

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Council District 4



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	158,302	172,004	181,111	190,155	197,355	39,053	25%
Household Population	157,173	170,382	178,615	186,587	193,035	35,862	23%
Group Quarters Population	1,129	1,622	2,496	3,568	4,320	3,191	283%
Civilian	1,129	1,622	2,496	3,568	4,320	3,191	283%
Military	0	0	0	0	0	0	0%
Total Housing Units	43,478	47,078	49,313	51,245	52,847	9,369	22%
Single Family	34,274	34,991	34,393	33,650	33,983	-291	-1%
Multiple Family	8,070	11,053	14,317	17,078	18,596	10,526	130%
Mobile Homes	1,134	1,034	603	517	268	-866	-76%
Occupied Housing Units	41,729	45,433	47,812	49,774	51,386	9,657	23%
Single Family	32,923	33,805	33,394	32,706	33,077	154	0%
Multiple Family	7,738	10,645	13,844	16,576	18,055	10,317	133%
Mobile Homes	1,068	983	574	492	254	-814	-76%
Vacancy Rate	4.0%	3.5%	3.0%	2.9%	2.8%	-1.2	-30%
Single Family	3.9%	3.4%	2.9%	2.8%	2.7%	-1.2	-31%
Multiple Family	4.1%	3.7%	3.3%	2.9%	2.9%	-1.2	-29%
Mobile Homes	5.8%	4.9%	4.8%	4.8%	5.2%	-0.6	-10%
Persons per Household	3.77	3.75	3.74	3.75	3.76	-0.01	0%

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	5,886	5,141	4,451	3,872	3,529	-2,357	-40%
\$15,000-\$29,999	8,420	7,784	7,106	6,514	6,165	-2,255	-27%
\$30,000-\$44,999	8,125	8,160	7,829	7,569	7,418	-707	-9%
\$45,000-\$59,999	6,582	7,226	7,378	7,418	7,431	849	13%
\$60,000-\$74,999	5,145	5,659	6,163	6,452	6,626	1,481	29%
\$75,000-\$99,999	4,217	6,013	7,198	8,070	8,606	4,389	104%
\$100,000-\$124,999	1,735	2,999	3,931	4,765	5,379	3,644	210%
\$125,000-\$149,999	793	1,434	2,035	2,625	3,079	2,286	288%
\$150,000-\$199,999	539	861	1,406	1,979	2,431	1,892	351%
\$200,000 or more	287	156	315	510	722	435	152%
Total Households	41,729	45,433	47,812	49,774	51,386	9,657	23%
Median Household Income							
Adjusted for inflation (\$1999)	\$42,108	\$48,387	\$54,189	\$59,017	\$62,603	\$20,495	49%

***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.

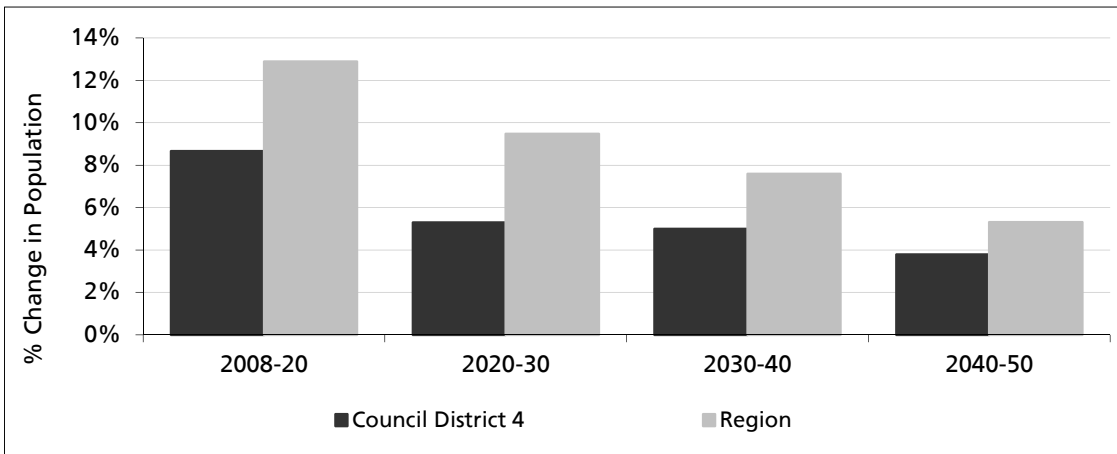
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	158,302	172,004	181,111	190,155	197,355	39,053	25%
Under 5	13,155	12,781	12,482	12,737	12,446	-709	-5%
5 to 9	11,346	12,806	12,243	12,514	12,712	1,366	12%
10 to 14	12,455	13,843	13,259	13,299	13,856	1,401	11%
15 to 17	8,734	8,219	8,565	8,443	8,830	96	1%
18 to 19	5,968	5,122	5,684	5,497	5,639	-329	-6%
20 to 24	13,959	12,821	15,006	14,644	14,822	863	6%
25 to 29	12,872	13,676	12,992	13,774	13,650	778	6%
30 to 34	11,537	11,358	10,282	12,152	11,967	430	4%
35 to 39	10,376	9,377	10,473	10,409	11,152	776	7%
40 to 44	10,144	9,861	10,106	9,561	11,653	1,509	15%
45 to 49	10,362	10,375	9,554	10,877	11,082	720	7%
50 to 54	9,689	10,558	10,488	10,978	10,480	791	8%
55 to 59	7,753	10,633	10,424	9,937	11,385	3,632	47%
60 to 61	2,556	3,949	4,090	4,170	4,679	2,123	83%
62 to 64	3,031	5,482	5,888	6,005	6,143	3,112	103%
65 to 69	4,261	7,587	9,677	9,633	9,210	4,949	116%
70 to 74	3,638	5,623	8,336	9,059	9,181	5,543	152%
75 to 79	2,618	3,237	5,479	7,229	7,288	4,670	178%
80 to 84	2,154	2,386	3,537	5,257	5,712	3,558	165%
85 and over	1,694	2,310	2,546	3,980	5,468	3,774	223%
Median Age	30.3	33.0	35.0	36.0	37.1	6.8	22%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	158,302	172,004	181,111	190,155	197,355	39,053	25%
Hispanic	61,162	74,445	85,190	96,551	106,469	45,307	74%
Non-Hispanic	97,140	97,559	95,921	93,604	90,886	-6,254	-6%
White	15,710	13,249	10,643	8,416	7,052	-8,658	-55%
Black	35,356	35,473	33,975	31,349	27,911	-7,445	-21%
American Indian	409	587	631	654	639	230	56%
Asian	37,336	39,430	41,067	42,771	44,225	6,889	18%
Hawaiian / Pacific Islander	1,790	1,688	1,573	1,522	1,515	-275	-15%
Other	335	434	519	584	627	292	87%
Two or More Races	6,204	6,698	7,513	8,308	8,917	2,713	44%

GROWTH TRENDS IN TOTAL POPULATION



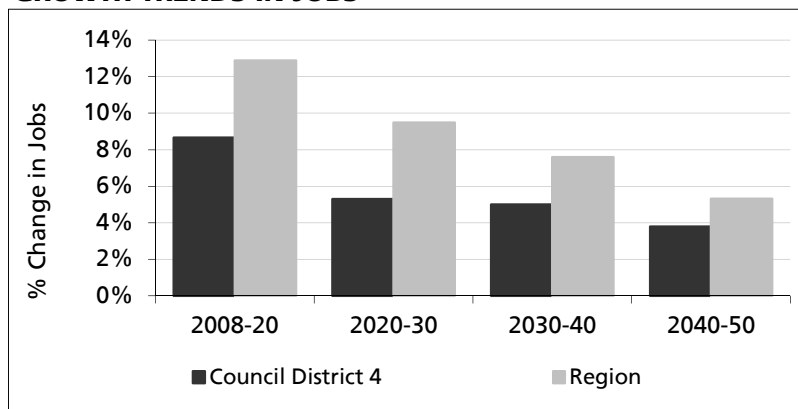
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	18,403	19,127	20,554	21,035	21,378	2,975	16%
Civilian Jobs	18,403	19,127	20,554	21,035	21,378	2,975	16%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	11,503	11,503	11,503	11,503	11,503	0	0%
Developed Acres	11,163	11,369	11,417	11,436	11,455	292	3%
Low Density Single Family	1	1	1	0	0	-1	-100%
Single Family	5,630	5,756	5,698	5,615	5,611	-19	0%
Multiple Family	331	395	532	644	686	355	107%
Mobile Homes	131	125	73	59	37	-94	-72%
Other Residential	11	11	11	11	11	0	-2%
Mixed Use	0	67	85	95	101	101	--
Industrial	279	271	268	265	264	-15	-5%
Commercial/Services	475	438	438	436	436	-40	-8%
Office	31	22	20	17	14	-17	-56%
Schools	523	527	536	539	542	19	4%
Roads and Freeways	2,580	2,580	2,580	2,580	2,580	0	0%
Agricultural and Extractive ²	3	0	0	0	0	-3	-100%
Parks and Military Use	1,168	1,175	1,174	1,175	1,175	7	1%
Vacant Developable Acres	340	134	86	67	48	-292	-86%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	232	71	58	55	45	-187	-81%
Multiple Family	42	29	12	4	0	-42	-100%
Mixed Use	13	1	0	0	0	-13	-100%
Industrial	9	4	1	1	0	-9	-95%
Commercial/Services	15	11	5	1	0	-15	-100%
Office	0	0	0	0	0	0	0%
Schools	20	16	6	3	0	-20	-99%
Parks and Other	9	3	3	2	2	-7	-75%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	14.1	14.8	15.8	16.1	16.4	2.3	16%
Residential Density⁴	7.1	7.4	7.8	8.0	8.3	1.1	16%

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).