>	<b>15,902</b>	<b>24,346</b>	<b>29,384</b>	<b>25,957</b>	<b>757%</b>
Civilian Jobs	3,427	7,183	15,902	24,346	29,384	25,957	757%
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>12,201</b>	<b>12,201</b>	<b>12,201</b>	<b>12,201</b>	<b>12,201</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>10,886</b>	<b>11,272</b>	<b>11,691</b>	<b>11,998</b>	<b>12,116</b>	<b>1,230</b>	<b>11%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	725	757	806	850	850	125	17%
Multiple Family	85	119	119	205	218	133	156%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	31	31	31	31	31	--
Mixed Use	0	176	389	389	389	389	--
Industrial	137	137	137	214	251	114	84%
Commercial/Services	479	479	513	542	563	84	18%
Office	0	0	0	0	0	0	0%
Schools	67	180	287	355	402	335	504%
Roads and Freeways	506	506	506	506	506	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	8,888	8,888	8,902	8,906	8,906	19	0%
<b>Vacant Developable Acres</b>	<b>1,246</b>	<b>861</b>	<b>442</b>	<b>134</b>	<b>17</b>	<b>-1,230</b>	<b>-99%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	155	93	44	0	0	-155	-100%
Multiple Family	138	104	104	18	6	-133	-96%
Mixed Use	389	213	0	0	0	-389	-100%
Industrial	114	114	114	37	0	-114	-100%
Commercial/Services	84	84	50	21	0	-84	-100%
Office	0	0	0	0	0	0	0%
Schools	335	222	114	47	0	-335	-100%
Parks and Other	30	30	16	11	11	-19	-62%
Future Roads and Freeways	0	0	0	0	0	0	0%
<b>Constrained Acres</b>	<b>68</b>	<b>68</b>	<b>68</b>	<b>68</b>	<b>68</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>5.0</b>	<b>8.1</b>	<b>14.0</b>	<b>18.6</b>	<b>20.8</b>	<b>15.8</b>	<b>315%</b>
<b>Residential Density<sup>4</sup></b>	<b>8.7</b>	<b>11.0</b>	<b>13.8</b>	<b>14.2</b>	<b>13.7</b>	<b>5.0</b>	<b>58%</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).