2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92009

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	36,744	40,444	41,210	42,439	43,298	6,554	18%
Household Population	36,701	40,380	41,110	42,287	43,100	6,399	17%
Group Quarters Population	43	64	100	152	198	155	360%
Civilian	43	64	100	152	198	155	360%
Military	0	0	0	0	0	0	0%
Total Housing Units	15,282	16,346	16,481	16,660	16,755	1,473	10%
Single Family	10,965	11,799	11,934	11,989	11,994	1,029	9%
Multiple Family	4,317	4,494	4,494	4,618	4,708	391	9%
Mobile Homes	0	53	53	53	53	53	0%
Occupied Housing Units	14,247	15,476	15,685	15,879	16,002	1,755	12%
Single Family	10,340	11,184	11,373	11,445	11,474	1,134	11%
Multiple Family	3,907	4,253	4,271	4,393	4,486	579	15%
Mobile Homes	0	39	41	41	42	42	0%
Vacancy Rate	6.8%	5.3%	4.8%	4.7%	4.5%	-2.3	-34%
Single Family	5.7%	5.2%	4.7%	4.5%	4.3%	-1.4	-25%
Multiple Family	9.5%	5.4%	5.0%	4.9%	4.7%	-4.8	-51%
Mobile Homes	0.0%	26.4%	22.6%	22.6%	0.0%	0.0	0%
Persons per Household	2.58	2.61	2.62	2.66	2.69	0.11	4%

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	609	513	415	339	280	-329	-54%
$15,000-$29,999	1,126	1,017	860	736	625	-501	-44%
$30,000-$44,999	1,524	1,402	1,233	1,089	958	-566	-37%
$45,000-$59,999	1,519	1,655	1,514	1,373	1,229	-290	-19%
$60,000-$74,999	1,589	1,671	1,585	1,476	1,359	-230	-14%
$75,000-$99,999	2,187	2,392	2,418	2,349	2,239	52	2%
$100,000-$124,999	1,828	2,033	2,213	2,288	2,273	445	24%
$125,000-$149,999	1,285	1,523	1,708	1,866	1,978	693	54%
$150,000-$199,999	1,139	1,766	1,995	2,327	2,646	1,507	132%
$200,000 or more	1,441	1,504	1,744	2,036	2,415	974	68%
Total Households	14,247	15,476	15,685	15,879	16,002	1,755	12%
Median Household Income							
Adjusted for inflation ($1999)	$83,648	$90,468	$98,113	$106,310	$114,419	$30,771	37%

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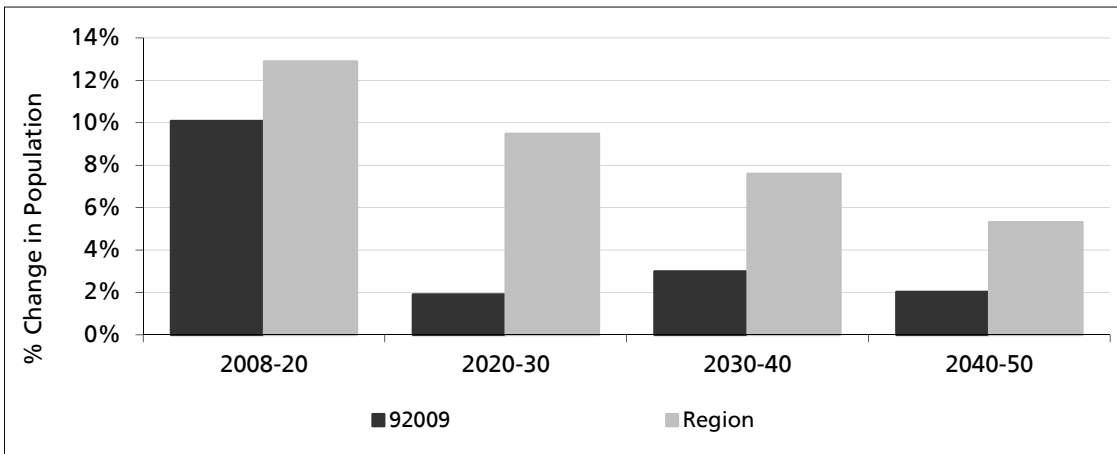
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**36,744**	**40,444**	**41,210**	**42,439**	**43,298**	**6,554**	**18%**
Under 5	2,919	2,963	3,015	3,012	3,008	89	3%
5 to 9	2,528	2,469	2,572	2,592	2,563	35	1%
10 to 14	2,649	2,764	2,700	2,882	2,878	229	9%
15 to 17	1,378	1,564	1,431	1,559	1,555	177	13%
18 to 19	1,030	896	803	781	779	-251	-24%
20 to 24	2,205	2,259	2,269	2,245	2,337	132	6%
25 to 29	1,263	1,709	1,749	1,620	1,732	469	37%
30 to 34	1,197	1,353	1,276	1,403	1,373	176	15%
35 to 39	2,226	1,777	2,157	2,200	2,090	-136	-6%
40 to 44	2,926	2,345	2,647	2,627	2,825	-101	-3%
45 to 49	3,231	2,728	2,252	2,853	2,979	-252	-8%
50 to 54	3,206	3,006	2,508	2,946	2,936	-270	-8%
55 to 59	2,997	3,688	2,939	2,451	3,181	184	6%
60 to 61	1,079	1,465	1,292	1,036	1,342	263	24%
62 to 64	1,184	2,010	1,708	1,531	1,600	416	35%
65 to 69	1,357	2,572	2,862	2,422	2,080	723	53%
70 to 74	998	1,916	2,499	2,156	1,877	879	88%
75 to 79	939	1,186	1,980	2,292	1,917	978	104%
80 to 84	731	795	1,364	1,875	1,704	973	133%
85 and over	701	979	1,187	1,956	2,542	1,841	263%
Median Age	41.7	45.2	45.0	45.5	45.9	4.2	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**36,744**	**40,444**	**41,210**	**42,439**	**43,298**	**6,554**	**18%**
Hispanic	2,968	3,713	3,852	4,102	4,234	1,266	43%
Non-Hispanic	33,776	36,731	37,358	38,337	39,064	5,288	16%
White	30,164	32,736	33,215	34,028	34,659	4,495	15%
Black	372	416	391	359	327	-45	-12%
American Indian	63	61	45	33	26	-37	-59%
Asian	2,095	2,462	2,624	2,803	2,929	834	40%
Hawaiian / Pacific Islander	54	52	51	46	46	-8	-15%
Other	28	22	21	18	19	-9	-32%
Two or More Races	1,000	982	1,011	1,050	1,058	58	6%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast   Adopted October 2011
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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**4,309**	**6,147**	**6,358**	**7,713**	**7,821**	**3,512**	**82%**
Civilian Jobs	4,309	6,147	6,358	7,713	7,821	3,512	82%
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	**7,390**	**7,390**	**7,390**	**7,390**	**7,390**	**0**	**0%**
Developed Acres	**6,863**	**7,240**	**7,295**	**7,362**	**7,375**	**512**	**7%**
Low Density Single Family	0	0	0	3	4	4	--
Single Family	2,446	2,649	2,687	2,698	2,700	254	10%
Multiple Family	293	318	318	326	329	36	12%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	17	17	--
Industrial	68	149	149	181	181	113	166%
Commercial/Services	452	515	521	522	513	62	14%
Office	5	5	5	5	3	-2	-39%
Schools	144	149	158	171	179	35	24%
Roads and Freeways	1,128	1,128	1,128	1,128	1,128	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	2,328	2,328	2,329	2,328	2,322	-6	0%
Vacant Developable Acres	**527**	**150**	**95**	**28**	**15**	**-512**	**-97%**
Low Density Single Family	4	4	4	1	0	-4	-100%
Single Family	255	52	13	2	1	-254	-100%
Multiple Family	36	11	11	3	0	-36	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	120	38	38	7	7	-113	-94%
Commercial/Services	70	7	1	0	0	-70	-100%
Office	0	0	0	0	0	0	0%
Schools	37	32	23	10	2	-35	-94%
Parks and Other	1	1	0	0	0	-1	-100%
Future Roads and Freeways	5	5	5	5	5	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**6.4**	**7.5**	**7.6**	**8.8**	**8.8**	**2.4**	**37%**
Residential Density[4]	**5.6**	**5.5**	**5.5**	**5.5**	**5.5**	**-0.1**	**-1%**

GROWTH TRENDS IN JOBS
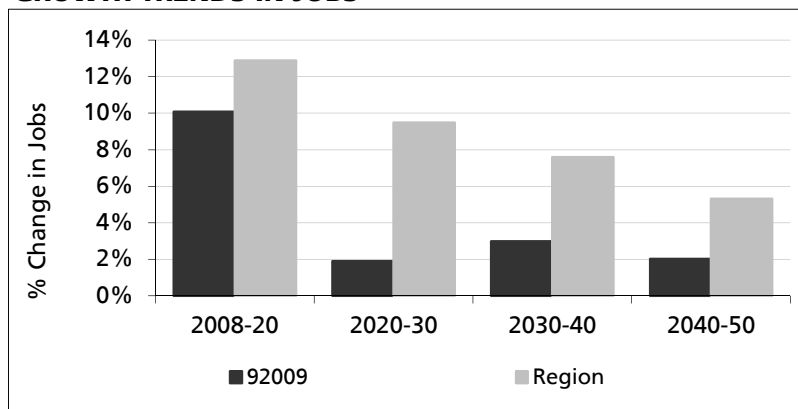
Notes:

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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