2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Eastern Area Community Planning Area
City of San Diego

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**37,059**	**43,304**	**47,603**	**52,209**	**63,979**	**26,920**	**73%**
Household Population	36,663	42,798	46,888	51,259	62,833	26,170	71%
Group Quarters Population	396	506	715	950	1,146	750	189%
Civilian	396	506	715	950	1,146	750	189%
Military	0	0	0	0	0	0	0%
Total Housing Units	**13,636**	**15,640**	**17,312**	**19,032**	**23,367**	**9,731**	**71%**
Single Family	8,226	8,324	8,317	8,303	8,348	122	1%
Multiple Family	4,969	6,879	8,727	10,544	14,833	9,864	199%
Mobile Homes	441	437	268	185	186	-255	-58%
Occupied Housing Units	**12,991**	**15,014**	**16,691**	**18,366**	**22,559**	**9,568**	**74%**
Single Family	7,868	8,028	8,058	8,053	8,107	239	3%
Multiple Family	4,708	6,571	8,377	10,136	14,274	9,566	203%
Mobile Homes	415	415	256	177	178	-237	-57%
Vacancy Rate	**4.7%**	**4.0%**	**3.6%**	**3.5%**	**3.5%**	**-1.2**	**-26%**
Single Family	4.4%	3.6%	3.1%	3.0%	2.9%	-1.5	-34%
Multiple Family	5.3%	4.5%	4.0%	3.9%	3.8%	-1.5	-28%
Mobile Homes	5.9%	5.0%	4.5%	4.3%	4.3%	-1.6	-27%
Persons per Household	**2.82**	**2.85**	**2.81**	**2.79**	**2.79**	**-0.03**	**-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.
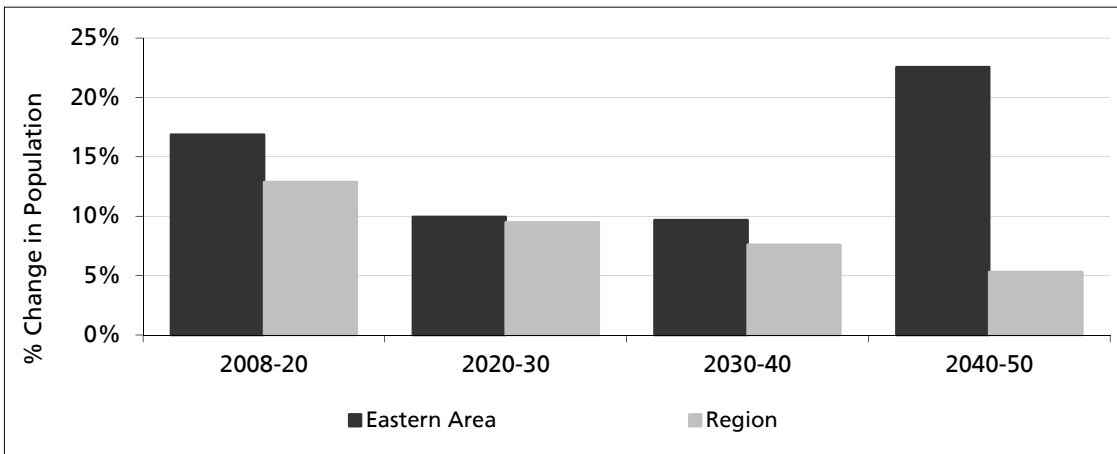
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**37,059**	**43,304**	**47,603**	**52,209**	**63,979**	**26,920**	**73%**
Under 5	3,148	3,480	3,688	3,940	4,398	1,250	40%
5 to 9	2,533	3,144	3,280	3,434	4,086	1,553	61%
10 to 14	2,375	2,983	3,220	3,429	4,154	1,779	75%
15 to 17	1,347	1,495	1,723	1,805	2,191	844	63%
18 to 19	910	929	1,102	1,126	1,361	451	50%
20 to 24	1,954	2,101	2,600	2,696	3,141	1,187	61%
25 to 29	2,962	3,698	3,550	3,878	4,595	1,633	55%
30 to 34	3,806	4,061	3,854	4,658	5,566	1,760	46%
35 to 39	3,289	3,145	3,808	3,917	4,962	1,673	51%
40 to 44	2,874	2,902	3,270	3,268	4,509	1,635	57%
45 to 49	2,626	2,634	2,583	3,177	3,745	1,119	43%
50 to 54	2,160	2,436	2,576	2,821	3,211	1,051	49%
55 to 59	1,767	2,492	2,526	2,536	3,456	1,689	96%
60 to 61	599	930	991	1,099	1,409	810	135%
62 to 64	685	1,299	1,446	1,559	1,876	1,191	174%
65 to 69	964	1,822	2,339	2,485	2,833	1,869	194%
70 to 74	837	1,387	2,012	2,325	2,960	2,123	254%
75 to 79	742	932	1,519	2,095	2,562	1,820	245%
80 to 84	742	674	868	1,167	1,602	860	116%
85 and over	739	760	648	794	1,362	623	84%
Median Age	34.3	34.7	36.0	36.5	37.5	3.2	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**37,059**	**43,304**	**47,603**	**52,209**	**63,979**	**26,920**	**73%**
Hispanic	10,953	17,610	24,514	31,269	41,539	30,586	279%
Non-Hispanic	26,106	25,694	23,089	20,940	22,440	-3,666	-14%
White	12,166	8,206	3,344	0	0	-12,166	-100%
Black	6,622	8,020	8,642	8,669	8,424	1,802	27%
American Indian	212	266	289	286	328	116	55%
Asian	5,151	6,623	7,755	8,526	9,567	4,416	86%
Hawaiian / Pacific Islander	174	266	338	398	505	331	190%
Other	106	135	150	165	209	103	97%
Two or More Races	1,675	2,178	2,571	2,896	3,407	1,732	103%

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	**9,978**	**10,952**	**12,189**	**13,365**	**14,614**	**4,636**	**46%**
Civilian Jobs	9,978	10,952	12,189	13,365	14,614	4,636	46%
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	**3,104**	**3,104**	**3,104**	**3,104**	**3,104**	**0**	**0%**
Developed Acres	**3,081**	**3,093**	**3,097**	**3,099**	**3,102**	**21**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1,283	1,295	1,295	1,292	1,287	4	0%
Multiple Family	200	201	231	245	248	48	24%
Mobile Homes	68	68	39	25	25	-43	-63%
Other Residential	13	13	13	13	13	0	-3%
Mixed Use	0	73	108	166	222	222	--
Industrial	82	79	73	70	69	-12	-15%
Commercial/Services	254	196	170	121	72	-183	-72%
Office	13	4	2	2	0	-12	-96%
Schools	114	114	114	114	114	0	0%
Roads and Freeways	647	647	647	647	647	0	0%
Agricultural and Extractive[2]	3	0	0	0	0	-3	-100%
Parks and Military Use	404	404	404	404	404	0	0%
Vacant Developable Acres	**23**	**10**	**7**	**5**	**2**	**-21**	**-92%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	9	0	0	0	0	-9	-98%
Multiple Family	7	5	3	2	1	-6	-90%
Mixed Use	5	3	2	1	0	-5	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
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]	**21.6**	**25.6**	**29.5**	**34.3**	**39.9**	**18.3**	**85%**
Residential Density[4]	**8.7**	**9.7**	**10.6**	**11.5**	**13.9**	**5.2**	**59%**

GROWTH TRENDS IN JOBS
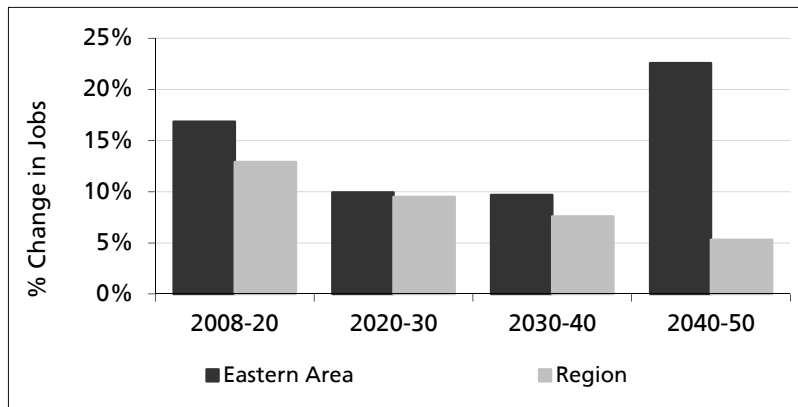
Notes:

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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