SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**60,782**	**63,127**	**67,116**	**68,920**	**69,973**	**9,191**	**15%**
Household Population	60,087	62,276	65,996	67,441	68,237	8,150	14%
Group Quarters Population	695	851	1,120	1,479	1,736	1,041	150%
Civilian	695	851	1,120	1,479	1,736	1,041	150%
Military	0	0	0	0	0	0	0%
Total Housing Units	**19,497**	**19,985**	**20,880**	**20,970**	**20,972**	**1,475**	**8%**
Single Family	13,931	14,427	15,038	15,124	15,118	1,187	9%
Multiple Family	4,673	4,711	5,000	5,025	5,037	364	8%
Mobile Homes	893	847	842	821	817	-76	-9%
Occupied Housing Units	**18,744**	**19,318**	**20,267**	**20,373**	**20,401**	**1,657**	**9%**
Single Family	13,475	14,064	14,707	14,795	14,804	1,329	10%
Multiple Family	4,464	4,492	4,797	4,831	4,850	386	9%
Mobile Homes	805	762	763	747	747	-58	-7%
Vacancy Rate	**3.9%**	**3.3%**	**2.9%**	**2.8%**	**2.7%**	**-1.2**	**-31%**
Single Family	3.3%	2.5%	2.2%	2.2%	2.1%	-1.2	-36%
Multiple Family	4.5%	4.6%	4.1%	3.9%	3.7%	-0.8	-18%
Mobile Homes	9.9%	10.0%	9.4%	9.0%	0.0%	-9.9	-100%
Persons per Household	**3.21**	**3.22**	**3.26**	**3.31**	**3.34**	**0.13**	**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.
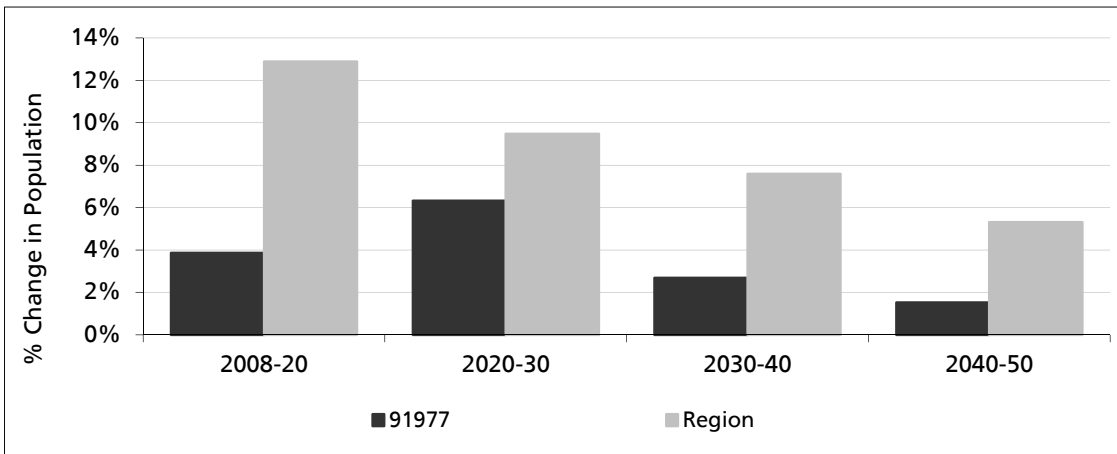
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**60,782**	**63,127**	**67,116**	**68,920**	**69,973**	**9,191**	**15%**
Under 5	4,853	4,557	4,666	4,681	4,494	-359	-7%
5 to 9	3,991	4,231	4,272	4,318	4,241	250	6%
10 to 14	4,616	4,870	4,861	4,873	4,948	332	7%
15 to 17	3,124	2,824	2,908	2,910	2,889	-235	-8%
18 to 19	2,134	1,826	1,891	1,880	1,937	-197	-9%
20 to 24	4,655	4,269	4,925	4,797	4,756	101	2%
25 to 29	4,022	4,600	4,558	4,648	4,478	456	11%
30 to 34	3,803	3,744	3,532	3,970	3,828	25	1%
35 to 39	3,960	3,274	3,974	3,799	3,883	-77	-2%
40 to 44	4,295	3,787	4,032	3,764	4,199	-96	-2%
45 to 49	4,593	4,045	3,679	4,288	4,163	-430	-9%
50 to 54	4,110	4,055	3,884	4,066	3,860	-250	-6%
55 to 59	3,629	4,397	4,156	3,717	4,433	804	22%
60 to 61	1,317	1,778	1,696	1,565	1,823	506	38%
62 to 64	1,394	2,244	2,323	2,305	2,360	966	69%
65 to 69	1,780	3,005	3,716	3,580	3,309	1,529	86%
70 to 74	1,461	2,267	3,148	3,139	3,115	1,654	113%
75 to 79	1,173	1,390	2,212	2,704	2,613	1,440	123%
80 to 84	929	904	1,468	2,045	2,135	1,206	130%
85 and over	943	1,060	1,215	1,871	2,509	1,566	166%
Median Age	33.9	36.0	37.4	38.1	39.4	5.5	16%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**60,782**	**63,127**	**67,116**	**68,920**	**69,973**	**9,191**	**15%**
Hispanic	19,536	23,659	27,754	31,280	34,358	14,822	76%
Non-Hispanic	41,246	39,468	39,362	37,640	35,615	-5,631	-14%
White	24,825	20,646	18,088	14,651	11,139	-13,686	-55%
Black	7,493	9,159	10,672	11,791	12,813	5,320	71%
American Indian	289	315	325	274	285	-4	-1%
Asian	5,216	5,742	6,383	6,874	7,240	2,024	39%
Hawaiian / Pacific Islander	529	521	517	534	530	1	0%
Other	152	174	193	192	221	69	45%
Two or More Races	2,742	2,911	3,184	3,324	3,387	645	24%

GROWTH TRENDS IN TOTAL POPULATION

Bar chart with y-axis "% Change in Population" ranging 0% to 14%, x-axis categories: 2008-20, 2020-30, 2030-40, 2040-50. Legend: 91977, Region.

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**8,206**	**8,485**	**8,768**	**8,944**	**9,157**	**951**	**12%**
Civilian Jobs	8,206	8,485	8,768	8,944	9,157	951	12%
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	**7,497**	**7,497**	**7,497**	**7,497**	**7,497**	**0**	**0%**
Developed Acres	**6,656**	**6,838**	**7,132**	**7,183**	**7,212**	**556**	**8%**
Low Density Single Family	93	80	96	98	98	5	5%
Single Family	3,000	3,185	3,423	3,452	3,450	450	15%
Multiple Family	222	224	241	245	247	25	11%
Mobile Homes	105	105	105	105	105	0	0%
Other Residential	5	5	5	5	5	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	169	172	184	184	184	15	9%
Commercial/Services	223	232	241	257	285	62	28%
Office	8	9	11	11	12	4	56%
Schools	261	261	261	261	261	0	0%
Roads and Freeways	1,199	1,199	1,199	1,199	1,199	0	0%
Agricultural and Extractive[2]	5	0	0	0	0	-5	-100%
Parks and Military Use	1,367	1,367	1,367	1,367	1,367	0	0%
Vacant Developable Acres	**793**	**611**	**318**	**266**	**237**	**-556**	**-70%**
Low Density Single Family	42	19	3	1	1	-41	-98%
Single Family	461	314	71	39	39	-422	-91%
Multiple Family	26	23	8	4	2	-24	-91%
Mixed Use	0	0	0	0	0	0	0%
Industrial	15	12	0	0	0	-15	-100%
Commercial/Services	235	230	225	211	185	-49	-21%
Office	8	7	6	5	4	-4	-54%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	6	6	6	6	6	0	0%
Constrained Acres	**48**	**48**	**48**	**48**	**48**	**0**	**0%**
Employment Density[3]	**12.4**	**12.6**	**12.6**	**12.5**	**12.3**	**-0.1**	**-1%**
Residential Density[4]	**5.7**	**5.6**	**5.4**	**5.4**	**5.4**	**-0.3**	**-6%**

GROWTH TRENDS IN JOBS
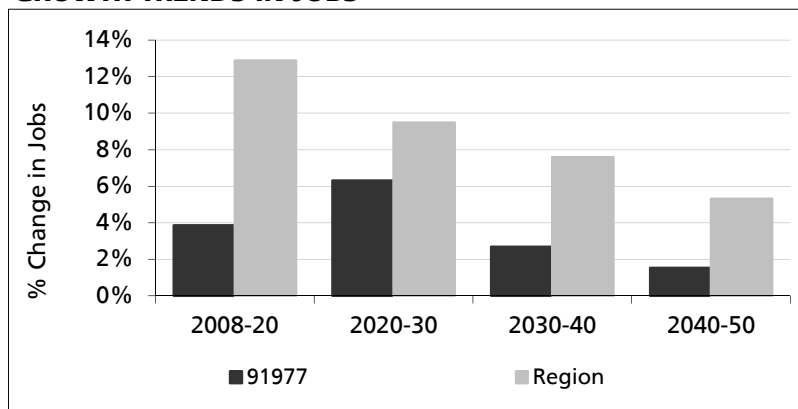
Notes:

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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