2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92115

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	60,490	67,743	73,787	84,642	111,098	50,608	84%
Household Population	56,967	64,079	69,840	80,352	106,553	49,586	87%
Group Quarters Population	3,523	3,664	3,947	4,290	4,545	1,022	29%
Civilian	3,523	3,664	3,947	4,290	4,545	1,022	29%
Military	0	0	0	0	0	0	0%
Total Housing Units	22,444	24,886	27,342	31,724	41,556	19,112	85%
Single Family	11,441	11,477	11,418	11,184	10,237	-1,204	-11%
Multiple Family	11,003	13,409	15,924	20,540	31,319	20,316	185%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	21,283	23,876	26,331	30,581	40,133	18,850	89%
Single Family	10,786	10,957	10,969	10,766	9,866	-920	-9%
Multiple Family	10,497	12,919	15,362	19,815	30,267	19,770	188%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	5.2%	4.1%	3.7%	3.6%	3.4%	-1.8	-35%
Single Family	5.7%	4.5%	3.9%	3.7%	3.6%	-2.1	-37%
Multiple Family	4.6%	3.7%	3.5%	3.5%	3.4%	-1.2	-26%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.68	2.68	2.65	2.63	2.65	-0.03	-1%

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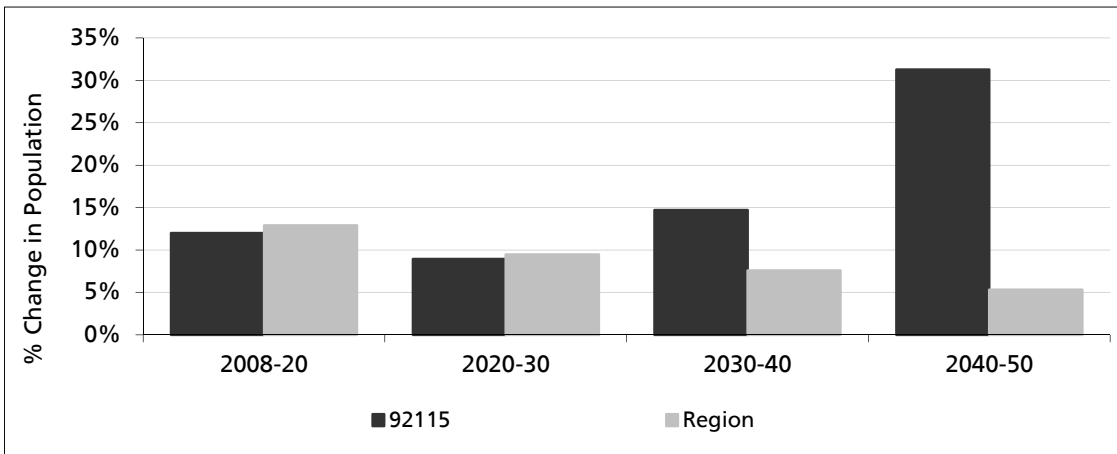
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**60,490**	**67,743**	**73,787**	**84,642**	**111,098**	**50,608**	**84%**
Under 5	4,161	4,471	4,771	5,243	6,601	2,440	59%
5 to 9	3,634	4,355	4,554	5,181	6,705	3,071	85%
10 to 14	3,410	3,969	4,049	4,558	6,174	2,764	81%
15 to 17	1,939	2,069	2,276	2,488	3,431	1,492	77%
18 to 19	4,168	4,563	5,457	6,662	8,050	3,882	93%
20 to 24	6,370	6,931	8,359	9,860	12,124	5,754	90%
25 to 29	5,580	6,338	6,307	7,147	8,813	3,233	58%
30 to 34	5,964	6,322	5,863	7,327	9,345	3,381	57%
35 to 39	4,809	4,683	5,540	5,949	8,239	3,430	71%
40 to 44	3,855	3,897	4,223	4,277	6,438	2,583	67%
45 to 49	3,510	3,452	3,233	3,867	5,092	1,582	45%
50 to 54	2,864	3,093	3,332	3,740	4,559	1,695	59%
55 to 59	2,437	3,033	3,031	3,127	4,540	2,103	86%
60 to 61	852	1,135	1,198	1,291	1,849	997	117%
62 to 64	1,001	1,746	1,823	2,150	2,725	1,724	172%
65 to 69	1,353	2,221	2,774	3,024	3,815	2,462	182%
70 to 74	1,237	1,903	2,588	3,015	4,140	2,903	235%
75 to 79	1,127	1,379	2,027	2,687	3,530	2,403	213%
80 to 84	1,092	1,040	1,326	1,707	2,536	1,444	132%
85 and over	1,127	1,143	1,056	1,342	2,392	1,265	112%
Median Age	30.8	30.9	31.0	30.8	32.0	1.2	4%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**60,490**	**67,743**	**73,787**	**84,642**	**111,098**	**50,608**	**84%**
Hispanic	17,563	25,535	34,131	44,630	63,359	45,796	261%
Non-Hispanic	42,927	42,208	39,656	40,012	47,739	4,812	11%
White	25,522	21,697	16,463	13,569	16,068	-9,454	-37%
Black	5,947	6,684	6,923	7,357	8,194	2,247	38%
American Indian	274	384	442	512	573	299	109%
Asian	8,162	9,784	11,383	13,312	16,281	8,119	99%
Hawaiian / Pacific Islander	210	326	410	488	707	497	237%
Other	216	249	291	332	423	207	96%
Two or More Races	2,596	3,084	3,744	4,442	5,493	2,897	112%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**12,062**	**13,214**	**14,392**	**16,116**	**18,224**	**6,162**	**51%**
Civilian Jobs	12,062	13,214	14,392	16,116	18,224	6,162	51%
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	**4,040**	**4,040**	**4,040**	**4,040**	**4,040**	**0**	**0%**
Developed Acres	**4,008**	**4,022**	**4,026**	**4,029**	**4,037**	**29**	**1%**
Low Density Single Family	0	3	3	3	3	3	--
Single Family	1,997	2,002	1,996	1,974	1,880	-117	-6%
Multiple Family	308	311	317	345	430	122	39%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	15	12	12	11	11	-4	-25%
Mixed Use	0	45	91	179	275	275	--
Industrial	15	13	12	7	6	-9	-58%
Commercial/Services	304	267	230	148	71	-233	-77%
Office	6	6	6	3	2	-4	-67%
Schools	134	134	132	132	132	-2	-2%
Roads and Freeways	880	879	878	878	878	-2	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	349	349	349	349	349	0	0%
Vacant Developable Acres	**31**	**18**	**13**	**10**	**3**	**-29**	**-92%**
Low Density Single Family	4	1	1	1	1	-3	-67%
Single Family	9	1	1	0	0	-9	-97%
Multiple Family	13	11	7	5	1	-12	-93%
Mixed Use	5	4	4	3	0	-5	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	0%
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	0	0	0	0	0	0	0%
Constrained Acres	**1**	**1**	**1**	**1**	**1**	**0**	**0%**
Employment Density[3]	**26.3**	**29.9**	**33.9**	**42.4**	**52.4**	**26.1**	**99%**
Residential Density[4]	**9.7**	**10.6**	**11.5**	**13.1**	**16.9**	**7.2**	**74%**

GROWTH TRENDS IN JOBS

Bar chart: % Change in Jobs (y-axis 0%–35%) for periods 2008-20, 2020-30, 2030-40, 2040-50, comparing 92115 and Region.
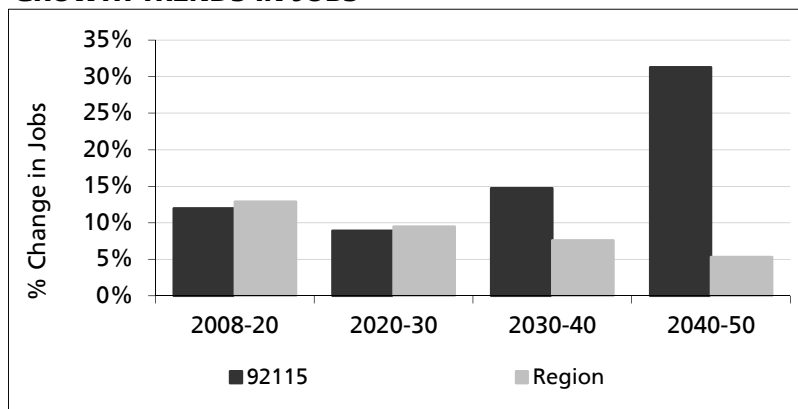
Notes:

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).

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