2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92107

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**26,426**	**27,794**	**29,348**	**31,038**	**32,790**	**6,364**	**24%**
Household Population	26,313	27,604	29,052	30,588	32,257	5,944	23%
Group Quarters Population	113	190	296	450	533	420	372%
Civilian	113	190	296	450	533	420	372%
Military	0	0	0	0	0	0	0%
Total Housing Units	**13,871**	**14,254**	**14,831**	**15,477**	**16,364**	**2,493**	**18%**
Single Family	8,028	7,967	7,380	6,731	6,001	-2,027	-25%
Multiple Family	5,843	6,287	7,451	8,746	10,363	4,520	77%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**12,863**	**13,360**	**14,004**	**14,635**	**15,486**	**2,623**	**20%**
Single Family	7,536	7,560	7,053	6,446	5,755	-1,781	-24%
Multiple Family	5,327	5,800	6,951	8,189	9,731	4,404	83%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**7.3%**	**6.3%**	**5.6%**	**5.4%**	**5.4%**	**-1.9**	**-26%**
Single Family	6.1%	5.1%	4.4%	4.2%	4.1%	-2.0	-33%
Multiple Family	8.8%	7.7%	6.7%	6.4%	6.1%	-2.7	-31%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.05**	**2.07**	**2.07**	**2.09**	**2.08**	**0.03**	**1%**

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	1,384	1,110	889	733	671	-713	-52%
$15,000-$29,999	2,303	2,034	1,754	1,536	1,444	-859	-37%
$30,000-$44,999	2,603	2,342	2,196	2,064	2,033	-570	-22%
$45,000-$59,999	1,888	2,181	2,201	2,211	2,259	371	20%
$60,000-$74,999	1,561	1,627	1,765	1,884	1,989	428	27%
$75,000-$99,999	1,275	1,598	1,935	2,241	2,516	1,241	97%
$100,000-$124,999	908	1,121	1,410	1,664	1,876	968	107%
$125,000-$149,999	319	515	729	909	1,062	743	233%
$150,000-$199,999	311	432	573	721	868	557	179%
$200,000 or more	311	400	552	672	768	457	147%
Total Households	12,863	13,360	14,004	14,635	15,486	2,623	20%
Median Household Income							
Adjusted for inflation ($1999)	$46,124	$53,212	$59,741	$66,158	$70,075	$23,951	52%

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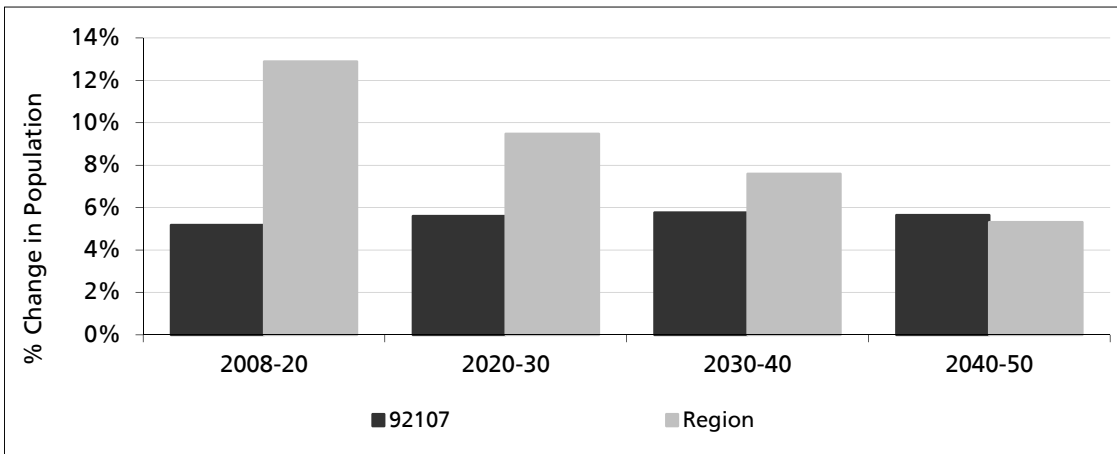
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**26,426**	**27,794**	**29,348**	**31,038**	**32,790**	**6,364**	**24%**
Under 5	1,521	1,421	1,493	1,491	1,536	15	1%
5 to 9	1,236	1,212	1,253	1,254	1,266	30	2%
10 to 14	959	976	945	1,022	1,024	65	7%
15 to 17	573	527	486	527	539	-34	-6%
18 to 19	359	301	274	290	281	-78	-22%
20 to 24	894	841	889	894	969	75	8%
25 to 29	2,031	2,580	2,698	2,579	2,876	845	42%
30 to 34	3,433	3,690	3,676	3,963	4,026	593	17%
35 to 39	3,171	2,556	3,225	3,366	3,226	55	2%
40 to 44	2,257	1,813	2,054	2,094	2,287	30	1%
45 to 49	1,930	1,579	1,337	1,748	1,858	-72	-4%
50 to 54	1,947	1,783	1,588	1,866	1,939	-8	0%
55 to 59	1,766	2,135	1,793	1,580	2,122	356	20%
60 to 61	653	841	763	646	878	225	34%
62 to 64	681	1,128	1,034	1,021	1,103	422	62%
65 to 69	776	1,440	1,665	1,523	1,377	601	77%
70 to 74	602	1,113	1,413	1,268	1,208	606	101%
75 to 79	477	616	999	1,120	991	514	108%
80 to 84	433	438	806	1,160	1,098	665	154%
85 and over	727	804	957	1,626	2,186	1,459	201%
Median Age	38.5	39.6	39.6	40.3	41.4	2.9	8%

POPULATION BY RACE AND ETHNICITY

|	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**26,426**	**27,794**	**29,348**	**31,038**	**32,790**	**6,364**	**24%**
Hispanic	2,857	3,403	3,697	4,070	4,468	1,611	56%
Non-Hispanic	23,569	24,391	25,651	26,968	28,322	4,753	20%
White	21,301	21,757	22,798	23,902	25,013	3,712	17%
Black	471	480	464	431	403	-68	-14%
American Indian	104	105	88	85	87	-17	-16%
Asian	556	775	929	1,073	1,254	698	126%
Hawaiian / Pacific Islander	84	123	137	154	168	84	100%
Other	179	132	114	107	102	-77	-43%
Two or More Races	874	1,019	1,121	1,216	1,295	421	48%

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	**4,811**	**4,905**	**5,218**	**5,668**	**5,809**	**998**	**21%**
Civilian Jobs	4,811	4,905	5,218	5,668	5,809	998	21%
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	**1,854**	**1,854**	**1,854**	**1,854**	**1,854**	**0**	**0%**
Developed Acres	**1,841**	**1,842**	**1,846**	**1,849**	**1,852**	**11**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	838	827	796	765	727	-110	-13%
Multiple Family	156	166	199	229	266	110	70%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	-100%
Mixed Use	0	7	22	44	55	55	--
Industrial	10	9	7	3	3	-6	-66%
Commercial/Services	67	63	53	39	32	-35	-52%
Office	2	1	1	1	0	-2	-87%
Schools	40	40	40	40	40	0	0%
Roads and Freeways	535	535	535	535	535	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	193	193	193	193	193	0	0%
Vacant Developable Acres	**12**	**11**	**7**	**4**	**1**	**-11**	**-88%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	3	1	1	1	-2	-72%
Multiple Family	7	6	5	2	0	-6	-93%
Mixed Use	1	1	1	0	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	1	1	1	0	0	-1	-100%
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]	**40.3**	**42.0**	**46.5**	**54.1**	**56.3**	**15.9**	**39%**
Residential Density[4]	**14.0**	**14.3**	**14.7**	**15.2**	**16.0**	**2.1**	**15%**

GROWTH TRENDS IN JOBS
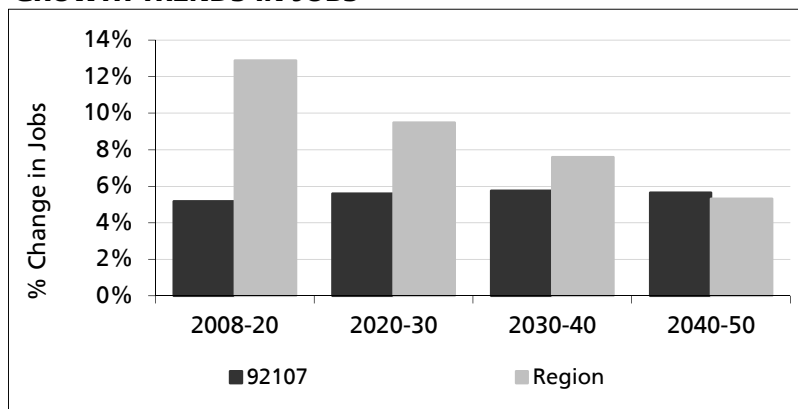
Notes:

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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