

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 15 - Poway



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	89,820	94,588	99,175	101,530	103,554	13,734	15%
Household Population	89,495	94,163	98,558	100,663	102,518	13,023	15%
Group Quarters Population	325	425	617	867	1,036	711	219%
Civilian	325	425	617	867	1,036	711	219%
Military	0	0	0	0	0	0	0%
Total Housing Units	31,178	32,416	33,520	33,628	33,996	2,818	9%
Single Family	24,754	25,636	26,666	26,728	26,888	2,134	9%
Multiple Family	5,722	6,098	6,172	6,228	6,434	712	12%
Mobile Homes	702	682	682	672	674	-28	-4%
Occupied Housing Units	30,310	31,663	32,831	32,970	33,358	3,048	10%
Single Family	24,041	25,031	26,113	26,201	26,380	2,339	10%
Multiple Family	5,578	5,959	6,044	6,105	6,312	734	13%
Mobile Homes	691	673	674	664	666	-25	-4%
Vacancy Rate	2.8%	2.3%	2.1%	2.0%	1.9%	-0.9	-32%
Single Family	2.9%	2.4%	2.1%	2.0%	1.9%	-1.0	-34%
Multiple Family	2.5%	2.3%	2.1%	2.0%	1.9%	-0.6	-24%
Mobile Homes	1.6%	1.3%	1.2%	1.2%	1.2%	-0.4	-25%
Persons per Household	2.95	2.97	3.00	3.05	3.07	0.12	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	1,235	892	710	573	504	-731	-59%
\$15,000-\$29,999	2,406	2,005	1,661	1,391	1,264	-1,142	-47%
\$30,000-\$44,999	3,095	2,801	2,424	2,096	1,944	-1,151	-37%
\$45,000-\$59,999	3,375	3,249	2,941	2,641	2,499	-876	-26%
\$60,000-\$74,999	3,788	3,384	3,184	2,945	2,833	-955	-25%
\$75,000-\$99,999	5,236	5,181	5,101	4,887	4,795	-441	-8%
\$100,000-\$124,999	4,132	4,277	4,461	4,447	4,460	328	8%
\$125,000-\$149,999	2,394	3,180	3,548	3,678	3,761	1,367	57%
\$150,000-\$199,999	2,311	3,729	4,582	5,046	5,324	3,013	130%
\$200,000 or more	2,338	2,965	4,219	5,266	5,974	3,636	156%
Total Households	30,310	31,663	32,831	32,970	33,358	3,048	10%
Median Household Income							
Adjusted for inflation (\$1999)	\$80,997	\$91,891	\$102,211	\$110,974	\$115,919	\$34,922	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.

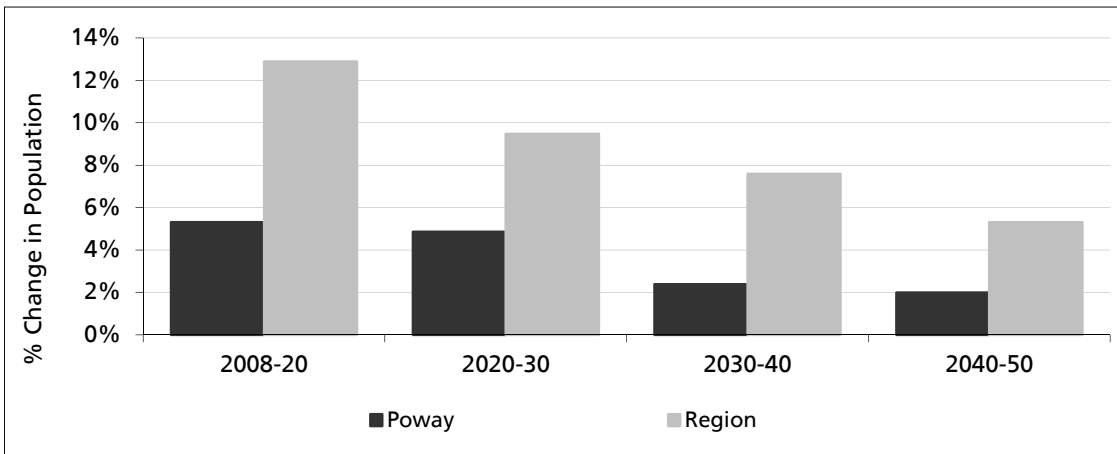
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	89,820	94,588	99,175	101,530	103,554	13,734	15%
Under 5	4,973	4,816	5,064	5,106	5,055	82	2%
5 to 9	5,493	5,525	5,864	5,959	5,923	430	8%
10 to 14	6,641	7,008	6,929	7,191	7,189	548	8%
15 to 17	4,477	4,385	4,228	4,455	4,506	29	1%
18 to 19	3,098	2,723	2,535	2,544	2,557	-541	-17%
20 to 24	7,117	6,925	7,496	7,194	7,398	281	4%
25 to 29	4,608	5,595	5,848	5,694	5,910	1,302	28%
30 to 34	3,374	3,597	3,544	3,973	3,915	541	16%
35 to 39	5,045	4,203	5,147	5,274	5,230	185	4%
40 to 44	6,663	5,664	6,450	6,272	6,885	222	3%
45 to 49	8,304	6,822	6,041	7,366	7,626	-678	-8%
50 to 54	7,830	7,055	6,374	7,139	6,998	-832	-11%
55 to 59	6,561	7,681	6,635	5,802	7,141	580	9%
60 to 61	2,421	3,072	2,774	2,386	2,990	569	24%
62 to 64	2,612	4,145	3,736	3,414	3,582	970	37%
65 to 69	3,198	5,664	6,495	5,580	4,937	1,739	54%
70 to 74	2,240	3,975	5,263	4,720	4,277	2,037	91%
75 to 79	1,840	2,274	3,761	4,247	3,656	1,816	99%
80 to 84	1,605	1,513	2,663	3,427	3,043	1,438	90%
85 and over	1,720	1,946	2,328	3,787	4,736	3,016	175%
Median Age	40.1	42.2	42.3	42.7	43.0	2.9	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	89,820	94,588	99,175	101,530	103,554	13,734	15%
Hispanic	9,467	12,272	14,683	16,932	19,026	9,559	101%
Non-Hispanic	80,353	82,316	84,492	84,598	84,528	4,175	5%
White	64,728	63,796	63,521	61,667	59,877	-4,851	-7%
Black	1,743	2,162	2,518	2,805	3,087	1,344	77%
American Indian	272	418	475	483	464	192	71%
Asian	10,343	11,966	13,295	14,383	15,376	5,033	49%
Hawaiian / Pacific Islander	271	481	617	723	792	521	192%
Other	220	322	387	427	450	230	105%
Two or More Races	2,776	3,171	3,679	4,110	4,482	1,706	61%

GROWTH TRENDS IN TOTAL POPULATION



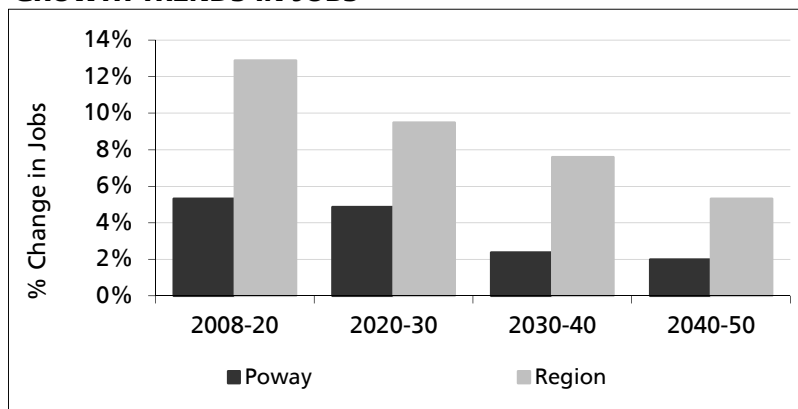
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	45,641	48,320	51,603	56,412	60,515	14,874	33%
Civilian Jobs	45,641	48,320	51,603	56,412	60,515	14,874	33%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	35,862	35,862	35,862	35,862	35,862	0	0%
Developed Acres	27,697	30,074	33,686	33,930	34,128	6,432	23%
Low Density Single Family	4,802	8,356	11,918	12,264	12,352	7,550	157%
Single Family	6,920	6,980	7,229	7,229	7,229	309	4%
Multiple Family	335	341	341	341	341	6	2%
Mobile Homes	84	84	84	84	84	0	0%
Other Residential	19	19	19	19	19	0	0%
Mixed Use	0	15	18	18	18	18	--
Industrial	976	989	1,041	1,115	1,188	212	22%
Commercial/Services	1,140	1,146	1,156	1,167	1,180	40	4%
Office	179	197	202	209	214	35	20%
Schools	279	280	287	299	299	20	7%
Roads and Freeways	2,492	2,492	2,492	2,492	2,492	0	0%
Agricultural and Extractive ²	2,401	1,104	828	618	610	-1,791	-75%
Parks and Military Use	8,069	8,069	8,069	8,074	8,102	32	0%
Vacant Developable Acres	7,630	5,253	1,640	1,396	1,198	-6,432	-84%
Low Density Single Family	6,951	4,693	1,406	1,271	1,183	-5,768	-83%
Single Family	321	261	13	13	13	-308	-96%
Multiple Family	6	0	0	0	0	-6	-100%
Mixed Use	3	0	0	0	0	-3	-100%
Industrial	220	201	149	74	1	-219	-100%
Commercial/Services	43	31	18	8	0	-43	-99%
Office	34	14	10	3	0	-34	-100%
Schools	20	19	12	0	0	-20	-100%
Parks and Other	32	32	32	27	0	-32	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	536	536	536	536	536	0	0%
Employment Density³	17.7	18.4	19.1	20.2	20.9	3.2	18%
Residential Density⁴	2.6	2.1	1.7	1.7	1.7	-0.9	-34%

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).