

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Council District 2



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	163,696	190,955	221,807	250,737	271,401	107,705	66%
Household Population	155,281	181,037	210,797	238,386	258,099	102,818	66%
Group Quarters Population	8,415	9,918	11,010	12,351	13,302	4,887	58%
Civilian	8,203	8,785	9,877	11,218	12,169	3,966	48%
Military	212	1,133	1,133	1,133	1,133	921	434%
Total Housing Units	87,702	101,065	117,405	131,098	140,830	53,128	61%
Single Family	33,375	32,771	30,673	28,174	25,441	-7,934	-24%
Multiple Family	54,327	68,294	86,732	102,924	115,389	61,062	112%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	80,549	93,901	109,844	122,967	132,236	51,687	64%
Single Family	30,984	30,816	29,098	26,850	24,357	-6,627	-21%
Multiple Family	49,565	63,085	80,746	96,117	107,879	58,314	118%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	8.2%	7.1%	6.4%	6.2%	6.1%	-2.1	-26%
Single Family	7.2%	6.0%	5.1%	4.7%	4.3%	-2.9	-40%
Multiple Family	8.8%	7.6%	6.9%	6.6%	6.5%	-2.3	-26%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.93	1.93	1.92	1.94	1.95	0.02	1%

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	11,883	12,195	12,624	12,549	11,680	-203	-2%
\$15,000-\$29,999	14,103	14,967	16,007	16,445	16,063	1,960	14%
\$30,000-\$44,999	13,615	14,371	15,900	16,827	17,068	3,453	25%
\$45,000-\$59,999	10,107	12,127	13,900	15,153	15,870	5,763	57%
\$60,000-\$74,999	8,522	9,610	11,361	12,714	13,691	5,169	61%
\$75,000-\$99,999	8,536	11,342	13,945	16,161	18,060	9,524	112%
\$100,000-\$124,999	5,104	7,073	9,048	10,892	12,592	7,488	147%
\$125,000-\$149,999	2,582	4,408	5,851	7,271	8,601	6,019	233%
\$150,000-\$199,999	2,958	4,361	6,123	7,940	9,701	6,743	228%
\$200,000 or more	3,139	3,447	5,085	7,015	8,910	5,771	184%
Total Households	80,549	93,901	109,844	122,967	132,236	51,687	64%
Median Household Income							
Adjusted for inflation (\$1999)	\$46,000	\$51,701	\$56,213	\$60,601	\$65,957	\$19,957	43%

***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.

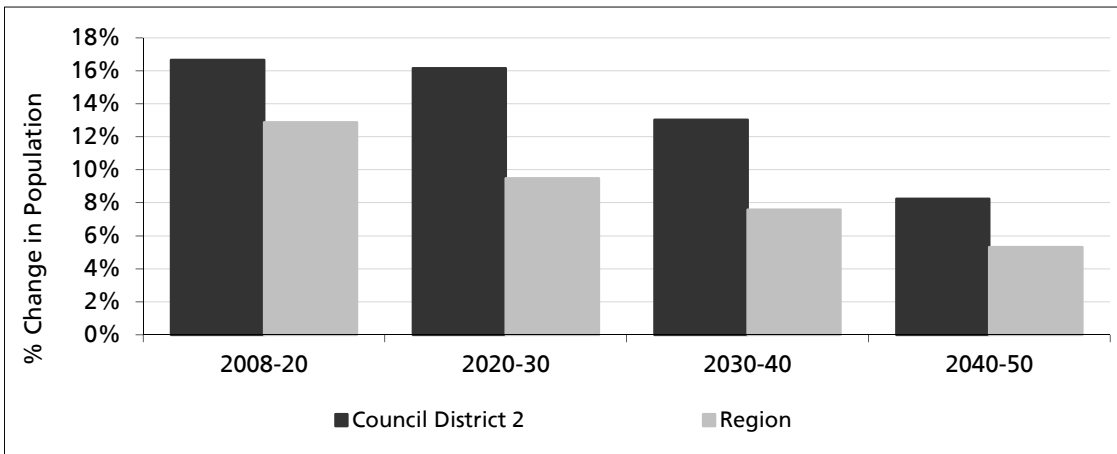
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	163,696	190,955	221,807	250,737	271,401	107,705	66%
Under 5	7,653	8,056	9,057	9,828	10,203	2,550	33%
5 to 9	6,936	7,715	8,699	9,711	10,143	3,207	46%
10 to 14	5,891	6,974	7,519	8,526	9,131	3,240	55%
15 to 17	3,534	3,751	4,033	4,587	5,024	1,490	42%
18 to 19	3,032	3,427	3,610	3,952	4,214	1,182	39%
20 to 24	6,477	7,119	8,325	9,052	9,747	3,270	50%
25 to 29	10,519	13,984	15,488	16,434	18,001	7,482	71%
30 to 34	21,081	23,898	25,112	29,290	30,526	9,445	45%
35 to 39	19,802	17,180	23,091	25,085	25,829	6,027	30%
40 to 44	14,369	13,348	15,973	16,878	19,612	5,243	36%
45 to 49	12,303	11,691	11,094	14,989	16,032	3,729	30%
50 to 54	11,000	11,482	11,421	13,538	14,186	3,186	29%
55 to 59	9,739	13,172	12,531	11,820	15,630	5,891	60%
60 to 61	3,746	5,323	5,204	4,849	6,380	2,634	70%
62 to 64	4,555	8,006	7,985	8,088	8,780	4,225	93%
65 to 69	5,714	11,011	13,846	13,279	12,299	6,585	115%
70 to 74	4,628	9,214	13,524	13,732	13,720	9,092	196%
75 to 79	4,266	5,788	10,362	13,153	12,744	8,478	199%
80 to 84	3,808	4,121	7,732	11,309	11,734	7,926	208%
85 and over	4,643	5,695	7,201	12,637	17,466	12,823	276%
Median Age	39.2	41.3	41.9	42.6	43.3	4.1	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	163,696	190,955	221,807	250,737	271,401	107,705	66%
Hispanic	28,978	42,025	55,776	70,710	80,951	51,973	179%
Non-Hispanic	134,718	148,930	166,031	180,027	190,450	55,732	41%
White	114,633	123,220	134,825	144,294	151,925	37,292	33%
Black	6,715	8,706	10,091	10,796	10,440	3,725	55%
American Indian	797	860	854	809	753	-44	-6%
Asian	6,320	8,906	11,721	14,331	16,586	10,266	162%
Hawaiian / Pacific Islander	422	567	683	778	851	429	102%
Other	863	685	657	686	729	-134	-16%
Two or More Races	4,968	5,986	7,200	8,333	9,166	4,198	85%

GROWTH TRENDS IN TOTAL POPULATION



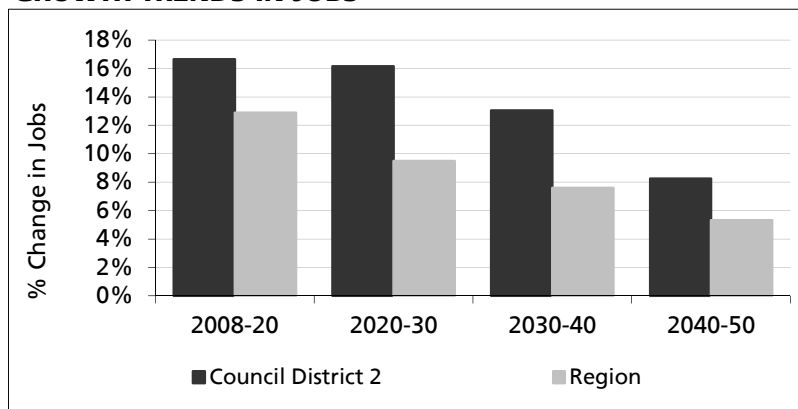
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	156,473	161,815	170,138	179,589	189,060	32,587	21%
Civilian Jobs	150,422	155,764	164,087	173,538	183,009	32,587	22%
Military Jobs	6,051	6,051	6,051	6,051	6,051	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	22,488	22,488	22,488	22,488	22,488	0	0%
Developed Acres	21,360	21,433	21,569	21,695	21,816	456	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4,445	4,414	4,314	4,172	3,993	-452	-10%
Multiple Family	933	989	1,130	1,308	1,487	554	59%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	152	153	153	151	146	-6	-4%
Mixed Use	0	68	267	429	549	549	--
Industrial	970	969	929	904	926	-44	-5%
Commercial/Services	1,893	1,867	1,802	1,740	1,710	-183	-10%
Office	232	225	214	206	189	-43	-18%
Schools	367	369	371	373	375	8	2%
Roads and Freeways	3,794	3,794	3,794	3,794	3,794	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	8,574	8,584	8,596	8,616	8,647	73	1%
Vacant Developable Acres	493	421	285	158	38	-456	-92%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	52	41	17	11	10	-42	-81%
Multiple Family	59	46	29	14	3	-56	-95%
Mixed Use	19	12	7	2	2	-18	-92%
Industrial	102	89	72	50	8	-94	-92%
Commercial/Services	151	139	83	31	1	-150	-100%
Office	19	16	11	7	3	-17	-87%
Schools	5	5	3	1	0	-5	-98%
Parks and Other	79	67	56	36	6	-74	-93%
Future Roads and Freeways	6	6	6	6	6	0	0%
Constrained Acres	635	635	635	635	635	0	0%
Employment Density³	43.4	45.0	47.6	50.5	52.7	9.2	21%
Residential Density⁴	15.9	18.1	20.5	22.4	23.9	8.0	50%

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).