2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92111

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**47,334**	**50,861**	**56,377**	**60,177**	**60,726**	**13,392**	**28%**
Household Population	47,038	50,479	55,841	59,453	59,876	12,838	27%
Group Quarters Population	296	382	536	724	850	554	187%
Civilian	296	382	536	724	850	554	187%
Military	0	0	0	0	0	0	0%
Total Housing Units	**18,074**	**18,958**	**20,551**	**21,834**	**22,002**	**3,928**	**22%**
Single Family	10,452	10,374	10,289	10,406	10,550	98	1%
Multiple Family	7,402	8,369	10,048	11,224	11,249	3,847	52%
Mobile Homes	220	215	214	204	203	-17	-8%
Occupied Housing Units	**17,249**	**18,249**	**19,824**	**21,101**	**21,280**	**4,031**	**23%**
Single Family	9,971	9,987	9,925	10,044	10,191	220	2%
Multiple Family	7,073	8,060	9,696	10,855	10,888	3,815	54%
Mobile Homes	205	202	203	202	201	-4	-2%
Vacancy Rate	**4.6%**	**3.7%**	**3.5%**	**3.4%**	**3.3%**	**-1.3**	**-28%**
Single Family	4.6%	3.7%	3.5%	3.5%	3.4%	-1.2	-26%
Multiple Family	4.4%	3.7%	3.5%	3.3%	3.2%	-1.2	-27%
Mobile Homes	6.8%	6.0%	5.1%	1.0%	0.0%	-6.8	-100%
Persons per Household	**2.73**	**2.77**	**2.82**	**2.82**	**2.81**	**0.08**	**3%**

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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Adopted October 2011
92111
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**47,334**	**50,861**	**56,377**	**60,177**	**60,726**	**13,392**	**28%**
Under 5	3,396	3,381	3,637	3,831	3,714	318	9%
5 to 9	3,073	3,373	3,540	3,724	3,717	644	21%
10 to 14	2,895	3,350	3,436	3,608	3,658	763	26%
15 to 17	1,743	1,737	1,912	2,018	2,039	296	17%
18 to 19	1,208	1,084	1,256	1,279	1,294	86	7%
20 to 24	2,793	2,709	3,334	3,375	3,386	593	21%
25 to 29	3,412	3,821	4,084	4,403	4,361	949	28%
30 to 34	4,001	4,083	4,032	4,787	4,626	625	16%
35 to 39	4,171	3,761	4,428	4,585	4,680	509	12%
40 to 44	3,723	3,484	3,862	3,739	4,270	547	15%
45 to 49	3,448	3,133	2,952	3,505	3,566	118	3%
50 to 54	3,046	2,951	2,973	3,247	3,087	41	1%
55 to 59	2,551	3,060	2,991	2,841	3,216	665	26%
60 to 61	940	1,273	1,299	1,294	1,493	553	59%
62 to 64	1,047	1,726	1,784	1,825	1,860	813	78%
65 to 69	1,557	2,707	3,318	3,252	3,040	1,483	95%
70 to 74	1,331	2,097	2,779	2,715	2,550	1,219	92%
75 to 79	1,217	1,376	2,230	2,548	2,276	1,059	87%
80 to 84	986	894	1,515	2,008	1,880	894	91%
85 and over	796	861	1,015	1,593	2,013	1,217	153%
Median Age	36.4	37.5	38.3	38.3	38.8	2.4	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**47,334**	**50,861**	**56,377**	**60,177**	**60,726**	**13,392**	**28%**
Hispanic	11,788	14,997	18,583	21,850	23,614	11,826	100%
Non-Hispanic	35,546	35,864	37,794	38,327	37,112	1,566	4%
White	21,112	20,085	19,636	18,926	17,408	-3,704	-18%
Black	2,452	2,609	3,070	3,309	3,408	956	39%
American Indian	188	209	200	206	191	3	2%
Asian	9,666	10,664	12,292	13,052	13,209	3,543	37%
Hawaiian / Pacific Islander	322	355	379	412	413	91	28%
Other	111	115	125	135	138	27	24%
Two or More Races	1,695	1,827	2,092	2,287	2,345	650	38%

GROWTH TRENDS IN TOTAL POPULATION
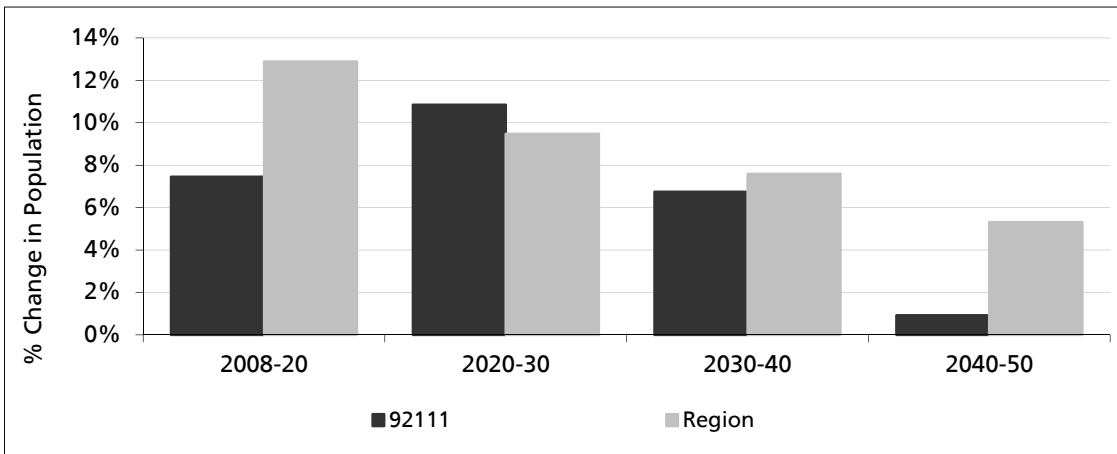
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**45,256**	**46,231**	**48,183**	**49,984**	**51,919**	**6,663**	**15%**
Civilian Jobs	45,256	46,231	48,183	49,984	51,919	6,663	15%
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	**5,620**	**5,620**	**5,620**	**5,620**	**5,620**	**0**	**0%**
Developed Acres	**5,523**	**5,566**	**5,583**	**5,596**	**5,608**	**84**	**2%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1,517	1,510	1,501	1,501	1,501	-16	-1%
Multiple Family	304	323	334	334	334	29	10%
Mobile Homes	31	31	31	31	31	0	0%
Other Residential	17	17	13	13	13	-4	-24%
Mixed Use	0	3	24	25	26	26	--
Industrial	514	543	548	549	538	23	5%
Commercial/Services	532	529	512	514	516	-16	-3%
Office	93	94	98	107	127	34	37%
Schools	364	364	370	371	371	7	2%
Roads and Freeways	1,098	1,098	1,098	1,098	1,098	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	1,053	1,053	1,054	1,054	1,054	1	0%
Vacant Developable Acres	**87**	**44**	**27**	**14**	**2**	**-84**	**-97%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	5	0	0	0	0	-5	-100%
Multiple Family	10	2	0	0	0	-10	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	37	8	1	0	0	-37	-100%
Commercial/Services	5	5	4	2	0	-5	-99%
Office	24	23	19	10	0	-24	-99%
Schools	3	3	1	0	0	-3	-98%
Parks and Other	1	1	0	0	0	-1	-100%
Future Roads and Freeways	2	2	2	2	2	0	0%
Constrained Acres	**10**	**10**	**10**	**10**	**10**	**0**	**0%**
Employment Density[3]	**30.1**	**30.2**	**31.3**	**32.2**	**33.2**	**3.1**	**10%**
Residential Density[4]	**9.7**	**10.1**	**10.9**	**11.5**	**11.6**	**2.0**	**20%**

GROWTH TRENDS IN JOBS
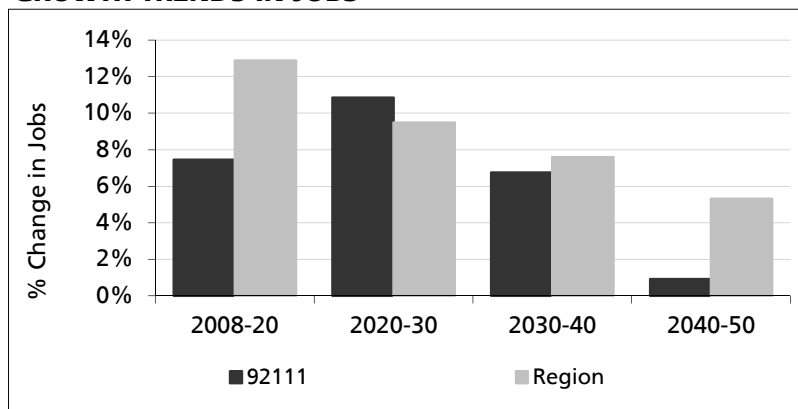
Notes:

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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Page 3 of 3