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POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**71,808**	**78,263**	**82,816**	**85,351**	**86,742**	**14,934**	**21%**
Household Population	71,217	77,524	81,778	83,935	85,063	13,846	19%
Group Quarters Population	591	739	1,038	1,416	1,679	1,088	184%
Civilian	591	739	1,038	1,416	1,679	1,088	184%
Military	0	0	0	0	0	0	0%
Total Housing Units	**28,028**	**29,997**	**31,494**	**31,872**	**32,030**	**4,002**	**14%**
Single Family	22,250	23,462	23,863	24,088	24,154	1,904	9%
Multiple Family	5,003	5,781	6,879	7,043	7,133	2,130	43%
Mobile Homes	775	754	752	741	743	-32	-4%
Occupied Housing Units	**26,601**	**28,796**	**30,342**	**30,762**	**30,947**	**4,346**	**16%**
Single Family	21,186	22,571	23,045	23,298	23,390	2,204	10%
Multiple Family	4,714	5,533	6,602	6,776	6,865	2,151	46%
Mobile Homes	701	692	695	688	692	-9	-1%
Vacancy Rate	**5.1%**	**4.0%**	**3.7%**	**3.5%**	**3.4%**	**-1.7**	**-33%**
Single Family	4.8%	3.8%	3.4%	3.3%	3.2%	-1.6	-33%
Multiple Family	5.8%	4.3%	4.0%	3.8%	3.8%	-2.0	-34%
Mobile Homes	9.5%	8.2%	7.6%	7.2%	6.9%	-2.6	-27%
Persons per Household	**2.68**	**2.69**	**2.70**	**2.73**	**2.75**	**0.07**	**3%**

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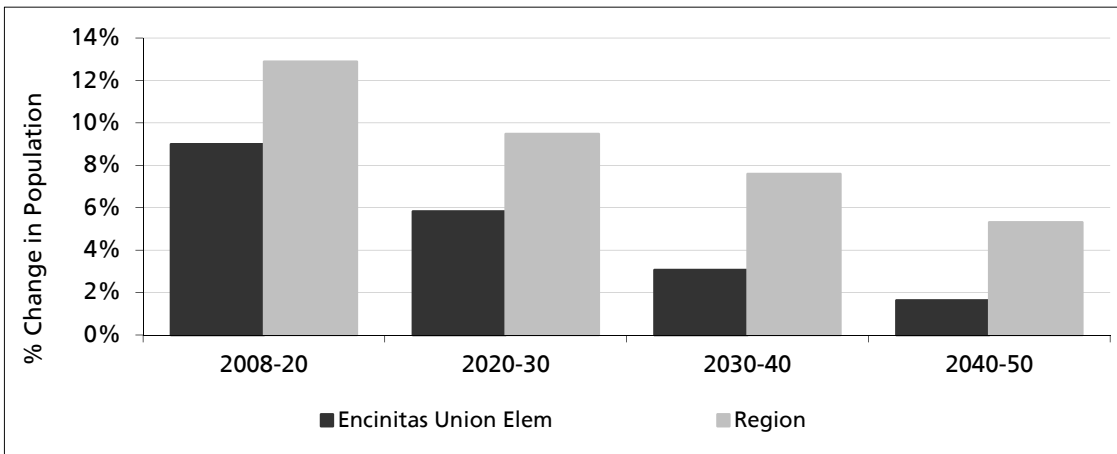
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**71,808**	**78,263**	**82,816**	**85,351**	**86,742**	**14,934**	**21%**
Under 5	4,051	4,052	4,299	4,267	4,178	127	3%
5 to 9	4,184	4,218	4,535	4,567	4,473	289	7%
10 to 14	4,620	5,036	5,023	5,311	5,213	593	13%
15 to 17	3,032	3,126	3,013	3,184	3,162	130	4%
18 to 19	2,213	2,023	1,867	1,847	1,801	-412	-19%
20 to 24	4,936	5,010	5,433	5,245	5,373	437	9%
25 to 29	3,492	4,417	4,634	4,491	4,654	1,162	33%
30 to 34	3,562	3,843	3,839	4,204	4,085	523	15%
35 to 39	4,589	3,752	4,780	4,878	4,683	94	2%
40 to 44	5,235	4,400	5,048	4,981	5,340	105	2%
45 to 49	6,363	5,371	4,691	5,842	6,004	-359	-6%
50 to 54	6,627	6,130	5,450	6,226	6,080	-547	-8%
55 to 59	6,067	7,343	6,220	5,263	6,691	624	10%
60 to 61	2,125	2,804	2,599	2,115	2,682	557	26%
62 to 64	2,083	3,528	3,233	2,910	2,978	895	43%
65 to 69	2,463	4,579	5,365	4,584	3,910	1,447	59%
70 to 74	1,680	3,106	4,195	3,724	3,266	1,586	94%
75 to 79	1,541	2,014	3,442	3,927	3,342	1,801	117%
80 to 84	1,243	1,319	2,405	3,277	2,968	1,725	139%
85 and over	1,702	2,192	2,745	4,508	5,859	4,157	244%
Median Age	41.2	44.2	43.9	44.7	45.3	4.1	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**71,808**	**78,263**	**82,816**	**85,351**	**86,742**	**14,934**	**21%**
Hispanic	10,750	12,962	14,201	15,056	15,504	4,754	44%
Non-Hispanic	61,058	65,301	68,615	70,295	71,238	10,180	17%
White	55,425	59,184	62,170	63,627	64,479	9,054	16%
Black	517	589	610	620	603	86	17%
American Indian	167	113	78	57	43	-124	-74%
Asian	3,040	3,515	3,792	4,011	4,169	1,129	37%
Hawaiian / Pacific Islander	94	86	84	80	76	-18	-19%
Other	126	67	44	37	30	-96	-76%
Two or More Races	1,689	1,747	1,837	1,863	1,838	149	9%

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	**24,492**	**26,458**	**27,868**	**28,838**	**29,507**	**5,015**	**20%**
Civilian Jobs	24,492	26,458	27,868	28,838	29,507	5,015	20%
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	**15,196**	**15,196**	**15,196**	**15,196**	**15,196**	**0**	**0%**
Developed Acres	**13,931**	**14,576**	**14,921**	**15,049**	**15,147**	**1,216**	**9%**
Low Density Single Family	1,515	1,716	2,022	2,098	2,172	657	43%
Single Family	4,653	5,060	5,160	5,210	5,220	568	12%
Multiple Family	303	335	345	351	354	51	17%
Mobile Homes	64	64	64	64	64	0	0%
Other Residential	40	40	40	40	40	0	0%
Mixed Use	0	22	67	69	85	85	--
Industrial	95	96	97	97	98	2	2%
Commercial/Services	975	1,041	1,023	1,033	1,033	57	6%
Office	68	73	74	80	82	14	20%
Schools	259	269	276	289	297	38	15%
Roads and Freeways	1,924	1,924	1,924	1,924	1,924	0	0%
Agricultural and Extractive[2]	375	256	149	113	104	-271	-72%
Parks and Military Use	3,659	3,680	3,680	3,679	3,674	14	0%
Vacant Developable Acres	**1,262**	**618**	**273**	**145**	**47**	**-1,216**	**-96%**
Low Density Single Family	594	398	145	94	28	-565	-95%
Single Family	436	116	58	17	6	-429	-99%
Multiple Family	31	9	7	3	0	-31	-100%
Mixed Use	8	0	0	0	0	-8	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	116	44	19	8	0	-116	-100%
Office	17	11	10	4	0	-17	-100%
Schools	38	28	21	8	0	-38	-100%
Parks and Other	11	0	0	0	0	-11	-100%
Future Roads and Freeways	12	12	12	12	12	0	0%
Constrained Acres	**2**	**2**	**2**	**2**	**2**	**0**	**0%**
Employment Density[3]	**17.5**	**17.8**	**18.5**	**18.8**	**19.0**	**1.5**	**9%**
Residential Density[4]	**4.3**	**4.2**	**4.1**	**4.1**	**4.1**	**-0.2**	**-5%**

GROWTH TRENDS IN JOBS
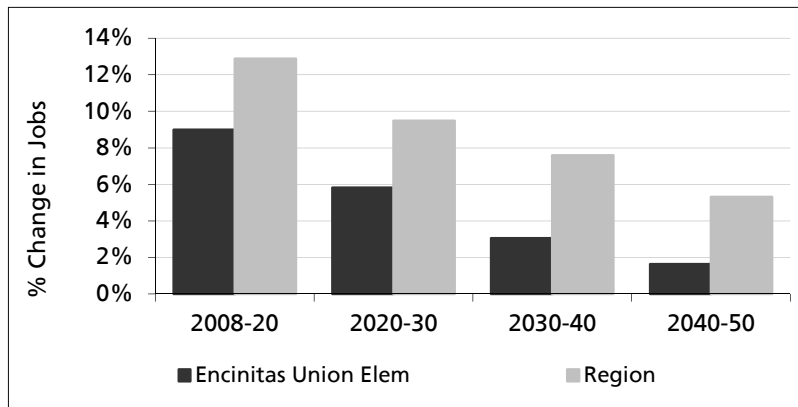
Notes:

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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