

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92101



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	40,265	59,312	79,858	95,953	100,418	60,153	149%
Household Population	36,266	55,102	75,216	90,774	94,873	58,607	162%
Group Quarters Population	3,999	4,210	4,642	5,179	5,545	1,546	39%
Civilian	3,999	4,210	4,642	5,179	5,545	1,546	39%
Military	0	0	0	0	0	0	0%
Total Housing Units	23,763	34,933	46,937	55,248	56,801	33,038	139%
Single Family	565	553	492	443	336	-229	-41%
Multiple Family	23,198	34,380	46,445	54,805	56,465	33,267	143%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	21,874	32,596	44,112	52,064	53,587	31,713	145%
Single Family	525	489	434	390	302	-223	-42%
Multiple Family	21,349	32,107	43,678	51,674	53,285	31,936	150%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	7.9%	6.7%	6.0%	5.8%	5.7%	-2.2	-28%
Single Family	7.1%	11.6%	11.8%	12.0%	10.1%	3.0	42%
Multiple Family	8.0%	6.6%	6.0%	5.7%	5.6%	-2.4	-30%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.66	1.69	1.71	1.74	1.77	0.11	7%

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	5,169	6,523	7,549	7,842	7,084	1,915	37%
\$15,000-\$29,999	4,828	6,463	7,958	8,690	8,328	3,500	72%
\$30,000-\$44,999	3,579	5,086	6,617	7,530	7,422	3,843	107%
\$45,000-\$59,999	2,220	3,640	5,006	5,906	6,029	3,809	172%
\$60,000-\$74,999	2,015	2,761	3,916	4,714	4,885	2,870	142%
\$75,000-\$99,999	1,560	3,055	4,569	5,702	6,133	4,573	293%
\$100,000-\$124,999	893	1,817	2,840	3,680	4,086	3,193	358%
\$125,000-\$149,999	505	1,109	1,809	2,428	2,772	2,267	449%
\$150,000-\$199,999	499	1,171	1,994	2,774	3,285	2,786	558%
\$200,000 or more	606	971	1,854	2,798	3,563	2,957	488%
Total Households	21,874	32,596	44,112	52,064	53,587	31,713	145%
Median Household Income							
Adjusted for inflation (\$1999)	\$33,940	\$39,768	\$44,846	\$50,003	\$54,851	\$20,911	62%

***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.

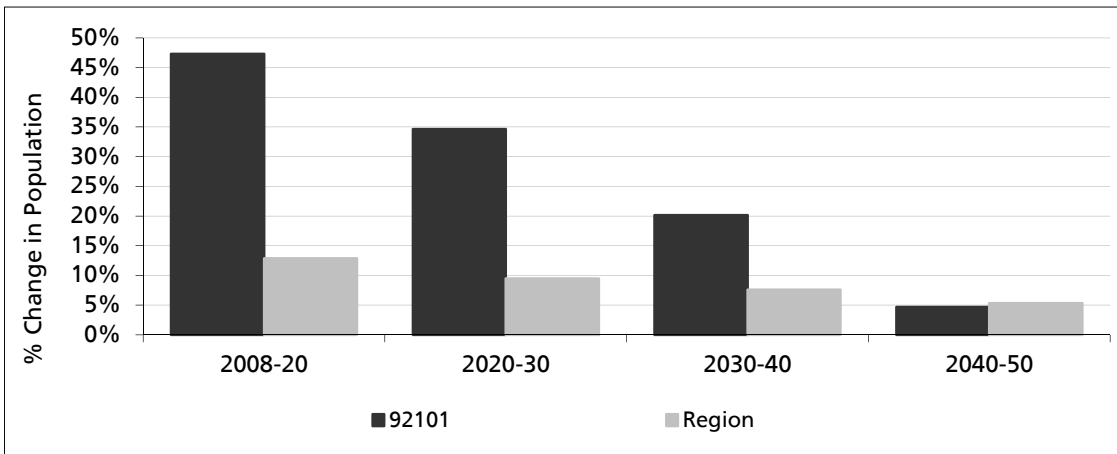
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	40,265	59,312	79,858	95,953	100,418	60,153	149%
Under 5	1,579	2,106	2,652	3,059	3,071	1,492	94%
5 to 9	1,408	2,122	2,660	3,203	3,167	1,759	125%
10 to 14	1,160	1,878	2,391	2,834	2,974	1,814	156%
15 to 17	701	910	1,220	1,476	1,576	875	125%
18 to 19	483	556	790	949	1,026	543	112%
20 to 24	1,168	1,476	2,180	2,594	2,709	1,541	132%
25 to 29	1,971	3,191	4,097	4,805	4,832	2,861	145%
30 to 34	4,118	5,681	6,762	8,357	8,089	3,971	96%
35 to 39	4,409	4,862	7,318	7,971	8,004	3,595	82%
40 to 44	4,013	4,772	6,225	6,718	7,552	3,539	88%
45 to 49	3,846	4,694	5,114	7,077	6,983	3,137	82%
50 to 54	3,401	4,635	5,362	6,385	6,430	3,029	89%
55 to 59	2,942	5,126	5,729	5,771	7,077	4,135	141%
60 to 61	1,024	1,867	2,236	2,310	2,705	1,681	164%
62 to 64	1,242	2,725	3,340	3,701	3,749	2,507	202%
65 to 69	1,574	3,571	5,472	5,970	5,405	3,831	243%
70 to 74	1,512	3,522	6,018	6,738	6,841	5,329	352%
75 to 79	1,336	2,106	4,325	6,033	6,036	4,700	352%
80 to 84	1,178	1,627	3,290	5,193	5,653	4,475	380%
85 and over	1,200	1,885	2,677	4,809	6,539	5,339	445%
Median Age	43.9	47.2	48.6	49.2	50.2	6.3	14%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	40,265	59,312	79,858	95,953	100,418	60,153	149%
Hispanic	12,197	21,302	32,216	43,462	49,249	37,052	304%
Non-Hispanic	28,068	38,010	47,642	52,491	51,169	23,101	82%
White	19,831	25,893	31,774	34,178	32,429	12,598	64%
Black	3,925	5,524	6,743	7,250	6,769	2,844	72%
American Indian	293	377	402	379	338	45	15%
Asian	2,348	3,840	5,545	6,856	7,580	5,232	223%
Hawaiian / Pacific Islander	87	133	177	218	229	142	163%
Other	261	257	285	324	350	89	34%
Two or More Races	1,323	1,986	2,716	3,286	3,474	2,151	163%

GROWTH TRENDS IN TOTAL POPULATION



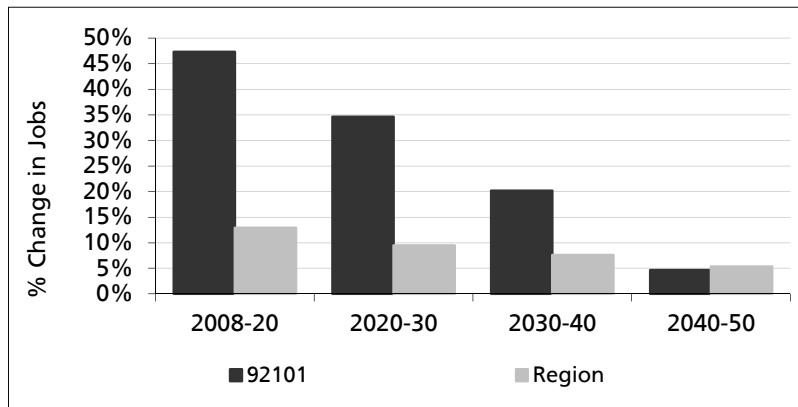
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	91,687	96,151	100,555	105,505	113,692	22,005	24%
Civilian Jobs	91,315	95,779	100,183	105,133	113,320	22,005	24%
Military Jobs	372	372	372	372	372	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	6,087	6,087	6,087	6,087	6,087	0	0%
Developed Acres	5,791	5,841	5,882	5,923	5,995	204	4%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	30	29	25	22	16	-14	-47%
Multiple Family	159	177	213	227	233	73	46%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	11	10	10	9	8	-4	-32%
Mixed Use	0	33	60	104	126	126	--
Industrial	783	790	797	782	806	23	3%
Commercial/Services	879	862	840	847	871	-8	-1%
Office	110	112	106	99	97	-13	-12%
Schools	100	101	101	101	102	2	2%
Roads and Freeways	899	899	899	899	899	0	0%
Agricultural and Extractive ²	12	12	12	12	12	0	0%
Parks and Military Use	2,807	2,818	2,818	2,821	2,826	18	1%
Vacant Developable Acres	296	246	205	164	92	-204	-69%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	35	25	12	3	1	-33	-96%
Mixed Use	13	7	3	2	2	-12	-88%
Industrial	108	95	79	58	15	-92	-86%
Commercial/Services	47	40	33	26	6	-40	-86%
Office	11	9	7	6	4	-7	-65%
Schools	0	0	0	0	0	0	-69%
Parks and Other	82	70	70	68	64	-19	-23%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	48.8	50.9	53.4	55.9	58.4	9.7	20%
Residential Density⁴	118.7	150.8	168.5	178.0	178.1	59.5	50%

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).