2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Major Statistical Area 0 - Central

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**638,951**	**725,331**	**802,366**	**880,689**	**968,520**	**329,569**	**52%**
Household Population	605,632	676,330	749,711	823,500	908,179	302,547	50%
Group Quarters Population	33,319	49,001	52,655	57,189	60,341	27,022	81%
Civilian	19,885	25,498	29,152	33,686	36,838	16,953	85%
Military	13,434	23,503	23,503	23,503	23,503	10,069	75%
Total Housing Units	**238,000**	**264,516**	**294,652**	**324,181**	**356,849**	**118,849**	**50%**
Single Family	121,617	119,943	114,527	110,576	107,109	-14,508	-12%
Multiple Family	114,758	143,135	179,118	212,685	249,067	134,309	117%
Mobile Homes	1,625	1,438	1,007	920	673	-952	-59%
Occupied Housing Units	**222,099**	**249,333**	**279,508**	**308,255**	**340,049**	**117,950**	**53%**
Single Family	114,462	113,950	109,506	105,958	102,869	-11,593	-10%
Multiple Family	106,109	134,020	169,046	201,423	236,542	130,433	123%
Mobile Homes	1,528	1,363	956	874	638	-890	-58%
Vacancy Rate	**6.7%**	**5.7%**	**5.1%**	**4.9%**	**4.7%**	**-2.0**	**-30%**
Single Family	5.9%	5.0%	4.4%	4.2%	4.0%	-1.9	-32%
Multiple Family	7.5%	6.4%	5.6%	5.3%	5.0%	-2.5	-33%
Mobile Homes	6.0%	5.2%	5.1%	5.0%	5.2%	-0.8	-13%
Persons per Household	**2.73**	**2.71**	**2.68**	**2.67**	**2.67**	**-0.06**	**-2%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

*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.
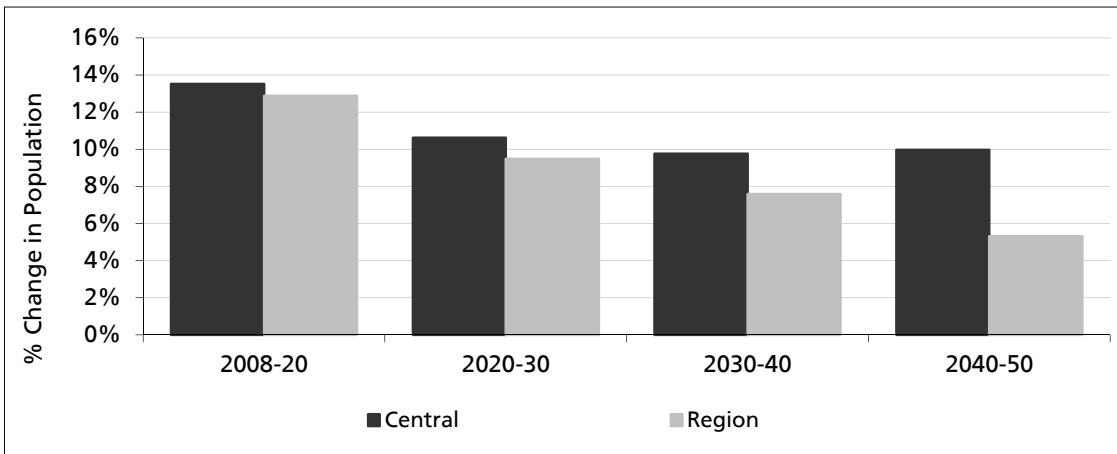
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**638,951**	**725,331**	**802,366**	**880,689**	**968,520**	**329,569**	**52%**
Under 5	49,407	50,046	52,688	55,987	58,198	8,791	18%
5 to 9	42,138	50,074	51,668	55,957	59,735	17,597	42%
10 to 14	41,484	49,426	50,781	53,874	59,280	17,796	43%
15 to 17	27,494	27,777	30,476	31,650	35,282	7,788	28%
18 to 19	24,199	25,806	29,864	31,585	34,935	10,736	44%
20 to 24	53,055	57,529	70,143	73,839	79,999	26,944	51%
25 to 29	49,409	57,599	59,167	64,721	68,563	19,154	39%
30 to 34	58,173	61,883	60,344	73,528	77,075	18,902	32%
35 to 39	55,214	51,864	62,922	66,306	73,409	18,195	33%
40 to 44	46,065	46,166	50,552	49,803	62,998	16,933	37%
45 to 49	42,210	42,547	40,590	49,207	53,239	11,029	26%
50 to 54	36,791	40,084	41,192	45,368	45,956	9,165	25%
55 to 59	30,074	40,361	40,431	38,824	48,134	18,060	60%
60 to 61	10,453	15,058	15,458	15,502	18,908	8,455	81%
62 to 64	12,313	21,533	22,912	24,420	26,314	14,001	114%
65 to 69	16,232	29,123	37,235	38,367	38,157	21,925	135%
70 to 74	13,547	22,644	32,648	35,258	37,993	24,446	180%
75 to 79	11,119	13,871	23,283	30,319	32,408	21,289	191%
80 to 84	9,660	10,106	16,385	23,868	26,615	16,955	176%
85 and over	9,914	11,834	13,627	22,306	31,322	21,408	216%
Median Age	32.8	33.6	34.7	34.9	35.8	3.0	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**638,951**	**725,331**	**802,366**	**880,689**	**968,520**	**329,569**	**52%**
Hispanic	254,968	325,336	393,952	464,261	537,069	282,101	111%
Non-Hispanic	383,983	399,995	408,414	416,428	431,451	47,468	12%
White	203,474	204,033	200,321	198,902	204,620	1,146	1%
Black	71,717	75,272	75,117	72,069	67,969	-3,748	-5%
American Indian	2,499	2,965	3,166	3,219	3,271	772	31%
Asian	79,545	87,929	95,784	104,053	113,314	33,769	42%
Hawaiian / Pacific Islander	3,659	4,020	4,272	4,535	4,844	1,185	32%
Other	1,844	1,961	2,178	2,425	2,737	893	48%
Two or More Races	21,245	23,815	27,576	31,225	34,696	13,451	63%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Jobs	**318,241**	**339,872**	**360,775**	***378,655***	***393,887***	**75,646**	**24%**
Civilian Jobs	268,831	280,962	301,865	*319,745*	*334,977*	66,146	25%
Military Jobs	49,410	58,910	58,910	*58,910*	*58,910*	9,500	19%

LAND USE[1]

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Acres	**62,656**	**62,656**	**62,656**	***62,656***	***62,656***	**0**	**0%**
Developed Acres	**60,632**	**61,008**	**61,256**	***61,441***	***61,608***	**976**	**2%**
Low Density Single Family	25	7	7	*5*	*5*	-19	-78%
Single Family	16,413	16,431	16,074	*15,762*	*15,444*	-970	-6%
Multiple Family	2,599	2,841	3,255	*3,607*	*3,974*	1,374	53%
Mobile Homes	191	181	129	*115*	*92*	-98	-52%
Other Residential	342	373	373	*371*	*365*	23	7%
Mixed Use	0	346	937	*1,389*	*1,684*	1,684	--
Industrial	3,156	3,133	3,042	*2,993*	*2,994*	-162	-5%
Commercial/Services	4,733	4,512	4,267	*4,040*	*3,924*	-809	-17%
Office	338	333	311	*288*	*255*	-83	-25%
Schools	1,608	1,613	1,622	*1,629*	*1,624*	16	1%
Roads and Freeways	12,141	12,140	12,139	*12,138*	*12,138*	-3	0%
Agricultural and Extractive[2]	418	414	407	*407*	*407*	-11	-3%
Parks and Military Use	18,667	18,684	18,693	*18,697*	*18,701*	34	0%
Vacant Developable Acres	**1,225**	**849**	**601**	***415***	***248***	**-976**	**-80%**
Low Density Single Family	4	1	1	*1*	*1*	-3	-67%
Single Family	404	182	139	*116*	*92*	-312	-77%
Multiple Family	179	139	79	*39*	*9*	-170	-95%
Mixed Use	89	54	37	*25*	*14*	-75	-84%
Industrial	141	117	89	*62*	*18*	-123	-87%
Commercial/Services	242	220	145	*77*	*33*	-209	-86%
Office	24	20	14	*9*	*4*	-20	-83%
Schools	28	22	11	*4*	*0*	-28	-99%
Parks and Other	102	83	74	*70*	*66*	-36	-35%
Future Roads and Freeways	11	11	11	*11*	*11*	0	0%
Constrained Acres	**800**	**800**	**800**	***800***	***800***	**0**	**0%**
Employment Density[3]	**27.3**	**28.8**	**31.1**	***33.2***	***34.8***	**7.4**	**27%**
Residential Density[4]	**12.2**	**13.2**	**14.5**	***15.8***	***17.2***	**5.1**	**42%**

GROWTH TRENDS IN JOBS
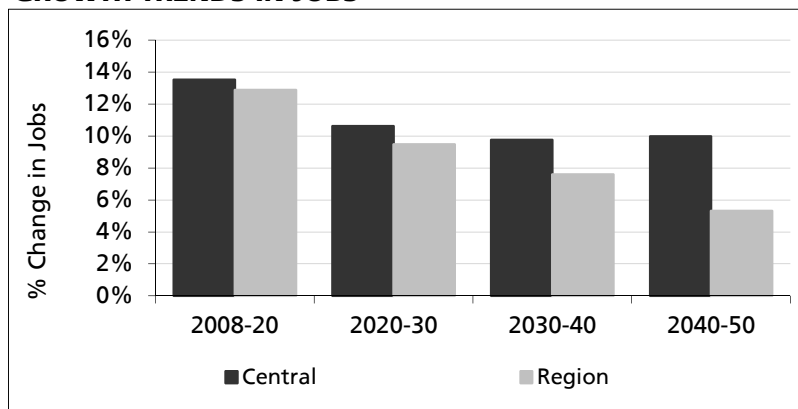
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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).

Source: Final Series 12 - 2050 Regional Growth Forecast
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