

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Supervisory District 4



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	618,520	710,233	795,431	859,976	934,626	316,106	51%
Household Population	599,680	684,381	766,662	827,588	899,707	300,027	50%
Group Quarters Population	18,840	25,852	28,769	32,388	34,919	16,079	85%
Civilian	15,775	20,993	23,910	27,529	30,060	14,285	91%
Military	3,065	4,859	4,859	4,859	4,859	1,794	59%
Total Housing Units	244,675	279,479	312,119	335,216	363,693	119,018	49%
Single Family	118,664	117,746	113,839	111,407	108,640	-10,024	-8%
Multiple Family	124,280	160,112	196,918	222,661	254,364	130,084	105%
Mobile Homes	1,731	1,621	1,362	1,148	689	-1,042	-60%
Occupied Housing Units	230,481	265,601	298,521	321,239	348,827	118,346	51%
Single Family	112,174	112,533	109,453	107,311	104,866	-7,308	-7%
Multiple Family	116,682	151,531	187,767	212,822	243,296	126,614	109%
Mobile Homes	1,625	1,537	1,301	1,106	665	-960	-59%
Vacancy Rate	5.8%	5.0%	4.4%	4.2%	4.1%	-1.7	-29%
Single Family	5.5%	4.4%	3.9%	3.7%	3.5%	-2.0	-36%
Multiple Family	6.1%	5.4%	4.6%	4.4%	4.4%	-1.7	-28%
Mobile Homes	6.1%	5.2%	4.5%	3.7%	3.5%	-2.6	-43%
Persons per Household	2.60	2.58	2.57	2.58	2.58	-0.02	-1%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	35,895	33,421	30,691	28,378	27,037	-8,858	-25%
\$15,000-\$29,999	46,337	46,097	44,505	42,702	42,271	-4,066	-9%
\$30,000-\$44,999	42,668	45,524	46,642	46,721	47,963	5,295	12%
\$45,000-\$59,999	32,691	38,284	41,539	43,392	45,917	13,226	40%
\$60,000-\$74,999	24,664	29,401	33,877	36,727	39,972	15,308	62%
\$75,000-\$99,999	22,716	32,754	40,774	46,281	51,930	29,214	129%
\$100,000-\$124,999	11,277	18,330	25,319	30,328	35,252	23,975	213%
\$125,000-\$149,999	5,766	9,955	14,917	18,819	22,576	16,810	292%
\$150,000-\$199,999	4,920	8,245	13,439	17,906	22,356	17,436	354%
\$200,000 or more	3,547	3,590	6,818	9,985	13,553	10,006	282%
Total Households	230,481	265,601	298,521	321,239	348,827	118,346	51%
Median Household Income							
Adjusted for inflation (\$1999)	\$41,604	\$48,040	\$54,902	\$59,802	\$64,213	\$22,609	54%

***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.

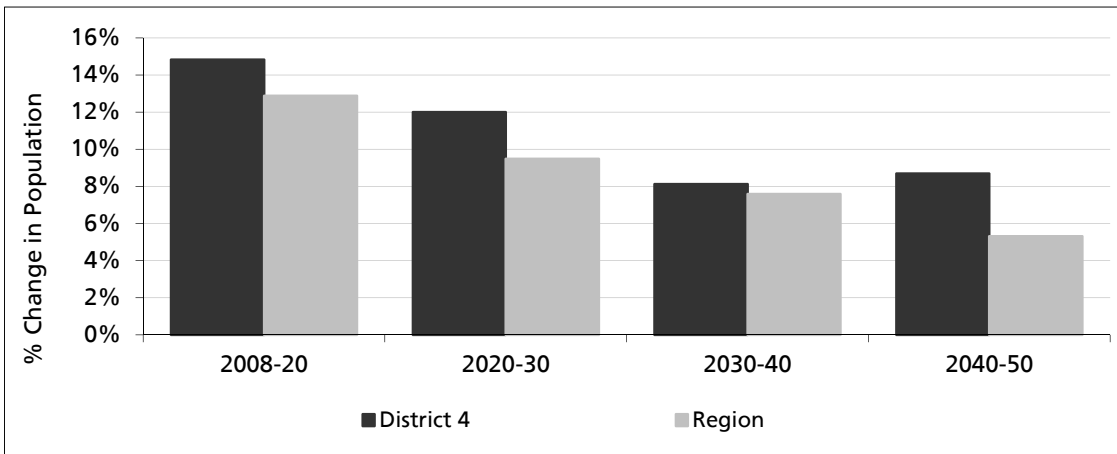
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	618,520	710,233	795,431	859,976	934,626	316,106	51%
Under 5	46,005	48,326	51,899	54,590	56,717	10,712	23%
5 to 9	40,049	47,385	50,372	54,056	57,524	17,475	44%
10 to 14	37,344	45,195	47,551	50,347	55,088	17,744	48%
15 to 17	23,602	24,697	27,349	28,538	31,590	7,988	34%
18 to 19	21,621	22,374	25,761	28,250	30,869	9,248	43%
20 to 24	43,740	46,909	56,772	59,322	63,671	19,931	46%
25 to 29	47,235	56,344	59,131	63,536	67,388	20,153	43%
30 to 34	58,483	64,470	64,605	76,677	79,550	21,067	36%
35 to 39	56,437	53,162	66,163	69,350	75,456	19,019	34%
40 to 44	47,568	47,057	53,377	52,455	64,794	17,226	36%
45 to 49	42,906	42,138	40,764	48,878	52,683	9,777	23%
50 to 54	36,673	39,098	40,098	44,067	44,584	7,911	22%
55 to 59	30,300	40,343	39,999	37,834	46,547	16,247	54%
60 to 61	10,858	15,644	15,839	15,331	18,772	7,914	73%
62 to 64	12,575	22,306	23,301	23,842	25,756	13,181	105%
65 to 69	17,018	31,456	39,473	38,755	38,149	21,131	124%
70 to 74	14,270	25,116	35,256	35,726	36,984	22,714	159%
75 to 79	11,865	15,465	25,849	31,408	31,704	19,839	167%
80 to 84	10,103	10,629	17,716	24,450	25,901	15,798	156%
85 and over	9,868	12,119	14,156	22,564	30,899	21,031	213%
Median Age	34.2	35.0	36.1	36.1	36.7	2.5	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	618,520	710,233	795,431	859,976	934,626	316,106	51%
Hispanic	179,572	241,964	300,949	359,091	421,310	241,738	135%
Non-Hispanic	438,948	468,269	494,482	500,885	513,316	74,368	17%
White	248,863	253,001	249,386	239,605	236,587	-12,276	-5%
Black	60,444	65,293	67,389	66,153	65,058	4,614	8%
American Indian	2,425	3,214	3,544	3,645	3,660	1,235	51%
Asian	97,621	111,931	132,260	144,217	155,695	58,074	59%
Hawaiian / Pacific Islander	3,647	4,537	5,314	5,868	6,409	2,762	76%
Other	1,869	2,338	2,931	3,289	3,586	1,717	92%
Two or More Races	24,079	27,955	33,658	38,108	42,321	18,242	76%

GROWTH TRENDS IN TOTAL POPULATION



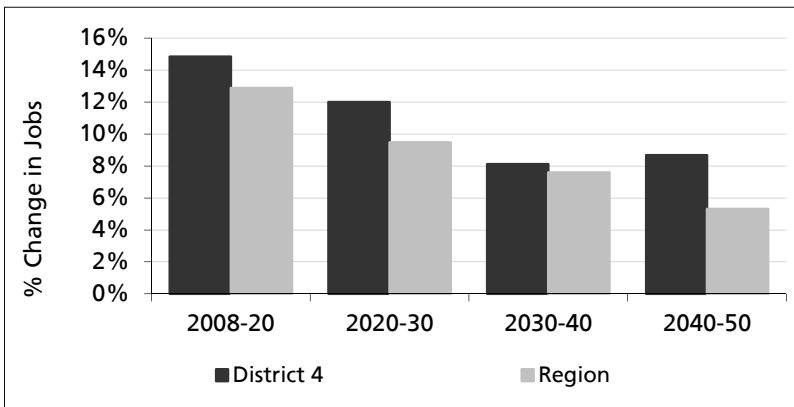
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	425,124	447,610	469,223	489,698	508,025	82,901	20%
Civilian Jobs	411,983	434,469	456,082	476,557	494,884	82,901	20%
Military Jobs	13,141	13,141	13,141	13,141	13,141	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	63,884	63,884	63,884	63,884	63,884	0	0%
Developed Acres	61,244	61,839	62,273	62,514	62,690	1,447	2%
Low Density Single Family	1	55	59	59	59	58	5263%
Single Family	17,317	17,384	17,119	16,890	16,624	-693	-4%
Multiple Family	3,447	3,690	4,104	4,343	4,656	1,209	35%
Mobile Homes	188	183	149	123	79	-109	-58%
Other Residential	218	220	215	213	209	-10	-4%
Mixed Use	0	767	1,234	1,572	1,814	1,814	--
Industrial	5,197	5,248	5,338	5,378	5,408	211	4%
Commercial/Services	4,741	4,352	4,114	3,931	3,792	-949	-20%
Office	1,424	1,427	1,425	1,451	1,477	53	4%
Schools	2,111	2,135	2,147	2,166	2,167	56	3%
Roads and Freeways	13,334	13,333	13,332	13,332	13,332	-2	0%
Agricultural and Extractive ²	1,359	1,120	1,107	1,107	1,107	-253	-19%
Parks and Military Use	11,906	11,924	11,929	11,949	11,967	60	1%
Vacant Developable Acres	1,864	1,270	835	594	418	-1,447	-78%
Low Density Single Family	270	216	212	212	212	-58	-21%
Single Family	340	114	88	82	70	-270	-79%
Multiple Family	268	185	45	24	3	-265	-99%
Mixed Use	49	27	9	5	0	-49	-100%
Industrial	409	326	182	79	8	-401	-98%
Commercial/Services	203	160	88	25	7	-196	-97%
Office	79	48	38	23	1	-78	-99%
Schools	70	33	19	10	0	-69	-99%
Parks and Other	134	116	110	90	72	-61	-46%
Future Roads and Freeways	44	44	44	44	44	0	0%
Constrained Acres	776	776	776	776	776	0	0%
Employment Density³	30.6	32.1	33.4	34.8	36.0	5.4	18%
Residential Density⁴	11.6	12.8	14.0	15.0	16.1	4.6	40%

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).