

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**ZIP Code 92071**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>55,728</b>	<b>64,283</b>	<b>69,518</b>	<b>72,224</b>	<b>72,243</b>	<b>16,515</b>	<b>30%</b>
Household Population	54,685	63,170	68,279	70,838	70,759	16,074	29%
Group Quarters Population	1,043	1,113	1,239	1,386	1,484	441	42%
Civilian	1,043	1,113	1,239	1,386	1,484	441	42%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>19,474</b>	<b>22,181</b>	<b>23,642</b>	<b>24,293</b>	<b>24,295</b>	<b>4,821</b>	<b>25%</b>
Single Family	12,362	14,203	14,960	14,930	14,929	2,567	21%
Multiple Family	4,743	5,665	6,376	7,095	7,095	2,352	50%
Mobile Homes	2,369	2,313	2,306	2,268	2,271	-98	-4%
<b>Occupied Housing Units</b>	<b>19,020</b>	<b>21,743</b>	<b>23,230</b>	<b>23,877</b>	<b>23,899</b>	<b>4,879</b>	<b>26%</b>
Single Family	12,121	13,984	14,762	14,735	14,745	2,624	22%
Multiple Family	4,612	5,517	6,229	6,938	6,943	2,331	51%
Mobile Homes	2,287	2,242	2,239	2,204	2,211	-76	-3%
<b>Vacancy Rate</b>	<b>2.3%</b>	<b>2.0%</b>	<b>1.7%</b>	<b>1.7%</b>	<b>1.6%</b>	<b>-0.7</b>	<b>-30%</b>
Single Family	1.9%	1.5%	1.3%	1.3%	1.2%	-0.7	-37%
Multiple Family	2.8%	2.6%	2.3%	2.2%	2.1%	-0.7	-25%
Mobile Homes	3.5%	3.1%	2.9%	2.8%	0.0%	-3.5	-100%
<b>Persons per Household</b>	<b>2.88</b>	<b>2.91</b>	<b>2.94</b>	<b>2.97</b>	<b>2.96</b>	<b>0.08</b>	<b>3%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	1,411	1,193	978	823	685	-726	-51%
\$15,000-\$29,999	2,723	2,196	1,844	1,572	1,322	-1,401	-51%
\$30,000-\$44,999	3,033	3,171	2,845	2,535	2,211	-822	-27%
\$45,000-\$59,999	3,171	3,482	3,355	3,137	2,846	-325	-10%
\$60,000-\$74,999	3,031	3,212	3,333	3,277	3,107	76	3%
\$75,000-\$99,999	3,144	4,024	4,580	4,802	4,802	1,658	53%
\$100,000-\$124,999	1,462	2,358	3,009	3,416	3,655	2,193	150%
\$125,000-\$149,999	479	1,193	1,705	2,089	2,388	1,909	399%
\$150,000-\$199,999	377	762	1,266	1,719	2,148	1,771	470%
\$200,000 or more	189	152	315	507	735	546	289%
Total Households	19,020	21,743	23,230	23,877	23,899	4,879	26%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$56,083	\$63,874	\$71,670	\$78,095	\$84,259	\$28,176	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.

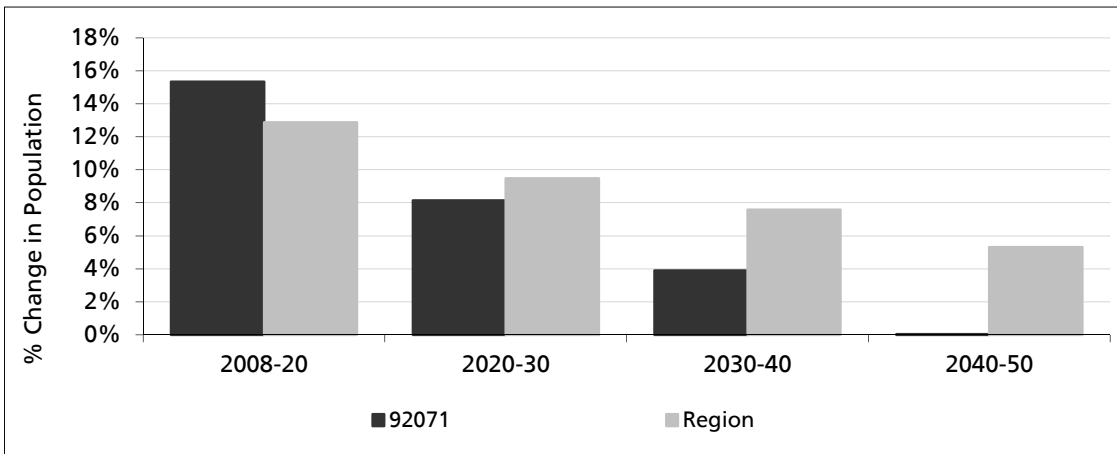
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>55,728</b>	<b>64,283</b>	<b>69,518</b>	<b>72,224</b>	<b>72,243</b>	<b>16,515</b>	<b>30%</b>
Under 5	3,368	3,611	3,900	3,867	3,685	317	9%
5 to 9	3,518	3,764	4,093	4,206	4,103	585	17%
10 to 14	3,762	4,321	4,515	4,735	4,582	820	22%
15 to 17	2,571	2,669	2,554	2,782	2,822	251	10%
18 to 19	1,818	1,776	1,637	1,646	1,633	-185	-10%
20 to 24	4,518	4,768	5,223	5,141	5,179	661	15%
25 to 29	3,528	4,850	5,102	4,973	5,199	1,671	47%
30 to 34	2,849	3,481	3,567	3,859	3,679	830	29%
35 to 39	3,642	3,274	4,287	4,404	4,162	520	14%
40 to 44	4,292	4,020	4,679	4,687	4,972	680	16%
45 to 49	5,036	4,613	4,053	5,129	5,236	200	4%
50 to 54	4,532	4,530	4,061	4,677	4,543	11	0%
55 to 59	3,606	4,637	4,160	3,599	4,396	790	22%
60 to 61	1,308	1,822	1,719	1,490	1,835	527	40%
62 to 64	1,417	2,482	2,302	2,132	2,207	790	56%
65 to 69	1,693	3,330	3,966	3,433	2,893	1,200	71%
70 to 74	1,350	2,706	3,711	3,341	2,976	1,626	120%
75 to 79	1,087	1,463	2,643	3,017	2,566	1,479	136%
80 to 84	946	998	1,914	2,584	2,332	1,386	147%
85 and over	887	1,168	1,432	2,522	3,243	2,356	266%
Median Age	37.7	39.4	39.9	40.5	41.1	3.4	9%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>55,728</b>	<b>64,283</b>	<b>69,518</b>	<b>72,224</b>	<b>72,243</b>	<b>16,515</b>	<b>30%</b>
Hispanic	7,567	9,929	11,388	12,472	12,935	5,368	71%
Non-Hispanic	48,161	54,354	58,130	59,752	59,308	11,147	23%
White	43,086	48,153	50,973	51,971	51,201	8,115	19%
Black	996	1,347	1,735	1,899	2,034	1,038	104%
American Indian	304	294	199	160	134	-170	-56%
Asian	1,591	2,154	2,605	2,975	3,204	1,613	101%
Hawaiian / Pacific Islander	210	223	221	241	231	21	10%
Other	101	105	111	111	117	16	16%
Two or More Races	1,873	2,078	2,286	2,395	2,387	514	27%

## GROWTH TRENDS IN TOTAL POPULATION



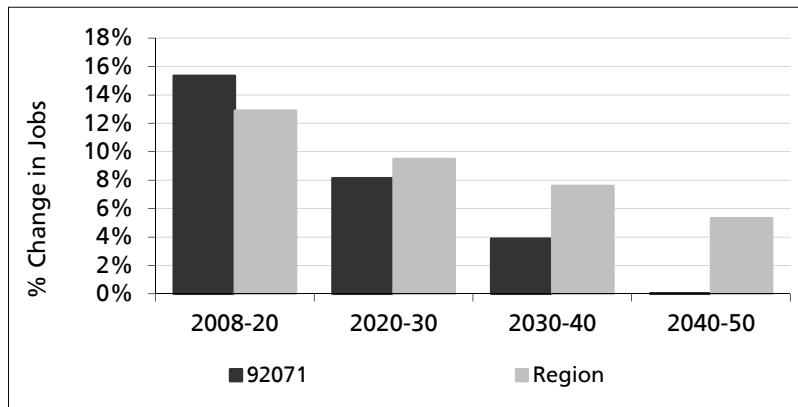
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>15,197</b>	<b>16,871</b>	<b>19,299</b>	<b>22,528</b>	<b>27,056</b>	<b>11,859</b>	<b>78%</b>
Civilian Jobs	15,197	16,871	19,299	22,528	27,056	11,859	78%
Military Jobs	0	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>13,518</b>	<b>13,518</b>	<b>13,518</b>	<b>13,518</b>	<b>13,518</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>10,522</b>	<b>11,719</b>	<b>12,890</b>	<b>12,967</b>	<b>13,032</b>	<b>2,510</b>	<b>24%</b>
Low Density Single Family	49	229	724	725	724	675	1375%
Single Family	2,181	3,074	3,592	3,581	3,579	1,397	64%
Multiple Family	244	300	338	364	364	120	49%
Mobile Homes	302	301	301	301	301	-1	0%
Other Residential	19	19	19	20	42	23	123%
Mixed Use	0	0	61	61	61	61	--
Industrial	416	417	439	455	469	54	13%
Commercial/Services	560	594	617	640	647	87	15%
Office	29	39	52	72	95	66	231%
Schools	231	231	232	233	235	4	2%
Roads and Freeways	1,217	1,241	1,241	1,241	1,241	24	2%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	5,275	5,275	5,275	5,275	5,275	0	0%
<b>Vacant Developable Acres</b>	<b>2,892</b>	<b>1,696</b>	<b>525</b>	<b>448</b>	<b>383</b>	<b>-2,510</b>	<b>-87%</b>
Low Density Single Family	928	748	253	252	252	-676	-73%
Single Family	1,473	564	29	27	26	-1,447	-98%
Multiple Family	101	56	25	0	0	-101	-100%
Mixed Use	61	61	0	0	0	-61	-100%
Industrial	44	39	28	19	4	-39	-90%
Commercial/Services	118	70	46	26	2	-116	-98%
Office	67	56	43	25	2	-65	-97%
Schools	4	4	3	2	0	-4	-96%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	97	97	97	97	97	0	0%
<b>Constrained Acres</b>	<b>103</b>	<b>103</b>	<b>103</b>	<b>103</b>	<b>103</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>12.3</b>	<b>13.2</b>	<b>14.1</b>	<b>15.8</b>	<b>18.3</b>	<b>6.0</b>	<b>49%</b>
<b>Residential Density<sup>4</sup></b>	<b>7.0</b>	<b>5.7</b>	<b>4.7</b>	<b>4.8</b>	<b>4.8</b>	<b>-2.1</b>	<b>-31%</b>

## 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).