POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**23,080**	**25,993**	**31,063**	**35,861**	**40,427**	**17,347**	**75%**
Household Population	21,835	24,665	29,577	34,189	38,633	16,798	77%
Group Quarters Population	1,245	1,328	1,486	1,672	1,794	549	44%
Civilian	1,245	1,328	1,486	1,672	1,794	549	44%
Military	0	0	0	0	0	0	0%
Total Housing Units	**11,533**	**12,574**	**14,954**	**17,162**	**19,490**	**7,957**	**69%**
Single Family	9,649	10,687	12,899	14,876	17,000	7,351	76%
Multiple Family	238	274	454	708	918	680	286%
Mobile Homes	1,646	1,613	1,601	1,578	1,572	-74	-4%
Occupied Housing Units	**9,406**	**10,476**	**12,664**	**14,675**	**16,787**	**7,381**	**78%**
Single Family	7,730	8,782	10,815	12,606	14,518	6,788	88%
Multiple Family	231	254	421	660	856	625	271%
Mobile Homes	1,445	1,440	1,428	1,409	1,413	-32	-2%
Vacancy Rate	**18.4%**	**16.7%**	**15.3%**	**14.5%**	**13.9%**	**-4.5**	**-24%**
Single Family	19.9%	17.8%	16.2%	15.3%	14.6%	-5.3	-27%
Multiple Family	2.9%	7.3%	7.3%	6.8%	6.8%	3.9	134%
Mobile Homes	12.2%	10.7%	10.8%	10.7%	10.1%	-2.1	-17%
Persons per Household	**2.32**	**2.35**	**2.34**	**2.33**	**2.30**	**-0.02**	**-1%**

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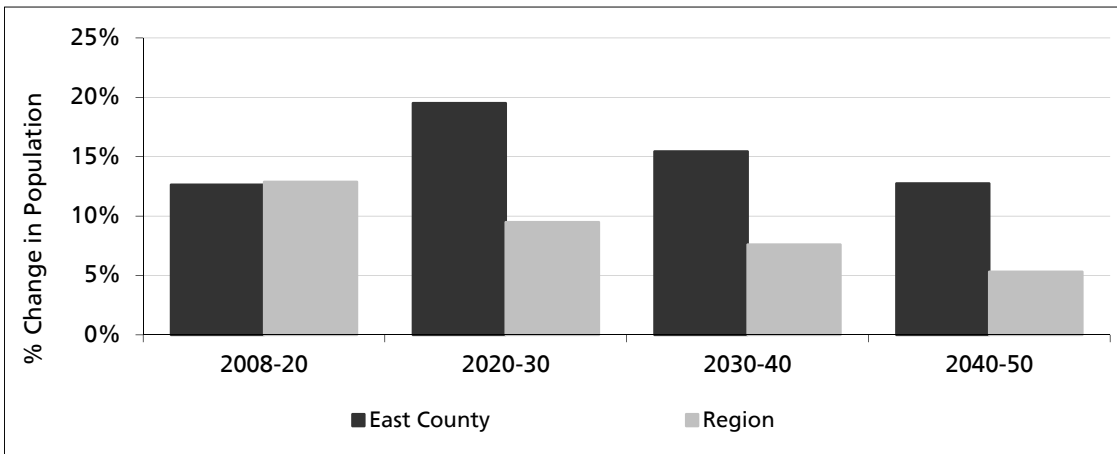
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**23,080**	**25,993**	**31,063**	**35,861**	**40,427**	**17,347**	**75%**
Under 5	869	836	940	1,044	1,083	214	25%
5 to 9	1,119	1,243	1,369	1,542	1,616	497	44%
10 to 14	1,241	1,358	1,456	1,631	1,756	515	41%
15 to 17	965	941	1,036	1,149	1,250	285	30%
18 to 19	730	631	718	778	855	125	17%
20 to 24	2,037	1,887	2,461	2,645	2,892	855	42%
25 to 29	1,495	1,791	2,000	2,250	2,452	957	64%
30 to 34	1,078	1,079	1,102	1,394	1,477	399	37%
35 to 39	1,148	1,040	1,398	1,510	1,717	569	50%
40 to 44	1,407	1,357	1,584	1,636	2,072	665	47%
45 to 49	1,574	1,423	1,374	1,807	1,933	359	23%
50 to 54	1,698	1,703	1,791	2,112	2,169	471	28%
55 to 59	1,740	2,168	2,171	2,077	2,703	963	55%
60 to 61	632	830	862	849	1,116	484	77%
62 to 64	756	1,200	1,239	1,309	1,427	671	89%
65 to 69	1,112	1,899	2,415	2,377	2,244	1,132	102%
70 to 74	1,000	1,668	2,378	2,415	2,411	1,411	141%
75 to 79	900	1,095	1,933	2,588	2,642	1,742	194%
80 to 84	688	690	1,271	1,939	2,110	1,422	207%
85 and over	891	1,154	1,565	2,809	4,502	3,611	405%
Median Age	43.0	47.9	50.3	51.3	52.6	9.6	22%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**23,080**	**25,993**	**31,063**	**35,861**	**40,427**	**17,347**	**75%**
Hispanic	7,837	10,006	13,147	16,634	20,312	12,475	159%
Non-Hispanic	15,243	15,987	17,916	19,227	20,115	4,872	32%
White	12,301	12,879	14,322	15,090	15,392	3,091	25%
Black	1,224	1,486	1,848	2,176	2,504	1,280	105%
American Indian	976	667	438	270	165	-811	-83%
Asian	94	238	433	658	892	798	849%
Hawaiian / Pacific Islander	56	66	76	95	109	53	95%
Other	50	40	39	46	53	3	6%
Two or More Races	542	611	760	892	1,000	458	85%

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	**7,725**	**7,909**	**8,939**	**10,804**	**13,645**	**5,920**	**77%**
Civilian Jobs	7,725	7,909	8,939	10,804	13,645	5,920	77%
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	**1,478,449**	**1,478,449**	**1,478,449**	**1,478,449**	**1,478,449**	**0**	**0%**
Developed Acres	**911,902**	**935,660**	**958,774**	**978,570**	**997,369**	**85,467**	**9%**
Low Density Single Family	51,344	75,156	100,775	121,814	141,274	89,929	175%
Single Family	2,291	2,419	2,642	2,820	3,191	900	39%
Multiple Family	9	19	41	54	80	71	804%
Mobile Homes	710	710	707	704	700	-10	-1%
Other Residential	575	575	575	575	575	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1,035	1,036	1,066	1,114	1,184	150	14%
Commercial/Services	6,674	6,684	6,763	6,833	6,951	277	4%
Office	3	3	4	5	7	4	122%
Schools	173	173	173	174	174	1	1%
Roads and Freeways	11,100	11,100	11,100	11,100	11,100	0	0%
Agricultural and Extractive[2]	28,082	27,878	25,024	23,471	22,227	-5,855	-21%
Parks and Military Use	809,906	809,906	809,906	809,906	809,906	0	0%
Vacant Developable Acres	**188,864**	**165,106**	**141,992**	**122,196**	**103,397**	**-85,467**	**-45%**
Low Density Single Family	184,887	161,239	138,470	118,973	100,745	-84,142	-46%
Single Family	2,495	2,400	2,176	1,995	1,621	-874	-35%
Multiple Family	71	61	39	26	1	-70	-99%
Mixed Use	0	0	0	0	0	0	0%
Industrial	460	459	429	383	328	-132	-29%
Commercial/Services	844	840	771	714	598	-246	-29%
Office	20	20	19	18	16	-4	-18%
Schools	0	0	0	0	0	0	0%
Parks and Other	21	21	21	21	21	0	0%
Future Roads and Freeways	67	67	67	67	67	0	0%
Constrained Acres	**377,683**	**377,683**	**377,683**	**377,683**	**377,683**	**0**	**0%**
Employment Density[3]	**1.0**	**1.0**	**1.1**	**1.3**	**1.6**	**0.7**	**67%**
Residential Density[4]	**0.2**	**0.2**	**0.1**	**0.1**	**0.1**	**-0.1**	**-36%**

GROWTH TRENDS IN JOBS
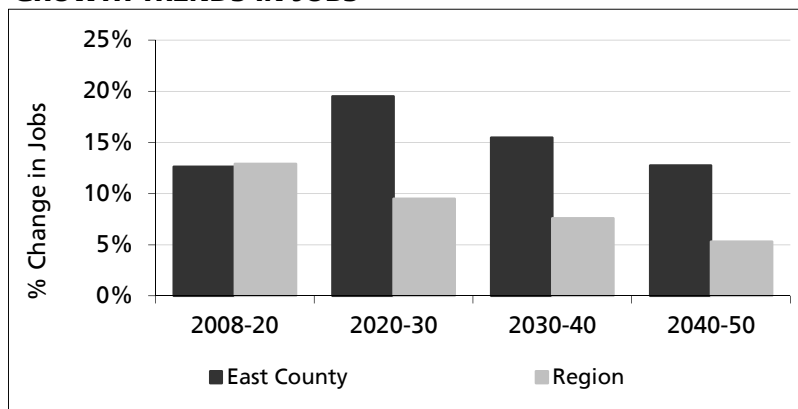
Notes:

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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