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POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**25,511**	**26,702**	**28,066**	**30,773**	**31,883**	**6,372**	**25%**
Household Population	24,920	26,017	27,200	29,714	30,655	5,735	23%
Group Quarters Population	591	685	866	1,059	1,228	637	108%
Civilian	591	685	866	1,059	1,228	637	108%
Military	0	0	0	0	0	0	0%
Total Housing Units	**8,820**	**9,076**	**9,338**	**10,095**	**10,423**	**1,603**	**18%**
Single Family	6,971	7,153	7,084	7,156	7,129	158	2%
Multiple Family	1,780	1,855	2,254	2,939	3,294	1,514	85%
Mobile Homes	69	68	0	0	0	-69	-100%
Occupied Housing Units	**8,411**	**8,729**	**9,026**	**9,771**	**10,101**	**1,690**	**20%**
Single Family	6,647	6,881	6,848	6,926	6,908	261	4%
Multiple Family	1,701	1,785	2,178	2,845	3,193	1,492	88%
Mobile Homes	63	63	0	0	0	-63	-100%
Vacancy Rate	**4.6%**	**3.8%**	**3.3%**	**3.2%**	**3.1%**	**-1.5**	**-33%**
Single Family	4.6%	3.8%	3.3%	3.2%	3.1%	-1.5	-33%
Multiple Family	4.4%	3.8%	3.4%	3.2%	3.1%	-1.3	-30%
Mobile Homes	8.7%	7.4%	0.0%	0.0%	0.0%	-8.7	-100%
Persons per Household	**2.96**	**2.98**	**3.01**	**3.04**	**3.03**	**0.07**	**2%**

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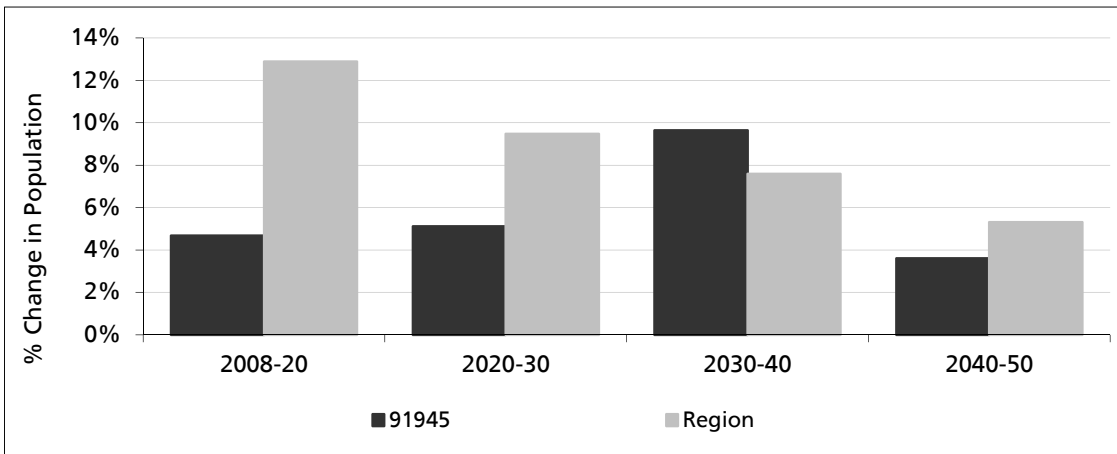
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**25,511**	**26,702**	**28,066**	**30,773**	**31,883**	**6,372**	**25%**
Under 5	1,875	1,798	1,824	1,950	1,931	56	3%
5 to 9	1,731	1,789	1,787	1,928	1,932	201	12%
10 to 14	1,782	1,886	1,830	1,971	2,003	221	12%
15 to 17	1,222	1,170	1,153	1,219	1,274	52	4%
18 to 19	861	787	812	850	904	43	5%
20 to 24	1,895	1,781	2,053	2,143	2,205	310	16%
25 to 29	1,809	2,072	1,988	2,112	2,139	330	18%
30 to 34	1,637	1,610	1,472	1,755	1,759	122	7%
35 to 39	1,683	1,403	1,642	1,656	1,726	43	3%
40 to 44	1,764	1,541	1,627	1,652	1,872	108	6%
45 to 49	2,007	1,773	1,610	2,009	1,998	-9	0%
50 to 54	1,919	1,881	1,830	2,025	1,940	21	1%
55 to 59	1,485	1,875	1,816	1,764	2,156	671	45%
60 to 61	492	686	662	671	774	282	57%
62 to 64	549	908	884	921	975	426	78%
65 to 69	689	1,178	1,429	1,415	1,321	632	92%
70 to 74	569	915	1,286	1,408	1,428	859	151%
75 to 79	569	670	1,079	1,401	1,374	805	141%
80 to 84	524	509	791	1,159	1,224	700	134%
85 and over	449	470	491	764	948	499	111%
Median Age	34.8	36.6	38.4	39.4	40.2	5.4	16%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**25,511**	**26,702**	**28,066**	**30,773**	**31,883**	**6,372**	**25%**
Hispanic	8,768	10,566	12,283	14,788	16,651	7,883	90%
Non-Hispanic	16,743	16,136	15,783	15,985	15,232	-1,511	-9%
White	10,383	8,618	6,955	5,280	3,023	-7,360	-71%
Black	2,981	3,720	4,517	5,622	6,566	3,585	120%
American Indian	176	180	171	176	163	-13	-7%
Asian	1,549	1,843	2,180	2,648	3,030	1,481	96%
Hawaiian / Pacific Islander	199	213	224	248	264	65	33%
Other	80	109	121	144	149	69	86%
Two or More Races	1,375	1,453	1,615	1,867	2,037	662	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	**7,640**	**7,890**	**8,431**	**8,994**	**9,660**	**2,020**	**26%**
Civilian Jobs	7,640	7,890	8,431	8,994	9,660	2,020	26%
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	**2,485**	**2,485**	**2,485**	**2,485**	**2,485**	**0**	**0%**
Developed Acres	**2,405**	**2,446**	**2,457**	**2,474**	**2,483**	**78**	**3%**
Low Density Single Family	9	3	3	3	3	-7	-71%
Single Family	1,314	1,351	1,339	1,349	1,346	32	2%
Multiple Family	68	73	90	91	92	23	34%
Mobile Homes	2	2	0	0	0	-2	-100%
Other Residential	20	20	20	20	20	0	0%
Mixed Use	0	2	13	32	46	46	--
Industrial	40	40	37	37	34	-6	-16%
Commercial/Services	205	208	208	195	194	-11	-5%
Office	13	13	12	13	13	1	5%
Schools	78	78	78	78	78	0	0%
Roads and Freeways	617	618	618	618	618	1	0%
Agricultural and Extractive[2]	4	4	4	4	4	0	0%
Parks and Military Use	34	34	34	34	34	0	0%
Vacant Developable Acres	**80**	**39**	**28**	**11**	**2**	**-78**	**-97%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	62	25	19	6	2	-60	-97%
Multiple Family	4	4	2	1	0	-4	-94%
Mixed Use	1	0	0	0	0	-1	-100%
Industrial	3	2	2	1	0	-2	-92%
Commercial/Services	9	7	4	2	0	-8	-99%
Office	2	1	1	0	0	-2	-98%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**22.7**	**23.2**	**24.6**	**26.5**	**28.2**	**5.4**	**24%**
Residential Density[4]	**6.2**	**6.3**	**6.4**	**6.8**	**7.0**	**0.8**	**13%**

GROWTH TRENDS IN JOBS
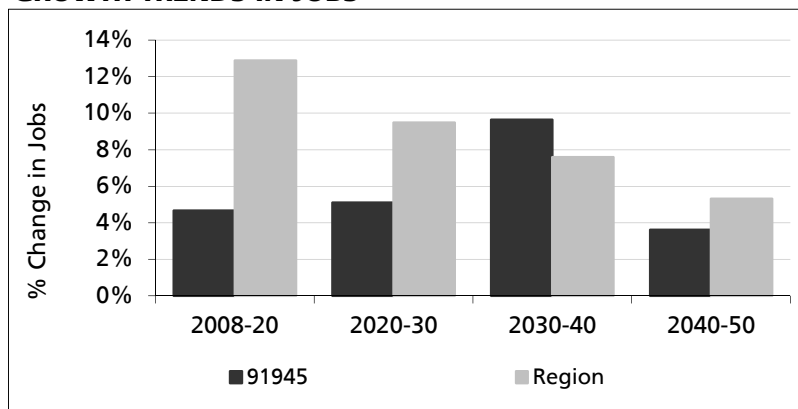
Notes:

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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