

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92105



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	69,998	76,595	86,399	94,390	103,157	33,159	47%
Household Population	69,573	76,041	85,620	93,318	101,847	32,274	46%
Group Quarters Population	425	554	779	1,072	1,310	885	208%
Civilian	425	554	779	1,072	1,310	885	208%
Military	0	0	0	0	0	0	0%
Total Housing Units	21,679	23,498	26,439	28,733	31,362	9,683	45%
Single Family	11,575	11,389	10,659	10,111	9,631	-1,944	-17%
Multiple Family	9,852	11,857	15,698	18,622	21,731	11,879	121%
Mobile Homes	252	252	82	0	0	-252	-100%
Occupied Housing Units	20,261	22,154	25,155	27,455	30,007	9,746	48%
Single Family	10,788	10,770	10,156	9,662	9,231	-1,557	-14%
Multiple Family	9,236	11,143	14,923	17,793	20,776	11,540	125%
Mobile Homes	237	241	76	0	0	-237	-100%
Vacancy Rate	6.5%	5.7%	4.9%	4.4%	4.3%	-2.2	-34%
Single Family	6.8%	5.4%	4.7%	4.4%	4.2%	-2.6	-38%
Multiple Family	6.3%	6.0%	4.9%	4.5%	4.4%	-1.9	-30%
Mobile Homes	6.0%	4.4%	7.3%	0.0%	0.0%	-6.0	-100%
Persons per Household	3.43	3.43	3.40	3.40	3.39	-0.04	-1%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

***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.

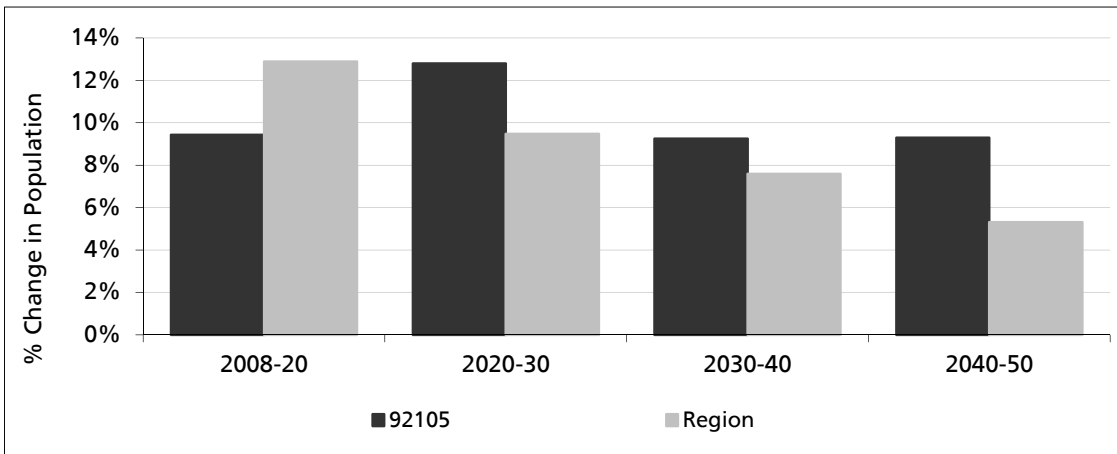
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	69,998	76,595	86,399	94,390	103,157	33,159	47%
Under 5	7,376	7,392	8,007	8,654	8,878	1,502	20%
5 to 9	5,937	7,173	7,602	8,247	8,852	2,915	49%
10 to 14	6,029	7,415	8,005	8,476	9,482	3,453	57%
15 to 17	3,931	3,934	4,696	4,861	5,454	1,523	39%
18 to 19	2,497	2,264	2,868	3,015	3,300	803	32%
20 to 24	5,135	4,793	6,589	6,852	7,326	2,191	43%
25 to 29	5,579	6,122	6,329	7,208	7,480	1,901	34%
30 to 34	6,120	6,141	5,961	7,719	7,814	1,694	28%
35 to 39	6,090	5,782	6,986	7,277	8,299	2,209	36%
40 to 44	5,223	5,551	6,174	5,909	7,884	2,661	51%
45 to 49	4,187	4,425	4,541	5,347	5,711	1,524	36%
50 to 54	3,373	3,844	4,145	4,472	4,362	989	29%
55 to 59	2,565	3,497	3,805	3,811	4,426	1,861	73%
60 to 61	826	1,285	1,427	1,536	1,738	912	110%
62 to 64	945	1,575	1,847	2,068	2,174	1,229	130%
65 to 69	1,325	2,223	2,929	3,240	3,291	1,966	148%
70 to 74	990	1,399	2,070	2,414	2,646	1,656	167%
75 to 79	752	761	1,226	1,609	1,891	1,139	151%
80 to 84	552	507	725	1,031	1,236	684	124%
85 and over	566	512	467	644	913	347	61%
Median Age	28.7	29.4	29.3	29.9	30.5	1.8	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	69,998	76,595	86,399	94,390	103,157	33,159	47%
Hispanic	35,727	45,507	56,621	66,760	75,931	40,204	113%
Non-Hispanic	34,271	31,088	29,778	27,630	27,226	-7,045	-21%
White	8,207	4,720	1,875	0	0	-8,207	-100%
Black	10,317	10,073	10,399	9,676	8,864	-1,453	-14%
American Indian	182	192	203	181	184	2	1%
Asian	12,552	13,041	13,939	14,262	14,530	1,978	16%
Hawaiian / Pacific Islander	142	225	298	332	312	170	120%
Other	161	186	201	203	228	67	42%
Two or More Races	2,710	2,651	2,863	2,976	3,108	398	15%

GROWTH TRENDS IN TOTAL POPULATION



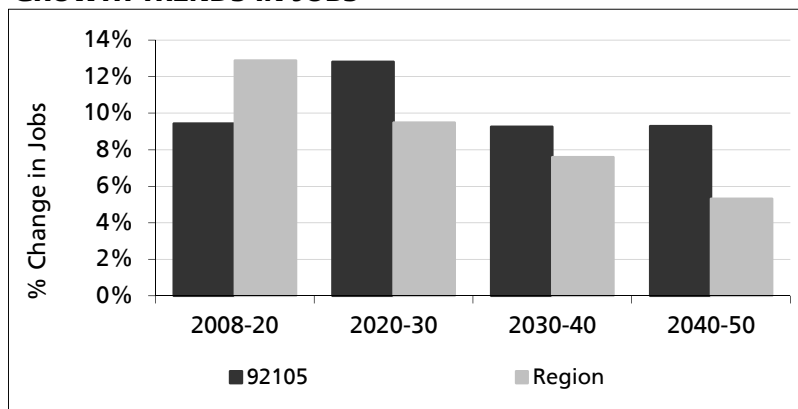
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	10,516	11,045	13,321	14,655	15,117	4,601	44%
Civilian Jobs	10,516	11,045	13,321	14,655	15,117	4,601	44%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	3,595	3,595	3,595	3,595	3,595	0	0%
Developed Acres	3,538	3,555	3,573	3,579	3,585	46	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1,296	1,288	1,248	1,207	1,172	-123	-10%
Multiple Family	297	312	371	405	442	145	49%
Mobile Homes	44	44	15	1	1	-43	-98%
Other Residential	8	8	7	7	7	0	-2%
Mixed Use	0	47	124	178	205	205	--
Industrial	109	108	103	99	97	-12	-11%
Commercial/Services	176	145	106	85	72	-105	-59%
Office	20	10	7	3	0	-20	-99%
Schools	129	134	134	135	130	1	1%
Roads and Freeways	989	989	989	989	989	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	470	469	469	469	469	-1	0%
Vacant Developable Acres	57	40	22	16	10	-46	-82%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	30	20	10	9	9	-21	-70%
Multiple Family	11	11	7	3	0	-11	-99%
Mixed Use	8	4	1	1	0	-8	-100%
Industrial	3	3	2	1	0	-3	-100%
Commercial/Services	1	1	0	0	0	-1	-100%
Office	0	0	0	0	0	0	-100%
Schools	2	1	1	0	0	-2	-100%
Parks and Other	1	1	1	1	1	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	24.2	26.2	32.4	35.6	37.6	13.5	56%
Residential Density⁴	13.2	14.0	15.5	16.8	18.2	5.0	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).