

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**City Heights Community Planning Area**  
**City of San Diego**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>75,929</b>	<b>82,561</b>	<b>89,306</b>	<b>96,875</b>	<b>110,118</b>	<b>34,189</b>	<b>45%</b>
Household Population	75,536	82,035	88,583	95,863	108,896	33,360	44%
Group Quarters Population	393	526	723	1,012	1,222	829	211%
Civilian	393	526	723	1,012	1,222	829	211%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>23,466</b>	<b>25,071</b>	<b>26,621</b>	<b>28,750</b>	<b>32,653</b>	<b>9,187</b>	<b>39%</b>
Single Family	10,500	9,889	8,957	8,298	7,505	-2,995	-29%
Multiple Family	12,966	15,182	17,664	20,452	25,148	12,182	94%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>21,851</b>	<b>23,637</b>	<b>25,280</b>	<b>27,380</b>	<b>31,166</b>	<b>9,315</b>	<b>43%</b>
Single Family	9,683	9,252	8,445	7,845	7,112	-2,571	-27%
Multiple Family	12,168	14,385	16,835	19,535	24,054	11,886	98%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>6.9%</b>	<b>5.7%</b>	<b>5.0%</b>	<b>4.8%</b>	<b>4.6%</b>	<b>-2.3</b>	<b>-33%</b>
Single Family	7.8%	6.4%	5.7%	5.5%	5.2%	-2.6	-33%
Multiple Family	6.2%	5.2%	4.7%	4.5%	4.4%	-1.8	-29%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.46</b>	<b>3.47</b>	<b>3.50</b>	<b>3.50</b>	<b>3.49</b>	<b>0.03</b>	<b>1%</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.

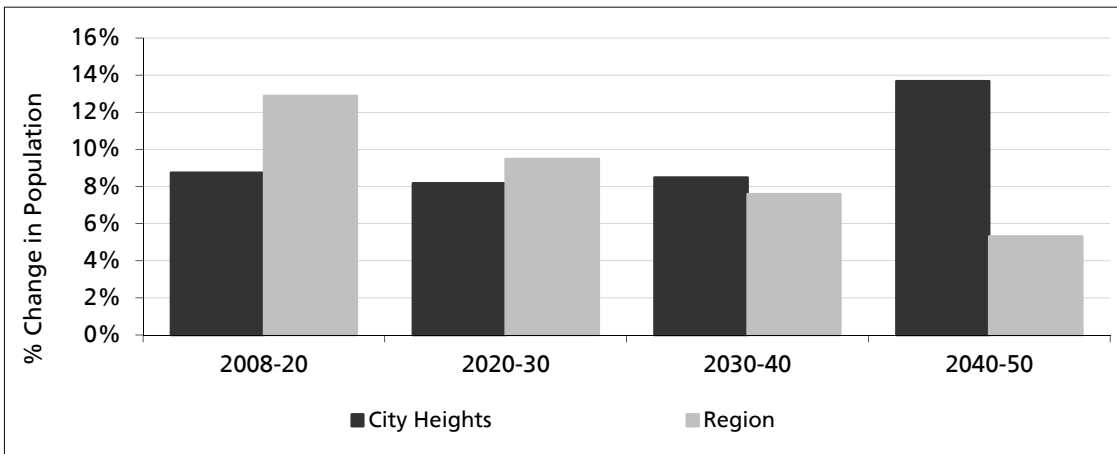
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>75,929</b>	<b>82,561</b>	<b>89,306</b>	<b>96,875</b>	<b>110,118</b>	<b>34,189</b>	<b>45%</b>
Under 5	8,065	8,042	8,330	8,895	9,504	1,439	18%
5 to 9	6,627	8,262	8,330	9,119	10,118	3,491	53%
10 to 14	6,910	8,529	8,835	9,316	10,770	3,860	56%
15 to 17	4,458	4,510	5,150	5,295	6,147	1,689	38%
18 to 19	2,773	2,492	3,167	3,235	3,691	918	33%
20 to 24	5,932	5,465	7,329	7,513	8,327	2,395	40%
25 to 29	6,506	6,862	6,880	7,865	8,238	1,732	27%
30 to 34	7,027	7,016	6,480	8,351	8,809	1,782	25%
35 to 39	6,695	6,471	7,409	7,756	9,354	2,659	40%
40 to 44	5,424	5,855	6,246	5,907	8,396	2,972	55%
45 to 49	4,331	4,715	4,658	5,403	6,037	1,706	39%
50 to 54	3,380	3,852	4,221	4,535	4,434	1,054	31%
55 to 59	2,503	3,333	3,540	3,565	4,314	1,811	72%
60 to 61	788	1,140	1,224	1,299	1,557	769	98%
62 to 64	919	1,473	1,614	1,799	1,986	1,067	116%
65 to 69	1,199	1,933	2,472	2,750	2,938	1,739	145%
70 to 74	926	1,247	1,711	1,966	2,312	1,386	150%
75 to 79	615	606	848	1,073	1,367	752	122%
80 to 84	424	372	512	746	1,000	576	136%
85 and over	427	386	350	487	819	392	92%
Median Age	27.5	27.9	27.6	28.2	28.9	1.4	5%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>75,929</b>	<b>82,561</b>	<b>89,306</b>	<b>96,875</b>	<b>110,118</b>	<b>34,189</b>	<b>45%</b>
Hispanic	42,940	53,789	63,497	73,235	85,333	42,393	99%
Non-Hispanic	32,989	28,772	25,809	23,640	24,785	-8,204	-25%
White	6,712	3,602	1,274	0	0	-6,712	-100%
Black	9,718	8,888	8,169	7,244	7,040	-2,678	-28%
American Indian	170	177	155	137	129	-41	-24%
Asian	13,217	13,138	13,240	13,307	14,329	1,112	8%
Hawaiian / Pacific Islander	142	192	222	232	240	98	69%
Other	188	181	178	170	194	6	3%
Two or More Races	2,842	2,594	2,571	2,550	2,853	11	0%

## GROWTH TRENDS IN TOTAL POPULATION



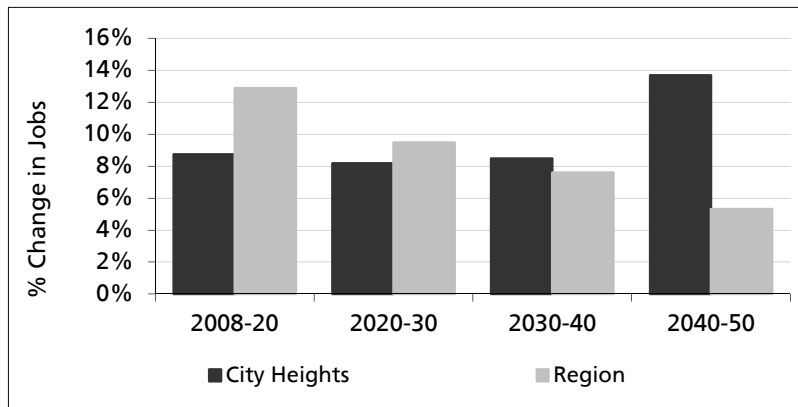
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>8,888</b>	<b>9,317</b>	<b>11,012</b>	<b>12,415</b>	<b>13,481</b>	<b>4,593</b>	<b>52%</b>
Civilian Jobs	8,888	9,317	11,012	12,415	13,481	4,593	52%
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>2,941</b>	<b>2,941</b>	<b>2,941</b>	<b>2,941</b>	<b>2,941</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>2,891</b>	<b>2,902</b>	<b>2,919</b>	<b>2,925</b>	<b>2,932</b>	<b>40</b>	<b>1%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	984	946	892	841	783	-201	-20%
Multiple Family	328	370	410	440	494	166	51%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	20	85	142	193	193	--
Industrial	86	85	85	82	79	-7	-9%
Commercial/Services	171	154	123	100	69	-102	-60%
Office	9	9	7	3	0	-9	-98%
Schools	111	115	116	116	112	1	1%
Roads and Freeways	935	935	935	935	935	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	266	265	265	265	265	-1	0%
<b>Vacant Developable Acres</b>	<b>50</b>	<b>39</b>	<b>22</b>	<b>16</b>	<b>10</b>	<b>-40</b>	<b>-81%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	25	20	10	9	9	-16	-65%
Multiple Family	12	10	6	3	0	-12	-98%
Mixed Use	6	4	3	2	0	-6	-100%
Industrial	3	3	2	1	0	-3	-100%
Commercial/Services	0	0	0	0	0	0	-100%
Office	0	0	0	0	0	0	-100%
Schools	2	1	1	0	0	-2	-100%
Parks and Other	0	0	0	0	0	0	0%
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>23.6</b>	<b>24.9</b>	<b>29.6</b>	<b>33.4</b>	<b>37.8</b>	<b>14.2</b>	<b>60%</b>
<b>Residential Density<sup>4</sup></b>	<b>17.9</b>	<b>18.9</b>	<b>19.8</b>	<b>21.2</b>	<b>23.8</b>	<b>5.9</b>	<b>33%</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).