

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Palomar Community College**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>754,633</b>	<b>831,542</b>	<b>910,450</b>	<b>980,060</b>	<b>1,025,460</b>	<b>270,827</b>	<b>36%</b>
Household Population	735,412	808,443	883,534	948,321	990,232	254,820	35%
Group Quarters Population	19,221	23,099	26,916	31,739	35,228	16,007	83%
Civilian	9,600	11,682	15,499	20,322	23,811	14,211	148%
Military	9,621	11,417	11,417	11,417	11,417	1,796	19%
<b>Total Housing Units</b>	<b>259,772</b>	<b>282,608</b>	<b>305,077</b>	<b>322,056</b>	<b>333,734</b>	<b>73,962</b>	<b>28%</b>
Single Family	180,410	197,689	215,287	224,510	229,118	48,708	27%
Multiple Family	64,192	70,517	75,534	83,633	90,789	26,597	41%
Mobile Homes	15,170	14,402	14,256	13,913	13,827	-1,343	-9%
<b>Occupied Housing Units</b>	<b>246,909</b>	<b>270,465</b>	<b>293,156</b>	<b>309,669</b>	<b>321,185</b>	<b>74,276</b>	<b>30%</b>
Single Family	171,202	188,866	206,562	215,482	220,078	48,876	29%
Multiple Family	61,434	67,954	73,051	80,949	87,926	26,492	43%
Mobile Homes	14,273	13,645	13,543	13,238	13,181	-1,092	-8%
<b>Vacancy Rate</b>	<b>5.0%</b>	<b>4.3%</b>	<b>3.9%</b>	<b>3.8%</b>	<b>3.8%</b>	<b>-1.2</b>	<b>-24%</b>
Single Family	5.1%	4.5%	4.1%	4.0%	3.9%	-1.2	-24%
Multiple Family	4.3%	3.6%	3.3%	3.2%	3.2%	-1.1	-26%
Mobile Homes	5.9%	5.3%	5.0%	4.9%	4.7%	-1.2	-20%
<b>Persons per Household</b>	<b>2.98</b>	<b>2.99</b>	<b>3.01</b>	<b>3.06</b>	<b>3.08</b>	<b>0.10</b>	<b>3%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	18,609	16,141	13,554	11,767	10,567	-8,042	-43%
\$15,000-\$29,999	34,678	30,856	27,574	24,931	23,015	-11,663	-34%
\$30,000-\$44,999	37,320	36,936	35,128	33,249	31,678	-5,642	-15%
\$45,000-\$59,999	35,279	36,516	36,711	36,169	35,455	176	0%
\$60,000-\$74,999	30,719	32,517	34,410	35,128	35,289	4,570	15%
\$75,000-\$99,999	35,955	42,469	47,575	50,714	52,536	16,581	46%
\$100,000-\$124,999	23,177	28,526	34,090	38,090	40,806	17,629	76%
\$125,000-\$149,999	11,596	17,972	22,782	26,527	29,223	17,627	152%
\$150,000-\$199,999	9,794	17,742	24,263	29,897	34,206	24,412	249%
\$200,000 or more	9,782	10,790	17,069	23,197	28,410	18,628	190%
Total Households	246,909	270,465	293,156	309,669	321,185	74,276	30%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$58,966	\$66,820	\$74,652	\$81,700	\$86,701	\$27,735	47%

**\*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.

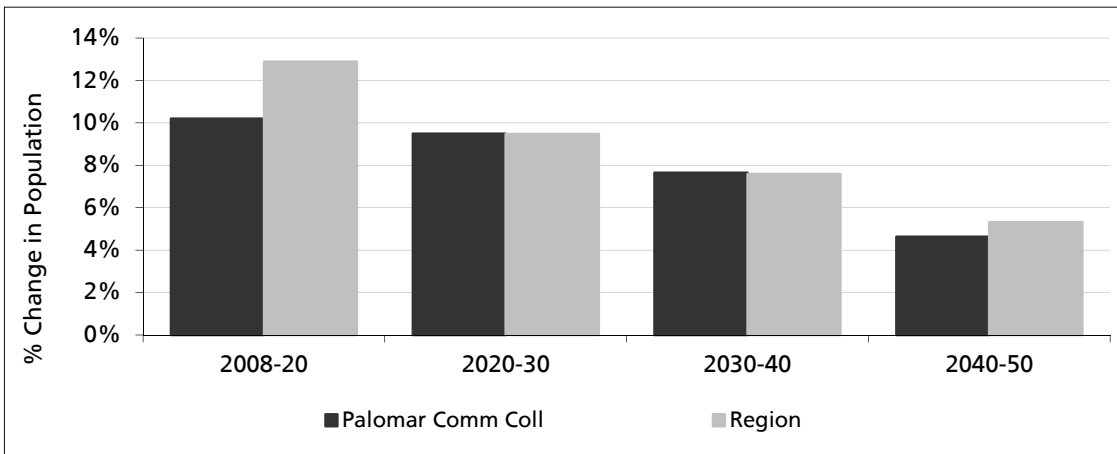
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>754,633</b>	<b>831,542</b>	<b>910,450</b>	<b>980,060</b>	<b>1,025,460</b>	<b>270,827</b>	<b>36%</b>
Under 5	55,595	56,002	60,114	63,456	63,425	7,830	14%
5 to 9	49,415	55,530	58,782	62,863	63,976	14,561	29%
10 to 14	53,133	61,103	62,595	66,707	69,330	16,197	30%
15 to 17	35,507	35,853	37,262	39,602	41,617	6,110	17%
18 to 19	25,271	23,164	24,432	24,921	26,086	815	3%
20 to 24	61,129	60,267	71,105	71,660	74,484	13,355	22%
25 to 29	51,206	60,659	64,053	68,101	70,183	18,977	37%
30 to 34	45,215	48,402	47,289	58,214	58,937	13,722	30%
35 to 39	48,424	43,882	53,720	56,667	60,377	11,953	25%
40 to 44	51,894	49,637	55,595	54,294	65,017	13,123	25%
45 to 49	57,032	52,741	49,082	60,425	63,280	6,248	11%
50 to 54	53,106	52,312	51,460	57,733	56,132	3,026	6%
55 to 59	43,477	54,104	51,106	47,595	57,965	14,488	33%
60 to 61	15,346	20,407	19,655	18,541	22,574	7,228	47%
62 to 64	17,204	28,119	27,300	27,429	28,566	11,362	66%
65 to 69	22,980	40,729	48,319	44,928	41,302	18,322	80%
70 to 74	18,701	32,750	44,025	42,094	40,618	21,917	117%
75 to 79	17,210	21,277	35,146	41,331	38,066	20,856	121%
80 to 84	15,179	14,487	25,294	33,734	31,701	16,522	109%
85 and over	17,609	20,117	24,116	39,765	51,824	34,215	194%
Median Age	35.1	36.7	37.8	38.0	38.7	3.6	10%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>754,633</b>	<b>831,542</b>	<b>910,450</b>	<b>980,060</b>	<b>1,025,460</b>	<b>270,827</b>	<b>36%</b>
Hispanic	221,067	282,044	343,592	408,457	463,002	241,935	109%
Non-Hispanic	533,566	549,498	566,858	571,603	562,458	28,892	5%
White	424,791	420,293	422,172	411,751	389,952	-34,839	-8%
Black	19,865	23,876	27,225	30,281	32,847	12,982	65%
American Indian	5,418	5,094	4,576	4,082	3,568	-1,850	-34%
Asian	58,637	70,976	78,968	87,264	94,528	35,891	61%
Hawaiian / Pacific Islander	2,683	3,685	4,294	4,816	5,226	2,543	95%
Other	1,467	1,956	2,249	2,531	2,689	1,222	83%
Two or More Races	20,705	23,618	27,374	30,878	33,648	12,943	63%

## GROWTH TRENDS IN TOTAL POPULATION



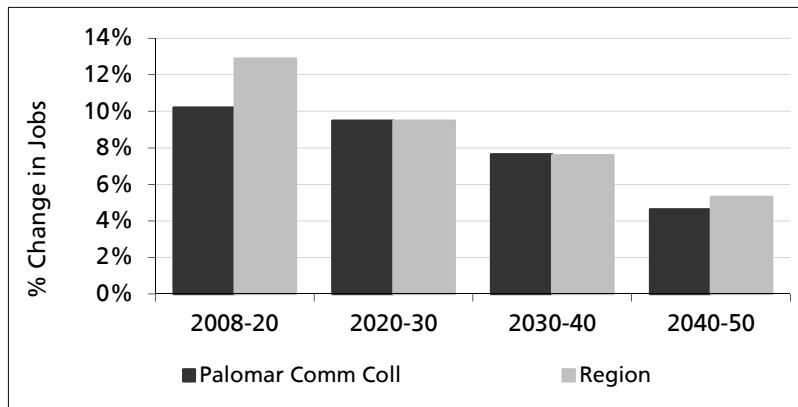
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>304,472</b>	<b>330,665</b>	<b>361,400</b>	<b>391,634</b>	<b>418,541</b>	<b>114,069</b>	<b>37%</b>
Civilian Jobs	274,339	296,032	326,767	357,001	383,908	109,569	40%
Military Jobs	30,133	34,633	34,633	34,633	34,633	4,500	15%

## LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>1,640,486</b>	<b>1,640,486</b>	<b>1,640,486</b>	<b>1,640,486</b>	<b>1,640,486</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,118,483</b>	<b>1,148,738</b>	<b>1,187,229</b>	<b>1,228,859</b>	<b>1,260,681</b>	<b>142,198</b>	<b>13%</b>
Low Density Single Family	101,055	136,279	186,974	241,279	281,408	180,353	178%
Single Family	41,615	45,415	48,473	49,341	50,227	8,612	21%
Multiple Family	4,197	4,352	4,469	4,509	4,557	359	9%
Mobile Homes	2,808	2,727	2,710	2,702	2,690	-118	-4%
Other Residential	634	634	634	633	633	-1	0%
Mixed Use	0	145	306	550	723	723	--
Industrial	7,480	7,966	8,422	8,905	9,288	1,808	24%
Commercial/Services	17,037	17,384	17,765	17,916	18,230	1,193	7%
Office	732	825	895	948	981	248	34%
Schools	2,711	2,891	3,052	3,175	3,321	610	22%
Roads and Freeways	27,465	27,465	27,465	27,465	27,465	0	0%
Agricultural and Extractive <sup>2</sup>	101,132	90,658	74,029	59,268	48,880	-52,253	-52%
Parks and Military Use	811,616	811,996	812,034	812,167	812,279	663	0%
<b>Vacant Developable Acres</b>	<b>240,562</b>	<b>210,308</b>	<b>171,817</b>	<b>130,186</b>	<b>98,364</b>	<b>-142,198</b>	<b>-59%</b>
Low Density Single Family	226,833	200,430	165,468	125,262	95,071	-131,762	-58%
Single Family	8,171	5,602	3,120	2,483	1,767	-6,404	-78%
Multiple Family	265	150	88	47	4	-261	-99%
Mixed Use	134	80	41	25	2	-132	-99%
Industrial	1,591	1,381	980	696	403	-1,187	-75%
Commercial/Services	1,774	1,455	1,101	869	550	-1,224	-69%
Office	191	104	70	39	23	-169	-88%
Schools	524	435	313	224	102	-422	-81%
Parks and Other	739	332	297	200	103	-636	-86%
Future Roads and Freeways	340	340	340	340	340	0	0%
<b>Constrained Acres</b>	<b>281,440</b>	<b>281,440</b>	<b>281,440</b>	<b>281,440</b>	<b>281,440</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>9.8</b>	<b>10.2</b>	<b>10.8</b>	<b>11.4</b>	<b>11.9</b>	<b>2.1</b>	<b>22%</b>
<b>Residential Density<sup>4</sup></b>	<b>1.7</b>	<b>1.5</b>	<b>1.3</b>	<b>1.1</b>	<b>1.0</b>	<b>-0.7</b>	<b>-43%</b>

## 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).