

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Council District 3



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	155,207	172,564	190,215	212,284	231,241	76,034	49%
Household Population	152,850	169,689	186,367	207,188	225,283	72,433	47%
Group Quarters Population	2,357	2,875	3,848	5,096	5,958	3,601	153%
Civilian	2,357	2,875	3,848	5,096	5,958	3,601	153%
Military	0	0	0	0	0	0	0%
Total Housing Units	70,006	75,450	81,898	90,404	98,994	28,988	41%
Single Family	30,640	28,670	25,879	24,073	22,356	-8,284	-27%
Multiple Family	39,366	46,780	56,019	66,331	76,638	37,272	95%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	65,164	71,232	77,893	86,236	94,526	29,362	45%
Single Family	28,370	26,975	24,538	22,895	21,315	-7,055	-25%
Multiple Family	36,794	44,257	53,355	63,341	73,211	36,417	99%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	6.9%	5.6%	4.9%	4.6%	4.5%	-2.4	-35%
Single Family	7.4%	5.9%	5.2%	4.9%	4.7%	-2.7	-36%
Multiple Family	6.5%	5.4%	4.8%	4.5%	4.5%	-2.0	-31%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.35	2.38	2.39	2.40	2.38	0.03	1%

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	12,948	11,115	9,687	8,804	8,538	-4,410	-34%
\$15,000-\$29,999	15,914	15,439	14,721	14,408	14,602	-1,312	-8%
\$30,000-\$44,999	13,047	13,522	14,005	14,622	15,346	2,299	18%
\$45,000-\$59,999	8,800	10,177	11,386	12,584	13,629	4,829	55%
\$60,000-\$74,999	5,074	7,105	8,504	9,946	11,088	6,014	119%
\$75,000-\$99,999	4,313	6,840	8,858	10,943	12,658	8,345	193%
\$100,000-\$124,999	2,114	3,281	4,655	6,142	7,423	5,309	251%
\$125,000-\$149,999	1,064	1,624	2,480	3,429	4,264	3,200	301%
\$150,000-\$199,999	1,027	1,415	2,214	3,162	4,050	3,023	294%
\$200,000 or more	863	714	1,383	2,196	2,928	2,065	239%
Total Households	65,164	71,232	77,893	86,236	94,526	29,362	45%
Median Household Income							
Adjusted for inflation (\$1999)	\$34,277	\$40,053	\$45,703	\$51,298	\$54,660	\$20,383	59%

***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.

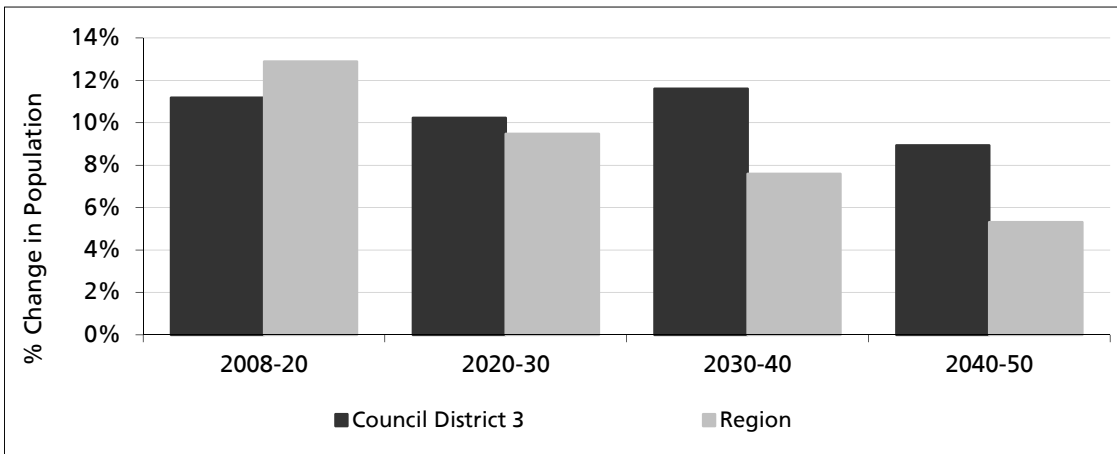
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	155,207	172,564	190,215	212,284	231,241	76,034	49%
Under 5	13,338	14,047	15,394	16,923	17,484	4,146	31%
5 to 9	11,527	14,283	15,472	17,590	18,583	7,056	61%
10 to 14	10,750	13,646	14,874	16,591	18,170	7,420	69%
15 to 17	6,714	7,293	8,487	9,280	10,374	3,660	55%
18 to 19	4,046	4,017	5,091	5,466	6,043	1,997	49%
20 to 24	8,546	8,791	12,103	13,148	14,133	5,587	65%
25 to 29	10,866	12,994	13,535	15,444	16,065	5,199	48%
30 to 34	16,865	18,173	17,804	22,484	23,221	6,356	38%
35 to 39	17,151	15,946	19,679	21,335	23,531	6,380	37%
40 to 44	13,387	13,146	14,465	14,423	18,683	5,296	40%
45 to 49	11,000	10,664	10,020	12,473	13,532	2,532	23%
50 to 54	8,747	9,000	9,037	10,165	10,092	1,345	15%
55 to 59	7,113	8,863	8,494	8,081	10,085	2,972	42%
60 to 61	2,397	3,144	2,998	2,891	3,557	1,160	48%
62 to 64	2,693	4,470	4,505	4,870	5,175	2,482	92%
65 to 69	3,292	5,849	7,142	7,593	7,596	4,304	131%
70 to 74	2,233	3,554	4,712	4,912	5,312	3,079	138%
75 to 79	1,550	1,787	2,747	3,329	3,491	1,941	125%
80 to 84	1,443	1,296	1,988	2,676	2,726	1,283	89%
85 and over	1,549	1,601	1,668	2,610	3,388	1,839	119%
Median Age	33.5	33.1	32.9	32.6	33.2	-0.3	-1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	155,207	172,564	190,215	212,284	231,241	76,034	49%
Hispanic	62,831	84,099	104,336	127,746	145,149	82,318	131%
Non-Hispanic	92,376	88,465	85,879	84,538	86,092	-6,284	-7%
White	55,560	48,929	43,298	38,898	39,450	-16,110	-29%
Black	14,657	15,082	15,317	15,024	14,280	-377	-3%
American Indian	568	558	563	556	532	-36	-6%
Asian	15,002	16,647	18,348	20,614	21,842	6,840	46%
Hawaiian / Pacific Islander	659	897	1,102	1,252	1,311	652	99%
Other	346	355	397	441	458	112	32%
Two or More Races	5,584	5,997	6,854	7,753	8,219	2,635	47%

GROWTH TRENDS IN TOTAL POPULATION



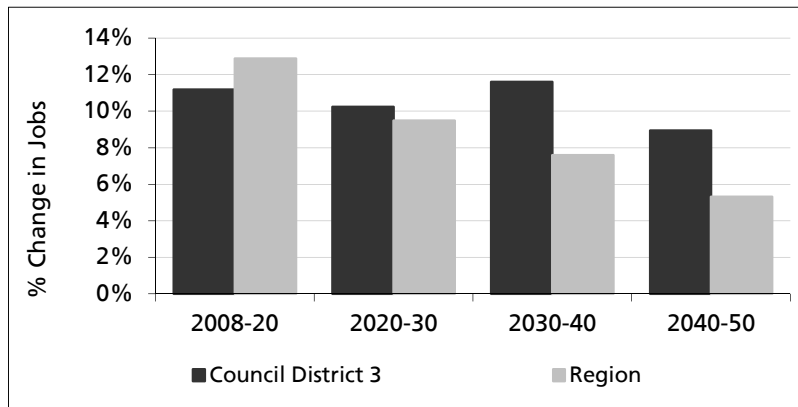
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	46,848	49,434	53,969	56,651	57,709	10,861	23%
Civilian Jobs	43,188	45,774	50,309	52,991	54,049	10,861	25%
Military Jobs	3,660	3,660	3,660	3,660	3,660	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	9,360	9,360	9,360	9,360	9,360	0	0%
Developed Acres	9,213	9,234	9,260	9,271	9,279	67	1%
Low Density Single Family	1	1	1	1	1	0	0%
Single Family	2,883	2,759	2,592	2,465	2,344	-539	-19%
Multiple Family	850	969	1,107	1,206	1,323	472	56%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	12	10	9	9	8	-3	-28%
Mixed Use	0	96	277	412	469	469	--
Industrial	81	74	61	56	55	-26	-32%
Commercial/Services	872	808	705	623	592	-281	-32%
Office	35	36	27	19	12	-23	-67%
Schools	212	213	213	213	209	-3	-2%
Roads and Freeways	2,741	2,741	2,741	2,741	2,741	0	0%
Agricultural and Extractive ²	12	12	12	12	12	0	0%
Parks and Military Use	1,515	1,515	1,515	1,515	1,515	0	0%
Vacant Developable Acres	147	126	100	88	81	-67	-45%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	35	24	13	10	8	-27	-77%
Multiple Family	20	15	8	3	0	-20	-99%
Mixed Use	9	7	3	2	0	-9	-100%
Industrial	9	9	8	7	7	-2	-26%
Commercial/Services	10	9	8	6	6	-4	-43%
Office	2	1	1	0	0	-2	-99%
Schools	1	1	1	0	0	-1	-100%
Parks and Other	58	58	58	58	58	0	0%
Future Roads and Freeways	2	2	2	2	2	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	36.0	38.8	44.0	47.4	49.1	13.1	36%
Residential Density⁴	18.7	19.9	21.3	23.3	25.3	6.6	35%

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).