POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**169,381**	**192,690**	**211,899**	**232,793**	**270,909**	**101,528**	**60%**
Household Population	162,339	181,584	200,053	220,002	257,428	95,089	59%
Group Quarters Population	7,042	11,106	11,846	12,791	13,481	6,439	91%
Civilian	7,042	11,106	11,846	12,791	13,481	6,439	91%
Military	0	0	0	0	0	0	0%
Total Housing Units	**59,511**	**65,517**	**71,950**	**79,456**	**93,128**	**33,617**	**56%**
Single Family	30,716	29,916	28,417	27,256	25,692	-5,024	-16%
Multiple Family	28,354	35,164	43,265	52,015	67,250	38,896	137%
Mobile Homes	441	437	268	185	186	-255	-58%
Occupied Housing Units	**55,909**	**62,224**	**68,770**	**76,121**	**89,417**	**33,508**	**60%**
Single Family	28,806	28,386	27,145	26,097	24,658	-4,148	-14%
Multiple Family	26,688	33,423	41,369	49,847	64,581	37,893	142%
Mobile Homes	415	415	256	177	178	-237	-57%
Vacancy Rate	**6.1%**	**5.0%**	**4.4%**	**4.2%**	**4.0%**	**-2.1**	**-34%**
Single Family	6.2%	5.1%	4.5%	4.3%	4.0%	-2.2	-35%
Multiple Family	5.9%	5.0%	4.4%	4.2%	4.0%	-1.9	-32%
Mobile Homes	5.9%	5.0%	4.5%	4.3%	4.3%	-1.6	-27%
Persons per Household	**2.90**	**2.92**	**2.91**	**2.89**	**2.88**	**-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	**169,381**	**192,690**	**211,899**	**232,793**	**270,909**	**101,528**	**60%**
Under 5	14,882	15,686	16,805	18,079	19,670	4,788	32%
5 to 9	12,785	15,917	16,869	18,548	20,817	8,032	63%
10 to 14	12,574	15,723	16,959	18,325	21,251	8,677	69%
15 to 17	7,715	8,261	9,599	10,148	11,920	4,205	55%
18 to 19	8,519	9,858	11,751	13,102	15,016	6,497	76%
20 to 24	14,717	16,553	20,818	22,852	25,838	11,121	76%
25 to 29	14,078	16,391	16,615	18,530	20,481	6,403	45%
30 to 34	15,892	16,615	15,782	19,739	21,797	5,905	37%
35 to 39	14,357	13,897	16,560	17,307	21,108	6,751	47%
40 to 44	11,662	12,084	13,173	12,722	17,679	6,017	52%
45 to 49	9,983	10,173	10,003	11,731	13,387	3,404	34%
50 to 54	8,322	9,024	9,531	10,271	10,874	2,552	31%
55 to 59	6,664	8,550	8,627	8,532	10,808	4,144	62%
60 to 61	2,251	3,059	3,116	3,266	4,054	1,803	80%
62 to 64	2,581	4,359	4,710	5,194	5,875	3,294	128%
65 to 69	3,468	5,787	7,186	7,712	8,467	4,999	144%
70 to 74	2,789	4,256	5,749	6,461	7,895	5,106	183%
75 to 79	2,202	2,622	3,841	4,887	6,046	3,844	175%
80 to 84	1,929	1,830	2,352	3,105	4,179	2,250	117%
85 and over	2,011	2,045	1,853	2,282	3,747	1,736	86%
Median Age	29.8	29.4	29.0	29.1	30.1	0.3	1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**169,381**	**192,690**	**211,899**	**232,793**	**270,909**	**101,528**	**60%**
Hispanic	68,086	94,002	120,829	147,211	178,394	110,308	162%
Non-Hispanic	101,295	98,688	91,070	85,582	92,515	-8,780	-9%
White	48,074	39,548	26,905	18,324	21,118	-26,956	-56%
Black	21,165	22,602	23,151	22,510	21,957	792	4%
American Indian	659	804	889	911	962	303	46%
Asian	23,645	26,799	29,749	32,196	35,388	11,743	50%
Hawaiian / Pacific Islander	518	797	1,017	1,185	1,360	842	163%
Other	499	591	671	767	896	397	80%
Two or More Races	6,735	7,547	8,688	9,689	10,834	4,099	61%

GROWTH TRENDS IN TOTAL POPULATION
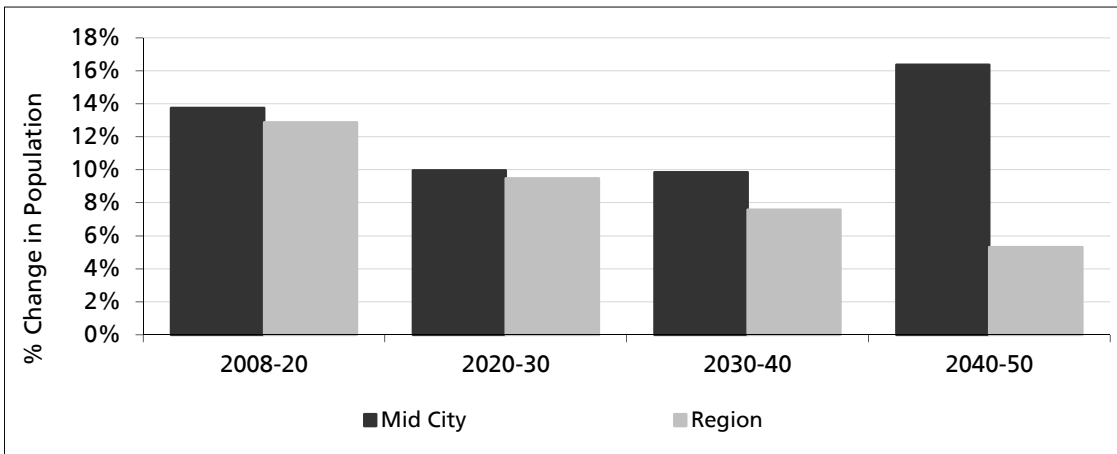
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**39,162**	**41,599**	**46,247**	**50,088**	**52,901**	**13,739**	**35%**
Civilian Jobs	39,162	41,599	46,247	50,088	52,901	13,739	35%
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	**10,182**	**10,182**	**10,182**	**10,182**	**10,182**	**0**	**0%**
Developed Acres	**10,075**	**10,111**	**10,136**	**10,147**	**10,160**	**86**	**1%**
Low Density Single Family	1	4	4	4	4	3	256%
Single Family	4,118	4,077	3,984	3,895	3,758	-360	-9%
Multiple Family	767	830	936	1,018	1,160	393	51%
Mobile Homes	68	68	39	25	25	-43	-63%
Other Residential	50	54	53	52	51	1	2%
Mixed Use	0	126	275	434	558	558	--
Industrial	185	179	171	163	159	-26	-14%
Commercial/Services	602	505	414	292	194	-408	-68%
Office	30	20	15	9	4	-26	-87%
Schools	487	486	485	495	486	-1	0%
Roads and Freeways	2,662	2,662	2,661	2,661	2,661	-2	0%
Agricultural and Extractive[2]	3	0	0	0	0	-3	-100%
Parks and Military Use	1,101	1,100	1,100	1,100	1,100	-1	0%
Vacant Developable Acres	**107**	**70**	**46**	**35**	**21**	**-86**	**-80%**
Low Density Single Family	4	1	1	1	1	-3	-67%
Single Family	55	33	21	18	17	-38	-69%
Multiple Family	26	22	14	9	1	-25	-96%
Mixed Use	14	9	6	4	0	-14	-100%
Industrial	3	3	2	1	0	-3	-100%
Commercial/Services	1	1	0	0	0	-1	-100%
Office	0	0	0	0	0	0	-100%
Schools	2	1	1	0	0	-2	-100%
Parks and Other	1	1	1	1	1	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**1**	**1**	**1**	**1**	**1**	**0**	**0%**
Employment Density[3]	**30.0**	**33.2**	**37.9**	**42.6**	**47.1**	**17.1**	**57%**
Residential Density[4]	**11.9**	**12.9**	**14.0**	**15.2**	**17.6**	**5.8**	**48%**

GROWTH TRENDS IN JOBS
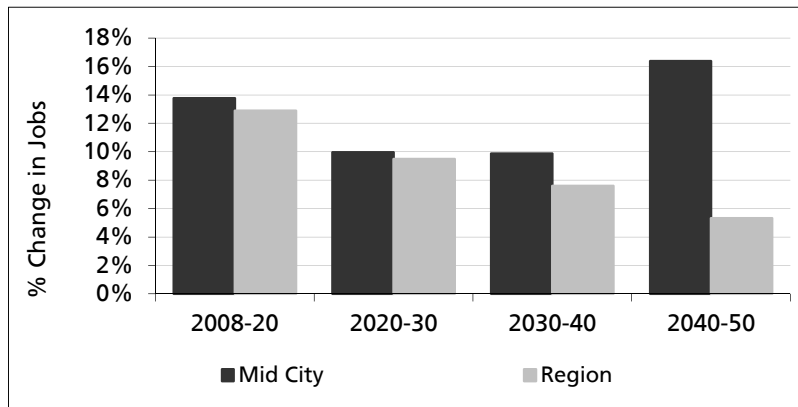
Notes:

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).

Source: Final Series 12 - 2050 Regional Growth Forecast
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