

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



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	18,255	19,858	22,325	24,873	26,283	8,028	44%
Household Population	17,643	19,144	21,448	23,794	25,070	7,427	42%
Group Quarters Population	612	714	877	1,079	1,213	601	98%
Civilian	612	714	877	1,079	1,213	601	98%
Military	0	0	0	0	0	0	0%
Total Housing Units	7,258	7,677	8,492	9,300	9,798	2,540	35%
Single Family	3,535	3,501	3,407	3,222	3,301	-234	-7%
Multiple Family	3,723	4,176	5,085	6,078	6,497	2,774	75%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	6,603	7,089	7,905	8,681	9,165	2,562	39%
Single Family	3,233	3,253	3,194	3,030	3,112	-121	-4%
Multiple Family	3,370	3,836	4,711	5,651	6,053	2,683	80%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	9.0%	7.7%	6.9%	6.7%	6.5%	-2.5	-28%
Single Family	8.5%	7.1%	6.3%	6.0%	5.7%	-2.8	-33%
Multiple Family	9.5%	8.1%	7.4%	7.0%	6.8%	-2.7	-28%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.67	2.70	2.71	2.74	2.74	0.07	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	1,327	1,126	1,027	978	898	-429	-32%
\$15,000-\$29,999	1,625	1,568	1,566	1,580	1,530	-95	-6%
\$30,000-\$44,999	1,300	1,319	1,419	1,504	1,523	223	17%
\$45,000-\$59,999	831	967	1,106	1,221	1,283	452	54%
\$60,000-\$74,999	556	673	812	927	1,006	450	81%
\$75,000-\$99,999	443	678	868	1,031	1,159	716	162%
\$100,000-\$124,999	199	353	483	599	702	503	253%
\$125,000-\$149,999	159	185	268	346	419	260	164%
\$150,000-\$199,999	95	152	235	317	401	306	322%
\$200,000 or more	68	68	121	178	244	176	259%
Total Households	6,603	7,089	7,905	8,681	9,165	2,562	39%
Median Household Income							
Adjusted for inflation (\$1999)	\$34,033	\$39,672	\$44,371	\$48,421	\$52,383	\$18,350	54%

***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.

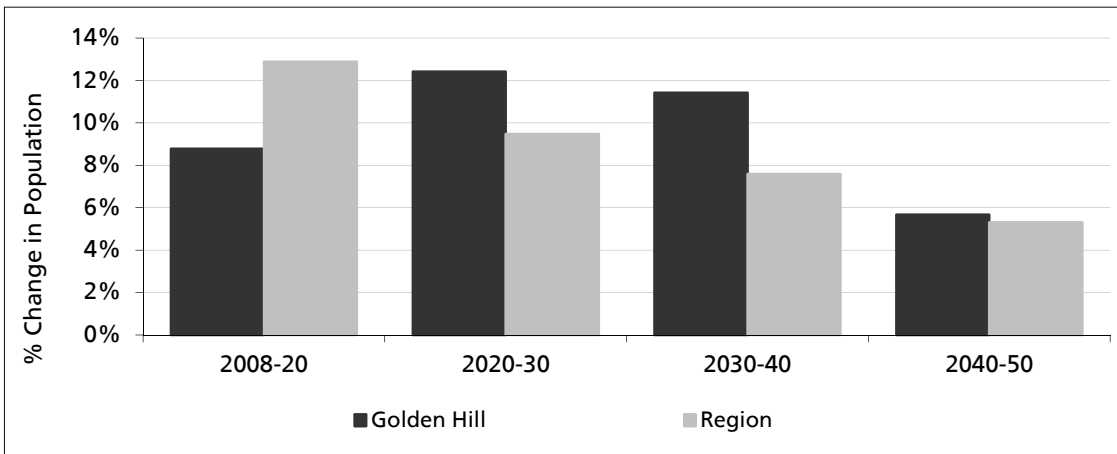
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	18,255	19,858	22,325	24,873	26,283	8,028	44%
Under 5	1,611	1,680	1,813	1,936	1,930	319	20%
5 to 9	1,359	1,680	1,750	1,972	2,005	646	48%
10 to 14	1,187	1,493	1,558	1,721	1,839	652	55%
15 to 17	826	815	961	978	1,079	253	31%
18 to 19	465	429	561	572	611	146	31%
20 to 24	989	929	1,308	1,361	1,476	487	49%
25 to 29	1,347	1,437	1,523	1,777	1,786	439	33%
30 to 34	1,997	1,942	1,804	2,321	2,329	332	17%
35 to 39	2,084	1,861	2,220	2,347	2,481	397	19%
40 to 44	1,597	1,628	1,789	1,740	2,112	515	32%
45 to 49	1,385	1,406	1,346	1,683	1,735	350	25%
50 to 54	1,079	1,190	1,249	1,351	1,308	229	21%
55 to 59	767	1,056	1,118	1,043	1,255	488	64%
60 to 61	243	334	395	422	490	247	102%
62 to 64	265	453	542	644	636	371	140%
65 to 69	246	468	653	742	706	460	187%
70 to 74	268	411	666	736	787	519	194%
75 to 79	196	249	464	598	612	416	212%
80 to 84	153	172	321	472	526	373	244%
85 and over	191	225	284	457	580	389	204%
Median Age	33.4	33.8	34.7	34.6	35.2	1.8	5%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	18,255	19,858	22,325	24,873	26,283	8,028	44%
Hispanic	11,169	13,216	15,373	18,036	19,899	8,730	78%
Non-Hispanic	7,086	6,642	6,952	6,837	6,384	-702	-10%
White	5,053	4,673	4,773	4,541	4,045	-1,008	-20%
Black	963	910	940	897	851	-112	-12%
American Indian	57	41	39	41	41	-16	-28%
Asian	453	492	596	688	760	307	68%
Hawaiian / Pacific Islander	27	25	29	31	32	5	19%
Other	26	24	26	28	31	5	19%
Two or More Races	507	477	549	611	624	117	23%

GROWTH TRENDS IN TOTAL POPULATION



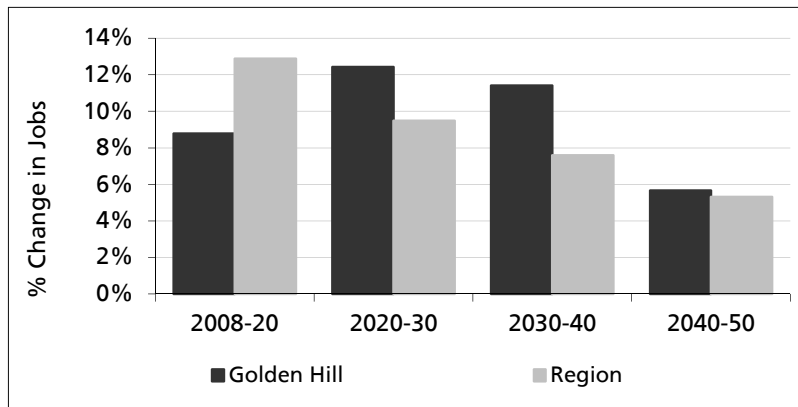
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,531	2,571	2,670	2,716	2,746	215	8%
Civilian Jobs	2,531	2,571	2,670	2,716	2,746	215	8%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	747	747	747	747	747	0	0%
Developed Acres	733	737	742	744	746	13	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	265	259	247	232	226	-39	-15%
Multiple Family	83	94	121	138	146	63	76%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	3	3	3	3	3	0	-3%
Mixed Use	0	4	4	8	9	9	--
Industrial	12	10	0	0	0	-12	-100%
Commercial/Services	18	15	16	13	12	-6	-32%
Office	2	2	1	0	0	-2	-83%
Schools	9	9	9	9	9	0	0%
Roads and Freeways	285	285	285	285	285	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	56	56	56	56	56	0	0%
Vacant Developable Acres	14	11	5	3	1	-13	-90%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4	3	1	1	1	-2	-68%
Multiple Family	10	7	3	1	0	-10	-100%
Mixed Use	0	0	0	0	0	0	-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	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	60.5	67.5	93.5	102.7	104.5	44.0	73%
Residential Density⁴	20.7	21.4	22.8	24.6	25.8	5.2	25%

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).