2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Major Statistical Area 5 - North County East

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	428,471	470,887	529,558	584,607	617,182	188,711	44%
Household Population	421,755	462,803	518,992	570,838	601,111	179,356	43%
Group Quarters Population	6,716	8,084	10,566	13,769	16,071	9,355	139%
Civilian	6,716	8,084	10,566	13,769	16,071	9,355	139%
Military	0	0	0	0	0	0	0%
Total Housing Units	145,853	158,276	175,300	189,428	197,802	51,949	36%
Single Family	94,362	103,271	115,829	122,521	125,003	30,641	32%
Multiple Family	39,588	43,476	48,050	55,721	61,656	22,068	56%
Mobile Homes	11,903	11,529	11,421	11,186	11,143	-760	-6%
Occupied Housing Units	138,487	151,283	168,333	182,072	190,372	51,885	37%
Single Family	89,447	98,501	111,044	117,525	120,065	30,618	34%
Multiple Family	37,771	41,783	46,372	53,835	59,619	21,848	58%
Mobile Homes	11,269	10,999	10,917	10,712	10,688	-581	-5%
Vacancy Rate	5.1%	4.4%	4.0%	3.9%	3.8%	-1.3	-25%
Single Family	5.2%	4.6%	4.1%	4.1%	4.0%	-1.2	-23%
Multiple Family	4.6%	3.9%	3.5%	3.4%	3.3%	-1.3	-28%
Mobile Homes	5.3%	4.6%	4.4%	4.2%	4.1%	-1.2	-23%
Persons per Household	3.05	3.06	3.08	3.14	3.16	0.11	4%

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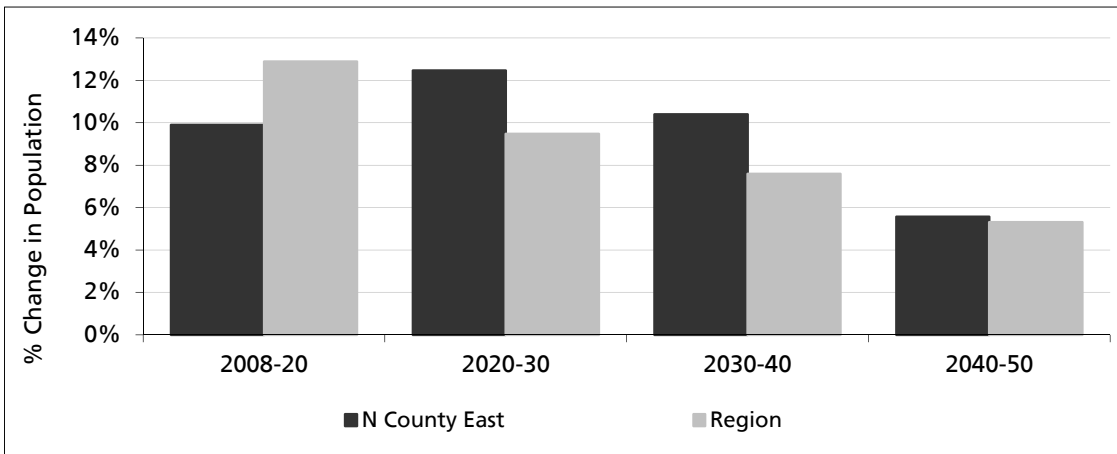
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**428,471**	**470,887**	**529,558**	**584,607**	**617,182**	**188,711**	**44%**
Under 5	35,403	35,609	39,020	42,184	42,320	6,917	20%
5 to 9	30,227	34,992	37,377	41,065	42,135	11,908	39%
10 to 14	31,093	36,260	38,047	41,372	43,672	12,579	40%
15 to 17	20,416	20,611	22,292	23,819	25,494	5,078	25%
18 to 19	13,111	11,683	13,359	13,870	14,849	1,738	13%
20 to 24	30,217	28,434	36,374	37,865	39,927	9,710	32%
25 to 29	31,316	36,630	39,348	43,632	44,905	13,589	43%
30 to 34	29,994	31,373	30,808	39,812	40,738	10,744	36%
35 to 39	29,700	27,441	34,103	36,583	40,133	10,433	35%
40 to 44	29,144	29,003	32,698	32,099	40,241	11,097	38%
45 to 49	29,738	28,559	27,623	34,365	36,128	6,390	21%
50 to 54	27,243	27,501	28,499	32,187	31,133	3,890	14%
55 to 59	22,262	27,708	27,716	26,724	32,493	10,231	46%
60 to 61	7,920	10,308	10,361	10,142	12,193	4,273	54%
62 to 64	9,153	14,588	14,724	15,544	16,071	6,918	76%
65 to 69	12,817	21,922	26,619	25,832	23,963	11,146	87%
70 to 74	10,555	17,883	24,438	24,122	23,655	13,100	124%
75 to 79	9,806	11,712	19,441	23,370	21,757	11,951	122%
80 to 84	8,313	7,633	13,426	18,131	17,095	8,782	106%
85 and over	10,043	11,037	13,285	21,889	28,280	18,237	182%
Median Age	33.7	35.0	36.2	36.2	36.8	3.1	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**428,471**	**470,887**	**529,558**	**584,607**	**617,182**	**188,711**	**44%**
Hispanic	171,126	218,197	269,416	324,146	368,608	197,482	115%
Non-Hispanic	257,345	252,690	260,142	260,461	248,574	-8,771	-3%
White	214,182	202,817	201,609	193,403	174,873	-39,309	-18%
Black	9,722	12,045	14,656	17,214	19,279	9,557	98%
American Indian	3,688	2,972	2,482	2,087	1,722	-1,966	-53%
Asian	17,106	20,768	24,889	28,905	32,219	15,113	88%
Hawaiian / Pacific Islander	1,294	1,608	1,878	2,150	2,340	1,046	81%
Other	847	921	1,048	1,171	1,256	409	48%
Two or More Races	10,506	11,559	13,580	15,531	16,885	6,379	61%

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	**170,748**	**183,955**	**205,804**	**226,798**	**245,772**	**75,024**	**44%**
Civilian Jobs	170,748	183,955	205,804	226,798	245,772	75,024	44%
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	**339,198**	**339,198**	**339,198**	**339,198**	**339,198**	**0**	**0%**
Developed Acres	**223,665**	**238,110**	**257,422**	**284,051**	**299,144**	**75,479**	**34%**
Low Density Single Family	55,621	74,041	103,417	141,134	164,398	108,777	196%
Single Family	22,071	23,706	25,939	26,485	26,747	4,676	21%
Multiple Family	2,108	2,188	2,275	2,298	2,316	208	10%
Mobile Homes	1,996	1,977	1,963	1,959	1,951	-44	-2%
Other Residential	260	260	260	260	260	-1	0%
Mixed Use	0	117	274	518	674	674	--
Industrial	3,849	4,260	4,562	4,817	5,106	1,257	33%
Commercial/Services	7,008	7,264	7,534	7,619	7,803	794	11%
Office	327	347	384	403	405	79	24%
Schools	1,580	1,653	1,761	1,839	1,951	370	23%
Roads and Freeways	13,184	13,184	13,184	13,184	13,184	0	0%
Agricultural and Extractive[2]	65,960	59,016	45,755	33,344	24,074	-41,886	-64%
Parks and Military Use	49,701	50,095	50,113	50,192	50,276	575	1%
Vacant Developable Acres	**88,613**	**74,169**	**54,857**	**28,228**	**13,134**	**-75,479**	**-85%**
Low Density Single Family	81,753	69,421	52,528	26,769	12,450	-69,303	-85%
Single Family	3,600	2,432	707	344	199	-3,400	-94%
Multiple Family	128	76	44	19	1	-127	-99%
Mixed Use	122	80	40	25	2	-120	-98%
Industrial	1,023	863	610	434	210	-813	-80%
Commercial/Services	970	740	488	303	106	-864	-89%
Office	63	47	26	13	5	-58	-92%
Schools	352	302	230	182	91	-261	-74%
Parks and Other	562	166	141	98	28	-535	-95%
Future Roads and Freeways	42	42	42	42	42	0	0%
Constrained Acres	**26,919**	**26,919**	**26,919**	**26,919**	**26,919**	**0**	**0%**
Employment Density[3]	**13.4**	**13.5**	**14.3**	**15.2**	**15.8**	**2.4**	**18%**
Residential Density[4]	**1.8**	**1.5**	**1.3**	**1.1**	**1.0**	**-0.8**	**-43%**

GROWTH TRENDS IN JOBS
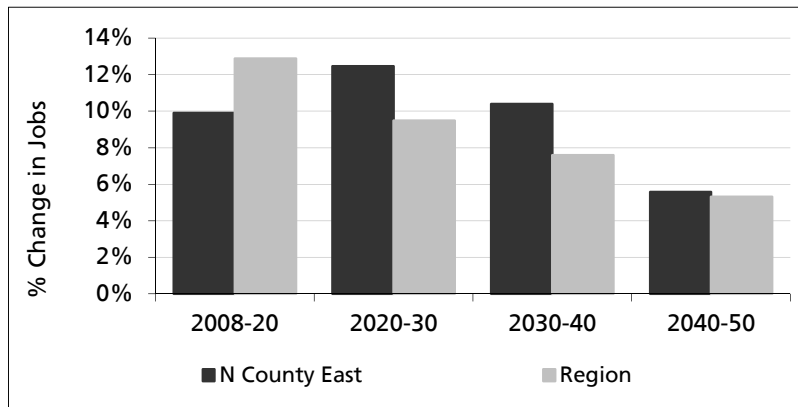
Notes:

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).