SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,860**	**2,870**	**3,548**	**4,609**	**5,001**	**2,141**	**75%**
Household Population	2,860	2,870	3,548	4,609	5,001	2,141	75%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	**1,114**	**1,114**	**1,351**	**1,720**	**1,846**	**732**	**66%**
Single Family	1,114	1,114	1,242	1,514	1,592	478	43%
Multiple Family	0	0	109	206	254	254	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**1,084**	**1,078**	**1,306**	**1,667**	**1,796**	**712**	**66%**
Single Family	1,084	1,078	1,201	1,470	1,549	465	43%
Multiple Family	0	0	105	197	247	247	0%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**2.7%**	**3.2%**	**3.3%**	**3.1%**	**2.7%**	**0.0**	**0%**
Single Family	2.7%	3.2%	3.3%	2.9%	2.7%	0.0	0%
Multiple Family	0.0%	0.0%	3.7%	4.4%	2.8%	2.8	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.64**	**2.66**	**2.72**	**2.76**	**2.78**	**0.14**	**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.
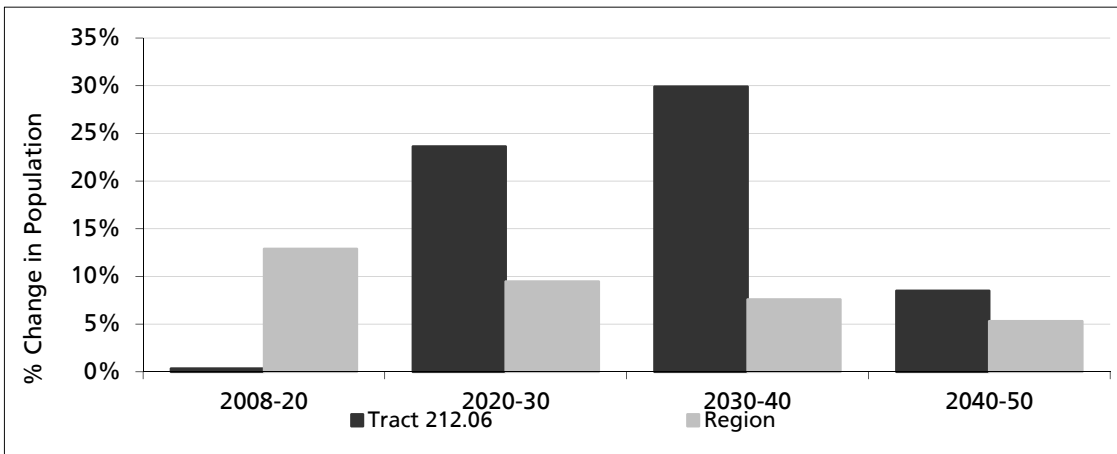
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,860**	**2,870**	**3,548**	**4,609**	**5,001**	**2,141**	**75%**
Under 5	186	131	175	247	264	78	42%
5 to 9	198	148	232	311	294	96	48%
10 to 14	206	262	241	312	335	129	63%
15 to 17	151	117	158	191	215	64	42%
18 to 19	115	63	72	110	106	-9	-8%
20 to 24	201	192	235	262	290	89	44%
25 to 29	132	172	197	242	266	134	102%
30 to 34	177	170	209	254	254	77	44%
35 to 39	168	158	202	234	247	79	47%
40 to 44	140	139	180	253	318	178	127%
45 to 49	198	163	178	298	314	116	59%
50 to 54	223	176	220	292	314	91	41%
55 to 59	244	255	203	268	331	87	36%
60 to 61	67	93	140	127	133	66	99%
62 to 64	81	129	142	155	217	136	168%
65 to 69	114	175	241	258	223	109	96%
70 to 74	93	146	207	227	243	150	161%
75 to 79	95	95	169	238	206	111	117%
80 to 84	35	25	81	145	153	118	337%
85 and over	36	61	66	185	278	242	672%
Median Age	36.9	40.8	41.5	42.8	43.6	6.7	18%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,860**	**2,870**	**3,548**	**4,609**	**5,001**	**2,141**	**75%**
Hispanic	480	629	809	1,131	1,290	810	169%
Non-Hispanic	2,380	2,241	2,739	3,478	3,711	1,331	56%
White	2,095	1,988	2,414	3,056	3,238	1,143	55%
Black	71	70	93	120	143	72	101%
American Indian	38	34	36	25	14	-24	-63%
Asian	52	52	69	121	150	98	188%
Hawaiian / Pacific Islander	1	10	13	3	7	6	600%
Other	11	4	3	9	7	-4	-36%
Two or More Races	112	83	111	144	152	40	36%

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	**403**	**404**	**582**	**889**	**1,204**	**801**	**199%**
Civilian Jobs	403	404	582	889	1,204	801	199%
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	**10,521**	**10,521**	**10,521**	**10,521**	**10,521**	**0**	**0%**
Developed Acres	**3,970**	**3,970**	**4,020**	**5,675**	**5,928**	**1,958**	**49%**
Low Density Single Family	1,983	1,983	2,004	3,609	3,812	1,830	92%
Single Family	92	92	92	92	92	0	0%
Multiple Family	0	0	8	16	20	20	--
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	11	11	29	67	113	102	906%
Commercial/Services	30	30	33	37	37	7	23%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	225	225	225	225	225	0	0%
Agricultural and Extractive[2]	13	13	13	13	13	0	0%
Parks and Military Use	1,616	1,616	1,616	1,616	1,616	0	0%
Vacant Developable Acres	**2,205**	**2,205**	**2,155**	**500**	**247**	**-1,958**	**-89%**
Low Density Single Family	1,942	1,942	1,920	315	112	-1,831	-94%
Single Family	4	4	4	4	4	0	0%
Multiple Family	31	31	22	15	11	-20	-64%
Mixed Use	0	0	0	0	0	0	0%
Industrial	212	212	195	157	111	-101	-48%
Commercial/Services	16	16	13	9	9	-7	-45%
Office	0	0	0	0	0	0	0%
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	**4,346**	**4,346**	**4,346**	**4,346**	**4,346**	**0**	**0%**
Employment Density[3]	**9.8**	**9.8**	**9.4**	**8.6**	**8.0**	**-1.8**	**-18%**
Residential Density[4]	**0.5**	**0.5**	**0.6**	**0.5**	**0.5**	**-0.1**	**-12%**

GROWTH TRENDS IN JOBS
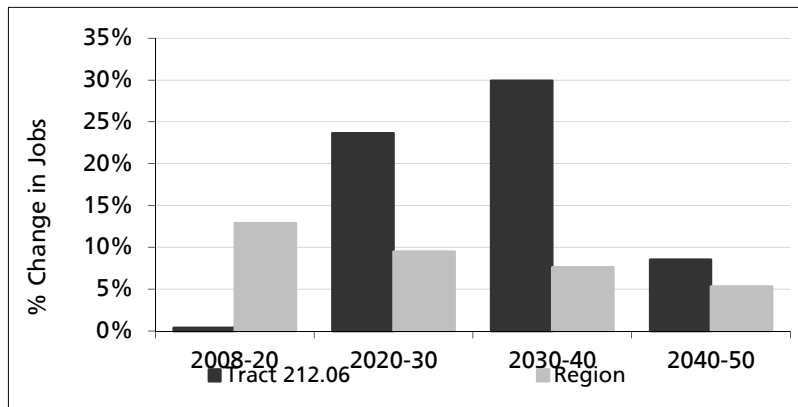
Notes:

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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