

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**San Diego Community College**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>1,043,218</b>	<b>1,189,129</b>	<b>1,315,885</b>	<b>1,423,773</b>	<b>1,526,029</b>	<b>482,811</b>	<b>46%</b>
Household Population	1,004,822	1,136,586	1,258,172	1,359,693	1,457,457	452,635	45%
Group Quarters Population	38,396	52,543	57,713	64,080	68,572	30,176	79%
Civilian	29,035	35,069	40,239	46,606	51,098	22,063	76%
Military	9,361	17,474	17,474	17,474	17,474	8,113	87%
<b>Total Housing Units</b>	<b>411,181</b>	<b>460,246</b>	<b>507,489</b>	<b>548,600</b>	<b>588,633</b>	<b>177,452</b>	<b>43%</b>
Single Family	216,086	214,943	207,471	202,183	197,909	-18,177	-8%
Multiple Family	191,809	242,757	298,196	345,079	389,902	198,093	103%
Mobile Homes	3,286	2,546	1,822	1,338	822	-2,464	-75%
<b>Occupied Housing Units</b>	<b>386,164</b>	<b>436,626</b>	<b>484,046</b>	<b>524,030</b>	<b>562,971</b>	<b>176,807</b>	<b>46%</b>
Single Family	204,145	205,237	199,372	194,724	191,045	-13,100	-6%
Multiple Family	178,937	228,976	282,933	328,021	371,138	192,201	107%
Mobile Homes	3,082	2,413	1,741	1,285	788	-2,294	-74%
<b>Vacancy Rate</b>	<b>6.1%</b>	<b>5.1%</b>	<b>4.6%</b>	<b>4.5%</b>	<b>4.4%</b>	<b>-1.7</b>	<b>-28%</b>
Single Family	5.5%	4.5%	3.9%	3.7%	3.5%	-2.0	-36%
Multiple Family	6.7%	5.7%	5.1%	4.9%	4.8%	-1.9	-28%
Mobile Homes	6.2%	5.2%	4.4%	4.0%	4.1%	-2.1	-34%
<b>Persons per Household</b>	<b>2.60</b>	<b>2.60</b>	<b>2.60</b>	<b>2.59</b>	<b>2.59</b>	<b>-0.01</b>	<b>0%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	53,112	48,846	44,992	41,561	39,068	-14,044	-26%
\$15,000-\$29,999	69,678	68,400	66,101	63,522	61,902	-7,776	-11%
\$30,000-\$44,999	66,890	69,476	70,760	70,912	71,582	4,692	7%
\$45,000-\$59,999	53,140	60,588	64,866	67,524	70,179	17,039	32%
\$60,000-\$74,999	42,914	48,815	54,866	59,177	63,096	20,182	47%
\$75,000-\$99,999	42,513	56,927	67,905	76,528	84,111	41,598	98%
\$100,000-\$124,999	23,600	34,165	43,708	51,927	59,193	35,593	151%
\$125,000-\$149,999	12,121	19,765	26,861	33,476	39,455	27,334	226%
\$150,000-\$199,999	11,540	17,965	25,978	34,168	41,907	30,367	263%
\$200,000 or more	10,656	11,679	18,009	25,235	32,478	21,822	205%
Total Households	386,164	436,626	484,046	524,030	562,971	176,807	46%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$45,960	\$52,821	\$58,914	\$64,688	\$69,213	\$23,253	51%

**\*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.

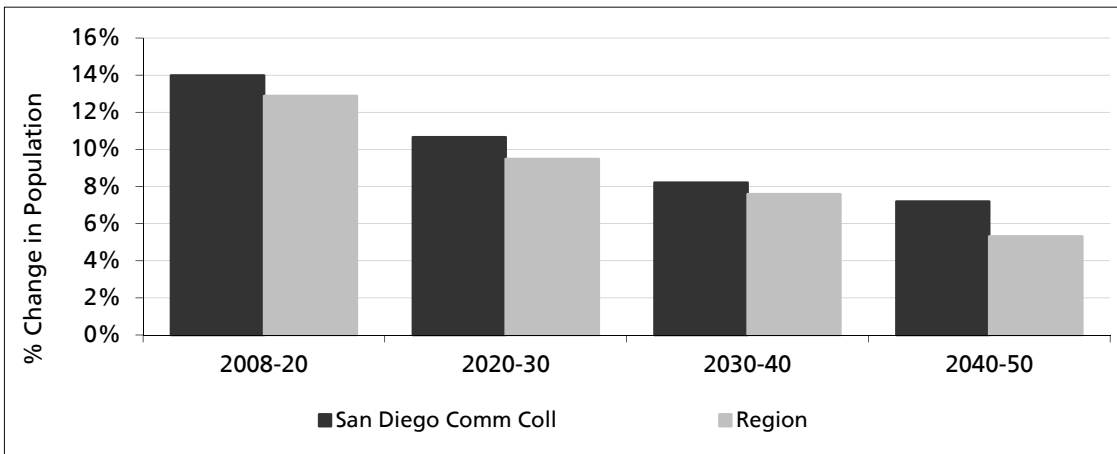
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>1,043,218</b>	<b>1,189,129</b>	<b>1,315,885</b>	<b>1,423,773</b>	<b>1,526,029</b>	<b>482,811</b>	<b>46%</b>
Under 5	73,590	76,407	81,293	85,214	87,249	13,659	19%
5 to 9	65,065	75,520	79,580	84,708	88,638	23,573	36%
10 to 14	61,152	72,342	74,712	79,015	84,518	23,366	38%
15 to 17	38,362	39,613	42,926	44,719	48,542	10,180	27%
18 to 19	35,070	36,201	40,375	43,006	46,025	10,955	31%
20 to 24	70,832	78,940	93,072	95,972	101,363	30,531	43%
25 to 29	75,793	90,835	95,019	101,122	106,669	30,876	41%
30 to 34	97,072	106,374	105,745	124,255	127,564	30,492	31%
35 to 39	95,912	88,383	108,462	114,286	121,330	25,418	27%
40 to 44	80,992	78,227	87,903	87,113	104,685	23,693	29%
45 to 49	74,318	71,010	67,132	81,822	87,253	12,935	17%
50 to 54	64,334	66,755	66,538	74,248	74,844	10,510	16%
55 to 59	53,965	70,527	67,890	63,933	79,187	25,222	47%
60 to 61	19,799	27,841	27,486	26,426	32,731	12,932	65%
62 to 64	23,208	40,275	40,775	41,390	44,612	21,404	92%
65 to 69	30,680	56,593	69,706	67,625	65,073	34,393	112%
70 to 74	25,030	44,306	61,796	62,254	62,918	37,888	151%
75 to 79	21,631	27,873	46,879	57,729	56,794	35,163	163%
80 to 84	18,234	18,925	32,239	45,255	46,599	28,365	156%
85 and over	18,179	22,182	26,357	43,681	59,435	41,256	227%
Median Age	35.2	36.0	37.1	37.4	38.0	2.8	8%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>1,043,218</b>	<b>1,189,129</b>	<b>1,315,885</b>	<b>1,423,773</b>	<b>1,526,029</b>	<b>482,811</b>	<b>46%</b>
Hispanic	279,426	364,932	445,309	524,485	599,702	320,276	115%
Non-Hispanic	763,792	824,197	870,576	899,288	926,327	162,535	21%
White	477,537	494,459	501,466	502,395	506,251	28,714	6%
Black	84,140	92,810	96,000	95,636	93,792	9,652	11%
American Indian	3,899	5,327	5,927	6,117	6,082	2,183	56%
Asian	151,776	176,593	201,920	221,034	238,432	86,656	57%
Hawaiian / Pacific Islander	5,257	6,962	8,253	9,273	10,060	4,803	91%
Other	3,345	3,847	4,540	5,019	5,469	2,124	63%
Two or More Races	37,838	44,199	52,470	59,814	66,241	28,403	75%

## GROWTH TRENDS IN TOTAL POPULATION



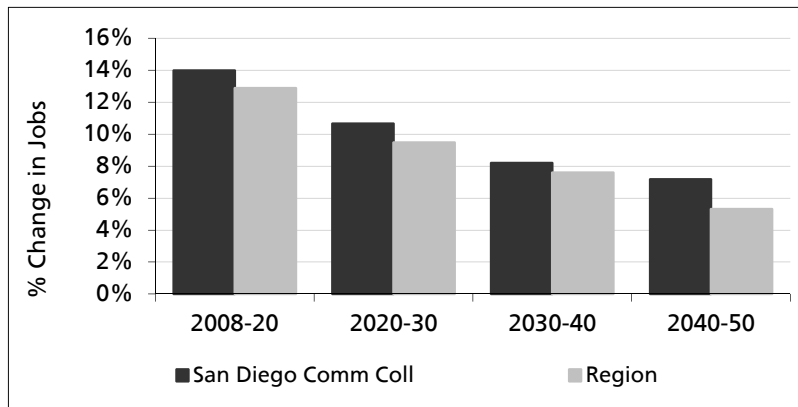
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>712,040</b>	<b>748,508</b>	<b>785,020</b>	<b>823,969</b>	<b>866,112</b>	<b>154,072</b>	<b>22%</b>
Civilian Jobs	680,771	712,739	749,251	788,200	830,343	149,572	22%
Military Jobs	31,269	35,769	35,769	35,769	35,769	4,500	14%

## LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>136,296</b>	<b>136,296</b>	<b>136,296</b>	<b>136,296</b>	<b>136,296</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>128,977</b>	<b>130,189</b>	<b>131,060</b>	<b>131,718</b>	<b>132,396</b>	<b>3,419</b>	<b>3%</b>
Low Density Single Family	2	56	60	59	59	57	2400%
Single Family	32,361	32,473	32,010	31,567	31,152	-1,210	-4%
Multiple Family	5,429	6,126	6,867	7,400	7,922	2,493	46%
Mobile Homes	400	319	233	163	109	-292	-73%
Other Residential	448	474	468	464	458	10	2%
Mixed Use	0	860	1,665	2,200	2,524	2,524	--
Industrial	8,345	8,400	8,460	8,563	8,782	437	5%
Commercial/Services	9,420	8,965	8,704	8,514	8,386	-1,034	-11%
Office	1,893	1,931	1,935	2,003	2,033	140	7%
Schools	4,187	4,261	4,324	4,410	4,496	309	7%
Roads and Freeways	23,646	23,645	23,644	23,644	23,644	-2	0%
Agricultural and Extractive <sup>2</sup>	1,442	1,201	1,182	1,181	1,181	-260	-18%
Parks and Military Use	41,403	41,478	41,509	41,549	41,650	247	1%
<b>Vacant Developable Acres</b>	<b>4,877</b>	<b>3,665</b>	<b>2,794</b>	<b>2,136</b>	<b>1,459</b>	<b>-3,419</b>	<b>-70%</b>
Low Density Single Family	1,202	1,149	1,145	1,145	1,145	-58	-5%
Single Family	590	230	119	100	86	-505	-86%
Multiple Family	654	294	108	46	5	-650	-99%
Mixed Use	151	106	35	24	2	-149	-99%
Industrial	952	807	586	352	48	-904	-95%
Commercial/Services	465	394	230	82	14	-451	-97%
Office	189	124	104	36	5	-184	-97%
Schools	342	258	196	119	26	-316	-92%
Parks and Other	281	253	222	182	80	-201	-72%
Future Roads and Freeways	49	49	49	49	49	0	0%
<b>Constrained Acres</b>	<b>2,442</b>	<b>2,442</b>	<b>2,442</b>	<b>2,442</b>	<b>2,442</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>28.6</b>	<b>29.7</b>	<b>30.9</b>	<b>32.1</b>	<b>33.3</b>	<b>4.7</b>	<b>17%</b>
<b>Residential Density<sup>4</sup></b>	<b>10.6</b>	<b>11.5</b>	<b>12.5</b>	<b>13.5</b>	<b>14.4</b>	<b>3.7</b>	<b>35%</b>

## 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).