

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92102



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	46,380	55,190	61,827	66,644	68,388	22,008	47%
Household Population	45,394	53,986	60,236	64,581	66,001	20,607	45%
Group Quarters Population	986	1,204	1,591	2,063	2,387	1,401	142%
Civilian	986	1,204	1,591	2,063	2,387	1,401	142%
Military	0	0	0	0	0	0	0%
Total Housing Units	14,610	16,847	18,643	20,009	20,585	5,975	41%
Single Family	8,418	7,999	7,176	6,872	7,000	-1,418	-17%
Multiple Family	5,738	8,398	11,278	12,952	13,399	7,661	134%
Mobile Homes	454	450	189	185	186	-268	-59%
Occupied Housing Units	13,465	15,771	17,622	18,952	19,511	6,046	45%
Single Family	7,807	7,489	6,749	6,487	6,619	-1,188	-15%
Multiple Family	5,229	7,856	10,693	12,288	12,714	7,485	143%
Mobile Homes	429	426	180	177	178	-251	-59%
Vacancy Rate	7.8%	6.4%	5.5%	5.3%	5.2%	-2.6	-33%
Single Family	7.3%	6.4%	6.0%	5.6%	5.4%	-1.9	-26%
Multiple Family	8.9%	6.5%	5.2%	5.1%	5.1%	-3.8	-43%
Mobile Homes	5.5%	5.3%	4.8%	4.3%	0.0%	-5.5	-100%
Persons per Household	3.37	3.42	3.42	3.41	3.38	0.01	0%

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	3,013	2,592	2,294	2,053	1,839	-1,174	-39%
\$15,000-\$29,999	3,632	3,602	3,508	3,383	3,213	-419	-12%
\$30,000-\$44,999	2,932	3,289	3,469	3,594	3,612	680	23%
\$45,000-\$59,999	1,609	2,389	2,806	3,099	3,229	1,620	101%
\$60,000-\$74,999	888	1,371	1,759	2,061	2,228	1,340	151%
\$75,000-\$99,999	726	1,270	1,790	2,137	2,325	1,599	220%
\$100,000-\$124,999	281	622	878	1,102	1,245	964	343%
\$125,000-\$149,999	185	335	483	620	716	531	287%
\$150,000-\$199,999	107	221	447	622	750	643	601%
\$200,000 or more	92	80	188	281	354	262	285%
Total Households	13,465	15,771	17,622	18,952	19,511	6,046	45%
Median Household Income							
Adjusted for inflation (\$1999)	\$30,448	\$37,714	\$43,011	\$47,159	\$50,070	\$19,622	64%

***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.

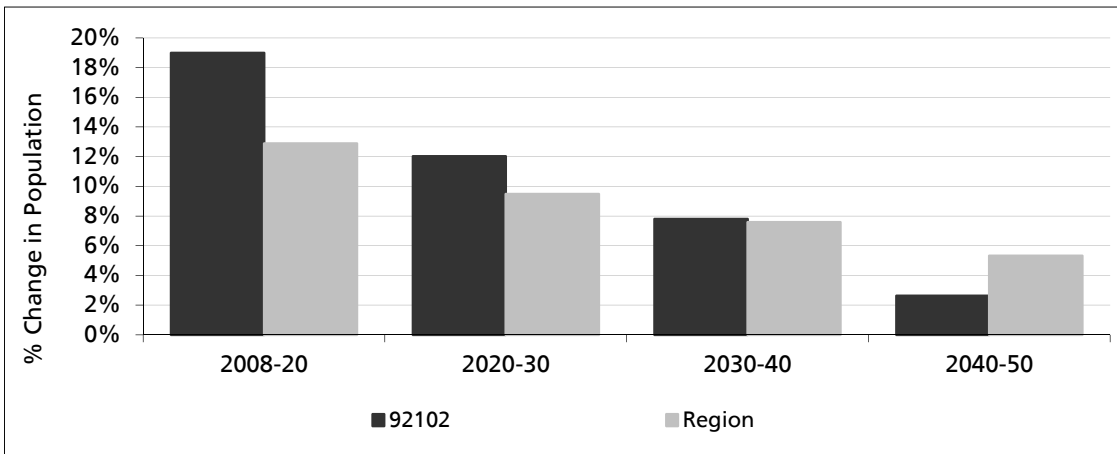
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	46,380	55,190	61,827	66,644	68,388	22,008	47%
Under 5	4,242	4,675	4,929	5,155	4,912	670	16%
5 to 9	3,800	5,046	5,064	5,389	5,354	1,554	41%
10 to 14	3,701	4,771	4,914	5,063	5,234	1,533	41%
15 to 17	2,557	2,708	3,084	3,011	3,114	557	22%
18 to 19	1,688	1,604	2,036	1,958	1,981	293	17%
20 to 24	3,531	3,579	4,824	4,790	4,776	1,245	35%
25 to 29	3,914	4,521	4,501	5,044	4,884	970	25%
30 to 34	4,362	4,518	4,084	5,190	5,090	728	17%
35 to 39	4,081	3,990	4,659	4,760	5,049	968	24%
40 to 44	3,422	3,750	4,050	3,764	4,790	1,368	40%
45 to 49	2,974	3,401	3,312	3,983	3,954	980	33%
50 to 54	2,362	2,998	3,240	3,505	3,212	850	36%
55 to 59	1,677	2,654	2,970	2,827	3,295	1,618	96%
60 to 61	492	880	1,041	1,132	1,267	775	158%
62 to 64	617	1,196	1,498	1,572	1,556	939	152%
65 to 69	692	1,491	2,224	2,345	2,182	1,490	215%
70 to 74	743	1,273	2,006	2,227	2,317	1,574	212%
75 to 79	635	891	1,606	2,202	2,150	1,515	239%
80 to 84	437	554	959	1,431	1,537	1,100	252%
85 and over	453	690	826	1,296	1,734	1,281	283%
Median Age	29.7	30.8	31.9	32.8	33.9	4.2	14%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	46,380	55,190	61,827	66,644	68,388	22,008	47%
Hispanic	31,002	38,822	44,714	50,141	53,135	22,133	71%
Non-Hispanic	15,378	16,368	17,113	16,503	15,253	-125	-1%
White	5,592	4,963	4,837	4,464	3,973	-1,619	-29%
Black	5,900	6,617	6,764	6,205	5,412	-488	-8%
American Indian	93	94	102	98	105	12	13%
Asian	2,480	3,261	3,776	3,957	3,950	1,470	59%
Hawaiian / Pacific Islander	191	224	236	239	221	30	16%
Other	64	53	59	58	66	2	3%
Two or More Races	1,058	1,156	1,339	1,482	1,526	468	44%

GROWTH TRENDS IN TOTAL POPULATION



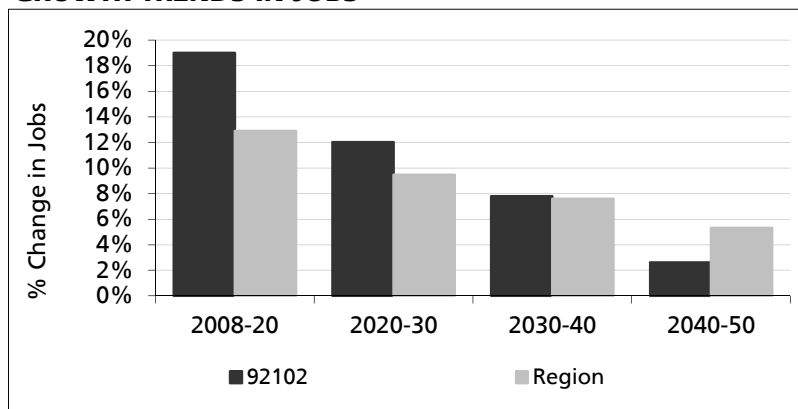
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	10,960	11,801	12,820	13,238	13,294	2,334	21%
Civilian Jobs	10,960	11,801	12,820	13,238	13,294	2,334	21%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	2,834	2,834	2,834	2,834	2,834	0	0%
Developed Acres	2,738	2,783	2,813	2,828	2,831	93	3%
Low Density Single Family	1	1	1	0	0	-1	-100%
Single Family	755	707	626	596	590	-165	-22%
Multiple Family	151	231	352	392	401	250	165%
Mobile Homes	48	48	25	24	24	-23	-49%
Other Residential	7	7	7	7	7	0	-4%
Mixed Use	0	37	51	62	63	63	--
Industrial	192	182	173	173	173	-20	-10%
Commercial/Services	434	423	433	430	429	-5	-1%
Office	10	10	8	7	7	-3	-32%
Schools	103	103	103	103	103	0	0%
Roads and Freeways	946	946	946	946	946	0	0%
Agricultural and Extractive ²	3	0	0	0	0	-3	-100%
Parks and Military Use	89	89	89	89	89	0	0%
Vacant Developable Acres	95	51	21	5	2	-93	-97%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	19	4	2	2	2	-17	-89%
Multiple Family	45	30	11	2	0	-45	-100%
Mixed Use	11	1	0	0	0	-11	-100%
Industrial	3	1	0	0	0	-3	-100%
Commercial/Services	18	15	7	0	0	-18	-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	0	0	0	0	0	0	0%
Employment Density³	14.8	16.0	17.3	17.8	17.9	3.1	21%
Residential Density⁴	15.2	16.6	18.0	19.0	19.5	4.4	29%

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).