

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Southwestern Community College



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	462,787	547,910	600,088	657,534	704,080	241,293	52%
Household Population	447,063	521,440	572,342	628,155	673,538	226,475	51%
Group Quarters Population	15,724	26,470	27,746	29,379	30,542	14,818	94%
Civilian	8,586	15,582	16,858	18,491	19,654	11,068	129%
Military	7,138	10,888	10,888	10,888	10,888	3,750	53%
Total Housing Units	146,406	167,358	181,895	198,232	211,530	65,124	44%
Single Family	87,464	93,126	95,582	96,782	97,060	9,596	11%
Multiple Family	52,112	67,897	80,558	96,547	110,800	58,688	113%
Mobile Homes	6,830	6,335	5,755	4,903	3,670	-3,160	-46%
Occupied Housing Units	137,517	159,194	174,208	190,444	203,622	66,105	48%
Single Family	81,990	88,343	91,263	92,593	93,035	11,045	13%
Multiple Family	49,051	64,801	77,424	93,126	107,032	57,981	118%
Mobile Homes	6,476	6,050	5,521	4,725	3,555	-2,921	-45%
Vacancy Rate	6.1%	4.9%	4.2%	3.9%	3.7%	-2.4	-39%
Single Family	6.3%	5.1%	4.5%	4.3%	4.1%	-2.2	-35%
Multiple Family	5.9%	4.6%	3.9%	3.5%	3.4%	-2.5	-42%
Mobile Homes	5.2%	4.5%	4.1%	3.6%	3.1%	-2.1	-40%
Persons per Household	3.25	3.28	3.29	3.30	3.31	0.06	2%

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	15,868	13,436	11,196	9,799	9,207	-6,661	-42%
\$15,000-\$29,999	23,676	22,380	19,875	18,145	17,469	-6,207	-26%
\$30,000-\$44,999	24,612	25,811	24,802	23,896	23,732	-880	-4%
\$45,000-\$59,999	20,102	24,073	24,964	25,403	26,015	5,913	29%
\$60,000-\$74,999	16,262	19,918	22,153	23,798	25,115	8,853	54%
\$75,000-\$99,999	16,898	23,186	27,902	32,013	35,015	18,117	107%
\$100,000-\$124,999	8,593	13,489	17,670	21,767	24,686	16,093	187%
\$125,000-\$149,999	4,746	7,510	10,570	13,803	16,038	11,292	238%
\$150,000-\$199,999	3,790	6,403	9,815	13,666	16,234	12,444	328%
\$200,000 or more	2,970	2,988	5,261	8,154	10,111	7,141	240%
Total Households	137,517	159,194	174,208	190,444	203,622	66,105	48%
Median Household Income							
Adjusted for inflation (\$1999)	\$48,434	\$56,197	\$64,243	\$71,332	\$75,195	\$26,761	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.

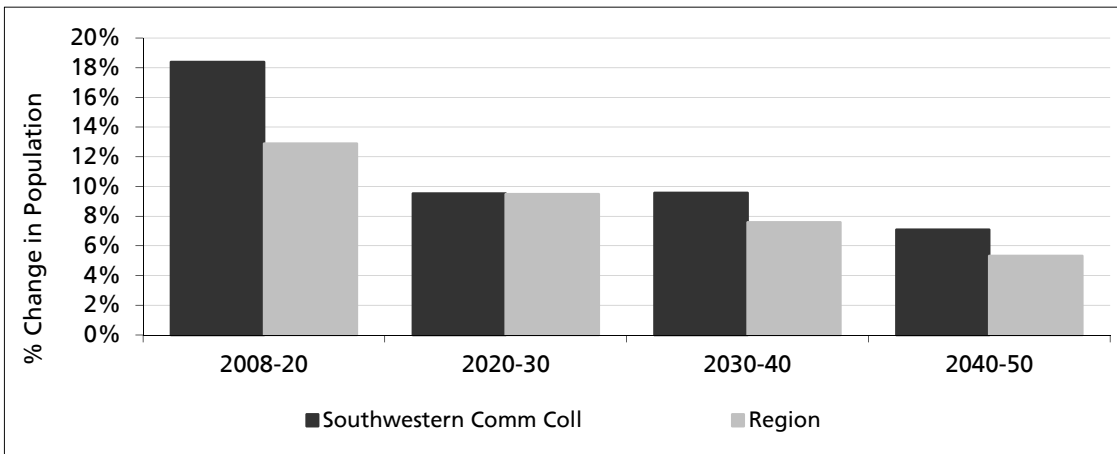
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	462,787	547,910	600,088	657,534	704,080	241,293	52%
Under 5	42,579	44,115	44,506	46,853	46,449	3,870	9%
5 to 9	32,731	40,680	39,931	42,451	43,351	10,620	32%
10 to 14	30,532	37,825	37,095	38,728	40,682	10,150	33%
15 to 17	21,657	22,761	23,738	24,343	25,934	4,277	20%
18 to 19	15,946	15,235	17,713	17,958	19,390	3,444	22%
20 to 24	39,491	39,998	50,555	52,028	54,947	15,456	39%
25 to 29	35,541	40,986	41,556	45,219	45,917	10,376	29%
30 to 34	32,109	33,416	30,727	38,083	38,664	6,555	20%
35 to 39	31,672	30,767	34,685	35,943	39,142	7,470	24%
40 to 44	31,515	34,009	35,228	33,743	41,981	10,466	33%
45 to 49	31,863	36,043	33,970	40,239	41,942	10,079	32%
50 to 54	27,820	34,179	36,096	38,738	37,167	9,347	34%
55 to 59	22,652	33,826	36,265	35,498	41,595	18,943	84%
60 to 61	8,186	13,000	14,319	14,988	17,203	9,017	110%
62 to 64	9,660	17,851	19,838	22,301	22,834	13,174	136%
65 to 69	13,464	25,396	33,272	36,311	35,711	22,247	165%
70 to 74	11,300	19,183	27,722	31,197	34,289	22,989	203%
75 to 79	9,791	12,128	20,232	27,405	30,533	20,742	212%
80 to 84	7,561	7,988	12,805	19,126	22,286	14,725	195%
85 and over	6,717	8,524	9,835	16,382	24,063	17,346	258%
Median Age	32.0	34.8	37.1	38.2	39.7	7.7	24%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	462,787	547,910	600,088	657,534	704,080	241,293	52%
Hispanic	246,477	311,268	356,123	406,803	456,298	209,821	85%
Non-Hispanic	216,310	236,642	243,965	250,731	247,782	31,472	15%
White	118,561	119,892	115,553	109,069	98,440	-20,121	-17%
Black	20,802	25,813	29,313	32,708	35,341	14,539	70%
American Indian	1,485	1,884	2,079	2,202	2,151	666	45%
Asian	59,240	69,798	74,860	81,244	84,063	24,823	42%
Hawaiian / Pacific Islander	2,399	2,798	2,981	3,292	3,417	1,018	42%
Other	794	1,122	1,404	1,675	1,826	1,032	130%
Two or More Races	13,029	15,335	17,775	20,541	22,544	9,515	73%

GROWTH TRENDS IN TOTAL POPULATION



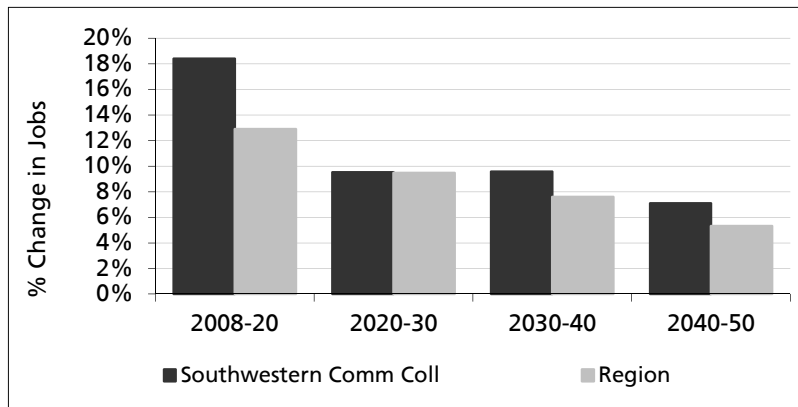
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	173,516	205,207	241,584	269,646	298,423	124,907	72%
Civilian Jobs	145,649	171,340	207,717	235,779	264,556	118,907	82%
Military Jobs	27,867	33,867	33,867	33,867	33,867	6,000	22%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	111,714	111,714	111,714	111,714	111,714	0	0%
Developed Acres	100,956	103,801	106,315	107,799	108,330	7,375	7%
Low Density Single Family	158	195	658	986	986	828	525%
Single Family	14,279	15,678	16,319	16,481	16,444	2,166	15%
Multiple Family	2,096	2,524	2,844	3,402	3,586	1,490	71%
Mobile Homes	571	540	477	414	323	-248	-43%
Other Residential	1,365	1,320	1,320	1,320	1,320	-45	-3%
Mixed Use	0	534	1,061	1,240	1,388	1,388	--
Industrial	5,696	6,031	6,479	6,873	7,486	1,790	31%
Commercial/Services	4,508	4,705	4,738	4,759	4,863	355	8%
Office	230	246	256	271	292	62	27%
Schools	1,836	1,946	2,075	2,147	2,218	382	21%
Roads and Freeways	10,592	10,607	10,607	10,606	10,606	14	0%
Agricultural and Extractive ²	4,159	3,974	3,830	3,639	3,154	-1,005	-24%
Parks and Military Use	55,465	55,500	55,649	55,662	55,665	199	0%
Vacant Developable Acres	9,982	7,137	4,623	3,139	2,607	-7,375	-74%
Low Density Single Family	980	898	437	107	107	-873	-89%
Single Family	2,552	1,172	453	228	207	-2,345	-92%
Multiple Family	1,142	782	515	60	25	-1,116	-98%
Mixed Use	743	323	37	31	23	-720	-97%
Industrial	2,419	2,127	1,776	1,501	1,250	-1,169	-48%
Commercial/Services	845	719	587	506	386	-459	-54%
Office	148	131	111	94	71	-77	-52%
Schools	473	339	210	128	58	-416	-88%
Parks and Other	299	265	116	102	99	-200	-67%
Future Roads and Freeways	380	380	380	380	380	0	0%
Constrained Acres	777	777	777	777	777	0	0%
Employment Density³	11.9	13.0	14.8	16.1	17.0	5.1	43%
Residential Density⁴	7.9	8.2	8.2	8.5	9.1	1.1	14%

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).