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POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,076**	**6,159**	**8,809**	**10,261**	**10,372**	**4,296**	**71%**
Household Population	5,994	6,057	8,670	10,056	10,131	4,137	69%
Group Quarters Population	82	102	139	205	241	159	194%
Civilian	82	102	139	205	241	159	194%
Military	0	0	0	0	0	0	0%
Total Housing Units	**2,185**	**2,185**	**2,985**	**3,460**	**3,490**	**1,305**	**60%**
Single Family	1,146	1,146	1,146	1,243	1,264	118	10%
Multiple Family	1,039	1,039	1,839	2,217	2,226	1,187	114%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,125**	**2,131**	**2,921**	**3,393**	**3,424**	**1,299**	**61%**
Single Family	1,116	1,119	1,125	1,222	1,244	128	11%
Multiple Family	1,009	1,012	1,796	2,171	2,180	1,171	116%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**2.7%**	**2.5%**	**2.1%**	**1.9%**	**1.9%**	**-0.8**	**-30%**
Single Family	2.6%	2.4%	1.8%	1.7%	1.6%	-1.0	-38%
Multiple Family	2.9%	2.6%	2.3%	2.1%	2.1%	-0.8	-28%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.82**	**2.84**	**2.97**	**2.96**	**2.96**	**0.14**	**5%**

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	140	113	103	77	61	-79	-56%
$15,000-$29,999	303	241	221	166	130	-173	-57%
$30,000-$44,999	341	310	308	251	206	-135	-40%
$45,000-$59,999	392	371	388	340	292	-100	-26%
$60,000-$74,999	367	367	447	415	377	10	3%
$75,000-$99,999	340	417	621	702	681	341	100%
$100,000-$124,999	154	203	390	618	691	537	349%
$125,000-$149,999	68	77	216	411	497	429	631%
$150,000-$199,999	12	28	135	212	254	242	2017%
$200,000 or more	8	4	92	201	235	227	2838%
Total Households	2,125	2,131	2,921	3,393	3,424	1,299	61%
Median Household Income							
Adjusted for inflation ($1999)	$55,657	$61,247	$74,782	$90,937	$98,715	$43,058	77%

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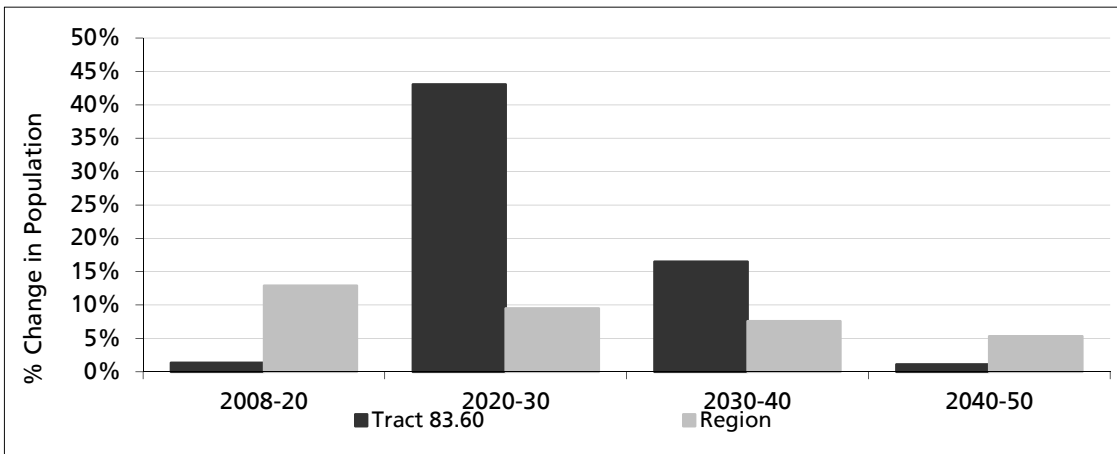
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,076**	**6,159**	**8,809**	**10,261**	**10,372**	**4,296**	**71%**
Under 5	388	342	451	496	457	69	18%
5 to 9	389	404	534	590	573	184	47%
10 to 14	326	342	428	467	462	136	42%
15 to 17	178	160	225	243	237	59	33%
18 to 19	126	90	144	151	145	19	15%
20 to 24	312	257	417	430	402	90	29%
25 to 29	455	455	620	683	635	180	40%
30 to 34	567	546	650	826	742	175	31%
35 to 39	622	501	698	776	779	157	25%
40 to 44	557	473	653	664	747	190	34%
45 to 49	476	394	491	606	590	114	24%
50 to 54	382	348	469	545	504	122	32%
55 to 59	349	423	543	571	625	276	79%
60 to 61	161	218	290	318	362	201	125%
62 to 64	163	279	396	435	420	257	158%
65 to 69	209	368	629	681	627	418	200%
70 to 74	101	160	329	391	399	298	295%
75 to 79	112	145	347	513	547	435	388%
80 to 84	101	109	249	417	463	362	358%
85 and over	102	145	246	458	656	554	543%
Median Age	37.4	39.8	41.8	43.5	45.1	7.7	21%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,076**	**6,159**	**8,809**	**10,261**	**10,372**	**4,296**	**71%**
Hispanic	1,038	1,152	1,755	2,159	2,294	1,256	121%
Non-Hispanic	5,038	5,007	7,054	8,102	8,078	3,040	60%
White	2,000	1,685	2,274	2,315	2,013	13	1%
Black	349	378	518	591	593	244	70%
American Indian	8	22	40	48	46	38	475%
Asian	2,335	2,476	3,495	4,197	4,379	2,044	88%
Hawaiian / Pacific Islander	28	56	101	136	150	122	436%
Other	37	68	103	131	137	100	270%
Two or More Races	281	322	523	684	760	479	170%

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	**6,225**	**6,225**	**6,225**	**6,267**	**7,292**	**1,067**	**17%**
Civilian Jobs	6,225	6,225	6,225	6,267	7,292	1,067	17%
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	**686**	**686**	**686**	**686**	**686**	**0**	**0%**
Developed Acres	**517**	**517**	**565**	**615**	**685**	**169**	**33%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	130	130	130	130	130	0	0%
Multiple Family	39	39	39	39	39	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	48	51	51	51	--
Industrial	139	139	139	139	207	69	50%
Commercial/Services	46	46	46	46	47	1	2%
Office	27	27	27	74	74	48	178%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	104	104	104	104	104	0	0%
Agricultural and Extractive[2]	32	32	32	32	32	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	**169**	**169**	**121**	**70**	**0**	**-169**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	51	51	3	1	0	-51	-100%
Industrial	69	69	69	69	0	-69	-100%
Commercial/Services	1	1	1	1	0	-1	-100%
Office	48	48	48	0	0	-48	-100%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**29.4**	**29.4**	**26.4**	**22.0**	**20.5**	**-8.8**	**-30%**
Residential Density[4]	**12.9**	**12.9**	**15.4**	**17.8**	**17.9**	**5.0**	**39%**

GROWTH TRENDS IN JOBS
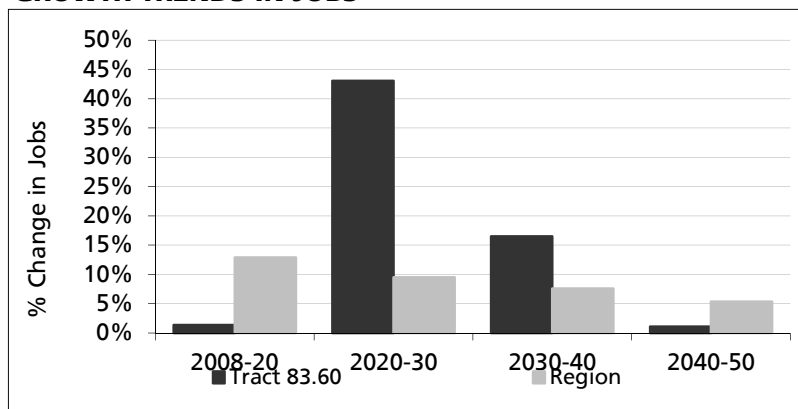
Notes:

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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