

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**ZIP Code 92117**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>52,272</b>	<b>54,693</b>	<b>61,969</b>	<b>62,932</b>	<b>62,469</b>	<b>10,197</b>	<b>20%</b>
Household Population	51,898	54,244	61,371	62,117	61,524	9,626	19%
Group Quarters Population	374	449	598	815	945	571	153%
Civilian	374	449	598	815	945	571	153%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>21,181</b>	<b>21,758</b>	<b>24,468</b>	<b>24,915</b>	<b>24,751</b>	<b>3,570</b>	<b>17%</b>
Single Family	14,867	15,022	14,516	14,412	14,458	-409	-3%
Multiple Family	5,989	6,411	9,627	10,293	10,293	4,304	72%
Mobile Homes	325	325	325	210	0	-325	-100%
<b>Occupied Housing Units</b>	<b>20,317</b>	<b>21,059</b>	<b>23,780</b>	<b>24,239</b>	<b>24,104</b>	<b>3,787</b>	<b>19%</b>
Single Family	14,229	14,511	14,082	13,992	14,055	-174	-1%
Multiple Family	5,777	6,235	9,384	10,044	10,049	4,272	74%
Mobile Homes	311	313	314	203	0	-311	-100%
<b>Vacancy Rate</b>	<b>4.1%</b>	<b>3.2%</b>	<b>2.8%</b>	<b>2.7%</b>	<b>2.6%</b>	<b>-1.5</b>	<b>-37%</b>
Single Family	4.3%	3.4%	3.0%	2.9%	2.8%	-1.5	-35%
Multiple Family	3.5%	2.7%	2.5%	2.4%	2.4%	-1.1	-31%
Mobile Homes	4.3%	3.7%	3.4%	3.3%	0.0%	-4.3	-100%
<b>Persons per Household</b>	<b>2.55</b>	<b>2.58</b>	<b>2.58</b>	<b>2.56</b>	<b>2.55</b>	<b>0.00</b>	<b>0%</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	1,963	1,643	1,460	1,292	1,150	-813	-41%
\$15,000-\$29,999	3,307	2,743	2,521	2,264	2,052	-1,255	-38%
\$30,000-\$44,999	3,642	3,464	3,369	3,143	2,909	-733	-20%
\$45,000-\$59,999	3,254	3,213	3,336	3,247	3,102	-152	-5%
\$60,000-\$74,999	2,929	2,744	3,038	3,029	2,959	30	1%
\$75,000-\$99,999	2,554	3,030	3,693	3,779	3,776	1,222	48%
\$100,000-\$124,999	1,212	1,893	2,603	2,826	2,928	1,716	142%
\$125,000-\$149,999	647	1,166	1,674	1,888	1,951	1,304	202%
\$150,000-\$199,999	504	875	1,476	1,942	2,260	1,756	348%
\$200,000 or more	305	288	610	829	1,017	712	233%
Total Households	20,317	21,059	23,780	24,239	24,104	3,787	19%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$50,746	\$57,509	\$65,945	\$70,763	\$74,392	\$23,646	47%

**\*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.

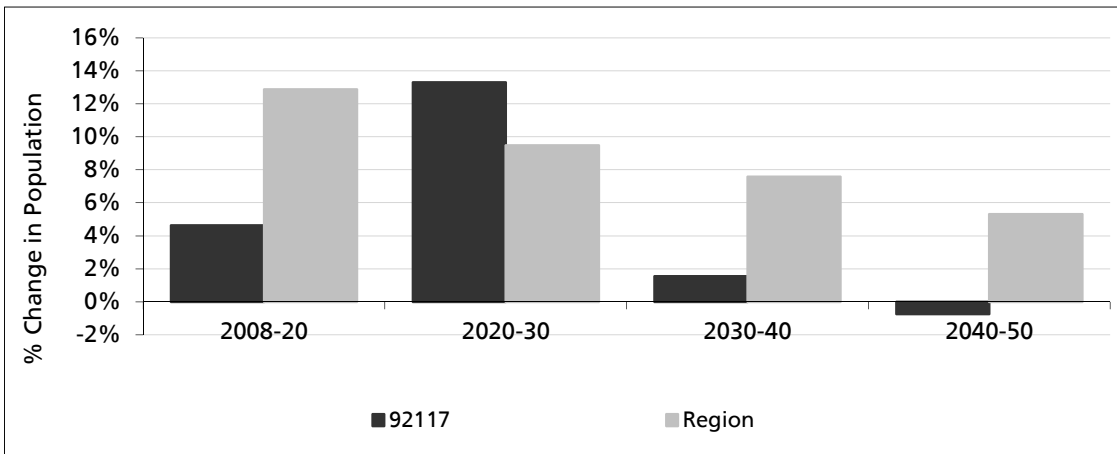
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>52,272</b>	<b>54,693</b>	<b>61,969</b>	<b>62,932</b>	<b>62,469</b>	<b>10,197</b>	<b>20%</b>
Under 5	3,550	3,546	3,898	3,838	3,703	153	4%
5 to 9	3,482	3,622	4,045	4,154	4,075	593	17%
10 to 14	3,281	3,686	3,895	4,018	4,048	767	23%
15 to 17	2,110	2,166	2,273	2,349	2,431	321	15%
18 to 19	1,308	1,176	1,232	1,198	1,240	-68	-5%
20 to 24	3,166	3,135	3,889	3,822	3,877	711	22%
25 to 29	3,208	3,823	4,194	4,186	4,156	948	30%
30 to 34	3,636	3,749	3,853	4,187	4,037	401	11%
35 to 39	3,867	3,289	4,217	4,180	4,132	265	7%
40 to 44	3,991	3,450	4,068	3,824	4,307	316	8%
45 to 49	4,269	3,543	3,306	3,917	3,984	-285	-7%
50 to 54	3,700	3,262	3,203	3,455	3,270	-430	-12%
55 to 59	2,866	3,261	3,083	2,680	3,149	283	10%
60 to 61	1,114	1,325	1,256	1,041	1,229	115	10%
62 to 64	1,315	1,963	1,840	1,695	1,699	384	29%
65 to 69	1,858	3,082	3,648	3,139	2,694	836	45%
70 to 74	1,713	2,792	3,894	3,501	3,119	1,406	82%
75 to 79	1,459	1,663	2,851	3,154	2,685	1,226	84%
80 to 84	1,267	1,055	1,943	2,437	2,065	798	63%
85 and over	1,112	1,105	1,381	2,157	2,569	1,457	131%
Median Age	38.1	38.7	39.4	39.4	39.4	1.3	3%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>52,272</b>	<b>54,693</b>	<b>61,969</b>	<b>62,932</b>	<b>62,469</b>	<b>10,197</b>	<b>20%</b>
Hispanic	10,301	13,640	17,502	20,109	22,220	11,919	116%
Non-Hispanic	41,971	41,053	44,467	42,823	40,249	-1,722	-4%
White	32,905	30,831	32,524	30,173	27,274	-5,631	-17%
Black	1,009	1,142	1,403	1,479	1,521	512	51%
American Indian	244	260	281	261	237	-7	-3%
Asian	5,550	6,400	7,312	7,768	7,987	2,437	44%
Hawaiian / Pacific Islander	267	291	338	338	339	72	27%
Other	170	172	207	222	235	65	38%
Two or More Races	1,826	1,957	2,402	2,582	2,656	830	45%

## GROWTH TRENDS IN TOTAL POPULATION



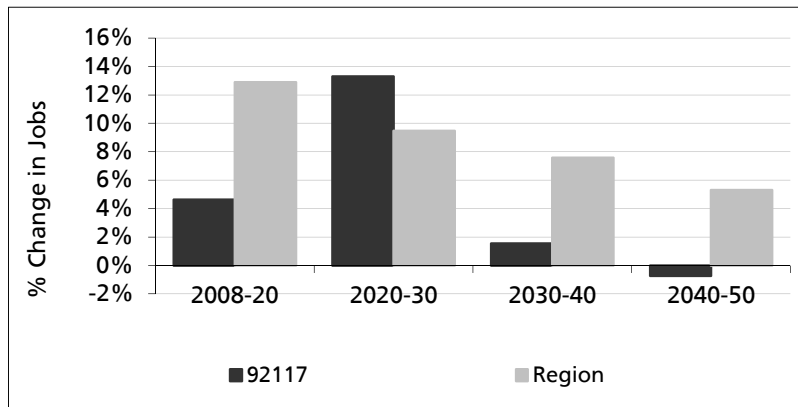
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>14,346</b>	<b>14,551</b>	<b>15,411</b>	<b>16,906</b>	<b>18,482</b>	<b>4,136</b>	<b>29%</b>
Civilian Jobs	14,346	14,551	15,411	16,906	18,482	4,136	29%
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>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>5,541</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>5,454</b>	<b>5,520</b>	<b>5,530</b>	<b>5,536</b>	<b>5,536</b>	<b>82</b>	<b>1%</b>
Low Density Single Family	0	51	55	55	55	55	--
Single Family	2,560	2,574	2,525	2,509	2,509	-51	-2%
Multiple Family	213	213	265	284	284	71	33%
Mobile Homes	34	34	34	22	0	-34	-100%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	16	89	94	94	94	--
Industrial	103	103	103	105	105	2	2%
Commercial/Services	247	231	164	163	163	-84	-34%
Office	39	39	36	46	68	29	74%
Schools	276	276	276	276	276	0	0%
Roads and Freeways	1,187	1,187	1,187	1,187	1,187	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	794	794	794	794	794	0	0%
<b>Vacant Developable Acres</b>	<b>87</b>	<b>21</b>	<b>12</b>	<b>5</b>	<b>5</b>	<b>-82</b>	<b>-94%</b>
Low Density Single Family	56	5	1	1	1	-55	-99%
Single Family	17	4	0	0	0	-17	-99%
Multiple Family	3	3	2	0	0	-3	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	4	3	2	0	0	-4	-100%
Commercial/Services	4	3	2	0	0	-4	-97%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	4	4	4	4	4	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>21.6</b>	<b>22.1</b>	<b>24.7</b>	<b>26.5</b>	<b>28.0</b>	<b>6.5</b>	<b>30%</b>
<b>Residential Density<sup>4</sup></b>	<b>7.5</b>	<b>7.6</b>	<b>8.4</b>	<b>8.5</b>	<b>8.5</b>	<b>1.0</b>	<b>13%</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).