2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92082

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**15,615**	**18,276**	**24,268**	**30,195**	**32,850**	**17,235**	**110%**
Household Population	15,499	18,129	24,063	29,905	32,507	17,008	110%
Group Quarters Population	116	147	205	290	343	227	196%
Civilian	116	147	205	290	343	227	196%
Military	0	0	0	0	0	0	0%
Total Housing Units	**6,027**	**7,021**	**9,294**	**11,556**	**12,541**	**6,514**	**108%**
Single Family	5,491	6,399	8,232	10,279	11,206	5,715	104%
Multiple Family	17	122	563	784	844	827	4865%
Mobile Homes	519	500	499	493	491	-28	-5%
Occupied Housing Units	**5,408**	**6,403**	**8,584**	**10,738**	**11,676**	**6,268**	**116%**
Single Family	4,931	5,844	7,600	9,543	10,423	5,492	111%
Multiple Family	17	116	537	749	808	791	4653%
Mobile Homes	460	443	447	446	445	-15	-3%
Vacancy Rate	**10.3%**	**8.8%**	**7.6%**	**7.1%**	**6.9%**	**-3.4**	**-33%**
Single Family	10.2%	8.7%	7.7%	7.2%	7.0%	-3.2	-31%
Multiple Family	0.0%	4.9%	4.6%	4.5%	4.3%	4.3	0%
Mobile Homes	11.4%	11.4%	10.4%	9.5%	0.0%	-11.4	-100%
Persons per Household	**2.87**	**2.83**	**2.80**	**2.78**	**2.78**	**-0.09**	**-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	373	343	359	367	348	-25	-7%
$15,000-$29,999	622	564	612	641	617	-5	-1%
$30,000-$44,999	676	759	864	931	918	242	36%
$45,000-$59,999	717	842	1,001	1,133	1,143	426	59%
$60,000-$74,999	761	707	902	1,078	1,121	360	47%
$75,000-$99,999	828	1,035	1,397	1,717	1,844	1,016	123%
$100,000-$124,999	679	754	1,096	1,421	1,567	888	131%
$125,000-$149,999	329	532	816	1,099	1,249	920	280%
$150,000-$199,999	210	543	898	1,302	1,532	1,322	630%
$200,000 or more	213	324	639	1,049	1,337	1,124	528%
Total Households	5,408	6,403	8,584	10,738	11,676	6,268	116%
Median Household Income							
Adjusted for inflation ($1999)	$66,229	$74,714	$84,914	$92,749	$97,926	$31,697	48%

*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.
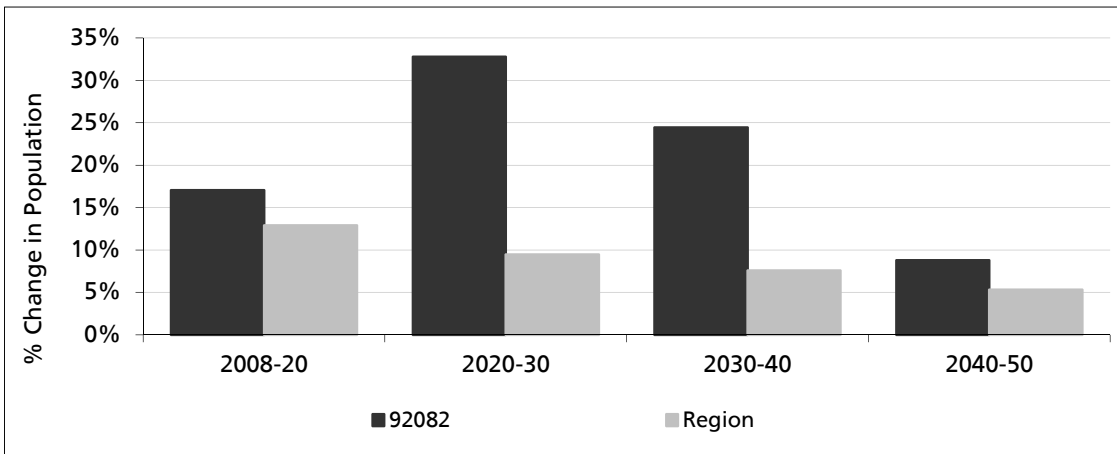
Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
92082
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**15,615**	**18,276**	**24,268**	**30,195**	**32,850**	**17,235**	**110%**
Under 5	1,043	1,001	1,218	1,478	1,556	513	49%
5 to 9	794	913	1,120	1,393	1,462	668	84%
10 to 14	1,028	1,103	1,391	1,699	1,816	788	77%
15 to 17	749	716	868	1,107	1,263	514	69%
18 to 19	538	483	575	666	772	234	43%
20 to 24	1,438	1,309	1,775	2,091	2,259	821	57%
25 to 29	950	1,154	1,460	1,780	1,878	928	98%
30 to 34	597	700	737	1,036	1,139	542	91%
35 to 39	648	597	875	1,047	1,094	446	69%
40 to 44	854	839	1,137	1,323	1,584	730	85%
45 to 49	1,188	1,166	1,195	1,733	1,917	729	61%
50 to 54	1,168	1,233	1,446	1,866	1,940	772	66%
55 to 59	1,159	1,432	1,637	1,682	2,218	1,059	91%
60 to 61	359	481	603	581	786	427	119%
62 to 64	552	918	1,041	1,218	1,328	776	141%
65 to 69	587	1,314	1,896	1,933	1,814	1,227	209%
70 to 74	544	1,170	1,835	1,979	1,846	1,302	239%
75 to 79	515	668	1,464	2,047	1,891	1,376	267%
80 to 84	405	440	999	1,555	1,514	1,109	274%
85 and over	499	639	996	1,981	2,773	2,274	456%
Median Age	40.1	46.4	49.1	49.3	49.2	9.1	23%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**15,615**	**18,276**	**24,268**	**30,195**	**32,850**	**17,235**	**110%**
Hispanic	4,541	5,569	7,643	9,926	11,221	6,680	147%
Non-Hispanic	11,074	12,707	16,625	20,269	21,629	10,555	95%
White	9,481	10,798	14,502	17,799	18,905	9,424	99%
Black	202	346	454	605	735	533	264%
American Indian	888	653	437	319	199	-689	-78%
Asian	160	385	545	723	880	720	450%
Hawaiian / Pacific Islander	21	39	53	54	61	40	190%
Other	51	49	46	48	46	-5	-10%
Two or More Races	271	437	588	721	803	532	196%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
92082
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**5,491**	**5,713**	**6,661**	**7,835**	**9,492**	**4,001**	**73%**
Civilian Jobs	5,491	5,713	6,661	7,835	9,492	4,001	73%
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	**62,915**	**62,915**	**62,915**	**62,915**	**62,915**	**0**	**0%**
Developed Acres	**43,125**	**44,831**	**46,395**	**50,278**	**51,906**	**8,782**	**20%**
Low Density Single Family	17,291	20,968	24,349	33,300	38,371	21,080	122%
Single Family	229	325	441	494	511	281	123%
Multiple Family	3	3	3	3	3	0	0%
Mobile Homes	180	180	180	180	180	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	5	31	45	56	56	--
Industrial	180	183	194	209	238	58	32%
Commercial/Services	589	598	627	670	710	121	21%
Office	16	16	16	16	16	-1	-5%
Schools	146	146	147	149	152	6	4%
Roads and Freeways	636	636	636	636	636	0	0%
Agricultural and Extractive[2]	18,961	16,850	14,852	9,588	6,046	-12,915	-68%
Parks and Military Use	4,890	4,918	4,918	4,984	4,984	94	2%
Vacant Developable Acres	**9,854**	**8,147**	**6,583**	**2,701**	**1,072**	**-8,782**	**-89%**
Low Density Single Family	9,582	7,952	6,455	2,627	1,022	-8,560	-89%
Single Family	98	56	10	8	5	-93	-95%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	54	53	53	53	34	-20	-37%
Commercial/Services	46	39	19	7	5	-41	-88%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	-100%
Parks and Other	69	41	41	0	0	-69	-100%
Future Roads and Freeways	6	6	6	6	6	0	0%
Constrained Acres	**9,936**	**9,936**	**9,936**	**9,936**	**9,936**	**0**	**0%**
Employment Density[3]	**5.9**	**6.0**	**6.7**	**7.3**	**8.3**	**2.4**	**41%**
Residential Density[4]	**0.3**	**0.3**	**0.4**	**0.3**	**0.3**	**0.0**	**-6%**

GROWTH TRENDS IN JOBS
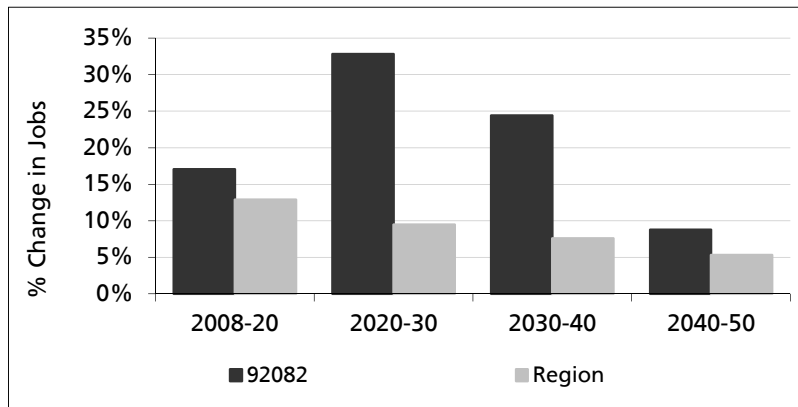
Notes:

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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Adopted October 2011
92082
Page 3 of 3