

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**ZIP Code 92122**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>45,940</b>	<b>51,636</b>	<b>52,251</b>	<b>57,475</b>	<b>60,319</b>	<b>14,379</b>	<b>31%</b>
Household Population	45,909	51,592	52,189	57,388	60,205	14,296	31%
Group Quarters Population	31	44	62	87	114	83	268%
Civilian	31	44	62	87	114	83	268%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>20,859</b>	<b>22,856</b>	<b>22,856</b>	<b>24,669</b>	<b>25,496</b>	<b>4,637</b>	<b>22%</b>
Single Family	4,989	5,021	5,021	5,058	5,147	158	3%
Multiple Family	15,870	17,835	17,835	19,611	20,349	4,479	28%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>19,372</b>	<b>21,576</b>	<b>21,710</b>	<b>23,502</b>	<b>24,303</b>	<b>4,931</b>	<b>25%</b>
Single Family	4,737	4,816	4,841	4,882	4,976	239	5%
Multiple Family	14,635	16,760	16,869	18,620	19,327	4,692	32%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>7.1%</b>	<b>5.6%</b>	<b>5.0%</b>	<b>4.7%</b>	<b>4.7%</b>	<b>-2.4</b>	<b>-34%</b>
Single Family	5.1%	4.1%	3.6%	3.5%	3.3%	-1.8	-35%
Multiple Family	7.8%	6.0%	5.4%	5.1%	5.0%	-2.8	-36%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.37</b>	<b>2.39</b>	<b>2.40</b>	<b>2.44</b>	<b>2.48</b>	<b>0.11</b>	<b>5%</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	2,600	2,341	1,962	1,801	1,668	-932	-36%
\$15,000-\$29,999	2,516	2,453	2,117	1,982	1,863	-653	-26%
\$30,000-\$44,999	2,774	2,760	2,484	2,400	2,316	-458	-17%
\$45,000-\$59,999	2,474	2,635	2,476	2,481	2,459	-15	-1%
\$60,000-\$74,999	2,136	2,334	2,296	2,390	2,425	289	14%
\$75,000-\$99,999	2,559	3,157	3,293	3,585	3,726	1,167	46%
\$100,000-\$124,999	1,629	2,159	2,393	2,747	2,924	1,295	79%
\$125,000-\$149,999	968	1,432	1,680	2,027	2,230	1,262	130%
\$150,000-\$199,999	916	1,450	1,797	2,298	2,568	1,652	180%
\$200,000 or more	800	855	1,212	1,791	2,124	1,324	166%
Total Households	19,372	21,576	21,710	23,502	24,303	4,931	25%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$55,889	\$63,850	\$71,864	\$79,861	\$84,531	\$28,642	51%

**\*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.

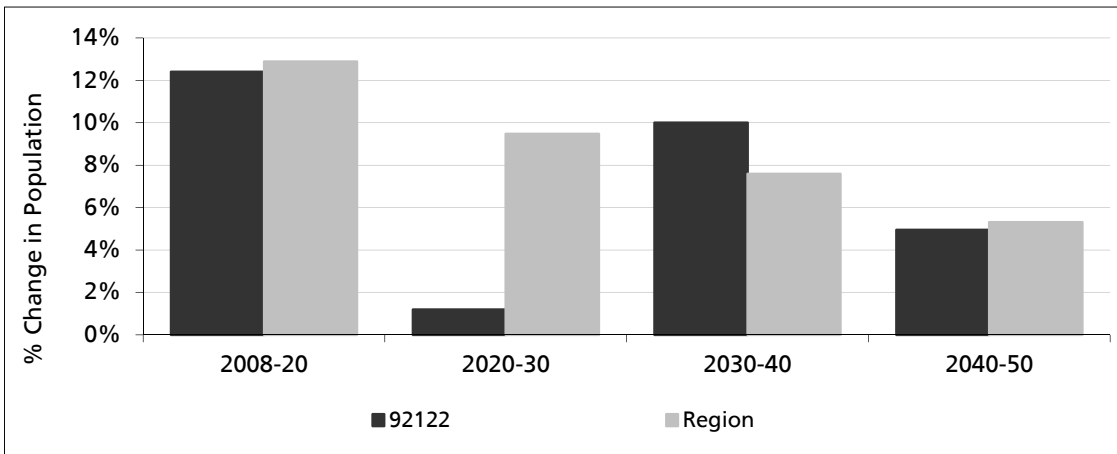
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>45,940</b>	<b>51,636</b>	<b>52,251</b>	<b>57,475</b>	<b>60,319</b>	<b>14,379</b>	<b>31%</b>
Under 5	2,436	2,479	2,384	2,643	2,666	230	9%
5 to 9	2,350	2,589	2,590	2,810	2,902	552	23%
10 to 14	1,758	2,060	1,932	2,093	2,200	442	25%
15 to 17	1,022	1,079	1,062	1,134	1,202	180	18%
18 to 19	675	608	581	590	632	-43	-6%
20 to 24	1,430	1,417	1,509	1,502	1,571	141	10%
25 to 29	5,245	6,228	6,283	6,920	7,262	2,017	38%
30 to 34	5,381	6,082	5,699	6,829	6,786	1,405	26%
35 to 39	5,030	4,565	5,082	5,624	5,729	699	14%
40 to 44	4,083	3,809	4,044	4,105	4,854	771	19%
45 to 49	3,238	2,855	2,468	3,047	3,262	24	1%
50 to 54	2,585	2,462	2,144	2,525	2,594	9	0%
55 to 59	2,360	2,948	2,442	2,348	2,937	577	24%
60 to 61	1,008	1,326	1,108	1,041	1,368	360	36%
62 to 64	1,220	2,005	1,715	1,691	1,836	616	50%
65 to 69	1,720	3,133	3,360	3,096	2,912	1,192	69%
70 to 74	1,346	2,447	2,898	2,624	2,425	1,079	80%
75 to 79	1,092	1,390	2,093	2,457	2,167	1,075	98%
80 to 84	940	913	1,481	2,031	1,910	970	103%
85 and over	1,021	1,241	1,376	2,365	3,104	2,083	204%
Median Age	37.7	38.6	39.0	38.7	39.3	1.6	4%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>45,940</b>	<b>51,636</b>	<b>52,251</b>	<b>57,475</b>	<b>60,319</b>	<b>14,379</b>	<b>31%</b>
Hispanic	4,079	5,237	5,760	6,886	7,726	3,647	89%
Non-Hispanic	41,861	46,399	46,491	50,589	52,593	10,732	26%
White	28,962	29,697	27,815	28,185	27,263	-1,699	-6%
Black	800	858	808	781	728	-72	-9%
American Indian	155	411	516	589	628	473	305%
Asian	10,037	12,581	13,812	16,495	18,620	8,583	86%
Hawaiian / Pacific Islander	93	421	604	801	965	872	938%
Other	218	311	377	452	490	272	125%
Two or More Races	1,596	2,120	2,559	3,286	3,899	2,303	144%

## GROWTH TRENDS IN TOTAL POPULATION



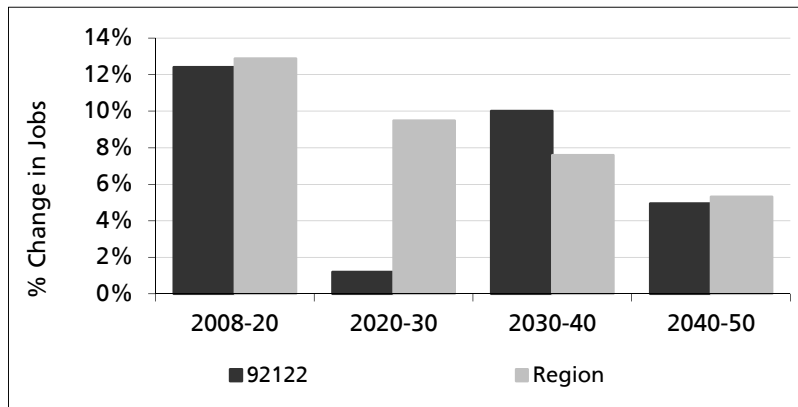
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>15,762</b>	<b>17,613</b>	<b>19,218</b>	<b>19,706</b>	<b>20,283</b>	<b>4,521</b>	<b>29%</b>
Civilian Jobs	15,762	17,613	19,218	19,706	20,283	4,521	29%
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>3,425</b>	<b>3,425</b>	<b>3,425</b>	<b>3,425</b>	<b>3,425</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>3,330</b>	<b>3,360</b>	<b>3,384</b>	<b>3,390</b>	<b>3,413</b>	<b>83</b>	<b>2%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	989	993	993	993	993	4	0%
Multiple Family	538	545	545	545	545	7	1%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	6	6	6	6	6	0	0%
Mixed Use	0	68	68	68	68	68	--
Industrial	17	34	53	53	53	36	208%
Commercial/Services	163	96	99	105	110	-54	-33%
Office	81	82	84	84	84	3	4%
Schools	131	131	131	131	131	0	0%
Roads and Freeways	810	810	810	810	810	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	595	595	595	595	613	18	3%
<b>Vacant Developable Acres</b>	<b>95</b>	<b>65</b>	<b>40</b>	<b>35</b>	<b>12</b>	<b>-83</b>	<b>-87%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4	0	0	0	0	-4	-100%
Multiple Family	6	0	0	0	0	-6	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	36	19	0	0	0	-36	-100%
Commercial/Services	16	14	10	5	0	-16	-100%
Office	3	2	0	0	0	-3	-100%
Schools	0	0	0	0	0	0	0%
Parks and Other	30	30	30	30	12	-18	-59%
Future Roads and Freeways	0	0	0	0	0	0	0%
<b>Constrained Acres</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>40.2</b>	<b>46.7</b>	<b>47.9</b>	<b>48.4</b>	<b>49.3</b>	<b>9.1</b>	<b>23%</b>
<b>Residential Density<sup>4</sup></b>	<b>13.6</b>	<b>14.5</b>	<b>14.5</b>	<b>15.6</b>	<b>16.2</b>	<b>2.5</b>	<b>19%</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).