2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92008

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**27,907**	**31,199**	**34,085**	**35,372**	**35,798**	**7,891**	**28%**
Household Population	27,485	30,750	33,544	*34,716*	*35,045*	7,560	28%
Group Quarters Population	422	449	541	*656*	*753*	331	78%
Civilian	422	449	541	*656*	*753*	331	78%
Military	0	0	0	*0*	*0*	0	0%
Total Housing Units	**12,227**	**13,382**	**14,326**	**14,543**	**14,554**	**2,327**	**19%**
Single Family	6,456	6,639	7,052	*7,121*	*7,132*	676	10%
Multiple Family	5,615	6,606	7,142	*7,290*	*7,290*	1,675	30%
Mobile Homes	156	137	132	*132*	*132*	-24	-15%
Occupied Housing Units	**10,879**	**12,105**	**13,132**	**13,374**	**13,414**	**2,535**	**23%**
Single Family	5,815	5,995	6,460	*6,549*	*6,574*	759	13%
Multiple Family	4,923	6,007	6,566	*6,717*	*6,731*	1,808	37%
Mobile Homes	141	103	106	*108*	*109*	-32	-23%
Vacancy Rate	**11.0%**	**9.5%**	**8.3%**	**8.0%**	**7.8%**	**-3.2**	**-29%**
Single Family	9.9%	9.7%	8.4%	*8.0%*	*7.8%*	-2.1	-21%
Multiple Family	12.3%	9.1%	8.1%	*7.9%*	*7.7%*	-4.6	-37%
Mobile Homes	9.6%	24.8%	19.7%	*18.2%*	*0.0%*	-9.6	-100%
Persons per Household	**2.53**	**2.54**	**2.55**	**2.60**	**2.61**	**0.08**	**3%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

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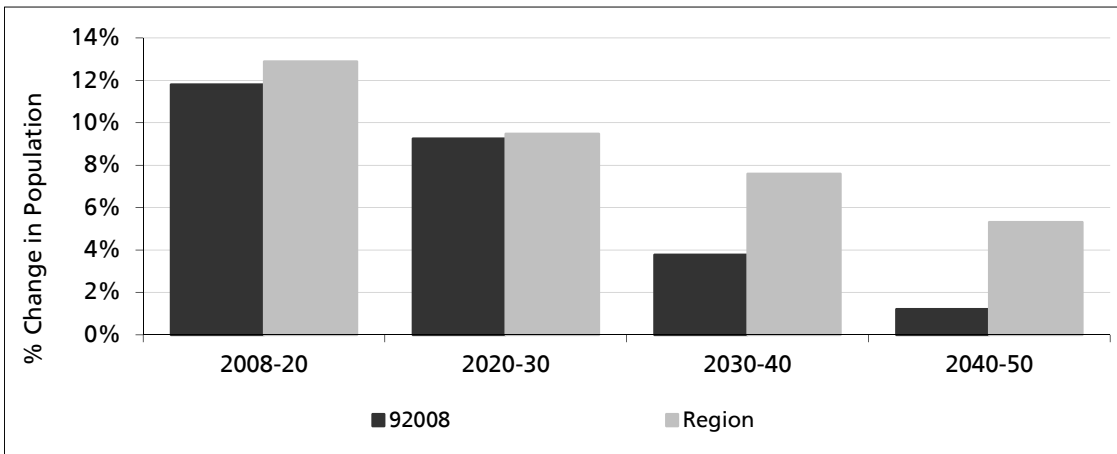
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**27,907**	**31,199**	**34,085**	**35,372**	**35,798**	**7,891**	**28%**
Under 5	1,693	1,704	1,813	1,821	1,783	90	5%
5 to 9	1,321	1,466	1,527	1,531	1,512	191	14%
10 to 14	1,468	1,696	1,644	1,646	1,623	155	11%
15 to 17	1,044	1,011	1,001	1,023	1,045	1	0%
18 to 19	716	651	674	666	653	-63	-9%
20 to 24	1,914	1,837	2,120	2,062	2,121	207	11%
25 to 29	1,790	2,216	2,294	2,256	2,315	525	29%
30 to 34	2,337	2,619	2,546	2,830	2,768	431	18%
35 to 39	2,312	2,065	2,512	2,558	2,508	196	8%
40 to 44	1,903	1,764	1,957	1,870	2,133	230	12%
45 to 49	2,046	1,876	1,693	2,035	2,090	44	2%
50 to 54	2,035	1,971	1,855	2,048	2,001	-34	-2%
55 to 59	1,871	2,321	2,052	1,754	2,237	366	20%
60 to 61	645	818	720	601	768	123	19%
62 to 64	669	1,104	1,002	889	935	266	40%
65 to 69	907	1,692	1,998	1,693	1,436	529	58%
70 to 74	846	1,581	2,173	1,983	1,788	942	111%
75 to 79	848	1,123	1,921	2,209	1,868	1,020	120%
80 to 84	707	712	1,365	1,820	1,585	878	124%
85 and over	835	972	1,218	2,077	2,629	1,794	215%
Median Age	38.6	40.9	42.3	43.5	43.7	5.1	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**27,907**	**31,199**	**34,085**	**35,372**	**35,798**	**7,891**	**28%**
Hispanic	6,880	8,523	9,481	10,037	10,255	3,375	49%
Non-Hispanic	21,027	22,676	24,604	25,335	25,543	4,516	21%
White	18,973	20,443	22,179	22,817	23,010	4,037	21%
Black	202	203	203	187	164	-38	-19%
American Indian	124	101	79	61	54	-70	-56%
Asian	935	1,089	1,239	1,344	1,398	463	50%
Hawaiian / Pacific Islander	70	77	74	73	74	4	6%
Other	65	49	47	46	42	-23	-35%
Two or More Races	658	714	783	807	801	143	22%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**35,850**	**37,022**	**38,262**	**40,826**	**43,339**	**7,489**	**21%**
Civilian Jobs	35,850	37,022	38,262	40,826	43,339	7,489	21%
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	**6,929**	**6,929**	**6,929**	**6,929**	**6,929**	**0**	**0%**
Developed Acres	**6,663**	**6,724**	**6,818**	**6,863**	**6,899**	**236**	**4%**
Low Density Single Family	14	6	6	6	6	-8	-57%
Single Family	1,413	1,434	1,538	1,553	1,554	141	10%
Multiple Family	259	278	282	285	285	26	10%
Mobile Homes	19	19	18	18	18	-1	-5%
Other Residential	10	10	10	10	10	0	0%
Mixed Use	0	64	114	139	139	139	--
Industrial	840	843	843	858	892	51	6%
Commercial/Services	881	845	814	836	860	-21	-2%
Office	218	217	220	220	220	2	1%
Schools	107	107	108	108	108	1	1%
Roads and Freeways	1,113	1,114	1,114	1,114	1,114	2	0%
Agricultural and Extractive[2]	149	147	110	76	54	-96	-64%
Parks and Military Use	1,639	1,640	1,640	1,640	1,640	0	0%
Vacant Developable Acres	**262**	**201**	**107**	**62**	**26**	**-236**	**-90%**
Low Density Single Family	6	0	0	0	0	-6	-100%
Single Family	109	86	11	2	1	-107	-99%
Multiple Family	10	4	2	0	0	-10	-100%
Mixed Use	6	0	0	0	0	-6	-100%
Industrial	56	51	51	37	3	-53	-95%
Commercial/Services	62	54	39	20	18	-44	-70%
Office	10	3	3	3	3	-7	-73%
Schools	2	2	0	0	0	-2	-100%
Parks and Other	0	0	0	0	0	0	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**4**	**4**	**4**	**4**	**4**	**0**	**0%**
Employment Density[3]	**17.5**	**18.1**	**18.7**	**19.5**	**20.2**	**2.6**	**15%**
Residential Density[4]	**7.1**	**7.5**	**7.5**	**7.5**	**7.5**	**0.4**	**5%**

GROWTH TRENDS IN JOBS
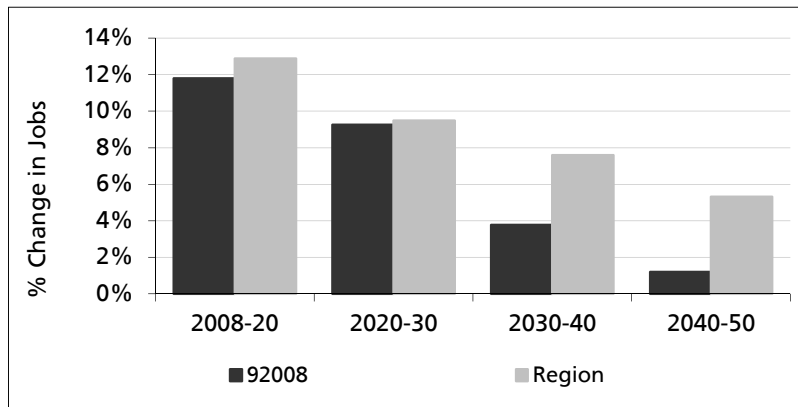
Notes:

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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