POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**63,979**	**66,890**	**70,659**	**74,048**	**74,692**	**10,713**	**17%**
Household Population	62,658	65,384	68,773	71,712	72,021	9,363	15%
Group Quarters Population	1,321	1,506	1,886	2,336	2,671	1,350	102%
Civilian	1,321	1,506	1,886	2,336	2,671	1,350	102%
Military	0	0	0	0	0	0	0%
Total Housing Units	**23,553**	**24,230**	**25,121**	**25,532**	**25,488**	**1,935**	**8%**
Single Family	10,939	11,693	12,558	12,768	12,754	1,815	17%
Multiple Family	8,210	8,306	8,348	8,709	8,864	654	8%
Mobile Homes	4,404	4,231	4,215	4,055	3,870	-534	-12%
Occupied Housing Units	**22,188**	**22,964**	**23,871**	**24,501**	**24,500**	**2,312**	**10%**
Single Family	10,468	11,177	12,023	12,460	12,463	1,995	19%
Multiple Family	7,753	7,937	7,990	8,319	8,486	733	9%
Mobile Homes	3,967	3,850	3,858	3,722	3,551	-416	-10%
Vacancy Rate	**5.8%**	**5.2%**	**5.0%**	**4.0%**	**3.9%**	**-1.9**	**-33%**
Single Family	4.3%	4.4%	4.3%	2.4%	2.3%	-2.0	-47%
Multiple Family	5.6%	4.4%	4.3%	4.5%	4.3%	-1.3	-23%
Mobile Homes	9.9%	9.0%	8.5%	8.2%	0.0%	-9.9	-100%
Persons per Household	**2.82**	**2.85**	**2.88**	**2.93**	**2.94**	**0.12**	**4%**

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	3,130	2,655	2,362	2,058	1,764	-1,366	-44%
$15,000-$29,999	4,350	3,911	3,658	3,334	2,957	-1,393	-32%
$30,000-$44,999	4,200	4,119	4,013	3,839	3,563	-637	-15%
$45,000-$59,999	3,568	3,746	3,789	3,770	3,643	75	2%
$60,000-$74,999	2,451	2,699	2,844	2,976	3,035	584	24%
$75,000-$99,999	2,366	2,868	3,194	3,504	3,781	1,415	60%
$100,000-$124,999	1,084	1,477	1,821	2,118	2,317	1,233	114%
$125,000-$149,999	461	757	1,015	1,251	1,402	941	204%
$150,000-$199,999	341	565	842	1,137	1,300	959	281%
$200,000 or more	237	167	333	514	738	501	211%
Total Households	22,188	22,964	23,871	24,501	24,500	2,312	10%
Median Household Income							
Adjusted for inflation ($1999)	$42,907	$48,191	$52,532	$57,014	$61,596	$18,689	44%

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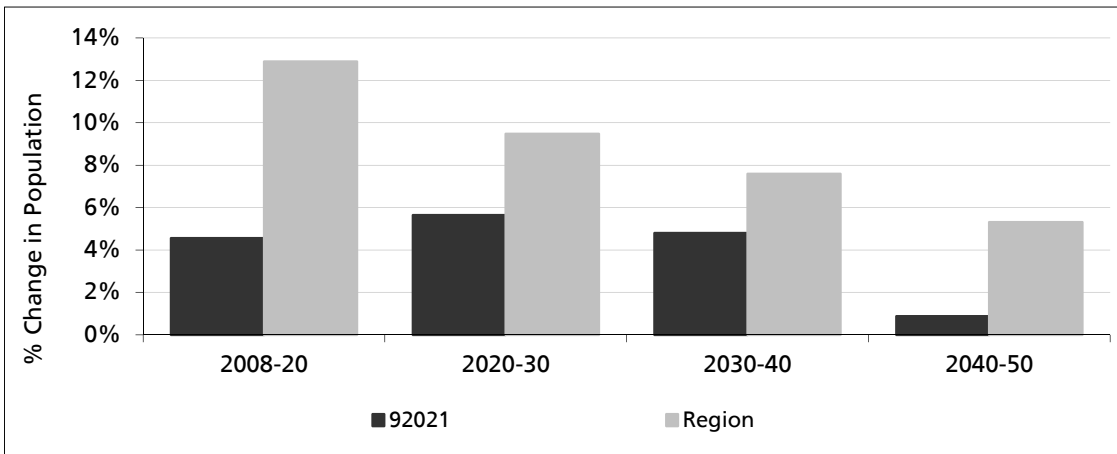
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**63,979**	**66,890**	**70,659**	**74,048**	**74,692**	**10,713**	**17%**
Under 5	4,649	4,590	4,767	4,915	4,773	124	3%
5 to 9	4,422	4,511	4,595	4,735	4,610	188	4%
10 to 14	4,546	4,695	4,671	4,934	4,864	318	7%
15 to 17	2,797	2,721	2,713	2,801	2,837	40	1%
18 to 19	1,980	1,739	1,686	1,720	1,716	-264	-13%
20 to 24	4,440	4,177	4,638	4,631	4,640	200	5%
25 to 29	4,314	5,159	5,195	5,160	5,207	893	21%
30 to 34	4,209	4,371	4,131	4,560	4,445	236	6%
35 to 39	4,252	3,443	4,248	4,281	4,194	-58	-1%
40 to 44	4,602	3,879	4,163	4,043	4,445	-157	-3%
45 to 49	5,009	4,219	3,703	4,545	4,627	-382	-8%
50 to 54	4,519	4,150	3,772	4,280	4,166	-353	-8%
55 to 59	3,660	4,354	3,879	3,512	4,310	650	18%
60 to 61	1,385	1,760	1,651	1,520	1,915	530	38%
62 to 64	1,549	2,372	2,255	2,174	2,279	730	47%
65 to 69	2,099	3,525	4,120	3,674	3,160	1,061	51%
70 to 74	1,650	2,905	3,789	3,548	3,165	1,515	92%
75 to 79	1,575	1,876	3,083	3,664	3,288	1,713	109%
80 to 84	1,150	1,114	2,028	2,749	2,647	1,497	130%
85 and over	1,172	1,330	1,572	2,602	3,404	2,232	190%
Median Age	35.7	37.2	38.5	39.2	40.1	4.4	12%

POPULATION BY RACE AND ETHNICITY

|	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**63,979**	**66,890**	**70,659**	**74,048**	**74,692**	**10,713**	**17%**
Hispanic	14,061	18,049	21,278	24,453	27,158	13,097	93%
Non-Hispanic	49,918	48,841	49,381	49,595	47,534	-2,384	-5%
White	42,819	40,290	39,707	38,628	35,561	-7,258	-17%
Black	2,444	3,230	3,634	4,128	4,599	2,155	88%
American Indian	511	395	324	257	228	-283	-55%
Asian	1,329	1,948	2,459	3,042	3,499	2,170	163%
Hawaiian / Pacific Islander	210	261	288	346	356	146	70%
Other	115	139	155	145	145	30	26%
Two or More Races	2,490	2,578	2,814	3,049	3,146	656	26%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast   Adopted October 2011
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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**12,709**	**12,931**	**13,372**	**13,918**	**15,388**	**2,679**	**21%**
Civilian Jobs	12,709	12,931	13,372	13,918	15,388	2,679	21%
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	**18,419**	**18,419**	**18,419**	**18,419**	**18,419**	**0**	**0%**
Developed Acres	**15,100**	**16,045**	**17,706**	**17,749**	**17,765**	**2,665**	**18%**
Low Density Single Family	4,328	5,660	7,545	7,507	7,498	3,170	73%
Single Family	2,434	2,594	2,619	2,642	2,637	202	8%
Multiple Family	330	336	339	378	386	56	17%
Mobile Homes	521	521	521	509	499	-22	-4%
Other Residential	14	14	14	14	14	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	133	137	143	167	167	34	26%
Commercial/Services	417	424	441	455	480	63	15%
Office	19	19	19	19	27	8	45%
Schools	222	222	222	222	222	0	0%
Roads and Freeways	1,370	1,370	1,370	1,370	1,370	0	0%
Agricultural and Extractive[2]	884	320	46	33	33	-851	-96%
Parks and Military Use	4,428	4,428	4,428	4,432	4,432	4	0%
Vacant Developable Acres	**3,134**	**2,190**	**528**	**485**	**469**	**-2,665**	**-85%**
Low Density Single Family	2,902	2,048	424	424	424	-2,478	-85%
Single Family	156	79	54	36	31	-125	-80%
Multiple Family	21	18	15	0	0	-21	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	12	8	8	8	8	-5	-38%
Commercial/Services	35	30	19	13	3	-32	-92%
Office	0	0	0	0	0	0	-89%
Schools	0	0	0	0	0	0	0%
Parks and Other	4	4	4	0	0	-4	-100%
Future Roads and Freeways	4	4	4	4	4	0	0%
Constrained Acres	**185**	**185**	**185**	**185**	**185**	**0**	**0%**
Employment Density[3]	**16.1**	**16.1**	**16.2**	**16.1**	**17.2**	**1.1**	**7%**
Residential Density[4]	**3.1**	**2.7**	**2.3**	**2.3**	**2.3**	**-0.8**	**-25%**

GROWTH TRENDS IN JOBS
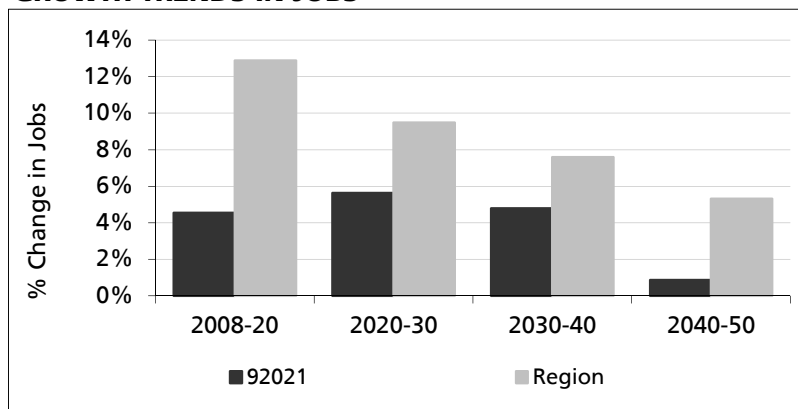
Notes:

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).

Source: Final Series 12 - 2050 Regional Growth Forecast
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