

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



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	677	740	895	933	945	268	40%
Household Population	664	722	863	890	893	229	34%
Group Quarters Population	13	18	32	43	52	39	300%
Civilian	13	18	32	43	52	39	300%
Military	0	0	0	0	0	0	0%
Total Housing Units	440	470	547	563	563	123	28%
Single Family	159	144	96	95	95	-64	-40%
Multiple Family	281	326	451	468	468	187	67%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	409	442	519	536	539	130	32%
Single Family	148	136	93	93	95	-53	-36%
Multiple Family	261	306	426	443	444	183	70%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	7.0%	6.0%	5.1%	4.8%	4.3%	-2.7	-39%
Single Family	6.9%	5.6%	3.1%	2.1%	0.0%	-6.9	-100%
Multiple Family	7.1%	6.1%	5.5%	5.3%	5.1%	-2.0	-28%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.62	1.63	1.66	1.66	1.66	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	97	85	79	70	62	-35	-36%
\$15,000-\$29,999	106	105	109	104	96	-10	-9%
\$30,000-\$44,999	79	82	94	94	91	12	15%
\$45,000-\$59,999	31	57	70	74	74	43	139%
\$60,000-\$74,999	13	38	50	55	57	44	338%
\$75,000-\$99,999	25	37	52	60	64	39	156%
\$100,000-\$124,999	10	18	28	34	38	28	280%
\$125,000-\$149,999	13	9	15	19	22	9	69%
\$150,000-\$199,999	18	7	13	18	21	3	17%
\$200,000 or more	17	4	9	8	14	-3	-18%
Total Households	409	442	519	536	539	130	32%
Median Household Income							
Adjusted for inflation (\$1999)	\$30,285	\$35,671	\$41,410	\$45,000	\$49,155	\$18,870	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.

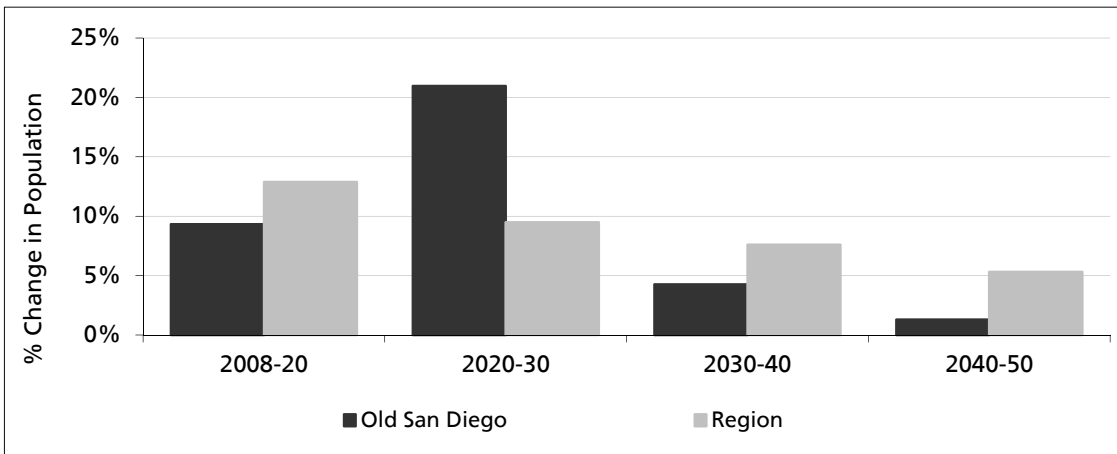
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	677	740	895	933	945	268	40%
Under 5	41	44	61	58	60	19	46%
5 to 9	72	64	52	49	39	-33	-46%
10 to 14	32	48	71	57	77	45	141%
15 to 17	18	28	21	26	24	6	33%
18 to 19	18	14	11	16	32	14	78%
20 to 24	36	25	29	44	18	-18	-50%
25 to 29	22	32	36	44	61	39	177%
30 to 34	56	48	78	76	69	13	23%
35 to 39	61	42	64	49	46	-15	-25%
40 to 44	40	31	41	41	51	11	28%
45 to 49	55	36	32	36	31	-24	-44%
50 to 54	44	42	23	27	36	-8	-18%
55 to 59	17	32	34	39	45	28	165%
60 to 61	15	22	15	17	30	15	100%
62 to 64	26	37	34	31	36	10	38%
65 to 69	26	31	63	49	35	9	35%
70 to 74	38	57	56	50	44	6	16%
75 to 79	34	51	76	93	78	44	129%
80 to 84	11	32	63	72	56	45	409%
85 and over	15	24	35	59	77	62	413%
Median Age	38.6	44.0	43.0	45.9	44.6	6.0	16%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	677	740	895	933	945	268	40%
Hispanic	117	168	193	216	232	115	98%
Non-Hispanic	560	572	702	717	713	153	27%
White	450	467	565	576	571	121	27%
Black	35	34	40	37	31	-4	-11%
American Indian	7	7	9	3	1	-6	-86%
Asian	26	25	32	42	51	25	96%
Hawaiian / Pacific Islander	9	6	6	6	10	1	11%
Other	4	5	2	6	1	-3	-75%
Two or More Races	29	28	48	47	48	19	66%

GROWTH TRENDS IN TOTAL POPULATION



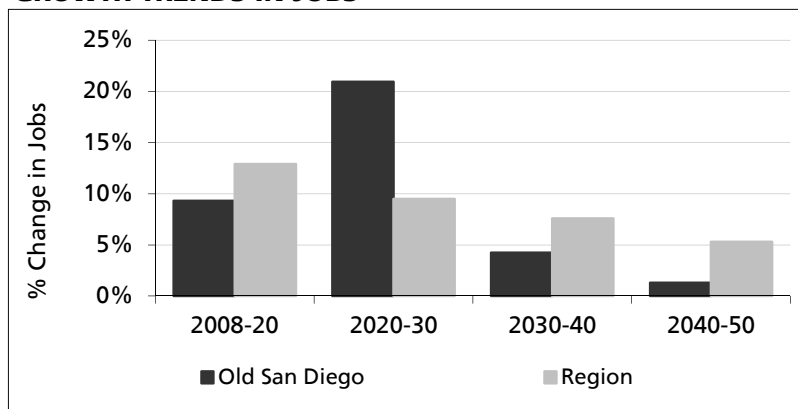
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	5,096	5,117	5,404	5,444	5,446	350	7%
Civilian Jobs	4,985	5,006	5,293	5,333	5,335	350	7%
Military Jobs	111	111	111	111	111	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	289	289	289	289	289	0	0%
Developed Acres	277	278	288	289	289	12	4%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	11	10	7	7	7	-4	-37%
Multiple Family	9	10	11	11	11	3	34%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	4	4	4	4	--
Industrial	12	12	12	12	12	0	-4%
Commercial/Services	43	43	46	47	47	4	8%
Office	28	28	28	28	28	1	2%
Schools	4	4	4	4	4	0	0%
Roads and Freeways	106	106	106	106	106	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	64	64	69	69	69	5	8%
Vacant Developable Acres	12	11	1	0	0	-12	-98%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	2	1	0	0	0	-2	-100%
Mixed Use	1	1	0	0	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	3	3	0	0	0	-3	-100%
Office	1	1	0	0	0	-1	-100%
Schools	0	0	0	0	0	0	0%
Parks and Other	5	5	0	0	0	-5	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	57.1	57.5	57.2	57.3	57.3	0.3	0%
Residential Density⁴	22.4	22.9	26.9	27.4	27.4	5.0	23%

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).