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POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**33,785**	**36,875**	**38,406**	**41,287**	**44,396**	**10,611**	**31%**
Household Population	33,091	36,076	37,408	40,072	42,983	9,892	30%
Group Quarters Population	694	799	998	1,215	1,413	719	104%
Civilian	694	799	998	1,215	1,413	719	104%
Military	0	0	0	0	0	0	0%
Total Housing Units	**11,849**	**12,751**	**13,039**	**13,797**	**14,875**	**3,026**	**26%**
Single Family	9,252	9,478	9,435	9,508	9,479	227	2%
Multiple Family	2,528	3,205	3,604	4,289	5,396	2,868	113%
Mobile Homes	69	68	0	0	0	-69	-100%
Occupied Housing Units	**11,280**	**12,287**	**12,627**	**13,372**	**14,424**	**3,144**	**28%**
Single Family	8,811	9,145	9,148	9,229	9,212	401	5%
Multiple Family	2,406	3,079	3,479	4,143	5,212	2,806	117%
Mobile Homes	63	63	0	0	0	-63	-100%
Vacancy Rate	**4.8%**	**3.6%**	**3.2%**	**3.1%**	**3.0%**	**-1.8**	**-38%**
Single Family	4.8%	3.5%	3.0%	2.9%	2.8%	-2.0	-42%
Multiple Family	4.8%	3.9%	3.5%	3.4%	3.4%	-1.4	-29%
Mobile Homes	8.7%	7.4%	0.0%	0.0%	0.0%	-8.7	-100%
Persons per Household	**2.93**	**2.94**	**2.96**	**3.00**	**2.98**	**0.05**	**2%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

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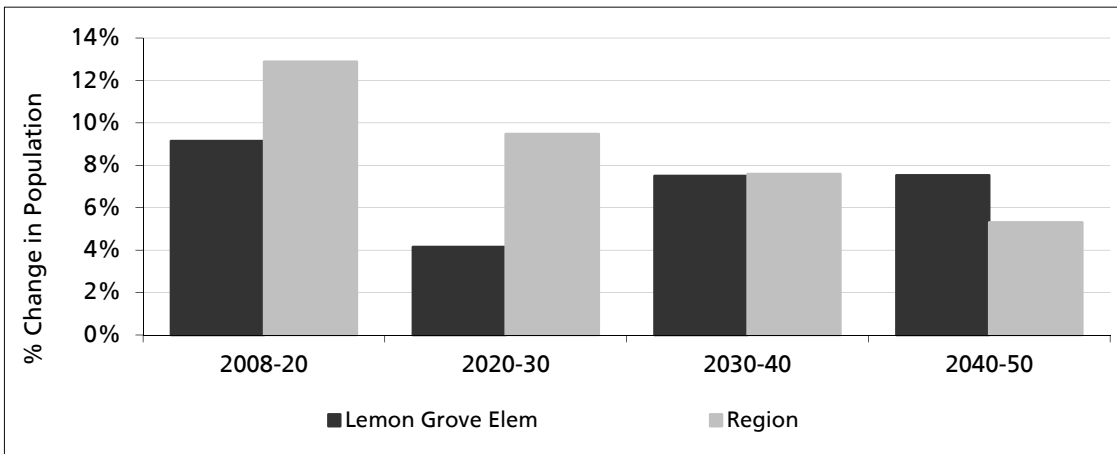
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**33,785**	**36,875**	**38,406**	**41,287**	**44,396**	**10,611**	**31%**
Under 5	2,663	2,575	2,563	2,633	2,712	49	2%
5 to 9	2,351	2,574	2,529	2,620	2,784	433	18%
10 to 14	2,409	2,703	2,621	2,769	2,971	562	23%
15 to 17	1,612	1,627	1,590	1,647	1,837	225	14%
18 to 19	1,117	1,071	1,111	1,177	1,257	140	13%
20 to 24	2,512	2,452	2,857	2,906	3,066	554	22%
25 to 29	2,322	2,852	2,712	2,846	2,978	656	28%
30 to 34	2,263	2,386	2,107	2,439	2,630	367	16%
35 to 39	2,370	2,077	2,394	2,378	2,659	289	12%
40 to 44	2,358	2,171	2,262	2,277	2,721	363	15%
45 to 49	2,594	2,417	2,189	2,618	2,759	165	6%
50 to 54	2,413	2,433	2,298	2,540	2,514	101	4%
55 to 59	1,900	2,461	2,351	2,241	2,859	959	50%
60 to 61	626	902	866	905	1,047	421	67%
62 to 64	648	1,125	1,098	1,107	1,250	602	93%
65 to 69	887	1,547	1,896	1,836	1,746	859	97%
70 to 74	765	1,288	1,813	1,927	1,964	1,199	157%
75 to 79	734	932	1,463	1,875	1,825	1,091	149%
80 to 84	645	656	993	1,445	1,490	845	131%
85 and over	596	626	693	1,101	1,327	731	123%
Median Age	34.2	35.5	37.3	38.4	38.7	4.5	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**33,785**	**36,875**	**38,406**	**41,287**	**44,396**	**10,611**	**31%**
Hispanic	11,111	13,998	16,168	19,109	22,651	11,540	104%
Non-Hispanic	22,674	22,877	22,238	22,178	21,745	-929	-4%
White	13,599	11,891	9,779	7,741	5,203	-8,396	-62%
Black	4,504	5,617	6,475	7,607	8,769	4,265	95%
American Indian	217	239	226	218	217	0	0%
Asian	2,299	2,862	3,303	3,828	4,521	2,222	97%
Hawaiian / Pacific Islander	231	266	257	289	328	97	42%
Other	95	131	140	174	170	75	79%
Two or More Races	1,729	1,871	2,058	2,321	2,537	808	47%

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	**9,288**	**10,442**	**11,001**	**11,577**	**12,960**	**3,672**	**40%**
Civilian Jobs	9,288	10,442	11,001	11,577	12,960	3,672	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	**3,336**	**3,336**	**3,336**	**3,336**	**3,336**	**0**	**0%**
Developed Acres	**3,223**	**3,284**	**3,303**	**3,320**	**3,331**	**108**	**3%**
Low Density Single Family	9	3	3	3	3	-7	-71%
Single Family	1,713	1,767	1,761	1,772	1,768	56	3%
Multiple Family	100	103	120	120	124	24	24%
Mobile Homes	2	2	0	0	0	-2	-100%
Other Residential	22	22	22	22	22	0	0%
Mixed Use	0	31	43	62	100	100	--
Industrial	43	45	42	43	39	-3	-8%
Commercial/Services	268	244	245	232	207	-61	-23%
Office	13	13	12	13	13	1	5%
Schools	88	88	88	88	88	0	0%
Roads and Freeways	831	832	832	832	832	1	0%
Agricultural and Extractive[2]	4	4	4	4	4	0	0%
Parks and Military Use	131	131	131	131	131	0	0%
Vacant Developable Acres	**111**	**50**	**31**	**14**	**3**	**-108**	**-97%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	88	33	20	7	3	-85	-97%
Multiple Family	6	6	4	3	0	-6	-93%
Mixed Use	2	0	0	0	0	-2	-100%
Industrial	6	3	2	1	0	-5	-96%
Commercial/Services	9	7	4	2	0	-8	-99%
Office	2	1	1	0	0	-2	-98%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**2**	**2**	**2**	**2**	**2**	**0**	**0%**
Employment Density[3]	**22.6**	**25.7**	**26.9**	**28.5**	**32.6**	**10.1**	**45%**
Residential Density[4]	**6.4**	**6.7**	**6.8**	**7.1**	**7.6**	**1.1**	**18%**

GROWTH TRENDS IN JOBS
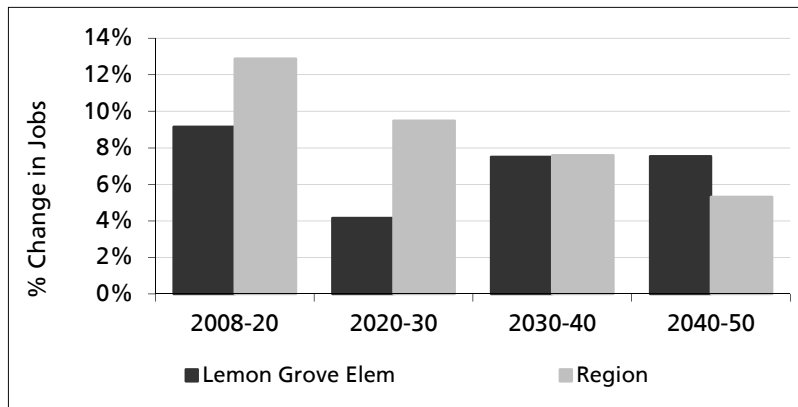
Notes:

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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