POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**56,445**	**62,136**	**65,902**	**73,290**	**78,174**	**21,729**	**38%**
Household Population	55,399	60,638	64,051	71,007	75,560	20,161	36%
Group Quarters Population	1,046	1,498	1,851	2,283	2,614	1,568	150%
Civilian	1,046	1,498	1,851	2,283	2,614	1,568	150%
Military	0	0	0	0	0	0	0%
Total Housing Units	**25,019**	**26,785**	**28,039**	**30,542**	**32,566**	**7,547**	**30%**
Single Family	13,768	14,074	14,071	14,015	14,034	266	2%
Multiple Family	10,919	12,401	13,658	16,221	18,226	7,307	67%
Mobile Homes	332	310	310	306	306	-26	-8%
Occupied Housing Units	**24,039**	**25,909**	**27,224**	**29,675**	**31,669**	**7,630**	**32%**
Single Family	13,289	13,677	13,725	13,679	13,713	424	3%
Multiple Family	10,451	11,949	13,214	15,713	17,672	7,221	69%
Mobile Homes	299	283	285	283	284	-15	-5%
Vacancy Rate	**3.9%**	**3.3%**	**2.9%**	**2.8%**	**2.8%**	**-1.1**	**-28%**
Single Family	3.5%	2.8%	2.5%	2.4%	2.3%	-1.2	-34%
Multiple Family	4.3%	3.6%	3.3%	3.1%	3.0%	-1.3	-30%
Mobile Homes	9.9%	8.7%	8.1%	7.5%	7.2%	-2.7	-27%
Persons per Household	**2.30**	**2.34**	**2.35**	**2.39**	**2.39**	**0.09**	**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.
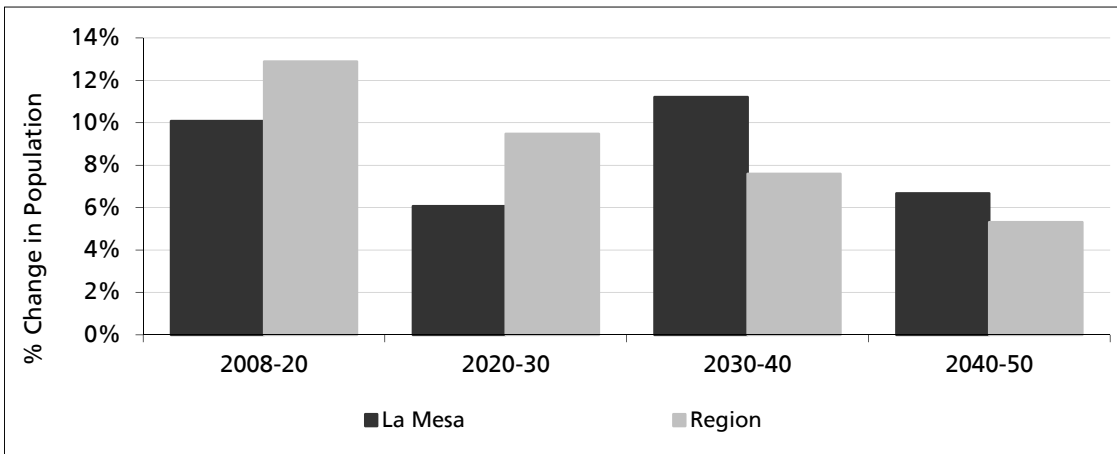
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**56,445**	**62,136**	**65,902**	**73,290**	**78,174**	**21,729**	**38%**
Under 5	3,604	3,693	3,808	4,074	4,179	575	16%
5 to 9	3,291	3,454	3,603	3,884	4,026	735	22%
10 to 14	3,105	3,398	3,360	3,703	3,923	818	26%
15 to 17	1,895	1,923	1,872	2,085	2,226	331	17%
18 to 19	1,277	1,226	1,188	1,291	1,348	71	6%
20 to 24	2,936	3,043	3,322	3,490	3,726	790	27%
25 to 29	3,667	4,639	4,697	4,930	5,302	1,635	45%
30 to 34	4,799	5,251	5,148	6,002	6,161	1,362	28%
35 to 39	4,783	4,113	5,103	5,457	5,642	859	18%
40 to 44	4,291	3,786	4,157	4,332	4,978	687	16%
45 to 49	4,519	4,013	3,538	4,628	4,956	437	10%
50 to 54	4,072	3,875	3,489	4,117	4,245	173	4%
55 to 59	3,366	4,209	3,609	3,341	4,390	1,024	30%
60 to 61	1,191	1,627	1,494	1,370	1,788	597	50%
62 to 64	1,323	2,192	1,983	1,968	2,104	781	59%
65 to 69	1,814	3,258	3,772	3,516	3,272	1,458	80%
70 to 74	1,563	2,831	3,642	3,506	3,331	1,768	113%
75 to 79	1,583	2,013	3,216	3,921	3,600	2,017	127%
80 to 84	1,464	1,389	2,376	3,377	3,250	1,786	122%
85 and over	1,902	2,203	2,525	4,298	5,727	3,825	201%
Median Age	38.8	40.4	41.0	42.0	42.6	3.8	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**56,445**	**62,136**	**65,902**	**73,290**	**78,174**	**21,729**	**38%**
Hispanic	9,513	12,613	14,958	18,403	21,311	11,798	124%
Non-Hispanic	46,932	49,523	50,944	54,887	56,863	9,931	21%
White	38,340	38,632	38,121	39,334	38,981	641	2%
Black	3,053	4,156	5,067	6,287	7,411	4,358	143%
American Indian	289	313	293	290	278	-11	-4%
Asian	2,782	3,616	4,308	5,290	6,119	3,337	120%
Hawaiian / Pacific Islander	231	309	342	404	456	225	97%
Other	141	172	204	232	249	108	77%
Two or More Races	2,096	2,325	2,609	3,050	3,369	1,273	61%

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	**27,579**	**28,813**	**30,457**	**31,645**	**32,018**	**4,439**	**16%**
Civilian Jobs	27,579	28,813	30,457	31,645	32,018	4,439	16%
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	**5,812**	**5,812**	**5,812**	**5,812**	**5,812**	**0**	**0%**
Developed Acres	**5,665**	**5,733**	**5,772**	**5,783**	**5,798**	**133**	**2%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2,629	2,685	2,696	2,693	2,703	75	3%
Multiple Family	437	441	445	446	446	9	2%
Mobile Homes	21	20	13	7	7	-13	-64%
Other Residential	25	28	28	27	22	-3	-13%
Mixed Use	0	41	89	136	221	221	--
Industrial	57	59	66	66	66	9	16%
Commercial/Services	551	527	507	484	413	-138	-25%
Office	56	54	50	47	43	-13	-23%
Schools	181	178	177	177	177	-4	-2%
Roads and Freeways	1,452	1,452	1,452	1,452	1,452	0	0%
Agricultural and Extractive[2]	10	0	0	0	0	-10	-100%
Parks and Military Use	249	249	249	248	248	0	0%
Vacant Developable Acres	**143**	**75**	**37**	**25**	**10**	**-133**	**-93%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	90	38	15	14	3	-87	-97%
Multiple Family	13	4	3	2	0	-13	-97%
Mixed Use	7	7	5	1	1	-7	-92%
Industrial	13	10	4	1	0	-13	-97%
Commercial/Services	14	10	4	2	1	-13	-96%
Office	1	0	0	0	0	-1	-95%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	5	5	5	5	5	0	0%
Constrained Acres	**4**	**4**	**4**	**4**	**4**	**0**	**0%**
Employment Density[3]	**32.7**	**34.4**	**36.1**	**37.6**	**39.6**	**6.9**	**21%**
Residential Density[4]	**8.0**	**8.4**	**8.7**	**9.4**	**9.9**	**1.9**	**23%**

GROWTH TRENDS IN JOBS
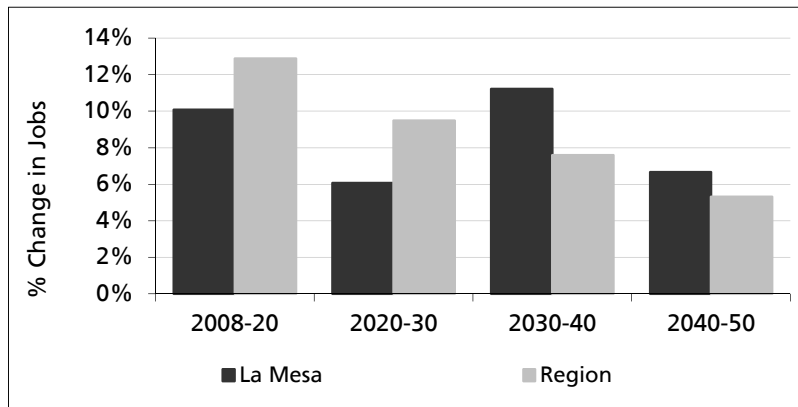
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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).

Source: Final Series 12 - 2050 Regional Growth Forecast
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