2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92040

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**43,233**	**45,948**	**50,824**	**54,287**	**55,061**	**11,828**	**27%**
Household Population	42,566	45,115	49,665	52,753	53,253	10,687	25%
Group Quarters Population	667	833	1,159	1,534	1,808	1,141	171%
Civilian	667	833	1,159	1,534	1,808	1,141	171%
Military	0	0	0	0	0	0	0%
Total Housing Units	**15,308**	**16,203**	**17,649**	**17,737**	**17,742**	**2,434**	**16%**
Single Family	9,888	10,748	12,014	12,112	12,135	2,247	23%
Multiple Family	3,560	3,595	3,786	3,842	3,842	282	8%
Mobile Homes	1,860	1,860	1,849	1,783	1,765	-95	-5%
Occupied Housing Units	**14,502**	**15,222**	**16,562**	**17,299**	**17,323**	**2,821**	**19%**
Single Family	9,488	10,125	11,255	11,968	11,997	2,509	26%
Multiple Family	3,357	3,396	3,597	3,668	3,675	318	9%
Mobile Homes	1,657	1,701	1,710	1,663	1,651	-6	0%
Vacancy Rate	**5.3%**	**6.1%**	**6.2%**	**2.5%**	**2.4%**	**-2.9**	**-55%**
Single Family	4.0%	5.8%	6.3%	1.2%	1.1%	-2.9	-73%
Multiple Family	5.7%	5.5%	5.0%	4.5%	4.3%	-1.4	-25%
Mobile Homes	10.9%	8.5%	7.5%	6.7%	0.0%	-10.9	-100%
Persons per Household	**2.94**	**2.96**	**3.00**	**3.05**	**3.07**	**0.13**	**4%**

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	1,357	1,058	905	796	696	-661	-49%
$15,000-$29,999	2,385	1,890	1,682	1,517	1,346	-1,039	-44%
$30,000-$44,999	2,387	2,434	2,311	2,186	2,009	-378	-16%
$45,000-$59,999	2,426	2,325	2,360	2,325	2,197	-229	-9%
$60,000-$74,999	2,037	2,052	2,230	2,286	2,220	183	9%
$75,000-$99,999	1,906	2,411	2,835	3,059	3,096	1,190	62%
$100,000-$124,999	981	1,449	1,849	2,108	2,234	1,253	128%
$125,000-$149,999	441	799	1,103	1,334	1,467	1,026	233%
$150,000-$199,999	360	612	944	1,204	1,410	1,050	292%
$200,000 or more	222	192	343	484	648	426	192%
Total Households	14,502	15,222	16,562	17,299	17,323	2,821	19%
Median Household Income							
Adjusted for inflation ($1999)	$51,937	$59,381	$66,881	$71,978	$76,563	$24,626	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.
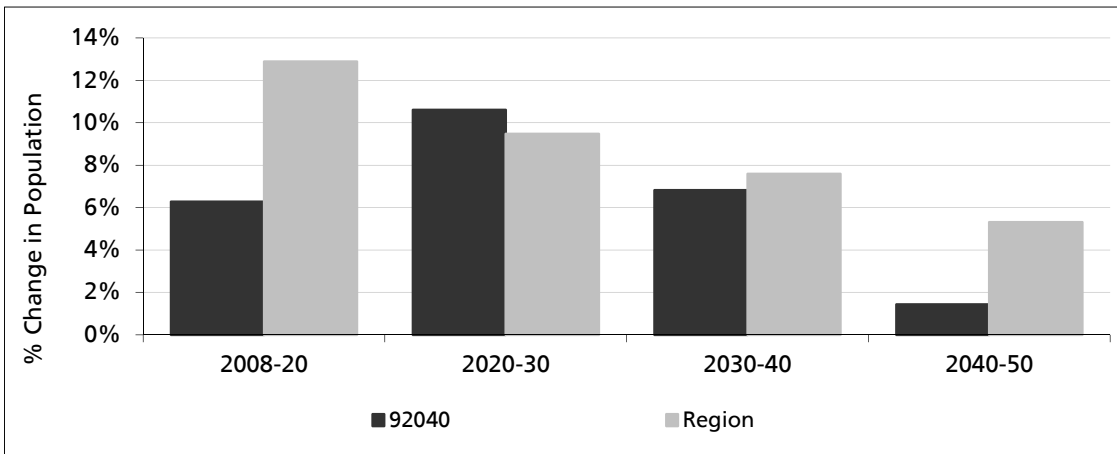
Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
92040
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**43,233**	**45,948**	**50,824**	**54,287**	**55,061**	**11,828**	**27%**
Under 5	2,885	2,765	3,070	3,208	3,203	318	11%
5 to 9	2,779	2,815	3,231	3,408	3,302	523	19%
10 to 14	3,191	3,253	3,320	3,620	3,633	442	14%
15 to 17	1,952	1,955	1,965	2,169	2,098	146	7%
18 to 19	1,361	1,234	1,191	1,263	1,253	-108	-8%
20 to 24	3,110	3,214	3,649	3,681	3,842	732	24%
25 to 29	2,684	3,453	3,810	3,712	3,851	1,167	43%
30 to 34	2,463	2,540	2,608	3,006	3,037	574	23%
35 to 39	2,763	2,213	2,929	3,148	2,995	232	8%
40 to 44	3,107	2,521	3,061	3,089	3,353	246	8%
45 to 49	3,750	2,893	2,616	3,522	3,544	-206	-5%
50 to 54	3,465	3,007	2,869	3,284	3,239	-226	-7%
55 to 59	2,716	3,342	2,973	2,643	3,433	717	26%
60 to 61	937	1,254	1,155	966	1,232	295	31%
62 to 64	1,073	1,830	1,690	1,611	1,628	555	52%
65 to 69	1,463	2,662	3,194	2,814	2,457	994	68%
70 to 74	1,185	2,119	2,985	2,816	2,514	1,329	112%
75 to 79	852	1,198	2,009	2,468	2,086	1,234	145%
80 to 84	751	782	1,286	1,899	1,770	1,019	136%
85 and over	746	898	1,213	1,960	2,591	1,845	247%
Median Age	37.2	38.9	39.4	39.9	40.5	3.3	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**43,233**	**45,948**	**50,824**	**54,287**	**55,061**	**11,828**	**27%**
Hispanic	6,450	7,960	9,623	11,204	12,096	5,646	88%
Non-Hispanic	36,783	37,988	41,201	43,083	42,965	6,182	17%
White	33,220	33,858	36,368	37,537	37,025	3,805	11%
Black	801	1,027	1,208	1,488	1,652	851	106%
American Indian	724	504	390	277	200	-524	-72%
Asian	574	865	1,214	1,544	1,787	1,213	211%
Hawaiian / Pacific Islander	131	166	213	213	226	95	73%
Other	54	69	91	121	122	68	126%
Two or More Races	1,279	1,499	1,717	1,903	1,953	674	53%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
92040
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**12,060**	**12,733**	**14,348**	**15,445**	**16,094**	**4,034**	**33%**
Civilian Jobs	12,060	12,733	14,348	15,445	16,094	4,034	33%
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	**48,485**	**48,485**	**48,485**	**48,485**	**48,485**	**0**	**0%**
Developed Acres	**27,331**	**28,543**	**32,601**	**34,965**	**36,014**	**8,683**	**32%**
Low Density Single Family	4,184	5,140	8,948	11,239	12,179	7,995	191%
Single Family	4,071	4,296	4,410	4,416	4,416	346	8%
Multiple Family	131	136	150	155	155	23	18%
Mobile Homes	286	286	284	284	284	-3	-1%
Other Residential	20	20	20	20	20	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	305	444	668	835	947	642	210%
Commercial/Services	656	663	681	691	691	35	5%
Office	10	10	10	10	10	0	0%
Schools	167	167	167	167	167	0	0%
Roads and Freeways	1,172	1,172	1,172	1,172	1,172	0	0%
Agricultural and Extractive[2]	1,421	1,302	1,183	1,066	1,063	-358	-25%
Parks and Military Use	14,907	14,907	14,907	14,910	14,910	3	0%
Vacant Developable Acres	**9,945**	**8,733**	**4,674**	**2,311**	**1,262**	**-8,683**	**-87%**
Low Density Single Family	9,052	8,059	4,329	2,129	1,189	-7,863	-87%
Single Family	221	119	10	4	4	-217	-98%
Multiple Family	11	9	3	0	0	-11	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	637	526	317	175	66	-571	-90%
Commercial/Services	17	15	9	0	0	-17	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	3	3	3	0	0	-3	-100%
Future Roads and Freeways	2	2	2	2	2	0	0%
Constrained Acres	**11,209**	**11,209**	**11,209**	**11,209**	**11,209**	**0**	**0%**
Employment Density[3]	**10.6**	**9.9**	**9.4**	**9.1**	**8.9**	**-1.7**	**-16%**
Residential Density[4]	**1.8**	**1.6**	**1.3**	**1.1**	**1.0**	**-0.7**	**-41%**

GROWTH TRENDS IN JOBS
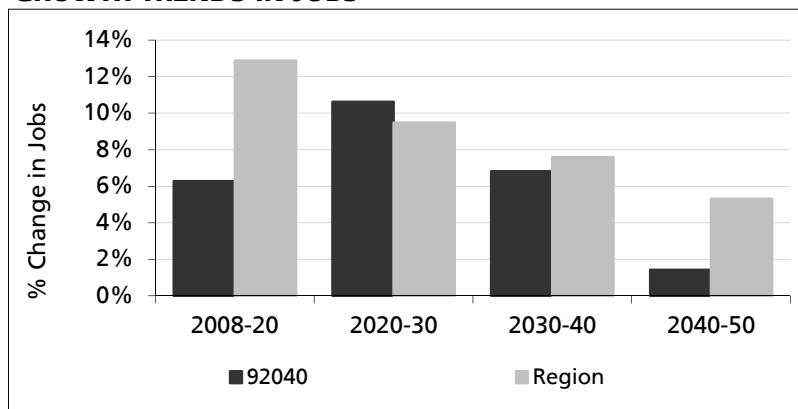
Notes:

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).

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Adopted October 2011
92040
Page 3 of 3