POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**47,569**	**51,984**	**61,527**	**68,899**	**81,444**	**33,875**	**71%**
Household Population	46,597	50,821	60,001	66,914	79,150	32,553	70%
Group Quarters Population	972	1,163	1,526	1,985	2,294	1,322	136%
Civilian	972	1,163	1,526	1,985	2,294	1,322	136%
Military	0	0	0	0	0	0	0%
Total Housing Units	**15,224**	**16,623**	**19,361**	**21,324**	**24,929**	**9,705**	**64%**
Single Family	10,743	12,170	14,906	15,051	15,031	4,288	40%
Multiple Family	3,615	3,632	3,632	5,451	9,152	5,537	153%
Mobile Homes	866	821	823	822	746	-120	-14%
Occupied Housing Units	**14,387**	**15,766**	**18,536**	**20,406**	**23,926**	**9,539**	**66%**
Single Family	10,061	11,549	14,288	14,436	14,446	4,385	44%
Multiple Family	3,465	3,420	3,448	5,170	8,753	5,288	153%
Mobile Homes	861	797	800	800	727	-134	-16%
Vacancy Rate	**5.5%**	**5.2%**	**4.3%**	**4.3%**	**4.0%**	**-1.5**	**-27%**
Single Family	6.3%	5.1%	4.1%	4.1%	3.9%	-2.4	-38%
Multiple Family	4.1%	5.8%	5.1%	5.2%	4.4%	0.3	7%
Mobile Homes	0.6%	2.9%	2.8%	2.7%	0.0%	-0.6	-100%
Persons per Household	**3.24**	**3.22**	**3.24**	**3.28**	**3.31**	**0.07**	**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	1,407	1,103	905	828	764	-643	-46%
$15,000-$29,999	2,675	2,364	2,125	2,018	1,915	-760	-28%
$30,000-$44,999	2,661	2,659	2,623	2,610	2,616	-45	-2%
$45,000-$59,999	2,143	2,185	2,374	2,475	2,662	519	24%
$60,000-$74,999	1,671	1,816	2,096	2,292	2,613	942	56%
$75,000-$99,999	1,755	2,314	2,955	3,439	4,197	2,442	139%
$100,000-$124,999	869	1,434	2,158	2,522	3,208	2,339	269%
$125,000-$149,999	436	864	1,390	1,735	2,277	1,841	422%
$150,000-$199,999	443	698	1,272	1,634	2,360	1,917	433%
$200,000 or more	327	329	638	853	1,314	987	302%
Total Households	14,387	15,766	18,536	20,406	23,926	9,539	66%
Median Household Income							
Adjusted for inflation ($1999)	$48,153	$57,062	$68,881	$74,869	$83,298	$35,145	73%

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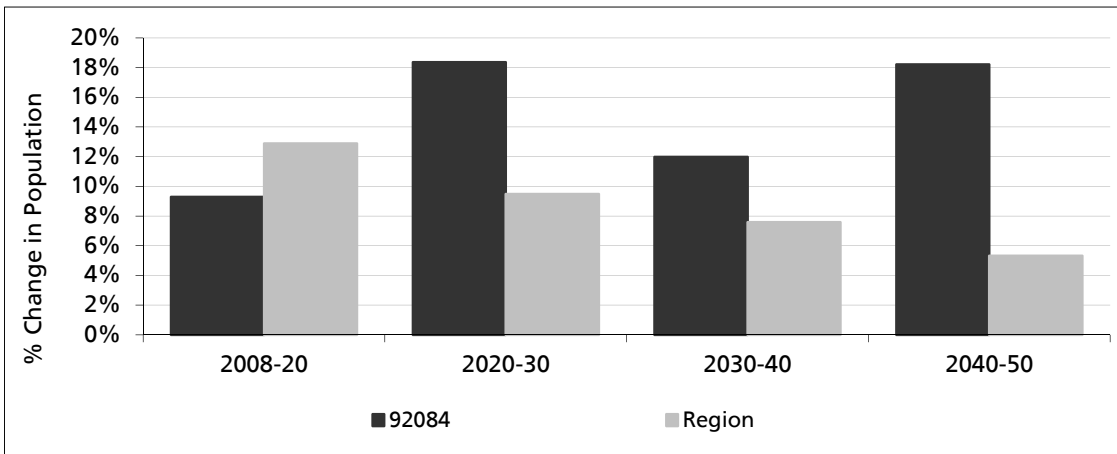
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**47,569**	**51,984**	**61,527**	**68,899**	**81,444**	**33,875**	**71%**
Under 5	4,148	4,083	4,666	5,049	5,758	1,610	39%
5 to 9	3,635	4,143	4,724	5,339	6,262	2,627	72%
10 to 14	3,650	4,299	4,860	5,313	6,345	2,695	74%
15 to 17	2,512	2,556	2,863	3,098	3,701	1,189	47%
18 to 19	1,561	1,413	1,718	1,805	2,153	592	38%
20 to 24	3,702	3,512	4,671	4,916	5,859	2,157	58%
25 to 29	3,698	4,270	4,831	5,566	6,295	2,597	70%
30 to 34	3,627	3,734	3,828	5,053	6,028	2,401	66%
35 to 39	3,267	3,094	3,997	4,457	5,694	2,427	74%
40 to 44	3,022	3,098	3,764	3,724	5,519	2,497	83%
45 to 49	3,128	3,079	3,229	4,074	4,861	1,733	55%
50 to 54	2,980	3,064	3,452	4,050	4,301	1,321	44%
55 to 59	2,172	2,802	3,045	2,992	4,007	1,835	84%
60 to 61	729	959	989	965	1,276	547	75%
62 to 64	900	1,413	1,447	1,407	1,679	779	87%
65 to 69	1,278	2,186	2,793	2,803	2,682	1,404	110%
70 to 74	1,037	1,726	2,491	2,569	2,725	1,688	163%
75 to 79	881	1,016	1,783	2,229	2,213	1,332	151%
80 to 84	776	678	1,298	1,668	1,702	926	119%
85 and over	866	859	1,078	1,822	2,384	1,518	175%
Median Age	31.2	32.3	33.2	33.3	33.6	2.4	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**47,569**	**51,984**	**61,527**	**68,899**	**81,444**	**33,875**	**71%**
Hispanic	21,966	27,005	34,699	41,747	53,498	31,532	144%
Non-Hispanic	25,603	24,979	26,828	27,152	27,946	2,343	9%
White	21,338	20,169	21,159	20,475	19,822	-1,516	-7%
Black	1,377	1,491	1,667	1,836	2,195	818	59%
American Indian	262	252	232	230	224	-38	-15%
Asian	1,122	1,348	1,717	2,173	2,773	1,651	147%
Hawaiian / Pacific Islander	224	253	274	280	325	101	45%
Other	102	122	149	172	215	113	111%
Two or More Races	1,178	1,344	1,630	1,986	2,392	1,214	103%

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	**12,992**	**13,170**	**13,555**	**15,352**	**18,185**	**5,193**	**40%**
Civilian Jobs	12,992	13,170	13,555	15,352	18,185	5,193	40%
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	**17,012**	**17,012**	**17,012**	**17,012**	**17,012**	**0**	**0%**
Developed Acres	**12,419**	**13,554**	**15,788**	**16,121**	**16,236**	**3,817**	**31%**
Low Density Single Family	3,490	5,098	7,665	8,143	8,152	4,662	134%
Single Family	3,947	4,157	4,816	4,849	4,870	923	23%
Multiple Family	200	207	207	213	224	24	12%
Mobile Homes	105	95	88	88	81	-24	-23%
Other Residential	21	21	21	21	21	0	0%
Mixed Use	0	0	0	63	144	144	--
Industrial	172	172	172	171	172	0	0%
Commercial/Services	356	366	370	332	352	-4	-1%
Office	38	38	42	33	24	-14	-36%
Schools	138	138	138	138	138	0	0%
Roads and Freeways	982	982	982	982	982	0	0%
Agricultural and Extractive[2]	2,356	1,666	673	473	461	-1,894	-80%
Parks and Military Use	614	614	614	614	614	0	0%
Vacant Developable Acres	**4,402**	**3,266**	**1,032**	**700**	**585**	**-3,817**	**-87%**
Low Density Single Family	3,545	2,555	855	569	562	-2,983	-84%
Single Family	740	604	74	48	19	-721	-97%
Multiple Family	13	13	13	12	0	-13	-100%
Mixed Use	23	23	23	18	0	-23	-100%
Industrial	6	6	5	3	2	-4	-66%
Commercial/Services	73	64	61	50	1	-72	-99%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	-55%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	1	1	1	1	1	0	0%
Constrained Acres	**191**	**191**	**191**	**191**	**191**	**0**	**0%**
Employment Density[3]	**18.5**	**18.4**	**18.8**	**21.7**	**24.0**	**5.5**	**30%**
Residential Density[4]	**2.0**	**1.7**	**1.5**	**1.6**	**1.9**	**-0.1**	**-5%**

GROWTH TRENDS IN JOBS
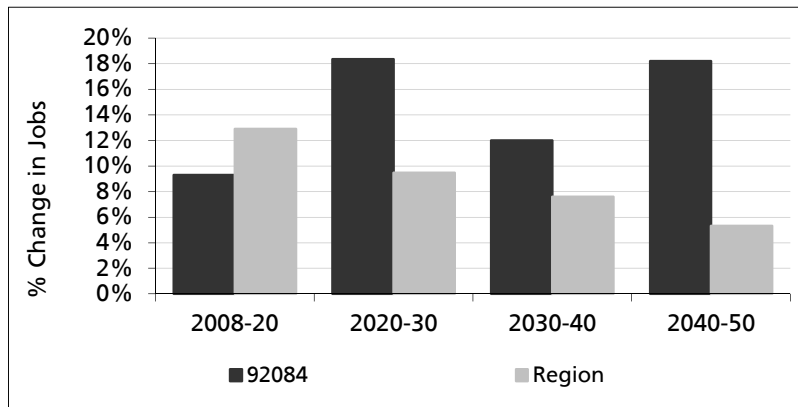
Notes:

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).

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