2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 1 - Central San Diego

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	173,377	213,712	251,156	282,956	306,829	133,452	77%
Household Population	159,583	193,808	229,824	259,922	282,616	123,033	77%
Group Quarters Population	13,794	19,904	21,332	23,034	24,213	10,419	76%
Civilian	7,710	8,422	9,850	11,552	12,731	5,021	65%
Military	6,084	11,482	11,482	11,482	11,482	5,398	89%
Total Housing Units	82,443	98,473	116,360	131,005	142,363	59,920	73%
Single Family	26,757	25,323	23,110	22,017	20,406	-6,351	-24%
Multiple Family	55,686	73,150	93,250	108,988	121,957	66,271	119%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	76,089	92,176	109,668	123,778	134,743	58,654	77%
Single Family	24,597	23,718	21,798	20,833	19,344	-5,253	-21%
Multiple Family	51,492	68,458	87,870	102,945	115,399	63,907	124%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	7.7%	6.4%	5.8%	5.5%	5.4%	-2.3	-30%
Single Family	8.1%	6.3%	5.7%	5.4%	5.2%	-2.9	-36%
Multiple Family	7.5%	6.4%	5.8%	5.5%	5.4%	-2.1	-28%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.10	2.10	2.10	2.10	2.10	0.00	0%

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	15,112	15,168	15,188	14,686	13,552	-1,560	-10%
$15,000-$29,999	17,421	18,841	19,921	20,235	19,821	2,400	14%
$30,000-$44,999	14,206	16,337	18,443	19,734	20,300	6,094	43%
$45,000-$59,999	9,404	12,149	14,553	16,336	17,584	8,180	87%
$60,000-$74,999	6,734	8,646	10,882	12,732	14,228	7,494	111%
$75,000-$99,999	5,471	9,033	12,038	14,665	16,969	11,498	210%
$100,000-$124,999	2,946	4,997	7,157	9,139	10,993	8,047	273%
$125,000-$149,999	1,676	2,753	4,214	5,620	7,010	5,334	318%
$150,000-$199,999	1,501	2,545	4,134	5,798	7,536	6,035	402%
$200,000 or more	1,618	1,707	3,138	4,833	6,750	5,132	317%
Total Households	76,089	92,176	109,668	123,778	134,743	58,654	77%
Median Household Income							
Adjusted for inflation ($1999)	$35,820	$41,090	$46,321	$51,642	$56,685	$20,865	58%

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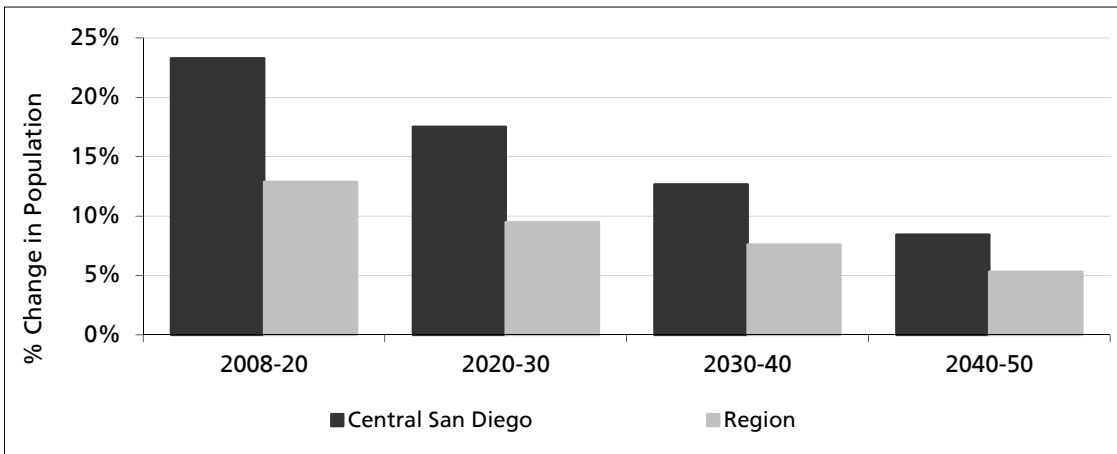
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**173,377**	**213,712**	**251,156**	**282,956**	**306,829**	**133,452**	**77%**
Under 5	11,653	12,708	14,442	15,625	16,027	4,374	38%
5 to 9	9,972	12,725	14,031	15,661	16,414	6,442	65%
10 to 14	8,832	11,524	12,624	13,826	14,991	6,159	70%
15 to 17	5,708	6,307	7,361	7,878	8,772	3,064	54%
18 to 19	4,447	5,211	6,243	6,468	6,983	2,536	57%
20 to 24	10,688	13,507	16,865	17,654	18,546	7,858	74%
25 to 29	11,261	14,881	16,374	18,367	19,161	7,900	70%
30 to 34	18,516	21,548	22,271	27,270	28,120	9,604	52%
35 to 39	19,491	19,177	24,881	26,669	28,345	8,854	45%
40 to 44	15,756	16,574	19,245	19,632	23,881	8,125	52%
45 to 49	13,630	14,486	14,269	18,397	19,542	5,912	43%
50 to 54	10,931	12,778	13,633	15,612	15,916	4,985	46%
55 to 59	8,977	13,177	13,844	13,315	16,985	8,008	89%
60 to 61	3,131	4,897	5,323	5,271	6,584	3,453	110%
62 to 64	3,666	6,966	7,754	8,395	8,949	5,283	144%
65 to 69	4,422	8,933	12,269	12,805	12,362	7,940	180%
70 to 74	3,573	7,031	10,934	11,908	12,479	8,906	249%
75 to 79	3,069	4,312	8,006	10,740	11,277	8,208	267%
80 to 84	2,694	3,098	5,794	8,760	9,535	6,841	254%
85 and over	2,960	3,872	4,993	8,703	11,960	9,000	304%
Median Age	36.4	37.2	38.1	38.5	39.3	2.9	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**173,377**	**213,712**	**251,156**	**282,956**	**306,829**	**133,452**	**77%**
Hispanic	72,838	97,607	122,417	146,394	166,576	93,738	129%
Non-Hispanic	100,539	116,105	128,739	136,562	140,253	39,714	40%
White	73,312	82,472	89,794	93,475	94,225	20,913	29%
Black	13,601	16,288	17,627	17,957	17,563	3,962	29%
American Indian	826	901	893	869	840	14	2%
Asian	6,637	9,116	11,587	14,068	16,335	9,698	146%
Hawaiian / Pacific Islander	592	804	961	1,055	1,136	544	92%
Other	563	521	549	600	658	95	17%
Two or More Races	5,008	6,003	7,328	8,538	9,496	4,488	90%

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	**155,203**	**167,037**	**176,349**	**182,514**	**190,699**	**35,496**	**23%**
Civilian Jobs	138,983	146,317	155,629	161,794	169,979	30,996	22%
Military Jobs	16,220	20,720	20,720	20,720	20,720	4,500	28%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**16,166**	**16,166**	**16,166**	**16,166**	**16,166**	**0**	**0%**
Developed Acres	**15,839**	**15,910**	**15,980**	**16,017**	**16,064**	**225**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2,390	2,295	2,156	2,079	1,952	-438	-18%
Multiple Family	839	941	1,105	1,192	1,327	488	58%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	70	96	96	95	90	19	28%
Mixed Use	0	119	315	441	525	525	--
Industrial	586	566	508	482	470	-116	-20%
Commercial/Services	1,513	1,432	1,355	1,295	1,279	-234	-15%
Office	157	166	153	139	120	-37	-24%
Schools	244	244	245	245	246	2	1%
Roads and Freeways	3,278	3,278	3,277	3,277	3,277	0	0%
Agricultural and Extractive[2]	22	21	15	15	15	-8	-34%
Parks and Military Use	6,738	6,752	6,755	6,759	6,763	25	0%
Vacant Developable Acres	**327**	**255**	**186**	**148**	**102**	**-225**	**-69%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	28	21	17	15	13	-15	-53%
Multiple Family	82	61	30	14	2	-80	-97%
Mixed Use	31	14	6	3	2	-30	-95%
Industrial	24	21	15	10	8	-16	-66%
Commercial/Services	65	57	44	35	12	-53	-81%
Office	14	11	8	6	4	-10	-72%
Schools	0	0	0	0	0	0	-90%
Parks and Other	81	68	65	62	58	-23	-28%
Future Roads and Freeways	3	3	3	3	3	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**55.6**	**59.3**	**64.3**	**68.0**	**71.5**	**15.9**	**29%**
Residential Density[4]	**25.0**	**29.0**	**33.1**	**36.5**	**39.2**	**14.2**	**57%**

GROWTH TRENDS IN JOBS
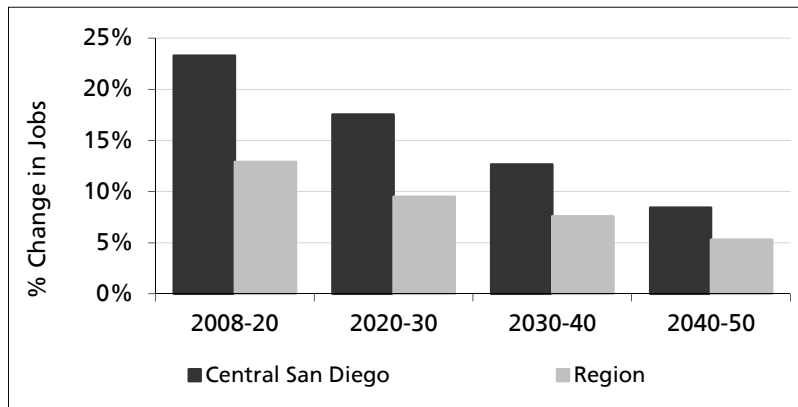
Notes:

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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