2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92116

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**32,924**	**37,990**	**40,959**	**42,415**	**42,792**	**9,868**	**30%**
Household Population	32,767	37,806	40,698	42,061	42,379	9,612	29%
Group Quarters Population	157	184	261	354	413	256	163%
Civilian	157	184	261	354	413	256	163%
Military	0	0	0	0	0	0	0%
Total Housing Units	**16,779**	**18,688**	**19,863**	**20,471**	**20,614**	**3,835**	**23%**
Single Family	7,742	6,598	5,619	5,557	5,511	-2,231	-29%
Multiple Family	9,037	12,090	14,244	14,914	15,103	6,066	67%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**15,571**	**17,758**	**18,981**	**19,543**	**19,680**	**4,109**	**26%**
Single Family	7,207	6,244	5,329	5,280	5,255	-1,952	-27%
Multiple Family	8,364	11,514	13,652	14,263	14,425	6,061	72%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**7.2%**	**5.0%**	**4.4%**	**4.5%**	**4.5%**	**-2.7**	**-38%**
Single Family	6.9%	5.4%	5.2%	5.0%	4.6%	-2.3	-33%
Multiple Family	7.4%	4.8%	4.2%	4.4%	4.5%	-2.9	-39%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.10**	**2.13**	**2.14**	**2.15**	**2.15**	**0.05**	**2%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Households by Income Category							
Less than $15,000	2,751	2,342	2,074	1,964	1,916	-835	-30%
$15,000-$29,999	3,646	3,455	3,284	3,229	3,213	-433	-12%
$30,000-$44,999	3,323	3,339	3,417	3,461	3,479	156	5%
$45,000-$59,999	2,176	2,575	2,799	2,899	2,918	742	34%
$60,000-$74,999	1,203	1,850	2,120	2,221	2,248	1,045	87%
$75,000-$99,999	1,033	1,929	2,366	2,501	2,526	1,493	145%
$100,000-$124,999	545	907	1,199	1,347	1,401	856	157%
$125,000-$149,999	297	512	673	757	786	489	165%
$150,000-$199,999	312	511	666	748	762	450	144%
$200,000 or more	285	338	383	416	431	146	51%
Total Households	15,571	17,758	18,981	19,543	19,680	4,109	26%
Median Household Income							
Adjusted for inflation ($1999)	$36,268	$43,845	$48,834	$50,782	$51,333	$15,065	42%

*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.

Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**32,924**	**37,990**	**40,959**	**42,415**	**42,792**	**9,868**	**30%**
Under 5	2,859	3,132	3,446	3,573	3,481	622	22%
5 to 9	2,603	3,253	3,619	3,977	3,864	1,261	48%
10 to 14	2,398	3,191	3,596	3,947	4,087	1,689	70%
15 to 17	1,351	1,605	1,896	2,078	2,158	807	60%
18 to 19	810	892	1,102	1,111	1,181	371	46%
20 to 24	1,464	1,792	2,448	2,648	2,610	1,146	78%
25 to 29	2,086	2,912	3,115	3,193	3,164	1,078	52%
30 to 34	3,610	4,171	4,065	4,678	4,450	840	23%
35 to 39	3,807	3,672	4,599	4,609	4,556	749	20%
40 to 44	2,745	2,678	2,842	2,594	3,197	452	16%
45 to 49	2,341	2,145	1,907	2,223	2,212	-129	-6%
50 to 54	2,024	1,893	1,764	1,757	1,702	-322	-16%
55 to 59	1,692	2,043	1,767	1,505	1,775	83	5%
60 to 61	567	712	506	367	440	-127	-22%
62 to 64	627	1,061	965	975	907	280	45%
65 to 69	801	1,400	1,574	1,498	1,389	588	73%
70 to 74	423	694	836	717	722	299	71%
75 to 79	247	282	405	380	346	99	40%
80 to 84	216	193	259	271	205	-11	-5%
85 and over	253	269	248	314	346	93	37%
Median Age	34.0	32.7	31.5	30.7	31.0	-3.0	-9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**32,924**	**37,990**	**40,959**	**42,415**	**42,792**	**9,868**	**30%**
Hispanic	10,375	15,768	20,772	25,314	27,120	16,745	161%
Non-Hispanic	22,549	22,222	20,187	17,101	15,672	-6,877	-30%
White	15,570	13,790	10,750	7,276	6,540	-9,030	-58%
Black	3,531	4,036	4,128	3,926	3,421	-110	-3%
American Indian	147	163	194	175	144	-3	-2%
Asian	1,729	2,219	2,640	2,968	2,924	1,195	69%
Hawaiian / Pacific Islander	210	300	376	426	412	202	96%
Other	107	127	155	178	167	60	56%
Two or More Races	1,255	1,587	1,944	2,152	2,064	809	64%

GROWTH TRENDS IN TOTAL POPULATION
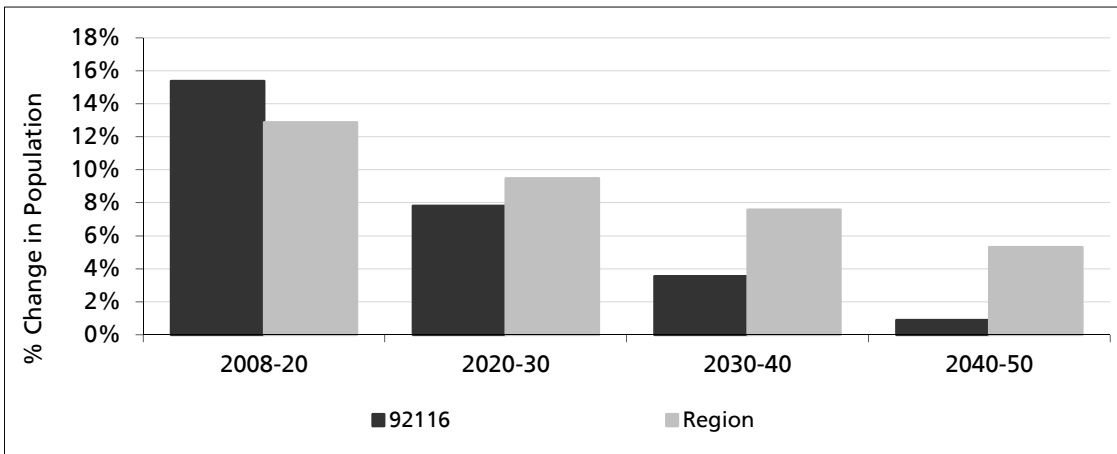
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**4,620**	**5,229**	**5,628**	**5,691**	**5,693**	**1,073**	**23%**
Civilian Jobs	4,620	5,229	5,628	5,691	5,693	1,073	23%
Military Jobs	0	0	0	0	0	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**2,092**	**2,092**	**2,092**	**2,092**	**2,092**	**0**	**0%**
Developed Acres	**2,084**	**2,088**	**2,089**	**2,090**	**2,091**	**8**	**0%**
Low Density Single Family	1	1	1	1	1	0	0%
Single Family	825	755	694	684	679	-146	-18%
Multiple Family	193	255	313	323	328	134	70%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	3	3	3	3	3	0	-11%
Mixed Use	0	38	56	60	60	60	--
Industrial	1	0	0	0	0	-1	-90%
Commercial/Services	45	21	9	7	7	-38	-85%
Office	2	1	0	0	0	-2	-100%
Schools	25	25	25	25	25	0	1%
Roads and Freeways	589	589	589	589	589	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	400	400	400	400	400	0	0%
Vacant Developable Acres	**8**	**4**	**3**	**2**	**1**	**-8**	**-92%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	7	4	2	1	0	-7	-97%
Multiple Family	1	0	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	-100%
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	0	0	0	0	0	0	-100%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**64.0**	**80.2**	**91.2**	**92.4**	**92.1**	**28.1**	**44%**
Residential Density[4]	**16.4**	**18.1**	**19.1**	**19.7**	**19.8**	**3.4**	**21%**

GROWTH TRENDS IN JOBS

Bar chart: % Change in Jobs (y-axis 0%–18%), comparing 92116 and Region across periods 2008-20, 2020-30, 2030-40, 2040-50.
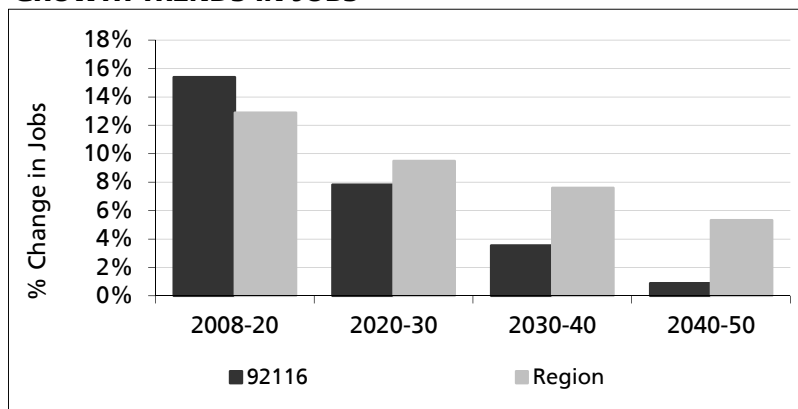
Notes:

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).

Source: Final Series 12 - 2050 Regional Growth Forecast
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