

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92104



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	46,990	51,951	56,590	62,529	71,585	24,595	52%
Household Population	46,594	51,442	55,867	61,509	70,381	23,787	51%
Group Quarters Population	396	509	723	1,020	1,204	808	204%
Civilian	396	509	723	1,020	1,204	808	204%
Military	0	0	0	0	0	0	0%
Total Housing Units	22,370	23,765	25,387	27,889	32,351	9,981	45%
Single Family	9,837	9,449	8,828	7,881	6,910	-2,927	-30%
Multiple Family	12,533	14,316	16,559	20,008	25,441	12,908	103%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	20,949	22,440	24,132	26,609	30,903	9,954	48%
Single Family	9,159	8,909	8,402	7,513	6,592	-2,567	-28%
Multiple Family	11,790	13,531	15,730	19,096	24,311	12,521	106%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	6.4%	5.6%	4.9%	4.6%	4.5%	-1.9	-30%
Single Family	6.9%	5.7%	4.8%	4.7%	4.6%	-2.3	-33%
Multiple Family	5.9%	5.5%	5.0%	4.6%	4.4%	-1.5	-25%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.22	2.29	2.32	2.31	2.28	0.06	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	4,040	3,388	2,954	2,665	2,616	-1,424	-35%
\$15,000-\$29,999	5,327	5,096	4,845	4,695	4,855	-472	-9%
\$30,000-\$44,999	4,281	4,583	4,734	4,893	5,349	1,068	25%
\$45,000-\$59,999	3,049	3,386	3,802	4,193	4,810	1,761	58%
\$60,000-\$74,999	1,616	2,278	2,733	3,218	3,868	2,252	139%
\$75,000-\$99,999	1,337	2,076	2,665	3,441	4,397	3,060	229%
\$100,000-\$124,999	616	982	1,330	1,793	2,417	1,801	292%
\$125,000-\$149,999	296	393	603	891	1,287	991	335%
\$150,000-\$199,999	198	216	376	637	994	796	402%
\$200,000 or more	189	42	90	183	310	121	64%
Total Households	20,949	22,440	24,132	26,609	30,903	9,954	48%
Median Household Income							
Adjusted for inflation (\$1999)	\$33,881	\$38,955	\$43,520	\$48,762	\$53,206	\$19,325	57%

***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.

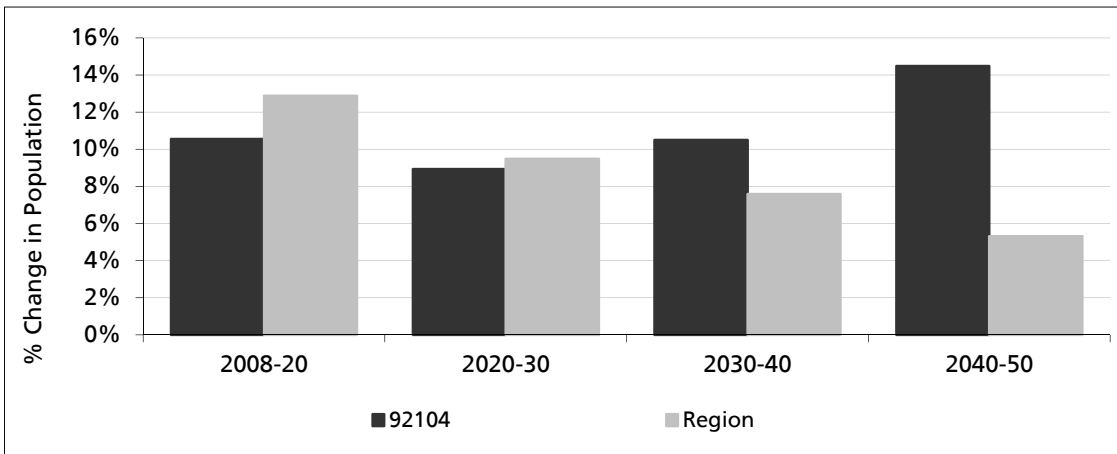
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	46,990	51,951	56,590	62,529	71,585	24,595	52%
Under 5	3,680	3,977	4,272	4,514	4,901	1,221	33%
5 to 9	3,140	3,955	4,125	4,551	5,088	1,948	62%
10 to 14	2,853	3,614	3,892	4,223	4,798	1,945	68%
15 to 17	1,708	1,974	2,134	2,286	2,766	1,058	62%
18 to 19	1,048	1,099	1,395	1,476	1,690	642	61%
20 to 24	2,410	2,579	3,404	3,637	4,131	1,721	71%
25 to 29	3,188	3,832	3,838	4,405	4,832	1,644	52%
30 to 34	5,406	5,725	5,596	6,819	7,505	2,099	39%
35 to 39	5,536	4,942	6,069	6,481	7,475	1,939	35%
40 to 44	4,514	4,298	4,676	4,694	6,175	1,661	37%
45 to 49	3,686	3,572	3,344	4,071	4,649	963	26%
50 to 54	2,897	2,965	2,891	3,388	3,491	594	21%
55 to 59	2,261	2,804	2,731	2,640	3,442	1,181	52%
60 to 61	729	968	1,023	991	1,269	540	74%
62 to 64	810	1,322	1,389	1,449	1,723	913	113%
65 to 69	891	1,610	2,074	2,185	2,326	1,435	161%
70 to 74	702	1,152	1,526	1,663	1,850	1,148	164%
75 to 79	509	627	963	1,206	1,326	817	161%
80 to 84	517	405	670	908	903	386	75%
85 and over	505	531	578	942	1,245	740	147%
Median Age	35.1	34.3	34.7	34.5	35.1	0.0	0%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	46,990	51,951	56,590	62,529	71,585	24,595	52%
Hispanic	18,675	24,935	30,018	35,838	42,911	24,236	130%
Non-Hispanic	28,315	27,016	26,572	26,691	28,674	359	1%
White	18,116	16,230	15,178	14,606	15,449	-2,667	-15%
Black	5,018	5,103	5,183	5,205	5,268	250	5%
American Indian	214	161	132	138	143	-71	-33%
Asian	2,665	3,166	3,475	3,837	4,499	1,834	69%
Hawaiian / Pacific Islander	224	278	334	390	417	193	86%
Other	102	86	78	87	103	1	1%
Two or More Races	1,976	1,992	2,192	2,428	2,795	819	41%

GROWTH TRENDS IN TOTAL POPULATION



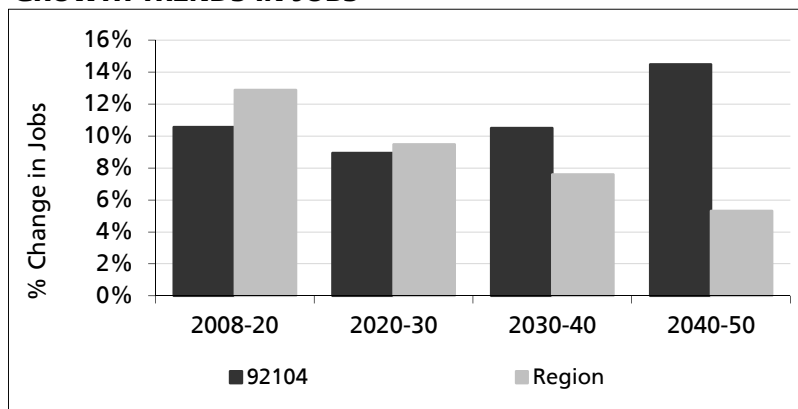
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	7,642	7,929	8,999	10,012	10,418	2,776	36%
Civilian Jobs	7,642	7,929	8,999	10,012	10,418	2,776	36%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	2,127	2,127	2,127	2,127	2,127	0	0%
Developed Acres	2,108	2,114	2,115	2,118	2,122	14	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	859	834	796	741	677	-182	-21%
Multiple Family	254	284	312	357	417	164	65%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	14	68	115	143	143	--
Industrial	11	9	5	2	0	-10	-99%
Commercial/Services	108	96	59	30	12	-97	-89%
Office	4	4	3	2	0	-4	-89%
Schools	25	25	25	24	24	0	-2%
Roads and Freeways	721	721	721	721	721	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	127	127	126	126	126	0	0%
Vacant Developable Acres	19	13	11	9	5	-14	-74%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	8	5	5	4	4	-4	-52%
Multiple Family	7	4	3	3	0	-7	-98%
Mixed Use	2	2	2	1	0	-2	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	-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	1	1	1	1	1	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	51.7	56.2	71.6	87.0	96.4	44.7	86%
Residential Density⁴	20.1	21.1	22.2	24.1	27.7	7.6	38%

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).