2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92004

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,302**	**4,681**	**6,034**	**7,866**	**10,031**	**5,729**	**133%**
Household Population	4,274	4,640	5,972	7,781	9,934	5,660	132%
Group Quarters Population	28	41	62	85	97	69	246%
Civilian	28	41	62	85	97	69	246%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,910**	**3,103**	**3,964**	**5,128**	**6,532**	**3,622**	**124%**
Single Family	1,981	2,163	2,856	3,784	4,988	3,007	152%
Multiple Family	72	102	282	536	746	674	936%
Mobile Homes	857	838	826	808	798	-59	-7%
Occupied Housing Units	**2,386**	**2,576**	**3,357**	**4,393**	**5,637**	**3,251**	**136%**
Single Family	1,593	1,756	2,372	3,184	4,239	2,646	166%
Multiple Family	65	92	258	494	689	624	960%
Mobile Homes	728	728	727	715	709	-19	-3%
Vacancy Rate	**18.0%**	**17.0%**	**15.3%**	**14.3%**	**13.7%**	**-4.3**	**-24%**
Single Family	19.6%	18.8%	16.9%	15.9%	15.0%	-4.6	-23%
Multiple Family	9.7%	9.8%	8.5%	7.8%	7.6%	-2.1	-22%
Mobile Homes	15.1%	13.1%	12.0%	11.5%	0.0%	-15.1	-100%
Persons per Household	**1.79**	**1.80**	**1.78**	**1.77**	**1.76**	**-0.03**	**-2%**

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	325	277	295	351	424	99	30%
$15,000-$29,999	523	483	549	673	826	303	58%
$30,000-$44,999	495	507	618	779	973	478	97%
$45,000-$59,999	531	419	547	710	903	372	70%
$60,000-$74,999	169	314	434	576	743	574	340%
$75,000-$99,999	156	317	468	640	846	690	442%
$100,000-$124,999	102	144	233	337	459	357	350%
$125,000-$149,999	45	66	113	170	236	191	424%
$150,000-$199,999	1	42	78	122	173	172	17200%
$200,000 or more	39	7	22	35	54	15	38%
Total Households	2,386	2,576	3,357	4,393	5,637	3,251	136%
Median Household Income							
Adjusted for inflation ($1999)	$40,455	$45,752	$50,937	$53,313	$54,892	$14,437	36%

*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.
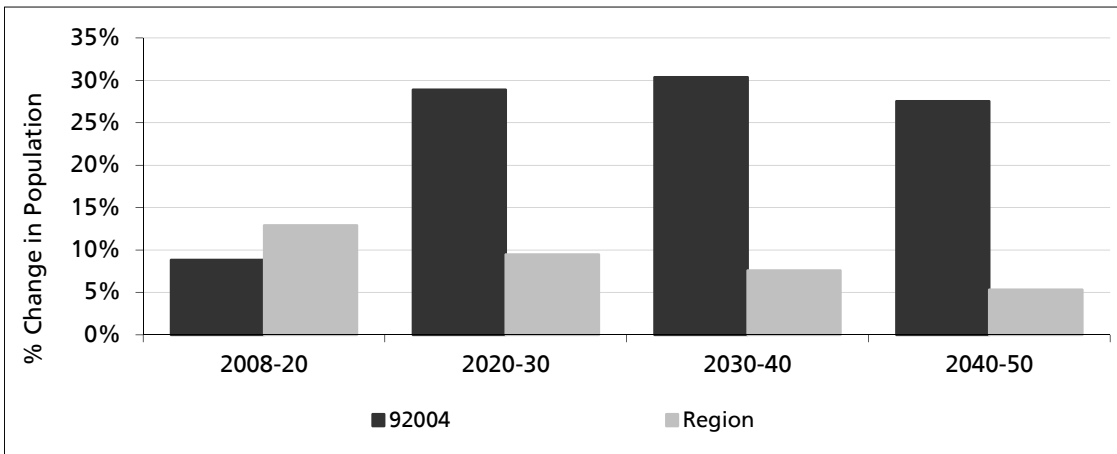
Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
92004
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,302**	**4,681**	**6,034**	**7,866**	**10,031**	**5,729**	**133%**
Under 5	153	159	196	248	278	125	82%
5 to 9	219	260	291	377	450	231	105%
10 to 14	195	240	279	347	417	222	114%
15 to 17	181	164	210	242	300	119	66%
18 to 19	140	113	157	186	243	103	74%
20 to 24	345	283	439	524	635	290	84%
25 to 29	213	231	252	332	385	172	81%
30 to 34	254	218	236	378	451	197	78%
35 to 39	266	232	334	397	526	260	98%
40 to 44	287	319	356	405	620	333	116%
45 to 49	226	232	250	337	400	174	77%
50 to 54	252	242	304	377	406	154	61%
55 to 59	207	278	315	351	475	268	129%
60 to 61	102	137	168	212	277	175	172%
62 to 64	141	207	228	287	356	215	152%
65 to 69	211	302	412	470	509	298	141%
70 to 74	261	384	526	600	682	421	161%
75 to 79	232	237	429	608	696	464	200%
80 to 84	182	172	288	478	609	427	235%
85 and over	235	271	364	710	1,316	1,081	460%
Median Age	43.2	47.6	50.3	52.1	53.8	10.6	25%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,302**	**4,681**	**6,034**	**7,866**	**10,031**	**5,729**	**133%**
Hispanic	2,256	2,725	3,819	5,377	7,323	5,067	225%
Non-Hispanic	2,046	1,956	2,215	2,489	2,708	662	32%
White	1,734	1,602	1,749	1,873	1,894	160	9%
Black	219	259	355	477	637	418	191%
American Indian	33	20	15	11	6	-27	-82%
Asian	7	22	33	49	71	64	914%
Hawaiian / Pacific Islander	10	11	10	10	12	2	20%
Other	6	5	4	3	4	-2	-33%
Two or More Races	37	37	49	66	84	47	127%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
92004
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**2,126**	**2,152**	**2,708**	**3,284**	**4,059**	**1,933**	**91%**
Civilian Jobs	2,126	2,152	2,708	3,284	4,059	1,933	91%
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	**444,316**	**444,316**	**444,316**	**444,316**	**444,316**	**0**	**0%**
Developed Acres	**381,577**	**383,322**	**388,240**	**390,921**	**395,468**	**13,892**	**4%**
Low Density Single Family	3,142	4,803	9,473	11,984	16,097	12,954	412%
Single Family	482	562	725	883	1,229	747	155%
Multiple Family	5	7	29	42	68	63	1382%
Mobile Homes	224	224	221	218	214	-10	-5%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	400	400	409	418	433	33	8%
Commercial/Services	1,501	1,503	1,560	1,584	1,635	135	9%
Office	1	1	2	3	4	3	495%
Schools	44	44	44	44	44	0	0%
Roads and Freeways	1,711	1,711	1,711	1,711	1,711	0	0%
Agricultural and Extractive[2]	3,515	3,515	3,515	3,482	3,482	-33	-1%
Parks and Military Use	370,552	370,552	370,552	370,552	370,552	0	0%
Vacant Developable Acres	**59,024**	**57,279**	**52,361**	**49,680**	**45,133**	**-13,892**	**-24%**
Low Density Single Family	56,211	54,534	49,863	47,385	43,272	-12,939	-23%
Single Family	2,030	1,967	1,804	1,645	1,298	-731	-36%
Multiple Family	62	60	38	25	0	-62	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	174	174	165	156	143	-32	-18%
Commercial/Services	461	459	405	384	337	-124	-27%
Office	19	19	18	17	16	-3	-17%
Schools	0	0	0	0	0	0	0%
Parks and Other	21	21	21	21	21	0	0%
Future Roads and Freeways	46	46	46	46	46	0	0%
Constrained Acres	**3,715**	**3,715**	**3,715**	**3,715**	**3,715**	**0**	**0%**
Employment Density[3]	**1.1**	**1.1**	**1.3**	**1.6**	**1.9**	**0.8**	**75%**
Residential Density[4]	**0.8**	**0.6**	**0.4**	**0.4**	**0.4**	**-0.4**	**-51%**

GROWTH TRENDS IN JOBS
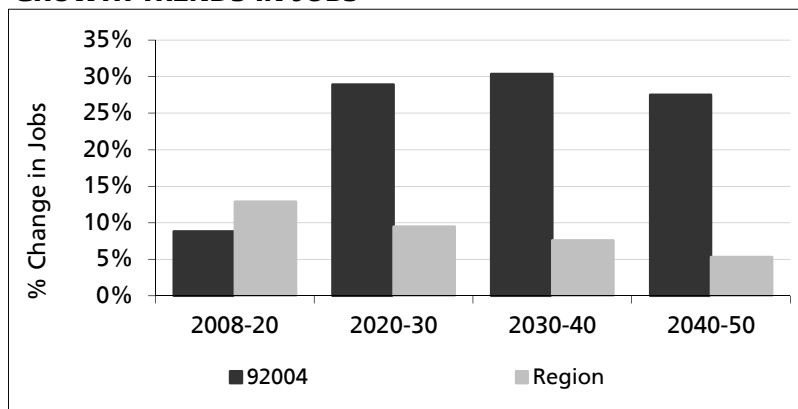
Notes:

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).

Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
92004
Page 3 of 3