2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92106

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**19,206**	**20,237**	**21,110**	**22,162**	**23,274**	**4,068**	**21%**
Household Population	17,055	18,027	18,789	19,701	20,721	3,666	21%
Group Quarters Population	2,151	2,210	2,321	2,461	2,553	402	19%
Civilian	2,151	2,210	2,321	2,461	2,553	402	19%
Military	0	0	0	0	0	0	0%
Total Housing Units	**8,341**	**8,589**	**8,846**	**9,146**	**9,576**	**1,235**	**15%**
Single Family	6,161	6,167	6,182	6,086	5,974	-187	-3%
Multiple Family	2,180	2,422	2,664	3,060	3,602	1,422	65%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**7,927**	**8,154**	**8,442**	**8,737**	**9,154**	**1,227**	**15%**
Single Family	5,867	5,918	5,962	5,882	5,790	-77	-1%
Multiple Family	2,060	2,236	2,480	2,855	3,364	1,304	63%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**5.0%**	**5.1%**	**4.6%**	**4.5%**	**4.4%**	**-0.6**	**-12%**
Single Family	4.8%	4.0%	3.6%	3.4%	3.1%	-1.7	-35%
Multiple Family	5.5%	7.7%	6.9%	6.7%	6.6%	1.1	20%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.15**	**2.21**	**2.23**	**2.25**	**2.26**	**0.11**	**5%**

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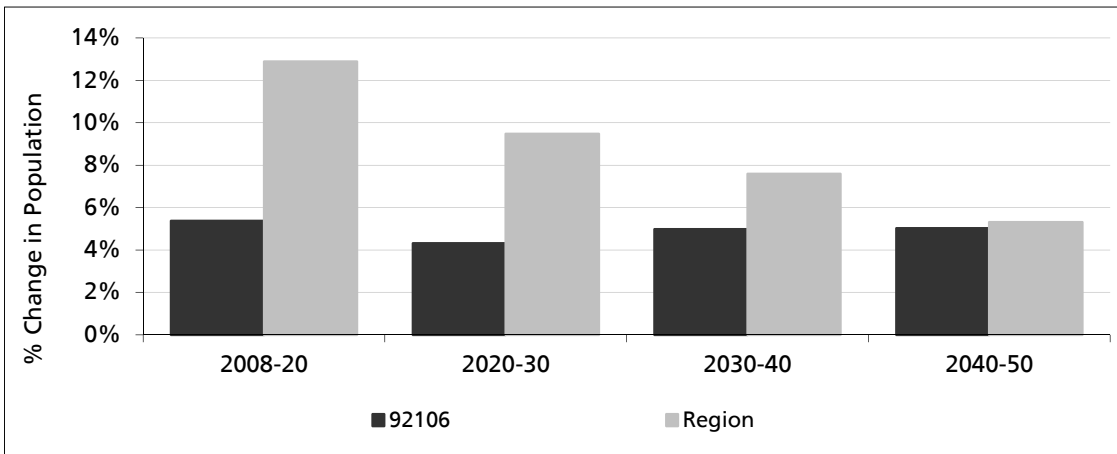
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**19,206**	**20,237**	**21,110**	**22,162**	**23,274**	**4,068**	**21%**
Under 5	854	878	911	903	944	90	11%
5 to 9	720	681	704	729	765	45	6%
10 to 14	809	842	811	869	882	73	9%
15 to 17	553	520	478	536	580	27	5%
18 to 19	976	949	921	970	984	8	1%
20 to 24	1,749	1,769	1,839	1,910	2,023	274	16%
25 to 29	1,555	1,862	1,902	1,895	2,073	518	33%
30 to 34	1,477	1,486	1,474	1,597	1,686	209	14%
35 to 39	1,346	1,069	1,353	1,436	1,408	62	5%
40 to 44	1,098	979	1,062	1,081	1,191	93	8%
45 to 49	1,214	955	790	1,007	1,080	-134	-11%
50 to 54	1,284	1,068	873	1,006	1,030	-254	-20%
55 to 59	1,185	1,308	1,092	937	1,244	59	5%
60 to 61	488	588	482	402	506	18	4%
62 to 64	580	880	735	643	718	138	24%
65 to 69	818	1,383	1,522	1,247	1,092	274	33%
70 to 74	613	1,021	1,306	1,152	1,072	459	75%
75 to 79	613	715	1,066	1,222	1,034	421	69%
80 to 84	593	529	879	1,079	974	381	64%
85 and over	681	755	910	1,541	1,988	1,307	192%
Median Age	38.4	40.3	40.8	41.1	41.2	2.8	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**19,206**	**20,237**	**21,110**	**22,162**	**23,274**	**4,068**	**21%**
Hispanic	1,970	2,463	2,653	2,895	3,230	1,260	64%
Non-Hispanic	17,236	17,774	18,457	19,267	20,044	2,808	16%
White	15,489	15,991	16,523	17,130	17,693	2,204	14%
Black	432	437	416	428	424	-8	-2%
American Indian	103	94	87	77	77	-26	-25%
Asian	556	665	788	920	1,068	512	92%
Hawaiian / Pacific Islander	54	41	46	47	51	-3	-6%
Other	38	23	21	22	20	-18	-47%
Two or More Races	564	523	576	643	711	147	26%

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	**13,301**	**13,527**	**14,378**	**15,647**	**16,564**	**3,263**	**25%**
Civilian Jobs	9,502	9,728	10,579	11,848	12,765	3,263	34%
Military Jobs	3,799	3,799	3,799	3,799	3,799	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**6,625**	**6,625**	**6,625**	**6,625**	**6,625**	**0**	**0%**
Developed Acres	**5,865**	**5,874**	**5,931**	**5,966**	**5,985**	**120**	**2%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1,035	1,037	1,045	1,037	1,028	-6	-1%
Multiple Family	49	52	53	57	66	16	34%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	35	35	35	35	35	0	0%
Mixed Use	0	4	11	23	37	37	--
Industrial	77	77	77	78	78	1	1%
Commercial/Services	471	469	506	528	536	65	14%
Office	24	24	26	28	26	2	8%
Schools	102	103	104	107	107	5	5%
Roads and Freeways	555	555	555	555	555	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	3,518	3,518	3,518	3,518	3,518	0	0%
Vacant Developable Acres	**126**	**116**	**60**	**24**	**5**	**-120**	**-96%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	15	11	1	1	0	-15	-98%
Multiple Family	1	1	1	1	1	-1	-49%
Mixed Use	0	0	0	0	0	0	-100%
Industrial	3	2	2	1	0	-2	-95%
Commercial/Services	90	86	45	15	0	-89	-99%
Office	8	7	5	2	0	-8	-99%
Schools	5	5	3	1	0	-5	-100%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	4	4	4	4	4	0	0%
Constrained Acres	**634**	**634**	**634**	**634**	**634**	**0**	**0%**
Employment Density[3]	**14.1**	**14.4**	**14.7**	**15.7**	**16.7**	**2.6**	**18%**
Residential Density[4]	**7.5**	**7.6**	**7.8**	**8.0**	**8.3**	**0.9**	**12%**

GROWTH TRENDS IN JOBS
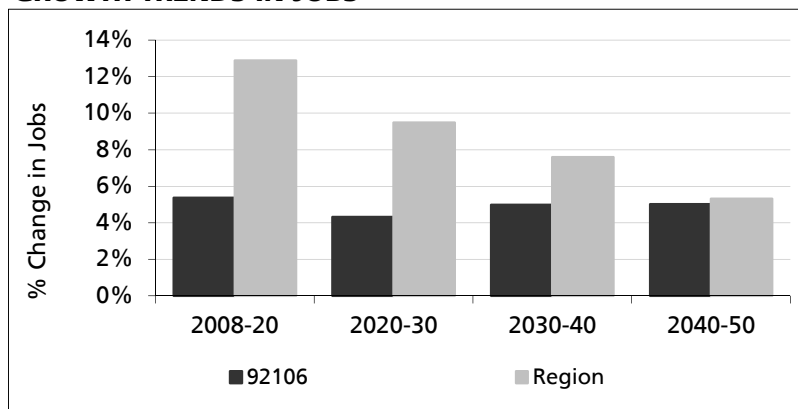
Notes:

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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