

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



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	37,348	39,241	40,904	43,856	46,857	9,509	25%
Household Population	35,141	36,938	38,445	41,198	44,079	8,938	25%
Group Quarters Population	2,207	2,303	2,459	2,658	2,778	571	26%
Civilian	2,207	2,303	2,459	2,658	2,778	571	26%
Military	0	0	0	0	0	0	0%
Total Housing Units	16,927	17,326	17,849	18,957	20,309	3,382	20%
Single Family	11,083	11,045	10,871	10,652	10,559	-524	-5%
Multiple Family	5,844	6,281	6,978	8,305	9,750	3,906	67%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	16,036	16,561	17,143	18,223	19,537	3,501	22%
Single Family	10,567	10,625	10,508	10,308	10,233	-334	-3%
Multiple Family	5,469	5,936	6,635	7,915	9,304	3,835	70%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	5.3%	4.4%	4.0%	3.9%	3.8%	-1.5	-28%
Single Family	4.7%	3.8%	3.3%	3.2%	3.1%	-1.6	-34%
Multiple Family	6.4%	5.5%	4.9%	4.7%	4.6%	-1.8	-28%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.19	2.23	2.24	2.26	2.26	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	1,352	1,103	932	844	857	-495	-37%
\$15,000-\$29,999	2,092	1,841	1,635	1,534	1,575	-517	-25%
\$30,000-\$44,999	2,482	2,064	1,920	1,864	1,935	-547	-22%
\$45,000-\$59,999	1,804	1,977	1,915	1,915	2,008	204	11%
\$60,000-\$74,999	1,861	1,755	1,761	1,809	1,913	52	3%
\$75,000-\$99,999	2,741	2,345	2,454	2,600	2,778	37	1%
\$100,000-\$124,999	1,343	1,689	1,852	2,032	2,196	853	64%
\$125,000-\$149,999	627	1,180	1,350	1,527	1,668	1,041	166%
\$150,000-\$199,999	835	1,370	1,651	1,942	2,149	1,314	157%
\$200,000 or more	899	1,237	1,673	2,156	2,458	1,559	173%
Total Households	16,036	16,561	17,143	18,223	19,537	3,501	22%
Median Household Income							
Adjusted for inflation (\$1999)	\$62,321	\$71,073	\$79,162	\$86,014	\$88,323	\$26,002	42%

***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.

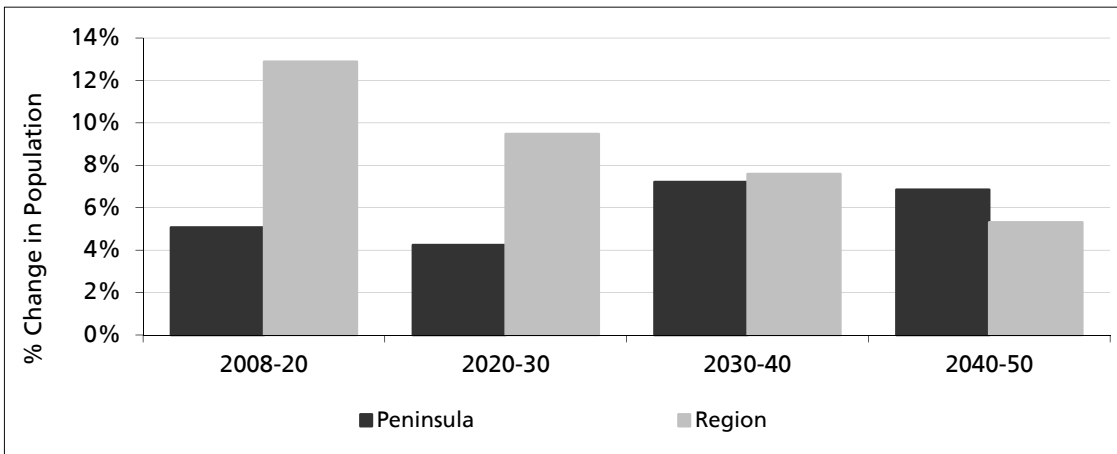
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	37,348	39,241	40,904	43,856	46,857	9,509	25%
Under 5	2,001	1,929	1,983	2,070	2,168	167	8%
5 to 9	1,652	1,616	1,606	1,710	1,755	103	6%
10 to 14	1,636	1,648	1,591	1,742	1,817	181	11%
15 to 17	1,060	993	910	1,013	1,083	23	2%
18 to 19	1,296	1,232	1,169	1,229	1,279	-17	-1%
20 to 24	2,560	2,568	2,681	2,750	3,008	448	18%
25 to 29	3,203	3,899	4,034	4,027	4,445	1,242	39%
30 to 34	3,323	3,545	3,506	3,971	4,173	850	26%
35 to 39	2,979	2,364	2,911	3,166	3,199	220	7%
40 to 44	2,471	2,025	2,242	2,314	2,648	177	7%
45 to 49	2,497	1,935	1,612	2,124	2,368	-129	-5%
50 to 54	2,603	2,239	1,913	2,264	2,367	-236	-9%
55 to 59	2,344	2,642	2,199	1,928	2,583	239	10%
60 to 61	935	1,134	970	807	1,091	156	17%
62 to 64	1,107	1,677	1,461	1,342	1,486	379	34%
65 to 69	1,401	2,428	2,672	2,281	2,047	646	46%
70 to 74	1,062	1,887	2,395	2,171	2,042	980	92%
75 to 79	1,013	1,233	1,919	2,188	1,890	877	87%
80 to 84	953	871	1,512	1,989	1,810	857	90%
85 and over	1,252	1,376	1,618	2,770	3,598	2,346	187%
Median Age	38.3	39.6	40.1	40.5	40.9	2.6	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	37,348	39,241	40,904	43,856	46,857	9,509	25%
Hispanic	4,302	5,115	5,479	6,180	6,991	2,689	63%
Non-Hispanic	33,046	34,126	35,425	37,676	39,866	6,820	21%
White	29,411	30,057	31,062	32,777	34,419	5,008	17%
Black	960	1,019	958	956	972	12	1%
American Indian	170	158	142	142	141	-29	-17%
Asian	1,076	1,418	1,677	2,038	2,414	1,338	124%
Hawaiian / Pacific Islander	104	125	138	150	169	65	63%
Other	137	96	82	81	88	-49	-36%
Two or More Races	1,188	1,253	1,366	1,532	1,663	475	40%

GROWTH TRENDS IN TOTAL POPULATION



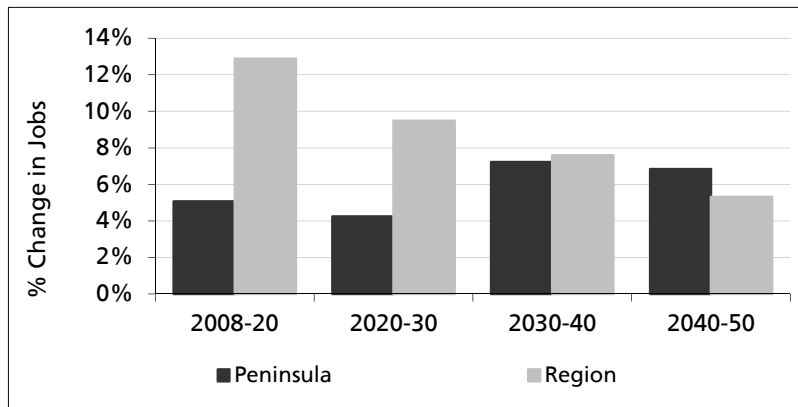
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	15,126	15,415	16,294	17,646	18,639	3,513	23%
Civilian Jobs	11,327	11,616	12,495	13,847	14,840	3,513	31%
Military Jobs	3,799	3,799	3,799	3,799	3,799	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	5,282	5,282	5,282	5,282	5,282	0	0%
Developed Acres	4,511	4,522	4,581	4,620	4,641	129	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1,731	1,732	1,730	1,714	1,698	-33	-2%
Multiple Family	169	176	191	206	221	52	30%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	35	35	35	35	35	0	0%
Mixed Use	0	6	13	29	47	47	--
Industrial	120	120	120	119	119	-1	-1%
Commercial/Services	354	354	391	409	416	62	18%
Office	27	27	28	30	27	0	1%
Schools	145	146	148	150	151	5	4%
Roads and Freeways	936	936	936	936	936	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	993	991	991	991	991	-2	0%
Vacant Developable Acres	136	126	66	27	7	-129	-95%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	19	15	2	2	1	-18	-93%
Multiple Family	7	6	5	3	1	-5	-83%
Mixed Use	1	1	1	0	0	-1	-100%
Industrial	3	2	2	1	0	-2	-95%
Commercial/Services	90	86	45	15	0	-89	-99%
Office	8	7	5	2	0	-8	-99%
Schools	5	5	3	1	0	-5	-100%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	4	4	4	4	4	0	0%
Constrained Acres	635	635	635	635	635	0	0%
Employment Density³	17.5	17.9	18.0	19.1	20.2	2.6	15%
Residential Density⁴	8.7	8.9	9.1	9.6	10.3	1.5	17%

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).