POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**35,571**	**39,353**	**44,501**	**47,912**	**50,538**	**14,967**	**42%**
Household Population	34,827	38,293	42,856	45,550	47,634	12,807	37%
Group Quarters Population	744	1,060	1,645	2,362	2,904	2,160	290%
Civilian	744	1,060	1,645	2,362	2,904	2,160	290%
Military	0	0	0	0	0	0	0%
Total Housing Units	**11,760**	**12,759**	**14,060**	**14,681**	**15,156**	**3,396**	**29%**
Single Family	9,945	10,859	12,152	12,778	13,220	3,275	33%
Multiple Family	1,365	1,462	1,470	1,470	1,501	136	10%
Mobile Homes	450	438	438	433	435	-15	-3%
Occupied Housing Units	**11,174**	**12,230**	**13,541**	**14,153**	**14,630**	**3,456**	**31%**
Single Family	9,444	10,408	11,705	12,318	12,761	3,317	35%
Multiple Family	1,326	1,423	1,434	1,436	1,467	141	11%
Mobile Homes	404	399	402	399	402	-2	0%
Vacancy Rate	**5.0%**	**4.1%**	**3.7%**	**3.6%**	**3.5%**	**-1.5**	**-30%**
Single Family	5.0%	4.2%	3.7%	3.6%	3.5%	-1.5	-30%
Multiple Family	2.9%	2.7%	2.4%	2.3%	2.3%	-0.6	-21%
Mobile Homes	10.2%	8.9%	8.2%	7.9%	0.0%	-10.2	-100%
Persons per Household	**3.12**	**3.13**	**3.16**	**3.22**	**3.26**	**0.14**	**4%**

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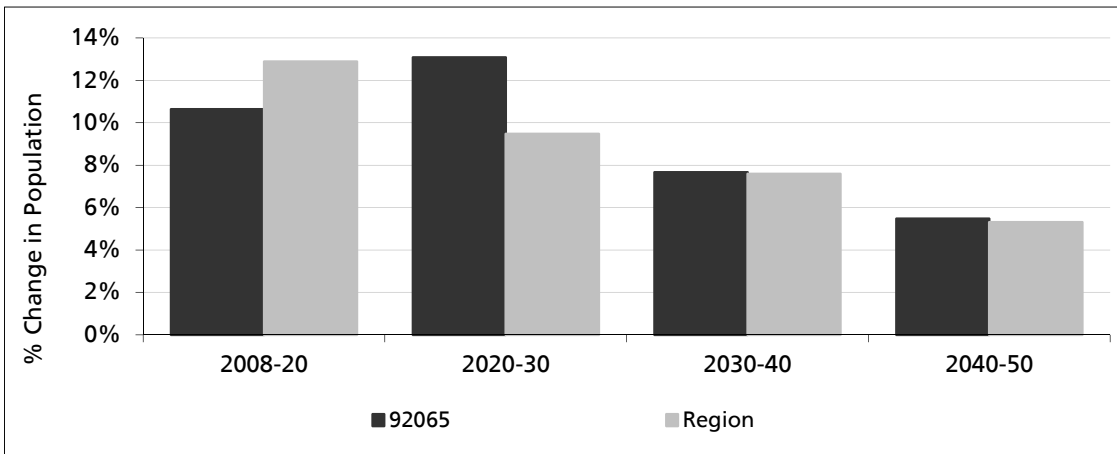
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**35,571**	**39,353**	**44,501**	**47,912**	**50,538**	**14,967**	**42%**
Under 5	2,289	2,300	2,622	2,738	2,765	476	21%
5 to 9	2,208	2,373	2,672	2,874	2,925	717	32%
10 to 14	2,586	2,869	3,096	3,387	3,483	897	35%
15 to 17	1,782	1,795	1,879	2,068	2,163	381	21%
18 to 19	1,229	1,128	1,155	1,215	1,268	39	3%
20 to 24	3,140	3,150	3,757	3,823	4,088	948	30%
25 to 29	2,326	2,977	3,301	3,390	3,620	1,294	56%
30 to 34	1,684	1,818	1,893	2,269	2,313	629	37%
35 to 39	1,759	1,561	2,072	2,224	2,287	528	30%
40 to 44	2,340	2,097	2,548	2,563	2,961	621	27%
45 to 49	3,031	2,645	2,497	3,208	3,429	398	13%
50 to 54	3,034	2,864	2,785	3,272	3,271	237	8%
55 to 59	2,460	3,046	2,871	2,603	3,344	884	36%
60 to 61	907	1,205	1,166	1,053	1,358	451	50%
62 to 64	989	1,651	1,642	1,624	1,725	736	74%
65 to 69	1,116	2,053	2,522	2,256	1,989	873	78%
70 to 74	870	1,632	2,337	2,206	2,054	1,184	136%
75 to 79	754	974	1,746	2,112	1,953	1,199	159%
80 to 84	542	553	1,065	1,487	1,411	869	160%
85 and over	525	662	875	1,540	2,131	1,606	306%
Median Age	36.5	39.1	39.5	39.9	40.6	4.1	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**35,571**	**39,353**	**44,501**	**47,912**	**50,538**	**14,967**	**42%**
Hispanic	7,680	9,888	12,260	14,318	16,060	8,380	109%
Non-Hispanic	27,891	29,465	32,241	33,594	34,478	6,587	24%
White	25,896	27,149	29,518	30,563	31,164	5,268	20%
Black	442	521	623	679	732	290	66%
American Indian	313	226	169	125	97	-216	-69%
Asian	328	563	769	968	1,163	835	255%
Hawaiian / Pacific Islander	70	82	100	111	110	40	57%
Other	59	55	57	57	61	2	3%
Two or More Races	783	869	1,005	1,091	1,151	368	47%

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	**6,586**	**7,083**	**7,792**	**8,584**	**9,131**	**2,545**	**39%**
Civilian Jobs	6,586	7,083	7,792	8,584	9,131	2,545	39%
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	**113,189**	**113,189**	**113,189**	**113,189**	**113,189**	**0**	**0%**
Developed Acres	**58,407**	**61,174**	**63,720**	**68,112**	**74,327**	**15,920**	**27%**
Low Density Single Family	18,106	22,231	26,666	32,313	39,278	21,172	117%
Single Family	2,679	2,852	2,917	2,943	2,965	285	11%
Multiple Family	64	78	79	79	83	19	29%
Mobile Homes	95	95	95	95	95	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	520	552	629	781	815	294	57%
Commercial/Services	1,077	1,088	1,100	1,115	1,125	48	4%
Office	12	13	14	17	18	6	44%
Schools	177	179	182	186	188	11	6%
Roads and Freeways	1,626	1,626	1,626	1,626	1,626	0	0%
Agricultural and Extractive[2]	8,776	7,146	5,097	3,643	2,820	-5,957	-68%
Parks and Military Use	25,271	25,313	25,313	25,313	25,313	42	0%
Vacant Developable Acres	**23,479**	**20,711**	**18,165**	**13,774**	**7,558**	**-15,920**	**-68%**
Low Density Single Family	23,112	20,398	17,966	13,622	7,440	-15,672	-68%
Single Family	151	109	56	33	7	-144	-96%
Multiple Family	6	2	2	2	2	-4	-63%
Mixed Use	0	0	0	0	0	0	0%
Industrial	69	69	17	0	0	-69	-100%
Commercial/Services	82	75	67	60	53	-29	-35%
Office	3	3	3	2	2	-2	-53%
Schools	0	0	0	0	0	0	0%
Parks and Other	54	54	54	54	54	0	0%
Future Roads and Freeways	1	1	1	1	1	0	0%
Constrained Acres	**31,304**	**31,304**	**31,304**	**31,304**	**31,304**	**0**	**0%**
Employment Density[3]	**3.7**	**3.9**	**4.0**	**4.1**	**4.3**	**0.6**	**15%**
Residential Density[4]	**0.6**	**0.5**	**0.5**	**0.4**	**0.4**	**-0.2**	**-36%**

GROWTH TRENDS IN JOBS
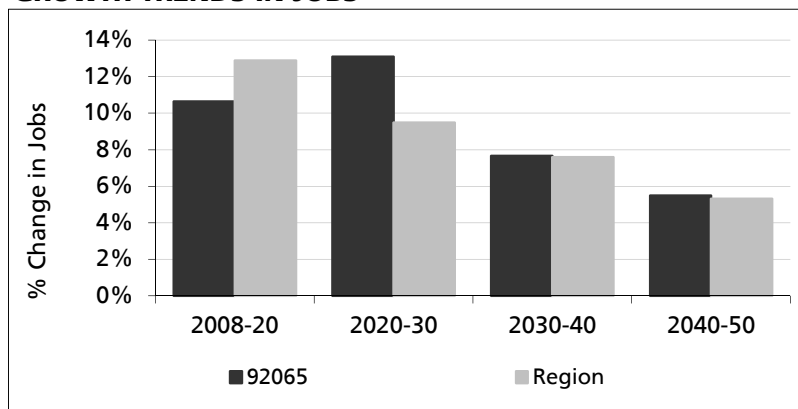
Notes:

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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