2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92061

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,592**	**3,258**	**5,471**	**7,096**	**7,751**	**5,159**	**199%**
Household Population	2,577	3,238	5,445	7,055	7,699	5,122	199%
Group Quarters Population	15	20	26	41	52	37	247%
Civilian	15	20	26	41	52	37	247%
Military	0	0	0	0	0	0	0%
Total Housing Units	**918**	**1,091**	**1,777**	**2,199**	**2,354**	**1,436**	**156%**
Single Family	779	952	1,637	2,059	2,211	1,432	184%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	139	139	140	140	143	4	3%
Occupied Housing Units	**814**	**1,017**	**1,685**	**2,109**	**2,255**	**1,441**	**177%**
Single Family	692	887	1,554	1,977	2,119	1,427	206%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	122	130	131	132	136	14	11%
Vacancy Rate	**11.3%**	**6.8%**	**5.2%**	**4.1%**	**4.2%**	**-7.1**	**-63%**
Single Family	11.2%	6.8%	5.1%	4.0%	4.2%	-7.0	-63%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	12.2%	6.5%	6.4%	5.7%	0.0%	-12.2	-100%
Persons per Household	**3.17**	**3.18**	**3.23**	**3.35**	**3.41**	**0.24**	**8%**

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	53	54	86	105	109	56	106%
$15,000-$29,999	103	107	183	238	245	142	138%
$30,000-$44,999	132	139	226	277	289	157	119%
$45,000-$59,999	99	134	227	285	299	200	202%
$60,000-$74,999	132	108	187	232	242	110	83%
$75,000-$99,999	99	154	255	327	352	253	256%
$100,000-$124,999	82	120	181	208	230	148	180%
$125,000-$149,999	49	73	117	140	156	107	218%
$150,000-$199,999	26	70	124	166	183	157	604%
$200,000 or more	39	58	99	131	150	111	285%
Total Households	814	1,017	1,685	2,109	2,255	1,441	177%
Median Household Income							
Adjusted for inflation ($1999)	$62,273	$70,347	$69,666	$69,666	$71,498	$9,225	15%

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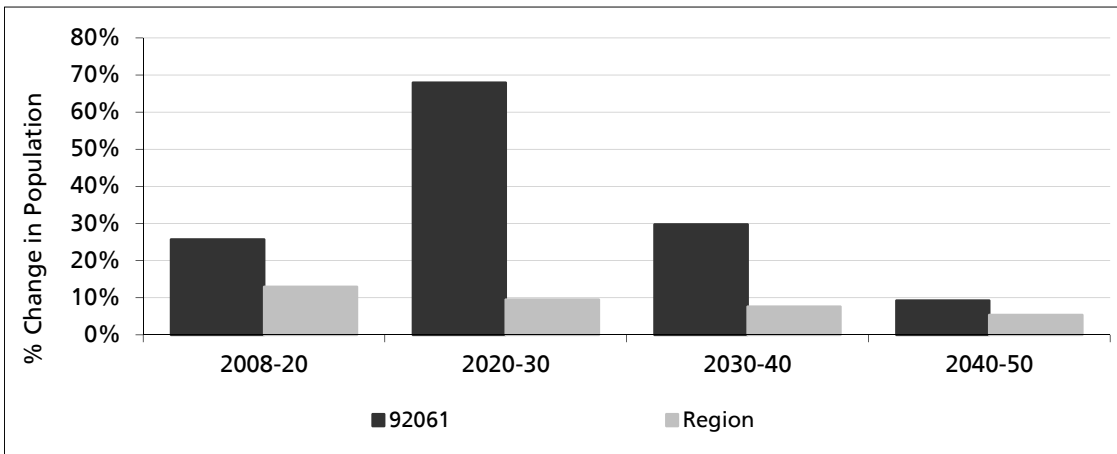
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,592**	**3,258**	**5,471**	**7,096**	**7,751**	**5,159**	**199%**
Under 5	167	202	337	395	369	202	121%
5 to 9	104	184	279	356	337	233	224%
10 to 14	140	241	331	422	460	320	229%
15 to 17	155	178	231	282	254	99	64%
18 to 19	129	111	176	246	195	66	51%
20 to 24	243	270	550	603	699	456	188%
25 to 29	188	240	367	481	492	304	162%
30 to 34	154	139	218	260	282	128	83%
35 to 39	130	129	200	292	347	217	167%
40 to 44	175	161	256	256	392	217	124%
45 to 49	193	197	339	463	470	277	144%
50 to 54	201	207	279	396	375	174	87%
55 to 59	159	229	306	383	459	300	189%
60 to 61	61	79	114	166	200	139	228%
62 to 64	57	122	202	249	237	180	316%
65 to 69	88	171	332	450	407	319	363%
70 to 74	74	121	299	344	380	306	414%
75 to 79	61	103	253	369	415	354	580%
80 to 84	50	62	158	269	332	282	564%
85 and over	63	112	244	414	649	586	930%
Median Age	35.6	37.5	40.9	44.1	45.5	9.9	28%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,592**	**3,258**	**5,471**	**7,096**	**7,751**	**5,159**	**199%**
Hispanic	1,048	1,646	3,042	4,360	4,922	3,874	370%
Non-Hispanic	1,544	1,612	2,429	2,736	2,829	1,285	83%
White	945	1,182	1,829	2,055	2,127	1,182	125%
Black	130	107	222	315	394	264	203%
American Indian	346	232	235	173	90	-256	-74%
Asian	25	23	48	73	90	65	260%
Hawaiian / Pacific Islander	4	4	3	11	14	10	250%
Other	16	6	9	5	3	-13	-81%
Two or More Races	78	58	83	104	111	33	42%

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	**1,204**	**1,206**	**1,665**	**2,284**	**3,147**	**1,943**	**161%**
Civilian Jobs	1,204	1,206	1,665	2,284	3,147	1,943	161%
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	**13,792**	**13,792**	**13,792**	**13,792**	**13,792**	**0**	**0%**
Developed Acres	**9,758**	**10,065**	**10,827**	**12,904**	**12,958**	**3,200**	**33%**
Low Density Single Family	1,737	2,767	6,388	9,145	9,145	7,408	426%
Single Family	160	196	303	370	408	247	154%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	38	38	38	38	38	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	73	73	73	73	73	0	0%
Commercial/Services	240	240	262	286	320	80	33%
Office	0	0	0	0	0	0	0%
Schools	12	12	12	12	12	0	0%
Roads and Freeways	185	185	185	185	185	0	0%
Agricultural and Extractive[2]	5,725	4,968	1,980	1,208	1,191	-4,535	-79%
Parks and Military Use	1,587	1,587	1,587	1,587	1,587	0	0%
Vacant Developable Acres	**3,665**	**3,358**	**2,596**	**519**	**465**	**-3,200**	**-87%**
Low Density Single Family	3,454	3,176	2,436	384	384	-3,070	-89%
Single Family	72	42	29	29	9	-63	-88%
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	139	139	131	107	73	-66	-48%
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	**369**	**369**	**369**	**369**	**369**	**0**	**0%**
Employment Density[3]	**3.7**	**3.7**	**4.8**	**6.2**	**7.8**	**4.1**	**110%**
Residential Density[4]	**0.5**	**0.4**	**0.3**	**0.2**	**0.2**	**-0.2**	**-48%**

GROWTH TRENDS IN JOBS
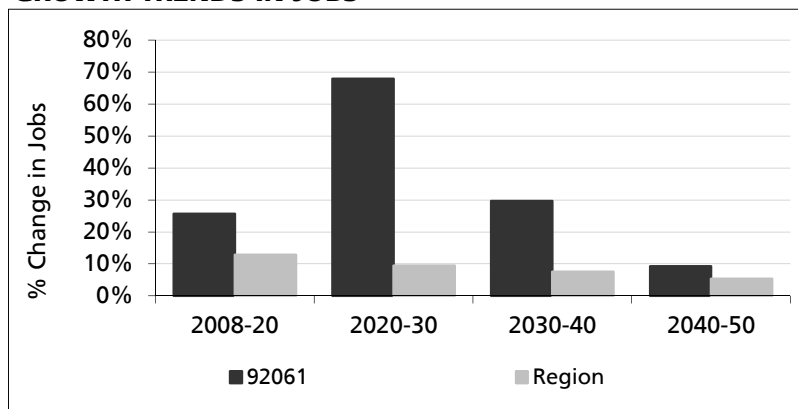
Notes:

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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