2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Southeastern San Diego Community Planning Area
City of San Diego

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**57,973**	**61,640**	**66,649**	**70,094**	**72,066**	**14,093**	**24%**
Household Population	57,434	60,875	65,429	68,342	69,949	12,515	22%
Group Quarters Population	539	765	1,220	1,752	2,117	1,578	293%
Civilian	539	765	1,220	1,752	2,117	1,578	293%
Military	0	0	0	0	0	0	0%
Total Housing Units	**15,103**	**15,806**	**16,744**	**17,470**	**17,929**	**2,826**	**19%**
Single Family	11,164	10,976	10,477	10,275	10,434	-730	-7%
Multiple Family	3,939	4,830	6,267	7,195	7,495	3,556	90%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**14,014**	**14,845**	**15,824**	**16,542**	**17,007**	**2,993**	**21%**
Single Family	10,402	10,359	9,958	9,788	9,958	-444	-4%
Multiple Family	3,612	4,486	5,866	6,754	7,049	3,437	95%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**7.2%**	**6.1%**	**5.5%**	**5.3%**	**5.1%**	**-2.1**	**-29%**
Single Family	6.8%	5.6%	5.0%	4.7%	4.6%	-2.2	-32%
Multiple Family	8.3%	7.1%	6.4%	6.1%	6.0%	-2.3	-28%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**4.10**	**4.10**	**4.13**	**4.13**	**4.11**	**0.01**	**0%**

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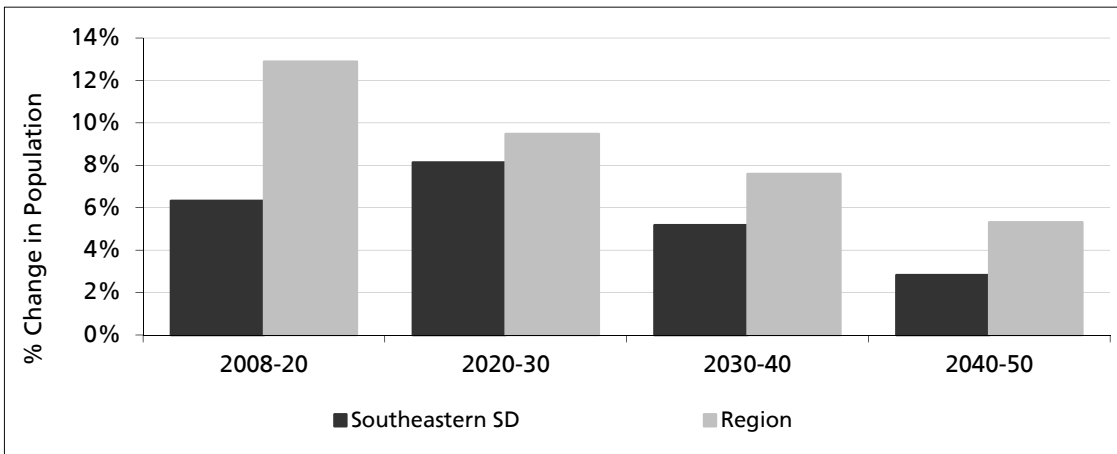
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**57,973**	**61,640**	**66,649**	**70,094**	**72,066**	**14,093**	**24%**
Under 5	5,903	5,548	5,589	5,714	5,404	-499	-8%
5 to 9	4,927	5,928	5,635	5,829	5,697	770	16%
10 to 14	5,166	5,942	5,839	5,797	5,890	724	14%
15 to 17	3,635	3,411	3,700	3,542	3,657	22	1%
18 to 19	2,425	2,014	2,469	2,324	2,383	-42	-2%
20 to 24	5,299	4,426	5,942	5,782	5,719	420	8%
25 to 29	5,148	5,178	5,103	5,634	5,372	224	4%
30 to 34	4,825	4,419	3,834	4,868	4,737	-88	-2%
35 to 39	4,404	4,041	4,435	4,326	4,703	299	7%
40 to 44	3,768	4,015	3,996	3,521	4,475	707	19%
45 to 49	3,255	3,744	3,563	3,960	3,949	694	21%
50 to 54	2,566	3,224	3,570	3,586	3,222	656	26%
55 to 59	1,791	2,724	3,177	3,054	3,467	1,676	94%
60 to 61	547	903	1,083	1,157	1,261	714	131%
62 to 64	703	1,285	1,597	1,790	1,776	1,073	153%
65 to 69	861	1,414	2,049	2,264	2,181	1,320	153%
70 to 74	838	1,211	1,894	2,247	2,424	1,586	189%
75 to 79	770	892	1,481	2,097	2,352	1,582	205%
80 to 84	618	669	965	1,484	1,781	1,163	188%
85 and over	524	652	728	1,118	1,616	1,092	208%
Median Age	26.6	28.4	29.1	30.4	32.0	5.4	20%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**57,973**	**61,640**	**66,649**	**70,094**	**72,066**	**14,093**	**24%**
Hispanic	47,745	52,286	57,565	61,674	64,400	16,655	35%
Non-Hispanic	10,228	9,354	9,084	8,420	7,666	-2,562	-25%
White	932	817	731	632	526	-406	-44%
Black	6,765	5,994	5,667	5,008	4,301	-2,464	-36%
American Indian	79	100	98	94	93	14	18%
Asian	1,532	1,518	1,597	1,644	1,668	136	9%
Hawaiian / Pacific Islander	135	141	133	127	117	-18	-13%
Other	61	58	61	61	64	3	5%
Two or More Races	724	726	797	854	897	173	24%

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	**10,415**	**11,100**	**12,027**	**12,820**	**13,330**	**2,915**	**28%**
Civilian Jobs	10,415	11,100	12,027	12,820	13,330	2,915	28%
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	**2,955**	**2,955**	**2,955**	**2,955**	**2,955**	**0**	**0%**
Developed Acres	**2,875**	**2,902**	**2,931**	**2,946**	**2,951**	**76**	**3%**
Low Density Single Family	1	1	1	0	0	-1	-100%
Single Family	982	973	932	911	901	-81	-8%
Multiple Family	129	153	191	223	237	108	84%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	4	4	4	4	4	0	0%
Mixed Use	0	6	40	56	57	57	--
Industrial	128	133	131	133	134	6	4%
Commercial/Services	303	305	305	297	296	-6	-2%
Office	11	11	10	6	6	-4	-42%
Schools	113	112	112	112	112	-1	-1%
Roads and Freeways	1,089	1,089	1,089	1,089	1,089	0	0%
Agricultural and Extractive[2]	3	3	3	3	3	0	-9%
Parks and Military Use	113	113	113	113	113	0	0%
Vacant Developable Acres	**80**	**53**	**24**	**9**	**4**	**-76**	**-95%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	24	10	6	5	3	-21	-86%
Multiple Family	33	26	11	3	1	-32	-98%
Mixed Use	5	2	0	0	0	-5	-100%
Industrial	6	5	2	0	0	-6	-100%
Commercial/Services	11	9	4	0	0	-11	-100%
Office	1	1	0	0	0	-1	-98%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**18.8**	**19.7**	**20.8**	**22.3**	**23.1**	**4.3**	**23%**
Residential Density[4]	**13.5**	**13.9**	**14.6**	**15.0**	**15.3**	**1.8**	**13%**

GROWTH TRENDS IN JOBS
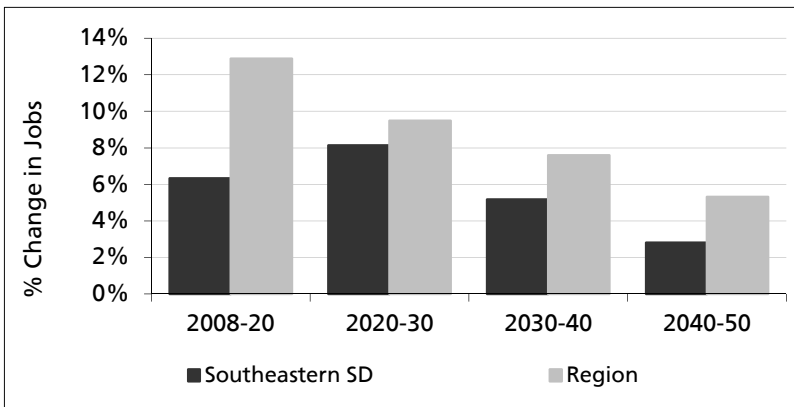
Notes:

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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