POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,061**	**4,324**	**4,381**	**4,401**	**4,339**	**278**	**7%**
Household Population	3,818	4,074	4,111	4,107	4,027	209	5%
Group Quarters Population	243	250	270	294	312	69	28%
Civilian	243	250	270	294	312	69	28%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,463**	**1,551**	**1,551**	**1,524**	**1,508**	**45**	**3%**
Single Family	1,149	1,272	1,272	1,272	1,272	123	11%
Multiple Family	144	144	144	144	144	0	0%
Mobile Homes	170	135	135	108	92	-78	-46%
Occupied Housing Units	**1,426**	**1,487**	**1,493**	**1,467**	**1,451**	**25**	**2%**
Single Family	1,122	1,221	1,227	1,227	1,227	105	9%
Multiple Family	144	136	136	136	136	-8	-6%
Mobile Homes	160	130	130	104	88	-72	-45%
Vacancy Rate	**2.5%**	**4.1%**	**3.7%**	**3.7%**	**3.8%**	**1.3**	**52%**
Single Family	2.3%	4.0%	3.5%	3.5%	3.5%	1.2	52%
Multiple Family	0.0%	5.6%	5.6%	5.6%	5.6%	5.6	0%
Mobile Homes	5.9%	3.7%	3.7%	3.7%	0.0%	-5.9	-100%
Persons per Household	**2.68**	**2.74**	**2.75**	**2.80**	**2.78**	**0.10**	**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.
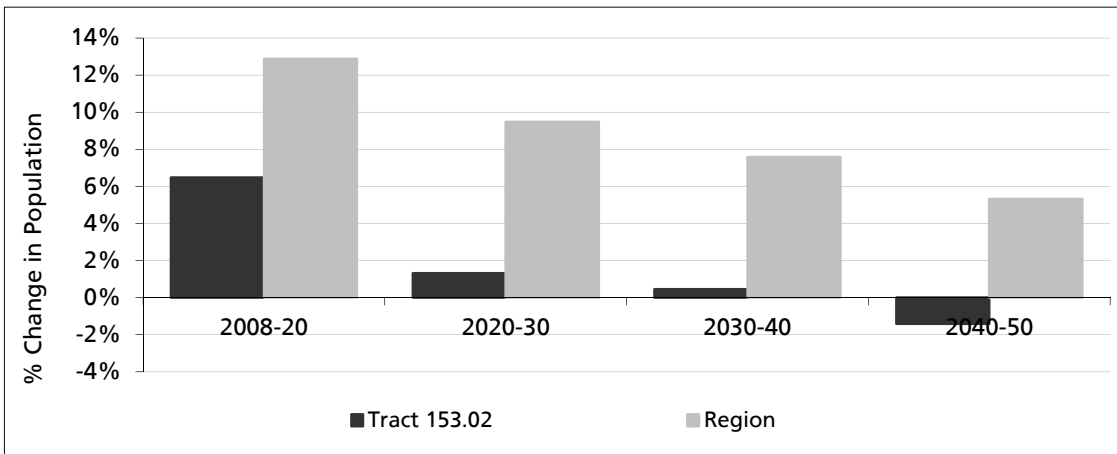
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,061**	**4,324**	**4,381**	**4,401**	**4,339**	**278**	**7%**
Under 5	267	271	277	291	299	32	12%
5 to 9	325	368	349	378	404	79	24%
10 to 14	309	332	315	322	335	26	8%
15 to 17	172	184	190	205	224	52	30%
18 to 19	102	85	80	82	87	-15	-15%
20 to 24	291	275	320	331	341	50	17%
25 to 29	215	253	244	243	247	32	15%
30 to 34	178	184	164	176	172	-6	-3%
35 to 39	222	180	211	202	214	-8	-4%
40 to 44	238	197	205	191	231	-7	-3%
45 to 49	201	156	132	165	182	-19	-9%
50 to 54	203	184	164	183	169	-34	-17%
55 to 59	250	263	211	176	205	-45	-18%
60 to 61	111	125	99	82	95	-16	-14%
62 to 64	149	210	165	138	129	-20	-13%
65 to 69	190	305	292	214	143	-47	-25%
70 to 74	175	296	345	272	208	33	19%
75 to 79	165	185	267	279	213	48	29%
80 to 84	141	117	189	235	183	42	30%
85 and over	157	154	162	236	258	101	64%
Median Age	38.9	40.8	41.0	39.3	36.4	-2.5	-6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,061**	**4,324**	**4,381**	**4,401**	**4,339**	**278**	**7%**
Hispanic	584	817	984	1,157	1,335	751	129%
Non-Hispanic	3,477	3,507	3,397	3,244	3,004	-473	-14%
White	3,021	2,913	2,715	2,458	2,120	-901	-30%
Black	130	185	215	249	289	159	122%
American Indian	22	21	15	14	12	-10	-45%
Asian	127	189	237	292	340	213	168%
Hawaiian / Pacific Islander	12	10	11	13	12	0	0%
Other	28	26	23	21	20	-8	-29%
Two or More Races	137	163	181	197	211	74	54%

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	**735**	**738**	**743**	**743**	**743**	**8**	**1%**
Civilian Jobs	735	738	743	743	743	8	1%
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	**825**	**825**	**825**	**825**	**825**	**0**	**0%**
Developed Acres	**773**	**820**	**820**	**820**	**820**	**47**	**6%**
Low Density Single Family	36	33	33	33	33	-3	-7%
Single Family	567	618	618	618	618	52	9%
Multiple Family	7	7	7	7	7	0	0%
Mobile Homes	22	19	19	19	19	-2	-9%
Other Residential	5	5	5	5	5	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	3	3	3	3	3	0	0%
Commercial/Services	17	17	17	17	17	0	0%
Office	0	0	0	0	0	0	0%
Schools	19	19	19	19	19	0	0%
Roads and Freeways	80	80	80	80	80	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	18	18	18	18	18	0	0%
Vacant Developable Acres	**51**	**4**	**4**	**4**	**4**	**-47**	**-92%**
Low Density Single Family	3	0	0	0	0	-3	-100%
Single Family	48	4	4	4	4	-44	-91%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**1**	**1**	**1**	**1**	**1**	**0**	**0%**
Employment Density[3]	**19.2**	**19.2**	**19.4**	**19.4**	**19.4**	**0.2**	**1%**
Residential Density[4]	**2.3**	**2.3**	**2.3**	**2.2**	**2.2**	**-0.1**	**-4%**

GROWTH TRENDS IN JOBS
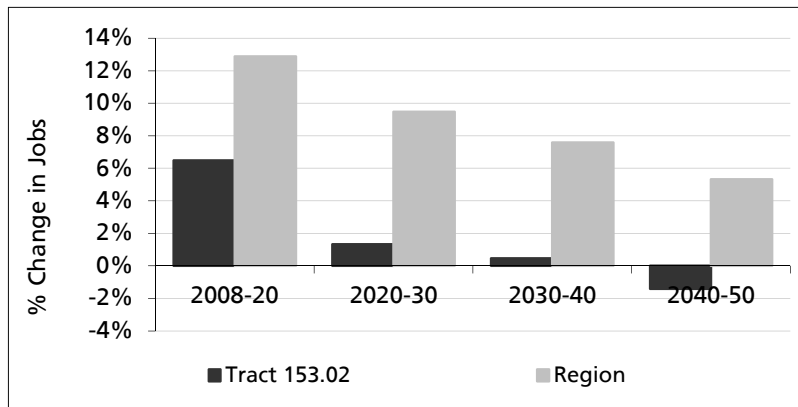
Notes:

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).

Source: Final Series 12 - 2050 Regional Growth Forecast
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