2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92064

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**50,830**	**54,127**	**57,990**	**59,248**	**59,894**	**9,064**	**18%**
Household Population	50,404	53,596	57,257	58,250	58,721	8,317	17%
Group Quarters Population	426	531	733	998	1,173	747	175%
Civilian	426	531	733	998	1,173	747	175%
Military	0	0	0	0	0	0	0%
Total Housing Units	**16,345**	**17,278**	**18,279**	**18,269**	**18,271**	**1,926**	**12%**
Single Family	12,988	13,660	14,587	14,587	14,587	1,599	12%
Multiple Family	2,655	2,936	3,010	3,010	3,010	355	13%
Mobile Homes	702	682	682	672	674	-28	-4%
Occupied Housing Units	**15,942**	**16,913**	**17,937**	**17,947**	**17,963**	**2,021**	**13%**
Single Family	12,671	13,381	14,323	14,341	14,353	1,682	13%
Multiple Family	2,580	2,859	2,940	2,942	2,944	364	14%
Mobile Homes	691	673	674	664	666	-25	-4%
Vacancy Rate	**2.5%**	**2.1%**	**1.9%**	**1.8%**	**1.7%**	**-0.8**	**-32%**
Single Family	2.4%	2.0%	1.8%	1.7%	1.6%	-0.8	-33%
Multiple Family	2.8%	2.6%	2.3%	2.3%	2.2%	-0.6	-21%
Mobile Homes	1.6%	1.3%	1.2%	1.2%	0.0%	-1.6	-100%
Persons per Household	**3.16**	**3.17**	**3.19**	**3.25**	**3.27**	**0.11**	**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.
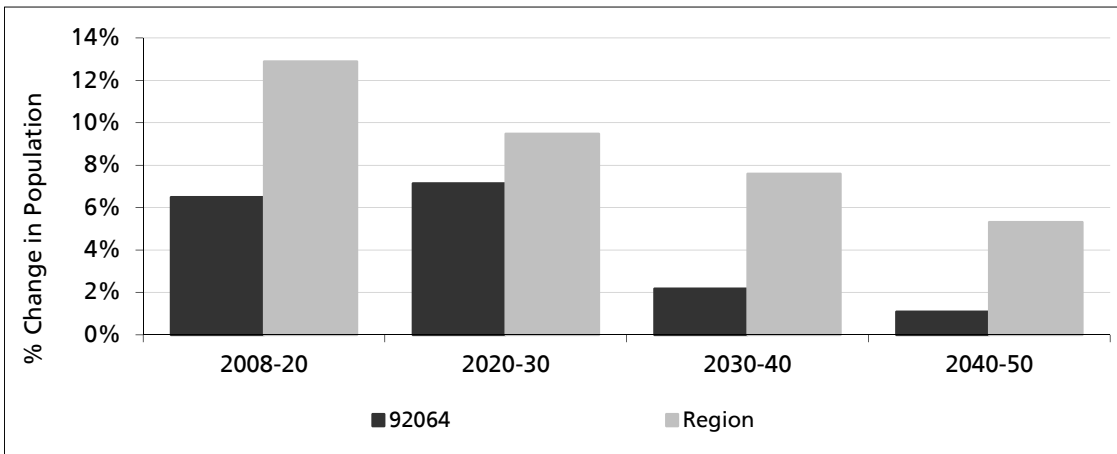
Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
92064
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**50,830**	**54,127**	**57,990**	**59,248**	**59,894**	**9,064**	**18%**
Under 5	2,495	2,423	2,674	2,741	2,659	164	7%
5 to 9	2,709	2,743	3,037	3,115	3,083	374	14%
10 to 14	3,662	3,902	3,989	4,164	4,165	503	14%
15 to 17	2,892	2,835	2,756	2,909	2,914	22	1%
18 to 19	2,058	1,813	1,722	1,745	1,723	-335	-16%
20 to 24	4,964	4,836	5,361	5,155	5,224	260	5%
25 to 29	3,300	4,018	4,250	4,146	4,251	951	29%
30 to 34	2,059	2,186	2,176	2,461	2,425	366	18%
35 to 39	2,344	1,952	2,457	2,514	2,506	162	7%
40 to 44	3,107	2,669	3,175	3,077	3,364	257	8%
45 to 49	4,520	3,640	3,315	4,130	4,246	-274	-6%
50 to 54	4,566	4,088	3,773	4,188	4,042	-524	-11%
55 to 59	3,887	4,560	4,010	3,489	4,234	347	9%
60 to 61	1,396	1,771	1,671	1,422	1,792	396	28%
62 to 64	1,473	2,351	2,139	1,922	1,987	514	35%
65 to 69	1,904	3,395	4,050	3,448	2,975	1,071	56%
70 to 74	1,246	2,260	3,094	2,753	2,431	1,185	95%
75 to 79	875	1,133	1,975	2,320	2,015	1,140	130%
80 to 84	643	655	1,224	1,647	1,497	854	133%
85 and over	730	897	1,142	1,902	2,361	1,631	223%
Median Age	37.7	40.7	40.9	41.1	41.5	3.8	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**50,830**	**54,127**	**57,990**	**59,248**	**59,894**	**9,064**	**18%**
Hispanic	6,523	8,600	10,421	11,932	13,247	6,724	103%
Non-Hispanic	44,307	45,527	47,569	47,316	46,647	2,340	5%
White	36,847	36,641	37,277	36,079	34,720	-2,127	-6%
Black	891	1,127	1,330	1,471	1,594	703	79%
American Indian	173	281	330	335	311	138	80%
Asian	4,463	5,146	5,844	6,320	6,667	2,204	49%
Hawaiian / Pacific Islander	165	281	360	417	465	300	182%
Other	127	186	216	232	243	116	91%
Two or More Races	1,641	1,865	2,212	2,462	2,647	1,006	61%

GROWTH TRENDS IN TOTAL POPULATION

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

Adopted October 2011
92064
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**31,186**	**32,396**	**35,150**	**38,969**	**40,965**	**9,779**	**31%**
Civilian Jobs	31,186	32,396	35,150	38,969	40,965	9,779	31%
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	**26,525**	**26,525**	**26,525**	**26,525**	**26,525**	**0**	**0%**
Developed Acres	**19,321**	**21,423**	**25,368**	**25,449**	**25,517**	**6,196**	**32%**
Low Density Single Family	3,707	6,183	10,149	10,149	10,149	6,442	174%
Single Family	4,917	4,974	5,101	5,101	5,101	184	4%
Multiple Family	143	145	145	145	145	2	2%
Mobile Homes	84	84	84	84	84	0	0%
Other Residential	22	22	22	22	22	0	0%
Mixed Use	0	15	18	18	18	18	--
Industrial	712	723	770	835	868	157	22%
Commercial/Services	848	846	854	861	875	27	3%
Office	62	62	64	67	69	7	11%
Schools	228	228	228	228	228	0	0%
Roads and Freeways	1,537	1,537	1,537	1,537	1,537	0	0%
Agricultural and Extractive[2]	737	279	71	71	63	-674	-91%
Parks and Military Use	6,324	6,324	6,324	6,329	6,356	32	1%
Vacant Developable Acres	**6,949**	**4,847**	**901**	**820**	**752**	**-6,196**	**-89%**
Low Density Single Family	6,516	4,497	738	738	738	-5,778	-89%
Single Family	196	139	13	13	13	-183	-93%
Multiple Family	2	0	0	0	0	-2	-100%
Mixed Use	3	0	0	0	0	-3	-100%
Industrial	164	146	99	34	1	-163	-99%
Commercial/Services	28	24	14	6	0	-28	-99%
Office	8	7	5	2	0	-8	-99%
Schools	0	0	0	0	0	0	0%
Parks and Other	32	32	32	27	0	-32	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**256**	**256**	**256**	**256**	**256**	**0**	**0%**
Employment Density[3]	**16.9**	**17.4**	**18.3**	**19.5**	**20.0**	**3.1**	**19%**
Residential Density[4]	**1.8**	**1.5**	**1.2**	**1.2**	**1.2**	**-0.7**	**-36%**

GROWTH TRENDS IN JOBS
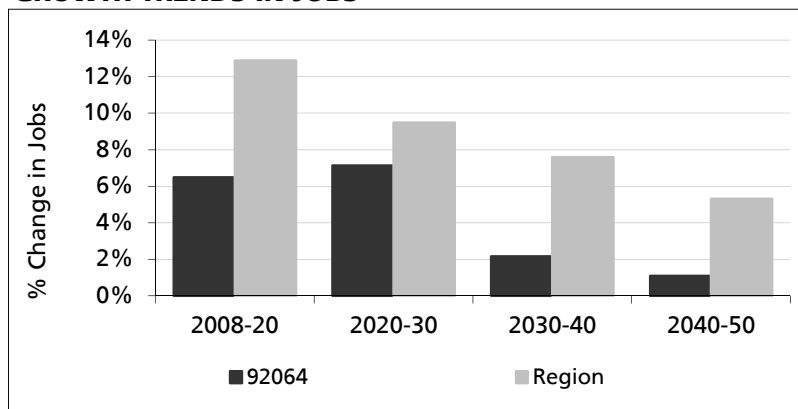
Notes:

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).

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

Adopted October 2011
92064
Page 3 of 3