

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**ZIP Code 92121**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,948</b>	<b>4,938</b>	<b>5,012</b>	<b>5,676</b>	<b>6,314</b>	<b>2,366</b>	<b>60%</b>
Household Population	3,930	4,914	4,970	5,623	6,244	2,314	59%
Group Quarters Population	18	24	42	53	70	52	289%
Civilian	18	24	42	53	70	52	289%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,683</b>	<b>2,131</b>	<b>2,131</b>	<b>2,320</b>	<b>2,620</b>	<b>937</b>	<b>56%</b>
Single Family	655	721	721	721	721	66	10%
Multiple Family	1,028	1,410	1,410	1,599	1,899	871	85%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,644</b>	<b>2,011</b>	<b>2,019</b>	<b>2,206</b>	<b>2,503</b>	<b>859</b>	<b>52%</b>
Single Family	634	698	699	699	700	66	10%
Multiple Family	1,010	1,313	1,320	1,507	1,803	793	79%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>2.3%</b>	<b>5.6%</b>	<b>5.3%</b>	<b>4.9%</b>	<b>4.5%</b>	<b>2.2</b>	<b>96%</b>
Single Family	3.2%	3.2%	3.1%	3.1%	2.9%	-0.3	-9%
Multiple Family	1.8%	6.9%	6.4%	5.8%	5.1%	3.3	183%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.39</b>	<b>2.44</b>	<b>2.46</b>	<b>2.55</b>	<b>2.49</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	163	148	123	114	109	-54	-33%
\$15,000-\$29,999	181	174	151	138	128	-53	-29%
\$30,000-\$44,999	194	197	183	173	165	-29	-15%
\$45,000-\$59,999	184	204	201	196	197	13	7%
\$60,000-\$74,999	171	192	192	190	201	30	18%
\$75,000-\$99,999	217	282	283	303	344	127	59%
\$100,000-\$124,999	206	308	320	360	405	199	97%
\$125,000-\$149,999	117	203	213	247	286	169	144%
\$150,000-\$199,999	124	211	238	320	401	277	223%
\$200,000 or more	87	92	115	165	267	180	207%
Total Households	1,644	2,011	2,019	2,206	2,503	859	52%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$68,772	\$83,023	\$89,090	\$99,092	\$106,636	\$37,864	55%

**\*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.

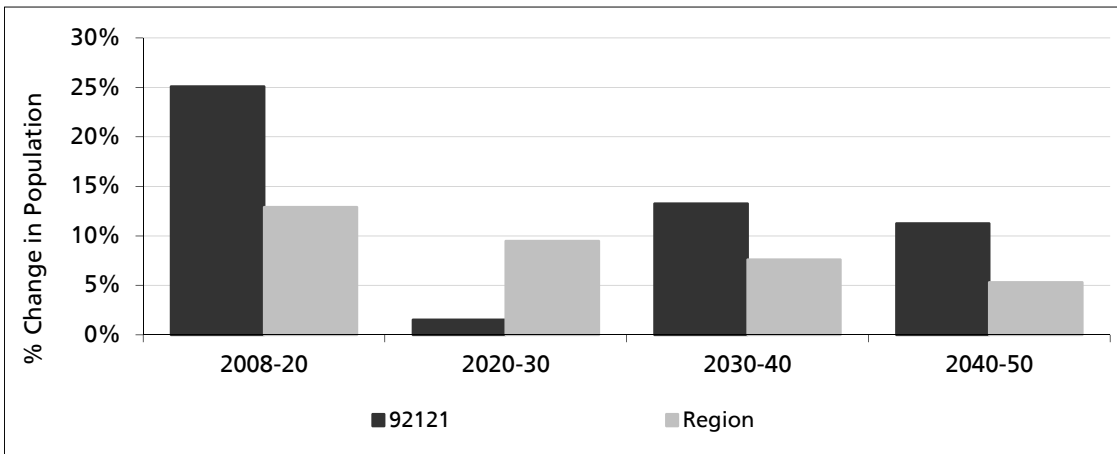
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,948</b>	<b>4,938</b>	<b>5,012</b>	<b>5,676</b>	<b>6,314</b>	<b>2,366</b>	<b>60%</b>
Under 5	435	509	506	509	566	131	30%
5 to 9	311	378	376	377	416	105	34%
10 to 14	175	207	214	254	268	93	53%
15 to 17	80	101	89	126	152	72	90%
18 to 19	66	59	57	75	72	6	9%
20 to 24	153	186	193	212	237	84	55%
25 to 29	371	524	537	550	640	269	73%
30 to 34	546	703	649	728	845	299	55%
35 to 39	343	368	412	454	471	128	37%
40 to 44	286	293	305	329	379	93	33%
45 to 49	297	257	223	306	328	31	10%
50 to 54	235	259	234	303	292	57	24%
55 to 59	189	236	224	246	291	102	54%
60 to 61	84	110	89	102	136	52	62%
62 to 64	89	199	180	217	224	135	152%
65 to 69	130	297	360	379	396	266	205%
70 to 74	46	102	146	158	163	117	254%
75 to 79	26	37	59	73	94	68	262%
80 to 84	35	40	62	99	104	69	197%
85 and over	51	73	97	179	240	189	371%
Median Age	33.5	33.6	34.1	35.1	34.8	1.3	4%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,948</b>	<b>4,938</b>	<b>5,012</b>	<b>5,676</b>	<b>6,314</b>	<b>2,366</b>	<b>60%</b>
Hispanic	264	437	477	570	693	429	163%
Non-Hispanic	3,684	4,501	4,535	5,106	5,621	1,937	53%
White	1,928	2,183	2,073	2,111	2,098	170	9%
Black	72	81	79	93	118	46	64%
American Indian	5	22	26	32	35	30	600%
Asian	1,499	1,975	2,063	2,491	2,880	1,381	92%
Hawaiian / Pacific Islander	4	16	26	33	53	49	1225%
Other	8	16	18	28	29	21	263%
Two or More Races	168	208	250	318	408	240	143%

## GROWTH TRENDS IN TOTAL POPULATION



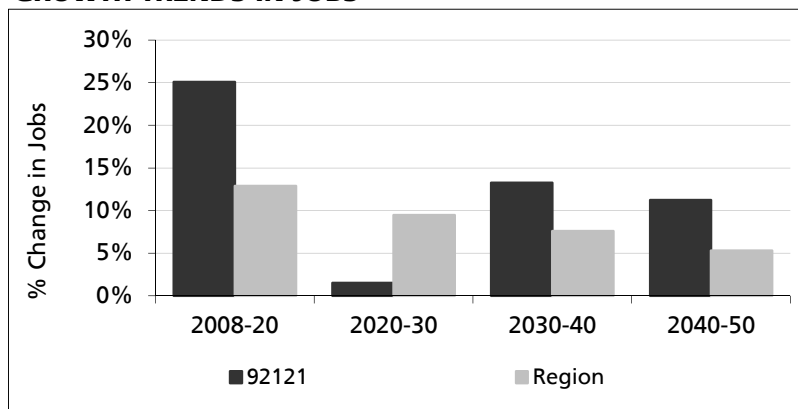
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>92,554</b>	<b>97,910</b>	<b>100,239</b>	<b>106,115</b>	<b>112,482</b>	<b>19,928</b>	<b>22%</b>
Civilian Jobs	92,554	97,910	100,239	106,115	112,482	19,928	22%
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>7,904</b>	<b>7,904</b>	<b>7,904</b>	<b>7,904</b>	<b>7,904</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>7,537</b>	<b>7,657</b>	<b>7,729</b>	<b>7,810</b>	<b>7,890</b>	<b>353</b>	<b>5%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	100	125	125	125	125	25	25%
Multiple Family	60	67	67	67	67	7	12%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	3	3	3	3	3	--
Industrial	2,444	2,491	2,538	2,613	2,691	246	10%
Commercial/Services	280	302	326	330	330	49	18%
Office	468	498	499	501	504	36	8%
Schools	4	4	4	4	4	0	0%
Roads and Freeways	1,104	1,104	1,104	1,104	1,104	0	0%
Agricultural and Extractive <sup>2</sup>	21	21	21	21	21	0	0%
Parks and Military Use	3,056	3,042	3,042	3,042	3,042	-14	0%
<b>Vacant Developable Acres</b>	<b>367</b>	<b>247</b>	<b>175</b>	<b>94</b>	<b>14</b>	<b>-353</b>	<b>-96%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	25	0	0	0	0	-25	-100%
Multiple Family	7	0	0	0	0	-7	-100%
Mixed Use	3	0	0	0	0	-3	-100%
Industrial	254	207	161	88	11	-242	-95%
Commercial/Services	53	31	6	0	0	-53	-100%
Office	22	6	5	3	1	-22	-97%
Schools	0	0	0	0	0	0	0%
Parks and Other	1	1	1	1	0	-1	-100%
Future Roads and Freeways	1	1	1	1	1	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>29.0</b>	<b>29.7</b>	<b>29.8</b>	<b>30.8</b>	<b>31.9</b>	<b>2.9</b>	<b>10%</b>
<b>Residential Density<sup>4</sup></b>	<b>10.5</b>	<b>11.0</b>	<b>11.0</b>	<b>12.0</b>	<b>13.5</b>	<b>3.0</b>	<b>28%</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).