2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Council District 8

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**163,859**	**206,387**	**231,787**	**251,066**	**271,443**	**107,584**	**66%**
Household Population	155,834	192,505	217,039	235,255	254,881	99,047	64%
Group Quarters Population	8,025	13,882	14,748	15,811	16,562	8,537	106%
Civilian	1,941	2,400	3,266	4,329	5,080	3,139	162%
Military	6,084	11,482	11,482	11,482	11,482	5,398	89%
Total Housing Units	**43,677**	**53,636**	**60,175**	**65,562**	**72,001**	**28,324**	**65%**
Single Family	24,815	26,373	25,975	25,733	26,281	1,466	6%
Multiple Family	16,456	25,198	32,545	38,756	45,443	28,987	176%
Mobile Homes	2,406	2,065	1,655	1,073	277	-2,129	-88%
Occupied Housing Units	**40,820**	**51,002**	**57,582**	**62,862**	**69,222**	**28,402**	**70%**
Single Family	23,101	24,999	24,799	24,621	25,185	2,084	9%
Multiple Family	15,481	24,065	31,219	37,227	43,774	28,293	183%
Mobile Homes	2,238	1,938	1,564	1,014	263	-1,975	-88%
Vacancy Rate	**6.5%**	**4.9%**	**4.3%**	**4.1%**	**3.9%**	**-2.6**	**-40%**
Single Family	6.9%	5.2%	4.5%	4.3%	4.2%	-2.7	-39%
Multiple Family	5.9%	4.5%	4.1%	3.9%	3.7%	-2.2	-37%
Mobile Homes	7.0%	6.2%	5.5%	5.5%	5.1%	-1.9	-27%
Persons per Household	**3.82**	**3.77**	**3.77**	**3.74**	**3.68**	**-0.14**	**-4%**

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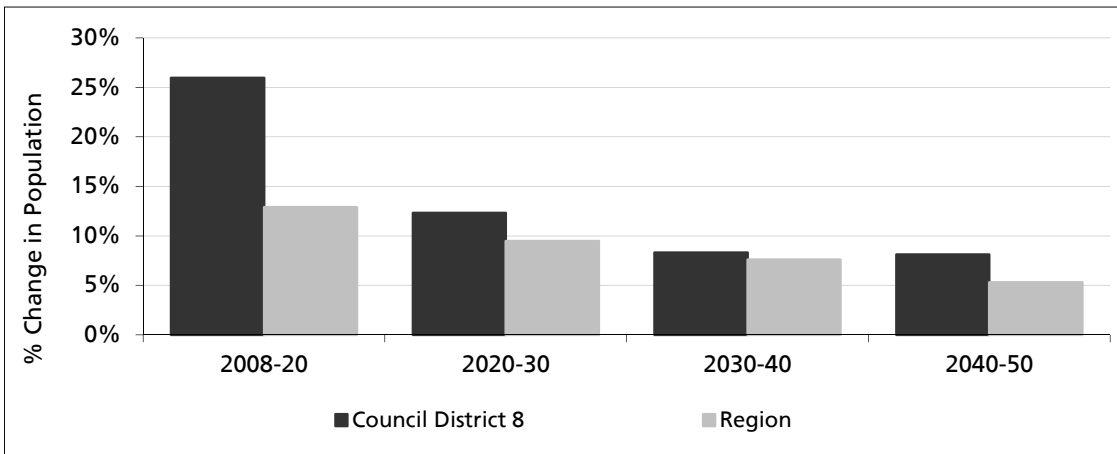
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**163,859**	**206,387**	**231,787**	**251,066**	**271,443**	**107,584**	**66%**
Under 5	17,051	18,548	19,383	20,175	20,010	2,959	17%
5 to 9	12,166	16,672	16,751	17,659	18,179	6,013	49%
10 to 14	11,318	15,201	15,444	15,850	16,751	5,433	48%
15 to 17	8,615	9,547	10,411	10,284	11,115	2,500	29%
18 to 19	6,728	7,196	8,714	8,507	8,977	2,249	33%
20 to 24	16,458	18,605	23,913	23,831	24,703	8,245	50%
25 to 29	14,755	17,809	18,295	20,220	20,344	5,589	38%
30 to 34	13,700	14,945	13,732	17,195	17,320	3,620	26%
35 to 39	12,167	12,823	14,784	14,882	16,567	4,400	36%
40 to 44	10,505	12,539	13,016	12,137	15,790	5,285	50%
45 to 49	9,974	12,681	12,294	14,122	15,018	5,044	51%
50 to 54	8,066	11,384	12,789	13,183	12,688	4,622	57%
55 to 59	6,408	10,772	12,633	12,453	14,771	8,363	131%
60 to 61	2,121	3,833	4,780	5,142	5,844	3,723	176%
62 to 64	2,588	5,253	6,475	7,551	7,724	5,136	198%
65 to 69	3,442	6,906	9,890	11,551	11,903	8,461	246%
70 to 74	2,903	5,028	7,899	9,921	11,616	8,713	300%
75 to 79	2,297	3,080	5,440	8,018	10,076	7,779	339%
80 to 84	1,563	1,954	3,161	5,120	6,856	5,293	339%
85 and over	1,034	1,611	1,983	3,265	5,191	4,157	402%
Median Age	28.3	29.9	31.1	32.6	34.5	6.2	22%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**163,859**	**206,387**	**231,787**	**251,066**	**271,443**	**107,584**	**66%**
Hispanic	117,802	152,477	178,792	200,320	222,379	104,577	89%
Non-Hispanic	46,057	53,910	52,995	50,746	49,064	3,007	7%
White	19,530	23,275	21,493	18,955	16,399	-3,131	-16%
Black	9,006	10,774	11,247	11,395	11,870	2,864	32%
American Indian	332	381	328	277	256	-76	-23%
Asian	13,278	15,196	15,581	15,760	16,131	2,853	21%
Hawaiian / Pacific Islander	558	524	416	323	268	-290	-52%
Other	251	187	144	115	102	-149	-59%
Two or More Races	3,102	3,573	3,786	3,921	4,038	936	30%

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	**66,488**	**81,873**	**95,812**	**106,584**	**121,409**	**54,921**	**83%**
Civilian Jobs	54,300	65,185	79,124	89,896	104,721	50,421	93%
Military Jobs	12,188	16,688	16,688	16,688	16,688	4,500	37%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**23,725**	**23,725**	**23,725**	**23,725**	**23,725**	**0**	**0%**
Developed Acres	**20,715**	**21,414**	**21,806**	**22,040**	**22,275**	**1,559**	**8%**
Low Density Single Family	57	52	52	50	50	-7	-12%
Single Family	2,873	3,118	3,031	2,996	2,985	113	4%
Multiple Family	638	948	1,166	1,313	1,422	784	123%
Mobile Homes	208	181	131	78	22	-186	-90%
Other Residential	49	76	76	76	76	27	55%
Mixed Use	0	63	204	249	288	288	--
Industrial	2,890	2,962	3,056	3,168	3,283	393	14%
Commercial/Services	685	697	746	766	842	157	23%
Office	46	77	100	115	136	90	193%
Schools	594	582	603	615	633	39	7%
Roads and Freeways	3,621	3,637	3,636	3,636	3,636	15	0%
Agricultural and Extractive[2]	1,476	1,417	1,387	1,354	1,279	-197	-13%
Parks and Military Use	7,577	7,603	7,617	7,622	7,622	45	1%
Vacant Developable Acres	**2,757**	**2,059**	**1,667**	**1,432**	**1,198**	**-1,559**	**-57%**
Low Density Single Family	10	10	10	10	10	0	0%
Single Family	437	175	159	156	154	-283	-65%
Multiple Family	343	134	48	10	4	-340	-99%
Mixed Use	104	64	1	1	0	-104	-100%
Industrial	940	834	705	582	453	-486	-52%
Commercial/Services	247	221	178	141	86	-161	-65%
Office	149	131	112	95	72	-76	-51%
Schools	118	106	85	73	55	-63	-53%
Parks and Other	93	67	53	48	48	-45	-48%
Future Roads and Freeways	316	316	316	316	316	0	0%
Constrained Acres	**252**	**252**	**252**	**252**	**252**	**0**	**0%**
Employment Density[3]	**12.9**	**15.0**	**17.2**	**18.8**	**20.8**	**7.9**	**61%**
Residential Density[4]	**11.4**	**12.2**	**13.2**	**14.1**	**15.3**	**3.9**	**34%**

GROWTH TRENDS IN JOBS
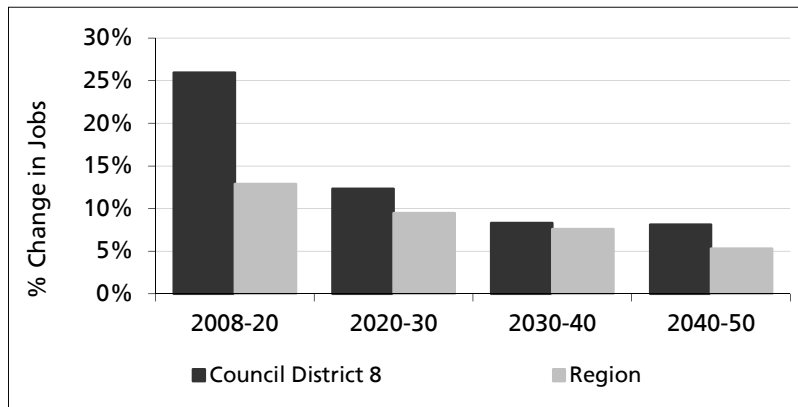
Notes:

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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