SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**163,554**	**180,433**	**198,329**	**209,139**	**215,250**	**51,696**	**32%**
Household Population	161,009	177,189	193,808	203,037	207,980	46,971	29%
Group Quarters Population	2,545	3,244	4,521	6,102	7,270	4,725	186%
Civilian	2,545	3,244	4,521	6,102	7,270	4,725	186%
Military	0	0	0	0	0	0	0%
Total Housing Units	**54,681**	**59,453**	**64,229**	**66,135**	**67,100**	**12,419**	**23%**
Single Family	33,961	37,007	40,115	41,449	41,551	7,590	22%
Multiple Family	16,420	18,306	20,075	20,744	21,599	5,179	32%
Mobile Homes	4,300	4,140	4,039	3,942	3,950	-350	-8%
Occupied Housing Units	**52,368**	**57,325**	**62,174**	**64,081**	**65,093**	**12,725**	**24%**
Single Family	32,479	35,652	38,813	40,131	40,285	7,806	24%
Multiple Family	15,797	17,710	19,492	20,169	21,012	5,215	33%
Mobile Homes	4,092	3,963	3,869	3,781	3,796	-296	-7%
Vacancy Rate	**4.2%**	**3.6%**	**3.2%**	**3.1%**	**3.0%**	**-1.2**	**-29%**
Single Family	4.4%	3.7%	3.2%	3.2%	3.0%	-1.4	-32%
Multiple Family	3.8%	3.3%	2.9%	2.8%	2.7%	-1.1	-29%
Mobile Homes	4.8%	4.3%	4.2%	4.1%	3.9%	-0.9	-19%
Persons per Household	**3.07**	**3.09**	**3.12**	**3.17**	**3.20**	**0.13**	**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.
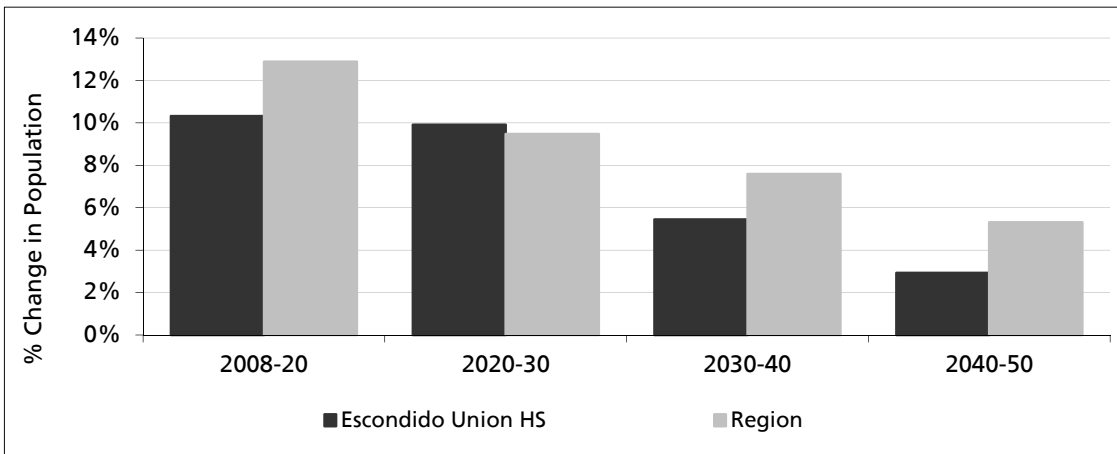
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**163,554**	**180,433**	**198,329**	**209,139**	**215,250**	**51,696**	**32%**
Under 5	13,563	13,992	15,218	15,943	15,715	2,152	16%
5 to 9	11,693	13,829	14,592	15,467	15,559	3,866	33%
10 to 14	12,367	14,596	15,123	15,773	16,330	3,963	32%
15 to 17	8,110	8,267	8,845	8,981	9,384	1,274	16%
18 to 19	5,089	4,556	5,230	5,215	5,466	377	7%
20 to 24	11,610	10,965	13,840	13,772	14,085	2,475	21%
25 to 29	11,928	14,020	14,831	15,899	15,899	3,971	33%
30 to 34	11,718	12,410	12,014	15,114	15,046	3,328	28%
35 to 39	11,676	10,953	13,373	13,795	14,911	3,235	28%
40 to 44	11,318	11,317	12,535	11,738	14,435	3,117	28%
45 to 49	11,396	10,998	10,484	12,359	12,548	1,152	10%
50 to 54	10,435	10,384	10,587	11,296	10,501	66	1%
55 to 59	8,348	10,352	10,054	9,216	10,743	2,395	29%
60 to 61	3,088	4,041	3,935	3,684	4,261	1,173	38%
62 to 64	3,459	5,441	5,334	5,371	5,281	1,822	53%
65 to 69	4,826	8,131	9,681	9,074	8,220	3,394	70%
70 to 74	3,799	6,296	8,311	7,876	7,579	3,780	99%
75 to 79	3,169	3,807	6,043	6,801	6,182	3,013	95%
80 to 84	2,602	2,392	4,081	5,269	4,942	2,340	90%
85 and over	3,360	3,686	4,218	6,496	8,163	4,803	143%
Median Age	33.2	34.0	34.8	34.5	35.0	1.8	5%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**163,554**	**180,433**	**198,329**	**209,139**	**215,250**	**51,696**	**32%**
Hispanic	67,742	88,450	108,519	125,890	140,940	73,198	108%
Non-Hispanic	95,812	91,983	89,810	83,249	74,310	-21,502	-22%
White	79,438	72,621	66,941	57,562	46,221	-33,217	-42%
Black	3,203	4,348	5,623	6,711	7,748	4,545	142%
American Indian	916	778	673	565	524	-392	-43%
Asian	7,536	8,889	10,397	11,601	12,577	5,041	67%
Hawaiian / Pacific Islander	325	478	603	701	758	433	133%
Other	329	386	429	463	478	149	45%
Two or More Races	4,065	4,483	5,144	5,646	6,004	1,939	48%

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	**60,060**	**65,658**	**71,265**	**74,892**	**77,081**	**17,021**	**28%**
Civilian Jobs	60,060	65,658	71,265	74,892	77,081	17,021	28%
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	**67,938**	**67,938**	**67,938**	**67,938**	**67,938**	**0**	**0%**
Developed Acres	**52,569**	**58,039**	**61,693**	**65,132**	**66,028**	**13,459**	**26%**
Low Density Single Family	7,559	13,448	18,726	23,046	23,854	16,295	216%
Single Family	8,873	9,320	9,602	9,680	9,682	809	9%
Multiple Family	802	835	895	899	899	97	12%
Mobile Homes	593	592	585	582	582	-11	-2%
Other Residential	87	87	87	87	87	0	0%
Mixed Use	0	21	27	41	59	59	--
Industrial	792	805	855	894	912	121	15%
Commercial/Services	2,532	2,676	2,752	2,808	2,879	347	14%
Office	99	109	119	127	129	30	31%
Schools	548	578	586	587	588	39	7%
Roads and Freeways	4,624	4,624	4,624	4,624	4,624	0	0%
Agricultural and Extractive[2]	9,266	7,891	5,783	4,696	4,586	-4,680	-51%
Parks and Military Use	16,795	17,053	17,053	17,063	17,147	352	2%
Vacant Developable Acres	**15,021**	**9,552**	**5,898**	**2,459**	**1,562**	**-13,459**	**-90%**
Low Density Single Family	13,311	8,621	5,429	2,153	1,445	-11,867	-89%
Single Family	740	445	139	88	86	-654	-88%
Multiple Family	22	9	1	0	0	-22	-100%
Mixed Use	9	3	1	1	0	-9	-100%
Industrial	153	120	60	21	1	-152	-100%
Commercial/Services	361	224	159	92	2	-359	-100%
Office	29	19	7	3	0	-29	-100%
Schools	39	9	2	1	0	-39	-100%
Parks and Other	328	70	70	70	0	-328	-100%
Future Roads and Freeways	30	30	30	30	30	0	0%
Constrained Acres	**348**	**348**	**348**	**348**	**348**	**0**	**0%**
Employment Density[3]	**15.1**	**15.7**	**16.5**	**16.9**	**17.0**	**1.9**	**12%**
Residential Density[4]	**3.1**	**2.4**	**2.1**	**1.9**	**1.9**	**-1.1**	**-37%**

GROWTH TRENDS IN JOBS

Bar chart: % Change in Jobs (y-axis 0%–14%) by period (2008-20, 2020-30, 2030-40, 2040-50) comparing Escondido Union HS and Region.
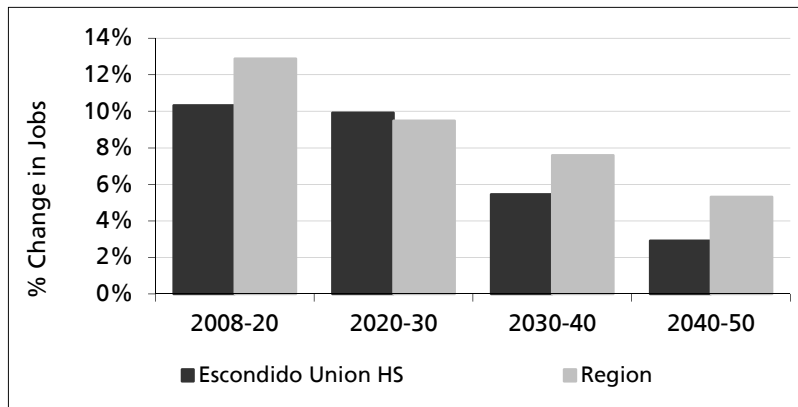
Notes:

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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