2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
San Marcos Unified School District

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**111,808**	**123,275**	**134,949**	***139,294***	***140,554***	**28,746**	**26%**
Household Population	110,911	122,283	133,769	*137,845*	*138,905*	27,994	25%
Group Quarters Population	897	992	1,180	*1,449*	*1,649*	752	84%
Civilian	897	992	1,180	*1,449*	*1,649*	752	84%
Military	0	0	0	*0*	*0*	0	0%
Total Housing Units	**40,266**	**43,555**	**46,862**	***47,405***	***47,327***	**7,061**	**18%**
Single Family	23,688	25,433	26,747	*26,944*	*26,915*	3,227	14%
Multiple Family	12,779	14,392	16,398	*16,805*	*16,751*	3,972	31%
Mobile Homes	3,799	3,730	3,717	*3,656*	*3,661*	-138	-4%
Occupied Housing Units	**38,467**	**41,982**	**45,348**	***45,922***	***45,899***	**7,432**	**19%**
Single Family	22,787	24,587	25,970	*26,180*	*26,183*	3,396	15%
Multiple Family	12,045	13,816	15,805	*16,224*	*16,187*	4,142	34%
Mobile Homes	3,635	3,579	3,573	*3,518*	*3,529*	-106	-3%
Vacancy Rate	**4.5%**	**3.6%**	**3.2%**	***3.1%***	***3.0%***	**-1.5**	**-33%**
Single Family	3.8%	3.3%	2.9%	*2.8%*	*2.7%*	-1.1	-29%
Multiple Family	5.7%	4.0%	3.6%	*3.5%*	*3.4%*	-2.3	-40%
Mobile Homes	4.3%	4.0%	3.9%	*3.8%*	*3.6%*	-0.7	-16%
Persons per Household	**2.88**	**2.91**	**2.95**	***3.00***	***3.03***	**0.15**	**5%**

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.
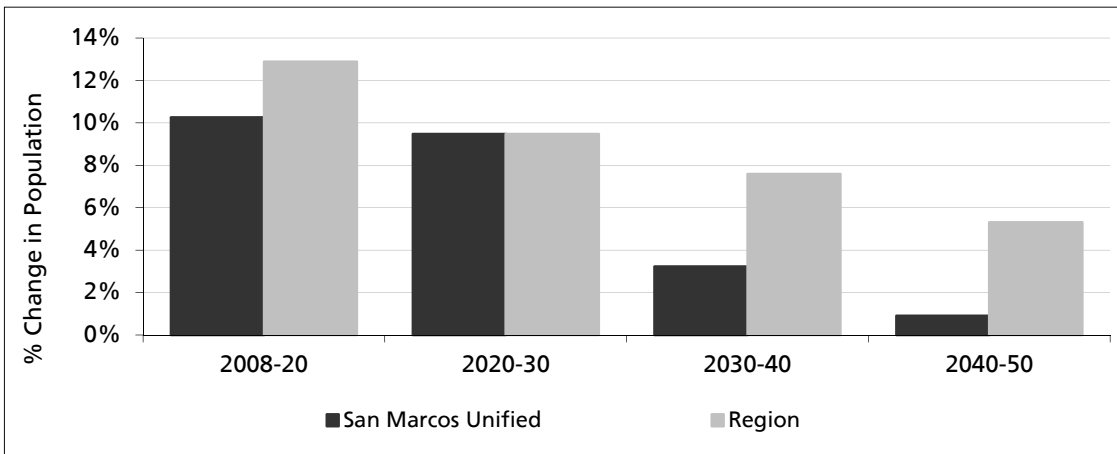
Source: Final 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**111,808**	**123,275**	**134,949**	**139,294**	**140,554**	**28,746**	**26%**
Under 5	9,886	9,724	10,342	10,297	9,858	-28	0%
5 to 9	8,093	9,055	9,540	9,698	9,512	1,419	18%
10 to 14	8,056	9,253	9,435	9,614	9,628	1,572	20%
15 to 17	4,955	4,916	5,180	5,327	5,418	463	9%
18 to 19	3,028	2,730	2,938	2,848	2,935	-93	-3%
20 to 24	6,688	6,463	8,042	7,898	7,999	1,311	20%
25 to 29	6,814	8,110	8,526	8,792	8,692	1,878	28%
30 to 34	6,760	7,208	6,994	8,310	8,119	1,359	20%
35 to 39	8,200	7,431	9,157	9,241	9,516	1,316	16%
40 to 44	8,410	8,213	9,157	8,491	9,929	1,519	18%
45 to 49	8,151	7,631	7,053	8,451	8,583	432	5%
50 to 54	7,210	7,446	7,316	7,857	7,435	225	3%
55 to 59	6,014	7,728	7,344	6,525	7,747	1,733	29%
60 to 61	2,090	2,816	2,743	2,527	2,893	803	38%
62 to 64	2,493	4,117	3,922	3,797	3,859	1,366	55%
65 to 69	3,363	5,951	6,894	5,962	5,281	1,918	57%
70 to 74	2,819	4,916	6,485	5,907	5,413	2,594	92%
75 to 79	2,853	3,488	5,565	6,068	5,208	2,355	83%
80 to 84	2,630	2,437	4,120	5,130	4,487	1,857	71%
85 and over	3,295	3,642	4,196	6,554	8,042	4,747	144%
Median Age	36.0	37.8	38.5	38.7	39.3	3.3	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**111,808**	**123,275**	**134,949**	**139,294**	**140,554**	**28,746**	**26%**
Hispanic	35,975	45,474	54,544	61,028	65,750	29,775	83%
Non-Hispanic	75,833	77,801	80,405	78,266	74,804	-1,029	-1%
White	63,894	63,287	63,237	59,359	54,559	-9,335	-15%
Black	2,092	2,716	3,336	3,738	4,077	1,985	95%
American Indian	435	465	447	423	367	-68	-16%
Asian	6,235	7,653	9,038	9,977	10,757	4,522	73%
Hawaiian / Pacific Islander	271	411	516	593	649	378	139%
Other	157	196	252	297	303	146	93%
Two or More Races	2,749	3,073	3,579	3,879	4,092	1,343	49%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final 2050 Regional Growth Forecast
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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**53,163**	**57,526**	**66,879**	**74,543**	**82,047**	**28,884**	**54%**
Civilian Jobs	53,163	57,526	66,879	74,543	82,047	28,884	54%
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	**26,796**	**26,796**	**26,796**	**26,796**	**26,796**	**0**	**0%**
Developed Acres	**21,341**	**22,549**	**24,175**	**25,677**	**25,875**	**4,534**	**21%**
Low Density Single Family	2,111	2,973	4,761	6,327	6,329	4,218	200%
Single Family	4,893	5,295	5,726	5,801	5,790	896	18%
Multiple Family	760	787	806	817	811	52	7%
Mobile Homes	540	532	532	532	532	-7	-1%
Other Residential	34	34	34	33	33	-1	-2%
Mixed Use	0	92	202	220	222	222	--
Industrial	1,576	1,630	1,713	1,793	1,884	308	20%
Commercial/Services	1,134	1,191	1,238	1,256	1,294	160	14%
Office	89	95	112	129	136	47	53%
Schools	415	437	500	547	637	222	53%
Roads and Freeways	2,832	2,832	2,832	2,832	2,832	0	0%
Agricultural and Extractive[2]	2,212	1,907	988	658	644	-1,568	-71%
Parks and Military Use	4,746	4,744	4,732	4,732	4,732	-14	0%
Vacant Developable Acres	**4,956**	**3,748**	**2,122**	**621**	**423**	**-4,534**	**-91%**
Low Density Single Family	2,954	2,329	1,392	145	143	-2,811	-95%
Single Family	906	532	122	33	33	-873	-96%
Multiple Family	56	29	12	2	1	-54	-98%
Mixed Use	83	42	6	0	0	-82	-100%
Industrial	398	340	261	183	106	-292	-73%
Commercial/Services	206	148	67	46	20	-186	-90%
Office	18	16	11	8	4	-14	-76%
Schools	302	280	217	170	80	-222	-73%
Parks and Other	21	21	21	21	21	0	-1%
Future Roads and Freeways	13	13	13	13	13	0	0%
Constrained Acres	**498**	**498**	**498**	**498**	**498**	**0**	**0%**
Employment Density[3]	**16.5**	**16.9**	**18.3**	**19.4**	**20.2**	**3.7**	**22%**
Residential Density[4]	**4.8**	**4.5**	**3.9**	**3.5**	**3.5**	**-1.4**	**-28%**

GROWTH TRENDS IN JOBS
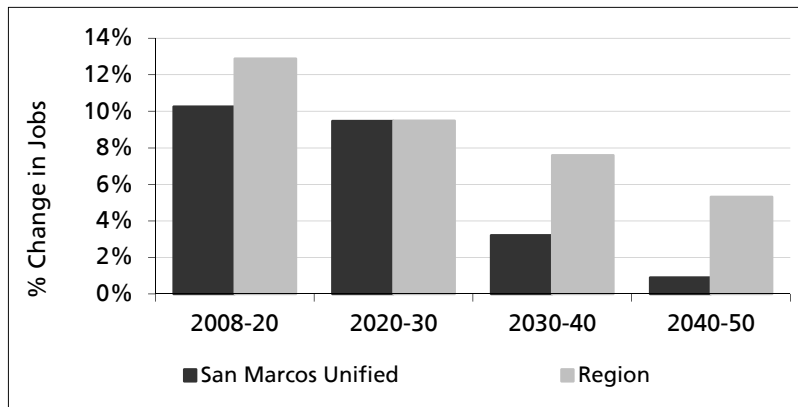
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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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