

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92103



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	30,113	32,158	35,913	41,993	49,858	19,745	66%
Household Population	29,071	30,896	34,204	39,792	47,296	18,225	63%
Group Quarters Population	1,042	1,262	1,709	2,201	2,562	1,520	146%
Civilian	1,042	1,262	1,709	2,201	2,562	1,520	146%
Military	0	0	0	0	0	0	0%
Total Housing Units	18,393	19,055	20,810	23,614	27,788	9,395	51%
Single Family	6,464	6,290	5,793	5,589	4,916	-1,548	-24%
Multiple Family	11,929	12,765	15,017	18,025	22,872	10,943	92%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	16,952	17,717	19,524	22,261	26,270	9,318	55%
Single Family	5,917	5,845	5,436	5,268	4,650	-1,267	-21%
Multiple Family	11,035	11,872	14,088	16,993	21,620	10,585	96%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	7.8%	7.0%	6.2%	5.7%	5.5%	-2.3	-29%
Single Family	8.5%	7.1%	6.2%	5.7%	5.4%	-3.1	-36%
Multiple Family	7.5%	7.0%	6.2%	5.7%	5.5%	-2.0	-27%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.71	1.74	1.75	1.79	1.80	0.09	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	2,265	1,942	1,612	1,456	1,443	-822	-36%
\$15,000-\$29,999	3,023	2,938	2,687	2,607	2,686	-337	-11%
\$30,000-\$44,999	3,056	2,899	2,868	2,940	3,188	132	4%
\$45,000-\$59,999	2,257	2,538	2,677	2,879	3,226	969	43%
\$60,000-\$74,999	1,760	1,870	2,112	2,420	2,854	1,094	62%
\$75,000-\$99,999	1,625	2,111	2,550	3,065	3,712	2,087	128%
\$100,000-\$124,999	1,034	1,342	1,777	2,256	2,824	1,790	173%
\$125,000-\$149,999	620	832	1,159	1,514	1,950	1,330	215%
\$150,000-\$199,999	584	766	1,186	1,670	2,245	1,661	284%
\$200,000 or more	728	479	896	1,454	2,142	1,414	194%
Total Households	16,952	17,717	19,524	22,261	26,270	9,318	55%
Median Household Income							
Adjusted for inflation (\$1999)	\$45,877	\$51,380	\$59,541	\$67,739	\$73,623	\$27,746	60%

***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.

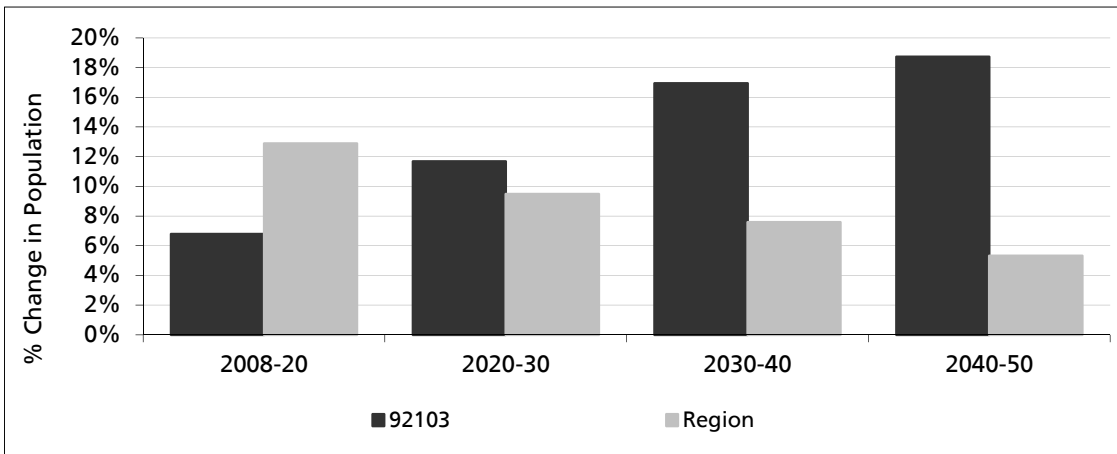
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	30,113	32,158	35,913	41,993	49,858	19,745	66%
Under 5	1,651	1,702	1,945	2,264	2,586	935	57%
5 to 9	1,799	1,967	2,269	2,681	3,081	1,282	71%
10 to 14	1,313	1,508	1,633	1,997	2,366	1,053	80%
15 to 17	779	808	892	1,117	1,326	547	70%
18 to 19	398	406	460	564	721	323	81%
20 to 24	948	968	1,244	1,462	1,775	827	87%
25 to 29	1,180	1,470	1,620	1,860	2,192	1,012	86%
30 to 34	3,240	3,527	3,624	4,679	5,216	1,976	61%
35 to 39	3,749	3,182	4,177	4,879	5,434	1,685	45%
40 to 44	2,793	2,397	2,820	3,089	4,004	1,211	43%
45 to 49	2,467	2,068	1,835	2,557	3,091	624	25%
50 to 54	1,908	1,681	1,575	1,872	2,202	294	15%
55 to 59	1,782	1,996	1,700	1,553	2,356	574	32%
60 to 61	792	968	813	689	1,077	285	36%
62 to 64	913	1,435	1,282	1,258	1,473	560	61%
65 to 69	1,216	2,150	2,487	2,312	2,297	1,081	89%
70 to 74	819	1,394	1,816	1,757	1,879	1,060	129%
75 to 79	771	915	1,491	1,868	2,093	1,322	171%
80 to 84	665	616	1,074	1,537	1,696	1,031	155%
85 and over	930	1,000	1,156	1,998	2,993	2,063	222%
Median Age	40.0	41.1	40.2	39.5	40.3	0.3	1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	30,113	32,158	35,913	41,993	49,858	19,745	66%
Hispanic	5,788	7,859	9,650	12,711	16,929	11,141	192%
Non-Hispanic	24,325	24,299	26,263	29,282	32,929	8,604	35%
White	21,194	20,924	22,270	24,349	26,857	5,663	27%
Black	728	747	824	913	1,020	292	40%
American Indian	137	114	101	104	115	-22	-16%
Asian	1,166	1,359	1,695	2,252	2,893	1,727	148%
Hawaiian / Pacific Islander	119	161	189	205	240	121	102%
Other	95	70	75	79	96	1	1%
Two or More Races	886	924	1,109	1,380	1,708	822	93%

GROWTH TRENDS IN TOTAL POPULATION



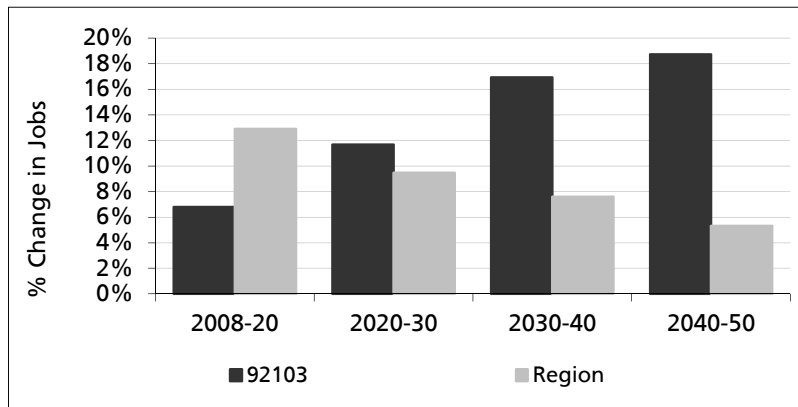
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	25,091	26,246	28,150	28,596	28,814	3,723	15%
Civilian Jobs	25,091	26,246	28,150	28,596	28,814	3,723	15%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	2,342	2,342	2,342	2,342	2,342	0	0%
Developed Acres	2,308	2,314	2,322	2,327	2,334	26	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	717	707	682	668	617	-100	-14%
Multiple Family	235	243	258	273	332	97	41%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	5	5	5	5	1	-4	-73%
Mixed Use	0	22	86	121	152	152	--
Industrial	16	13	8	7	7	-9	-58%
Commercial/Services	172	157	127	101	88	-84	-49%
Office	34	37	26	22	8	-26	-76%
Schools	39	39	39	39	39	0	0%
Roads and Freeways	658	658	658	658	658	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	432	432	432	432	432	0	0%
Vacant Developable Acres	34	29	20	15	9	-26	-74%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	13	11	9	8	8	-5	-40%
Multiple Family	13	11	8	5	0	-13	-97%
Mixed Use	3	3	1	0	0	-3	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	3	2	1	0	0	-3	-100%
Office	2	1	1	0	0	-2	-99%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	1	1	1	1	1	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	96.2	101.6	115.4	123.9	132.3	36.1	37%
Residential Density⁴	19.2	19.7	21.0	23.5	27.1	7.9	41%

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).