

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Major Statistical Area 2 - South Suburban



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	374,436	448,335	488,807	534,543	567,226	192,790	51%
Household Population	366,940	433,988	473,453	517,906	549,684	182,744	50%
Group Quarters Population	7,496	14,347	15,354	16,637	17,542	10,046	134%
Civilian	7,496	14,347	15,354	16,637	17,542	10,046	134%
Military	0	0	0	0	0	0	0%
Total Housing Units	118,050	136,932	148,164	161,358	170,825	52,775	45%
Single Family	70,863	76,041	78,040	79,217	79,374	8,511	12%
Multiple Family	40,717	54,829	64,642	77,510	88,053	47,336	116%
Mobile Homes	6,470	6,062	5,482	4,631	3,398	-3,072	-47%
Occupied Housing Units	111,747	131,322	142,984	156,115	165,506	53,759	48%
Single Family	66,368	72,262	74,644	75,905	76,195	9,827	15%
Multiple Family	39,245	53,271	63,081	75,746	86,017	46,772	119%
Mobile Homes	6,134	5,789	5,259	4,464	3,294	-2,840	-46%
Vacancy Rate	5.3%	4.1%	3.5%	3.2%	3.1%	-2.2	-42%
Single Family	6.3%	5.0%	4.4%	4.2%	4.0%	-2.3	-37%
Multiple Family	3.6%	2.8%	2.4%	2.3%	2.3%	-1.3	-36%
Mobile Homes	5.2%	4.5%	4.1%	3.6%	3.1%	-2.1	-40%
Persons per Household	3.28	3.30	3.31	3.32	3.32	0.04	1%

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	12,160	10,256	8,482	7,236	6,659	-5,501	-45%
\$15,000-\$29,999	18,729	17,674	15,483	13,817	13,025	-5,704	-30%
\$30,000-\$44,999	19,995	21,212	19,978	18,898	18,401	-1,594	-8%
\$45,000-\$59,999	16,654	20,237	20,542	20,631	20,777	4,123	25%
\$60,000-\$74,999	14,030	17,123	18,676	19,879	20,678	6,648	47%
\$75,000-\$99,999	14,447	19,967	23,738	27,126	29,357	14,910	103%
\$100,000-\$124,999	7,139	11,602	15,218	18,820	21,167	14,028	196%
\$125,000-\$149,999	3,863	6,310	9,048	11,961	13,834	9,971	258%
\$150,000-\$199,999	2,927	5,090	8,151	11,671	13,913	10,986	375%
\$200,000 or more	1,803	1,851	3,668	6,076	7,695	5,892	327%
Total Households	111,747	131,322	142,984	156,115	165,506	53,759	48%
Median Household Income							
Adjusted for inflation (\$1999)	\$49,494	\$57,244	\$65,628	\$73,186	\$77,736	\$28,242	57%

***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.

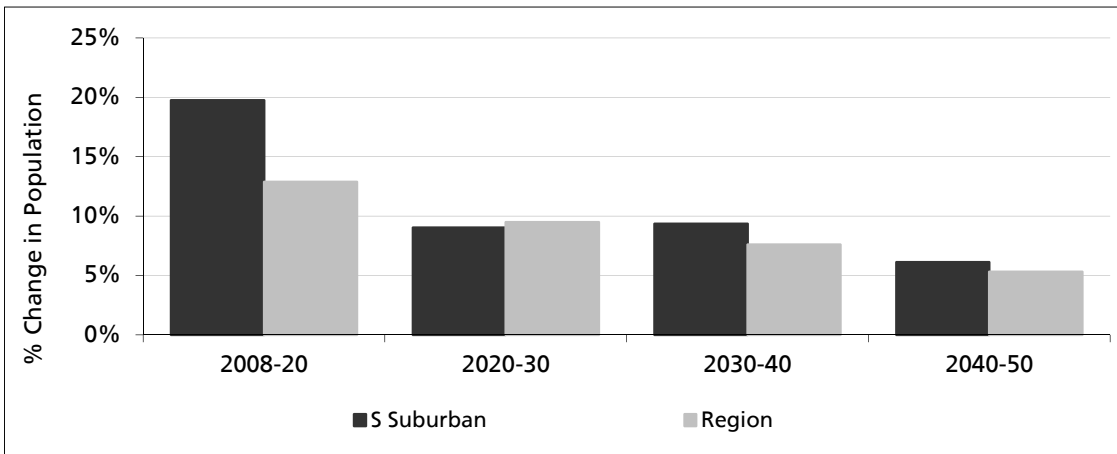
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	374,436	448,335	488,807	534,543	567,226	192,790	51%
Under 5	35,883	37,627	37,967	39,941	39,263	3,380	9%
5 to 9	27,066	34,116	33,456	35,613	35,997	8,931	33%
10 to 14	24,736	31,086	30,273	31,591	32,866	8,130	33%
15 to 17	17,631	18,830	19,535	19,947	21,036	3,405	19%
18 to 19	12,252	11,369	13,080	13,033	13,765	1,513	12%
20 to 24	29,113	28,349	35,920	36,214	37,323	8,210	28%
25 to 29	28,372	32,909	33,022	35,983	36,034	7,662	27%
30 to 34	25,679	26,957	24,638	30,552	30,625	4,946	19%
35 to 39	25,867	25,278	28,678	29,580	32,007	6,140	24%
40 to 44	26,558	28,977	29,987	28,778	35,535	8,977	34%
45 to 49	26,775	30,748	28,905	34,312	35,433	8,658	32%
50 to 54	23,071	28,817	30,468	32,638	31,045	7,974	35%
55 to 59	18,722	28,630	30,705	30,080	35,176	16,454	88%
60 to 61	6,708	10,960	12,050	12,739	14,485	7,777	116%
62 to 64	7,825	14,820	16,501	18,541	18,808	10,983	140%
65 to 69	10,826	20,878	27,299	29,910	29,229	18,403	170%
70 to 74	8,967	15,522	22,502	25,505	27,927	18,960	211%
75 to 79	7,686	9,741	16,288	22,075	24,636	16,950	221%
80 to 84	5,752	6,195	9,936	14,927	17,432	11,680	203%
85 and over	4,947	6,526	7,597	12,584	18,604	13,657	276%
Median Age	32.4	35.6	37.9	39.1	40.7	8.3	26%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	374,436	448,335	488,807	534,543	567,226	192,790	51%
Hispanic	205,131	261,471	297,721	339,262	377,797	172,666	84%
Non-Hispanic	169,305	186,864	191,086	195,281	189,429	20,124	12%
White	91,385	91,754	85,855	78,399	66,930	-24,455	-27%
Black	16,429	21,121	24,423	27,962	30,797	14,368	87%
American Indian	1,116	1,392	1,496	1,575	1,485	369	33%
Asian	47,072	56,571	60,864	66,060	67,236	20,164	43%
Hawaiian / Pacific Islander	1,863	2,226	2,406	2,690	2,768	905	49%
Other	615	893	1,111	1,326	1,405	790	128%
Two or More Races	10,825	12,907	14,931	17,269	18,808	7,983	74%

GROWTH TRENDS IN TOTAL POPULATION



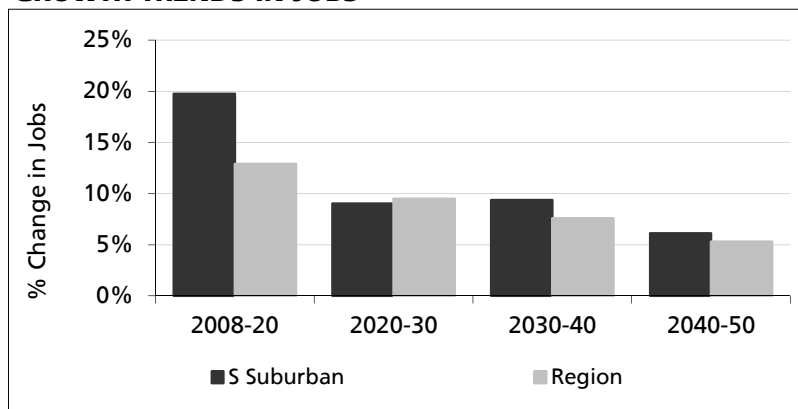
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	116,445	142,043	174,973	199,528	226,802	110,357	95%
Civilian Jobs	116,089	140,687	173,617	198,172	225,446	109,357	94%
Military Jobs	356	1,356	1,356	1,356	1,356	1,000	281%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	67,586	67,586	67,586	67,586	67,586	0	0%
Developed Acres	58,954	61,419	63,332	64,459	64,963	6,009	10%
Low Density Single Family	128	155	430	467	467	339	266%
Single Family	11,474	12,554	12,905	13,064	13,022	1,547	13%
Multiple Family	1,748	2,149	2,403	2,943	3,135	1,387	79%
Mobile Homes	541	514	451	388	297	-244	-45%
Other Residential	767	723	723	723	723	-45	-6%
Mixed Use	0	481	887	972	1,067	1,067	--
Industrial	4,177	4,512	4,972	5,383	6,009	1,832	44%
Commercial/Services	2,923	3,144	3,229	3,275	3,391	468	16%
Office	199	215	229	245	268	69	35%
Schools	1,649	1,759	1,887	1,967	2,031	382	23%
Roads and Freeways	8,449	8,465	8,465	8,464	8,464	15	0%
Agricultural and Extractive ²	3,767	3,582	3,438	3,247	2,762	-1,004	-27%
Parks and Military Use	23,132	23,167	23,315	23,324	23,327	195	1%
Vacant Developable Acres	8,241	5,776	3,863	2,736	2,232	-6,009	-73%
Low Density Single Family	391	340	66	28	28	-363	-93%
Single Family	1,850	778	385	196	186	-1,664	-90%
Multiple Family	1,027	697	501	54	21	-1,006	-98%
Mixed Use	712	294	13	13	10	-701	-99%
Industrial	2,408	2,116	1,759	1,485	1,234	-1,174	-49%
Commercial/Services	602	485	369	297	180	-423	-70%
Office	148	131	111	94	71	-77	-52%
Schools	461	327	199	119	55	-406	-88%
Parks and Other	276	242	94	84	81	-195	-71%
Future Roads and Freeways	366	366	366	366	366	0	0%
Constrained Acres	391	391	391	391	391	0	0%
Employment Density³	13.0	14.3	16.1	17.5	18.4	5.5	42%
Residential Density⁴	8.1	8.4	8.5	8.9	9.4	1.3	17%

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).