

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92108



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	21,161	38,930	39,778	45,336	49,036	27,875	132%
Household Population	20,931	38,672	39,449	44,911	48,556	27,625	132%
Group Quarters Population	230	258	329	425	480	250	109%
Civilian	230	258	329	425	480	250	109%
Military	0	0	0	0	0	0	0%
Total Housing Units	10,544	19,101	19,265	21,446	22,899	12,355	117%
Single Family	1,216	1,316	1,316	1,401	1,438	222	18%
Multiple Family	9,328	17,785	17,949	20,045	21,461	12,133	130%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	9,989	18,238	18,480	20,601	22,043	12,054	121%
Single Family	1,181	1,285	1,288	1,372	1,410	229	19%
Multiple Family	8,808	16,953	17,192	19,229	20,633	11,825	134%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	5.3%	4.5%	4.1%	3.9%	3.7%	-1.6	-30%
Single Family	2.9%	2.4%	2.1%	2.1%	1.9%	-1.0	-34%
Multiple Family	5.6%	4.7%	4.2%	4.1%	3.9%	-1.7	-30%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.10	2.12	2.13	2.18	2.20	0.10	5%

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	1,074	1,529	1,212	1,071	985	-89	-8%
\$15,000-\$29,999	1,659	2,453	2,041	1,868	1,757	98	6%
\$30,000-\$44,999	1,779	2,942	2,620	2,524	2,461	682	38%
\$45,000-\$59,999	1,599	2,835	2,700	2,740	2,767	1,168	73%
\$60,000-\$74,999	1,313	2,369	2,413	2,596	2,714	1,401	107%
\$75,000-\$99,999	1,338	2,810	3,108	3,609	3,928	2,590	194%
\$100,000-\$124,999	653	1,614	1,957	2,476	2,826	2,173	333%
\$125,000-\$149,999	269	855	1,136	1,575	1,871	1,602	596%
\$150,000-\$199,999	262	638	949	1,472	1,833	1,571	600%
\$200,000 or more	43	193	344	670	901	858	1995%
Total Households	9,989	18,238	18,480	20,601	22,043	12,054	121%
Median Household Income							
Adjusted for inflation (\$1999)	\$49,526	\$56,614	\$64,146	\$72,120	\$77,148	\$27,622	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.

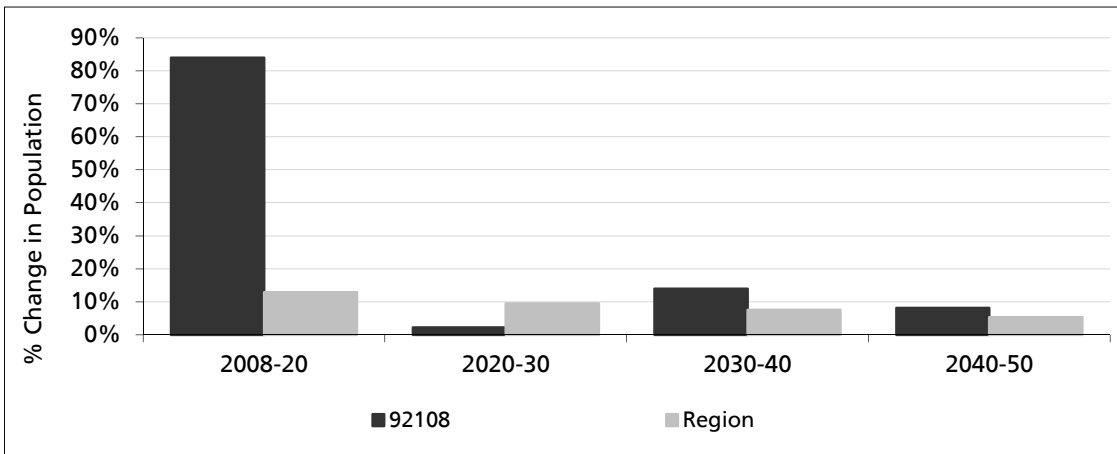
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	21,161	38,930	39,778	45,336	49,036	27,875	132%
Under 5	1,341	2,182	2,125	2,347	2,488	1,147	86%
5 to 9	1,097	2,072	2,043	2,309	2,404	1,307	119%
10 to 14	613	1,480	1,362	1,475	1,517	904	147%
15 to 17	320	634	680	750	729	409	128%
18 to 19	211	468	434	435	465	254	120%
20 to 24	477	998	1,059	1,090	1,158	681	143%
25 to 29	1,315	2,596	2,468	2,606	2,871	1,556	118%
30 to 34	3,303	4,762	4,405	5,463	5,678	2,375	72%
35 to 39	3,151	3,691	4,190	4,629	4,813	1,662	53%
40 to 44	2,207	2,775	3,022	3,376	3,837	1,630	74%
45 to 49	1,711	2,531	2,112	2,791	3,059	1,348	79%
50 to 54	1,179	2,301	1,942	2,365	2,519	1,340	114%
55 to 59	1,099	2,592	2,217	2,211	2,790	1,691	154%
60 to 61	381	981	761	771	1,062	681	179%
62 to 64	473	1,522	1,412	1,355	1,625	1,152	244%
65 to 69	571	2,072	2,335	2,285	2,256	1,685	295%
70 to 74	470	1,918	2,559	2,529	2,468	1,998	425%
75 to 79	473	1,396	2,076	2,588	2,455	1,982	419%
80 to 84	396	929	1,455	2,193	2,306	1,910	482%
85 and over	373	1,030	1,121	1,768	2,536	2,163	580%
Median Age	38.0	41.0	41.9	42.3	43.1	5.1	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	21,161	38,930	39,778	45,336	49,036	27,875	132%
Hispanic	3,220	7,498	8,667	11,226	13,465	10,245	318%
Non-Hispanic	17,941	31,432	31,111	34,110	35,571	17,630	98%
White	13,348	22,213	21,100	22,045	22,113	8,765	66%
Black	1,201	2,560	2,906	3,566	4,043	2,842	237%
American Indian	98	134	150	161	157	59	60%
Asian	2,226	4,462	4,647	5,573	6,218	3,992	179%
Hawaiian / Pacific Islander	88	239	281	295	300	212	241%
Other	70	134	157	229	246	176	251%
Two or More Races	910	1,690	1,870	2,241	2,494	1,584	174%

GROWTH TRENDS IN TOTAL POPULATION



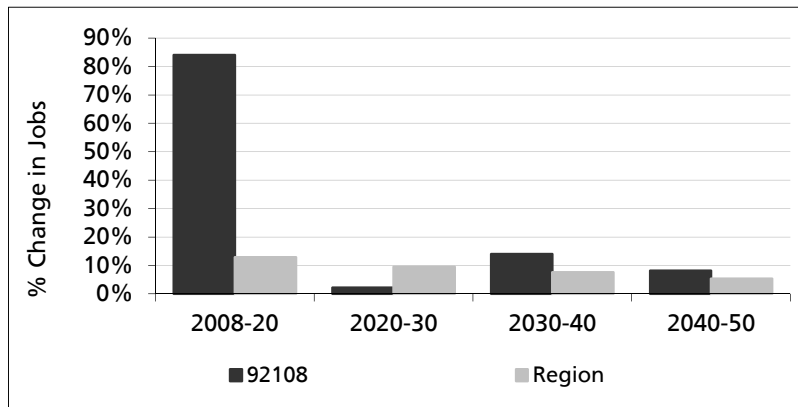
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	54,284	60,801	62,390	64,014	67,073	12,789	24%
Civilian Jobs	54,284	60,801	62,390	64,014	67,073	12,789	24%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	3,200	3,200	3,200	3,200	3,200	0	0%
Developed Acres	3,095	3,170	3,175	3,180	3,196	101	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	80	97	97	97	97	17	22%
Multiple Family	296	318	319	334	334	38	13%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	14	14	14	14	14	0	0%
Mixed Use	0	395	400	404	409	409	--
Industrial	88	91	99	93	92	3	4%
Commercial/Services	916	743	729	719	722	-194	-21%
Office	279	279	284	288	300	21	8%
Schools	25	25	25	25	21	-4	-16%
Roads and Freeways	747	747	747	747	747	0	0%
Agricultural and Extractive ²	198	0	0	0	0	-198	-100%
Parks and Military Use	452	460	460	460	460	8	2%
Vacant Developable Acres	105	30	25	20	4	-101	-96%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	17	0	0	0	0	-17	-100%
Multiple Family	23	1	0	0	0	-23	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1	0	0	0	0	-1	-100%
Commercial/Services	23	11	9	6	0	-22	-98%
Office	30	15	13	10	0	-30	-100%
Schools	0	0	0	0	0	0	0%
Parks and Other	8	0	0	0	0	-8	-100%
Future Roads and Freeways	3	3	3	3	3	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	41.5	45.5	46.6	48.2	50.0	8.6	21%
Residential Density⁴	27.1	30.5	30.6	33.2	35.3	8.2	30%

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).