

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 11 - Coastal



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	77,873	82,653	90,769	98,283	106,867	28,994	37%
Household Population	76,568	81,007	88,483	95,247	103,253	26,685	35%
Group Quarters Population	1,305	1,646	2,286	3,036	3,614	2,309	177%
Civilian	1,305	1,646	2,286	3,036	3,614	2,309	177%
Military	0	0	0	0	0	0	0%
Total Housing Units	41,424	42,457	45,798	48,836	53,005	11,581	28%
Single Family	21,336	20,798	19,022	17,060	15,596	-5,740	-27%
Multiple Family	19,585	21,194	26,514	31,776	37,409	17,824	91%
Mobile Homes	503	465	262	0	0	-503	-100%
Occupied Housing Units	37,170	38,712	41,977	44,816	48,765	11,595	31%
Single Family	19,434	19,271	17,817	16,074	14,764	-4,670	-24%
Multiple Family	17,256	18,995	23,898	28,742	34,001	16,745	97%
Mobile Homes	480	446	262	0	0	-480	-100%
Vacancy Rate	10.3%	8.8%	8.3%	8.2%	8.0%	-2.3	-22%
Single Family	8.9%	7.3%	6.3%	5.8%	5.3%	-3.6	-40%
Multiple Family	11.9%	10.4%	9.9%	9.5%	9.1%	-2.8	-24%
Mobile Homes	4.6%	4.1%	0.0%	0.0%	0.0%	-4.6	-100%
Persons per Household	2.06	2.09	2.11	2.13	2.12	0.06	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	4,037	3,402	3,039	2,749	2,674	-1,363	-34%
\$15,000-\$29,999	5,005	4,571	4,235	3,943	3,896	-1,109	-22%
\$30,000-\$44,999	5,358	5,063	4,913	4,744	4,821	-537	-10%
\$45,000-\$59,999	5,036	4,776	4,859	4,874	5,092	56	1%
\$60,000-\$74,999	3,967	4,112	4,381	4,559	4,888	921	23%
\$75,000-\$99,999	4,068	5,194	5,842	6,349	7,019	2,951	73%
\$100,000-\$124,999	2,859	3,447	4,110	4,683	5,340	2,481	87%
\$125,000-\$149,999	1,586	2,248	2,800	3,304	3,848	2,262	143%
\$150,000-\$199,999	2,193	2,510	3,235	3,927	4,628	2,435	111%
\$200,000 or more	3,061	3,389	4,563	5,684	6,559	3,498	114%
Total Households	37,170	38,712	41,977	44,816	48,765	11,595	31%
Median Household Income							
Adjusted for inflation (\$1999)	\$57,465	\$65,632	\$73,499	\$81,060	\$85,726	\$28,261	49%

***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.

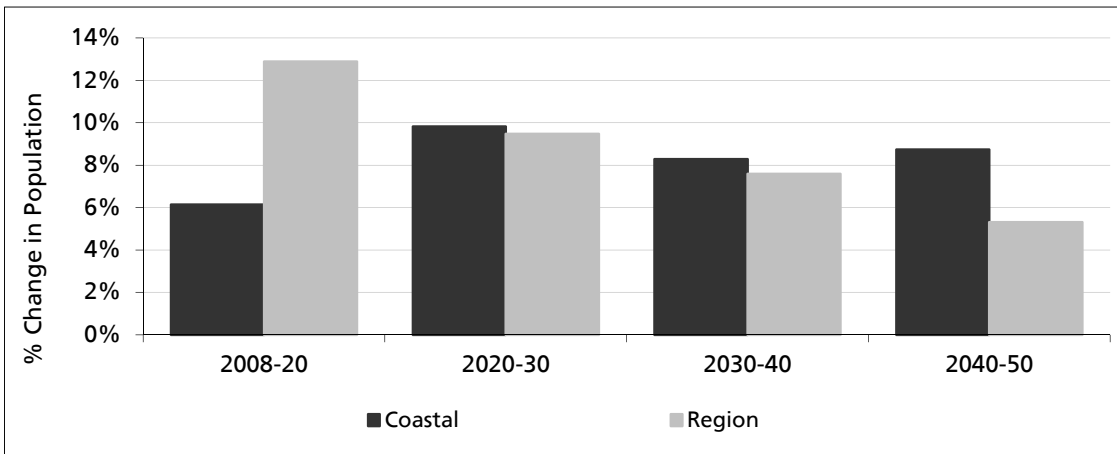
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	77,873	82,653	90,769	98,283	106,867	28,994	37%
Under 5	2,757	2,641	2,830	2,942	3,141	384	14%
5 to 9	2,786	2,733	2,951	3,130	3,322	536	19%
10 to 14	2,856	2,965	2,972	3,237	3,485	629	22%
15 to 17	1,707	1,660	1,617	1,784	1,951	244	14%
18 to 19	1,076	949	885	931	1,008	-68	-6%
20 to 24	2,554	2,492	2,745	2,768	3,081	527	21%
25 to 29	4,746	5,877	6,179	6,207	7,093	2,347	49%
30 to 34	11,148	11,821	11,930	13,370	14,266	3,118	28%
35 to 39	10,161	7,966	10,287	11,044	11,422	1,261	12%
40 to 44	6,730	5,524	6,324	6,565	7,684	954	14%
45 to 49	5,412	4,477	3,900	5,121	5,750	338	6%
50 to 54	4,591	4,146	3,692	4,320	4,640	49	1%
55 to 59	4,416	5,196	4,453	3,967	5,454	1,038	24%
60 to 61	1,839	2,327	2,071	1,791	2,498	659	36%
62 to 64	2,471	3,964	3,577	3,390	3,834	1,363	55%
65 to 69	3,289	5,883	6,749	5,969	5,559	2,270	69%
70 to 74	2,378	4,335	5,719	5,223	4,890	2,512	106%
75 to 79	2,284	2,879	4,778	5,589	5,037	2,753	121%
80 to 84	2,157	2,032	3,717	5,060	4,799	2,642	122%
85 and over	2,515	2,786	3,393	5,875	7,953	5,438	216%
Median Age	39.6	42.0	42.4	42.8	43.0	3.4	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	77,873	82,653	90,769	98,283	106,867	28,994	37%
Hispanic	8,710	10,262	11,716	13,154	14,574	5,864	67%
Non-Hispanic	69,163	72,391	79,053	85,129	92,293	23,130	33%
White	61,971	63,974	69,133	73,698	79,244	17,273	28%
Black	1,039	1,216	1,393	1,549	1,723	684	66%
American Indian	209	239	250	247	245	36	17%
Asian	3,266	4,124	5,063	6,039	7,093	3,827	117%
Hawaiian / Pacific Islander	194	263	319	373	420	226	116%
Other	366	271	243	236	246	-120	-33%
Two or More Races	2,118	2,304	2,652	2,987	3,322	1,204	57%

GROWTH TRENDS IN TOTAL POPULATION



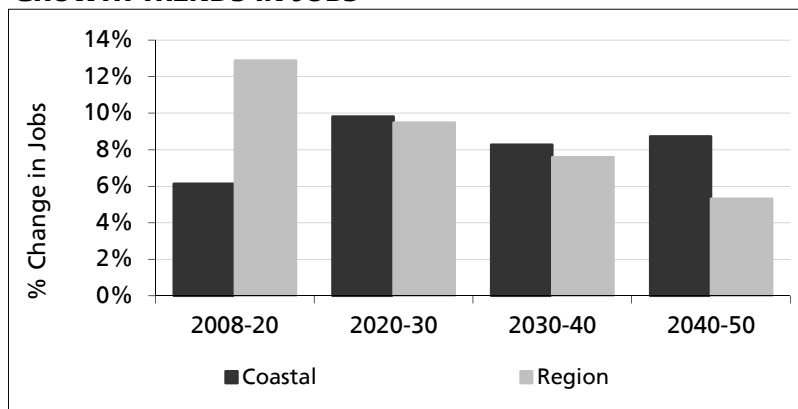
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	47,121	48,397	51,060	53,941	56,008	8,887	19%
Civilian Jobs	47,121	48,397	51,060	53,941	56,008	8,887	19%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	13,907	13,907	13,907	13,907	13,907	0	0%
Developed Acres	13,633	13,694	13,802	13,860	13,900	267	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3,983	3,968	3,890	3,758	3,666	-317	-8%
Multiple Family	481	507	631	773	862	381	79%
Mobile Homes	80	73	44	0	0	-80	-100%
Other Residential	41	41	38	37	37	-5	-11%
Mixed Use	0	28	115	173	228	228	--
Industrial	95	93	87	85	82	-13	-13%
Commercial/Services	1,363	1,312	1,305	1,326	1,289	-74	-5%
Office	36	30	26	25	24	-13	-35%
Schools	321	353	355	358	358	37	12%
Roads and Freeways	2,146	2,146	2,146	2,146	2,146	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	5,085	5,142	5,164	5,180	5,207	122	2%
Vacant Developable Acres	275	214	105	47	7	-267	-97%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	84	67	18	7	6	-79	-93%
Multiple Family	12	10	5	2	0	-12	-98%
Mixed Use	4	3	3	0	0	-4	-100%
Industrial	0	0	0	0	0	0	-100%
Commercial/Services	68	60	30	8	0	-68	-100%
Office	0	0	0	0	0	0	0%
Schools	38	6	3	1	0	-37	-100%
Parks and Other	67	67	44	27	0	-67	-100%
Future Roads and Freeways	1	1	1	1	1	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	26.0	26.9	27.9	28.7	30.0	4.0	16%
Residential Density⁴	9.0	9.2	9.8	10.5	11.3	2.3	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).