

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 22 - South Bay



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	136,903	173,440	191,668	209,487	228,364	91,461	67%
Household Population	131,011	160,991	178,757	195,950	214,379	83,368	64%
Group Quarters Population	5,892	12,449	12,911	13,537	13,985	8,093	137%
Civilian	5,892	12,449	12,911	13,537	13,985	8,093	137%
Military	0	0	0	0	0	0	0%
Total Housing Units	38,195	46,504	51,224	56,160	61,490	23,295	61%
Single Family	20,906	22,908	23,823	23,905	24,143	3,237	15%
Multiple Family	14,574	21,222	25,471	31,070	36,977	22,403	154%
Mobile Homes	2,715	2,374	1,930	1,185	370	-2,345	-86%
Occupied Housing Units	36,179	44,586	49,409	54,290	59,553	23,374	65%
Single Family	19,740	21,891	22,899	23,010	23,275	3,535	18%
Multiple Family	13,932	20,483	24,699	30,165	35,931	21,999	158%
Mobile Homes	2,507	2,212	1,811	1,115	347	-2,160	-86%
Vacancy Rate	5.3%	4.1%	3.5%	3.3%	3.2%	-2.1	-40%
Single Family	5.6%	4.4%	3.9%	3.7%	3.6%	-2.0	-36%
Multiple Family	4.4%	3.5%	3.0%	2.9%	2.8%	-1.6	-36%
Mobile Homes	7.7%	6.8%	6.2%	5.9%	6.2%	-1.5	-19%
Persons per Household	3.62	3.61	3.62	3.61	3.60	-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	5,077	4,475	3,760	3,258	2,933	-2,144	-42%
\$15,000-\$29,999	7,471	7,450	6,699	6,085	5,663	-1,808	-24%
\$30,000-\$44,999	6,953	8,582	8,417	8,135	7,920	967	14%
\$45,000-\$59,999	5,692	7,786	8,393	8,702	8,924	3,232	57%
\$60,000-\$74,999	4,104	6,011	7,138	7,974	8,652	4,548	111%
\$75,000-\$99,999	3,810	5,996	8,006	9,849	11,517	7,707	202%
\$100,000-\$124,999	1,671	2,633	4,019	5,541	7,092	5,421	324%
\$125,000-\$149,999	636	1,032	1,761	2,673	3,701	3,065	482%
\$150,000-\$199,999	491	533	1,018	1,693	2,530	2,039	415%
\$200,000 or more	274	88	198	380	621	347	127%
Total Households	36,179	44,586	49,409	54,290	59,553	23,374	65%
Median Household Income							
Adjusted for inflation (\$1999)	\$41,955	\$48,441	\$55,417	\$61,815	\$67,518	\$25,563	61%

***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.

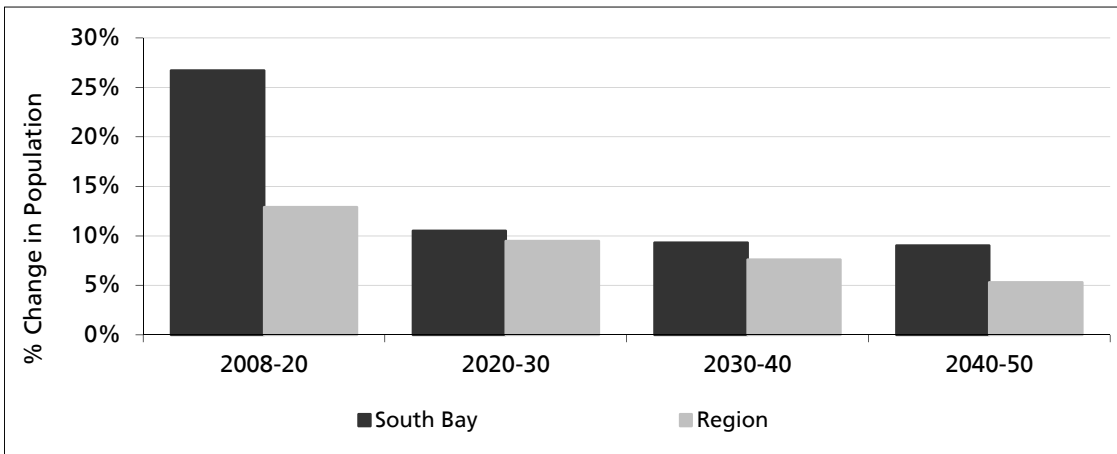
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	136,903	173,440	191,668	209,487	228,364	91,461	67%
Under 5	13,674	15,287	15,648	16,422	16,472	2,798	20%
5 to 9	9,959	13,570	13,368	14,214	14,696	4,737	48%
10 to 14	8,751	11,842	11,692	12,093	12,952	4,201	48%
15 to 17	6,629	7,490	7,954	7,981	8,687	2,058	31%
18 to 19	4,740	4,649	5,585	5,499	6,000	1,260	27%
20 to 24	11,136	11,253	14,830	14,896	15,738	4,602	41%
25 to 29	12,007	14,695	14,804	16,243	16,415	4,408	37%
30 to 34	10,988	12,151	11,281	14,037	14,283	3,295	30%
35 to 39	9,732	10,069	11,587	11,759	13,179	3,447	35%
40 to 44	9,004	10,600	10,837	10,237	13,319	4,315	48%
45 to 49	9,283	11,581	10,932	12,864	13,514	4,231	46%
50 to 54	7,885	10,762	11,664	12,144	11,799	3,914	50%
55 to 59	6,362	10,515	11,744	11,429	13,631	7,269	114%
60 to 61	2,111	3,780	4,364	4,628	5,327	3,216	152%
62 to 64	2,524	5,120	6,010	6,901	7,049	4,525	179%
65 to 69	3,578	7,251	9,853	11,229	11,333	7,755	217%
70 to 74	3,013	5,371	8,097	9,669	11,230	8,217	273%
75 to 79	2,480	3,329	5,667	8,050	9,781	7,301	294%
80 to 84	1,764	2,128	3,381	5,308	6,801	5,037	286%
85 and over	1,283	1,997	2,370	3,884	6,158	4,875	380%
Median Age	30.7	33.3	35.3	36.4	38.4	7.7	25%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	136,903	173,440	191,668	209,487	228,364	91,461	67%
Hispanic	86,450	118,486	138,275	158,948	181,155	94,705	110%
Non-Hispanic	50,453	54,954	53,393	50,539	47,209	-3,244	-6%
White	24,316	24,218	21,179	17,059	12,143	-12,173	-50%
Black	6,609	8,596	9,661	10,565	11,610	5,001	76%
American Indian	386	267	153	81	41	-345	-89%
Asian	14,623	17,008	17,447	17,780	18,220	3,597	25%
Hawaiian / Pacific Islander	628	518	366	261	187	-441	-70%
Other	186	103	52	25	12	-174	-94%
Two or More Races	3,705	4,244	4,535	4,768	4,996	1,291	35%

GROWTH TRENDS IN TOTAL POPULATION



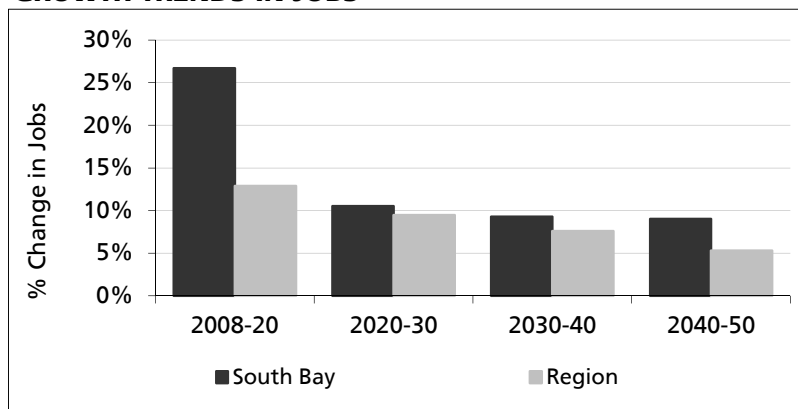
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	43,409	57,262	72,060	85,958	104,111	60,702	140%
Civilian Jobs	43,053	55,906	70,704	84,602	102,755	59,702	139%
Military Jobs	356	1,356	1,356	1,356	1,356	1,000	281%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	30,292	30,292	30,292	30,292	30,292	0	0%
Developed Acres	25,870	26,712	27,420	27,745	28,006	2,136	8%
Low Density Single Family	56	103	376	413	413	356	632%
Single Family	2,757	3,025	3,004	2,990	2,968	211	8%
Multiple Family	614	901	1,040	1,157	1,268	654	106%
Mobile Homes	225	198	143	81	24	-201	-90%
Other Residential	707	632	632	632	632	-75	-11%
Mixed Use	0	38	143	189	225	225	--
Industrial	2,738	2,948	3,227	3,547	4,090	1,352	49%
Commercial/Services	652	857	923	963	1,058	407	62%
Office	35	60	79	95	118	83	238%
Schools	574	562	583	595	613	39	7%
Roads and Freeways	2,955	2,971	2,971	2,970	2,970	15	1%
Agricultural and Extractive ²	2,914	2,747	2,618	2,427	1,943	-971	-33%
Parks and Military Use	11,644	11,669	11,681	11,685	11,685	41	0%
Vacant Developable Acres	4,084	3,242	2,534	2,208	1,948	-2,136	-52%
Low Density Single Family	391	340	66	28	28	-363	-93%
Single Family	437	177	159	156	155	-282	-65%
Multiple Family	309	105	35	6	3	-306	-99%
Mixed Use	93	63	2	2	0	-93	-100%
Industrial	1,850	1,685	1,512	1,326	1,158	-692	-37%
Commercial/Services	312	236	174	137	91	-221	-71%
Office	146	129	110	94	71	-75	-51%
Schools	118	106	85	73	55	-63	-53%
Parks and Other	89	64	52	48	48	-41	-46%
Future Roads and Freeways	338	338	338	338	338	0	0%
Constrained Acres	338	338	338	338	338	0	0%
Employment Density³	10.8	12.6	14.5	16.0	17.2	6.4	59%
Residential Density⁴	8.8	9.5	9.7	10.5	11.4	2.6	30%

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).