

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**ZIP Code 92110**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>24,820</b>	<b>27,703</b>	<b>34,833</b>	<b>42,557</b>	<b>44,499</b>	<b>19,679</b>	<b>79%</b>
Household Population	22,314	25,122	32,114	39,650	41,450	19,136	86%
Group Quarters Population	2,506	2,581	2,719	2,907	3,049	543	22%
Civilian	2,506	2,581	2,719	2,907	3,049	543	22%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>11,601</b>	<b>12,687</b>	<b>15,991</b>	<b>19,537</b>	<b>20,456</b>	<b>8,855</b>	<b>76%</b>
Single Family	4,744	4,763	4,461	4,480	4,532	-212	-4%
Multiple Family	6,660	7,732	11,428	14,961	15,829	9,169	138%
Mobile Homes	197	192	102	96	95	-102	-52%
<b>Occupied Housing Units</b>	<b>10,902</b>	<b>12,064</b>	<b>15,359</b>	<b>18,813</b>	<b>19,720</b>	<b>8,818</b>	<b>81%</b>
Single Family	4,424	4,488	4,263	4,296	4,363	-61	-1%
Multiple Family	6,297	7,398	11,001	14,423	15,266	8,969	142%
Mobile Homes	181	178	95	94	91	-90	-50%
<b>Vacancy Rate</b>	<b>6.0%</b>	<b>4.9%</b>	<b>4.0%</b>	<b>3.7%</b>	<b>3.6%</b>	<b>-2.4</b>	<b>-40%</b>
Single Family	6.7%	5.8%	4.4%	4.1%	3.7%	-3.0	-45%
Multiple Family	5.5%	4.3%	3.7%	3.6%	3.6%	-1.9	-35%
Mobile Homes	8.1%	7.3%	6.9%	2.1%	0.0%	-8.1	-100%
<b>Persons per Household</b>	<b>2.05</b>	<b>2.08</b>	<b>2.09</b>	<b>2.11</b>	<b>2.10</b>	<b>0.05</b>	<b>2%</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	1,562	1,354	1,370	1,390	1,305	-257	-16%
\$15,000-\$29,999	2,239	2,079	2,345	2,535	2,443	204	9%
\$30,000-\$44,999	1,957	1,919	2,383	2,728	2,747	790	40%
\$45,000-\$59,999	1,403	1,680	2,173	2,533	2,580	1,177	84%
\$60,000-\$74,999	1,094	1,362	1,881	2,315	2,394	1,300	119%
\$75,000-\$99,999	1,239	1,658	2,271	2,943	3,168	1,929	156%
\$100,000-\$124,999	553	826	1,194	1,696	1,937	1,384	250%
\$125,000-\$149,999	345	516	693	935	1,051	706	205%
\$150,000-\$199,999	327	460	675	988	1,124	797	244%
\$200,000 or more	183	210	374	750	971	788	431%
Total Households	10,902	12,064	15,359	18,813	19,720	8,818	81%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$42,647	\$51,071	\$55,917	\$61,429	\$64,919	\$22,272	52%

**\*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.

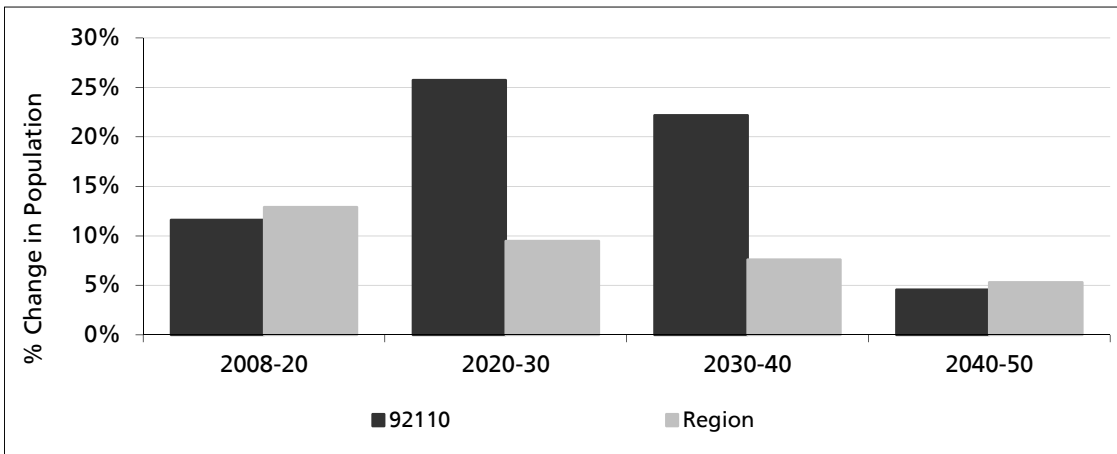
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>24,820</b>	<b>27,703</b>	<b>34,833</b>	<b>42,557</b>	<b>44,499</b>	<b>19,679</b>	<b>79%</b>
Under 5	1,584	1,604	1,971	2,252	2,289	705	45%
5 to 9	1,318	1,509	1,851	2,161	2,192	874	66%
10 to 14	971	1,078	1,249	1,453	1,552	581	60%
15 to 17	590	616	713	800	858	268	45%
18 to 19	1,579	1,719	2,062	3,106	3,165	1,586	100%
20 to 24	1,800	1,918	2,269	2,950	3,023	1,223	68%
25 to 29	1,506	1,919	2,340	2,701	2,857	1,351	90%
30 to 34	2,418	2,848	3,304	4,040	4,068	1,650	68%
35 to 39	2,188	1,923	2,762	3,250	3,352	1,164	53%
40 to 44	1,855	1,567	2,064	2,294	2,590	735	40%
45 to 49	1,657	1,423	1,487	2,034	2,177	520	31%
50 to 54	1,519	1,493	1,566	2,081	2,151	632	42%
55 to 59	1,173	1,401	1,423	1,450	1,847	674	57%
60 to 61	469	640	684	638	830	361	77%
62 to 64	628	973	1,070	1,117	1,209	581	93%
65 to 69	765	1,318	1,811	1,813	1,675	910	119%
70 to 74	773	1,425	2,136	2,303	2,162	1,389	180%
75 to 79	733	917	1,802	2,328	2,197	1,464	200%
80 to 84	629	637	1,222	1,830	1,772	1,143	182%
85 and over	665	775	1,047	1,956	2,533	1,868	281%
Median Age	36.5	36.7	38.0	37.8	38.3	1.8	5%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>24,820</b>	<b>27,703</b>	<b>34,833</b>	<b>42,557</b>	<b>44,499</b>	<b>19,679</b>	<b>79%</b>
Hispanic	4,283	5,511	7,673	9,878	11,041	6,758	158%
Non-Hispanic	20,537	22,192	27,160	32,679	33,458	12,921	63%
White	17,008	17,967	21,772	26,095	26,425	9,417	55%
Black	974	1,116	1,315	1,490	1,512	538	55%
American Indian	107	105	127	147	136	29	27%
Asian	1,424	1,884	2,517	3,185	3,514	2,090	147%
Hawaiian / Pacific Islander	76	99	119	139	148	72	95%
Other	100	81	78	79	80	-20	-20%
Two or More Races	848	940	1,232	1,544	1,643	795	94%

## GROWTH TRENDS IN TOTAL POPULATION



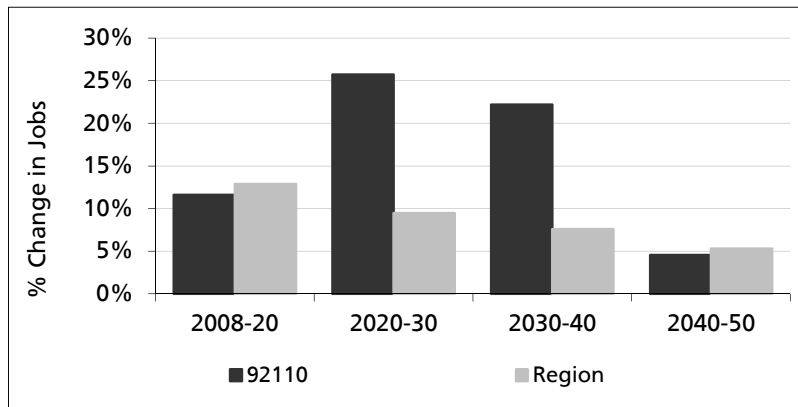
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>37,470</b>	<b>37,692</b>	<b>39,503</b>	<b>41,718</b>	<b>41,844</b>	<b>4,374</b>	<b>12%</b>
Civilian Jobs	37,359	37,581	39,392	41,607	41,733	4,374	12%
Military Jobs	111	111	111	111	111	0	0%

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

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>3,031</b>	<b>3,031</b>	<b>3,031</b>	<b>3,031</b>	<b>3,031</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>2,984</b>	<b>2,989</b>	<b>3,009</b>	<b>3,028</b>	<b>3,030</b>	<b>46</b>	<b>2%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	698	701	676	673	666	-32	-5%
Multiple Family	195	209	226	256	263	68	35%
Mobile Homes	10	10	6	6	6	-4	-45%
Other Residential	16	18	20	20	19	3	21%
Mixed Use	0	21	151	244	249	249	--
Industrial	254	246	201	193	193	-61	-24%
Commercial/Services	444	433	378	296	294	-150	-34%
Office	86	82	79	69	69	-17	-20%
Schools	127	115	112	113	113	-14	-11%
Roads and Freeways	827	827	827	827	827	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	327	327	332	332	332	5	2%
<b>Vacant Developable Acres</b>	<b>47</b>	<b>42</b>	<b>22</b>	<b>2</b>	<b>1</b>	<b>-46</b>	<b>-97%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	5	1	1	1	1	-4	-88%
Multiple Family	5	4	3	0	0	-5	-100%
Mixed Use	2	2	0	0	0	-2	-100%
Industrial	5	5	2	0	0	-5	-100%
Commercial/Services	23	22	14	0	0	-23	-100%
Office	2	2	0	0	0	-2	-99%
Schools	1	1	1	0	0	-1	-92%
Parks and Other	5	5	0	0	0	-5	-100%
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>41.0</b>	<b>42.4</b>	<b>46.5</b>	<b>52.5</b>	<b>52.6</b>	<b>11.6</b>	<b>28%</b>
<b>Residential Density<sup>4</sup></b>	<b>12.6</b>	<b>13.4</b>	<b>15.9</b>	<b>18.1</b>	<b>19.0</b>	<b>6.4</b>	<b>50%</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).