

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 3 - Coronado



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	23,030	26,370	26,811	27,547	27,907	4,877	21%
Household Population	18,108	18,579	18,992	19,696	20,026	1,918	11%
Group Quarters Population	4,922	7,791	7,819	7,851	7,881	2,959	60%
Civilian	361	375	403	435	465	104	29%
Military	4,561	7,416	7,416	7,416	7,416	2,855	63%
Total Housing Units	9,543	9,580	9,651	9,780	9,801	258	3%
Single Family	5,421	5,426	5,398	5,340	5,361	-60	-1%
Multiple Family	4,122	4,154	4,253	4,440	4,440	318	8%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	7,753	7,888	8,021	8,163	8,214	461	6%
Single Family	4,929	4,970	4,973	4,940	4,975	46	1%
Multiple Family	2,824	2,918	3,048	3,223	3,239	415	15%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	18.8%	17.7%	16.9%	16.5%	16.2%	-2.6	-14%
Single Family	9.1%	8.4%	7.9%	7.5%	7.2%	-1.9	-21%
Multiple Family	31.5%	29.8%	28.3%	27.4%	27.0%	-4.5	-14%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.34	2.36	2.37	2.41	2.44	0.10	4%

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	470	364	276	224	203	-267	-57%
\$15,000-\$29,999	741	663	531	448	411	-330	-45%
\$30,000-\$44,999	1,078	819	695	610	570	-508	-47%
\$45,000-\$59,999	840	850	760	691	657	-183	-22%
\$60,000-\$74,999	859	807	755	710	685	-174	-20%
\$75,000-\$99,999	1,135	1,159	1,147	1,121	1,100	-35	-3%
\$100,000-\$124,999	856	899	947	967	969	113	13%
\$125,000-\$149,999	505	667	743	790	806	301	60%
\$150,000-\$199,999	496	828	990	1,108	1,157	661	133%
\$200,000 or more	773	832	1,177	1,494	1,656	883	114%
Total Households	7,753	7,888	8,021	8,163	8,214	461	6%
Median Household Income							
Adjusted for inflation (\$1999)	\$73,053	\$84,513	\$96,654	\$107,174	\$112,410	\$39,357	54%

***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.

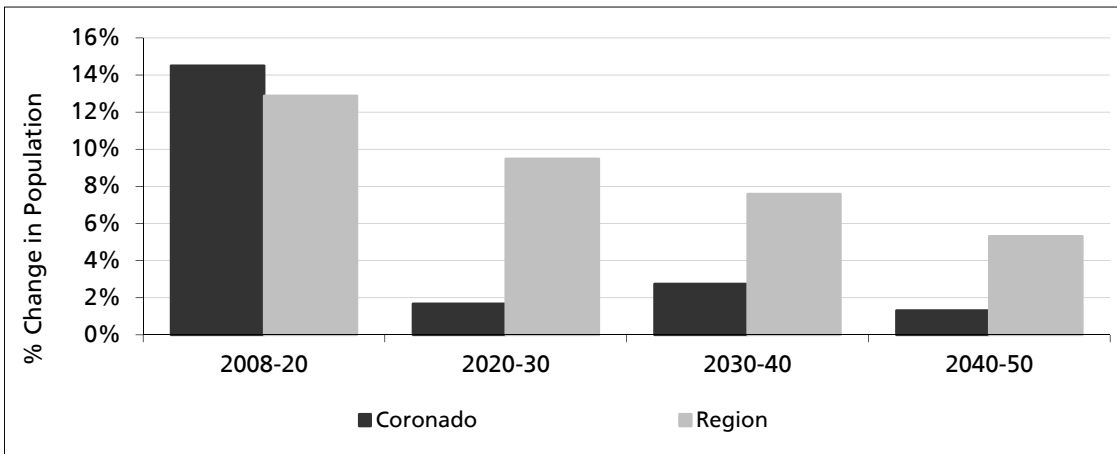
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	23,030	26,370	26,811	27,547	27,907	4,877	21%
Under 5	1,180	1,085	1,078	1,074	1,065	-115	-10%
5 to 9	1,159	1,114	1,110	1,119	1,109	-50	-4%
10 to 14	1,084	1,067	1,012	1,048	1,052	-32	-3%
15 to 17	739	671	615	644	655	-84	-11%
18 to 19	1,116	1,481	1,435	1,431	1,433	317	28%
20 to 24	3,671	5,131	5,146	5,116	5,163	1,492	41%
25 to 29	1,583	2,200	2,170	2,130	2,178	595	38%
30 to 34	1,420	1,574	1,509	1,588	1,584	164	12%
35 to 39	1,465	1,405	1,539	1,558	1,531	66	5%
40 to 44	1,192	985	1,049	1,031	1,094	-98	-8%
45 to 49	1,191	928	758	935	976	-215	-18%
50 to 54	1,210	998	803	913	921	-289	-24%
55 to 59	1,111	1,188	920	767	999	-112	-10%
60 to 61	506	602	504	416	543	37	7%
62 to 64	618	920	769	697	748	130	21%
65 to 69	885	1,484	1,618	1,402	1,231	346	39%
70 to 74	767	1,304	1,607	1,411	1,238	471	61%
75 to 79	667	785	1,212	1,364	1,159	492	74%
80 to 84	606	537	920	1,192	1,053	447	74%
85 and over	860	911	1,037	1,711	2,175	1,315	153%
Median Age	33.5	31.4	32.8	33.8	34.1	0.6	2%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	23,030	26,370	26,811	27,547	27,907	4,877	21%
Hispanic	3,180	3,939	4,130	4,372	4,503	1,323	42%
Non-Hispanic	19,850	22,431	22,681	23,175	23,404	3,554	18%
White	17,122	18,834	18,993	19,370	19,532	2,410	14%
Black	1,210	1,709	1,710	1,711	1,704	494	41%
American Indian	113	137	130	125	121	8	7%
Asian	767	1,044	1,119	1,205	1,273	506	66%
Hawaiian / Pacific Islander	79	81	81	84	83	4	5%
Other	52	43	41	41	41	-11	-21%
Two or More Races	507	583	607	639	650	143	28%

GROWTH TRENDS IN TOTAL POPULATION



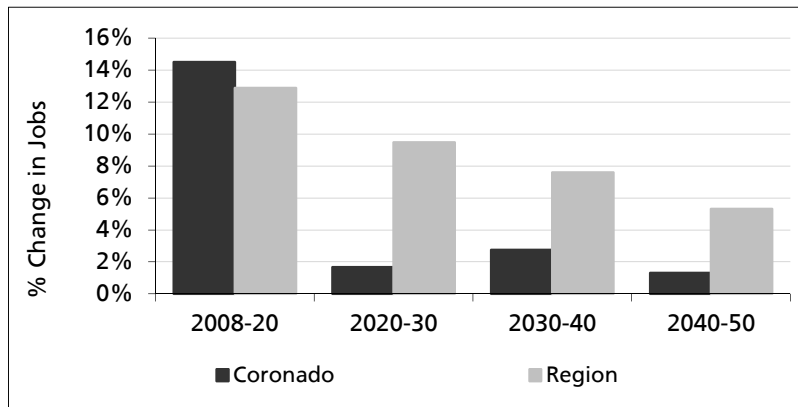
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	27,994	33,093	33,198	33,242	33,251	5,257	19%
Civilian Jobs	8,166	8,265	8,370	8,414	8,423	257	3%
Military Jobs	19,828	24,828	24,828	24,828	24,828	5,000	25%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	9,610	9,610	9,610	9,610	9,610	0	0%
Developed Acres	9,450	9,456	9,461	9,463	9,464	14	0%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	662	661	658	653	653	-8	-1%
Multiple Family	106	107	110	117	117	10	10%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	103	103	103	103	103	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	804	804	804	804	804	0	0%
Commercial/Services	593	598	602	604	604	12	2%
Office	5	5	5	5	5	0	0%
Schools	39	39	39	39	39	0	0%
Roads and Freeways	597	597	597	597	597	0	0%
Agricultural and Extractive ²	177	177	177	177	177	0	0%
Parks and Military Use	6,366	6,366	6,366	6,366	6,366	0	0%
Vacant Developable Acres	15	9	5	2	1	-14	-92%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	2	2	2	1	-1	-54%
Multiple Family	1	1	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	12	6	2	0	0	-12	-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	145	145	145	145	145	0	0%
Employment Density³	5.7	5.7	5.8	5.8	5.8	0.1	2%
Residential Density⁴	11.0	11.0	11.1	11.2	11.2	0.3	2%

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).