

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**San Diego County Unincorporated Area**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>489,958</b>	<b>545,409</b>	<b>616,370</b>	<b>666,577</b>	<b>692,917</b>	<b>202,959</b>	<b>41%</b>
Household Population	456,097	500,800	569,104	616,015	640,010	183,913	40%
Group Quarters Population	33,861	44,609	47,266	50,562	52,907	19,046	56%
Civilian	11,326	19,375	22,032	25,328	27,673	16,347	144%
Military	22,535	25,234	25,234	25,234	25,234	2,699	12%
<b>Total Housing Units</b>	<b>166,862</b>	<b>180,460</b>	<b>202,824</b>	<b>215,518</b>	<b>222,378</b>	<b>55,516</b>	<b>33%</b>
Single Family	128,836	140,614	160,597	172,208	178,502	49,666	39%
Multiple Family	25,562	28,005	30,429	31,811	32,353	6,791	27%
Mobile Homes	12,464	11,841	11,798	11,499	11,523	-941	-8%
<b>Occupied Housing Units</b>	<b>156,011</b>	<b>169,885</b>	<b>191,875</b>	<b>205,006</b>	<b>211,750</b>	<b>55,739</b>	<b>36%</b>
Single Family	120,542	132,614	152,130	164,115	170,236	49,694	41%
Multiple Family	24,309	26,518	28,967	30,344	30,900	6,591	27%
Mobile Homes	11,160	10,753	10,778	10,547	10,614	-546	-5%
<b>Vacancy Rate</b>	<b>6.5%</b>	<b>5.9%</b>	<b>5.4%</b>	<b>4.9%</b>	<b>4.8%</b>	<b>-1.7</b>	<b>-26%</b>
Single Family	6.4%	5.7%	5.3%	4.7%	4.6%	-1.8	-28%
Multiple Family	4.9%	5.3%	4.8%	4.6%	4.5%	-0.4	-8%
Mobile Homes	10.5%	9.2%	8.6%	8.3%	7.9%	-2.6	-25%
<b>Persons per Household</b>	<b>2.92</b>	<b>2.95</b>	<b>2.97</b>	<b>3.00</b>	<b>3.02</b>	<b>0.10</b>	<b>3%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	12,169	10,246	8,987	8,066	7,540	-4,629	-38%
\$15,000-\$29,999	21,857	19,013	17,410	15,865	14,852	-7,005	-32%
\$30,000-\$44,999	23,821	23,696	23,386	22,264	21,335	-2,486	-10%
\$45,000-\$59,999	22,658	23,298	24,549	24,396	23,938	1,280	6%
\$60,000-\$74,999	19,876	20,575	22,912	23,669	23,745	3,869	19%
\$75,000-\$99,999	21,964	26,309	31,059	33,553	34,570	12,606	57%
\$100,000-\$124,999	13,487	17,216	21,673	24,611	26,115	12,628	94%
\$125,000-\$149,999	6,768	10,803	14,415	17,128	18,671	11,903	176%
\$150,000-\$199,999	6,076	10,762	15,360	19,248	21,697	15,621	257%
\$200,000 or more	7,335	7,967	12,124	16,206	19,287	11,952	163%
Total Households	156,011	169,885	191,875	205,006	211,750	55,739	36%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$58,345	\$66,335	\$74,145	\$81,142	\$85,461	\$27,116	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.

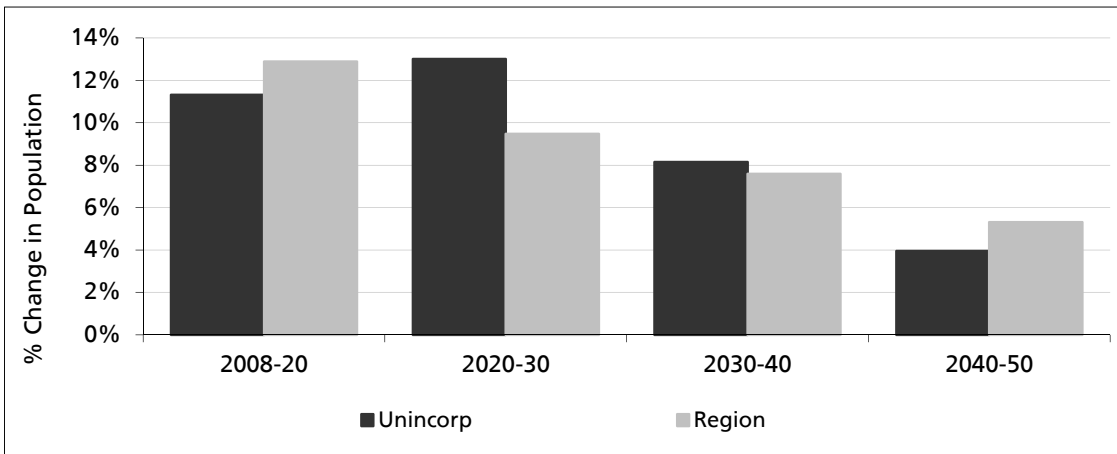
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>489,958</b>	<b>545,409</b>	<b>616,370</b>	<b>666,577</b>	<b>692,917</b>	<b>202,959</b>	<b>41%</b>
Under 5	34,194	33,866	37,129	38,917	38,833	4,639	14%
5 to 9	29,254	31,837	34,907	37,683	37,610	8,356	29%
10 to 14	31,265	34,220	36,480	39,462	40,264	8,999	29%
15 to 17	21,251	21,379	22,542	24,446	25,178	3,927	18%
18 to 19	19,058	18,696	19,555	20,226	20,788	1,730	9%
20 to 24	52,065	54,588	61,798	62,827	64,816	12,751	24%
25 to 29	34,569	42,926	46,650	48,610	49,934	15,365	44%
30 to 34	27,716	30,249	31,074	36,248	36,492	8,776	32%
35 to 39	27,615	25,379	32,208	33,813	35,131	7,516	27%
40 to 44	30,104	28,166	32,933	33,030	38,218	8,114	27%
45 to 49	35,056	31,319	30,058	38,416	40,082	5,026	14%
50 to 54	34,301	32,916	33,243	38,498	37,864	3,563	10%
55 to 59	29,939	36,639	35,642	33,353	41,532	11,593	39%
60 to 61	11,223	14,760	14,519	13,584	16,947	5,724	51%
62 to 64	12,646	20,824	20,898	20,935	21,995	9,349	74%
65 to 69	16,629	29,704	36,910	34,533	30,968	14,339	86%
70 to 74	13,205	23,274	33,298	32,396	30,645	17,440	132%
75 to 79	11,466	14,443	25,248	30,868	28,366	16,900	147%
80 to 84	8,860	8,771	16,367	22,882	21,986	13,126	148%
85 and over	9,542	11,453	14,911	25,850	35,268	25,726	270%
Median Age	34.2	36.0	37.8	38.7	39.6	5.4	16%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>489,958</b>	<b>545,409</b>	<b>616,370</b>	<b>666,577</b>	<b>692,917</b>	<b>202,959</b>	<b>41%</b>
Hispanic	119,950	153,861	193,763	230,375	259,084	139,134	116%
Non-Hispanic	370,008	391,548	422,607	436,202	433,833	63,825	17%
White	304,415	311,458	330,502	333,338	322,238	17,823	6%
Black	23,515	30,002	34,888	39,145	43,035	19,520	83%
American Indian	6,129	4,874	4,077	3,438	2,799	-3,330	-54%
Asian	19,546	24,655	29,412	33,981	37,846	18,300	94%
Hawaiian / Pacific Islander	1,656	1,971	2,193	2,397	2,477	821	50%
Other	1,118	1,305	1,435	1,570	1,706	588	53%
Two or More Races	13,629	17,283	20,100	22,333	23,732	10,103	74%

## GROWTH TRENDS IN TOTAL POPULATION



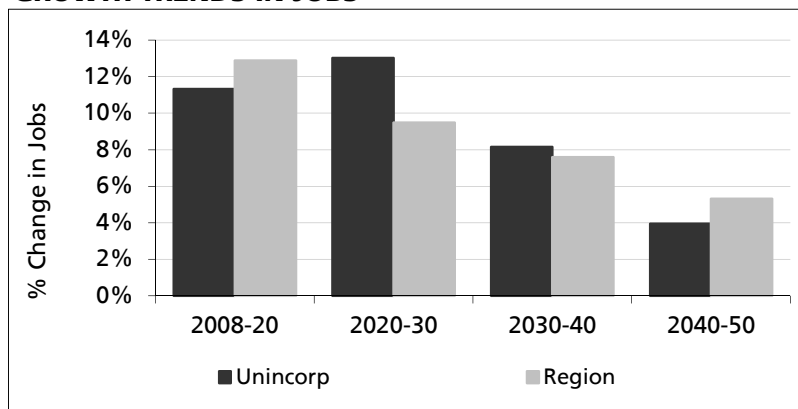
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>137,264</b>	<b>148,971</b>	<b>160,936</b>	<b>174,675</b>	<b>192,102</b>	<b>54,838</b>	<b>40%</b>
Civilian Jobs	107,131	114,338	126,303	140,042	157,469	50,338	47%
Military Jobs	30,133	34,633	34,633	34,633	34,633	4,500	15%

## LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>2,284,514</b>	<b>2,284,514</b>	<b>2,284,514</b>	<b>2,284,514</b>	<b>2,284,514</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,470,450</b>	<b>1,514,989</b>	<b>1,576,897</b>	<b>1,646,934</b>	<b>1,690,526</b>	<b>220,077</b>	<b>15%</b>
Low Density Single Family	165,653	216,881	293,611	377,449	430,759	265,106	160%
Single Family	37,463	39,894	42,901	43,892	44,913	7,450	20%
Multiple Family	1,987	2,425	2,558	2,628	2,665	678	34%
Mobile Homes	2,826	2,759	2,753	2,738	2,734	-92	-3%
Other Residential	2,046	1,971	1,971	1,971	1,971	-75	-4%
Mixed Use	0	13	62	94	126	126	--
Industrial	5,298	5,914	6,603	7,400	8,279	2,982	56%
Commercial/Services	16,313	16,552	16,874	17,200	17,618	1,305	8%
Office	180	184	196	205	210	30	17%
Schools	1,985	2,018	2,067	2,107	2,140	156	8%
Roads and Freeways	29,239	29,240	29,240	29,240	29,240	1	0%
Agricultural and Extractive <sup>2</sup>	109,700	98,967	79,861	63,729	51,589	-58,111	-53%
Parks and Military Use	1,097,760	1,098,171	1,098,200	1,098,280	1,098,280	520	0%
<b>Vacant Developable Acres</b>	<b>352,200</b>	<b>307,662</b>	<b>245,753</b>	<b>175,716</b>	<b>132,124</b>	<b>-220,077</b>	<b>-62%</b>
Low Density Single Family	338,420	296,037	237,480	168,938	126,882	-211,538	-63%
Single Family	7,490	6,060	3,601	2,825	2,002	-5,488	-73%
Multiple Family	297	244	115	65	31	-266	-90%
Mixed Use	9	7	5	4	2	-7	-75%
Industrial	2,806	2,590	2,111	1,737	1,363	-1,443	-51%
Commercial/Services	2,016	1,944	1,702	1,474	1,184	-832	-41%
Office	44	41	35	28	23	-21	-48%
Schools	66	58	48	42	33	-34	-51%
Parks and Other	603	233	209	155	155	-447	-74%
Future Roads and Freeways	448	448	448	448	448	0	0%
<b>Constrained Acres</b>	<b>461,864</b>	<b>461,864</b>	<b>461,864</b>	<b>461,864</b>	<b>461,864</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>4.5</b>	<b>4.6</b>	<b>4.9</b>	<b>5.2</b>	<b>5.6</b>	<b>1.1</b>	<b>23%</b>
<b>Residential Density<sup>4</sup></b>	<b>0.8</b>	<b>0.7</b>	<b>0.6</b>	<b>0.5</b>	<b>0.5</b>	<b>-0.3</b>	<b>-42%</b>

## 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).