2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Major Statistical Area 1 - North City

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**754,447**	**859,749**	**926,611**	*976,883*	*1,016,744*	**262,297**	**35%**
Household Population	739,732	842,030	906,679	*954,219*	*992,086*	252,354	34%
Group Quarters Population	14,715	17,719	19,932	*22,664*	*24,658*	9,943	68%
Civilian	11,650	12,860	15,073	*17,805*	*19,799*	8,149	70%
Military	3,065	4,859	4,859	*4,859*	*4,859*	1,794	59%
Total Housing Units	**296,826**	**333,351**	**354,322**	*370,209*	*384,229*	**87,403**	**29%**
Single Family	177,613	186,189	185,830	*184,945*	*185,465*	7,852	4%
Multiple Family	116,490	145,099	166,722	*183,902*	*197,669*	81,179	70%
Mobile Homes	2,723	2,063	1,770	*1,362*	*1,095*	-1,628	-60%
Occupied Housing Units	**281,488**	**318,978**	**340,512**	*356,093*	*369,895*	**88,407**	**31%**
Single Family	169,331	179,197	179,793	*179,252*	*180,081*	10,750	6%
Multiple Family	109,570	137,797	158,998	*175,505*	*188,737*	79,167	72%
Mobile Homes	2,587	1,984	1,721	*1,336*	*1,077*	-1,510	-58%
Vacancy Rate	**5.2%**	**4.3%**	**3.9%**	*3.8%*	*3.7%*	**-1.5**	**-29%**
Single Family	4.7%	3.8%	3.2%	*3.1%*	*2.9%*	-1.8	-38%
Multiple Family	5.9%	5.0%	4.6%	*4.6%*	*4.5%*	-1.4	-24%
Mobile Homes	5.0%	3.8%	2.8%	*1.9%*	*1.6%*	-3.4	-68%
Persons per Household	**2.63**	**2.64**	**2.66**	*2.68*	*2.68*	**0.05**	**2%**

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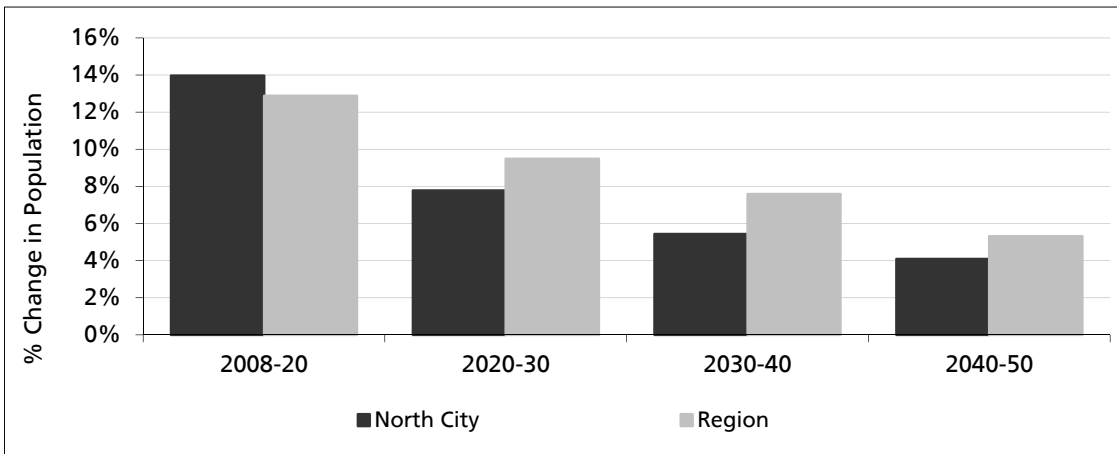
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**754,447**	**859,749**	**926,611**	**976,883**	**1,016,744**	**262,297**	**35%**
Under 5	46,627	49,029	51,658	52,913	53,218	6,591	14%
5 to 9	44,380	49,251	52,130	53,909	54,845	10,465	24%
10 to 14	44,584	51,843	52,010	54,385	55,879	11,295	25%
15 to 17	27,847	29,534	29,762	31,308	32,356	4,509	16%
18 to 19	23,241	22,554	22,838	24,097	24,588	1,347	6%
20 to 24	48,405	54,160	60,467	59,908	61,901	13,496	28%
25 to 29	47,148	58,816	61,997	63,078	66,282	19,134	41%
30 to 34	57,236	64,661	64,224	72,601	72,931	15,695	27%
35 to 39	62,249	56,294	67,990	71,365	72,348	10,099	16%
40 to 44	59,728	55,234	62,429	61,753	69,881	10,153	17%
45 to 49	60,916	55,040	50,165	60,867	64,252	3,336	5%
50 to 54	54,528	53,579	50,252	56,675	56,408	1,880	3%
55 to 59	46,455	58,765	52,853	48,171	59,128	12,673	27%
60 to 61	17,416	23,858	22,164	20,210	25,266	7,850	45%
62 to 64	20,020	34,319	32,269	30,872	33,138	13,118	66%
65 to 69	26,141	49,221	57,535	52,048	48,384	22,243	85%
70 to 74	20,062	37,027	49,368	46,158	43,728	23,666	118%
75 to 79	17,552	22,947	38,014	44,279	40,360	22,808	130%
80 to 84	14,864	15,196	26,486	35,706	33,961	19,097	128%
85 and over	15,048	18,421	22,000	36,580	47,890	32,842	218%
Median Age	38.0	39.4	40.0	40.4	41.0	3.0	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**754,447**	**859,749**	**926,611**	**976,883**	**1,016,744**	**262,297**	**35%**
Hispanic	91,158	123,094	146,662	169,558	189,405	98,247	108%
Non-Hispanic	663,289	736,655	779,949	807,325	827,339	164,050	25%
White	472,588	497,850	505,857	504,096	498,250	25,662	5%
Black	22,697	29,289	33,097	36,053	38,771	16,074	71%
American Indian	2,520	4,479	5,396	5,741	5,727	3,207	127%
Asian	132,549	162,244	183,788	201,631	217,831	85,282	64%
Hawaiian / Pacific Islander	2,942	5,268	6,854	8,115	9,077	6,135	209%
Other	2,391	3,485	4,233	4,764	5,162	2,771	116%
Two or More Races	27,602	34,040	40,724	46,925	52,521	24,919	90%

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	**568,915**	**598,626**	**626,293**	**660,362**	**696,355**	**127,440**	**22%**
Civilian Jobs	559,545	589,256	616,923	650,992	686,985	127,440	23%
Military Jobs	9,370	9,370	9,370	9,370	9,370	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**184,743**	**184,743**	**184,743**	**184,743**	**184,743**	**0**	**0%**
Developed Acres	**164,249**	**169,894**	**174,701**	**175,967**	**177,233**	**12,984**	**8%**
Low Density Single Family	5,774	9,904	13,710	14,455	14,809	9,035	156%
Single Family	34,700	37,085	37,431	37,372	37,592	2,891	8%
Multiple Family	4,745	5,346	5,669	5,861	6,013	1,268	27%
Mobile Homes	325	249	215	159	127	-198	-61%
Other Residential	283	283	276	275	274	-9	-3%
Mixed Use	0	646	986	1,167	1,275	1,275	--
Industrial	8,491	8,606	8,800	8,999	9,241	750	9%
Commercial/Services	10,629	10,396	10,334	10,351	10,307	-322	-3%
Office	2,141	2,275	2,340	2,470	2,570	428	20%
Schools	3,810	3,918	4,028	4,142	4,265	455	12%
Roads and Freeways	21,479	21,479	21,479	21,479	21,479	0	0%
Agricultural and Extractive[2]	5,065	2,880	2,545	2,268	2,174	-2,891	-57%
Parks and Military Use	66,807	66,827	66,889	66,970	67,109	302	0%
Vacant Developable Acres	**15,562**	**9,918**	**5,110**	**3,845**	**2,578**	**-12,984**	**-83%**
Low Density Single Family	9,493	6,719	3,212	2,709	2,378	-7,115	-75%
Single Family	2,731	914	361	283	32	-2,699	-99%
Multiple Family	600	165	38	16	0	-600	-100%
Mixed Use	127	81	22	17	0	-127	-100%
Industrial	1,053	889	628	343	33	-1,020	-97%
Commercial/Services	387	277	149	43	2	-385	-99%
Office	324	180	143	50	1	-323	-100%
Schools	487	372	271	157	34	-452	-93%
Parks and Other	275	236	203	144	14	-261	-95%
Future Roads and Freeways	84	84	84	84	84	0	0%
Constrained Acres	**4,932**	**4,932**	**4,932**	**4,932**	**4,932**	**0**	**0%**
Employment Density[3]	**22.3**	**23.1**	**23.7**	**24.5**	**25.4**	**3.1**	**14%**
Residential Density[4]	**6.5**	**6.3**	**6.1**	**6.3**	**6.5**	**0.0**	**0%**

GROWTH TRENDS IN JOBS

Bar chart — % Change in Jobs by period (North City and Region) for 2008-20, 2020-30, 2030-40, 2040-50.
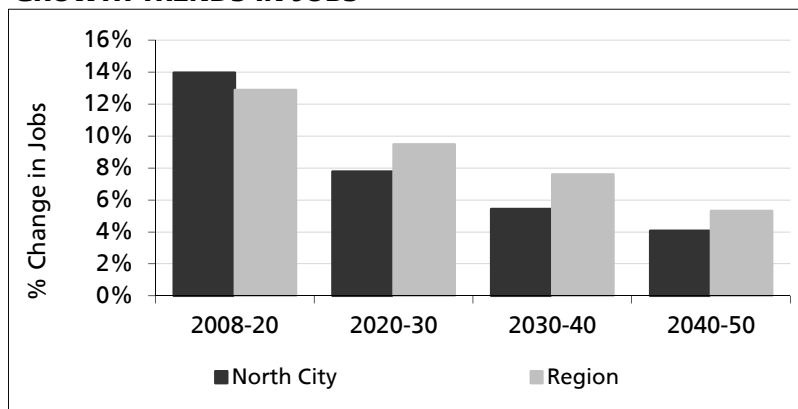
Notes:

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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