SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**578,621**	**628,349**	**695,816**	**750,151**	**769,233**	**190,612**	**33%**
Household Population	568,445	616,119	680,186	730,423	746,485	178,040	31%
Group Quarters Population	10,176	12,230	15,630	19,728	22,748	12,572	124%
Civilian	10,176	12,230	15,630	19,728	22,748	12,572	124%
Military	0	0	0	0	0	0	0%
Total Housing Units	**210,007**	**224,756**	**245,226**	**259,216**	**264,221**	**54,214**	**26%**
Single Family	137,575	145,577	154,569	157,917	159,620	22,045	16%
Multiple Family	58,063	65,391	77,039	88,018	91,619	33,556	58%
Mobile Homes	14,369	13,788	13,618	13,281	12,982	-1,387	-10%
Occupied Housing Units	**200,167**	**215,386**	**235,851**	**250,508**	**255,624**	**55,457**	**28%**
Single Family	131,440	139,645	148,682	152,847	154,637	23,197	18%
Multiple Family	55,524	62,933	74,466	85,232	88,807	33,283	60%
Mobile Homes	13,203	12,808	12,703	12,429	12,180	-1,023	-8%
Vacancy Rate	**4.7%**	**4.2%**	**3.8%**	**3.4%**	**3.3%**	**-1.4**	**-30%**
Single Family	4.5%	4.1%	3.8%	3.2%	3.1%	-1.4	-31%
Multiple Family	4.4%	3.8%	3.3%	3.2%	3.1%	-1.3	-30%
Mobile Homes	8.1%	7.1%	6.7%	6.4%	6.2%	-1.9	-23%
Persons per Household	**2.84**	**2.86**	**2.88**	**2.92**	**2.92**	**0.08**	**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.
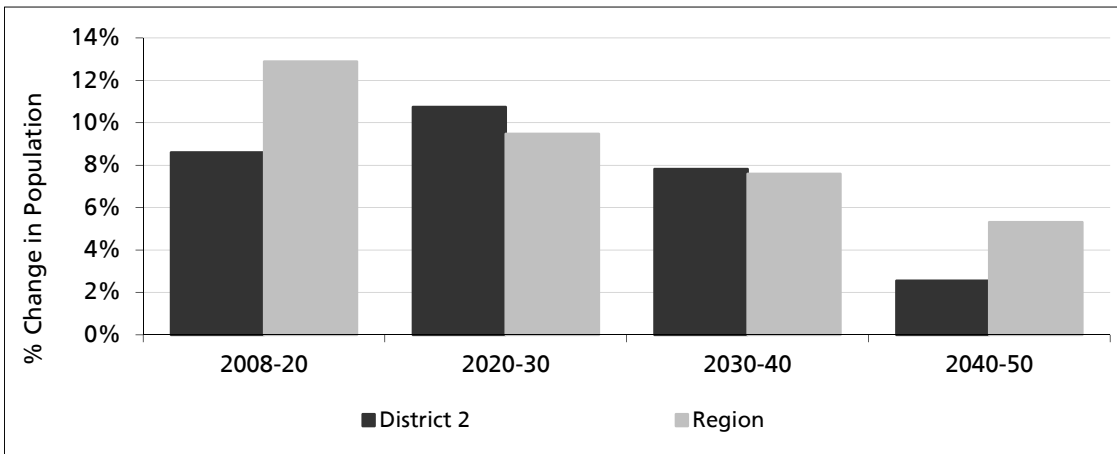
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**578,621**	**628,349**	**695,816**	**750,151**	**769,233**	**190,612**	**33%**
Under 5	37,482	37,231	41,014	43,233	42,748	5,266	14%
5 to 9	36,160	37,745	41,579	44,501	44,150	7,990	22%
10 to 14	39,747	42,881	44,655	48,420	48,882	9,135	23%
15 to 17	26,709	26,423	26,961	29,354	29,982	3,273	12%
18 to 19	18,239	16,693	16,740	17,627	18,001	-238	-1%
20 to 24	43,487	42,982	49,641	50,485	52,083	8,596	20%
25 to 29	38,032	47,382	50,469	51,781	53,436	15,404	41%
30 to 34	34,776	37,335	38,090	44,249	43,848	9,072	26%
35 to 39	36,439	31,135	40,609	42,859	42,943	6,504	18%
40 to 44	40,130	35,457	41,513	42,065	46,906	6,776	17%
45 to 49	46,433	40,196	37,196	47,815	49,017	2,584	6%
50 to 54	43,787	41,306	39,630	45,695	44,666	879	2%
55 to 59	36,906	45,014	41,631	38,105	47,453	10,547	29%
60 to 61	13,654	17,920	17,189	15,752	19,525	5,871	43%
62 to 64	15,125	24,532	23,556	23,016	23,950	8,825	58%
65 to 69	19,697	35,015	42,094	38,586	34,197	14,500	74%
70 to 74	15,558	27,675	37,978	36,245	33,471	17,913	115%
75 to 79	13,652	17,210	29,248	35,350	31,893	18,241	134%
80 to 84	11,095	10,827	19,537	27,236	25,826	14,731	133%
85 and over	11,513	13,390	16,486	27,777	36,256	24,743	215%
Median Age	37.0	39.1	39.8	40.3	40.9	3.9	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**578,621**	**628,349**	**695,816**	**750,151**	**769,233**	**190,612**	**33%**
Hispanic	118,218	153,289	190,591	228,495	255,210	136,992	116%
Non-Hispanic	460,403	475,060	505,225	521,656	514,023	53,620	12%
White	379,518	377,538	388,382	386,204	365,429	-14,089	-4%
Black	27,319	35,321	43,738	52,035	58,557	31,238	114%
American Indian	4,507	3,942	3,479	3,032	2,638	-1,869	-41%
Asian	23,417	29,600	36,426	43,195	48,242	24,825	106%
Hawaiian / Pacific Islander	2,424	2,948	3,411	3,882	4,107	1,683	69%
Other	1,477	1,695	1,947	2,152	2,282	805	55%
Two or More Races	21,741	24,016	27,842	31,156	32,768	11,027	51%

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	**190,327**	**199,474**	**216,468**	**235,044**	**252,935**	**62,608**	**33%**
Civilian Jobs	190,327	199,474	216,468	235,044	252,935	62,608	33%
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	**1,271,720**	**1,271,720**	**1,271,720**	**1,271,720**	**1,271,720**	**0**	**0%**
Developed Acres	**809,605**	**840,295**	**883,075**	**921,946**	**942,726**	**133,122**	**16%**
Low Density Single Family	95,652	127,233	173,149	213,740	235,687	140,035	146%
Single Family	37,111	39,216	40,685	40,937	41,011	3,900	11%
Multiple Family	2,520	2,693	2,841	2,964	3,013	493	20%
Mobile Homes	2,156	2,129	2,113	2,095	2,071	-85	-4%
Other Residential	839	843	843	842	859	19	2%
Mixed Use	0	89	310	459	565	565	--
Industrial	4,377	4,602	5,029	5,537	5,856	1,479	34%
Commercial/Services	11,176	11,209	11,252	11,312	11,432	256	2%
Office	276	295	316	347	383	107	39%
Schools	2,714	2,715	2,721	2,730	2,737	22	1%
Roads and Freeways	23,888	23,929	23,929	23,929	23,929	42	0%
Agricultural and Extractive[2]	30,560	26,964	21,507	18,662	16,763	-13,797	-45%
Parks and Military Use	598,335	598,379	598,379	598,391	598,421	86	0%
Vacant Developable Acres	**192,614**	**161,924**	**119,144**	**80,272**	**59,492**	**-133,122**	**-69%**
Low Density Single Family	185,081	156,497	115,881	77,890	57,736	-127,345	-69%
Single Family	4,139	2,449	956	649	534	-3,605	-87%
Multiple Family	284	170	100	39	31	-253	-89%
Mixed Use	77	73	6	1	1	-76	-99%
Industrial	1,588	1,392	978	626	351	-1,237	-78%
Commercial/Services	993	907	809	692	524	-469	-47%
Office	88	75	58	35	8	-80	-91%
Schools	14	12	8	4	0	-14	-98%
Parks and Other	95	94	93	81	54	-42	-44%
Future Roads and Freeways	254	254	254	254	254	0	0%
Constrained Acres	**269,502**	**269,502**	**269,502**	**269,502**	**269,502**	**0**	**0%**
Employment Density[3]	**10.3**	**10.6**	**11.1**	**11.7**	**12.2**	**2.0**	**19%**
Residential Density[4]	**1.5**	**1.3**	**1.1**	**1.0**	**0.9**	**-0.6**	**-39%**

GROWTH TRENDS IN JOBS

Legend: ■ District 2   ■ Region
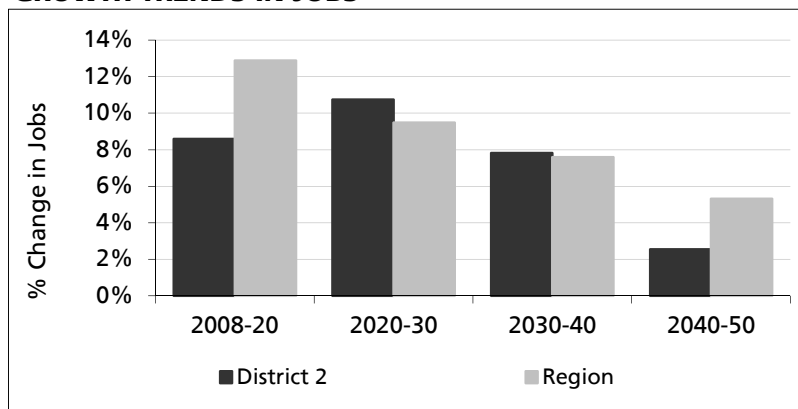
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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).

Source: Final Series 12 - 2050 Regional Growth Forecast
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