

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**ZIP Code 92124**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>31,077</b>	<b>39,050</b>	<b>40,600</b>	<b>41,917</b>	<b>44,914</b>	<b>13,837</b>	<b>45%</b>
Household Population	31,057	39,022	40,564	41,872	44,855	13,798	44%
Group Quarters Population	20	28	36	45	59	39	195%
Civilian	20	28	36	45	59	39	195%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>11,434</b>	<b>13,776</b>	<b>14,173</b>	<b>14,433</b>	<b>15,540</b>	<b>4,106</b>	<b>36%</b>
Single Family	8,504	8,880	9,015	9,015	9,015	511	6%
Multiple Family	2,930	4,896	5,158	5,418	6,525	3,595	123%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>11,091</b>	<b>13,451</b>	<b>13,884</b>	<b>14,137</b>	<b>15,213</b>	<b>4,122</b>	<b>37%</b>
Single Family	8,230	8,648	8,810	8,816	8,824	594	7%
Multiple Family	2,861	4,803	5,074	5,321	6,389	3,528	123%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>3.0%</b>	<b>2.4%</b>	<b>2.0%</b>	<b>2.1%</b>	<b>2.1%</b>	<b>-0.9</b>	<b>-30%</b>
Single Family	3.2%	2.6%	2.3%	2.2%	2.1%	-1.1	-34%
Multiple Family	2.4%	1.9%	1.6%	1.8%	2.1%	-0.3	-13%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.80</b>	<b>2.90</b>	<b>2.92</b>	<b>2.96</b>	<b>2.95</b>	<b>0.15</b>	<b>5%</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	576	446	333	248	199	-377	-65%
\$15,000-\$29,999	1,356	1,347	1,096	884	754	-602	-44%
\$30,000-\$44,999	2,016	1,913	1,680	1,453	1,311	-705	-35%
\$45,000-\$59,999	1,767	1,998	1,878	1,727	1,647	-120	-7%
\$60,000-\$74,999	1,560	1,856	1,859	1,796	1,782	222	14%
\$75,000-\$99,999	1,373	2,316	2,485	2,547	2,655	1,282	93%
\$100,000-\$124,999	1,059	1,452	1,675	1,835	2,067	1,008	95%
\$125,000-\$149,999	523	886	1,100	1,278	1,541	1,018	195%
\$150,000-\$199,999	519	817	1,121	1,412	1,830	1,311	253%
\$200,000 or more	342	420	657	957	1,427	1,085	317%
Total Households	11,091	13,451	13,884	14,137	15,213	4,122	37%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$58,561	\$68,256	\$75,966	\$84,428	\$93,018	\$34,457	59%

**\*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.

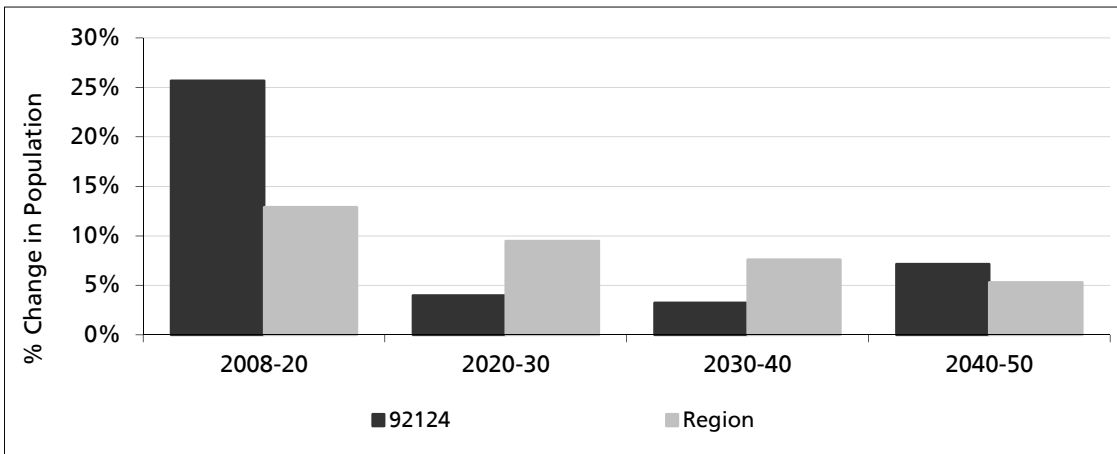
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>31,077</b>	<b>39,050</b>	<b>40,600</b>	<b>41,917</b>	<b>44,914</b>	<b>13,837</b>	<b>45%</b>
Under 5	3,339	3,857	3,952	4,029	4,208	869	26%
5 to 9	3,040	3,464	3,674	3,808	3,966	926	30%
10 to 14	2,454	2,841	2,908	3,063	3,177	723	29%
15 to 17	1,221	1,400	1,376	1,465	1,553	332	27%
18 to 19	604	953	941	939	1,014	410	68%
20 to 24	1,509	4,577	4,720	4,800	5,035	3,526	234%
25 to 29	1,923	2,734	2,877	2,918	3,127	1,204	63%
30 to 34	2,772	3,243	3,290	3,493	3,638	866	31%
35 to 39	3,001	2,909	3,333	3,383	3,478	477	16%
40 to 44	2,200	1,994	2,172	2,164	2,394	194	9%
45 to 49	1,996	1,721	1,532	1,847	2,059	63	3%
50 to 54	1,691	1,624	1,371	1,662	1,784	93	5%
55 to 59	1,627	1,884	1,601	1,414	1,928	301	19%
60 to 61	681	828	728	616	926	245	36%
62 to 64	840	1,308	1,159	1,095	1,288	448	53%
65 to 69	909	1,717	1,948	1,750	1,619	710	78%
70 to 74	550	1,070	1,478	1,367	1,343	793	144%
75 to 79	301	417	769	884	886	585	194%
80 to 84	212	234	435	607	629	417	197%
85 and over	207	275	336	613	862	655	316%
Median Age	32.6	29.4	29.7	29.9	30.5	-2.1	-6%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>31,077</b>	<b>39,050</b>	<b>40,600</b>	<b>41,917</b>	<b>44,914</b>	<b>13,837</b>	<b>45%</b>
Hispanic	3,495	5,423	5,890	6,324	7,000	3,505	100%
Non-Hispanic	27,582	33,627	34,710	35,593	37,914	10,332	37%
White	19,894	23,631	23,864	24,051	25,385	5,491	28%
Black	2,261	3,337	3,622	3,790	3,999	1,738	77%
American Indian	182	247	273	285	292	110	60%
Asian	3,552	4,291	4,662	5,052	5,653	2,101	59%
Hawaiian / Pacific Islander	212	269	300	314	318	106	50%
Other	102	124	115	124	152	50	49%
Two or More Races	1,379	1,728	1,874	1,977	2,115	736	53%

## GROWTH TRENDS IN TOTAL POPULATION



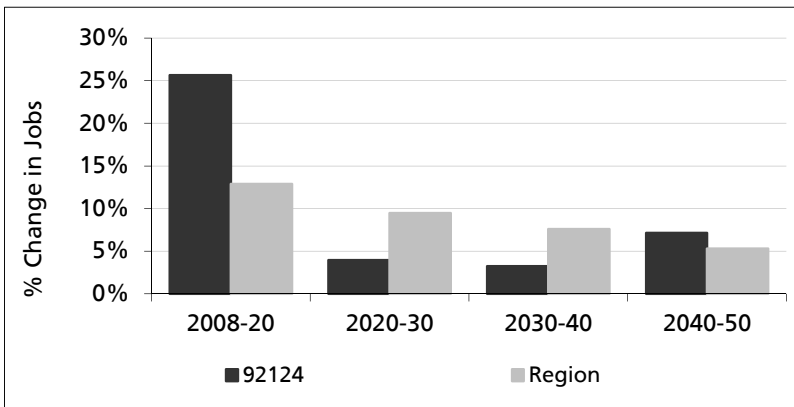
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>4,555</b>	<b>5,473</b>	<b>7,234</b>	<b>9,641</b>	<b>11,573</b>	<b>7,018</b>	<b>154%</b>
Civilian Jobs	4,555	5,473	7,234	9,641	11,573	7,018	154%
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>8,662</b>	<b>8,662</b>	<b>8,662</b>	<b>8,662</b>	<b>8,662</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>8,109</b>	<b>8,344</b>	<b>8,426</b>	<b>8,523</b>	<b>8,617</b>	<b>508</b>	<b>6%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1,182	1,225	1,240	1,240	1,240	58	5%
Multiple Family	139	301	311	324	356	216	155%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	17	17	--
Industrial	73	95	138	207	233	160	218%
Commercial/Services	291	291	291	291	291	0	0%
Office	3	3	3	3	3	0	0%
Schools	171	180	194	209	229	57	33%
Roads and Freeways	874	874	874	874	874	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	5,374	5,374	5,374	5,374	5,374	0	0%
<b>Vacant Developable Acres</b>	<b>541</b>	<b>305</b>	<b>224</b>	<b>127</b>	<b>33</b>	<b>-508</b>	<b>-94%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	58	15	0	0	0	-58	-100%
Multiple Family	197	35	25	13	0	-197	-100%
Mixed Use	17	17	17	17	0	-17	-100%
Industrial	199	177	134	65	20	-179	-90%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	68	60	46	30	11	-57	-84%
Parks and Other	2	2	2	2	2	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
<b>Constrained Acres</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>8.5</b>	<b>9.6</b>	<b>11.6</b>	<b>13.6</b>	<b>15.1</b>	<b>6.7</b>	<b>79%</b>
<b>Residential Density<sup>4</sup></b>	<b>8.7</b>	<b>9.0</b>	<b>9.1</b>	<b>9.2</b>	<b>9.7</b>	<b>1.0</b>	<b>12%</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).