

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



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>642,531</b>	<b>711,192</b>	<b>746,150</b>	<b>775,355</b>	<b>805,559</b>	<b>163,028</b>	<b>25%</b>
Household Population	632,776	699,975	732,273	758,220	786,019	153,243	24%
Group Quarters Population	9,755	11,217	13,877	17,135	19,540	9,785	100%
Civilian	9,755	11,217	13,877	17,135	19,540	9,785	100%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>240,917</b>	<b>261,498</b>	<b>270,969</b>	<b>277,465</b>	<b>287,055</b>	<b>46,138</b>	<b>19%</b>
Single Family	158,641	166,287	167,811	167,629	167,827	9,186	6%
Multiple Family	77,303	90,812	98,864	105,645	115,029	37,726	49%
Mobile Homes	4,973	4,399	4,294	4,191	4,199	-774	-16%
<b>Occupied Housing Units</b>	<b>228,803</b>	<b>250,434</b>	<b>260,479</b>	<b>266,916</b>	<b>276,450</b>	<b>47,647</b>	<b>21%</b>
Single Family	151,167	160,041	162,272	162,309	162,750	11,583	8%
Multiple Family	72,930	86,198	94,102	100,595	109,674	36,744	50%
Mobile Homes	4,706	4,195	4,105	4,012	4,026	-680	-14%
<b>Vacancy Rate</b>	<b>5.0%</b>	<b>4.2%</b>	<b>3.9%</b>	<b>3.8%</b>	<b>3.7%</b>	<b>-1.3</b>	<b>-26%</b>
Single Family	4.7%	3.8%	3.3%	3.2%	3.0%	-1.7	-36%
Multiple Family	5.7%	5.1%	4.8%	4.8%	4.7%	-1.0	-18%
Mobile Homes	5.4%	4.6%	4.4%	4.3%	4.1%	-1.3	-24%
<b>Persons per Household</b>	<b>2.77</b>	<b>2.80</b>	<b>2.81</b>	<b>2.84</b>	<b>2.84</b>	<b>0.07</b>	<b>3%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	16,386	14,526	12,453	10,709	9,646	-6,740	-41%
\$15,000-\$29,999	26,663	24,359	21,460	18,836	17,168	-9,495	-36%
\$30,000-\$44,999	30,521	29,791	27,571	25,115	23,529	-6,992	-23%
\$45,000-\$59,999	29,762	30,538	29,515	27,861	26,814	-2,948	-10%
\$60,000-\$74,999	27,010	28,377	28,471	27,792	27,442	432	2%
\$75,000-\$99,999	33,919	38,873	40,683	41,378	42,216	8,297	24%
\$100,000-\$124,999	23,556	27,652	30,388	32,546	34,533	10,977	47%
\$125,000-\$149,999	13,308	18,637	21,452	23,973	26,361	13,053	98%
\$150,000-\$199,999	12,965	20,124	24,658	28,935	33,053	20,088	155%
\$200,000 or more	14,713	17,557	23,828	29,771	35,688	20,975	143%
Total Households	228,803	250,434	260,479	266,916	276,450	47,647	21%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$66,147	\$73,745	\$81,618	\$88,984	\$94,913	\$28,766	43%

**\*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.

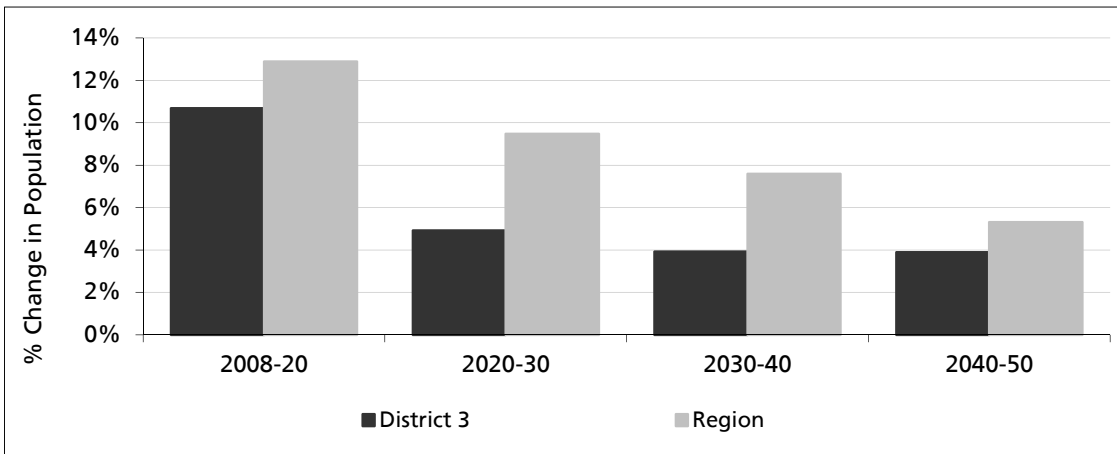
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>642,531</b>	<b>711,192</b>	<b>746,150</b>	<b>775,355</b>	<b>805,559</b>	<b>163,028</b>	<b>25%</b>
Under 5	42,203	43,345	44,831	45,668	45,716	3,513	8%
5 to 9	40,346	44,489	46,038	47,291	47,842	7,496	19%
10 to 14	42,361	48,639	47,615	49,354	50,682	8,321	20%
15 to 17	26,590	27,243	27,100	28,089	28,955	2,365	9%
18 to 19	19,353	18,079	18,129	18,045	18,535	-818	-4%
20 to 24	40,378	42,840	48,148	46,920	48,449	8,071	20%
25 to 29	37,694	45,461	46,547	47,506	49,349	11,655	31%
30 to 34	44,378	48,379	46,295	53,126	53,451	9,073	20%
35 to 39	50,836	45,076	52,674	54,524	56,080	5,244	10%
40 to 44	50,594	46,331	50,601	48,818	55,903	5,309	10%
45 to 49	52,405	46,976	41,732	49,705	51,914	-491	-1%
50 to 54	47,599	45,910	42,260	46,630	45,572	-2,027	-4%
55 to 59	40,690	50,221	44,234	39,361	48,064	7,374	18%
60 to 61	15,017	19,984	18,194	16,240	20,093	5,076	34%
62 to 64	17,018	28,075	26,074	24,788	26,076	9,058	53%
65 to 69	21,498	39,088	45,008	40,234	37,031	15,533	72%
70 to 74	15,727	27,809	36,551	33,767	32,094	16,367	104%
75 to 79	13,386	16,802	27,089	31,028	28,099	14,713	110%
80 to 84	11,554	11,340	19,329	25,548	24,251	12,697	110%
85 and over	12,904	15,105	17,701	28,713	37,403	24,499	190%
Median Age	37.8	39.1	39.6	39.7	40.3	2.5	7%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>642,531</b>	<b>711,192</b>	<b>746,150</b>	<b>775,355</b>	<b>805,559</b>	<b>163,028</b>	<b>25%</b>
Hispanic	118,408	151,848	176,844	199,169	220,089	101,681	86%
Non-Hispanic	524,123	559,344	569,306	576,186	585,470	61,347	12%
White	386,680	391,328	387,513	376,790	368,450	-18,230	-5%
Black	15,131	19,295	21,451	23,513	25,589	10,458	69%
American Indian	2,175	3,224	3,649	3,723	3,725	1,550	71%
Asian	95,378	115,181	121,828	132,614	143,642	48,264	51%
Hawaiian / Pacific Islander	1,869	3,465	4,413	5,235	5,911	4,042	216%
Other	1,795	2,379	2,622	2,917	3,165	1,370	76%
Two or More Races	21,095	24,472	27,830	31,394	34,988	13,893	66%

## GROWTH TRENDS IN TOTAL POPULATION



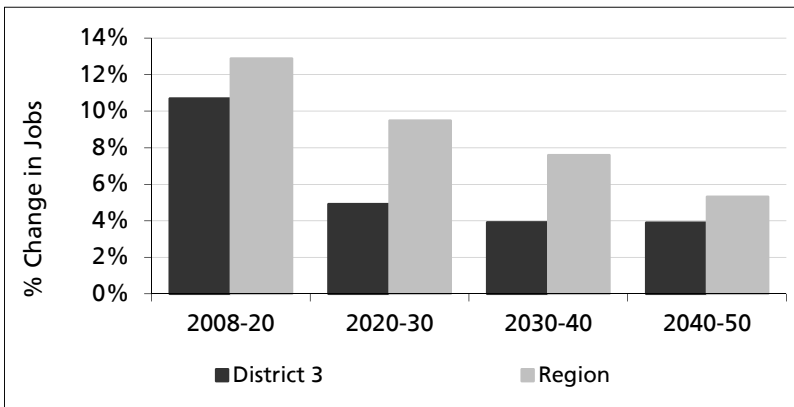
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>303,238</b>	<b>322,571</b>	<b>339,731</b>	<b>356,379</b>	<b>376,645</b>	<b>73,407</b>	<b>24%</b>
Civilian Jobs	303,238	322,571	339,731	356,379	376,645	73,407	24%
Military Jobs	0	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>134,817</b>	<b>134,817</b>	<b>134,817</b>	<b>134,817</b>	<b>134,817</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>123,362</b>	<b>127,316</b>	<b>128,825</b>	<b>129,430</b>	<b>130,081</b>	<b>6,719</b>	<b>5%</b>
Low Density Single Family	2,592	3,889	4,681	4,855	4,895	2,303	89%
Single Family	30,358	32,449	33,021	33,060	33,003	2,646	9%
Multiple Family	3,611	4,092	4,265	4,381	4,490	878	24%
Mobile Homes	552	506	498	495	495	-57	-10%
Other Residential	198	198	197	196	196	-2	-1%
Mixed Use	0	115	314	404	498	498	--
Industrial	3,562	3,617	3,680	3,791	3,980	419	12%
Commercial/Services	7,133	7,306	7,257	7,217	7,211	78	1%
Office	980	1,119	1,172	1,263	1,306	326	33%
Schools	3,061	3,186	3,280	3,370	3,470	410	13%
Roads and Freeways	16,724	16,724	16,724	16,724	16,724	0	0%
Agricultural and Extractive <sup>2</sup>	2,033	1,554	1,111	1,002	985	-1,048	-52%
Parks and Military Use	52,558	52,558	52,625	52,672	52,826	268	1%
<b>Vacant Developable Acres</b>	<b>7,858</b>	<b>3,904</b>	<b>2,395</b>	<b>1,790</b>	<b>1,139</b>	<b>-6,719</b>	<b>-86%</b>
Low Density Single Family	2,746	1,601	1,153	1,011	978	-1,768	-64%
Single Family	2,619	801	171	83	62	-2,557	-98%
Multiple Family	391	60	32	15	0	-391	-100%
Mixed Use	118	75	23	18	0	-118	-100%
Industrial	593	489	388	258	32	-561	-95%
Commercial/Services	387	195	122	85	2	-385	-99%
Office	279	149	109	27	0	-279	-100%
Schools	422	301	215	126	25	-397	-94%
Parks and Other	265	195	145	130	2	-263	-99%
Future Roads and Freeways	38	38	38	38	38	0	0%
<b>Constrained Acres</b>	<b>3,598</b>	<b>3,598</b>	<b>3,598</b>	<b>3,598</b>	<b>3,598</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>20.6</b>	<b>21.1</b>	<b>21.9</b>	<b>22.5</b>	<b>23.2</b>	<b>2.6</b>	<b>13%</b>
<b>Residential Density<sup>4</sup></b>	<b>6.5</b>	<b>6.3</b>	<b>6.3</b>	<b>6.4</b>	<b>6.6</b>	<b>0.2</b>	<b>3%</b>

## 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).