2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 2 - Peninsula

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	55,965	60,245	66,220	72,919	77,448	21,483	38%
Household Population	52,813	55,997	61,676	67,969	72,260	19,447	37%
Group Quarters Population	3,152	4,248	4,544	4,950	5,188	2,036	65%
Civilian	2,940	3,115	3,411	3,817	4,055	1,115	38%
Military	212	1,133	1,133	1,133	1,133	921	434%
Total Housing Units	27,263	28,211	30,940	33,925	36,084	8,821	32%
Single Family	15,340	15,276	14,640	13,874	13,158	-2,182	-14%
Multiple Family	11,923	12,935	16,300	20,051	22,926	11,003	92%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	25,574	26,714	29,503	32,420	34,502	8,928	35%
Single Family	14,510	14,590	14,069	13,361	12,706	-1,804	-12%
Multiple Family	11,064	12,124	15,434	19,059	21,796	10,732	97%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	6.2%	5.3%	4.6%	4.4%	4.4%	-1.8	-29%
Single Family	5.4%	4.5%	3.9%	3.7%	3.4%	-2.0	-37%
Multiple Family	7.2%	6.3%	5.3%	4.9%	4.9%	-2.3	-32%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.07	2.10	2.09	2.10	2.09	0.02	1%

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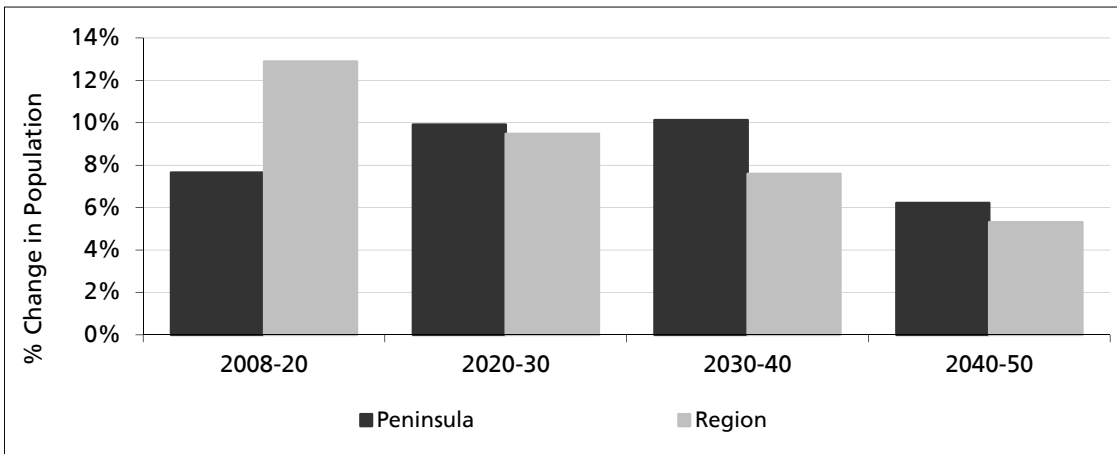
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**55,965**	**60,245**	**66,220**	**72,919**	**77,448**	**21,483**	**38%**
Under 5	3,402	3,314	3,611	3,879	4,009	607	18%
5 to 9	2,734	2,755	3,028	3,279	3,379	645	24%
10 to 14	2,199	2,309	2,378	2,638	2,745	546	25%
15 to 17	1,412	1,376	1,369	1,540	1,631	219	16%
18 to 19	1,637	2,018	1,994	2,110	2,158	521	32%
20 to 24	3,322	3,651	3,896	4,122	4,375	1,053	32%
25 to 29	4,386	5,524	5,890	6,035	6,657	2,271	52%
30 to 34	6,249	6,714	6,918	7,889	8,168	1,919	31%
35 to 39	5,641	4,555	5,973	6,547	6,528	887	16%
40 to 44	4,080	3,376	3,959	4,194	4,733	653	16%
45 to 49	3,692	2,974	2,612	3,550	3,877	185	5%
50 to 54	3,771	3,368	3,029	3,664	3,860	89	2%
55 to 59	3,293	3,852	3,326	2,978	4,029	736	22%
60 to 61	1,272	1,609	1,451	1,259	1,709	437	34%
62 to 64	1,467	2,339	2,148	2,065	2,274	807	55%
65 to 69	1,812	3,229	3,780	3,399	3,070	1,258	69%
70 to 74	1,453	2,651	3,622	3,435	3,225	1,772	122%
75 to 79	1,316	1,653	2,805	3,338	2,934	1,618	123%
80 to 84	1,212	1,149	2,147	2,969	2,748	1,536	127%
85 and over	1,615	1,829	2,284	4,029	5,339	3,724	231%
Median Age	37.3	37.7	38.4	38.8	39.3	2.0	5%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**55,965**	**60,245**	**66,220**	**72,919**	**77,448**	**21,483**	**38%**
Hispanic	6,872	8,514	9,951	11,607	12,840	5,968	87%
Non-Hispanic	49,093	51,731	56,269	61,312	64,608	15,515	32%
White	43,147	44,966	48,573	52,513	55,041	11,894	28%
Black	1,704	1,880	1,958	2,055	2,036	332	19%
American Indian	272	261	242	234	220	-52	-19%
Asian	1,649	2,193	2,777	3,452	4,029	2,380	144%
Hawaiian / Pacific Islander	169	206	239	272	300	131	78%
Other	291	206	178	171	171	-120	-41%
Two or More Races	1,861	2,019	2,302	2,615	2,811	950	51%

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	**50,406**	**51,159**	**53,936**	**57,863**	**60,229**	**9,823**	**19%**
Civilian Jobs	44,727	45,480	48,257	52,184	54,550	9,823	22%
Military Jobs	5,679	5,679	5,679	5,679	5,679	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**8,421**	**8,421**	**8,421**	**8,421**	**8,421**	**0**	**0%**
Developed Acres	**7,516**	**7,540**	**7,628**	**7,701**	**7,765**	**249**	**3%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2,003	1,995	1,968	1,927	1,878	-125	-6%
Multiple Family	328	342	377	439	487	159	49%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	98	101	103	103	102	3	3%
Mixed Use	0	24	139	203	232	232	--
Industrial	826	831	802	806	836	10	1%
Commercial/Services	786	778	764	743	754	-32	-4%
Office	96	91	92	93	90	-6	-7%
Schools	172	172	174	176	177	5	3%
Roads and Freeways	1,633	1,633	1,633	1,633	1,633	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	1,574	1,572	1,577	1,577	1,577	3	0%
Vacant Developable Acres	**270**	**246**	**157**	**85**	**21**	**-249**	**-92%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	20	15	2	2	2	-18	-92%
Multiple Family	10	9	7	3	1	-9	-89%
Mixed Use	2	2	1	0	0	-2	-100%
Industrial	96	84	69	49	8	-88	-92%
Commercial/Services	112	108	60	17	1	-111	-99%
Office	9	8	5	2	0	-9	-100%
Schools	5	5	3	1	0	-5	-99%
Parks and Other	11	11	6	6	6	-5	-46%
Future Roads and Freeways	4	4	4	4	4	0	0%
Constrained Acres	**635**	**635**	**635**	**635**	**635**	**0**	**0%**
Employment Density[3]	**23.8**	**24.1**	**25.4**	**27.2**	**27.7**	**3.9**	**16%**
Residential Density[4]	**11.2**	**11.5**	**12.3**	**13.2**	**14.0**	**2.7**	**24%**

GROWTH TRENDS IN JOBS
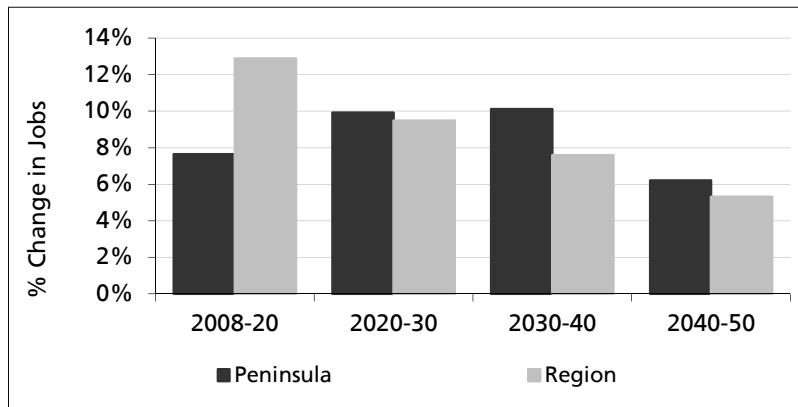
Notes:

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).

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