2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 40 - San Dieguito

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	95,598	102,437	109,706	114,007	117,193	21,595	23%
Household Population	94,924	101,550	108,388	112,174	114,986	20,062	21%
Group Quarters Population	674	887	1,318	1,833	2,207	1,533	227%
Civilian	674	887	1,318	1,833	2,207	1,533	227%
Military	0	0	0	0	0	0	0%
Total Housing Units	39,219	41,260	43,575	44,432	45,135	5,916	15%
Single Family	30,502	31,514	32,250	32,890	33,532	3,030	10%
Multiple Family	7,916	8,967	10,550	10,778	10,837	2,921	37%
Mobile Homes	801	779	775	764	766	-35	-4%
Occupied Housing Units	36,769	39,019	41,442	42,326	43,069	6,300	17%
Single Family	28,796	30,051	30,909	31,573	32,238	3,442	12%
Multiple Family	7,254	8,258	9,820	10,049	10,124	2,870	40%
Mobile Homes	719	710	713	704	707	-12	-2%
Vacancy Rate	6.2%	5.4%	4.9%	4.7%	4.6%	-1.6	-26%
Single Family	5.6%	4.6%	4.2%	4.0%	3.9%	-1.7	-30%
Multiple Family	8.4%	7.9%	6.9%	6.8%	6.6%	-1.8	-21%
Mobile Homes	10.2%	8.9%	8.0%	7.9%	7.7%	-2.5	-25%
Persons per Household	2.58	2.60	2.62	2.65	2.67	0.09	3%

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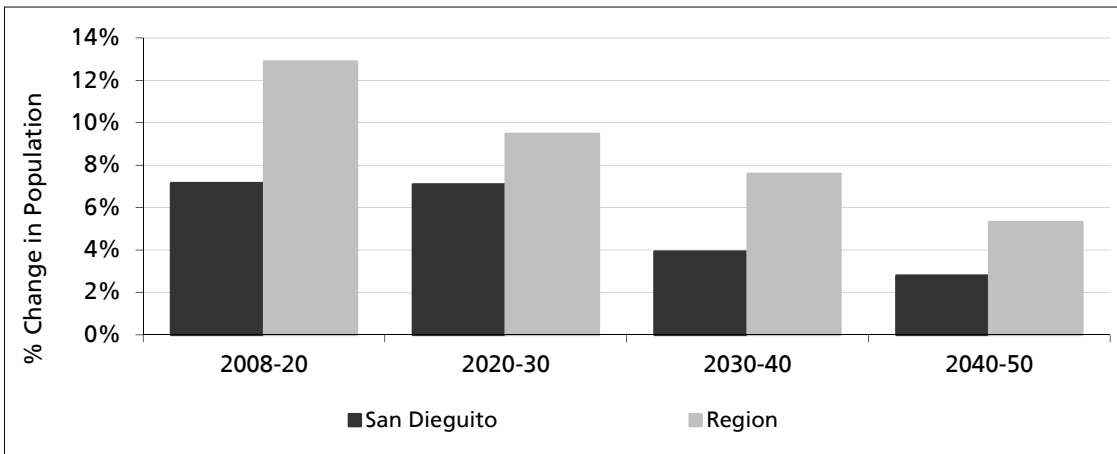
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**95,598**	**102,437**	**109,706**	**114,007**	**117,193**	**21,595**	**23%**
Under 5	4,820	4,676	5,040	5,072	5,023	203	4%
5 to 9	5,030	5,067	5,481	5,632	5,571	541	11%
10 to 14	5,711	6,054	6,124	6,487	6,488	777	14%
15 to 17	3,992	3,923	3,838	4,129	4,197	205	5%
18 to 19	2,824	2,530	2,383	2,411	2,419	-405	-14%
20 to 24	6,413	6,307	6,998	6,865	7,162	749	12%
25 to 29	4,666	5,717	6,048	5,962	6,262	1,596	34%
30 to 34	5,256	5,552	5,533	6,144	6,058	802	15%
35 to 39	6,552	5,350	6,791	7,012	6,837	285	4%
40 to 44	7,079	6,001	6,926	6,824	7,485	406	6%
45 to 49	8,290	6,901	6,080	7,700	8,023	-267	-3%
50 to 54	8,840	8,051	7,269	8,349	8,290	-550	-6%
55 to 59	8,017	9,513	8,239	7,042	9,038	1,021	13%
60 to 61	2,924	3,748	3,393	2,799	3,648	724	25%
62 to 64	2,995	4,860	4,448	4,052	4,247	1,252	42%
65 to 69	3,594	6,523	7,671	6,590	5,682	2,088	58%
70 to 74	2,469	4,540	6,199	5,614	4,989	2,520	102%
75 to 79	2,142	2,749	4,692	5,401	4,612	2,470	115%
80 to 84	1,805	1,774	3,299	4,444	4,041	2,236	124%
85 and over	2,179	2,601	3,254	5,478	7,121	4,942	227%
Median Age	41.8	45.0	44.8	45.3	45.7	3.9	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**95,598**	**102,437**	**109,706**	**114,007**	**117,193**	**21,595**	**23%**
Hispanic	15,151	17,860	19,741	21,094	21,915	6,764	45%
Non-Hispanic	80,447	84,577	89,965	92,913	95,278	14,831	18%
White	73,322	76,954	81,844	84,486	86,663	13,341	18%
Black	692	781	837	858	865	173	25%
American Indian	256	186	131	91	68	-188	-73%
Asian	3,708	4,224	4,637	4,938	5,161	1,453	39%
Hawaiian / Pacific Islander	113	111	108	104	106	-7	-6%
Other	251	145	99	74	63	-188	-75%
Two or More Races	2,105	2,176	2,309	2,362	2,352	247	12%

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	**38,930**	**41,381**	**43,351**	**45,021**	**45,800**	**6,870**	**18%**
Civilian Jobs	38,930	41,381	43,351	45,021	45,800	6,870	18%
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	**33,983**	**33,983**	**33,983**	**33,983**	**33,983**	**0**	**0%**
Developed Acres	**29,408**	**30,040**	**31,729**	**32,406**	**33,502**	**4,094**	**14%**
Low Density Single Family	7,633	7,833	9,553	10,406	11,751	4,118	54%
Single Family	7,012	7,393	7,520	7,607	7,643	632	9%
Multiple Family	457	493	513	520	520	63	14%
Mobile Homes	65	65	64	64	64	-1	-1%
Other Residential	44	44	44	44	44	0	0%
Mixed Use	0	38	100	111	111	111	--
Industrial	253	252	249	245	245	-8	-3%
Commercial/Services	1,577	1,640	1,619	1,636	1,644	67	4%
Office	120	128	129	133	137	17	14%
Schools	360	375	381	384	387	27	7%
Roads and Freeways	3,351	3,351	3,351	3,351	3,351	0	0%
Agricultural and Extractive[2]	1,384	1,260	999	698	396	-988	-71%
Parks and Military Use	7,152	7,168	7,207	7,207	7,209	57	1%
Vacant Developable Acres	**4,429**	**3,797**	**2,108**	**1,431**	**335**	**-4,094**	**-92%**
Low Density Single Family	3,591	3,395	1,862	1,274	224	-3,366	-94%
Single Family	490	197	129	66	34	-455	-93%
Multiple Family	34	12	1	0	0	-34	-100%
Mixed Use	16	1	0	0	0	-15	-98%
Industrial	8	8	8	8	7	-1	-8%
Commercial/Services	122	49	23	8	0	-122	-100%
Office	23	15	12	4	1	-23	-97%
Schools	27	12	6	3	0	-27	-100%
Parks and Other	99	87	48	48	48	-51	-52%
Future Roads and Freeways	20	20	20	20	20	0	0%
Constrained Acres	**146**	**146**	**146**	**146**	**146**	**0**	**0%**
Employment Density[3]	**16.8**	**17.1**	**17.9**	**18.3**	**18.6**	**1.7**	**10%**
Residential Density[4]	**2.6**	**2.6**	**2.5**	**2.4**	**2.2**	**-0.3**	**-13%**

GROWTH TRENDS IN JOBS

Legend: ■ San Dieguito   ■ Region
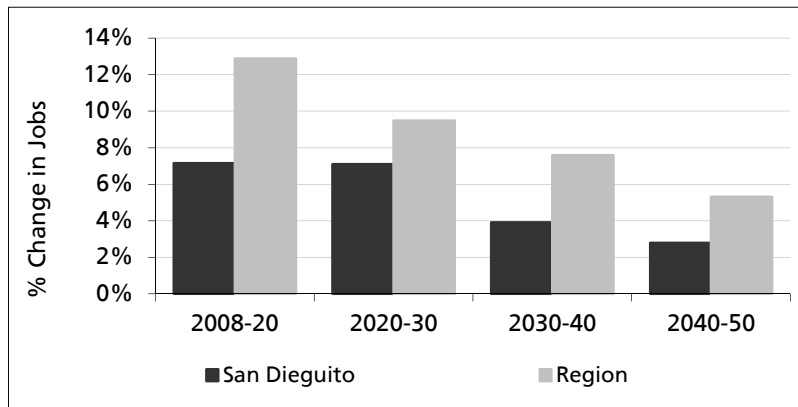
Notes:

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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