

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**ZIP Code 92020**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>57,562</b>	<b>67,893</b>	<b>85,874</b>	<b>99,362</b>	<b>99,414</b>	<b>41,852</b>	<b>73%</b>
Household Population	56,207	66,358	83,980	97,027	96,772	40,565	72%
Group Quarters Population	1,355	1,535	1,894	2,335	2,642	1,287	95%
Civilian	1,355	1,535	1,894	2,335	2,642	1,287	95%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>21,125</b>	<b>24,387</b>	<b>30,334</b>	<b>34,623</b>	<b>34,565</b>	<b>13,440</b>	<b>64%</b>
Single Family	9,600	10,035	9,815	9,574	9,551	-49	-1%
Multiple Family	10,856	13,738	19,972	24,529	24,506	13,650	126%
Mobile Homes	669	614	547	520	508	-161	-24%
<b>Occupied Housing Units</b>	<b>20,194</b>	<b>23,498</b>	<b>29,407</b>	<b>33,625</b>	<b>33,594</b>	<b>13,400</b>	<b>66%</b>
Single Family	9,176	9,645	9,480	9,257	9,247	71	1%
Multiple Family	10,376	13,265	19,396	23,862	23,853	13,477	130%
Mobile Homes	642	588	531	506	494	-148	-23%
<b>Vacancy Rate</b>	<b>4.4%</b>	<b>3.6%</b>	<b>3.1%</b>	<b>2.9%</b>	<b>2.8%</b>	<b>-1.6</b>	<b>-36%</b>
Single Family	4.4%	3.9%	3.4%	3.3%	3.2%	-1.2	-27%
Multiple Family	4.4%	3.4%	2.9%	2.7%	2.7%	-1.7	-39%
Mobile Homes	4.0%	4.2%	2.9%	2.7%	0.0%	-4.0	-100%
<b>Persons per Household</b>	<b>2.78</b>	<b>2.82</b>	<b>2.86</b>	<b>2.89</b>	<b>2.88</b>	<b>0.10</b>	<b>4%</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	3,104	2,766	2,614	2,365	2,033	-1,071	-35%
\$15,000-\$29,999	4,436	4,360	4,480	4,316	3,877	-559	-13%
\$30,000-\$44,999	4,129	4,249	4,862	5,035	4,735	606	15%
\$45,000-\$59,999	2,785	3,408	4,288	4,769	4,652	1,867	67%
\$60,000-\$74,999	1,896	2,533	3,440	4,048	4,045	2,149	113%
\$75,000-\$99,999	1,635	2,792	4,097	5,155	5,312	3,677	225%
\$100,000-\$124,999	1,049	1,570	2,431	3,267	3,594	2,545	243%
\$125,000-\$149,999	414	832	1,388	1,912	2,130	1,716	414%
\$150,000-\$199,999	393	683	1,237	1,833	2,151	1,758	447%
\$200,000 or more	353	305	570	925	1,065	712	202%
Total Households	20,194	23,498	29,407	33,625	33,594	13,400	66%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$39,289	\$46,646	\$54,611	\$61,214	\$65,562	\$26,273	67%

**\*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.

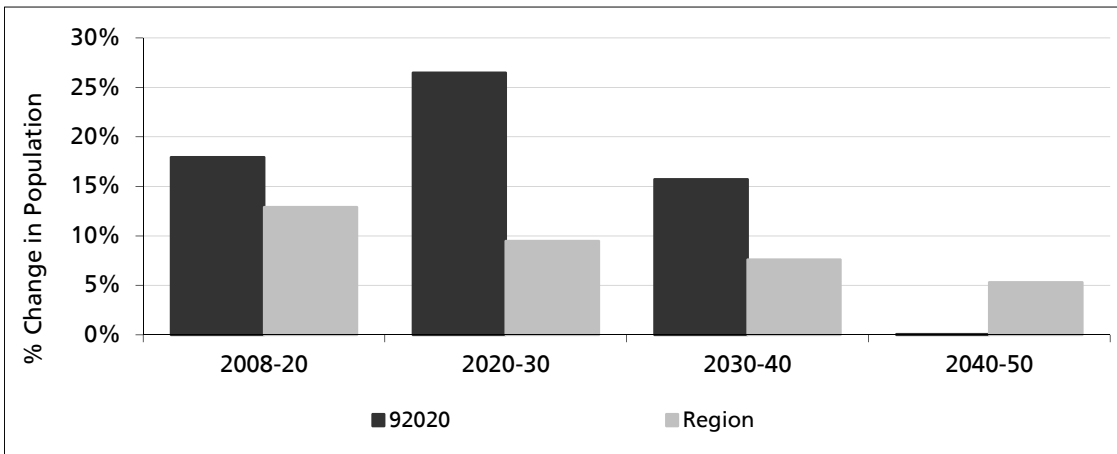
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>57,562</b>	<b>67,893</b>	<b>85,874</b>	<b>99,362</b>	<b>99,414</b>	<b>41,852</b>	<b>73%</b>
Under 5	4,445	4,961	6,302	7,203	7,000	2,555	57%
5 to 9	4,425	5,129	6,468	7,443	7,239	2,814	64%
10 to 14	4,407	5,191	6,193	7,203	7,218	2,811	64%
15 to 17	2,655	2,898	3,434	4,026	4,034	1,379	52%
18 to 19	1,660	1,737	2,064	2,395	2,411	751	45%
20 to 24	3,617	4,049	5,456	5,950	5,961	2,344	65%
25 to 29	4,146	5,679	6,832	7,536	7,577	3,431	83%
30 to 34	4,694	5,378	6,443	8,098	7,926	3,232	69%
35 to 39	4,214	4,030	6,030	6,847	6,911	2,697	64%
40 to 44	4,098	4,162	5,545	6,117	6,806	2,708	66%
45 to 49	3,970	4,002	4,381	5,985	5,958	1,988	50%
50 to 54	3,527	3,702	4,147	5,076	4,806	1,279	36%
55 to 59	2,831	3,846	4,216	4,213	5,059	2,228	79%
60 to 61	1,081	1,493	1,614	1,640	1,941	860	80%
62 to 64	1,203	2,069	2,266	2,441	2,428	1,225	102%
65 to 69	1,668	3,125	4,184	4,272	3,847	2,179	131%
70 to 74	1,415	2,535	3,718	3,712	3,472	2,057	145%
75 to 79	1,274	1,633	2,913	3,602	3,118	1,844	145%
80 to 84	1,110	1,067	2,088	2,914	2,603	1,493	135%
85 and over	1,122	1,207	1,580	2,689	3,099	1,977	176%
Median Age	33.6	34.0	34.8	34.9	35.2	1.6	5%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>57,562</b>	<b>67,893</b>	<b>85,874</b>	<b>99,362</b>	<b>99,414</b>	<b>41,852</b>	<b>73%</b>
Hispanic	14,678	21,216	31,078	41,032	45,308	30,630	209%
Non-Hispanic	42,884	46,677	54,796	58,330	54,106	11,222	26%
White	34,157	35,017	38,179	37,328	31,298	-2,859	-8%
Black	3,453	4,870	7,239	9,392	10,410	6,957	201%
American Indian	337	373	379	395	350	13	4%
Asian	1,799	2,742	4,173	5,473	6,170	4,371	243%
Hawaiian / Pacific Islander	190	302	420	529	550	360	189%
Other	195	227	281	320	348	153	78%
Two or More Races	2,753	3,146	4,125	4,893	4,980	2,227	81%

## GROWTH TRENDS IN TOTAL POPULATION



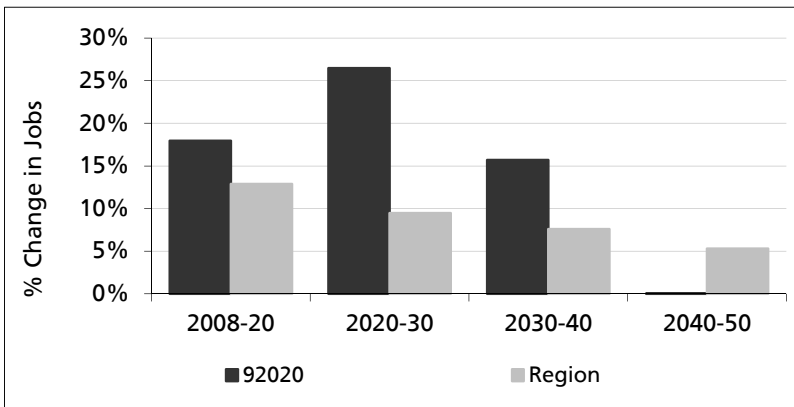
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>32,266</b>	<b>35,051</b>	<b>39,733</b>	<b>44,363</b>	<b>47,494</b>	<b>15,228</b>	<b>47%</b>
Civilian Jobs	32,266	35,051	39,733	44,363	47,494	15,228	47%
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>7,511</b>	<b>7,511</b>	<b>7,511</b>	<b>7,511</b>	<b>7,511</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>7,186</b>	<b>7,322</b>	<b>7,407</b>	<b>7,451</b>	<b>7,470</b>	<b>285</b>	<b>4%</b>
Low Density Single Family	22	32	32	32	32	10	43%
Single Family	3,036	3,089	3,102	3,068	3,061	25	1%
Multiple Family	423	430	477	524	526	103	24%
Mobile Homes	52	50	45	45	45	-6	-12%
Other Residential	25	25	25	25	25	0	-2%
Mixed Use	0	31	89	135	135	135	--
Industrial	1,029	1,057	1,069	1,093	1,111	83	8%
Commercial/Services	479	461	416	367	368	-111	-23%
Office	47	56	64	74	76	29	61%
Schools	249	250	254	255	255	6	3%
Roads and Freeways	1,380	1,397	1,397	1,397	1,397	16	1%
Agricultural and Extractive <sup>2</sup>	33	33	26	26	26	-7	-21%
Parks and Military Use	410	410	411	411	414	3	1%
<b>Vacant Developable Acres</b>	<b>289</b>	<b>152</b>	<b>67</b>	<b>23</b>	<b>4</b>	<b>-285</b>	<b>-99%</b>
Low Density Single Family	16	0	0	0	0	-16	-99%
Single Family	114	48	3	3	3	-111	-97%
Multiple Family	8	7	4	0	0	-8	-100%
Mixed Use	3	3	1	0	0	-3	-100%
Industrial	130	83	55	18	0	-130	-100%
Commercial/Services	9	4	1	1	0	-9	-100%
Office	1	1	1	0	0	-1	-100%
Schools	6	5	2	0	0	-6	-100%
Parks and Other	1	1	0	0	0	-1	-100%
Future Roads and Freeways	1	1	1	1	1	0	0%
<b>Constrained Acres</b>	<b>37</b>	<b>37</b>	<b>37</b>	<b>37</b>	<b>37</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>17.9</b>	<b>19.0</b>	<b>21.5</b>	<b>23.9</b>	<b>25.3</b>	<b>7.4</b>	<b>41%</b>
<b>Residential Density<sup>4</sup></b>	<b>5.9</b>	<b>6.7</b>	<b>8.1</b>	<b>9.2</b>	<b>9.2</b>	<b>3.3</b>	<b>55%</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).