2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 12 - University

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**61,465**	**67,899**	**68,682**	**74,183**	**79,287**	**17,822**	**29%**
Household Population	57,589	63,995	64,737	70,193	75,259	17,670	31%
Group Quarters Population	3,876	3,904	3,945	3,990	4,028	152	4%
Civilian	3,876	3,904	3,945	3,990	4,028	152	4%
Military	0	0	0	0	0	0	0%
Total Housing Units	**26,331**	**28,650**	**28,650**	**30,488**	**32,304**	**5,973**	**23%**
Single Family	5,153	5,185	5,185	5,222	5,311	158	3%
Multiple Family	21,178	23,465	23,465	25,266	26,993	5,815	27%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**24,554**	**26,997**	**27,169**	**28,970**	**30,742**	**6,188**	**25%**
Single Family	4,897	4,973	4,999	5,040	5,134	237	5%
Multiple Family	19,657	22,024	22,170	23,930	25,608	5,951	30%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**6.7%**	**5.8%**	**5.2%**	**5.0%**	**4.8%**	**-1.9**	**-28%**
Single Family	5.0%	4.1%	3.6%	3.5%	3.3%	-1.7	-34%
Multiple Family	7.2%	6.1%	5.5%	5.3%	5.1%	-2.1	-29%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.35**	**2.37**	**2.38**	**2.42**	**2.45**	**0.10**	**4%**

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	3,412	3,073	2,578	2,370	2,199	-1,213	-36%
$15,000-$29,999	3,389	3,257	2,808	2,628	2,469	-920	-27%
$30,000-$44,999	3,558	3,517	3,176	3,074	2,971	-587	-16%
$45,000-$59,999	3,165	3,329	3,143	3,145	3,125	-40	-1%
$60,000-$74,999	2,713	2,922	2,880	2,974	3,035	322	12%
$75,000-$99,999	3,165	3,811	3,959	4,254	4,490	1,325	42%
$100,000-$124,999	1,990	2,612	2,890	3,257	3,578	1,588	80%
$125,000-$149,999	1,139	1,703	1,999	2,355	2,687	1,548	136%
$150,000-$199,999	1,102	1,743	2,209	2,758	3,308	2,206	200%
$200,000 or more	921	1,030	1,527	2,155	2,880	1,959	213%
Total Households	24,554	26,997	27,169	28,970	30,742	6,188	25%
Median Household Income							
Adjusted for inflation ($1999)	$54,090	$61,656	$69,789	$76,728	$83,753	$29,663	55%

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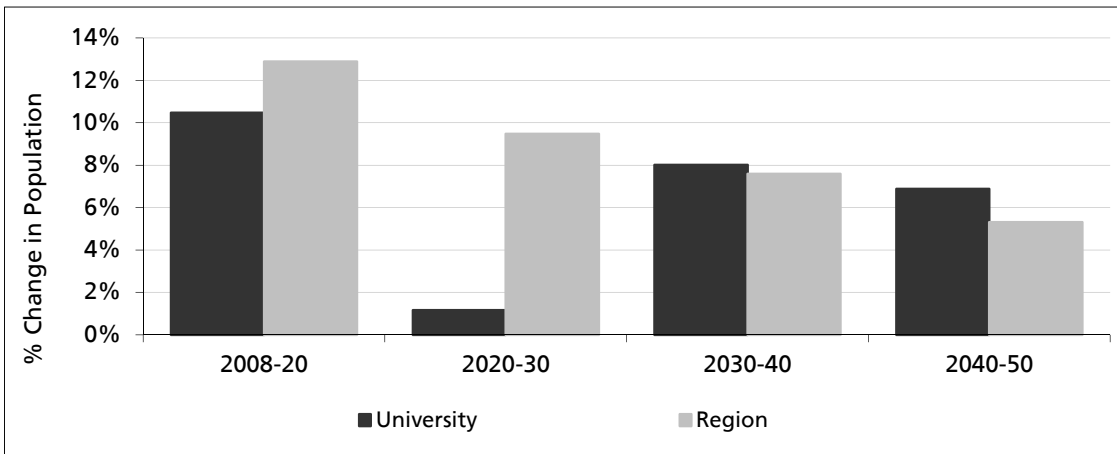
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**61,465**	**67,899**	**68,682**	**74,183**	**79,287**	**17,822**	**29%**
Under 5	3,412	3,466	3,414	3,619	3,787	375	11%
5 to 9	3,026	3,347	3,330	3,555	3,800	774	26%
10 to 14	2,013	2,364	2,226	2,388	2,593	580	29%
15 to 17	1,234	1,291	1,253	1,342	1,446	212	17%
18 to 19	4,045	3,979	3,968	4,028	4,100	55	1%
20 to 24	2,841	2,868	2,973	2,979	3,122	281	10%
25 to 29	7,024	8,242	8,403	9,025	9,709	2,685	38%
30 to 34	7,106	8,021	7,529	8,789	8,989	1,883	26%
35 to 39	6,343	5,643	6,328	6,879	7,210	867	14%
40 to 44	4,913	4,544	4,840	4,899	5,875	962	20%
45 to 49	3,883	3,434	2,975	3,655	4,058	175	5%
50 to 54	3,135	2,945	2,541	2,967	3,064	-71	-2%
55 to 59	2,804	3,427	2,822	2,652	3,379	575	21%
60 to 61	1,140	1,481	1,238	1,151	1,503	363	32%
62 to 64	1,439	2,362	2,010	1,982	2,227	788	55%
65 to 69	2,028	3,674	3,917	3,589	3,466	1,438	71%
70 to 74	1,565	2,804	3,338	3,041	2,842	1,277	82%
75 to 79	1,221	1,534	2,314	2,691	2,418	1,197	98%
80 to 84	1,076	1,044	1,685	2,287	2,168	1,092	101%
85 and over	1,217	1,429	1,578	2,665	3,531	2,314	190%
Median Age	35.0	35.3	36.0	36.0	36.5	1.5	4%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**61,465**	**67,899**	**68,682**	**74,183**	**79,287**	**17,822**	**29%**
Hispanic	5,580	6,979	7,610	8,877	10,148	4,568	82%
Non-Hispanic	55,885	60,920	61,072	65,306	69,139	13,254	24%
White	37,880	38,399	36,149	36,185	35,826	-2,054	-5%
Black	1,023	1,086	1,011	980	929	-94	-9%
American Indian	181	454	567	651	685	504	278%
Asian	14,094	17,126	18,633	21,596	24,642	10,548	75%
Hawaiian / Pacific Islander	126	475	695	919	1,110	984	781%
Other	310	458	528	621	695	385	124%
Two or More Races	2,271	2,922	3,489	4,354	5,252	2,981	131%

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	**89,380**	**93,372**	**96,748**	**101,545**	**108,485**	**19,105**	**21%**
Civilian Jobs	89,380	93,372	96,748	101,545	108,485	19,105	21%
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	**7,918**	**7,918**	**7,918**	**7,918**	**7,918**	**0**	**0%**
Developed Acres	**7,522**	**7,611**	**7,673**	**7,750**	**7,880**	**358**	**5%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	999	1,003	1,003	1,003	1,003	4	0%
Multiple Family	830	838	838	838	838	8	1%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	42	42	42	42	42	0	0%
Mixed Use	0	71	71	73	73	73	--
Industrial	691	725	758	792	845	154	22%
Commercial/Services	396	329	332	336	341	-56	-14%
Office	342	347	349	351	353	11	3%
Schools	680	715	739	774	826	146	21%
Roads and Freeways	1,546	1,546	1,546	1,546	1,546	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	1,995	1,995	1,995	1,995	2,012	18	1%
Vacant Developable Acres	**397**	**308**	**246**	**168**	**38**	**-358**	**-90%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4	0	0	0	0	-4	-100%
Multiple Family	7	0	0	0	0	-7	-100%
Mixed Use	3	0	0	0	0	-3	-100%
Industrial	166	132	99	64	11	-154	-93%
Commercial/Services	16	14	10	5	0	-16	-100%
Office	11	6	4	3	1	-11	-95%
Schools	160	125	102	66	14	-146	-91%
Parks and Other	30	30	30	30	12	-18	-59%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**42.4**	**43.4**	**43.7**	**44.3**	**45.2**	**2.8**	**7%**
Residential Density[4]	**14.1**	**14.9**	**14.9**	**15.9**	**16.8**	**2.8**	**20%**

GROWTH TRENDS IN JOBS
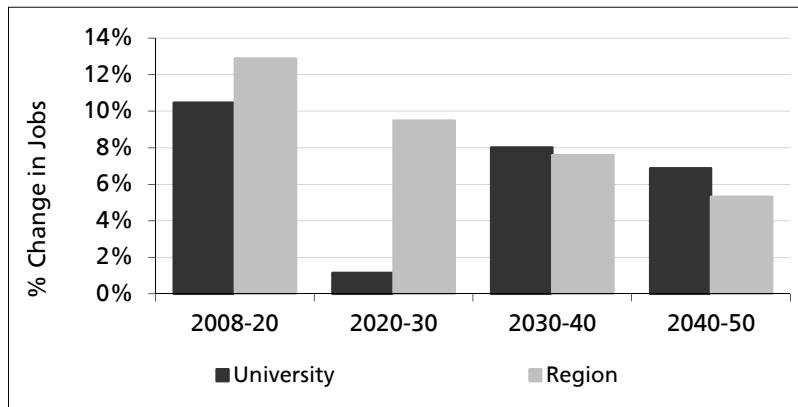
Notes:

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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