

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



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	23,841	31,931	36,976	42,391	51,122	27,281	114%
Household Population	17,858	22,195	27,065	32,254	40,836	22,978	129%
Group Quarters Population	5,983	9,736	9,911	10,137	10,286	4,303	72%
Civilian	5,983	9,736	9,911	10,137	10,286	4,303	72%
Military	0	0	0	0	0	0	0%
Total Housing Units	7,430	9,151	11,207	13,435	17,012	9,582	129%
Single Family	4,173	4,189	4,152	4,116	3,857	-316	-8%
Multiple Family	3,257	4,962	7,055	9,319	13,155	9,898	304%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	7,108	8,825	10,868	13,054	16,561	9,453	133%
Single Family	3,952	4,007	3,994	3,966	3,723	-229	-6%
Multiple Family	3,156	4,818	6,874	9,088	12,838	9,682	307%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.3%	3.6%	3.0%	2.8%	2.7%	-1.6	-37%
Single Family	5.3%	4.3%	3.8%	3.6%	3.5%	-1.8	-34%
Multiple Family	3.1%	2.9%	2.6%	2.5%	2.4%	-0.7	-23%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.51	2.52	2.49	2.47	2.47	-0.04	-2%

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	1,687	1,825	1,994	2,115	2,382	695	41%
\$15,000-\$29,999	1,280	1,457	1,638	1,779	2,040	760	59%
\$30,000-\$44,999	1,210	1,352	1,587	1,796	2,135	925	76%
\$45,000-\$59,999	777	1,120	1,371	1,616	1,989	1,212	156%
\$60,000-\$74,999	739	870	1,109	1,358	1,730	991	134%
\$75,000-\$99,999	650	979	1,312	1,685	2,238	1,588	244%
\$100,000-\$124,999	332	562	800	1,088	1,521	1,189	358%
\$125,000-\$149,999	193	309	466	670	982	789	409%
\$150,000-\$199,999	131	254	411	634	990	859	656%
\$200,000 or more	109	97	180	313	554	445	408%
Total Households	7,108	8,825	10,868	13,054	16,561	9,453	133%
Median Household Income							
Adjusted for inflation (\$1999)	\$37,277	\$42,543	\$47,352	\$52,769	\$57,998	\$20,721	56%

***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.

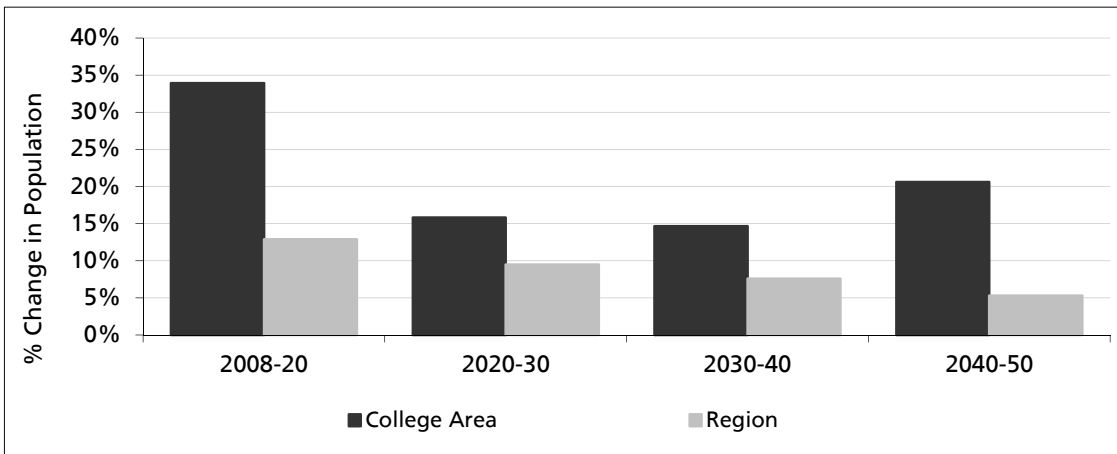
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	23,841	31,931	36,976	42,391	51,122	27,281	114%
Under 5	885	1,256	1,502	1,658	2,022	1,137	128%
5 to 9	791	1,125	1,355	1,521	1,898	1,107	140%
10 to 14	613	851	888	962	1,212	599	98%
15 to 17	414	502	612	653	896	482	116%
18 to 19	3,959	5,528	6,268	7,433	8,490	4,531	114%
20 to 24	5,105	7,000	7,992	9,399	10,822	5,717	112%
25 to 29	2,271	2,940	3,120	3,359	4,067	1,796	79%
30 to 34	1,728	1,986	2,137	2,457	2,992	1,264	73%
35 to 39	1,247	1,473	1,928	2,074	2,650	1,403	113%
40 to 44	1,025	1,253	1,480	1,548	1,979	954	93%
45 to 49	912	1,008	1,119	1,260	1,518	606	66%
50 to 54	916	1,138	1,273	1,499	1,765	849	93%
55 to 59	733	1,023	1,087	1,154	1,415	682	93%
60 to 61	261	405	433	444	627	366	140%
62 to 64	310	656	841	1,017	1,171	861	278%
65 to 69	493	782	1,055	1,128	1,323	830	168%
70 to 74	544	936	1,281	1,505	1,803	1,259	231%
75 to 79	589	861	1,162	1,483	1,832	1,243	211%
80 to 84	504	551	778	972	1,301	797	158%
85 and over	541	657	665	865	1,339	798	148%
Median Age	25.3	24.8	24.9	24.8	25.3	0.0	0%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	23,841	31,931	36,976	42,391	51,122	27,281	114%
Hispanic	4,002	7,081	10,635	13,949	18,307	14,305	357%
Non-Hispanic	19,839	24,850	26,341	28,442	32,815	12,976	65%
White	15,255	18,092	17,737	18,324	21,118	5,863	38%
Black	1,217	1,859	2,141	2,365	2,626	1,409	116%
American Indian	130	177	251	287	338	208	160%
Asian	2,136	3,224	4,186	4,955	5,761	3,625	170%
Hawaiian / Pacific Islander	72	123	165	185	261	189	263%
Other	100	140	175	239	291	191	191%
Two or More Races	929	1,235	1,686	2,087	2,420	1,491	160%

GROWTH TRENDS IN TOTAL POPULATION



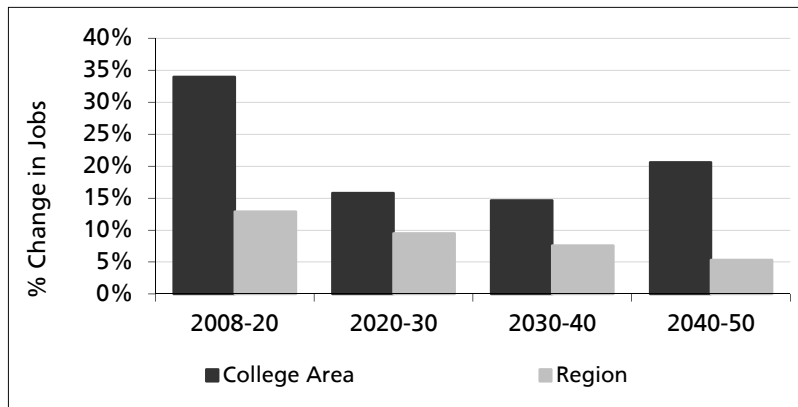
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	15,184	15,906	17,028	17,635	17,785	2,601	17%
Civilian Jobs	15,184	15,906	17,028	17,635	17,785	2,601	17%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,963	1,963	1,963	1,963	1,963	0	0%
Developed Acres	1,938	1,948	1,950	1,951	1,954	16	1%
Low Density Single Family	0	3	3	3	3	3	--
Single Family	967	970	966	961	927	-40	-4%
Multiple Family	88	89	95	110	155	67	77%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	32	35	34	33	33	2	6%
Mixed Use	0	15	38	53	59	59	--
Industrial	14	12	11	11	10	-3	-25%
Commercial/Services	105	98	80	48	34	-71	-67%
Office	3	3	3	2	2	-2	-51%
Schools	213	207	205	215	215	2	1%
Roads and Freeways	400	400	399	399	399	-2	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	115	115	115	115	115	0	0%
Vacant Developable Acres	25	15	13	12	10	-16	-62%
Low Density Single Family	4	1	1	1	1	-3	-67%
Single Family	14	9	8	8	8	-6	-43%
Multiple Family	6	5	3	2	0	-6	-100%
Mixed Use	1	0	0	0	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	0%
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	45.3	48.5	53.4	58.2	61.0	15.8	35%
Residential Density⁴	6.8	8.3	10.0	11.8	14.8	8.0	117%

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).