# 2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011) ZIP Code 92109



#### **POPULATION AND HOUSING**

2008 to 2050 Change\* 2008 2030 2040 Percent 2020 2050 Numeric **Total Population** 46,635 49,052 52,648 57,301 64,031 17,396 37% **Household Population** 46,193 48,460 51,779 16,394 35% 56,115 62,587 **Group Quarters Population** 442 592 869 1,186 1,444 1,002 227% Civilian 442 592 869 1,186 1,444 1,002 227% Military 0 0 0 0 0 0 0% **Total Housing Units** 26,057 26,562 28,058 29,852 33,259 7,202 28% Single Family 10,318 9.750 8.363 6,733 5,390 -4.928 -48% Multiple Family 22,998 27,746 84% 15,116 16,227 19,312 12,630 **Mobile Homes** 623 585 383 123 -500 -80% 121 7,195 **Occupied Housing Units** 23,292 24,127 25,623 27.298 30.487 31% Single Family 9,316 8,964 7,788 -4,204 -45% 6,329 5,112 Multiple Family 13,385 14,604 17,458 20,854 25,256 11,871 89% **Mobile Homes** 591 559 377 115 119 -472 -80% 8.7% 8.3% -2.3 **Vacancy Rate** 10.6% 9.2% 8.6% -22% 9.7% 6.9% 5.2% -4.5 Single Family 8.1% 6.0% -46% Multiple Family 11.5% 10.0% 9.6% 9.3% 9.0% -2.5 -22% **Mobile Homes** -5.1 -100% 5.1% 4.4% 1.6% 5.0% 0.0% 2.01 2.05 0.07 **Persons per Household** 1.98 2.02 2.06 4%

**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.

## **POPULATION BY AGE**

75 to 79

80 to 84

Median Age

85 and over

2008 to 2050 Change\* 2030 2050 2008 2020 2040 Numeric Percent **Total Population** 46,635 49,052 52,648 57,301 64,031 17,396 37% Under 5 1,920 1,875 1,983 2,079 2,232 312 16% 5 to 9 1,808 1,820 1,943 2,082 2,234 426 24% 10 to 14 1,438 1,621 1,612 1,755 1,956 518 36% 15 to 17 841 848 852 906 195 23% 1,036 18 to 19 530 482 470 496 544 14 3% 20 to 24 39% 1,131 1,190 1,348 441 1,358 1,572 25 to 29 3,412 4,371 4,613 4,672 5,418 2,006 59% 30 to 34 9,439 10,201 10,285 11,670 12,546 3,107 33% 35 to 39 7,996 8,248 9,353 1,357 17% 6,432 8,935 40 to 44 3,899 4,406 5,446 4,683 4,613 763 16% 45 to 49 3,029 2,582 2,210 2,976 3,409 380 13% 50 to 54 2,265 2,144 1,864 2,225 2,508 243 11% 55 to 59 2,048 2,559 2,125 1,915 2,834 786 38% 60 to 61 781 877 344 1,037 757 1,125 44% 62 to 64 998 1,408 1,356 629 1,631 1,627 63% 65 to 69 1,185 2,424 2,098 77% 2,123 2,132 913 70 to 74 829 1.616 2,068 1,921 1,904 1.075 130%

1,643

1,163

1,106

37.0

1,879

1,597

1,977

37.0

1,786

1,599

2,804

37.4

1,012

642

967

36.6

## **POPULATION BY RACE AND ETHNICITY**

2008 to 2050 Change\*

1,002

1,936

949

0.7

128%

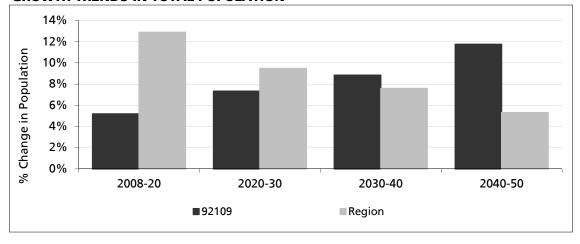
146%

223%

2%

	2008	2020	2030	2040	2050	Numeric	Percent
<b>Total Population</b>	46,635	49,052	52,648	57,301	64,031	17,396	37%
Hispanic	6,151	7,098	7,912	8,910	10,007	3,856	63%
Non-Hispanic	40,484	41,954	44,736	48,391	54,024	13,540	33%
White	36,337	37,115	39,208	42,055	46,627	10,290	28%
Black	776	908	1,017	1,124	1,269	493	64%
American Indian	137	157	156	153	149	12	9%
Asian	1,572	1,975	2,390	2,873	3,484	1,912	122%
Hawaiian / Pacific Islander	120	164	195	214	248	128	107%
Other	234	178	147	144	155	-79	-34%
Two or More Races	1,308	1,457	1,623	1,828	2,092	784	60%

# **GROWTH TRENDS IN TOTAL POPULATION**



784

650

868

36.7

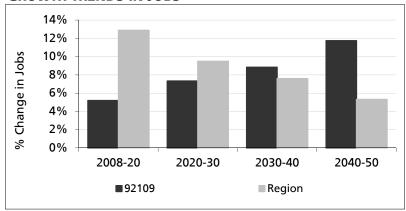
## **EMPLOYMENT**

						2008 to 2050 Change*	
	2008	2020	2030	2040	2050	Numeric	Percent
Jobs	19,918	20,620	22,661	24,940	26,578	6,660	33%
Civilian Jobs	19,918	20,620	22,661	24,940	26,578	6,660	33%
Military Jobs	0	0	0	0	0	0	0%

# LAND USE1

Total Acres         7,179         7,179         7,179         7,179         7,179         7,179         7,179         7,179         7,179         7,179         7,179         7,179         0         0           Developed Acres         7,030         7,040         7,094         7,140         7,177         147         29           Low Density Single Family         0 <th>LAND OSE</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th>2008 to 2050</th> <th>Change*</th>	LAND OSE						2008 to 2050	Change*
Total Acres   7,179		2008	2020	2030	2040	2050		Percent
Low Density Single Family         0         9         3         0         0         0         0         9         3         0         0         9         9         9         9         1         2         1         2         1         2         1 <th>Total Acres</th> <th>7,179</th> <th>7,179</th> <th>7,179</th> <th>7,179</th> <th>7,179</th> <th>0</th> <th>0%</th>	Total Acres	7,179	7,179	7,179	7,179	7,179	0	0%
Single Family         1,089         1,061         983         887         805         -285         -269           Multiple Family         345         365         438         535         613         268         78           Mobile Homes         86         80         50         6         6         -80         -93%           Mixed Use         0         10         47         92         142         142        79           Industrial         66         66         63         60         58         -8         -129           Commercial/Services         712         672         707         738         707         -5         -19           Office         10         7         6         6         5         -4         -479           Schools         91 <th>Developed Acres</th> <th>7,030</th> <th>7,040</th> <th>7,094</th> <th>7,140</th> <th>7,177</th> <th>147</th> <th>2%</th>	Developed Acres	7,030	7,040	7,094	7,140	7,177	147	2%
Multiple Family         345         365         438         535         613         268         789           Mobile Homes         86         80         50         6         6         80         -939           Other Residential         37         37         35         35         34         -3         -79           Mixed Use         0         10         47         92         142         142        79           Industrial         66         66         66         63         60         58         -8         -129           Commercial/Services         712         672         707         738         707         -5         -19           Office         10         7         6         6         5         -4         -479           Schools         91         91         91         91         91         0         0         0           Roads and Freeways         1,134         1,134         1,134         1,134         1,134         1,134         1,134         1,134         1,134         1,134         1,134         1,134         1,134         1,134         1,134         1,134         1,134         1,134         1,134 <td>Low Density Single Family</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0%</td>	Low Density Single Family	0	0	0	0	0	0	0%
Mobile Homes         86         80         50         6         6         -80         -939           Other Residential         37         37         35         35         34         -3         -79           Mixed Use         0         10         47         92         142         142	Single Family	1,089	1,061	983	887	805	-285	-26%
Other Residential         37         37         35         35         34         -3         -79           Mixed Use         0         10         47         92         142         142	Multiple Family	345	365	438	535	613	268	78%
Mixed Use         0         10         47         92         142         142	Mobile Homes	86	80	50	6	6	-80	-93%
Industrial   66	Other Residential	37	37	35	35	34	-3	-7%
Commercial/Services         712         672         707         738         707         -5         -19           Office         10         7         6         6         5         -4         -479           Schools         91         91         91         91         91         91         91         0         0           Roads and Freeways         1,134         1,	Mixed Use	0	10	47	92	142	142	
Office         10         7         6         6         5         -4         -479           Schools         91         91         91         91         91         91         0         0           Roads and Freeways         1,134         1,134         1,134         1,134         1,134         1,134         0         0           Agricultural and Extractive²         0	Industrial	66	66	63	60	58	-8	-12%
Schools         91 <t< td=""><td>Commercial/Services</td><td>712</td><td>672</td><td>707</td><td>738</td><td>707</td><td>-5</td><td>-1%</td></t<>	Commercial/Services	712	672	707	738	707	-5	-1%
Roads and Freeways         1,134         1,134         1,134         1,134         1,134         1,134         0         0           Agricultural and Extractive²         0 <t< td=""><td>Office</td><td>10</td><td>7</td><td>6</td><td>6</td><td>5</td><td>-4</td><td>-47%</td></t<>	Office	10	7	6	6	5	-4	-47%
Agricultural and Extractive <sup>2</sup> 0         0 <th< td=""><td>Schools</td><td>91</td><td>91</td><td>91</td><td>91</td><td>91</td><td>0</td><td>0%</td></th<>	Schools	91	91	91	91	91	0	0%
Parks and Military Use         3,461         3,517         3,540         3,555         3,582         121         49           Vacant Developable Acres         148         139         84         38         2         -147         -999           Low Density Single Family         0	Roads and Freeways	1,134	1,134	1,134	1,134	1,134	0	0%
Vacant Developable Acres         148         139         84         38         2         -147         -99%           Low Density Single Family         0         -6         -99%         Multiple Family         4         4         4         3         2         0         0         -6         -99%         Multiple Family         4         4         3         2         0         0         -4         -95%         Mixed Use         2         2         2         0         0         0         0         -2         -100%         0	Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Low Density Single Family         0 <td>Parks and Military Use</td> <td>3,461</td> <td>3,517</td> <td>3,540</td> <td>3,555</td> <td>3,582</td> <td>121</td> <td>4%</td>	Parks and Military Use	3,461	3,517	3,540	3,555	3,582	121	4%
Single Family       6       5       5       0       0       -6       -999         Multiple Family       4       4       4       3       2       0       -4       -959         Mixed Use       2       2       2       2       0       0       -2       -1009         Industrial       0       0       0       0       0       0       0       0       -68       -1009         Commercial/Services       68       60       30       8       0       -68       -1009         Office       0	Vacant Developable Acres	148	139	84	38	2	-147	-99%
Multiple Family       4       4       4       3       2       0       -4       -95%         Mixed Use       2       2       2       2       0       0       -2       -100%         Industrial       0       0       0       0       0       0       0       0       0       -68       -100%         Commercial/Services       68       60       30       8       0       -68       -100%       0 <t< td=""><td>Low Density Single Family</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0%</td></t<>	Low Density Single Family	0	0	0	0	0	0	0%
Mixed Use         2         2         2         2         0         0         -2         -100%           Industrial         0         0         0         0         0         0         0         0         0         0         -100%           Commercial/Services         68         60         30         8         0         -68         -100%         0	Single Family	6	5	5	0	0	-6	-99%
Industrial         0         0         0         0         0         -100%           Commercial/Services         68         60         30         8         0         -68         -100%           Office         0<	Multiple Family	4	4	3	2	0	-4	-95%
Commercial/Services         68         60         30         8         0         -68         -100%           Office         0	Mixed Use	2	2	2	0	0	-2	-100%
Office         0 <td>Industrial</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>-100%</td>	Industrial	0	0	0	0	0	0	-100%
Schools       0 </td <td>Commercial/Services</td> <td>68</td> <td>60</td> <td>30</td> <td>8</td> <td>0</td> <td>-68</td> <td>-100%</td>	Commercial/Services	68	60	30	8	0	-68	-100%
Parks and Other         67         66         44         26         0         -67         -100%           Future Roads and Freeways         1         1         1         1         1         1         0         0%           Constrained Acres         0	Office	0	0	0	0	0	0	0%
Future Roads and Freeways       1       1       1       1       1       1       1       0       0%         Constrained Acres       0	Schools	0	0	0	0	0	0	0%
Constrained Acres 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Parks and Other	67	66	44	26	0	-67	-100%
Employment Density <sup>3</sup> 22.7 24.5 25.4 26.5 28.5 5.8 26%	Future Roads and Freeways	1	1	1	1	1	0	0%
	Constrained Acres	0	0	0	0	0	0	0%
Residential Density <sup>4</sup> 16.7 17.2 18.3 19.8 21.8 5.0 30%	Employment Density <sup>3</sup>	22.7	24.5	25.4	26.5	28.5	5.8	26%
	Residential Density <sup>4</sup>	16.7	17.2	18.3	19.8	21.8	5.0	30%

# **GROWTH TRENDS IN JOBS**



Source: Final Series 12 - 2050 Regional Growth Forecast SANDAG www.sandag.org

#### **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
- 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).