

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



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	61,536	67,975	68,785	74,308	79,426	17,890	29%
Household Population	57,589	63,995	64,737	70,193	75,259	17,670	31%
Group Quarters Population	3,947	3,980	4,048	4,115	4,167	220	6%
Civilian	3,947	3,980	4,048	4,115	4,167	220	6%
Military	0	0	0	0	0	0	0%
Total Housing Units	26,331	28,650	28,650	30,488	32,304	5,973	23%
Single Family	5,153	5,185	5,185	5,222	5,311	158	3%
Multiple Family	21,178	23,465	23,465	25,266	26,993	5,815	27%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	24,554	26,997	27,169	28,970	30,742	6,188	25%
Single Family	4,897	4,973	4,999	5,040	5,134	237	5%
Multiple Family	19,657	22,024	22,170	23,930	25,608	5,951	30%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	6.7%	5.8%	5.2%	5.0%	4.8%	-1.9	-28%
Single Family	5.0%	4.1%	3.6%	3.5%	3.3%	-1.7	-34%
Multiple Family	7.2%	6.1%	5.5%	5.3%	5.1%	-2.1	-29%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.35	2.37	2.38	2.42	2.45	0.10	4%

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	3,412	3,073	2,578	2,370	2,199	-1,213	-36%
\$15,000-\$29,999	3,389	3,257	2,808	2,628	2,469	-920	-27%
\$30,000-\$44,999	3,558	3,517	3,176	3,074	2,971	-587	-16%
\$45,000-\$59,999	3,165	3,329	3,143	3,145	3,125	-40	-1%
\$60,000-\$74,999	2,713	2,922	2,880	2,974	3,035	322	12%
\$75,000-\$99,999	3,165	3,811	3,959	4,254	4,490	1,325	42%
\$100,000-\$124,999	1,990	2,612	2,890	3,257	3,578	1,588	80%
\$125,000-\$149,999	1,139	1,703	1,999	2,355	2,687	1,548	136%
\$150,000-\$199,999	1,102	1,743	2,209	2,758	3,308	2,206	200%
\$200,000 or more	921	1,030	1,527	2,155	2,880	1,959	213%
Total Households	24,554	26,997	27,169	28,970	30,742	6,188	25%
Median Household Income							
Adjusted for inflation (\$1999)	\$54,090	\$61,656	\$69,789	\$76,728	\$83,753	\$29,663	55%

***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.

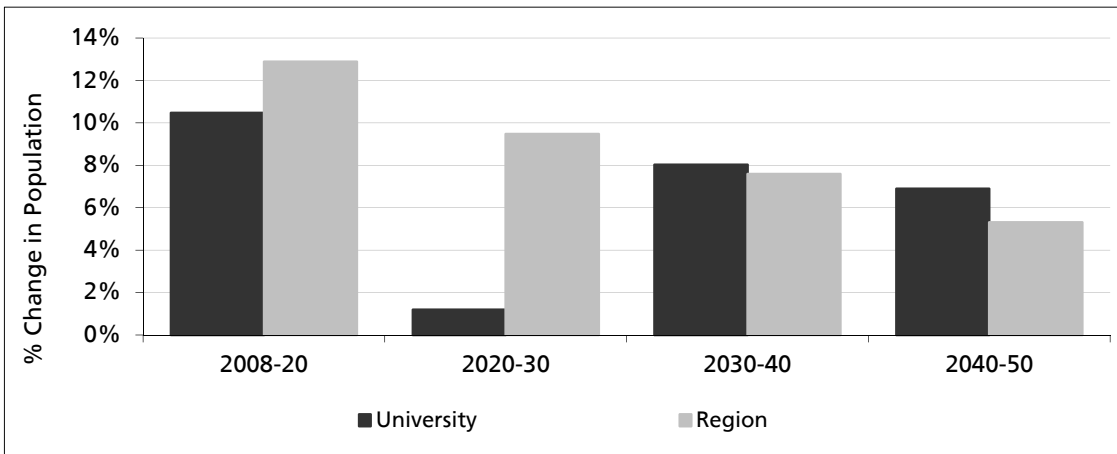
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	61,536	67,975	68,785	74,308	79,426	17,890	29%
Under 5	3,417	3,469	3,414	3,620	3,788	371	11%
5 to 9	3,026	3,349	3,334	3,561	3,804	778	26%
10 to 14	2,016	2,365	2,229	2,394	2,597	581	29%
15 to 17	1,236	1,292	1,256	1,346	1,450	214	17%
18 to 19	4,046	3,979	3,968	4,029	4,102	56	1%
20 to 24	2,844	2,869	2,974	2,979	3,125	281	10%
25 to 29	7,027	8,249	8,409	9,030	9,719	2,692	38%
30 to 34	7,109	8,028	7,531	8,794	8,995	1,886	27%
35 to 39	6,351	5,644	6,338	6,888	7,217	866	14%
40 to 44	4,918	4,549	4,842	4,903	5,880	962	20%
45 to 49	3,886	3,435	2,980	3,659	4,061	175	5%
50 to 54	3,141	2,947	2,543	2,973	3,068	-73	-2%
55 to 59	2,811	3,432	2,824	2,654	3,381	570	20%
60 to 61	1,140	1,485	1,239	1,153	1,506	366	32%
62 to 64	1,447	2,368	2,014	1,986	2,237	790	55%
65 to 69	2,034	3,685	3,932	3,599	3,480	1,446	71%
70 to 74	1,567	2,810	3,354	3,056	2,855	1,288	82%
75 to 79	1,222	1,536	2,322	2,709	2,431	1,209	99%
80 to 84	1,078	1,048	1,690	2,296	2,181	1,103	102%
85 and over	1,220	1,436	1,592	2,679	3,549	2,329	191%
Median Age	35.0	35.3	36.0	36.0	36.5	1.5	4%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	61,536	67,975	68,785	74,308	79,426	17,890	29%
Hispanic	5,590	6,982	7,617	8,885	10,157	4,567	82%
Non-Hispanic	55,946	60,993	61,168	65,423	69,269	13,323	24%
White	37,936	38,456	36,222	36,274	35,921	-2,015	-5%
Black	1,023	1,087	1,013	982	934	-89	-9%
American Indian	181	455	567	651	685	504	278%
Asian	14,099	17,134	18,644	21,612	24,661	10,562	75%
Hawaiian / Pacific Islander	126	476	696	920	1,111	985	782%
Other	310	459	528	621	695	385	124%
Two or More Races	2,271	2,926	3,498	4,363	5,262	2,991	132%

GROWTH TRENDS IN TOTAL POPULATION



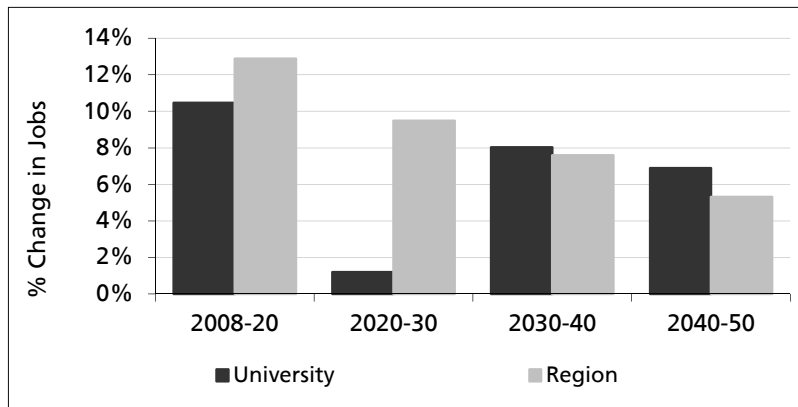
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	90,300	94,288	97,285	101,846	108,547	18,247	20%
Civilian Jobs	90,300	94,288	97,285	101,846	108,547	18,247	20%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	8,669	8,669	8,669	8,669	8,669	0	0%
Developed Acres	8,265	8,383	8,431	8,511	8,630	366	4%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	999	1,003	1,003	1,003	1,003	4	0%
Multiple Family	830	838	838	838	838	8	1%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	42	42	42	42	42	0	0%
Mixed Use	0	71	71	73	73	73	--
Industrial	728	761	780	817	859	132	18%
Commercial/Services	792	724	728	732	736	-56	-7%
Office	334	339	341	343	345	11	3%
Schools	683	747	771	806	859	176	26%
Roads and Freeways	1,400	1,400	1,400	1,400	1,400	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	2,457	2,457	2,457	2,457	2,475	18	1%
Vacant Developable Acres	404	285	237	157	38	-366	-90%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4	0	0	0	0	-4	-100%
Multiple Family	7	0	0	0	0	-7	-100%
Mixed Use	3	0	0	0	0	-3	-100%
Industrial	143	110	91	54	11	-132	-92%
Commercial/Services	16	14	10	5	0	-16	-100%
Office	11	6	4	3	1	-11	-95%
Schools	190	125	102	66	14	-176	-93%
Parks and Other	30	30	30	30	12	-18	-59%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	35.6	36.2	36.6	37.2	38.3	2.7	8%
Residential Density⁴	14.1	14.9	14.9	15.9	16.8	2.8	20%

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).