

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Mira Costa Community College



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	402,515	456,555	480,858	495,297	507,146	104,631	26%
Household Population	386,930	439,337	462,215	474,839	485,444	98,514	25%
Group Quarters Population	15,585	17,218	18,643	20,458	21,702	6,117	39%
Civilian	2,671	3,401	4,826	6,641	7,885	5,214	195%
Military	12,914	13,817	13,817	13,817	13,817	903	7%
Total Housing Units	152,341	169,444	176,637	178,715	181,008	28,667	19%
Single Family	102,586	110,586	112,797	113,807	115,324	12,738	12%
Multiple Family	44,467	53,778	59,177	60,284	61,025	16,558	37%
Mobile Homes	5,288	5,080	4,663	4,624	4,659	-629	-12%
Occupied Housing Units	141,180	159,167	166,684	169,098	171,649	30,469	22%
Single Family	95,942	105,039	107,769	108,951	110,606	14,664	15%
Multiple Family	40,492	49,491	54,594	55,847	56,694	16,202	40%
Mobile Homes	4,746	4,637	4,321	4,300	4,349	-397	-8%
Vacancy Rate	7.3%	6.1%	5.6%	5.4%	5.2%	-2.1	-29%
Single Family	6.5%	5.0%	4.5%	4.3%	4.1%	-2.4	-37%
Multiple Family	8.9%	8.0%	7.7%	7.4%	7.1%	-1.8	-20%
Mobile Homes	10.2%	8.7%	7.3%	7.0%	6.7%	-3.5	-34%
Persons per Household	2.74	2.76	2.77	2.81	2.83	0.09	3%

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	11,086	10,367	8,783	7,474	6,633	-4,453	-40%
\$15,000-\$29,999	18,135	17,489	15,489	13,513	12,156	-5,979	-33%
\$30,000-\$44,999	19,948	20,263	19,017	17,322	16,055	-3,893	-20%
\$45,000-\$59,999	17,231	18,951	18,674	17,738	16,912	-319	-2%
\$60,000-\$74,999	14,656	16,367	16,699	16,409	16,061	1,405	10%
\$75,000-\$99,999	18,756	21,331	22,685	23,028	23,096	4,340	23%
\$100,000-\$124,999	12,862	15,412	17,211	18,195	18,788	5,926	46%
\$125,000-\$149,999	7,881	11,009	12,854	14,120	15,040	7,159	91%
\$150,000-\$199,999	8,263	13,248	16,144	18,336	20,122	11,859	144%
\$200,000 or more	12,362	14,730	19,128	22,963	26,786	14,424	117%
Total Households	141,180	159,167	166,684	169,098	171,649	30,469	22%
Median Household Income							
Adjusted for inflation (\$1999)	\$64,288	\$71,468	\$80,158	\$88,129	\$94,492	\$30,204	47%

***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.

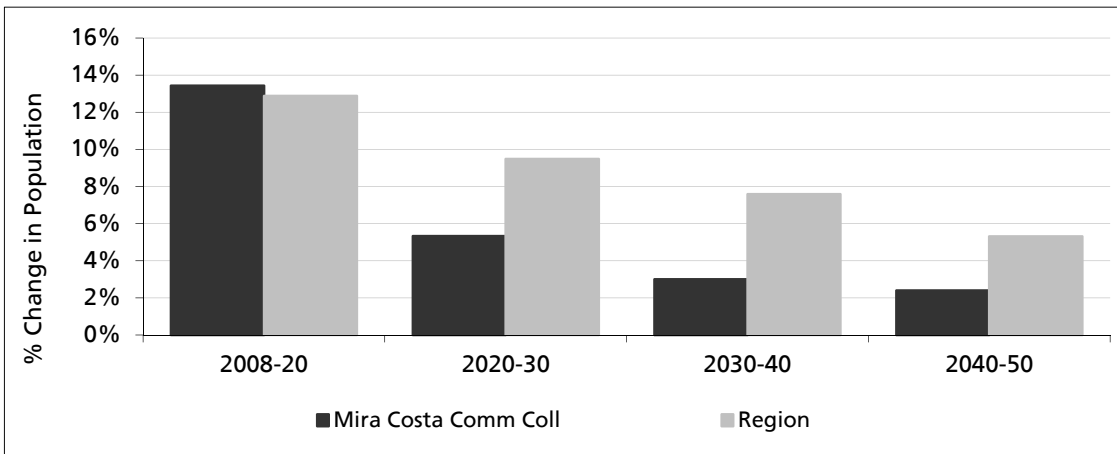
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	402,515	456,555	480,858	495,297	507,146	104,631	26%
Under 5	30,604	31,655	32,938	32,859	32,458	1,854	6%
5 to 9	27,249	30,040	31,298	31,934	31,785	4,536	17%
10 to 14	25,985	29,729	29,363	30,608	31,153	5,168	20%
15 to 17	16,671	17,656	17,279	17,965	18,426	1,755	11%
18 to 19	13,552	13,817	13,625	13,619	13,741	189	1%
20 to 24	35,249	38,526	41,650	40,801	42,064	6,815	19%
25 to 29	24,174	30,820	31,565	31,404	32,333	8,159	34%
30 to 34	24,976	27,221	26,157	29,341	29,080	4,104	16%
35 to 39	27,196	24,849	29,434	30,055	30,014	2,818	10%
40 to 44	28,412	26,458	29,340	28,374	31,989	3,577	13%
45 to 49	30,748	28,104	24,879	30,150	31,487	739	2%
50 to 54	28,845	28,542	26,004	29,062	28,601	-244	-1%
55 to 59	24,854	31,383	27,545	24,066	29,958	5,104	21%
60 to 61	8,930	12,030	10,929	9,313	11,821	2,891	32%
62 to 64	9,822	16,739	15,296	14,221	14,804	4,982	51%
65 to 69	12,642	23,738	27,501	23,934	21,281	8,639	68%
70 to 74	9,510	17,825	23,848	21,706	19,789	10,279	108%
75 to 79	8,451	11,124	18,422	21,052	18,345	9,894	117%
80 to 84	7,101	7,195	12,837	16,914	15,244	8,143	115%
85 and over	7,544	9,104	10,948	17,919	22,773	15,229	202%
Median Age	35.5	36.8	37.8	38.2	38.8	3.3	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	402,515	456,555	480,858	495,297	507,146	104,631	26%
Hispanic	86,354	108,215	122,676	133,696	142,868	56,514	65%
Non-Hispanic	316,161	348,340	358,182	361,601	364,278	48,117	15%
White	257,921	278,302	284,311	283,346	281,346	23,425	9%
Black	13,820	15,105	14,551	13,400	12,174	-1,646	-12%
American Indian	1,575	1,869	2,015	2,010	1,993	418	27%
Asian	27,625	35,569	38,207	42,222	46,611	18,986	69%
Hawaiian / Pacific Islander	2,185	2,318	2,350	2,400	2,507	322	15%
Other	969	1,186	1,262	1,371	1,517	548	57%
Two or More Races	12,066	13,991	15,486	16,852	18,130	6,064	50%

GROWTH TRENDS IN TOTAL POPULATION



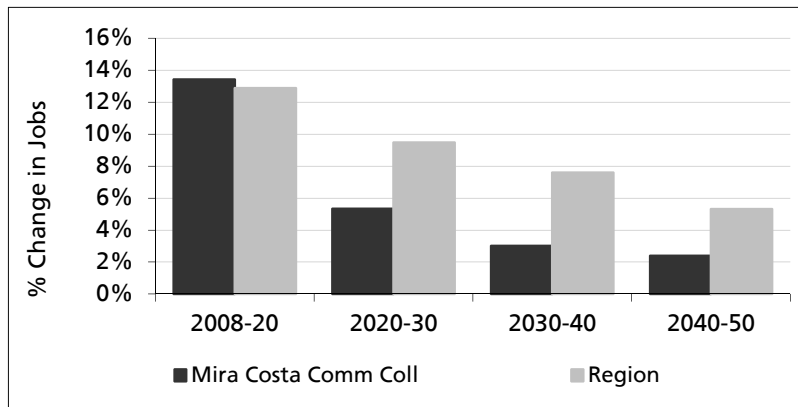
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	169,846	186,135	203,144	217,600	229,370	59,524	35%
Civilian Jobs	169,846	186,135	203,144	217,600	229,370	59,524	35%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	115,531	115,531	115,531	115,531	115,531	0	0%
Developed Acres	106,584	109,367	112,383	113,319	114,738	8,154	8%
Low Density Single Family	8,341	8,909	10,846	11,646	13,056	4,715	57%
Single Family	20,881	22,892	23,477	23,631	23,723	2,841	14%
Multiple Family	2,489	3,145	3,243	3,257	3,262	773	31%
Mobile Homes	572	564	546	546	546	-26	-5%
Other Residential	117	117	117	117	117	0	0%
Mixed Use	0	193	337	382	402	402	--
Industrial	3,323	3,604	3,772	3,912	4,036	713	21%
Commercial/Services	7,034	7,161	7,231	7,341	7,421	387	5%
Office	673	708	733	754	776	104	15%
Schools	1,505	1,587	1,617	1,642	1,660	155	10%
Roads and Freeways	11,658	11,660	11,660	11,660	11,660	2	0%
Agricultural and Extractive ²	3,807	2,631	2,122	1,725	1,362	-2,445	-64%
Parks and Military Use	46,183	46,197	46,684	46,706	46,716	533	1%
Vacant Developable Acres	8,654	5,871	2,855	1,919	500	-8,154	-94%
Low Density Single Family	3,881	3,508	1,849	1,332	239	-3,642	-94%
Single Family	2,284	706	244	145	55	-2,229	-98%
Multiple Family	271	46	12	3	0	-270	-100%
Mixed Use	98	23	5	0	0	-98	-100%
Industrial	777	488	307	162	53	-724	-93%
Commercial/Services	540	386	239	128	53	-487	-90%
Office	121	84	60	35	10	-111	-92%
Schools	88	67	45	20	2	-86	-98%
Parks and Other	553	522	52	52	47	-506	-91%
Future Roads and Freeways	41	41	41	41	41	0	0%
Constrained Acres	293	293	293	293	293	0	0%
Employment Density³	13.5	14.1	15.0	15.7	16.3	2.7	20%
Residential Density⁴	4.7	4.7	4.6	4.5	4.4	-0.3	-6%

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).