2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011) Peninsula Community Planning Area City of San Diego



POPULATION AND HOUSING

2008 to 2050 Change* 2008 2040 Percent 2020 2030 2050 Numeric **Total Population** 37,348 39,241 40,904 43,856 46,857 9,509 25% **Household Population** 35,141 38,445 41,198 44,079 8,938 25% 36,938 **Group Quarters Population** 571 2,207 2,303 2,459 2,658 2,778 26% Civilian 2,207 2,303 2,459 2,658 2,778 571 26% Military 0 0 0 0 0 0 0% **Total Housing Units** 16,927 17,326 17,849 18,957 20,309 3,382 20% Single Family 11,083 11.045 10,871 10.652 10,559 -524 -5% Multiple Family 5,844 9,750 3,906 67% 6,281 6,978 8,305 **Mobile Homes** 0% 0 22% **Occupied Housing Units** 16,036 16,561 17,143 18,223 19,537 3,501 Single Family 10,567 10,625 10,508 10,308 10,233 -334 -3% 5,469 6,635 7,915 3,835 Multiple Family 5,936 9,304 70% **Mobile Homes** 0 0 0 0 0 0% **Vacancy Rate** 4.4% 4.0% -1.5 -28% 5.3% 3.9% 3.8% 4.7% -34% Single Family 3.8% 3.3% 3.2% 3.1% -1.6 Multiple Family 6.4% 5.5% 4.9% 4.7% 4.6% -1.8 -28% **Mobile Homes** 0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0 0.07 **Persons per Household** 2.19 2.23 2.24 2.26 2.26 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.

POPULATION BY AGE

| 2008 | to | 2050 | Char | nae* |
|------|----|------|------|------|
| | | | | |

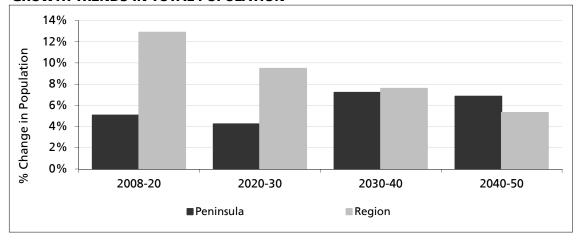
| | 2008 | 2020 | 2030 | 2040 | 2050 | Numeric | Percent |
|------------------|--------|--------|--------|--------|--------|---------|---------|
| Total Population | 37,348 | 39,241 | 40,904 | 43,856 | 46,857 | 9,509 | 25% |
| Under 5 | 2,001 | 1,929 | 1,983 | 2,070 | 2,168 | 167 | 8% |
| 5 to 9 | 1,652 | 1,616 | 1,606 | 1,710 | 1,755 | 103 | 6% |
| 10 to 14 | 1,636 | 1,648 | 1,591 | 1,742 | 1,817 | 181 | 11% |
| 15 to 17 | 1,060 | 993 | 910 | 1,013 | 1,083 | 23 | 2% |
| 18 to 19 | 1,296 | 1,232 | 1,169 | 1,229 | 1,279 | -17 | -1% |
| 20 to 24 | 2,560 | 2,568 | 2,681 | 2,750 | 3,008 | 448 | 18% |
| 25 to 29 | 3,203 | 3,899 | 4,034 | 4,027 | 4,445 | 1,242 | 39% |
| 30 to 34 | 3,323 | 3,545 | 3,506 | 3,971 | 4,173 | 850 | 26% |
| 35 to 39 | 2,979 | 2,364 | 2,911 | 3,166 | 3,199 | 220 | 7% |
| 40 to 44 | 2,471 | 2,025 | 2,242 | 2,314 | 2,648 | 177 | 7% |
| 45 to 49 | 2,497 | 1,935 | 1,612 | 2,124 | 2,368 | -129 | -5% |
| 50 to 54 | 2,603 | 2,239 | 1,913 | 2,264 | 2,367 | -236 | -9% |
| 55 to 59 | 2,344 | 2,642 | 2,199 | 1,928 | 2,583 | 239 | 10% |
| 60 to 61 | 935 | 1,134 | 970 | 807 | 1,091 | 156 | 17% |
| 62 to 64 | 1,107 | 1,677 | 1,461 | 1,342 | 1,486 | 379 | 34% |
| 65 to 69 | 1,401 | 2,428 | 2,672 | 2,281 | 2,047 | 646 | 46% |
| 70 to 74 | 1,062 | 1,887 | 2,395 | 2,171 | 2,042 | 980 | 92% |
| 75 to 79 | 1,013 | 1,233 | 1,919 | 2,188 | 1,890 | 877 | 87% |
| 80 to 84 | 953 | 871 | 1,512 | 1,989 | 1,810 | 857 | 90% |
| 85 and over | 1,252 | 1,376 | 1,618 | 2,770 | 3,598 | 2,346 | 187% |
| Median Age | 38.3 | 39.6 | 40.1 | 40.5 | 40.9 | 2.6 | 7% |

POPULATION BY RACE AND ETHNICITY

2008 to 2050 Change*

| | | | | | 2000 to 2000 change | |
|--------|--|--|--|--|--|---|
| 2008 | 2020 | 2030 | 2040 | 2050 | Numeric | Percent |
| 37,348 | 39,241 | 40,904 | 43,856 | 46,857 | 9,509 | 25% |
| 4,302 | 5,115 | 5,479 | 6,180 | 6,991 | 2,689 | 63% |
| 33,046 | 34,126 | 35,425 | 37,676 | 39,866 | 6,820 | 21% |
| 29,411 | 30,057 | 31,062 | 32,777 | 34,419 | 5,008 | 17% |
| 960 | 1,019 | 958 | 956 | 972 | 12 | 1% |
| 170 | 158 | 142 | 142 | 141 | -29 | -17% |
| 1,076 | 1,418 | 1,677 | 2,038 | 2,414 | 1,338 | 124% |
| 104 | 125 | 138 | 150 | 169 | 65 | 63% |
| 137 | 96 | 82 | 81 | 88 | -49 | -36% |
| 1,188 | 1,253 | 1,366 | 1,532 | 1,663 | 475 | 40% |
| | 37,348 4,302 33,046 29,411 960 170 1,076 104 137 | 37,348 39,241 4,302 5,115 33,046 34,126 29,411 30,057 960 1,019 170 158 1,076 1,418 104 125 137 96 | 37,348 39,241 40,904 4,302 5,115 5,479 33,046 34,126 35,425 29,411 30,057 31,062 960 1,019 958 170 158 142 1,076 1,418 1,677 104 125 138 137 96 82 | 37,348 39,241 40,904 43,856 4,302 5,115 5,479 6,180 33,046 34,126 35,425 37,676 29,411 30,057 31,062 32,777 960 1,019 958 956 170 158 142 142 1,076 1,418 1,677 2,038 104 125 138 150 137 96 82 81 | 37,348 39,241 40,904 43,856 46,857 4,302 5,115 5,479 6,180 6,991 33,046 34,126 35,425 37,676 39,866 29,411 30,057 31,062 32,777 34,419 960 1,019 958 956 972 170 158 142 142 141 1,076 1,418 1,677 2,038 2,414 104 125 138 150 169 137 96 82 81 88 | 2008 2020 2030 2040 2050 Numeric 37,348 39,241 40,904 43,856 46,857 9,509 4,302 5,115 5,479 6,180 6,991 2,689 33,046 34,126 35,425 37,676 39,866 6,820 29,411 30,057 31,062 32,777 34,419 5,008 960 1,019 958 956 972 12 170 158 142 142 141 -29 1,076 1,418 1,677 2,038 2,414 1,338 104 125 138 150 169 65 137 96 82 81 88 -49 |

GROWTH TRENDS IN TOTAL POPULATION



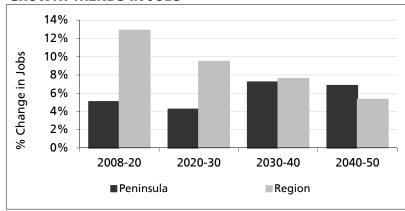
EMPLOYMENT

| | | | | | | 2008 to 2050 Change* | |
|---------------|--------|--------|--------|--------|--------|----------------------|---------|
| | 2008 | 2020 | 2030 | 2040 | 2050 | Numeric | Percent |
| Jobs | 15,126 | 15,415 | 16,294 | 17,646 | 18,639 | 3,513 | 23% |
| Civilian Jobs | 11,327 | 11,616 | 12,495 | 13,847 | 14,840 | 3,513 | 31% |
| Military Jobs | 3,799 | 3,799 | 3,799 | 3,799 | 3,799 | 0 | 0% |
| | | | | | | | |
| | | | | | | | |

LAND USE¹

| Total Acres 5,282 5,282 5,282 5,282 5,282 0 | LAND OSE | | | | | | 2008 to 2050 | Change* |
|--|--|-------|-------|-------|-------|-------|--------------|---------|
| Developed Acres 4,511 4,522 4,581 4,620 4,641 129 Low Density Single Family 0 0 0 0 0 0 0 Single Family 1,731 1,732 1,730 1,714 1,698 -33 -3 Multiple Family 169 176 191 206 221 52 3 Multiple Family 169 176 191 206 221 52 3 Multiple Family 169 176 191 206 221 52 3 Multiple Family 169 176 191 206 221 52 3 Mobile Homes 0 0 0 0 0 0 0 0 Ofter 20 0 6 13 29 47 47 47 Indication 47 47 Indication 47 19 11 1 1 1 1 1 1 <t< th=""><th></th><th>2008</th><th>2020</th><th>2030</th><th>2040</th><th>2050</th><th></th><th>Percent</th></t<> | | 2008 | 2020 | 2030 | 2040 | 2050 | | Percent |
| Low Density Single Family | Total Acres | 5,282 | 5,282 | 5,282 | 5,282 | 5,282 | 0 | 0% |
| Single Family 1,731 1,732 1,730 1,714 1,698 -33 -33 -33 -33 -34 Multiple Family 169 176 191 206 221 52 33 -33 -35 35 35 35 35 35 35 35 35 0 <th>Developed Acres</th> <th>4,511</th> <th>4,522</th> <th>4,581</th> <th>4,620</th> <th>4,641</th> <th>129</th> <th>3%</th> | Developed Acres | 4,511 | 4,522 | 4,581 | 4,620 | 4,641 | 129 | 3% |
| Multiple Family 169 176 191 206 221 52 3 Mobile Homes 0 0 0 0 0 0 0 0 Other Residential 35 35 35 35 35 35 0 Mixed Use 0 6 13 29 47 47 Industrial 120 120 119 119 -1 -1 Commercial/Services 354 354 391 409 416 62 1 Office 27 27 28 30 27 0 2 Schools 145 146 148 150 151 5 5 Roads and Freeways 936 936 936 936 936 936 0 | Low Density Single Family | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Mobile Homes 0 0 0 0 0 0 Other Residential 35 35 35 35 35 0 Mixed Use 0 6 13 29 47 47 Industrial 120 120 120 119 119 -1 -1 Commercial/Services 354 354 354 391 409 416 62 1 Office 27 27 28 30 27 0 Schools 145 146 148 150 151 5 Roads and Freeways 936 936 936 936 936 936 0 Agricultural and Extractive² 0 0 0 0 0 0 0 0 Parks and Military Use 993 991 991 991 -2 991 -2 Vacant Developable Acres 136 126 66 27 7 -129 | Single Family | 1,731 | 1,732 | 1,730 | 1,714 | 1,698 | -33 | -2% |
| Other Residential 35 35 35 35 35 0 Mixed Use 0 6 13 29 47 47 Industrial 120 120 120 119 119 -1 Commercial/Services 354 354 391 409 416 62 1 Office 27 27 28 30 27 0 0 Schools 145 146 148 150 151 5 Roads and Freeways 936 936 936 936 936 936 0 Agricultural and Extractive² 0 0 0 0 0 0 0 0 Parks and Military Use 993 991 991 991 991 991 -2 Vacant Developable Acres 136 126 66 27 7 -129 -9 Low Density Single Family 0 0 0 0 | Multiple Family | 169 | 176 | 191 | 206 | 221 | 52 | 30% |
| Mixed Use 0 6 13 29 47 47 Industrial 120 120 120 119 119 -1 -1 Commercial/Services 354 354 391 409 416 62 1 Office 27 27 28 30 27 0 Schools 145 146 148 150 151 5 Roads and Freeways 936 936 936 936 936 0 Agricultural and Extractive² 0 0 0 0 0 0 Agricultural and Extractive² 0 0 0 0 0 0 Parks and Military Use 993 991 991 991 991 991 -2 Vacant Developable Acres 136 126 66 27 7 -129 -9 Low Density Single Family 0 0 0 0 0 0 0 0 | Mobile Homes | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Industrial 120 120 120 119 119 119 -1 -1 -1 -1 | Other Residential | 35 | 35 | 35 | 35 | 35 | 0 | 0% |
| Commercial/Services 354 354 391 409 416 62 1 Office 27 27 28 30 27 0 Schools 145 146 148 150 151 5 Roads and Freeways 936 936 936 936 936 0 Agricultural and Extractive² 0 0 0 0 0 0 Agricultural and Extractive² 0 0 0 0 0 0 Agricultural and Extractive² 0 0 0 0 0 0 Agricultural and Extractive² 0 0 0 0 0 0 Parks and Military Use 993 991 991 991 991 991 -2 Vacant Developable Acres 136 126 66 27 7 -129 -9 Low Density Single Family 0 0 0 0 0 0 0 0 | Mixed Use | 0 | 6 | 13 | 29 | 47 | 47 | |
| Office 27 27 28 30 27 0 Schools 145 146 148 150 151 5 Roads and Freeways 936 936 936 936 936 936 0 Agricultural and Extractive² 0 0 0 0 0 0 0 Parks and Military Use 993 991 991 991 991 991 -2 Vacant Developable Acres 136 126 66 27 7 -129 -9 Low Density Single Family 0 | Industrial | 120 | 120 | 120 | 119 | 119 | -1 | -1% |
| Schools 145 146 148 150 151 5 Roads and Freeways 936 936 936 936 936 0 Agricultural and Extractive² 0 0 0 0 0 0 Parks and Military Use 993 991 991 991 991 991 -2 Vacant Developable Acres 136 126 66 27 7 -129 -9 Low Density Single Family 0 1 1 1 1 | Commercial/Services | 354 | 354 | 391 | 409 | 416 | 62 | 18% |
| Roads and Freeways 936 936 936 936 936 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | Office | 27 | 27 | 28 | 30 | 27 | 0 | 1% |
| Agricultural and Extractive² 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 < | Schools | 145 | 146 | 148 | 150 | 151 | 5 | 4% |
| Parks and Military Use 993 991 991 991 991 -2 Vacant Developable Acres 136 126 66 27 7 -129 -9 Low Density Single Family 0 0 0 0 0 0 0 Single Family 19 15 2 2 1 -18 -9 Multiple Family 7 6 5 3 1 -5 -8 Mixed Use 1 1 1 0 0 -1 -10 Industrial 3 2 2 1 0 -2 -9 Commercial/Services 90 86 45 15 0 -89 -9 Office 8 7 5 2 0 -8 -9 Schools 5 5 3 1 0 -5 -10 Parks and Other 0 0 0 0 0 0 | Roads and Freeways | 936 | 936 | 936 | 936 | 936 | 0 | 0% |
| Vacant Developable Acres 136 126 66 27 7 -129 -9 Low Density Single Family 0 -1 -18 -9 8 0 0 0 -1 -18 -9 8 0 0 0 0 -1 -10 0 0 0 -1 -10 0 0 -2 -9 0 0 0 -2 -9 0 0 -89 -9 0 0 -89 -9 0 0 -8 -9 0 0 0 0 0 0 0 0 0< | Agricultural and Extractive ² | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Low Density Single Family 0 0 0 0 0 0 Single Family 19 15 2 2 1 -18 -9 Multiple Family 7 6 5 3 1 -5 -8 Mixed Use 1 1 1 0 0 -1 -10 Industrial 3 2 2 1 0 -2 -9 Commercial/Services 90 86 45 15 0 -89 -9 Office 8 7 5 2 0 -8 -9 Schools 5 5 3 1 0 -5 -10 Parks and Other 0 0 0 0 0 0 0 Future Roads and Freeways 4 4 4 4 4 4 0 Constrained Acres 635 635 635 635 635 635 0 1 Employment Density³ 17.5 17.9 18.0 19.1 20.2 | Parks and Military Use | 993 | 991 | 991 | 991 | 991 | -2 | 0% |
| Single Family 19 15 2 2 1 -18 -9 Multiple Family 7 6 5 3 1 -5 -8 Mixed Use 1 1 1 0 0 -1 -10 Industrial 3 2 2 1 0 -2 -9 Commercial/Services 90 86 45 15 0 -89 -9 Office 8 7 5 2 0 -8 -9 Schools 5 5 3 1 0 -5 -10 Parks and Other 0 0 0 0 0 0 0 Future Roads and Freeways 4 4 4 4 4 4 0 Constrained Acres 635 635 635 635 635 0 1 Employment Density³ 17.5 17.9 18.0 19.1 20.2 2.6 1 | Vacant Developable Acres | 136 | 126 | 66 | 27 | 7 | -129 | -95% |
| Multiple Family 7 6 5 3 1 -5 -8 Mixed Use 1 1 1 1 0 0 -1 -10 Industrial 3 2 2 1 0 -2 -9 Commercial/Services 90 86 45 15 0 -89 -9 Office 8 7 5 2 0 -8 -9 Schools 5 5 3 1 0 -5 -10 Parks and Other 0 0 0 0 0 0 0 Future Roads and Freeways 4 4 4 4 4 4 0 Constrained Acres 635 635 635 635 635 635 0 Employment Density³ 17.5 17.9 18.0 19.1 20.2 2.6 1 | Low Density Single Family | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Mixed Use 1 1 1 0 0 -1 -10 Industrial 3 2 2 1 0 -2 -9 Commercial/Services 90 86 45 15 0 -89 -9 Office 8 7 5 2 0 -8 -9 Schools 5 5 3 1 0 -5 -10 Parks and Other 0 0 0 0 0 0 0 Future Roads and Freeways 4 4 4 4 4 4 0 Constrained Acres 635 635 635 635 635 635 0 Employment Density³ 17.5 17.9 18.0 19.1 20.2 2.6 1 | • | 19 | 15 | 2 | 2 | 1 | -18 | -93% |
| Industrial 3 2 2 1 0 -2 -9 Commercial/Services 90 86 45 15 0 -89 -9 Office 8 7 5 2 0 -8 -9 Schools 5 5 3 1 0 -5 -10 Parks and Other 0 0 0 0 0 0 0 Future Roads and Freeways 4 4 4 4 4 4 0 Constrained Acres 635 635 635 635 635 635 0 Employment Density³ 17.5 17.9 18.0 19.1 20.2 2.6 1 | Multiple Family | 7 | 6 | 5 | 3 | 1 | -5 | -83% |
| Commercial/Services 90 86 45 15 0 -89 -9 Office 8 7 5 2 0 -8 -9 Schools 5 5 3 1 0 -5 -10 Parks and Other 0 0 0 0 0 0 0 0 0 Future Roads and Freeways 4 4 4 4 4 4 0 | Mixed Use | 1 | 1 | 1 | 0 | 0 | -1 | -100% |
| Office 8 7 5 2 0 -8 -9 Schools 5 5 3 1 0 -5 -10 Parks and Other 0 | Industrial | 3 | 2 | 2 | 1 | 0 | -2 | -95% |
| Schools 5 5 3 1 0 -5 -10 Parks and Other 0 | Commercial/Services | 90 | 86 | 45 | 15 | 0 | -89 | -99% |
| Parks and Other 0 | Office | 8 | 7 | 5 | 2 | 0 | -8 | -99% |
| Future Roads and Freeways 4 4 4 4 4 4 4 0 Constrained Acres 635 635 635 635 635 635 0 Employment Density³ 17.5 17.9 18.0 19.1 20.2 2.6 1 | Schools | 5 | 5 | 3 | 1 | 0 | -5 | -100% |
| Constrained Acres 635 635 635 635 0 Employment Density ³ 17.5 17.9 18.0 19.1 20.2 2.6 1 | Parks and Other | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Employment Density ³ 17.5 17.9 18.0 19.1 20.2 2.6 1 | Future Roads and Freeways | 4 | 4 | 4 | 4 | 4 | 0 | 0% |
| | Constrained Acres | 635 | 635 | 635 | 635 | 635 | 0 | 0% |
| Residential Density ⁴ 8.7 8.9 9.1 9.6 10.3 1.5 1 | Employment Density ³ | 17.5 | 17.9 | 18.0 | 19.1 | 20.2 | 2.6 | 15% |
| | Residential Density ⁴ | 8.7 | 8.9 | 9.1 | 9.6 | 10.3 | 1.5 | 17% |

GROWTH TRENDS IN JOBS



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

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).