2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92123

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**28,022**	**32,434**	**33,094**	**34,270**	**35,565**	**7,543**	**27%**
Household Population	26,680	31,018	31,554	32,578	33,781	7,101	27%
Group Quarters Population	1,342	1,416	1,540	1,692	1,784	442	33%
Civilian	1,342	1,416	1,540	1,692	1,784	442	33%
Military	0	0	0	0	0	0	0%
Total Housing Units	**10,490**	**12,074**	**12,140**	**12,298**	**12,606**	**2,116**	**20%**
Single Family	5,046	5,122	5,116	5,192	5,237	191	4%
Multiple Family	5,444	6,952	7,024	7,106	7,369	1,925	35%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**10,094**	**11,676**	**11,787**	**11,952**	**12,266**	**2,172**	**22%**
Single Family	4,840	4,949	4,965	5,044	5,095	255	5%
Multiple Family	5,254	6,727	6,822	6,908	7,171	1,917	36%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**3.8%**	**3.3%**	**2.9%**	**2.8%**	**2.7%**	**-1.1**	**-29%**
Single Family	4.1%	3.4%	3.0%	2.9%	2.7%	-1.4	-34%
Multiple Family	3.5%	3.2%	2.9%	2.8%	2.7%	-0.8	-23%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.64**	**2.66**	**2.68**	**2.73**	**2.75**	**0.11**	**4%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Households by Income Category							
Less than $15,000	776	681	486	373	338	-438	-56%
$15,000-$29,999	1,716	1,569	1,223	1,000	910	-806	-47%
$30,000-$44,999	1,970	2,000	1,716	1,500	1,413	-557	-28%
$45,000-$59,999	1,636	1,968	1,853	1,716	1,647	11	1%
$60,000-$74,999	1,445	1,612	1,652	1,636	1,627	182	13%
$75,000-$99,999	1,332	1,834	2,078	2,219	2,294	962	72%
$100,000-$124,999	677	1,022	1,286	1,492	1,617	940	139%
$125,000-$149,999	283	510	715	898	1,025	742	262%
$150,000-$199,999	208	372	579	795	961	753	362%
$200,000 or more	51	108	199	323	434	383	751%
Total Households	10,094	11,676	11,787	11,952	12,266	2,172	22%
Median Household Income							
Adjusted for inflation ($1999)	$50,364	$57,104	$65,589	$72,717	$77,158	$26,794	53%

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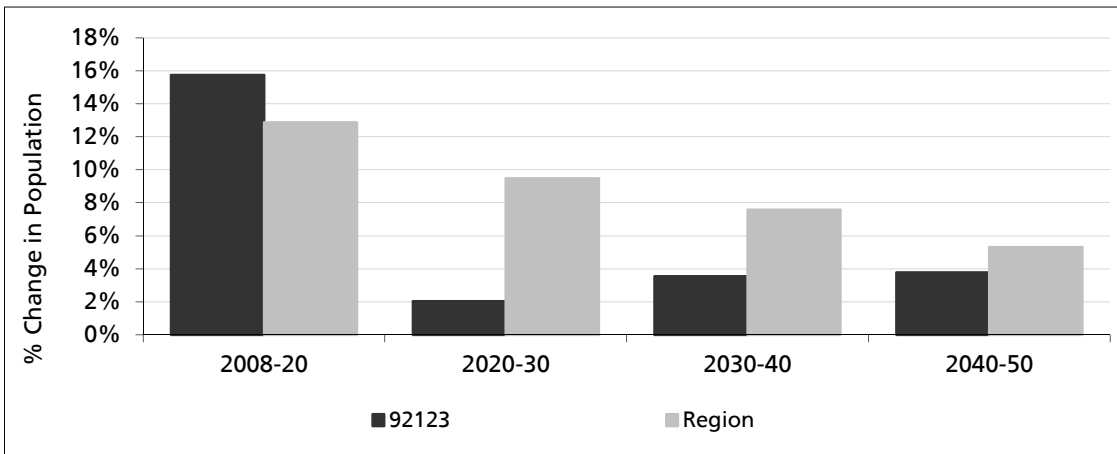
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**28,022**	**32,434**	**33,094**	**34,270**	**35,565**	**7,543**	**27%**
Under 5	2,685	3,029	3,005	3,086	3,039	354	13%
5 to 9	2,135	2,446	2,403	2,358	2,414	279	13%
10 to 14	1,391	1,720	1,609	1,669	1,752	361	26%
15 to 17	799	1,033	887	899	983	184	23%
18 to 19	558	540	503	565	546	-12	-2%
20 to 24	1,944	2,379	2,500	2,491	2,607	663	34%
25 to 29	2,175	2,806	2,747	2,720	2,797	622	29%
30 to 34	2,512	2,718	2,568	2,617	2,591	79	3%
35 to 39	2,244	2,113	2,338	2,375	2,407	163	7%
40 to 44	1,999	2,006	1,935	1,782	2,017	18	1%
45 to 49	1,797	1,674	1,477	1,734	1,759	-38	-2%
50 to 54	1,698	1,616	1,510	1,653	1,592	-106	-6%
55 to 59	1,338	1,638	1,414	1,193	1,586	248	19%
60 to 61	488	664	684	642	734	246	50%
62 to 64	539	866	825	875	825	286	53%
65 to 69	796	1,420	1,587	1,522	1,455	659	83%
70 to 74	865	1,442	1,747	1,661	1,757	892	103%
75 to 79	888	1,054	1,620	1,877	1,754	866	98%
80 to 84	622	612	982	1,266	1,276	654	105%
85 and over	549	658	753	1,285	1,674	1,125	205%
Median Age	34.6	34.2	35.7	36.5	37.2	2.6	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**28,022**	**32,434**	**33,094**	**34,270**	**35,565**	**7,543**	**27%**
Hispanic	4,685	6,534	7,401	8,495	9,648	4,963	106%
Non-Hispanic	23,337	25,900	25,693	25,775	25,917	2,580	11%
White	15,076	15,702	14,941	14,340	13,694	-1,382	-9%
Black	2,418	2,976	3,188	3,357	3,642	1,224	51%
American Indian	178	279	283	274	261	83	47%
Asian	3,690	4,593	4,788	5,148	5,492	1,802	49%
Hawaiian / Pacific Islander	293	331	320	350	382	89	30%
Other	109	156	154	126	121	12	11%
Two or More Races	1,573	1,863	2,019	2,180	2,325	752	48%

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	**67,298**	**69,178**	**71,249**	**74,585**	**77,510**	**10,212**	**15%**
Civilian Jobs	67,298	69,178	71,249	74,585	77,510	10,212	15%
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	**5,058**	**5,058**	**5,058**	**5,058**	**5,058**	**0**	**0%**
Developed Acres	**4,934**	**4,994**	**5,005**	**5,031**	**5,057**	**123**	**2%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	862	881	880	880	880	18	2%
Multiple Family	227	250	251	251	251	24	10%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	35	35	35	35	35	0	0%
Mixed Use	0	20	21	21	21	21	--
Industrial	1,280	1,264	1,253	1,253	1,276	-4	0%
Commercial/Services	350	347	352	355	358	8	2%
Office	392	409	425	448	448	56	14%
Schools	123	123	123	123	123	0	0%
Roads and Freeways	1,041	1,041	1,041	1,041	1,041	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	624	624	624	624	624	0	0%
Vacant Developable Acres	**124**	**64**	**52**	**27**	**1**	**-123**	**-99%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	19	0	0	0	0	-19	-100%
Multiple Family	24	1	0	0	0	-24	-100%
Mixed Use	9	0	0	0	0	-9	-100%
Industrial	52	51	46	24	1	-51	-99%
Commercial/Services	12	11	6	3	0	-12	-99%
Office	9	0	0	0	0	-9	-100%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**31.4**	**32.1**	**32.9**	**34.1**	**35.0**	**3.6**	**12%**
Residential Density[4]	**9.3**	**10.3**	**10.3**	**10.5**	**10.7**	**1.4**	**15%**

GROWTH TRENDS IN JOBS
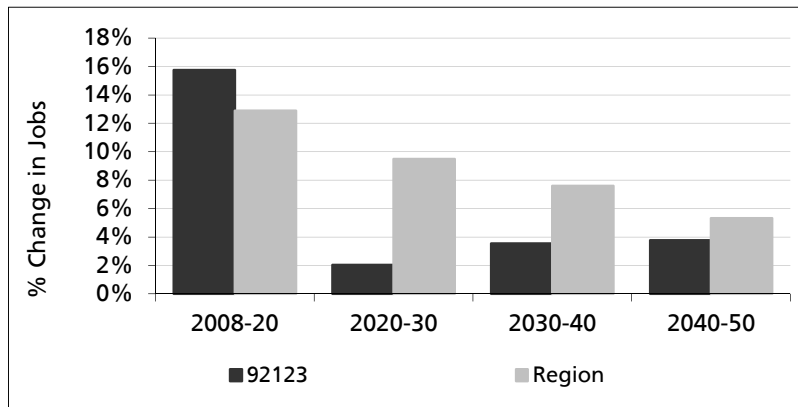
Notes:

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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