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POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**55,850**	**64,551**	**69,843**	**72,536**	**72,554**	**16,704**	**30%**
Household Population	54,807	63,438	68,604	71,150	71,070	16,263	30%
Group Quarters Population	1,043	1,113	1,239	1,386	1,484	441	42%
Civilian	1,043	1,113	1,239	1,386	1,484	441	42%
Military	0	0	0	0	0	0	0%
Total Housing Units	**19,538**	**22,312**	**23,798**	**24,449**	**24,451**	**4,913**	**25%**
Single Family	12,363	14,211	14,955	14,925	14,924	2,561	21%
Multiple Family	4,806	5,788	6,537	7,256	7,256	2,450	51%
Mobile Homes	2,369	2,313	2,306	2,268	2,271	-98	-4%
Occupied Housing Units	**19,080**	**21,871**	**23,387**	**24,029**	**24,051**	**4,971**	**26%**
Single Family	12,122	13,992	14,761	14,729	14,739	2,617	22%
Multiple Family	4,671	5,637	6,387	7,096	7,101	2,430	52%
Mobile Homes	2,287	2,242	2,239	2,204	2,211	-76	-3%
Vacancy Rate	**2.3%**	**2.0%**	**1.7%**	**1.7%**	**1.6%**	**-0.7**	**-30%**
Single Family	1.9%	1.5%	1.3%	1.3%	1.2%	-0.7	-37%
Multiple Family	2.8%	2.6%	2.3%	2.2%	2.1%	-0.7	-25%
Mobile Homes	3.5%	3.1%	2.9%	2.8%	2.6%	-0.9	-26%
Persons per Household	**2.87**	**2.90**	**2.93**	**2.96**	**2.95**	**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.
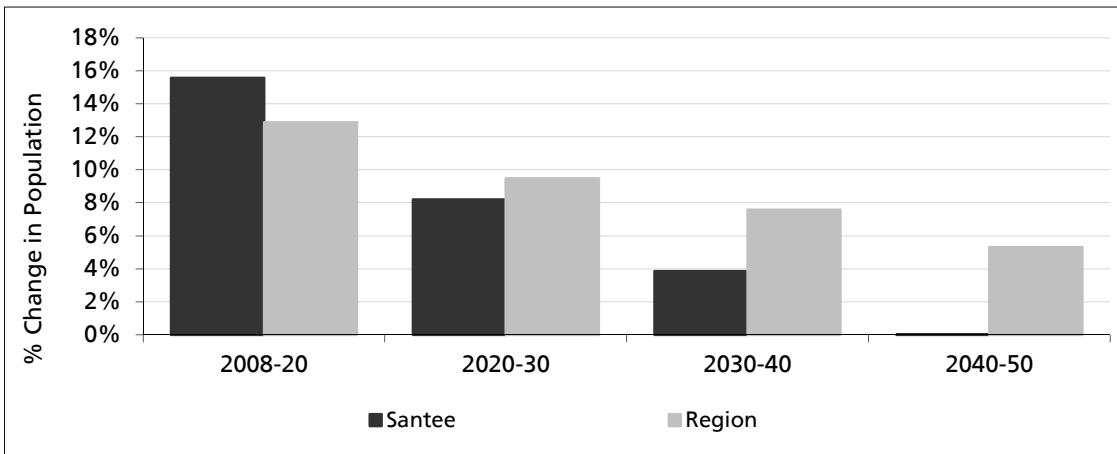
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**55,850**	**64,551**	**69,843**	**72,536**	**72,554**	**16,704**	**30%**
Under 5	3,378	3,630	3,935	3,898	3,711	333	10%
5 to 9	3,526	3,786	4,111	4,231	4,134	608	17%
10 to 14	3,770	4,351	4,543	4,762	4,614	844	22%
15 to 17	2,580	2,678	2,571	2,803	2,833	253	10%
18 to 19	1,822	1,794	1,644	1,655	1,649	-173	-9%
20 to 24	4,528	4,790	5,247	5,158	5,200	672	15%
25 to 29	3,539	4,868	5,130	4,991	5,216	1,677	47%
30 to 34	2,860	3,498	3,593	3,883	3,696	836	29%
35 to 39	3,653	3,287	4,303	4,419	4,179	526	14%
40 to 44	4,295	4,032	4,688	4,700	4,985	690	16%
45 to 49	5,041	4,623	4,072	5,158	5,267	226	4%
50 to 54	4,542	4,539	4,083	4,691	4,562	20	0%
55 to 59	3,614	4,654	4,169	3,609	4,411	797	22%
60 to 61	1,311	1,831	1,731	1,496	1,845	534	41%
62 to 64	1,417	2,489	2,305	2,138	2,207	790	56%
65 to 69	1,696	3,337	3,976	3,439	2,896	1,200	71%
70 to 74	1,352	2,719	3,726	3,354	2,981	1,629	120%
75 to 79	1,092	1,474	2,650	3,027	2,579	1,487	136%
80 to 84	946	1,002	1,925	2,589	2,340	1,394	147%
85 and over	888	1,169	1,441	2,535	3,249	2,361	266%
Median Age	37.6	39.4	39.8	40.5	41.0	3.4	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**55,850**	**64,551**	**69,843**	**72,536**	**72,554**	**16,704**	**30%**
Hispanic	7,581	9,972	11,449	12,536	13,001	5,420	71%
Non-Hispanic	48,269	54,579	58,394	60,000	59,553	11,284	23%
White	43,182	48,349	51,205	52,185	51,407	8,225	19%
Black	1,000	1,352	1,739	1,907	2,044	1,044	104%
American Indian	304	294	201	160	134	-170	-56%
Asian	1,593	2,162	2,617	2,985	3,216	1,623	102%
Hawaiian / Pacific Islander	210	225	221	244	235	25	12%
Other	101	105	111	111	117	16	16%
Two or More Races	1,879	2,092	2,300	2,408	2,400	521	28%

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	2008 to 2050 Change* Percent
Jobs	**15,304**	**16,949**	**19,235**	***22,129***	***26,554***	**11,250**	**74%**
Civilian Jobs	15,304	16,949	19,235	*22,129*	*26,554*	11,250	74%
Military Jobs	0	0	0	*0*	*0*	0	0%

LAND USE[1]

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	2008 to 2050 Change* Percent
Total Acres	**10,545**	**10,545**	**10,545**	***10,545***	***10,545***	**0**	**0%**
Developed Acres	**8,188**	**9,401**	**10,172**	***10,244***	***10,308***	**2,119**	**26%**
Low Density Single Family	39	232	327	*329*	*327*	288	735%
Single Family	2,181	3,074	3,592	*3,581*	*3,579*	1,397	64%
Multiple Family	247	306	346	*372*	*372*	126	51%
Mobile Homes	302	301	301	*301*	*301*	-1	0%
Other Residential	19	19	19	*20*	*42*	23	123%
Mixed Use	0	0	61	*61*	*61*	61	--
Industrial	424	425	447	*463*	*477*	54	13%
Commercial/Services	495	528	552	*574*	*581*	87	18%
Office	29	39	49	*64*	*86*	57	200%
Schools	231	231	232	*233*	*235*	4	2%
Roads and Freeways	1,156	1,179	1,179	*1,179*	*1,179*	24	2%
Agricultural and Extractive[2]	0	0	0	*0*	*0*	0	0%
Parks and Military Use	3,067	3,067	3,067	*3,067*	*3,067*	0	0%
Vacant Developable Acres	**2,253**	**1,041**	**270**	***198***	***134***	**-2,119**	**-94%**
Low Density Single Family	293	99	4	*3*	*3*	-289	-99%
Single Family	1,473	564	29	*27*	*26*	-1,447	-98%
Multiple Family	106	58	25	*0*	*0*	-106	-100%
Mixed Use	61	61	0	*0*	*0*	-61	-100%
Industrial	44	39	28	*19*	*4*	-39	-90%
Commercial/Services	118	70	46	*26*	*2*	-116	-98%
Office	58	48	37	*23*	*2*	-56	-97%
Schools	4	4	3	*2*	*0*	-4	-96%
Parks and Other	0	0	0	*0*	*0*	0	0%
Future Roads and Freeways	97	97	97	*97*	*97*	0	0%
Constrained Acres	**103**	**103**	**103**	***103***	***103***	**0**	**0%**
Employment Density[3]	**13.0**	**13.9**	**14.7**	***16.2***	***18.8***	**5.8**	**45%**
Residential Density[4]	**7.0**	**5.7**	**5.2**	***5.3***	***5.3***	**-1.8**	**-25%**

GROWTH TRENDS IN JOBS
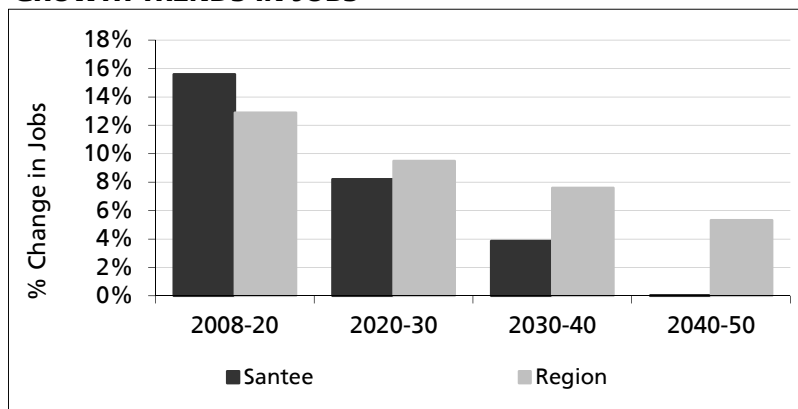
Notes:

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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