2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Council District 6

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**163,808**	**193,763**	**211,012**	**224,472**	**229,687**	**65,879**	**40%**
Household Population	159,708	189,348	206,013	218,704	223,415	63,707	40%
Group Quarters Population	4,100	4,415	4,999	5,768	6,272	2,172	53%
Civilian	4,100	4,415	4,999	5,768	6,272	2,172	53%
Military	0	0	0	0	0	0	0%
Total Housing Units	**66,997**	**79,292**	**84,890**	**89,619**	**91,398**	**24,401**	**36%**
Single Family	34,836	35,119	34,284	34,498	34,767	-69	0%
Multiple Family	30,796	42,856	49,582	54,490	56,210	25,414	83%
Mobile Homes	1,365	1,317	1,024	631	421	-944	-69%
Occupied Housing Units	**63,923**	**76,179**	**81,958**	**86,629**	**88,443**	**24,520**	**38%**
Single Family	33,223	33,790	33,151	33,396	33,703	480	1%
Multiple Family	29,412	41,137	47,818	52,619	54,329	24,917	85%
Mobile Homes	1,288	1,252	989	614	411	-877	-68%
Vacancy Rate	**4.6%**	**3.9%**	**3.5%**	**3.3%**	**3.2%**	**-1.4**	**-30%**
Single Family	4.6%	3.8%	3.3%	3.2%	3.1%	-1.5	-33%
Multiple Family	4.5%	4.0%	3.6%	3.4%	3.3%	-1.2	-27%
Mobile Homes	5.6%	4.9%	3.4%	2.7%	2.4%	-3.2	-57%
Persons per Household	**2.50**	**2.49**	**2.51**	**2.52**	**2.53**	**0.03**	**1%**

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.
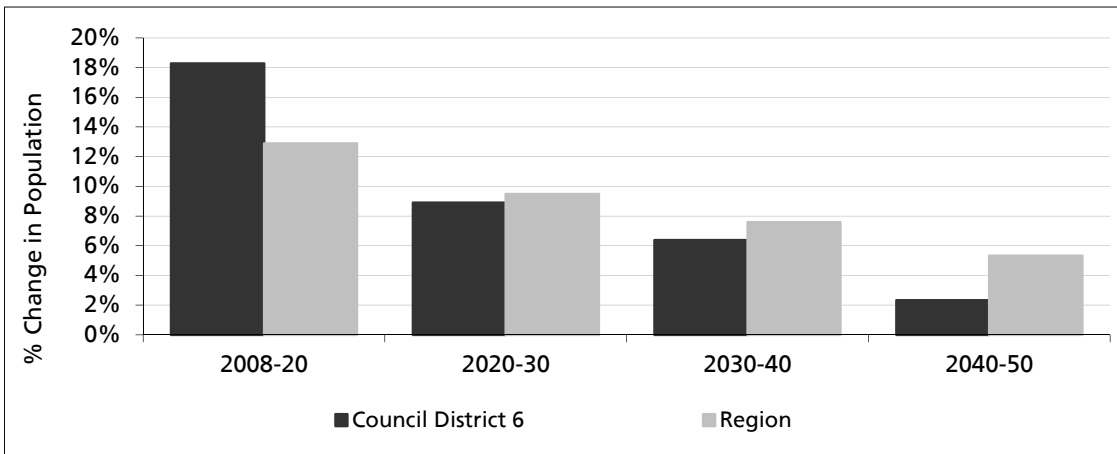
Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Council District 6
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**163,808**	**193,763**	**211,012**	**224,472**	**229,687**	**65,879**	**40%**
Under 5	11,558	12,733	13,376	13,784	13,577	2,019	17%
5 to 9	10,329	12,153	12,755	13,254	13,316	2,987	29%
10 to 14	8,678	10,776	10,868	11,366	11,567	2,889	33%
15 to 17	5,293	5,876	6,073	6,307	6,465	1,172	22%
18 to 19	4,665	4,778	5,245	6,268	6,351	1,686	36%
20 to 24	9,572	10,505	12,274	12,741	13,029	3,457	36%
25 to 29	10,935	14,037	14,636	15,026	15,305	4,370	40%
30 to 34	14,679	16,799	16,453	18,571	18,361	3,682	25%
35 to 39	14,552	13,963	16,571	17,058	17,285	2,733	19%
40 to 44	13,058	12,741	14,092	13,837	15,548	2,490	19%
45 to 49	12,309	11,869	10,823	13,055	13,452	1,143	9%
50 to 54	10,600	11,091	10,609	11,897	11,624	1,024	10%
55 to 59	8,700	11,510	10,650	9,796	11,786	3,086	35%
60 to 61	3,265	4,696	4,471	4,131	4,982	1,717	53%
62 to 64	3,782	6,715	6,522	6,376	6,667	2,885	76%
65 to 69	5,332	10,178	12,073	11,305	10,407	5,075	95%
70 to 74	4,928	9,162	12,197	11,586	11,021	6,093	124%
75 to 79	4,557	6,095	9,812	11,403	10,381	5,824	128%
80 to 84	3,723	3,938	6,645	8,934	8,571	4,848	130%
85 and over	3,293	4,148	4,867	7,777	9,992	6,699	203%
Median Age	37.1	38.3	39.2	39.4	39.9	2.8	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**163,808**	**193,763**	**211,012**	**224,472**	**229,687**	**65,879**	**40%**
Hispanic	32,199	45,776	56,288	66,474	74,302	42,103	131%
Non-Hispanic	131,609	147,987	154,724	157,998	155,385	23,776	18%
White	93,564	100,522	101,313	99,762	94,218	654	1%
Black	7,287	9,559	10,891	11,947	12,846	5,559	76%
American Indian	755	936	983	979	940	185	25%
Asian	22,049	27,284	30,498	33,112	34,549	12,500	57%
Hawaiian / Pacific Islander	1,011	1,267	1,372	1,450	1,485	474	47%
Other	487	601	674	741	769	282	58%
Two or More Races	6,456	7,818	8,993	10,007	10,578	4,122	64%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Council District 6
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**193,712**	**203,582**	**211,341**	**221,389**	**231,023**	**37,311**	**19%**
Civilian Jobs	193,712	203,582	211,341	221,389	231,023	37,311	19%
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	**23,316**	**23,316**	**23,316**	**23,316**	**23,316**	**0**	**0%**
Developed Acres	**22,811**	**23,065**	**23,158**	**23,231**	**23,294**	**483**	**2%**
Low Density Single Family	0	51	55	55	55	55	--
Single Family	5,557	5,603	5,524	5,506	5,506	-52	-1%
Multiple Family	1,109	1,184	1,264	1,285	1,285	175	16%
Mobile Homes	161	154	120	65	42	-118	-74%
Other Residential	71	71	67	67	67	-4	-6%
Mixed Use	0	443	575	646	654	654	--
Industrial	2,095	2,107	2,098	2,095	2,106	11	1%
Commercial/Services	2,389	2,150	2,113	2,130	2,142	-247	-10%
Office	814	832	851	893	947	133	16%
Schools	877	865	868	870	870	-7	-1%
Roads and Freeways	4,581	4,581	4,581	4,581	4,581	0	0%
Agricultural and Extractive[2]	198	0	0	0	0	-198	-100%
Parks and Military Use	4,960	5,024	5,041	5,040	5,040	80	2%
Vacant Developable Acres	**495**	**241**	**148**	**75**	**12**	**-483**	**-97%**
Low Density Single Family	56	5	1	1	1	-55	-99%
Single Family	62	4	0	0	0	-62	-100%
Multiple Family	60	9	4	0	0	-60	-100%
Mixed Use	10	1	0	0	0	-10	-100%
Industrial	96	66	50	24	1	-96	-99%
Commercial/Services	109	89	50	19	1	-108	-99%
Office	63	38	31	20	0	-62	-100%
Schools	4	4	2	0	0	-4	-97%
Parks and Other	26	17	0	0	0	-26	-100%
Future Roads and Freeways	10	10	10	10	10	0	0%
Constrained Acres	**10**	**10**	**10**	**10**	**10**	**0**	**0%**
Employment Density[3]	**31.4**	**33.0**	**34.0**	**35.1**	**36.1**	**4.8**	**15%**
Residential Density[4]	**9.7**	**10.9**	**11.6**	**12.3**	**12.6**	**2.8**	**29%**

GROWTH TRENDS IN JOBS

Legend: ■ Council District 6 ■ Region
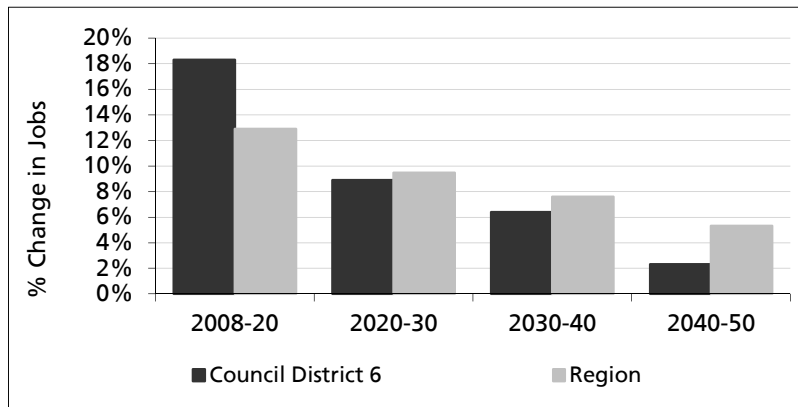
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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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Adopted October 2011
Council District 6
Page 3 of 3