

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



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	36,515	39,489	43,227	48,909	58,054	21,539	59%
Household Population	35,130	37,878	41,150	46,321	55,087	19,957	57%
Group Quarters Population	1,385	1,611	2,077	2,588	2,967	1,582	114%
Civilian	1,385	1,611	2,077	2,588	2,967	1,582	114%
Military	0	0	0	0	0	0	0%
Total Housing Units	22,552	23,581	25,247	27,735	32,603	10,051	45%
Single Family	7,742	7,310	6,798	6,594	5,801	-1,941	-25%
Multiple Family	14,810	16,271	18,449	21,141	26,802	11,992	81%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	20,646	21,891	23,622	26,030	30,656	10,010	48%
Single Family	7,087	6,797	6,376	6,205	5,473	-1,614	-23%
Multiple Family	13,559	15,094	17,246	19,825	25,183	11,624	86%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	8.5%	7.2%	6.4%	6.1%	6.0%	-2.5	-29%
Single Family	8.5%	7.0%	6.2%	5.9%	5.7%	-2.8	-33%
Multiple Family	8.4%	7.2%	6.5%	6.2%	6.0%	-2.4	-29%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.70	1.73	1.74	1.78	1.80	0.10	6%

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	3,024	2,598	2,145	1,911	1,863	-1,161	-38%
\$15,000-\$29,999	3,959	3,851	3,502	3,340	3,440	-519	-13%
\$30,000-\$44,999	3,813	3,600	3,550	3,586	3,872	59	2%
\$45,000-\$59,999	2,584	2,936	3,095	3,281	3,686	1,102	43%
\$60,000-\$74,999	2,060	2,265	2,529	2,795	3,249	1,189	58%
\$75,000-\$99,999	1,884	2,588	3,083	3,570	4,315	2,431	129%
\$100,000-\$124,999	1,176	1,570	2,010	2,453	3,097	1,921	163%
\$125,000-\$149,999	687	948	1,294	1,653	2,168	1,481	216%
\$150,000-\$199,999	658	929	1,368	1,848	2,540	1,882	286%
\$200,000 or more	801	606	1,046	1,593	2,426	1,625	203%
Total Households	20,646	21,891	23,622	26,030	30,656	10,010	48%
Median Household Income							
Adjusted for inflation (\$1999)	\$43,139	\$49,580	\$57,669	\$64,814	\$71,390	\$28,251	65%

***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.

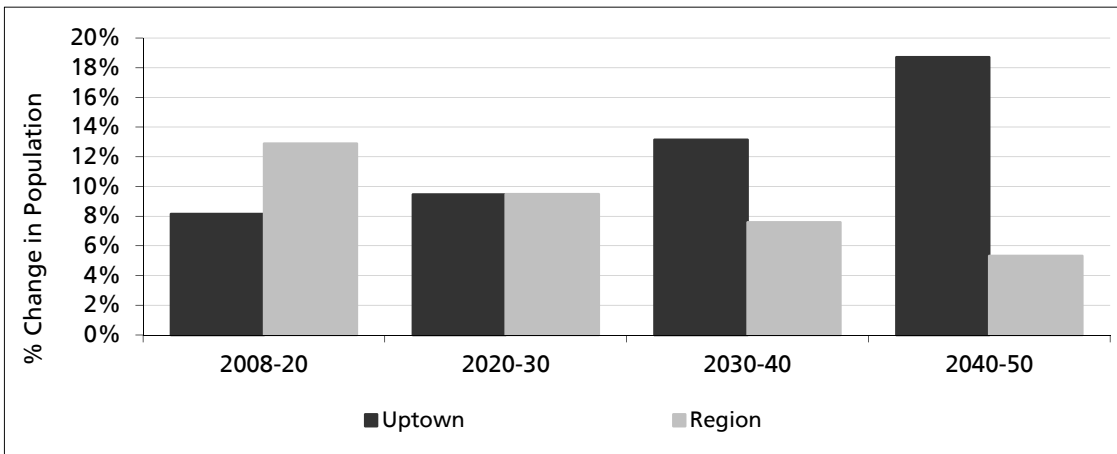
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	36,515	39,489	43,227	48,909	58,054	21,539	59%
Under 5	2,031	2,099	2,373	2,631	2,953	922	45%
5 to 9	2,154	2,400	2,698	3,124	3,496	1,342	62%
10 to 14	1,552	1,859	1,967	2,303	2,701	1,149	74%
15 to 17	890	980	1,023	1,198	1,478	588	66%
18 to 19	498	487	572	649	817	319	64%
20 to 24	1,124	1,148	1,437	1,631	1,957	833	74%
25 to 29	1,422	1,764	1,881	2,087	2,433	1,011	71%
30 to 34	3,918	4,285	4,277	5,232	5,849	1,931	49%
35 to 39	4,606	3,879	4,961	5,572	6,199	1,593	35%
40 to 44	3,456	2,969	3,367	3,569	4,587	1,131	33%
45 to 49	2,918	2,485	2,204	2,918	3,498	580	20%
50 to 54	2,341	2,097	1,901	2,246	2,594	253	11%
55 to 59	2,138	2,484	2,086	1,857	2,770	632	30%
60 to 61	938	1,182	1,005	846	1,284	346	37%
62 to 64	1,119	1,785	1,559	1,508	1,757	638	57%
65 to 69	1,438	2,598	2,984	2,712	2,711	1,273	89%
70 to 74	1,017	1,734	2,240	2,150	2,402	1,385	136%
75 to 79	952	1,165	1,866	2,293	2,634	1,682	177%
80 to 84	833	804	1,368	1,908	2,207	1,374	165%
85 and over	1,170	1,285	1,458	2,475	3,727	2,557	219%
Median Age	40.1	41.4	40.6	40.0	41.2	1.1	3%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	36,515	39,489	43,227	48,909	58,054	21,539	59%
Hispanic	7,537	10,038	12,019	15,203	20,247	12,710	169%
Non-Hispanic	28,978	29,451	31,208	33,706	37,807	8,829	30%
White	25,368	25,418	26,548	28,176	31,015	5,647	22%
Black	855	920	985	1,032	1,159	304	36%
American Indian	183	143	135	139	138	-45	-25%
Asian	1,313	1,582	1,919	2,464	3,175	1,862	142%
Hawaiian / Pacific Islander	118	161	194	214	243	125	106%
Other	120	94	91	96	116	-4	-3%
Two or More Races	1,021	1,133	1,336	1,585	1,961	940	92%

GROWTH TRENDS IN TOTAL POPULATION



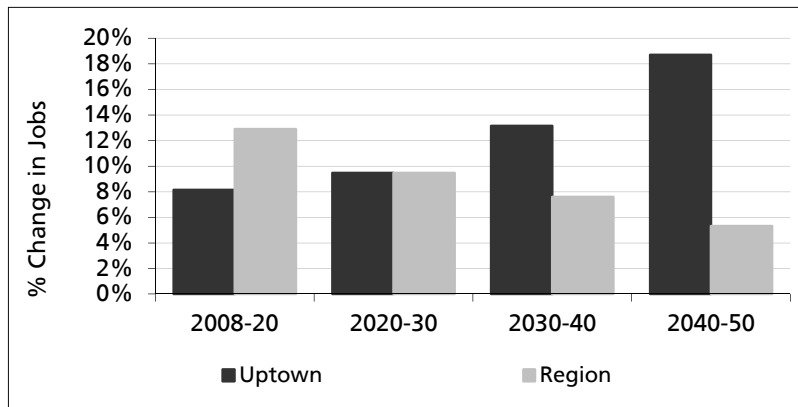
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	29,361	30,593	32,589	33,490	34,056	4,695	16%
Civilian Jobs	29,361	30,593	32,589	33,490	34,056	4,695	16%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	2,690	2,690	2,690	2,690	2,690	0	0%
Developed Acres	2,652	2,658	2,667	2,671	2,679	27	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	849	823	799	785	726	-123	-15%
Multiple Family	283	304	318	325	389	105	37%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	8	8	8	7	3	-5	-68%
Mixed Use	0	27	95	144	194	194	--
Industrial	22	20	14	12	8	-15	-65%
Commercial/Services	179	162	131	105	86	-94	-52%
Office	51	54	42	35	15	-36	-71%
Schools	40	40	40	40	40	0	0%
Roads and Freeways	788	788	788	788	788	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	432	432	432	431	431	0	0%
Vacant Developable Acres	38	32	23	18	11	-27	-70%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	14	11	9	9	8	-5	-40%
Multiple Family	14	12	10	7	2	-12	-88%
Mixed Use	4	4	1	0	0	-4	-97%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	4	3	1	1	0	-4	-99%
Office	2	1	1	0	0	-2	-99%
Schools	0	0	0	0	0	0	-84%
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	100.4	105.5	118.4	126.9	138.6	38.2	38%
Residential Density⁴	19.8	20.5	21.5	23.3	26.9	7.1	36%

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).