

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**ZIP Code 92139**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>37,287</b>	<b>38,338</b>	<b>39,234</b>	<b>40,431</b>	<b>41,691</b>	<b>4,404</b>	<b>12%</b>
Household Population	36,926	37,844	38,501	39,446	40,534	3,608	10%
Group Quarters Population	361	494	733	985	1,157	796	220%
Civilian	361	494	733	985	1,157	796	220%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>10,610</b>	<b>10,770</b>	<b>10,827</b>	<b>10,859</b>	<b>11,040</b>	<b>430</b>	<b>4%</b>
Single Family	8,702	8,799	8,800	8,819	8,977	275	3%
Multiple Family	1,825	1,889	1,945	1,958	1,981	156	9%
Mobile Homes	83	82	82	82	82	-1	-1%
<b>Occupied Housing Units</b>	<b>10,279</b>	<b>10,477</b>	<b>10,556</b>	<b>10,593</b>	<b>10,784</b>	<b>505</b>	<b>5%</b>
Single Family	8,431	8,557	8,578	8,599	8,763	332	4%
Multiple Family	1,770	1,842	1,902	1,918	1,945	175	10%
Mobile Homes	78	78	76	76	76	-2	-3%
<b>Vacancy Rate</b>	<b>3.1%</b>	<b>2.7%</b>	<b>2.5%</b>	<b>2.4%</b>	<b>2.3%</b>	<b>-0.8</b>	<b>-26%</b>
Single Family	3.1%	2.8%	2.5%	2.5%	2.4%	-0.7	-23%
Multiple Family	3.0%	2.5%	2.2%	2.0%	1.8%	-1.2	-40%
Mobile Homes	6.0%	4.9%	7.3%	7.3%	0.0%	-6.0	-100%
<b>Persons per Household</b>	<b>3.59</b>	<b>3.61</b>	<b>3.65</b>	<b>3.72</b>	<b>3.76</b>	<b>0.17</b>	<b>5%</b>

**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.

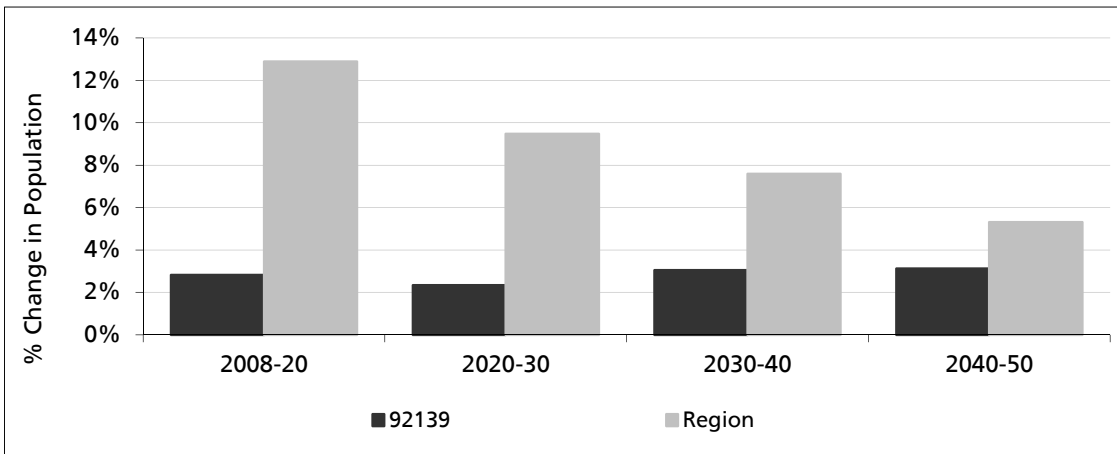
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>37,287</b>	<b>38,338</b>	<b>39,234</b>	<b>40,431</b>	<b>41,691</b>	<b>4,404</b>	<b>12%</b>
Under 5	2,806	2,501	2,326	2,279	2,189	-617	-22%
5 to 9	2,620	2,762	2,528	2,512	2,550	-70	-3%
10 to 14	2,609	2,815	2,570	2,501	2,597	-12	0%
15 to 17	1,589	1,446	1,468	1,417	1,457	-132	-8%
18 to 19	1,160	933	1,015	957	984	-176	-15%
20 to 24	2,567	2,170	2,463	2,318	2,300	-267	-10%
25 to 29	2,766	2,649	2,545	2,577	2,548	-218	-8%
30 to 34	2,881	2,742	2,453	2,732	2,662	-219	-8%
35 to 39	2,700	2,321	2,464	2,448	2,464	-236	-9%
40 to 44	2,655	2,389	2,349	2,184	2,581	-74	-3%
45 to 49	2,904	2,697	2,410	2,594	2,668	-236	-8%
50 to 54	2,562	2,607	2,554	2,617	2,448	-114	-4%
55 to 59	2,035	2,545	2,440	2,301	2,513	478	23%
60 to 61	713	1,025	1,038	1,051	1,168	455	64%
62 to 64	791	1,339	1,402	1,448	1,467	676	85%
65 to 69	1,038	1,763	2,095	2,100	2,034	996	96%
70 to 74	920	1,361	1,877	1,968	2,084	1,164	127%
75 to 79	796	906	1,493	1,882	1,932	1,136	143%
80 to 84	645	663	986	1,363	1,451	806	125%
85 and over	530	704	758	1,182	1,594	1,064	201%
Median Age	34.4	37.5	39.6	41.1	42.1	7.7	22%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>37,287</b>	<b>38,338</b>	<b>39,234</b>	<b>40,431</b>	<b>41,691</b>	<b>4,404</b>	<b>12%</b>
Hispanic	11,077	12,754	13,948	15,414	16,944	5,867	53%
Non-Hispanic	26,210	25,584	25,286	25,017	24,747	-1,463	-6%
White	5,450	4,822	4,309	3,759	3,185	-2,265	-42%
Black	4,765	4,421	4,052	3,604	3,171	-1,594	-33%
American Indian	93	135	145	146	152	59	63%
Asian	13,537	13,808	14,194	14,713	15,215	1,678	12%
Hawaiian / Pacific Islander	480	429	399	377	387	-93	-19%
Other	67	86	103	120	122	55	82%
Two or More Races	1,818	1,883	2,084	2,298	2,515	697	38%

## GROWTH TRENDS IN TOTAL POPULATION



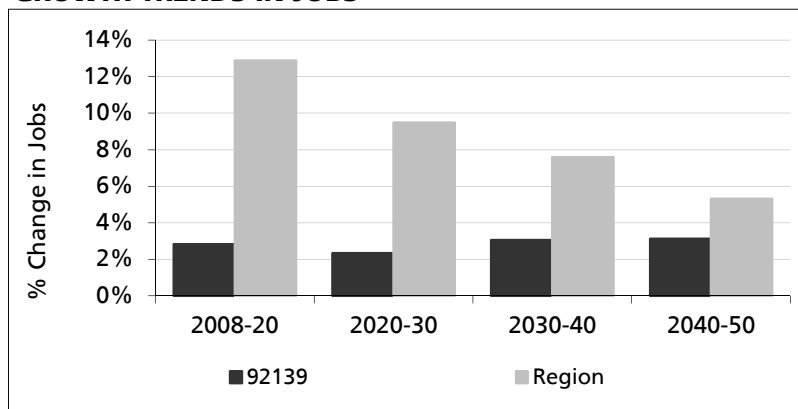
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>2,486</b>	<b>2,538</b>	<b>2,623</b>	<b>2,653</b>	<b>2,675</b>	<b>189</b>	<b>8%</b>
Civilian Jobs	2,486	2,538	2,623	2,653	2,675	189	8%
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>2,295</b>	<b>2,295</b>	<b>2,295</b>	<b>2,295</b>	<b>2,295</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>2,256</b>	<b>2,280</b>	<b>2,289</b>	<b>2,292</b>	<b>2,295</b>	<b>39</b>	<b>2%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1,259	1,271	1,271	1,271	1,271	12	1%
Multiple Family	75	77	78	78	78	3	4%
Mobile Homes	11	11	11	11	11	0	0%
Other Residential	3	3	3	3	3	0	0%
Mixed Use	0	0	0	0	0	0	--
Industrial	2	2	2	2	2	0	0%
Commercial/Services	24	24	24	24	24	0	1%
Office	7	7	7	7	7	0	0%
Schools	154	157	165	168	171	17	11%
Roads and Freeways	488	488	488	488	488	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	232	239	239	239	239	7	3%
<b>Vacant Developable Acres</b>	<b>39</b>	<b>14</b>	<b>6</b>	<b>3</b>	<b>0</b>	<b>-39</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	15	1	0	0	0	-14	-100%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	-100%
Office	0	0	0	0	0	0	0%
Schools	17	13	6	2	0	-17	-100%
Parks and Other	7	0	0	0	0	-7	-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>13.2</b>	<b>13.2</b>	<b>13.2</b>	<b>13.1</b>	<b>13.1</b>	<b>-0.2</b>	<b>-1%</b>
<b>Residential Density<sup>4</sup></b>	<b>7.9</b>	<b>7.9</b>	<b>7.9</b>	<b>8.0</b>	<b>8.1</b>	<b>0.2</b>	<b>3%</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).