POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**34,477**	**41,910**	**43,505**	**45,410**	**47,190**	**12,713**	**37%**
Household Population	34,089	41,492	43,034	44,863	46,583	12,494	37%
Group Quarters Population	388	418	471	547	607	219	56%
Civilian	388	418	471	547	607	219	56%
Military	0	0	0	0	0	0	0%
Total Housing Units	**12,928**	**16,092**	**16,514**	**16,902**	**17,299**	**4,371**	**34%**
Single Family	8,398	10,709	11,125	11,513	11,910	3,512	42%
Multiple Family	4,530	5,383	5,389	5,389	5,389	859	19%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**12,721**	**15,787**	**16,236**	**16,617**	**17,025**	**4,304**	**34%**
Single Family	8,250	10,470	10,907	11,287	11,693	3,443	42%
Multiple Family	4,471	5,317	5,329	5,330	5,332	861	19%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**1.6%**	**1.9%**	**1.7%**	**1.7%**	**1.6%**	**0.0**	**0%**
Single Family	1.8%	2.2%	2.0%	2.0%	1.8%	0.0	0%
Multiple Family	1.3%	1.2%	1.1%	1.1%	1.1%	-0.2	-15%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.68**	**2.63**	**2.65**	**2.70**	**2.74**	**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	317	770	591	539	496	179	56%
$15,000-$29,999	937	1,404	1,194	1,097	1,034	97	10%
$30,000-$44,999	1,319	1,696	1,523	1,426	1,344	25	2%
$45,000-$59,999	1,503	1,858	1,727	1,616	1,536	33	2%
$60,000-$74,999	1,377	1,662	1,617	1,552	1,506	129	9%
$75,000-$99,999	2,438	2,631	2,721	2,714	2,702	264	11%
$100,000-$124,999	1,714	1,911	2,086	2,203	2,265	551	32%
$125,000-$149,999	961	1,238	1,405	1,525	1,619	658	68%
$150,000-$199,999	802	1,241	1,434	1,612	1,793	991	124%
$200,000 or more	1,353	1,376	1,938	2,333	2,730	1,377	102%
Total Households	12,721	15,787	16,236	16,617	17,025	4,304	34%
Median Household Income							
Adjusted for inflation ($1999)	$84,306	$79,784	$88,469	$94,146	$99,024	$14,718	17%

*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.
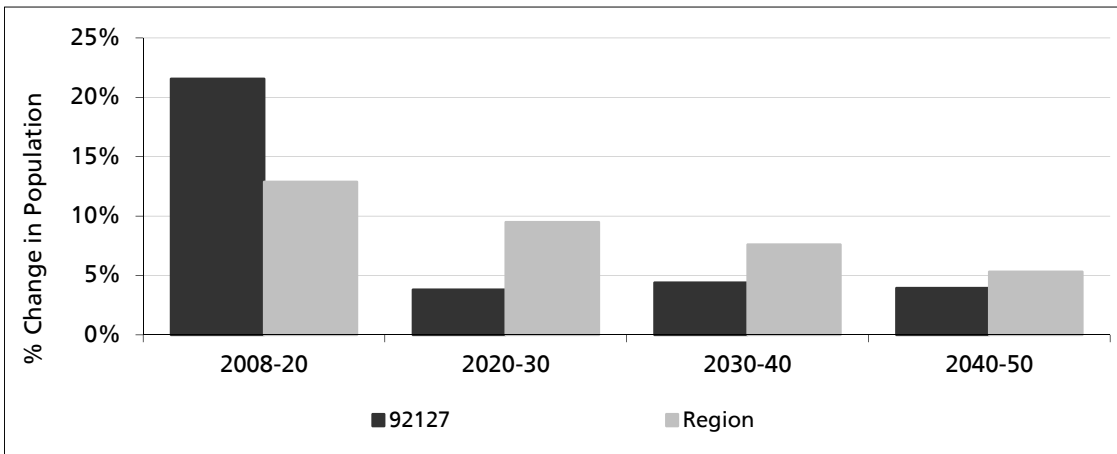
Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
92127
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**34,477**	**41,910**	**43,505**	**45,410**	**47,190**	**12,713**	**37%**
Under 5	2,685	2,952	2,999	3,054	3,068	383	14%
5 to 9	1,949	2,260	2,341	2,407	2,460	511	26%
10 to 14	2,452	2,934	2,827	2,957	3,035	583	24%
15 to 17	1,837	2,029	1,939	2,073	2,160	323	18%
18 to 19	1,227	1,281	1,141	1,192	1,185	-42	-3%
20 to 24	2,789	3,187	3,420	3,313	3,523	734	26%
25 to 29	1,813	2,579	2,661	2,564	2,727	914	50%
30 to 34	1,690	2,052	2,084	2,220	2,182	492	29%
35 to 39	2,204	2,202	2,698	2,811	2,752	548	25%
40 to 44	2,730	2,768	3,149	3,163	3,467	737	27%
45 to 49	3,290	3,197	2,866	3,504	3,762	472	14%
50 to 54	2,968	3,126	2,847	3,230	3,217	249	8%
55 to 59	2,323	3,329	2,837	2,584	3,174	851	37%
60 to 61	771	1,163	1,121	970	1,201	430	56%
62 to 64	854	1,612	1,489	1,376	1,422	568	67%
65 to 69	956	2,031	2,317	2,032	1,780	824	86%
70 to 74	505	1,209	1,660	1,577	1,524	1,019	202%
75 to 79	333	508	918	1,030	899	566	170%
80 to 84	417	458	877	1,139	971	554	133%
85 and over	684	1,033	1,314	2,214	2,681	1,997	292%
Median Age	36.8	38.8	39.3	40.2	40.7	3.9	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**34,477**	**41,910**	**43,505**	**45,410**	**47,190**	**12,713**	**37%**
Hispanic	3,048	4,213	4,757	5,373	5,935	2,887	95%
Non-Hispanic	31,429	37,697	38,748	40,037	41,255	9,826	31%
White	22,798	26,128	25,928	25,889	25,869	3,071	13%
Black	852	1,158	1,280	1,397	1,539	687	81%
American Indian	144	298	376	396	386	242	168%
Asian	6,125	7,989	8,645	9,445	10,190	4,065	66%
Hawaiian / Pacific Islander	78	191	258	311	364	286	367%
Other	94	184	233	260	281	187	199%
Two or More Races	1,338	1,749	2,028	2,339	2,626	1,288	96%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
92127
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**19,758**	**22,588**	**24,020**	**25,076**	**26,685**	**6,927**	**35%**
Civilian Jobs	19,758	22,588	24,020	25,076	26,685	6,927	35%
Military Jobs	0	0	0	0	0	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**14,359**	**14,359**	**14,359**	**14,359**	**14,359**	**0**	**0%**
Developed Acres	**12,451**	**13,064**	**13,315**	**13,784**	**14,298**	**1,847**	**15%**
Low Density Single Family	183	152	290	685	951	768	419%
Single Family	1,767	2,618	2,679	2,765	3,062	1,296	73%
Multiple Family	238	267	267	267	267	28	12%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	6	6	6	6	6	0	0%
Mixed Use	0	7	7	7	7	7	--
Industrial	548	570	562	556	555	7	1%
Commercial/Services	654	687	693	698	694	40	6%
Office	129	179	201	216	239	110	86%
Schools	72	92	126	153	171	99	138%
Roads and Freeways	1,247	1,247	1,247	1,247	1,247	0	0%
Agricultural and Extractive[2]	557	186	173	117	31	-527	-95%
Parks and Military Use	7,049	7,054	7,065	7,068	7,068	18	0%
Vacant Developable Acres	**1,894**	**1,281**	**1,030**	**561**	**48**	**-1,847**	**-97%**
Low Density Single Family	755	755	618	254	11	-744	-99%
Single Family	811	358	297	235	0	-811	-100%
Multiple Family	28	0	0	0	0	-28	-100%
Mixed Use	3	0	0	0	0	-3	-100%
Industrial	54	33	20	13	0	-54	-100%
Commercial/Services	46	13	8	4	1	-45	-98%
Office	55	6	4	2	0	-55	-100%
Schools	108	88	54	27	9	-99	-92%
Parks and Other	7	3	3	0	0	-7	-100%
Future Roads and Freeways	27	27	27	27	27	0	0%
Constrained Acres	**13**	**13**	**13**	**13**	**13**	**0**	**0%**
Employment Density[3]	**14.1**	**14.8**	**15.2**	**15.4**	**16.1**	**2.0**	**14%**
Residential Density[4]	**5.9**	**5.3**	**5.1**	**4.5**	**4.0**	**-1.9**	**-32%**

GROWTH TRENDS IN JOBS
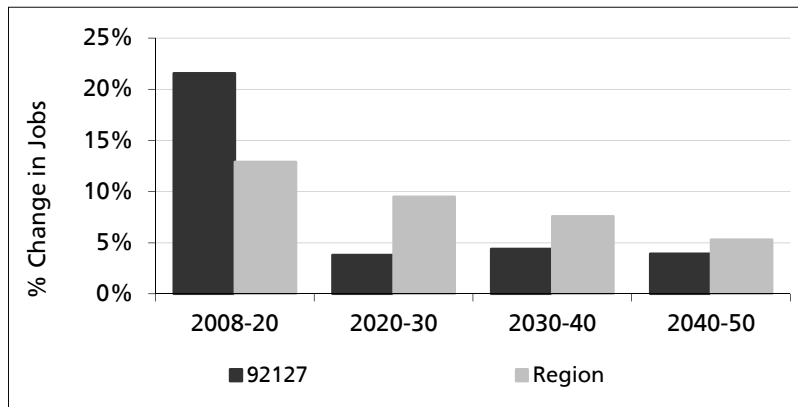
Notes:

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
SANDAG
www.sandag.org

Adopted October 2011
92127
Page 3 of 3