2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92173

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**28,910**	**31,023**	**34,074**	**35,953**	**37,313**	**8,403**	**29%**
Household Population	28,804	30,856	33,808	35,557	36,828	8,024	28%
Group Quarters Population	106	167	266	396	485	379	358%
Civilian	106	167	266	396	485	379	358%
Military	0	0	0	0	0	0	0%
Total Housing Units	**7,576**	**8,046**	**8,677**	**9,112**	**9,463**	**1,887**	**25%**
Single Family	2,678	2,712	2,418	2,422	2,532	-146	-5%
Multiple Family	4,413	5,027	5,993	6,553	6,838	2,425	55%
Mobile Homes	485	307	266	137	93	-392	-81%
Occupied Housing Units	**7,196**	**7,714**	**8,376**	**8,813**	**9,169**	**1,973**	**27%**
Single Family	2,481	2,547	2,289	2,298	2,410	-71	-3%
Multiple Family	4,263	4,878	5,835	6,384	6,670	2,407	56%
Mobile Homes	452	289	252	131	89	-363	-80%
Vacancy Rate	**5.0%**	**4.1%**	**3.5%**	**3.3%**	**3.1%**	**-1.9**	**-38%**
Single Family	7.4%	6.1%	5.3%	5.1%	4.8%	-2.6	-35%
Multiple Family	3.4%	3.0%	2.6%	2.6%	2.5%	-0.9	-26%
Mobile Homes	6.8%	5.9%	5.3%	4.4%	0.0%	-6.8	-100%
Persons per Household	**4.00**	**4.00**	**4.04**	**4.03**	**4.02**	**0.02**	**0%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

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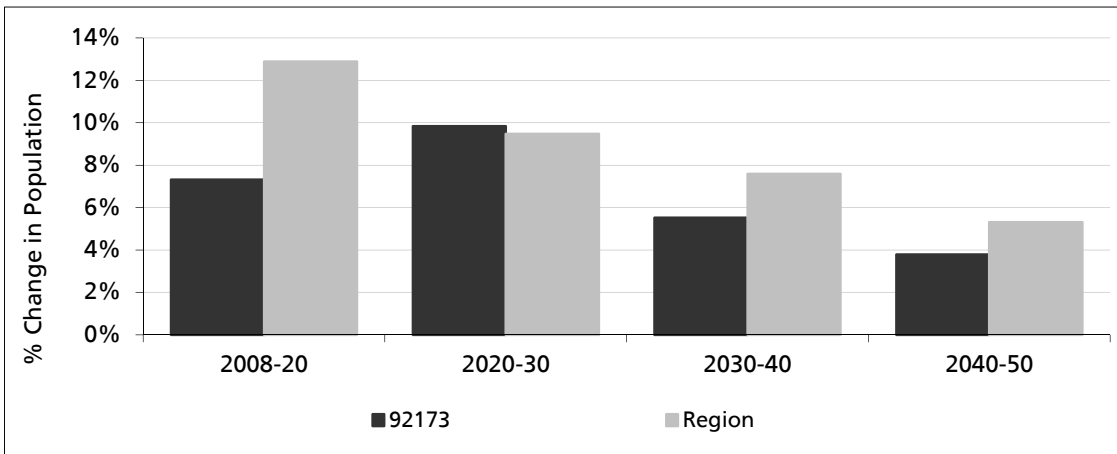
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**28,910**	**31,023**	**34,074**	**35,953**	**37,313**	**8,403**	**29%**
Under 5	4,096	4,034	4,021	4,099	3,862	-234	-6%
5 to 9	2,673	3,291	3,077	3,146	3,052	379	14%
10 to 14	2,182	2,533	2,420	2,361	2,360	178	8%
15 to 17	1,756	1,707	1,772	1,649	1,699	-57	-3%
18 to 19	1,167	983	1,208	1,136	1,185	18	2%
20 to 24	2,761	2,285	3,061	2,915	2,944	183	7%
25 to 29	2,477	2,348	2,342	2,567	2,432	-45	-2%
30 to 34	1,925	1,654	1,433	1,868	1,902	-23	-1%
35 to 39	1,686	1,456	1,623	1,656	1,841	155	9%
40 to 44	1,539	1,562	1,546	1,386	1,843	304	20%
45 to 49	1,449	1,641	1,581	1,699	1,772	323	22%
50 to 54	1,276	1,712	1,969	1,996	1,789	513	40%
55 to 59	1,071	1,666	2,109	2,003	2,263	1,192	111%
60 to 61	383	667	848	939	1,017	634	166%
62 to 64	481	851	1,125	1,329	1,304	823	171%
65 to 69	582	901	1,309	1,488	1,455	873	150%
70 to 74	503	691	1,097	1,398	1,599	1,096	218%
75 to 79	430	473	779	1,126	1,346	916	213%
80 to 84	302	326	457	757	1,004	702	232%
85 and over	171	242	297	435	644	473	277%
Median Age	24.7	26.4	28.2	30.3	33.0	8.3	34%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**28,910**	**31,023**	**34,074**	**35,953**	**37,313**	**8,403**	**29%**
Hispanic	26,571	28,951	32,179	34,256	35,782	9,211	35%
Non-Hispanic	2,339	2,072	1,895	1,697	1,531	-808	-35%
White	801	620	508	347	219	-582	-73%
Black	253	246	228	214	192	-61	-24%
American Indian	22	14	12	10	4	-18	-82%
Asian	889	843	811	798	794	-95	-11%
Hawaiian / Pacific Islander	46	33	27	25	23	-23	-50%
Other	15	6	6	3	1	-14	-93%
Two or More Races	313	310	303	300	298	-15	-5%

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	**11,939**	**12,881**	**13,935**	**15,077**	**15,956**	**4,017**	**34%**
Civilian Jobs	11,939	12,881	13,935	15,077	15,956	4,017	34%
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	**2,561**	**2,561**	**2,561**	**2,561**	**2,561**	**0**	**0%**
Developed Acres	**2,273**	**2,356**	**2,390**	**2,424**	**2,446**	**172**	**8%**
Low Density Single Family	13	13	13	11	11	-2	-16%
Single Family	374	382	344	335	333	-41	-11%
Multiple Family	182	226	271	300	302	120	66%
Mobile Homes	35	27	25	15	11	-25	-70%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	12	15	17	17	--
Industrial	86	100	114	128	135	49	56%
Commercial/Services	179	189	192	201	217	38	21%
Office	17	17	17	17	17	0	0%
Schools	113	113	113	113	113	0	0%
Roads and Freeways	605	605	605	604	604	-1	0%
Agricultural and Extractive[2]	138	138	138	138	138	0	0%
Parks and Military Use	531	547	547	547	547	16	3%
Vacant Developable Acres	**257**	**174**	**140**	**107**	**85**	**-172**	**-67%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	121	85	85	83	81	-40	-33%
Multiple Family	26	14	5	1	0	-26	-100%
Mixed Use	0	0	0	0	0	0	-100%
Industrial	47	37	24	10	0	-47	-100%
Commercial/Services	43	34	23	10	0	-42	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	-75%
Parks and Other	19	3	3	3	3	-16	-85%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**30**	**30**	**30**	**30**	**30**	**0**	**0%**
Employment Density[3]	**30.2**	**30.7**	**31.6**	**32.3**	**32.5**	**2.3**	**8%**
Residential Density[4]	**12.5**	**12.4**	**13.2**	**13.6**	**14.2**	**1.7**	**13%**

GROWTH TRENDS IN JOBS
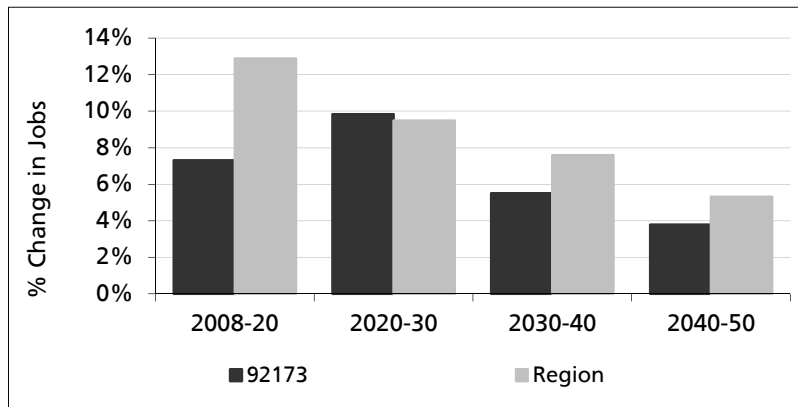
Notes:

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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