2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Supervisorial District 5

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**658,714**	**739,969**	**811,856**	**874,174**	**913,878**	**255,164**	**39%**
Household Population	629,172	706,281	775,430	834,216	871,453	242,281	39%
Group Quarters Population	29,542	33,688	36,426	39,958	42,425	12,883	44%
Civilian	7,007	8,454	11,192	14,724	17,191	10,184	145%
Military	22,535	25,234	25,234	25,234	25,234	2,699	12%
Total Housing Units	**233,013**	**257,814**	**279,646**	**295,626**	**306,287**	**73,274**	**31%**
Single Family	158,643	175,018	190,168	198,909	203,543	44,900	28%
Multiple Family	59,792	68,990	76,130	83,633	89,725	29,933	50%
Mobile Homes	14,578	13,806	13,348	13,084	13,019	-1,559	-11%
Occupied Housing Units	**217,556**	**243,273**	**265,180**	**280,885**	**291,491**	**73,935**	**34%**
Single Family	148,721	165,917	181,316	189,817	194,449	45,728	31%
Multiple Family	55,381	64,482	71,320	78,741	84,746	29,365	53%
Mobile Homes	13,454	12,874	12,544	12,327	12,296	-1,158	-9%
Vacancy Rate	**6.6%**	**5.6%**	**5.2%**	**5.0%**	**4.8%**	**-1.8**	**-27%**
Single Family	6.3%	5.2%	4.7%	4.6%	4.5%	-1.8	-29%
Multiple Family	7.4%	6.5%	6.3%	5.8%	5.5%	-1.9	-26%
Mobile Homes	7.7%	6.8%	6.0%	5.8%	5.6%	-2.1	-27%
Persons per Household	**2.89**	**2.90**	**2.92**	**2.97**	**2.99**	**0.10**	**3%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Households by Income Category							
Less than $15,000	17,913	15,853	13,528	11,782	10,585	-7,328	-41%
$15,000-$29,999	32,961	30,286	27,356	24,762	22,827	-10,134	-31%
$30,000-$44,999	35,167	35,463	34,257	32,607	31,085	-4,082	-12%
$45,000-$59,999	30,913	33,435	34,285	34,174	33,611	2,698	9%
$60,000-$74,999	25,807	28,482	30,743	31,887	32,245	6,438	25%
$75,000-$99,999	28,941	35,465	40,563	43,965	45,866	16,925	58%
$100,000-$124,999	18,085	23,083	28,132	31,953	34,474	16,389	91%
$125,000-$149,999	9,095	14,608	18,778	22,191	24,642	15,547	171%
$150,000-$199,999	8,059	14,919	20,325	25,064	28,771	20,712	257%
$200,000 or more	10,615	11,679	17,213	22,500	27,385	16,770	158%
Total Households	217,556	243,273	265,180	280,885	291,491	73,935	34%
Median Household Income							
Adjusted for inflation ($1999)	$56,033	$63,476	$71,302	$77,974	$83,390	$27,357	49%

*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.
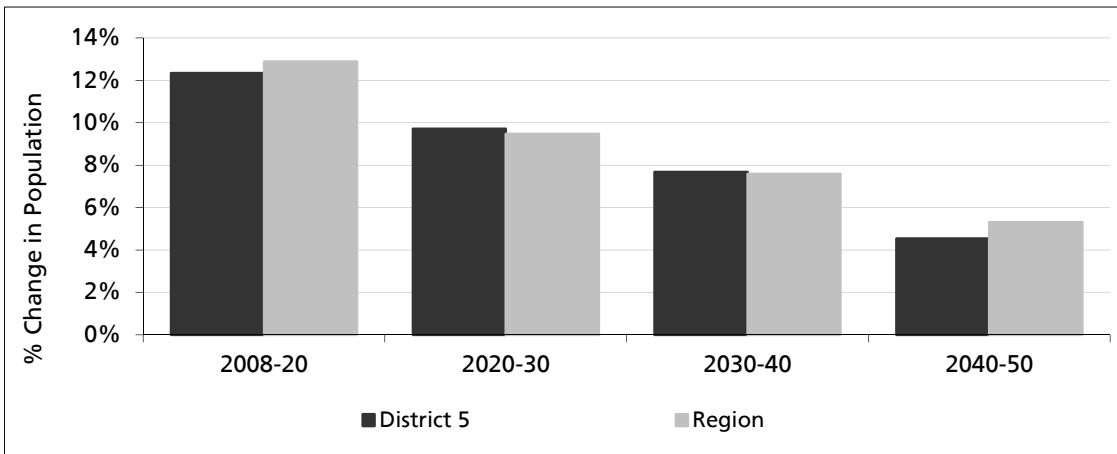
Source: Final Series 12 - 2050 Regional Growth Forecast   Adopted October 2011
SANDAG   District 5
www.sandag.org   Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**658,714**	**739,969**	**811,856**	**874,174**	**913,878**	**255,164**	**39%**
Under 5	53,843	54,684	58,284	60,661	60,496	6,653	12%
5 to 9	45,193	50,872	53,557	57,029	57,878	12,685	28%
10 to 14	43,545	50,022	51,280	54,958	57,094	13,549	31%
15 to 17	28,367	29,291	30,294	32,221	34,074	5,707	20%
18 to 19	23,127	22,634	23,687	24,175	25,133	2,006	9%
20 to 24	59,899	62,617	71,259	72,061	74,914	15,015	25%
25 to 29	45,614	55,190	58,147	61,227	63,263	17,649	39%
30 to 34	42,048	45,223	44,331	53,341	54,184	12,136	29%
35 to 39	42,684	39,493	48,289	50,696	53,494	10,810	25%
40 to 44	43,568	42,407	47,508	46,675	55,863	12,295	28%
45 to 49	46,219	43,641	40,580	50,416	53,176	6,957	15%
50 to 54	42,650	43,193	42,439	48,022	47,280	4,630	11%
55 to 59	35,220	45,006	42,602	39,888	49,263	14,043	40%
60 to 61	12,393	16,784	16,196	15,183	18,806	6,413	52%
62 to 64	14,013	23,617	22,881	22,930	24,113	10,100	72%
65 to 69	19,258	34,902	41,642	38,802	35,477	16,219	84%
70 to 74	16,218	29,279	39,862	38,197	36,556	20,338	125%
75 to 79	15,801	19,949	33,468	39,589	36,185	20,384	129%
80 to 84	13,819	13,455	24,023	32,161	29,781	15,962	116%
85 and over	15,235	17,710	21,527	35,942	46,848	31,613	208%
Median Age	33.5	34.9	36.6	37.1	37.8	4.3	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**658,714**	**739,969**	**811,856**	**874,174**	**913,878**	**255,164**	**39%**
Hispanic	198,949	250,641	301,229	355,034	398,896	199,947	101%
Non-Hispanic	459,765	489,328	510,627	519,140	514,982	55,217	12%
White	373,810	389,281	400,529	400,466	389,857	16,047	4%
Black	25,005	28,115	29,154	29,458	29,262	4,257	17%
American Indian	4,964	4,470	3,980	3,546	3,059	-1,905	-38%
Asian	32,781	41,014	47,357	53,238	58,312	25,531	78%
Hawaiian / Pacific Islander	3,680	3,794	3,791	3,841	3,880	200	5%
Other	1,238	1,462	1,662	1,825	1,965	727	59%
Two or More Races	18,287	21,192	24,154	26,766	28,647	10,360	57%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
District 5
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**262,146**	**288,872**	**321,053**	**352,452**	**382,172**	**120,026**	**46%**
Civilian Jobs	232,013	254,239	286,420	317,819	347,539	115,526	50%
Military Jobs	30,133	34,633	34,633	34,633	34,633	4,500	15%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**1,138,009**	**1,138,009**	**1,138,009**	**1,138,009**	**1,138,009**	**0**	**0%**
Developed Acres	**771,603**	**791,701**	**817,111**	**849,221**	**872,727**	**101,124**	**13%**
Low Density Single Family	74,814	97,417	132,296	175,664	207,024	132,211	177%
Single Family	34,496	38,125	41,033	41,906	42,838	8,342	24%
Multiple Family	4,094	4,713	4,853	4,898	4,944	850	21%
Mobile Homes	2,561	2,473	2,445	2,439	2,428	-132	-5%
Other Residential	386	386	386	386	386	-1	0%
Mixed Use	0	236	470	730	901	901	--
Industrial	7,425	8,113	8,579	8,975	9,391	1,966	26%
Commercial/Services	14,604	14,890	15,300	15,522	15,846	1,242	9%
Office	650	670	711	741	757	108	17%
Schools	2,262	2,443	2,584	2,703	2,848	585	26%
Roads and Freeways	23,516	23,518	23,518	23,518	23,518	2	0%
Agricultural and Extractive[2]	85,785	77,362	63,122	49,824	39,937	-45,848	-53%
Parks and Military Use	521,010	521,355	521,813	521,916	521,910	900	0%
Vacant Developable Acres	**173,613**	**153,516**	**128,105**	**95,995**	**72,489**	**-101,124**	**-58%**
Low Density Single Family	159,815	143,546	121,928	91,320	69,410	-90,405	-57%
Single Family	7,561	5,174	2,919	2,286	1,529	-6,031	-80%
Multiple Family	406	179	96	48	2	-405	-100%
Mixed Use	183	100	45	25	2	-181	-99%
Industrial	1,943	1,519	1,105	787	455	-1,488	-77%
Commercial/Services	1,788	1,510	1,104	812	516	-1,271	-71%
Office	120	95	75	52	31	-89	-74%
Schools	458	422	316	227	104	-354	-77%
Parks and Other	996	628	173	96	96	-900	-90%
Future Roads and Freeways	344	344	344	344	344	0	0%
Constrained Acres	**192,792**	**192,792**	**192,792**	**192,792**	**192,792**	**0**	**0%**
Employment Density[3]	**9.3**	**9.7**	**10.4**	**11.2**	**11.9**	**2.6**	**28%**
Residential Density[4]	**2.0**	**1.8**	**1.5**	**1.3**	**1.2**	**-0.8**	**-41%**

GROWTH TRENDS IN JOBS

Bar chart: % Change in Jobs by period (District 5 vs Region), y-axis 0% to 14%.
- 2008-20: District 5 ~12.5%, Region ~13%
- 2020-30: District 5 ~9.8%, Region ~9.5%
- 2030-40: District 5 ~7.7%, Region ~7.5%
- 2040-50: District 5 ~4.5%, Region ~5.5%
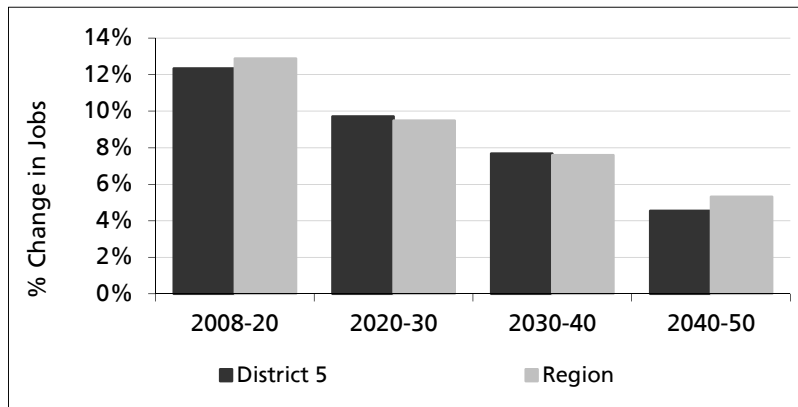
Notes:

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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Adopted October 2011
District 5
Page 3 of 3