

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
City of San Diego



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,333,617	1,542,324	1,690,232	1,819,810	1,947,184	613,567	46%
Household Population	1,293,623	1,487,401	1,629,476	1,751,826	1,874,058	580,435	45%
Group Quarters Population	39,994	54,923	60,756	67,984	73,126	33,132	83%
Civilian	30,633	37,449	43,282	50,510	55,652	25,019	82%
Military	9,361	17,474	17,474	17,474	17,474	8,113	87%
Total Housing Units	508,436	577,416	629,694	675,928	722,718	214,282	42%
Single Family	278,229	286,261	280,106	275,007	271,973	-6,256	-2%
Multiple Family	224,646	286,675	346,242	398,641	449,779	225,133	100%
Mobile Homes	5,561	4,480	3,346	2,280	966	-4,595	-83%
Occupied Housing Units	479,164	549,750	602,559	647,667	693,345	214,181	45%
Single Family	263,474	274,076	269,812	265,418	263,036	-438	0%
Multiple Family	210,488	271,442	329,562	380,071	429,381	218,893	104%
Mobile Homes	5,202	4,232	3,185	2,178	928	-4,274	-82%
Vacancy Rate	5.8%	4.8%	4.3%	4.2%	4.1%	-1.7	-29%
Single Family	5.3%	4.3%	3.7%	3.5%	3.3%	-2.0	-38%
Multiple Family	6.3%	5.3%	4.8%	4.7%	4.5%	-1.8	-29%
Mobile Homes	6.5%	5.5%	4.8%	4.5%	3.9%	-2.6	-40%
Persons per Household	2.70	2.71	2.70	2.70	2.70	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	60,060	56,301	51,259	47,039	44,087	-15,973	-27%
\$15,000-\$29,999	80,137	79,779	75,872	72,213	69,956	-10,181	-13%
\$30,000-\$44,999	78,500	83,347	83,446	82,666	82,808	4,308	5%
\$45,000-\$59,999	64,148	74,765	78,677	80,915	83,420	19,272	30%
\$60,000-\$74,999	53,518	61,733	68,152	72,650	76,910	23,392	44%
\$75,000-\$99,999	56,887	74,144	86,616	96,462	105,409	48,522	85%
\$100,000-\$124,999	33,610	46,055	57,244	66,968	75,807	42,197	126%
\$125,000-\$149,999	17,981	27,731	36,256	44,188	51,498	33,517	186%
\$150,000-\$199,999	16,896	26,651	36,716	46,754	56,236	39,340	233%
\$200,000 or more	17,427	19,244	28,321	37,812	47,214	29,787	171%
Total Households	479,164	549,750	602,559	647,667	693,345	214,181	45%
Median Household Income							
Adjusted for inflation (\$1999)	\$49,884	\$56,124	\$62,647	\$68,465	\$72,950	\$23,066	46%

***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.

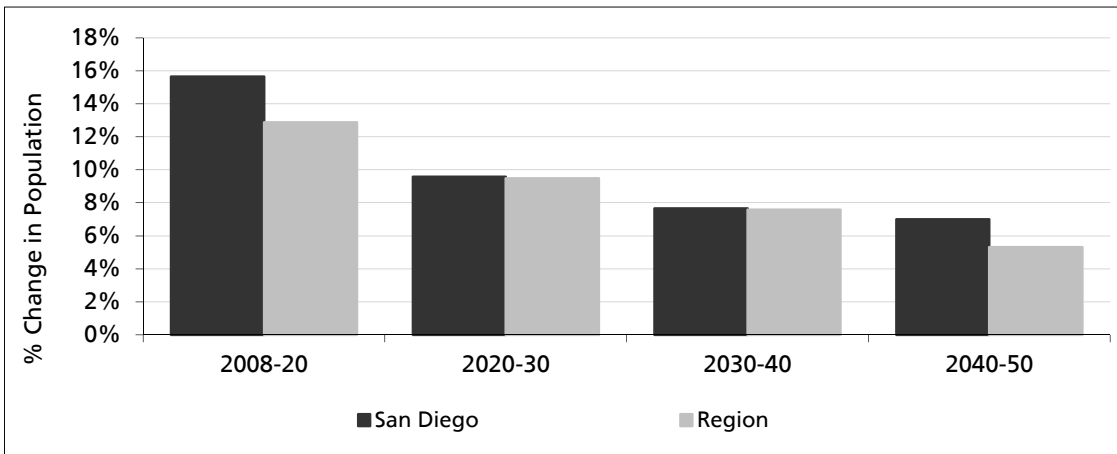
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,333,617	1,542,324	1,690,232	1,819,810	1,947,184	613,567	46%
Under 5	96,261	101,543	106,896	111,601	113,843	17,582	18%
5 to 9	84,358	99,519	103,812	109,835	114,617	30,259	36%
10 to 14	81,834	98,563	100,240	105,485	112,290	30,456	37%
15 to 17	52,503	55,612	58,919	61,244	65,933	13,430	26%
18 to 19	44,682	45,741	50,521	53,030	56,491	11,809	26%
20 to 24	93,517	102,863	121,731	123,973	130,786	37,269	40%
25 to 29	94,195	114,138	118,547	125,779	132,165	37,970	40%
30 to 34	113,660	125,478	123,269	145,120	148,637	34,977	31%
35 to 39	114,656	106,756	129,411	135,774	144,086	29,430	26%
40 to 44	102,303	99,970	110,964	109,380	131,145	28,842	28%
45 to 49	98,257	95,818	89,403	108,077	115,139	16,882	17%
50 to 54	85,741	90,947	90,021	99,863	100,010	14,269	17%
55 to 59	71,495	95,583	91,773	86,264	106,134	34,639	48%
60 to 61	25,879	37,281	36,933	35,516	43,600	17,721	68%
62 to 64	30,269	53,443	53,941	54,839	58,578	28,309	94%
65 to 69	39,684	74,638	91,608	89,080	85,901	46,217	116%
70 to 74	31,782	57,067	79,322	80,406	81,848	50,066	158%
75 to 79	27,060	35,316	59,088	72,855	72,633	45,573	168%
80 to 84	22,870	23,992	40,646	56,943	59,010	36,140	158%
85 and over	22,611	28,056	33,187	54,746	74,338	51,727	229%
Median Age	35.3	36.3	37.4	37.7	38.4	3.1	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	1,333,617	1,542,324	1,690,232	1,819,810	1,947,184	613,567	46%
Hispanic	367,145	486,131	586,409	685,656	783,341	416,196	113%
Non-Hispanic	966,472	1,056,193	1,103,823	1,134,154	1,163,843	197,371	20%
White	607,814	635,102	637,637	632,094	629,276	21,462	4%
Black	93,439	104,340	108,543	109,054	108,486	15,047	16%
American Indian	4,484	6,613	7,523	7,749	7,702	3,218	72%
Asian	203,600	241,075	268,941	293,086	316,289	112,689	55%
Hawaiian / Pacific Islander	6,250	8,727	10,374	11,676	12,829	6,579	105%
Other	3,991	4,996	5,761	6,444	6,986	2,995	75%
Two or More Races	46,894	55,340	65,044	74,051	82,275	35,381	75%

GROWTH TRENDS IN TOTAL POPULATION



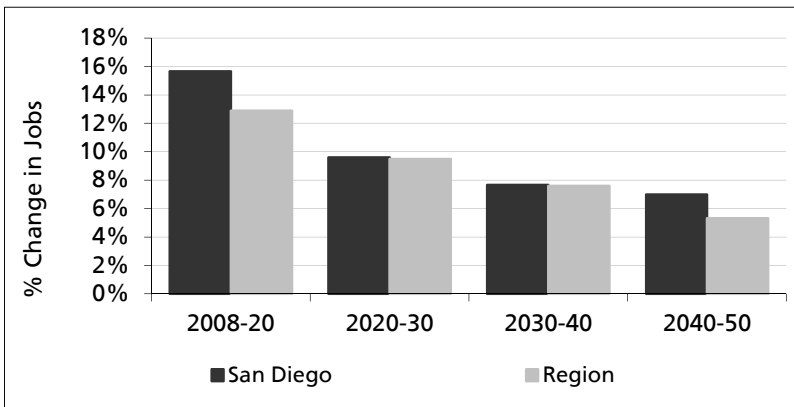
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	821,521	874,678	928,189	982,476	1,042,649	221,128	27%
Civilian Jobs	790,252	838,909	892,420	946,707	1,006,880	216,628	27%
Military Jobs	31,269	35,769	35,769	35,769	35,769	4,500	14%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	218,388	218,388	218,388	218,388	218,388	0	0%
Developed Acres	202,886	206,877	208,517	209,495	210,472	7,586	4%
Low Density Single Family	317	606	629	626	624	307	97%
Single Family	43,171	45,730	45,526	45,072	44,658	1,486	3%
Multiple Family	7,208	8,338	9,229	9,875	10,491	3,283	46%
Mobile Homes	578	470	334	212	101	-478	-83%
Other Residential	497	529	522	519	512	15	3%
Mixed Use	0	955	1,841	2,411	2,794	2,794	--
Industrial	11,781	11,936	12,121	12,331	12,672	891	8%
Commercial/Services	13,179	12,788	12,577	12,411	12,316	-863	-7%
Office	2,390	2,543	2,607	2,726	2,816	426	18%
Schools	5,444	5,539	5,674	5,817	5,952	508	9%
Roads and Freeways	31,723	31,738	31,736	31,736	31,736	13	0%
Agricultural and Extractive ²	6,910	5,961	5,895	5,852	5,776	-1,134	-16%
Parks and Military Use	79,686	79,743	79,825	79,909	80,025	339	0%
Vacant Developable Acres	10,285	6,294	4,654	3,676	2,699	-7,586	-74%
Low Density Single Family	1,425	1,191	1,171	1,171	1,171	-254	-18%
Single Family	2,878	684	276	256	239	-2,639	-92%
Multiple Family	1,075	399	144	54	8	-1,067	-99%
Mixed Use	273	168	36	25	2	-272	-99%
Industrial	1,944	1,676	1,315	948	500	-1,444	-74%
Commercial/Services	767	623	401	213	93	-674	-88%
Office	481	318	258	149	76	-406	-84%
Schools	612	484	356	224	81	-531	-87%
Parks and Other	428	350	297	235	128	-300	-70%
Future Roads and Freeways	401	401	401	401	401	0	0%
Constrained Acres	5,217	5,217	5,217	5,217	5,217	0	0%
Employment Density³	24.1	25.2	26.3	27.4	28.6	4.5	19%
Residential Density⁴	9.8	10.3	11.0	11.8	12.5	2.7	27%

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).