2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Grossmont-Cuyamaca Community College

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**468,399**	**509,864**	**562,719**	**607,024**	**622,152**	**153,753**	**33%**
Household Population	459,758	499,262	549,637	590,982	603,920	144,162	31%
Group Quarters Population	8,641	10,602	13,082	16,042	18,232	9,591	111%
Civilian	8,641	10,602	13,082	16,042	18,232	9,591	111%
Military	0	0	0	0	0	0	0%
Total Housing Units	**170,954**	**182,832**	**198,709**	**209,942**	**214,185**	**43,231**	**25%**
Single Family	105,836	112,222	118,885	121,228	122,288	16,452	16%
Multiple Family	52,443	58,294	67,678	76,885	80,316	27,873	53%
Mobile Homes	12,675	12,316	12,146	11,829	11,581	-1,094	-9%
Occupied Housing Units	**163,126**	**175,514**	**191,380**	**203,276**	**207,599**	**44,473**	**27%**
Single Family	101,350	107,998	114,657	117,800	118,933	17,583	17%
Multiple Family	50,158	56,099	65,413	74,425	77,817	27,659	55%
Mobile Homes	11,618	11,417	11,310	11,051	10,849	-769	-7%
Vacancy Rate	**4.6%**	**4.0%**	**3.7%**	**3.2%**	**3.1%**	**-1.5**	**-33%**
Single Family	4.2%	3.8%	3.6%	2.8%	2.7%	-1.5	-36%
Multiple Family	4.4%	3.8%	3.3%	3.2%	3.1%	-1.3	-30%
Mobile Homes	8.3%	7.3%	6.9%	6.6%	6.3%	-2.0	-24%
Persons per Household	**2.82**	**2.84**	**2.87**	**2.91**	**2.91**	**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	17,910	14,956	13,220	11,746	10,491	-7,419	-41%
$15,000-$29,999	27,488	24,221	22,023	20,133	18,253	-9,235	-34%
$30,000-$44,999	28,756	28,127	27,156	25,999	24,407	-4,349	-15%
$45,000-$59,999	25,295	26,587	27,306	27,339	26,536	1,241	5%
$60,000-$74,999	21,112	22,305	24,337	25,464	25,527	4,415	21%
$75,000-$99,999	20,001	26,295	30,946	34,201	35,676	15,675	78%
$100,000-$124,999	10,586	15,169	19,506	22,981	25,062	14,476	137%
$125,000-$149,999	4,825	8,309	11,549	14,388	16,315	11,490	238%
$150,000-$199,999	3,875	6,713	10,215	13,578	16,067	12,192	315%
$200,000 or more	3,278	2,832	5,122	7,447	9,265	5,987	183%
Total Households	163,126	175,514	191,380	203,276	207,599	44,473	27%
Median Household Income							
Adjusted for inflation ($1999)	$49,394	$56,539	$63,689	$69,673	$74,169	$24,775	50%

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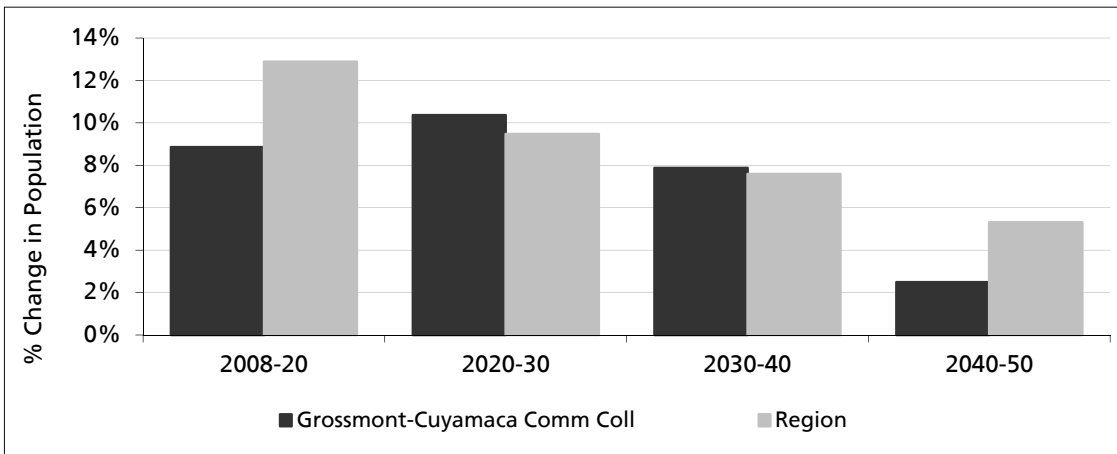
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**468,399**	**509,864**	**562,719**	**607,024**	**622,152**	**153,753**	**33%**
Under 5	31,977	31,931	34,998	36,838	36,446	4,469	14%
5 to 9	30,288	31,773	34,740	37,252	36,925	6,637	22%
10 to 14	32,400	35,096	36,432	39,406	39,805	7,405	23%
15 to 17	21,322	21,187	21,671	23,554	24,047	2,725	13%
18 to 19	14,438	13,429	13,576	14,279	14,608	170	1%
20 to 24	34,158	33,885	39,324	40,170	41,377	7,219	21%
25 to 29	31,386	39,292	41,671	42,919	44,189	12,803	41%
30 to 34	30,101	32,492	33,002	38,302	38,105	8,004	27%
35 to 39	31,055	26,664	34,547	36,313	36,588	5,533	18%
40 to 44	33,115	29,495	34,082	34,518	38,553	5,438	16%
45 to 49	36,965	32,357	29,922	38,316	39,134	2,169	6%
50 to 54	34,204	32,658	31,442	36,179	35,239	1,035	3%
55 to 59	28,772	35,476	32,923	30,295	37,694	8,922	31%
60 to 61	10,629	14,114	13,528	12,499	15,292	4,663	44%
62 to 64	11,831	19,261	18,588	18,257	18,929	7,098	60%
65 to 69	15,345	27,231	32,831	30,377	26,973	11,628	76%
70 to 74	12,085	21,360	29,348	28,193	26,071	13,986	116%
75 to 79	10,532	13,167	22,212	26,900	24,247	13,715	130%
80 to 84	8,707	8,498	15,090	21,064	20,073	11,366	131%
85 and over	9,089	10,498	12,792	21,393	27,857	18,768	206%
Median Age	36.3	38.0	38.8	39.2	39.9	3.6	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**468,399**	**509,864**	**562,719**	**607,024**	**622,152**	**153,753**	**33%**
Hispanic	101,197	131,573	163,129	195,824	219,849	118,652	117%
Non-Hispanic	367,202	378,291	399,590	411,200	402,303	35,101	10%
White	297,275	293,871	298,674	294,010	273,080	-24,195	-8%
Black	26,304	33,791	41,604	49,351	55,706	29,402	112%
American Indian	3,841	3,290	2,841	2,455	2,112	-1,729	-45%
Asian	17,759	23,050	28,641	34,337	38,858	21,099	119%
Hawaiian / Pacific Islander	2,091	2,482	2,780	3,127	3,307	1,216	58%
Other	1,205	1,348	1,537	1,705	1,792	587	49%
Two or More Races	18,727	20,459	23,513	26,215	27,448	8,721	47%

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	**141,206**	**149,100**	**161,482**	**174,819**	**190,592**	**49,386**	**35%**
Civilian Jobs	141,206	149,100	161,482	174,819	190,592	49,386	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	**723,172**	**723,172**	**723,172**	**723,172**	**723,172**	**0**	**0%**
Developed Acres	**417,917**	**439,116**	**467,051**	**495,523**	**506,855**	**88,937**	**21%**
Low Density Single Family	63,658	83,351	112,306	141,043	152,852	89,194	140%
Single Family	27,773	29,692	31,007	31,232	31,282	3,509	13%
Multiple Family	2,262	2,357	2,505	2,628	2,650	388	17%
Mobile Homes	1,780	1,776	1,761	1,743	1,728	-51	-3%
Other Residential	602	611	611	610	627	25	4%
Mixed Use	0	94	279	397	527	527	--
Industrial	2,745	2,927	3,231	3,542	3,796	1,051	38%
Commercial/Services	6,476	6,476	6,502	6,534	6,608	132	2%
Office	193	211	231	258	294	101	52%
Schools	2,152	2,145	2,148	2,152	2,156	5	0%
Roads and Freeways	18,490	18,532	18,532	18,532	18,532	42	0%
Agricultural and Extractive[2]	13,366	12,520	9,516	8,422	7,371	-5,995	-45%
Parks and Military Use	278,420	278,422	278,423	278,429	278,432	12	0%
Vacant Developable Acres	**122,191**	**100,992**	**73,057**	**44,585**	**33,254**	**-88,937**	**-73%**
Low Density Single Family	115,704	96,483	70,422	42,694	31,881	-83,824	-72%
Single Family	3,650	2,012	659	378	293	-3,358	-92%
Multiple Family	241	169	100	39	29	-212	-88%
Mixed Use	75	73	6	1	1	-74	-99%
Industrial	1,327	1,148	857	591	350	-976	-74%
Commercial/Services	832	760	686	588	440	-393	-47%
Office	85	73	57	36	6	-79	-93%
Schools	14	12	8	4	0	-14	-98%
Parks and Other	9	8	7	0	0	-9	-100%
Future Roads and Freeways	254	254	254	254	254	0	0%
Constrained Acres	**183,064**	**183,064**	**183,064**	**183,064**	**183,064**	**0**	**0%**
Employment Density[3]	**12.2**	**12.6**	**13.2**	**13.8**	**14.5**	**2.3**	**19%**
Residential Density[4]	**1.8**	**1.6**	**1.3**	**1.2**	**1.1**	**-0.6**	**-36%**

GROWTH TRENDS IN JOBS
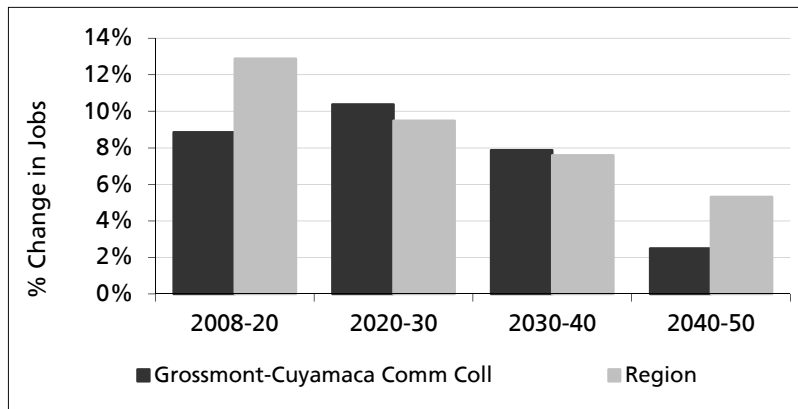
Notes:

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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