POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,081**	**4,177**	**4,224**	**4,305**	**5,388**	**1,307**	**32%**
Household Population	4,081	4,177	4,224	4,305	5,388	1,307	32%
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	**1,578**	**1,578**	**1,578**	**1,578**	**1,946**	**368**	**23%**
Single Family	14	14	14	14	12	-2	-14%
Multiple Family	963	963	963	963	1,491	528	55%
Mobile Homes	601	601	601	601	443	-158	-26%
Occupied Housing Units	**1,509**	**1,532**	**1,533**	**1,534**	**1,903**	**394**	**26%**
Single Family	14	5	5	5	6	-8	-57%
Multiple Family	923	941	942	943	1,465	542	59%
Mobile Homes	572	586	586	586	432	-140	-24%
Vacancy Rate	**4.4%**	**2.9%**	**2.9%**	**2.8%**	**2.2%**	**-2.2**	**-50%**
Single Family	0.0%	64.3%	64.3%	64.3%	50.0%	50.0	0%
Multiple Family	4.2%	2.3%	2.2%	2.1%	1.7%	-2.5	-60%
Mobile Homes	4.8%	2.5%	2.5%	2.5%	0.0%	-4.8	-100%
Persons per Household	**2.70**	**2.73**	**2.76**	**2.81**	**2.83**	**0.13**	**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	**4,081**	**4,177**	**4,224**	**4,305**	**5,388**	**1,307**	**32%**
Under 5	500	398	393	381	440	-60	-12%
5 to 9	384	393	339	351	464	80	21%
10 to 14	344	325	319	299	368	24	7%
15 to 17	220	175	180	164	212	-8	-4%
18 to 19	126	91	88	90	102	-24	-19%
20 to 24	217	219	246	238	296	79	36%
25 to 29	363	362	364	342	424	61	17%
30 to 34	390	418	333	399	440	50	13%
35 to 39	320	287	334	322	389	69	22%
40 to 44	252	227	228	195	300	48	19%
45 to 49	244	229	195	218	268	24	10%
50 to 54	178	198	227	217	252	74	42%
55 to 59	115	222	197	197	274	159	138%
60 to 61	87	88	102	102	151	64	74%
62 to 64	74	121	129	140	169	95	128%
65 to 69	59	172	212	238	259	200	339%
70 to 74	72	102	142	147	232	160	222%
75 to 79	37	62	89	91	105	68	184%
80 to 84	60	45	68	97	119	59	98%
85 and over	39	43	39	77	124	85	218%
Median Age	28.4	31.5	32.7	33.6	34.4	6.0	21%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**4,081**	**4,177**	**4,224**	**4,305**	**5,388**	**1,307**	**32%**
Hispanic	2,646	2,823	2,925	3,039	3,865	1,219	46%
Non-Hispanic	1,435	1,354	1,299	1,266	1,523	88	6%
White	724	654	597	571	677	-47	-6%
Black	272	277	275	259	301	29	11%
American Indian	27	7	6	6	6	-21	-78%
Asian	251	257	258	264	343	92	37%
Hawaiian / Pacific Islander	13	9	7	8	5	-8	-62%
Other	0	5	3	2	1	1	--
Two or More Races	148	145	153	156	190	42	28%

GROWTH TRENDS IN TOTAL POPULATION
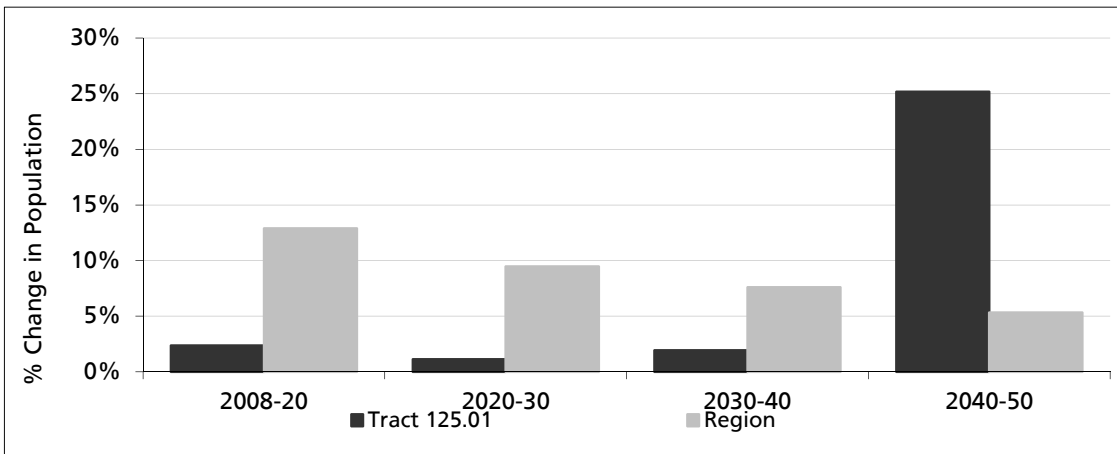
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**386**	**386**	**386**	**386**	**545**	**159**	**41%**
Civilian Jobs	386	386	386	386	545	159	41%
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	**119**	**119**	**119**	**119**	**119**	**0**	**0%**
Developed Acres	**117**	**117**	**117**	**117**	**117**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1	1	1	1	1	0	-11%
Multiple Family	36	36	36	36	42	6	17%
Mobile Homes	33	33	33	33	22	-11	-32%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	7	7	--
Industrial	8	8	8	8	8	0	0%
Commercial/Services	17	17	17	17	15	-2	-12%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	22	22	22	22	22	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	**1**	**1**	**1**	**1**	**1**	**0**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	1	1	1	1	1	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
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]	**15.3**	**15.3**	**15.3**	**15.3**	**20.6**	**5.2**	**34%**
Residential Density[4]	**22.4**	**22.4**	**22.4**	**22.4**	**28.1**	**5.7**	**26%**

GROWTH TRENDS IN JOBS
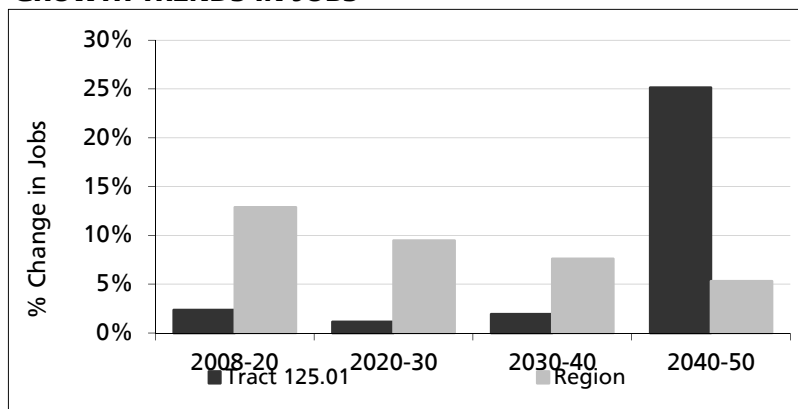
Notes:

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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