2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
San Dieguito Community Plan Area
County of San Diego

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**27,938**	**29,241**	**31,961**	***34,722***	***37,771***	**9,833**	**35%**
Household Population	27,938	29,241	31,961	*34,722*	*37,771*	9,833	35%
Group Quarters Population	0	0	0	*0*	*0*	0	0%
Civilian	0	0	0	*0*	*0*	0	0%
Military	0	0	0	*0*	*0*	0	0%
Total Housing Units	**10,776**	**11,054**	**11,925**	***12,704***	***13,615***	**2,839**	**26%**
Single Family	8,704	8,931	9,784	*10,563*	*11,461*	2,757	32%
Multiple Family	2,072	2,123	2,141	*2,141*	*2,154*	82	4%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Occupied Housing Units	**10,245**	**10,605**	**11,496**	***12,259***	***13,154***	**2,909**	**28%**
Single Family	8,193	8,500	9,370	*10,133*	*11,015*	2,822	34%
Multiple Family	2,052	2,105	2,126	*2,126*	*2,139*	87	4%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Vacancy Rate	**4.9%**	**4.1%**	**3.6%**	***3.5%***	***3.4%***	**-1.5**	**-31%**
Single Family	5.9%	4.8%	4.2%	*4.1%*	*3.9%*	-2.0	-34%
Multiple Family	1.0%	0.8%	0.7%	*0.7%*	*0.7%*	-0.3	-30%
Mobile Homes	0.0%	0.0%	0.0%	*0.0%*	*0.0%*	0.0	0%
Persons per Household	**2.73**	**2.76**	**2.78**	***2.83***	***2.87***	**0.14**	**5%**

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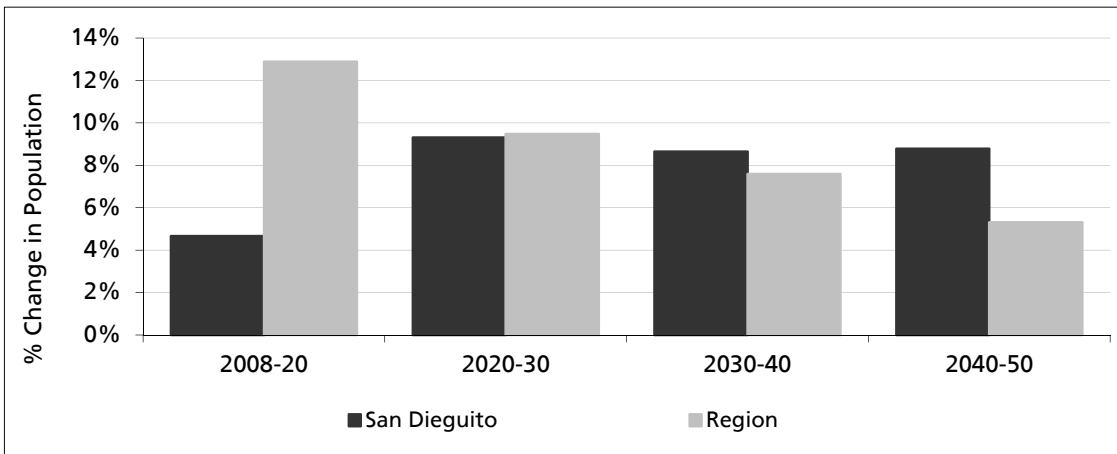
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**27,938**	**29,241**	**31,961**	**34,722**	**37,771**	**9,833**	**35%**
Under 5	1,835	1,484	1,606	1,621	1,808	-27	-1%
5 to 9	1,341	1,301	1,412	1,596	1,613	272	20%
10 to 14	1,901	1,863	1,922	2,085	2,272	371	20%
15 to 17	1,532	1,444	1,407	1,586	1,743	211	14%
18 to 19	1,044	946	842	1,049	1,078	34	3%
20 to 24	2,289	2,253	2,528	2,592	2,858	569	25%
25 to 29	1,160	1,563	1,823	1,818	2,061	901	78%
30 to 34	1,044	1,190	1,225	1,380	1,462	418	40%
35 to 39	1,348	1,192	1,505	1,670	1,734	386	29%
40 to 44	1,749	1,507	1,820	2,021	2,333	584	33%
45 to 49	2,253	1,899	1,783	2,321	2,655	402	18%
50 to 54	2,516	2,185	2,037	2,430	2,609	93	4%
55 to 59	2,338	2,448	2,249	2,099	2,702	364	16%
60 to 61	939	1,076	921	844	1,117	178	19%
62 to 64	979	1,514	1,351	1,291	1,478	499	51%
65 to 69	1,210	2,165	2,493	2,136	2,033	823	68%
70 to 74	716	1,282	1,807	1,666	1,598	882	123%
75 to 79	602	734	1,329	1,598	1,274	672	112%
80 to 84	488	504	982	1,292	1,183	695	142%
85 and over	654	691	919	1,627	2,160	1,506	230%
Median Age	41.4	44.6	44.7	44.9	44.8	3.4	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**27,938**	**29,241**	**31,961**	**34,722**	**37,771**	**9,833**	**35%**
Hispanic	2,508	2,571	3,190	3,888	4,501	1,993	79%
Non-Hispanic	25,430	26,670	28,771	30,834	33,270	7,840	31%
White	20,770	20,912	22,173	23,217	24,702	3,932	19%
Black	460	488	605	770	880	420	91%
American Indian	97	115	100	165	188	91	94%
Asian	3,381	3,969	4,472	4,988	5,589	2,208	65%
Hawaiian / Pacific Islander	28	69	80	125	95	67	239%
Other	92	84	130	124	174	82	89%
Two or More Races	602	1,033	1,211	1,445	1,642	1,040	173%

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	**10,418**	**10,605**	**10,760**	**10,797**	**10,829**	**411**	**4%**
Civilian Jobs	10,418	10,605	10,760	10,797	10,829	411	4%
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	**29,838**	**29,838**	**29,838**	**29,838**	**29,838**	**0**	**0%**
Developed Acres	**23,010**	**23,742**	**26,352**	**27,572**	**29,125**	**6,116**	**27%**
Low Density Single Family	7,115	7,814	10,522	11,934	13,533	6,418	90%
Single Family	3,647	3,661	3,733	3,823	4,151	504	14%
Multiple Family	104	104	104	104	104	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	2	4	4	4	4	--
Industrial	291	295	297	298	298	7	2%
Commercial/Services	1,342	1,345	1,345	1,346	1,346	4	0%
Office	31	31	31	31	31	0	0%
Schools	84	90	94	95	96	12	14%
Roads and Freeways	1,476	1,476	1,476	1,476	1,476	0	0%
Agricultural and Extractive[2]	1,226	1,225	1,046	763	388	-838	-68%
Parks and Military Use	7,694	7,699	7,699	7,699	7,699	5	0%
Vacant Developable Acres	**6,615**	**5,882**	**3,272**	**2,052**	**499**	**-6,116**	**-92%**
Low Density Single Family	6,050	5,351	2,820	1,667	378	-5,672	-94%
Single Family	457	443	371	305	43	-415	-91%
Multiple Family	0	0	0	0	0	0	-32%
Mixed Use	0	0	0	0	0	0	0%
Industrial	8	5	3	2	2	-7	-79%
Commercial/Services	5	1	1	1	1	-4	-81%
Office	1	1	1	1	1	-1	-56%
Schools	21	15	11	10	9	-12	-57%
Parks and Other	52	47	47	47	47	-5	-9%
Future Roads and Freeways	19	19	19	19	19	0	0%
Constrained Acres	**214**	**214**	**214**	**214**	**214**	**0**	**0%**
Employment Density[3]	**6.0**	**6.0**	**6.1**	**6.1**	**6.1**	**0.1**	**2%**
Residential Density[4]	**1.0**	**1.0**	**0.8**	**0.8**	**0.8**	**-0.2**	**-23%**

GROWTH TRENDS IN JOBS
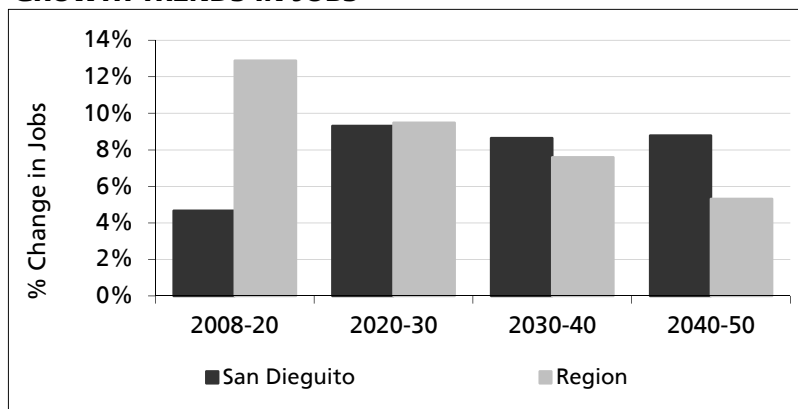
Notes:

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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