

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Council District 7



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	151,094	180,755	196,290	212,695	251,348	100,254	66%
Household Population	141,620	165,550	180,544	196,307	234,454	92,834	66%
Group Quarters Population	9,474	15,205	15,746	16,388	16,894	7,420	78%
Civilian	6,409	10,346	10,887	11,529	12,035	5,626	88%
Military	3,065	4,859	4,859	4,859	4,859	1,794	59%
Total Housing Units	54,459	62,648	68,697	75,249	89,229	34,770	64%
Single Family	36,078	37,371	37,721	37,693	36,897	819	2%
Multiple Family	18,011	25,213	30,912	37,497	52,332	34,321	191%
Mobile Homes	370	64	64	59	0	-370	-100%
Occupied Housing Units	51,790	60,157	66,232	72,597	86,230	34,440	66%
Single Family	34,307	35,893	36,417	36,434	35,727	1,420	4%
Multiple Family	17,143	24,205	29,757	36,105	50,503	33,360	195%
Mobile Homes	340	59	58	58	0	-340	-100%
Vacancy Rate	4.9%	4.0%	3.6%	3.5%	3.4%	-1.5	-31%
Single Family	4.9%	4.0%	3.5%	3.3%	3.2%	-1.7	-35%
Multiple Family	4.8%	4.0%	3.7%	3.7%	3.5%	-1.3	-27%
Mobile Homes	8.1%	7.8%	9.4%	1.7%	0.0%	-8.1	-100%
Persons per Household	2.73	2.75	2.73	2.70	2.72	-0.01	0%

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	6,308	5,954	5,751	5,415	5,581	-727	-12%
\$15,000-\$29,999	8,704	8,773	8,395	8,009	8,444	-260	-3%
\$30,000-\$44,999	9,023	9,381	9,417	9,382	10,423	1,400	16%
\$45,000-\$59,999	7,163	8,513	8,861	9,237	10,664	3,501	49%
\$60,000-\$74,999	6,297	6,981	7,615	8,251	9,849	3,552	56%
\$75,000-\$99,999	6,023	8,509	9,807	11,121	13,544	7,521	125%
\$100,000-\$124,999	3,500	5,164	6,426	7,752	9,706	6,206	177%
\$125,000-\$149,999	1,808	2,948	3,913	4,994	6,490	4,682	259%
\$150,000-\$199,999	1,536	2,659	3,771	5,092	6,830	5,294	345%
\$200,000 or more	1,428	1,275	2,276	3,344	4,699	3,271	229%
Total Households	51,790	60,157	66,232	72,597	86,230	34,440	66%
Median Household Income							
Adjusted for inflation (\$1999)	\$48,895	\$55,520	\$61,363	\$67,736	\$72,189	\$23,294	48%

***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.

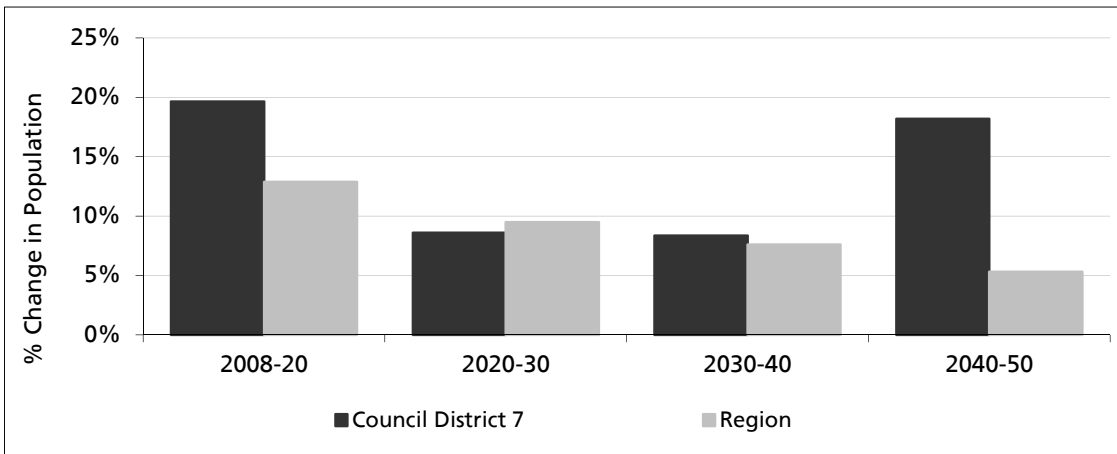
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	151,094	180,755	196,290	212,695	251,348	100,254	66%
Under 5	11,007	12,032	12,729	13,183	15,241	4,234	38%
5 to 9	9,775	11,314	11,923	12,599	14,737	4,962	51%
10 to 14	8,934	10,356	10,575	11,130	13,496	4,562	51%
15 to 17	5,076	5,408	5,582	5,909	7,314	2,238	44%
18 to 19	7,259	9,027	9,831	11,031	12,751	5,492	76%
20 to 24	14,768	20,785	22,625	24,083	27,175	12,407	84%
25 to 29	10,658	13,410	13,666	14,297	17,042	6,384	60%
30 to 34	11,301	12,672	12,561	14,450	16,857	5,556	49%
35 to 39	11,047	10,664	12,845	13,598	16,200	5,153	47%
40 to 44	9,678	9,426	10,547	10,621	13,896	4,218	44%
45 to 49	9,676	8,925	8,257	10,289	12,246	2,570	27%
50 to 54	8,642	8,740	8,445	9,661	11,058	2,416	28%
55 to 59	7,439	9,503	8,772	8,345	11,550	4,111	55%
60 to 61	2,910	4,009	3,807	3,637	5,079	2,169	75%
62 to 64	3,461	5,955	5,793	5,902	7,033	3,572	103%
65 to 69	4,861	8,836	10,498	9,914	10,491	5,630	116%
70 to 74	4,224	7,588	10,088	10,158	11,048	6,824	162%
75 to 79	4,027	5,254	8,353	10,137	10,723	6,696	166%
80 to 84	3,322	3,319	5,422	7,347	7,969	4,647	140%
85 and over	3,029	3,532	3,971	6,404	9,442	6,413	212%
Median Age	33.6	33.2	34.5	34.9	35.3	1.7	5%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	151,094	180,755	196,290	212,695	251,348	100,254	66%
Hispanic	30,538	43,558	54,893	65,965	89,954	59,416	195%
Non-Hispanic	120,556	137,197	141,397	146,730	161,394	40,838	34%
White	85,736	94,979	94,122	95,019	100,891	15,155	18%
Black	11,500	13,848	14,930	15,752	17,639	6,139	53%
American Indian	683	956	1,059	1,129	1,225	542	79%
Asian	15,298	18,551	21,028	23,244	27,799	12,501	82%
Hawaiian / Pacific Islander	591	860	1,041	1,204	1,464	873	148%
Other	513	624	698	783	960	447	87%
Two or More Races	6,235	7,379	8,519	9,599	11,416	5,181	83%

GROWTH TRENDS IN TOTAL POPULATION



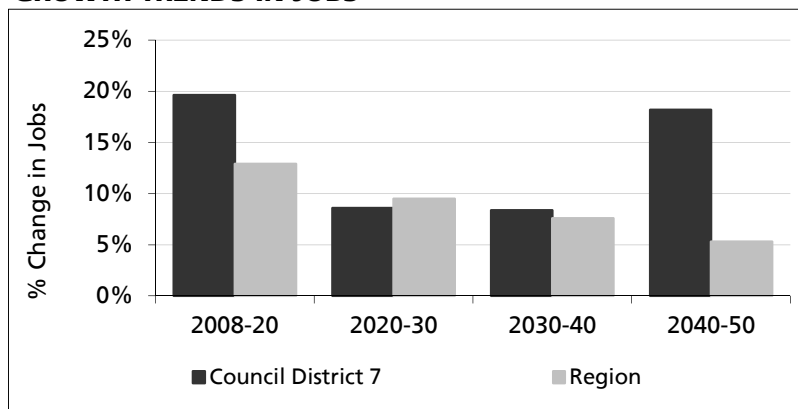
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	58,831	61,516	67,123	73,721	79,446	20,615	35%
Civilian Jobs	49,461	52,146	57,753	64,351	70,076	20,615	42%
Military Jobs	9,370	9,370	9,370	9,370	9,370	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	49,125	49,125	49,125	49,125	49,125	0	0%
Developed Acres	42,529	43,124	43,338	43,523	43,639	1,110	3%
Low Density Single Family	26	46	46	46	46	21	82%
Single Family	6,265	6,600	6,670	6,659	6,569	304	5%
Multiple Family	640	892	909	951	1,107	466	73%
Mobile Homes	44	10	10	10	0	-44	-100%
Other Residential	111	116	116	115	114	4	3%
Mixed Use	0	51	149	274	418	418	--
Industrial	1,640	1,642	1,691	1,737	1,739	99	6%
Commercial/Services	1,950	1,919	1,872	1,818	1,710	-240	-12%
Office	66	55	59	60	64	-2	-3%
Schools	718	728	745	777	795	77	11%
Roads and Freeways	4,255	4,254	4,253	4,253	4,253	-2	0%
Agricultural and Extractive ²	1,177	1,170	1,168	1,168	1,168	-8	-1%
Parks and Military Use	25,638	25,641	25,649	25,655	25,655	18	0%
Vacant Developable Acres	2,303	1,707	1,493	1,309	1,193	-1,110	-48%
Low Density Single Family	1,165	1,144	1,144	1,144	1,144	-21	-2%
Single Family	416	91	16	16	15	-401	-96%
Multiple Family	251	50	36	21	1	-250	-100%
Mixed Use	22	21	21	19	0	-22	-100%
Industrial	257	228	160	66	20	-237	-92%
Commercial/Services	67	66	40	1	0	-67	-100%
Office	18	17	13	7	0	-18	-100%
Schools	87	74	55	34	11	-76	-87%
Parks and Other	20	16	8	2	2	-18	-90%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	4,293	4,293	4,293	4,293	4,293	0	0%
Employment Density³	11.3	11.9	13.0	14.2	15.5	4.2	37%
Residential Density⁴	7.7	8.1	8.8	9.5	11.1	3.4	44%

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).