POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,615**	**6,314**	**8,082**	*10,981*	*12,785*	**7,170**	**128%**
Household Population	5,615	6,314	8,082	*10,981*	*12,785*	7,170	128%
Group Quarters Population	0	0	0	*0*	*0*	0	0%
Civilian	0	0	0	*0*	*0*	0	0%
Military	0	0	0	*0*	*0*	0	0%
Total Housing Units	**2,470**	**2,635**	**3,201**	*4,121*	*4,733*	**2,263**	**92%**
Single Family	2,313	2,478	3,043	*3,963*	*4,572*	2,259	98%
Multiple Family	7	7	7	*7*	*7*	0	0%
Mobile Homes	150	150	151	*151*	*154*	4	3%
Occupied Housing Units	**2,191**	**2,364**	**2,895**	*3,732*	*4,305*	**2,114**	**96%**
Single Family	2,057	2,221	2,751	*3,586*	*4,155*	2,098	102%
Multiple Family	7	7	7	*7*	*7*	0	0%
Mobile Homes	127	136	137	*139*	*143*	16	13%
Vacancy Rate	**11.3%**	**10.3%**	**9.6%**	*9.4%*	*9.0%*	**-2.3**	**-20%**
Single Family	11.1%	10.4%	9.6%	*9.5%*	*9.1%*	-2.0	-18%
Multiple Family	0.0%	0.0%	0.0%	*0.0%*	*0.0%*	0.0	0%
Mobile Homes	15.3%	9.3%	9.3%	*7.9%*	*7.1%*	-8.2	-54%
Persons per Household	**2.56**	**2.67**	**2.79**	*2.94*	*2.97*	**0.41**	**16%**

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	203	181	185	*201*	*197*	-6	-3%
$15,000-$29,999	366	344	369	*413*	*413*	47	13%
$30,000-$44,999	378	374	443	*532*	*539*	161	43%
$45,000-$59,999	286	330	397	*482*	*497*	211	74%
$60,000-$74,999	418	278	344	*429*	*448*	30	7%
$75,000-$99,999	268	314	406	*551*	*609*	341	127%
$100,000-$124,999	115	165	234	*338*	*420*	305	265%
$125,000-$149,999	35	109	153	*229*	*290*	255	729%
$150,000-$199,999	65	180	228	*318*	*460*	395	608%
$200,000 or more	57	89	136	*239*	*432*	375	658%
Total Households	2,191	2,364	2,895	*3,732*	*4,305*	2,114	96%
Median Household Income							
Adjusted for inflation ($1999)	$52,788	$57,864	$62,333	*$68,322*	*$77,401*	$24,613	47%

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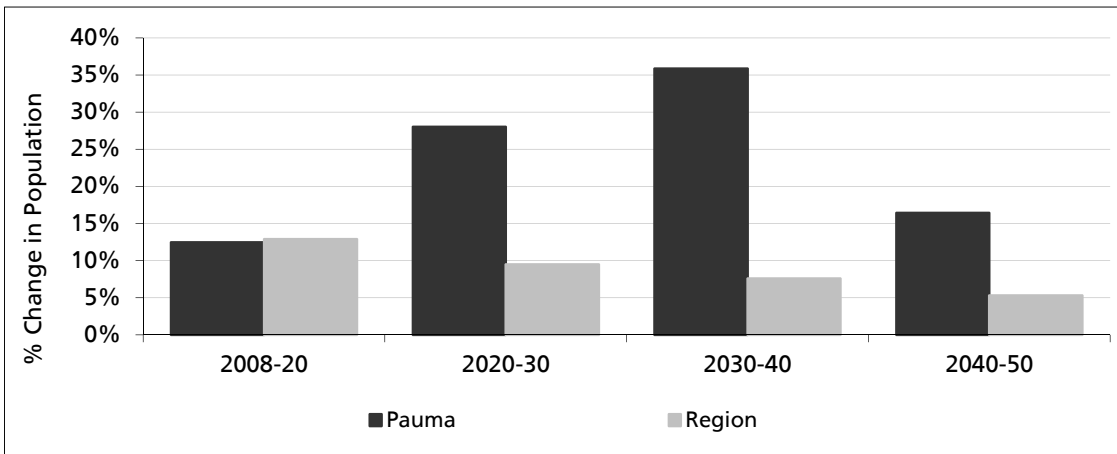
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,615**	**6,314**	**8,082**	**10,981**	**12,785**	**7,170**	**128%**
Under 5	401	384	437	564	586	185	46%
5 to 9	362	445	494	640	684	322	89%
10 to 14	448	520	594	748	835	387	86%
15 to 17	293	288	350	427	483	190	65%
18 to 19	211	171	225	265	299	88	42%
20 to 24	570	473	698	861	953	383	67%
25 to 29	437	470	541	744	796	359	82%
30 to 34	346	355	367	573	621	275	79%
35 to 39	363	344	469	592	700	337	93%
40 to 44	363	387	501	585	774	411	113%
45 to 49	423	447	489	699	775	352	83%
50 to 54	336	379	463	615	618	282	84%
55 to 59	292	431	542	660	838	546	187%
60 to 61	101	153	187	223	287	186	184%
62 to 64	92	166	212	303	335	243	264%
65 to 69	128	244	389	524	568	440	344%
70 to 74	96	168	283	373	432	336	350%
75 to 79	104	143	279	476	568	464	446%
80 to 84	88	102	197	361	434	346	393%
85 and over	161	244	365	748	1,199	1,038	645%
Median Age	31.2	35.7	38.6	40.7	42.8	11.6	37%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,615**	**6,314**	**8,082**	**10,981**	**12,785**	**7,170**	**128%**
Hispanic	3,078	3,896	5,333	7,558	8,998	5,920	192%
Non-Hispanic	2,537	2,418	2,749	3,423	3,787	1,250	49%
White	1,084	1,163	1,454	1,887	2,098	1,014	94%
Black	268	344	479	681	825	557	208%
American Indian	1,017	689	483	333	191	-826	-81%
Asian	30	75	145	261	366	336	1120%
Hawaiian / Pacific Islander	11	12	14	20	24	13	118%
Other	22	14	12	13	13	-9	-41%
Two or More Races	105	121	162	228	270	165	157%

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	**5,006**	**5,122**	**6,379**	**7,782**	**9,276**	**4,270**	**85%**
Civilian Jobs	5,006	5,122	6,379	7,782	9,276	4,270	85%
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	**61,689**	**61,689**	**61,689**	**61,689**	**61,689**	**0**	**0%**
Developed Acres	**28,832**	**30,314**	**32,515**	**41,844**	**43,060**	**14,228**	**49%**
Low Density Single Family	7,372	10,474	15,905	26,760	30,149	22,777	309%
Single Family	164	164	189	256	294	129	79%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	44	44	44	44	44	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	60	72	143	212	256	196	327%
Commercial/Services	249	249	271	295	329	80	32%
Office	0	0	0	0	0	0	0%
Schools	16	16	16	16	16	0	0%
Roads and Freeways	602	602	602	602	602	0	0%
Agricultural and Extractive[2]	16,678	15,047	11,699	10,013	7,723	-8,955	-54%
Parks and Military Use	3,647	3,647	3,647	3,647	3,647	0	0%
Vacant Developable Acres	**16,397**	**14,914**	**12,713**	**3,384**	**2,169**	**-14,228**	**-87%**
Low Density Single Family	15,952	14,482	12,368	3,120	2,002	-13,950	-87%
Single Family	50	50	42	42	22	-28	-56%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	253	241	170	113	69	-184	-73%
Commercial/Services	139	139	131	107	73	-66	-48%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	2	2	2	2	2	0	0%
Constrained Acres	**16,460**	**16,460**	**16,460**	**16,460**	**16,460**	**0**	**0%**
Employment Density[3]	**15.4**	**15.2**	**14.8**	**14.9**	**15.4**	**0.0**	**0%**
Residential Density[4]	**0.3**	**0.2**	**0.2**	**0.2**	**0.2**	**-0.2**	**-52%**

GROWTH TRENDS IN JOBS
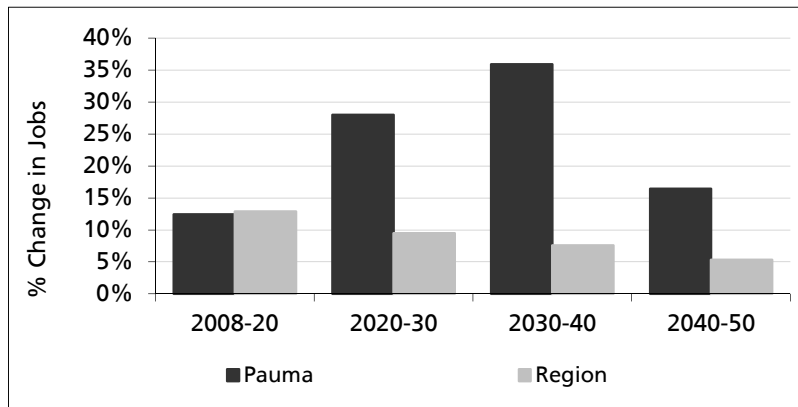
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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
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