2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92057

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**55,995**	**62,970**	**65,391**	**67,119**	**67,883**	**11,888**	**21%**
Household Population	55,620	62,525	64,809	66,337	66,979	11,359	20%
Group Quarters Population	375	445	582	782	904	529	141%
Civilian	375	445	582	782	904	529	141%
Military	0	0	0	0	0	0	0%
Total Housing Units	**19,104**	**20,862**	**21,349**	**21,453**	**21,463**	**2,359**	**12%**
Single Family	14,942	16,281	16,743	16,847	16,847	1,905	13%
Multiple Family	3,378	3,797	3,820	3,820	3,820	442	13%
Mobile Homes	784	784	786	786	796	12	2%
Occupied Housing Units	**18,093**	**20,182**	**20,721**	**20,852**	**20,894**	**2,801**	**15%**
Single Family	14,153	15,808	16,314	16,437	16,462	2,309	16%
Multiple Family	3,201	3,626	3,655	3,661	3,666	465	15%
Mobile Homes	739	748	752	754	766	27	4%
Vacancy Rate	**5.3%**	**3.3%**	**2.9%**	**2.8%**	**2.7%**	**-2.6**	**-49%**
Single Family	5.3%	2.9%	2.6%	2.4%	2.3%	-3.0	-57%
Multiple Family	5.2%	4.5%	4.3%	4.2%	4.0%	-1.2	-23%
Mobile Homes	5.7%	4.6%	4.3%	4.1%	0.0%	-5.7	-100%
Persons per Household	**3.07**	**3.10**	**3.13**	**3.18**	**3.21**	**0.14**	**5%**

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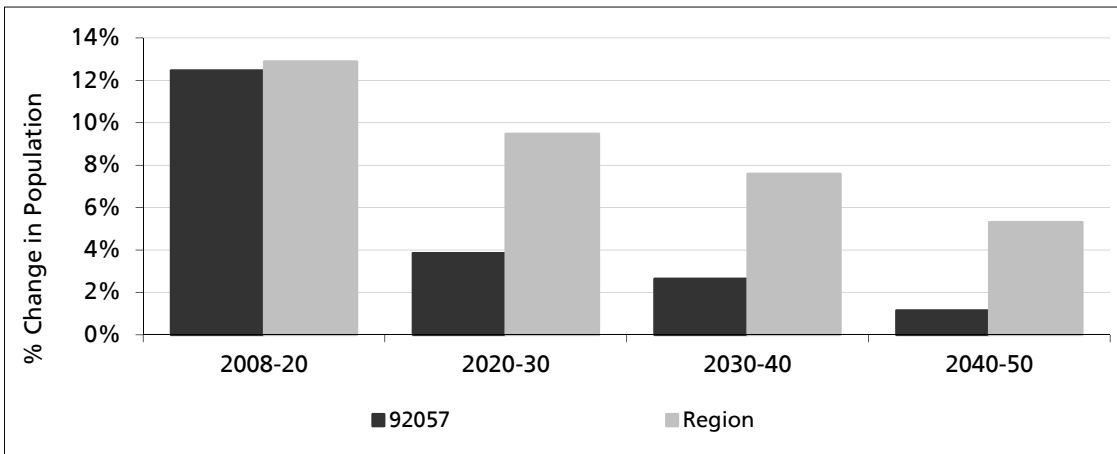
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**55,995**	**62,970**	**65,391**	**67,119**	**67,883**	**11,888**	**21%**
Under 5	4,523	4,630	4,507	4,506	4,376	-147	-3%
5 to 9	3,798	4,307	4,123	4,161	4,141	343	9%
10 to 14	3,976	4,627	4,461	4,432	4,454	478	12%
15 to 17	2,772	2,761	2,640	2,646	2,735	-37	-1%
18 to 19	1,754	1,629	1,655	1,572	1,609	-145	-8%
20 to 24	4,006	4,026	4,512	4,292	4,358	352	9%
25 to 29	3,747	4,546	4,473	4,459	4,405	658	18%
30 to 34	3,604	3,871	3,558	3,997	3,913	309	9%
35 to 39	3,754	3,465	3,912	3,990	3,965	211	6%
40 to 44	4,102	3,955	4,222	3,853	4,414	312	8%
45 to 49	4,410	4,215	3,691	4,256	4,292	-118	-3%
50 to 54	3,752	4,122	3,869	3,999	3,787	35	1%
55 to 59	2,784	3,671	3,468	3,130	3,599	815	29%
60 to 61	875	1,272	1,202	1,163	1,449	574	66%
62 to 64	1,034	1,721	1,713	1,754	1,721	687	66%
65 to 69	1,488	2,674	3,160	2,914	2,696	1,208	81%
70 to 74	1,484	2,706	3,402	3,274	3,140	1,656	112%
75 to 79	1,516	1,939	3,028	3,439	3,163	1,647	109%
80 to 84	1,257	1,250	2,037	2,610	2,405	1,148	91%
85 and over	1,359	1,583	1,758	2,672	3,261	1,902	140%
Median Age	34.7	36.6	38.5	39.4	40.0	5.3	15%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**55,995**	**62,970**	**65,391**	**67,119**	**67,883**	**11,888**	**21%**
Hispanic	17,907	23,941	26,893	30,026	32,548	14,641	82%
Non-Hispanic	38,088	39,029	38,498	37,093	35,335	-2,753	-7%
White	26,064	25,686	24,700	23,207	21,490	-4,574	-18%
Black	4,078	4,158	3,765	3,179	2,567	-1,511	-37%
American Indian	213	224	227	218	193	-20	-9%
Asian	4,580	5,570	6,254	6,790	7,266	2,686	59%
Hawaiian / Pacific Islander	857	880	786	720	649	-208	-24%
Other	91	127	160	168	187	96	105%
Two or More Races	2,205	2,384	2,606	2,811	2,983	778	35%

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	**5,959**	**6,116**	**6,507**	**6,773**	**8,070**	**2,111**	**35%**
Civilian Jobs	5,959	6,116	6,507	6,773	8,070	2,111	35%
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	**10,049**	**10,049**	**10,049**	**10,049**	**10,049**	**0**	**0%**
Developed Acres	**9,491**	**9,826**	**9,900**	**9,948**	**9,960**	**469**	**5%**
Low Density Single Family	431	460	475	475	475	43	10%
Single Family	2,221	2,579	2,691	2,737	2,737	517	23%
Multiple Family	253	295	297	297	297	43	17%
Mobile Homes	86	86	86	86	86	0	0%
Other Residential	7	7	7	7	7	0	0%
Mixed Use	0	10	10	10	10	10	--
Industrial	63	63	63	63	79	16	25%
Commercial/Services	585	585	597	624	636	51	9%
Office	1	1	1	1	1	0	0%
Schools	211	276	276	276	276	66	31%
Roads and Freeways	1,225	1,225	1,225	1,225	1,225	0	0%
Agricultural and Extractive[2]	2,712	2,544	2,476	2,451	2,436	-277	-10%
Parks and Military Use	1,696	1,696	1,696	1,696	1,696	0	0%
Vacant Developable Acres	**555**	**220**	**147**	**99**	**87**	**-469**	**-84%**
Low Density Single Family	76	70	70	70	70	-6	-7%
Single Family	360	82	22	1	1	-359	-100%
Multiple Family	43	2	0	0	0	-43	-100%
Mixed Use	10	0	0	0	0	-10	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	65	65	53	26	14	-51	-78%
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	2	2	2	2	2	0	0%
Constrained Acres	**3**	**3**	**3**	**3**	**3**	**0**	**0%**
Employment Density[3]	**6.9**	**6.6**	**6.9**	**7.0**	**8.1**	**1.2**	**17%**
Residential Density[4]	**6.4**	**6.1**	**6.0**	**5.9**	**6.0**	**-0.4**	**-7%**

GROWTH TRENDS IN JOBS
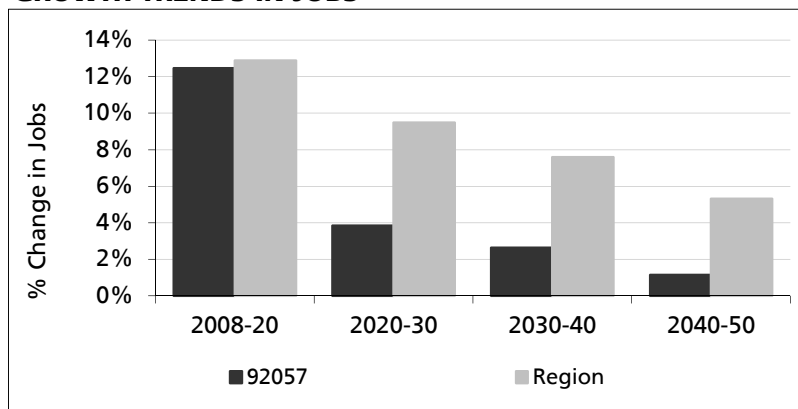
Notes:

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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