SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**175,290**	**187,766**	**212,035**	**219,371**	**223,086**	**47,796**	**27%**
Household Population	173,892	186,089	209,887	216,645	219,923	46,031	26%
Group Quarters Population	1,398	1,677	2,148	2,726	3,163	1,765	126%
Civilian	1,398	1,677	2,148	2,726	3,163	1,765	126%
Military	0	0	0	0	0	0	0%
Total Housing Units	**62,539**	**65,787**	**72,704**	**74,279**	**75,086**	**12,547**	**20%**
Single Family	43,277	43,961	44,265	44,400	44,714	1,437	3%
Multiple Family	18,976	21,826	28,439	29,879	30,372	11,396	60%
Mobile Homes	286	0	0	0	0	-286	-100%
Occupied Housing Units	**60,430**	**63,935**	**70,904**	**72,494**	**73,356**	**12,926**	**21%**
Single Family	41,773	42,728	43,182	43,342	43,697	1,924	5%
Multiple Family	18,389	21,207	27,722	29,152	29,659	11,270	61%
Mobile Homes	268	0	0	0	0	-268	-100%
Vacancy Rate	**3.4%**	**2.8%**	**2.5%**	**2.4%**	**2.3%**	**-1.1**	**-32%**
Single Family	3.5%	2.8%	2.4%	2.4%	2.3%	-1.2	-34%
Multiple Family	3.1%	2.8%	2.5%	2.4%	2.3%	-0.8	-26%
Mobile Homes	6.3%	0.0%	0.0%	0.0%	0.0%	-6.3	-100%
Persons per Household	**2.88**	**2.91**	**2.96**	**2.99**	**3.00**	**0.12**	**4%**

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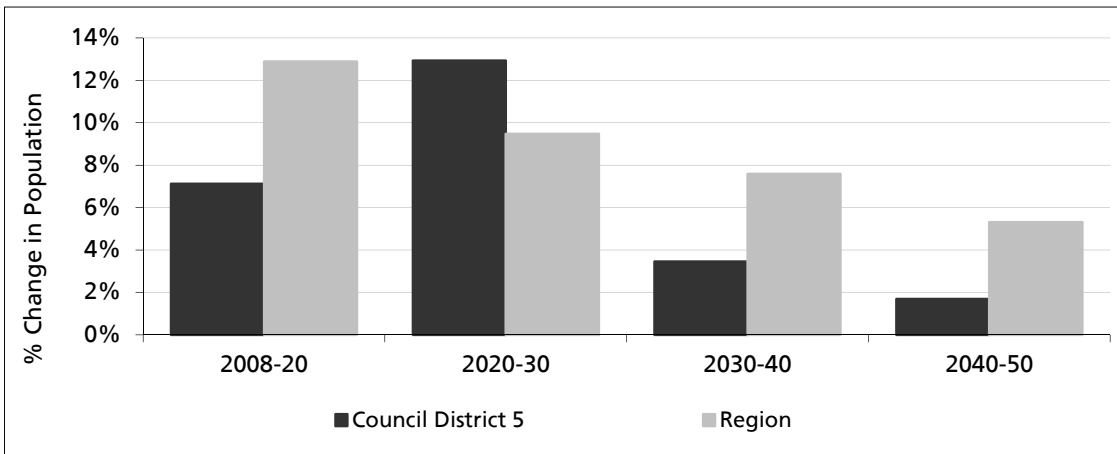
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**175,290**	**187,766**	**212,035**	**219,371**	**223,086**	**47,796**	**27%**
Under 5	11,381	11,208	12,149	12,183	11,851	470	4%
5 to 9	11,117	11,849	12,890	12,868	12,784	1,667	15%
10 to 14	11,437	12,682	13,077	13,236	13,267	1,830	16%
15 to 17	6,673	6,711	7,204	7,300	7,364	691	10%
18 to 19	4,535	3,785	4,124	4,012	4,051	-484	-11%
20 to 24	10,511	9,802	11,729	11,095	11,079	568	5%
25 to 29	9,409	10,413	11,738	11,785	11,783	2,374	25%
30 to 34	10,801	11,712	12,379	13,830	13,082	2,281	21%
35 to 39	14,723	13,147	16,408	16,832	16,656	1,933	13%
40 to 44	15,389	13,966	16,418	15,728	17,452	2,063	13%
45 to 49	15,618	13,671	13,350	15,264	15,669	51	0%
50 to 54	13,459	12,824	12,975	14,214	13,591	132	1%
55 to 59	11,007	13,506	13,128	12,043	13,987	2,980	27%
60 to 61	3,969	5,363	5,259	4,967	5,891	1,922	48%
62 to 64	4,265	7,123	7,194	6,995	7,268	3,003	70%
65 to 69	5,381	9,796	12,068	11,145	10,361	4,980	93%
70 to 74	4,285	7,270	10,094	9,475	9,107	4,822	113%
75 to 79	4,003	4,989	8,493	9,840	9,132	5,129	128%
80 to 84	3,493	3,446	5,943	7,879	7,529	4,036	116%
85 and over	3,834	4,503	5,415	8,680	11,182	7,348	192%
Median Age	39.0	40.9	41.3	42.1	42.8	3.8	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**175,290**	**187,766**	**212,035**	**219,371**	**223,086**	**47,796**	**27%**
Hispanic	16,431	20,115	24,829	27,839	30,239	13,808	84%
Non-Hispanic	158,859	167,651	187,206	191,532	192,847	33,988	21%
White	93,086	89,901	91,967	87,996	83,226	-9,860	-11%
Black	5,674	6,791	7,837	8,392	8,813	3,139	55%
American Indian	480	1,073	1,412	1,477	1,463	983	205%
Asian	51,363	59,270	71,694	77,071	80,968	29,605	58%
Hawaiian / Pacific Islander	669	1,401	2,073	2,492	2,774	2,105	315%
Other	452	806	1,206	1,386	1,450	998	221%
Two or More Races	7,135	8,409	11,017	12,718	14,153	7,018	98%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**133,561**	**142,813**	**148,109**	**154,991**	**165,424**	**31,863**	**24%**
Civilian Jobs	133,561	142,813	148,109	154,991	165,424	31,863	24%
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	**38,068**	**38,068**	**38,068**	**38,068**	**38,068**	**0**	**0%**
Developed Acres	**36,795**	**37,152**	**37,610**	**37,780**	**38,018**	**1,223**	**3%**
Low Density Single Family	29	43	59	59	59	31	107%
Single Family	6,905	7,011	7,151	7,151	7,151	246	4%
Multiple Family	1,012	1,116	1,223	1,226	1,227	214	21%
Mobile Homes	35	0	0	0	0	-35	-100%
Other Residential	33	33	33	33	33	0	0%
Mixed Use	0	33	101	104	104	104	--
Industrial	2,967	3,017	3,088	3,136	3,274	307	10%
Commercial/Services	2,463	2,493	2,521	2,529	2,522	59	2%
Office	585	681	709	782	813	228	39%
Schools	681	688	699	716	737	55	8%
Roads and Freeways	4,391	4,391	4,391	4,391	4,391	0	0%
Agricultural and Extractive[2]	3,349	3,316	3,305	3,305	3,305	-44	-1%
Parks and Military Use	14,344	14,329	14,329	14,349	14,402	58	0%
Vacant Developable Acres	**1,271**	**914**	**455**	**285**	**48**	**-1,223**	**-96%**
Low Density Single Family	47	32	16	16	16	-31	-66%
Single Family	247	140	1	1	1	-246	-100%
Multiple Family	179	111	3	1	0	-179	-100%
Mixed Use	60	60	3	1	0	-60	-100%
Industrial	351	301	211	152	0	-351	-100%
Commercial/Services	74	43	14	3	0	-74	-100%
Office	153	73	66	8	0	-153	-100%
Schools	55	49	38	21	0	-55	-100%
Parks and Other	73	73	73	53	0	-73	-100%
Future Roads and Freeways	31	31	31	31	31	0	0%
Constrained Acres	**3**	**3**	**3**	**3**	**3**	**0**	**0%**
Employment Density[3]	**19.9**	**20.7**	**21.0**	**21.5**	**22.4**	**2.4**	**12%**
Residential Density[4]	**7.8**	**8.0**	**8.5**	**8.7**	**8.8**	**1.0**	**13%**

GROWTH TRENDS IN JOBS

Legend: ■ Council District 5 ■ Region
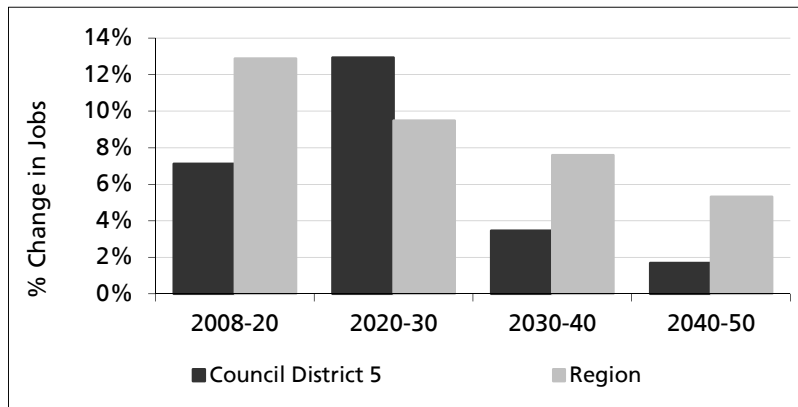
Notes:

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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