2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92024

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**55,560**	**59,984**	**65,144**	**67,208**	**68,189**	**12,629**	**23%**
Household Population	55,011	59,302	64,189	65,916	66,672	11,661	21%
Group Quarters Population	549	682	955	1,292	1,517	968	176%
Civilian	549	682	955	1,292	1,517	968	176%
Military	0	0	0	0	0	0	0%
Total Housing Units	**21,255**	**22,637**	**24,351**	**24,678**	**24,776**	**3,521**	**17%**
Single Family	16,736	17,452	17,930	18,187	18,283	1,547	9%
Multiple Family	3,744	4,431	5,669	5,750	5,750	2,006	54%
Mobile Homes	775	754	752	741	743	-32	-4%
Occupied Housing Units	**20,333**	**21,790**	**23,524**	**23,878**	**23,998**	**3,665**	**18%**
Single Family	16,028	16,837	17,368	17,636	17,750	1,722	11%
Multiple Family	3,604	4,261	5,461	5,554	5,556	1,952	54%
Mobile Homes	701	692	695	688	692	-9	-1%
Vacancy Rate	**4.3%**	**3.7%**	**3.4%**	**3.2%**	**3.1%**	**-1.2**	**-28%**
Single Family	4.2%	3.5%	3.1%	3.0%	2.9%	-1.3	-31%
Multiple Family	3.7%	3.8%	3.7%	3.4%	3.4%	-0.3	-8%
Mobile Homes	9.5%	8.2%	7.6%	7.2%	0.0%	-9.5	-100%
Persons per Household	**2.71**	**2.72**	**2.73**	**2.76**	**2.78**	**0.07**	**3%**

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	1,253	1,032	862	716	611	-642	-51%
$15,000-$29,999	2,244	1,999	1,759	1,507	1,312	-932	-42%
$30,000-$44,999	2,515	2,389	2,220	1,987	1,790	-725	-29%
$45,000-$59,999	2,476	2,359	2,303	2,144	1,997	-479	-19%
$60,000-$74,999	2,205	2,226	2,271	2,181	2,082	-123	-6%
$75,000-$99,999	3,001	3,196	3,425	3,418	3,359	358	12%
$100,000-$124,999	2,206	2,433	2,753	2,859	2,906	700	32%
$125,000-$149,999	1,393	1,829	2,163	2,329	2,431	1,038	75%
$150,000-$199,999	1,344	2,131	2,697	3,042	3,303	1,959	146%
$200,000 or more	1,696	2,196	3,071	3,695	4,207	2,511	148%
Total Households	20,333	21,790	23,524	23,878	23,998	3,665	18%
Median Household Income							
Adjusted for inflation ($1999)	$71,418	$81,962	$92,131	$99,898	$107,295	$35,877	50%

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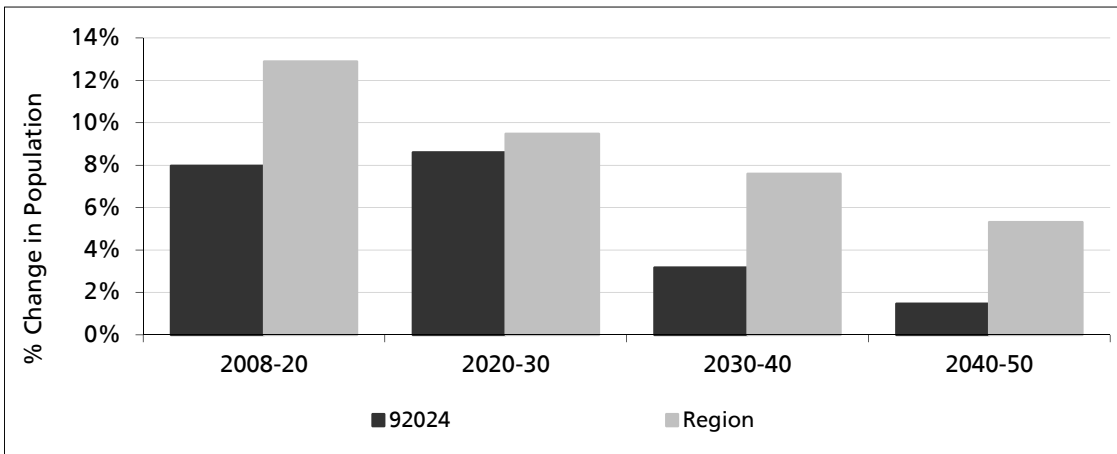
Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
92024
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**55,560**	**59,984**	**65,144**	**67,208**	**68,189**	**12,629**	**23%**
Under 5	2,961	2,864	3,125	3,084	2,986	25	1%
5 to 9	3,136	3,219	3,542	3,593	3,515	379	12%
10 to 14	3,291	3,670	3,733	3,909	3,811	520	16%
15 to 17	2,398	2,245	2,276	2,387	2,363	-35	-1%
18 to 19	1,606	1,519	1,400	1,401	1,375	-231	-14%
20 to 24	3,639	3,662	4,230	4,039	4,092	453	12%
25 to 29	2,975	3,623	3,839	3,787	3,912	937	31%
30 to 34	3,142	3,342	3,396	3,718	3,603	461	15%
35 to 39	3,914	3,177	4,108	4,216	4,051	137	4%
40 to 44	4,102	3,575	4,151	4,053	4,355	253	6%
45 to 49	4,916	4,069	3,657	4,621	4,727	-189	-4%
50 to 54	5,142	4,776	4,357	4,888	4,780	-362	-7%
55 to 59	4,670	5,667	5,010	4,249	5,315	645	14%
60 to 61	1,611	2,115	2,000	1,658	2,054	443	27%
62 to 64	1,549	2,616	2,482	2,262	2,318	769	50%
65 to 69	1,859	3,420	4,183	3,593	3,061	1,202	65%
70 to 74	1,259	2,314	3,131	2,834	2,458	1,199	95%
75 to 79	1,088	1,480	2,586	2,920	2,525	1,437	132%
80 to 84	930	938	1,782	2,422	2,225	1,295	139%
85 and over	1,372	1,693	2,156	3,574	4,663	3,291	240%
Median Age	40.9	43.7	43.5	44.3	45.0	4.1	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**55,560**	**59,984**	**65,144**	**67,208**	**68,189**	**12,629**	**23%**
Hispanic	9,835	11,627	12,906	13,684	14,072	4,237	43%
Non-Hispanic	45,725	48,357	52,238	53,524	54,117	8,392	18%
White	41,701	43,979	47,516	48,653	49,218	7,517	18%
Black	396	436	474	486	479	83	21%
American Indian	165	105	78	54	35	-130	-79%
Asian	2,129	2,446	2,710	2,853	2,953	824	39%
Hawaiian / Pacific Islander	64	58	56	60	54	-10	-16%
Other	110	54	33	32	22	-88	-80%
Two or More Races	1,160	1,279	1,371	1,386	1,356	196	17%

GROWTH TRENDS IN TOTAL POPULATION

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

Adopted October 2011
92024
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**22,843**	**24,519**	**25,876**	**26,727**	**27,288**	**4,445**	**19%**
Civilian Jobs	22,843	24,519	25,876	26,727	27,288	4,445	19%
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	**12,274**	**12,274**	**12,274**	**12,274**	**12,274**	**0**	**0%**
Developed Acres	**10,892**	**11,370**	**11,770**	**11,973**	**12,152**	**1,259**	**12%**
Low Density Single Family	1,542	1,743	2,095	2,279	2,440	898	58%
Single Family	3,353	3,643	3,753	3,808	3,820	467	14%
Multiple Family	215	233	248	251	251	36	17%
Mobile Homes	64	64	64	64	64	0	0%
Other Residential	40	40	40	40	40	0	0%
Mixed Use	0	22	67	68	68	68	--
Industrial	53	54	55	55	55	2	4%
Commercial/Services	664	694	676	686	693	29	4%
Office	65	71	71	77	81	16	24%
Schools	168	178	178	178	178	10	6%
Roads and Freeways	1,465	1,465	1,465	1,465	1,465	0	0%
Agricultural and Extractive[2]	392	272	166	111	103	-288	-74%
Parks and Military Use	2,872	2,893	2,893	2,893	2,893	21	1%
Vacant Developable Acres	**1,311**	**833**	**433**	**230**	**51**	**-1,259**	**-96%**
Low Density Single Family	834	638	339	197	40	-794	-95%
Single Family	328	125	58	14	4	-324	-99%
Multiple Family	16	8	0	0	0	-16	-100%
Mixed Use	8	0	0	0	0	-8	-100%
Industrial	1	1	1	1	1	0	0%
Commercial/Services	79	43	19	8	0	-79	-100%
Office	17	11	10	4	0	-17	-100%
Schools	10	0	0	0	0	-10	-100%
Parks and Other	11	0	0	0	0	-11	-100%
Future Roads and Freeways	7	7	7	7	7	0	0%
Constrained Acres	**71**	**71**	**71**	**71**	**71**	**0**	**0%**
Employment Density[3]	**24.1**	**24.3**	**25.5**	**26.0**	**26.2**	**2.2**	**9%**
Residential Density[4]	**4.1**	**3.9**	**3.9**	**3.8**	**3.7**	**-0.4**	**-9%**

GROWTH TRENDS IN JOBS
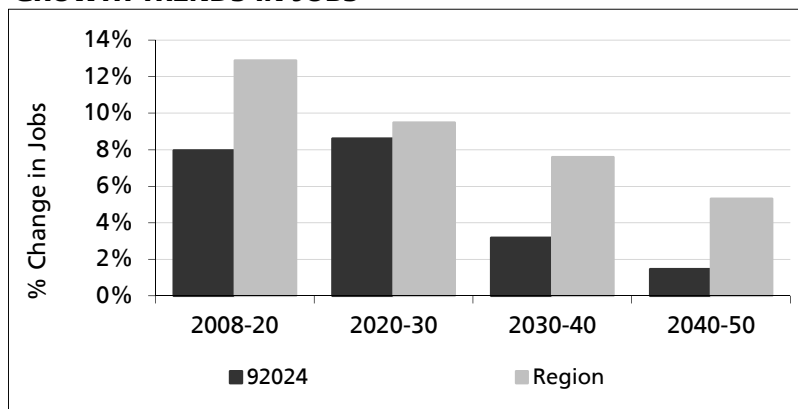
Notes:

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
92024
Page 3 of 3