2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Major Statistical Area 4 - North County West

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	424,311	472,913	500,391	513,545	523,362	99,051	23%
Household Population	398,790	443,833	469,611	480,649	488,996	90,206	23%
Group Quarters Population	25,521	29,080	30,780	32,896	34,366	8,845	35%
Civilian	2,986	3,846	5,546	7,662	9,132	6,146	206%
Military	22,535	25,234	25,234	25,234	25,234	2,699	12%
Total Housing Units	154,007	167,843	175,862	177,325	178,785	24,778	16%
Single Family	107,844	114,995	117,883	118,981	119,597	11,753	11%
Multiple Family	40,046	47,272	52,846	53,321	54,169	14,123	35%
Mobile Homes	6,117	5,576	5,133	5,023	5,019	-1,098	-18%
Occupied Housing Units	142,936	157,731	166,060	167,858	169,586	26,650	19%
Single Family	101,151	109,368	112,780	114,044	114,832	13,681	14%
Multiple Family	36,245	43,262	48,518	49,143	50,071	13,826	38%
Mobile Homes	5,540	5,101	4,762	4,671	4,683	-857	-15%
Vacancy Rate	7.2%	6.0%	5.6%	5.3%	5.1%	-2.1	-29%
Single Family	6.2%	4.9%	4.3%	4.1%	4.0%	-2.2	-35%
Multiple Family	9.5%	8.5%	8.2%	7.8%	7.6%	-1.9	-20%
Mobile Homes	9.4%	8.5%	7.2%	7.0%	6.7%	-2.7	-29%
Persons per Household	2.79	2.81	2.83	2.86	2.88	0.09	3%

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	11,380	9,894	8,316	6,904	5,953	-5,427	-48%
$15,000-$29,999	20,348	18,482	16,251	13,970	12,351	-7,997	-39%
$30,000-$44,999	21,886	21,717	20,382	18,461	16,936	-4,950	-23%
$45,000-$59,999	19,123	20,490	20,272	19,210	18,217	-906	-5%
$60,000-$74,999	16,031	17,649	18,267	17,973	17,562	1,531	10%
$75,000-$99,999	19,179	22,575	24,610	25,218	25,424	6,245	33%
$100,000-$124,999	12,543	15,296	17,526	18,734	19,567	7,024	56%
$125,000-$149,999	7,018	10,192	12,242	13,591	14,622	7,604	108%
$150,000-$199,999	6,619	11,245	14,248	16,457	18,296	11,677	176%
$200,000 or more	8,809	10,191	13,946	17,340	20,658	11,849	135%
Total Households	142,936	157,731	166,060	167,858	169,586	26,650	19%
Median Household Income							
Adjusted for inflation ($1999)	$59,005	$67,039	$74,624	$82,347	$88,544	$29,539	50%

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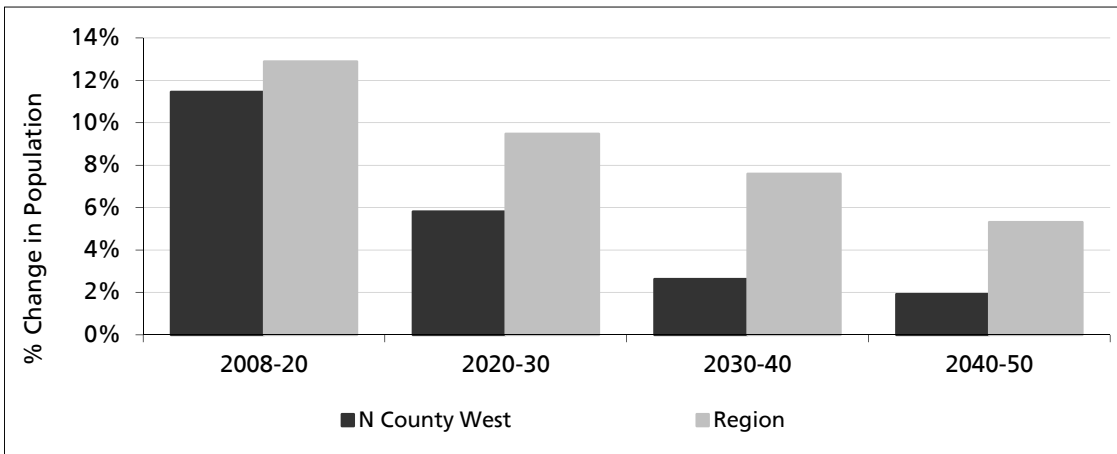
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**424,311**	**472,913**	**500,391**	**513,545**	**523,362**	**99,051**	**23%**
Under 5	32,979	33,652	34,820	34,457	33,809	830	3%
5 to 9	28,314	30,777	31,850	32,156	31,788	3,474	12%
10 to 14	26,150	29,347	29,008	29,732	29,936	3,786	14%
15 to 17	16,884	17,197	16,904	17,354	17,733	849	5%
18 to 19	15,603	15,792	15,614	15,421	15,573	-30	0%
20 to 24	42,255	45,595	48,814	47,745	48,594	6,339	15%
25 to 29	27,762	33,967	34,598	34,242	34,897	7,135	26%
30 to 34	26,464	28,624	27,673	30,652	30,190	3,726	14%
35 to 39	28,146	25,240	30,117	30,353	30,309	2,163	8%
40 to 44	28,628	26,499	29,180	27,835	31,237	2,609	9%
45 to 49	30,831	27,885	24,723	29,733	30,688	-143	0%
50 to 54	28,758	28,135	25,932	28,466	27,702	-1,056	-4%
55 to 59	24,318	30,498	27,086	23,533	29,143	4,825	20%
60 to 61	8,592	11,566	10,620	9,143	11,442	2,850	33%
62 to 64	9,243	15,495	14,313	13,336	13,805	4,562	49%
65 to 69	12,147	22,424	26,110	22,919	20,302	8,155	67%
70 to 74	9,985	18,384	24,462	22,271	20,542	10,557	106%
75 to 79	9,622	12,518	20,609	23,493	20,791	11,169	116%
80 to 84	8,544	8,544	15,076	19,715	18,015	9,471	111%
85 and over	9,086	10,774	12,882	20,989	26,866	17,780	196%
Median Age	34.2	35.3	36.8	37.5	38.2	4.0	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**424,311**	**472,913**	**500,391**	**513,545**	**523,362**	**99,051**	**23%**
Hispanic	101,157	125,550	142,023	154,224	164,673	63,516	63%
Non-Hispanic	323,154	347,363	358,368	359,321	358,689	35,535	11%
White	265,223	282,432	290,260	290,203	289,024	23,801	9%
Black	18,079	19,490	18,718	17,119	15,437	-2,642	-15%
American Indian	1,794	1,860	1,751	1,615	1,511	-283	-16%
Asian	21,744	26,099	29,061	31,228	33,126	11,382	52%
Hawaiian / Pacific Islander	2,757	2,600	2,380	2,200	2,100	-657	-24%
Other	829	831	873	898	927	98	12%
Two or More Races	12,728	14,051	15,325	16,058	16,564	3,836	30%

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	**175,925**	**196,461**	**212,374**	**225,234**	**236,755**	**60,830**	**35%**
Civilian Jobs	145,792	161,828	177,741	190,601	202,122	56,330	39%
Military Jobs	30,133	34,633	34,633	34,633	34,633	4,500	15%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**222,447**	**222,447**	**222,447**	**222,447**	**222,447**	**0**	**0%**
Developed Acres	**213,330**	**215,781**	**218,799**	**219,840**	**221,185**	**7,854**	**4%**
Low Density Single Family	10,164	11,018	13,083	13,957	15,292	5,128	50%
Single Family	20,902	22,636	23,386	23,581	23,611	2,710	13%
Multiple Family	2,976	3,541	3,647	3,665	3,669	693	23%
Mobile Homes	710	639	620	620	620	-90	-13%
Other Residential	175	175	175	175	175	0	0%
Mixed Use	0	162	305	346	380	380	--
Industrial	3,820	4,109	4,283	4,420	4,540	720	19%
Commercial/Services	5,856	6,009	6,100	6,219	6,352	496	8%
Office	508	525	539	556	572	65	13%
Schools	1,338	1,482	1,505	1,526	1,543	205	15%
Roads and Freeways	11,974	11,976	11,976	11,976	11,976	2	0%
Agricultural and Extractive[2]	7,539	6,143	5,345	4,933	4,594	-2,945	-39%
Parks and Military Use	147,370	147,366	147,835	147,866	147,861	491	0%
Vacant Developable Acres	**8,745**	**6,295**	**3,276**	**2,236**	**891**	**-7,854**	**-90%**
Low Density Single Family	4,003	3,595	2,050	1,459	408	-3,596	-90%
Single Family	2,055	770	199	84	51	-2,004	-98%
Multiple Family	225	58	15	3	0	-225	-100%
Mixed Use	77	24	5	1	0	-76	-100%
Industrial	790	492	306	164	59	-731	-92%
Commercial/Services	615	438	288	182	61	-554	-90%
Office	81	54	41	25	9	-71	-88%
Schools	88	65	42	21	4	-84	-95%
Parks and Other	561	549	79	48	48	-513	-91%
Future Roads and Freeways	250	250	250	250	250	0	0%
Constrained Acres	**371**	**371**	**371**	**371**	**371**	**0**	**0%**
Employment Density[3]	**12.7**	**13.3**	**14.1**	**14.8**	**15.3**	**2.7**	**21%**
Residential Density[4]	**4.4**	**4.4**	**4.3**	**4.2**	**4.1**	**-0.3**	**-7%**

GROWTH TRENDS IN JOBS
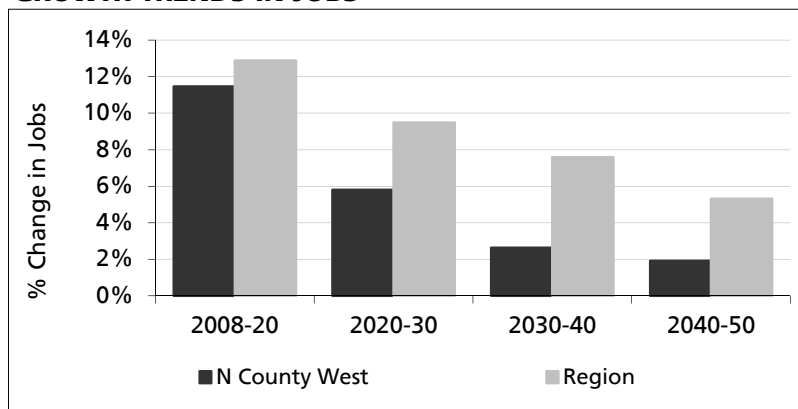
Notes:

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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