2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92131

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**33,993**	**36,123**	**36,688**	**37,673**	**38,984**	**4,991**	**15%**
Household Population	33,781	35,904	36,460	37,441	38,744	4,963	15%
Group Quarters Population	212	219	228	232	240	28	13%
Civilian	212	219	228	232	240	28	13%
Military	0	0	0	0	0	0	0%
Total Housing Units	**12,068**	**12,800**	**12,809**	**12,902**	**13,251**	**1,183**	**10%**
Single Family	9,462	10,099	10,108	10,145	10,288	826	9%
Multiple Family	2,606	2,701	2,701	2,757	2,963	357	14%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**11,724**	**12,498**	**12,543**	**12,642**	**12,995**	**1,271**	**11%**
Single Family	9,177	9,859	9,899	9,939	10,088	911	10%
Multiple Family	2,547	2,639	2,644	2,703	2,907	360	14%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**2.9%**	**2.4%**	**2.1%**	**2.0%**	**1.9%**	**-1.0**	**-34%**
Single Family	3.0%	2.4%	2.1%	2.0%	1.9%	-1.1	-37%
Multiple Family	2.3%	2.3%	2.1%	2.0%	1.9%	-0.4	-17%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.88**	**2.87**	**2.91**	**2.96**	**2.98**	**0.10**	**3%**

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	249	246	186	153	138	-111	-45%
$15,000-$29,999	619	580	460	397	375	-244	-39%
$30,000-$44,999	886	926	768	683	662	-224	-25%
$45,000-$59,999	1,085	1,163	1,005	918	903	-182	-17%
$60,000-$74,999	1,437	1,268	1,143	1,070	1,065	-372	-26%
$75,000-$99,999	2,059	2,054	1,950	1,882	1,896	-163	-8%
$100,000-$124,999	1,836	1,741	1,751	1,750	1,789	-47	-3%
$125,000-$149,999	1,071	1,346	1,427	1,472	1,526	455	42%
$150,000-$199,999	1,110	1,677	1,900	2,040	2,149	1,039	94%
$200,000 or more	1,372	1,497	1,953	2,277	2,492	1,120	82%
Total Households	11,724	12,498	12,543	12,642	12,995	1,271	11%
Median Household Income							
Adjusted for inflation ($1999)	$94,257	$100,172	$110,844	$117,400	$120,381	$26,124	28%

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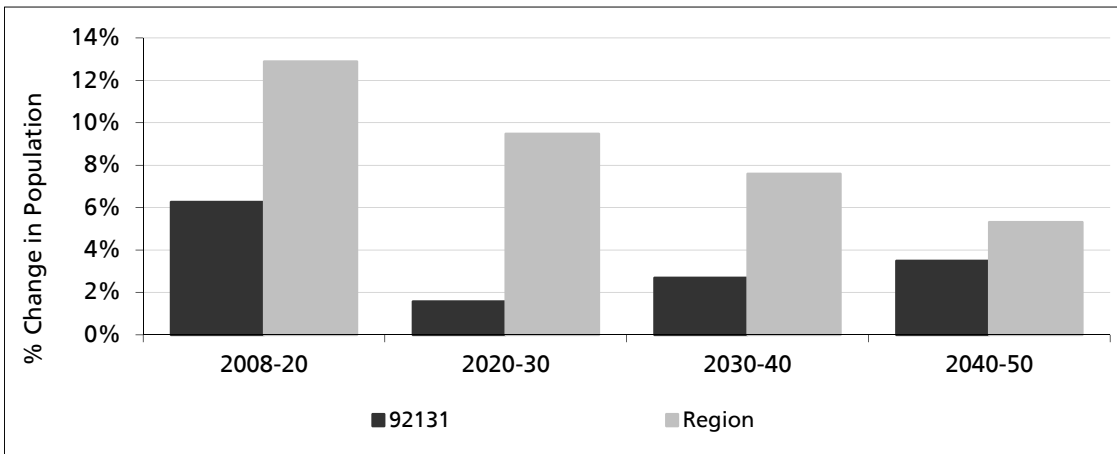
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**33,993**	**36,123**	**36,688**	**37,673**	**38,984**	**4,991**	**15%**
Under 5	2,457	2,393	2,453	2,462	2,456	-1	0%
5 to 9	2,565	2,637	2,737	2,719	2,725	160	6%
10 to 14	2,807	2,989	2,874	3,023	2,987	180	6%
15 to 17	1,546	1,543	1,471	1,550	1,626	80	5%
18 to 19	995	938	859	850	856	-139	-14%
20 to 24	2,093	2,165	2,232	2,146	2,231	138	7%
25 to 29	1,354	1,724	1,780	1,778	1,870	516	38%
30 to 34	1,185	1,335	1,280	1,426	1,389	204	17%
35 to 39	2,353	1,987	2,399	2,391	2,324	-29	-1%
40 to 44	3,084	2,659	2,915	2,844	3,110	26	1%
45 to 49	3,376	2,862	2,492	2,974	3,103	-273	-8%
50 to 54	3,073	2,847	2,493	2,821	2,830	-243	-8%
55 to 59	2,548	3,092	2,605	2,308	2,856	308	12%
60 to 61	965	1,241	1,084	971	1,223	258	27%
62 to 64	962	1,557	1,416	1,352	1,452	490	51%
65 to 69	966	1,794	2,085	1,855	1,669	703	73%
70 to 74	601	1,087	1,527	1,467	1,392	791	132%
75 to 79	454	557	968	1,165	1,102	648	143%
80 to 84	300	320	543	764	735	435	145%
85 and over	309	396	475	807	1,048	739	239%
Median Age	39.2	40.7	40.4	40.9	41.7	2.5	6%

POPULATION BY RACE AND ETHNICITY

|	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**33,993**	**36,123**	**36,688**	**37,673**	**38,984**	**4,991**	**15%**
Hispanic	2,851	3,642	4,204	4,855	5,536	2,685	94%
Non-Hispanic	31,142	32,481	32,484	32,818	33,448	2,306	7%
White	23,824	23,762	22,864	22,291	21,976	-1,848	-8%
Black	831	1,056	1,202	1,351	1,524	693	83%
American Indian	91	137	141	136	134	43	47%
Asian	5,149	5,990	6,527	7,076	7,655	2,506	49%
Hawaiian / Pacific Islander	75	142	171	205	227	152	203%
Other	73	92	118	130	134	61	84%
Two or More Races	1,099	1,302	1,461	1,629	1,798	699	64%

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	**15,331**	**16,888**	**17,546**	**18,606**	**21,050**	**5,719**	**37%**
Civilian Jobs	15,331	16,888	17,546	18,606	21,050	5,719	37%
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	**8,903**	**8,903**	**8,903**	**8,903**	**8,903**	**0**	**0%**
Developed Acres	**8,496**	**8,767**	**8,799**	**8,839**	**8,895**	**399**	**5%**
Low Density Single Family	2	2	2	2	2	0	0%
Single Family	1,798	2,030	2,032	2,032	2,032	234	13%
Multiple Family	162	167	167	167	167	4	2%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	202	203	208	218	257	55	27%
Commercial/Services	90	98	100	101	100	11	12%
Office	117	136	138	142	146	29	25%
Schools	246	250	262	281	295	49	20%
Roads and Freeways	1,021	1,021	1,021	1,021	1,021	0	0%
Agricultural and Extractive[2]	40	40	40	40	40	0	0%
Parks and Military Use	4,818	4,822	4,830	4,836	4,836	18	0%
Vacant Developable Acres	**399**	**127**	**95**	**56**	**0**	**-399**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	234	2	0	0	0	-234	-100%
Multiple Family	4	0	0	0	0	-4	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	56	55	50	40	0	-56	-100%
Commercial/Services	13	4	3	1	0	-13	-100%
Office	25	7	4	1	0	-25	-100%
Schools	49	45	32	14	0	-49	-100%
Parks and Other	18	14	6	0	0	-18	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**8**	**8**	**8**	**8**	**8**	**0**	**0%**
Employment Density[3]	**23.4**	**24.6**	**24.8**	**25.1**	**26.4**	**3.0**	**13%**
Residential Density[4]	**6.1**	**5.8**	**5.8**	**5.9**	**6.0**	**-0.1**	**-2%**

GROWTH TRENDS IN JOBS

Legend: ■ 92131 ■ Region
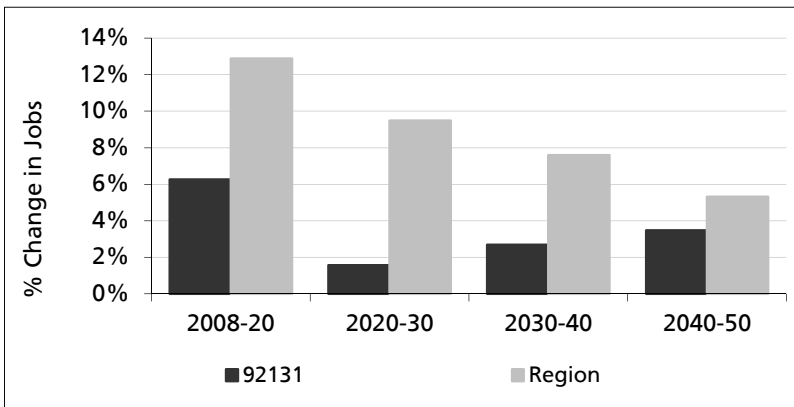
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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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