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POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,040**	**5,372**	**5,400**	**5,494**	**5,532**	**492**	**10%**
Household Population	5,040	5,372	5,400	5,494	5,532	492	10%
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	**2,320**	**2,460**	**2,460**	**2,460**	**2,464**	**144**	**6%**
Single Family	1,824	1,888	1,888	1,888	1,892	68	4%
Multiple Family	496	572	572	572	572	76	15%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,206**	**2,361**	**2,370**	**2,373**	**2,379**	**173**	**8%**
Single Family	1,743	1,812	1,819	1,822	1,827	84	5%
Multiple Family	463	549	551	551	552	89	19%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**4.9%**	**4.0%**	**3.7%**	**3.5%**	**3.4%**	**-1.5**	**-31%**
Single Family	4.4%	4.0%	3.7%	3.5%	3.4%	-1.0	-23%
Multiple Family	6.7%	4.0%	3.7%	3.7%	3.5%	-3.2	-48%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.28**	**2.28**	**2.28**	**2.32**	**2.33**	**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.
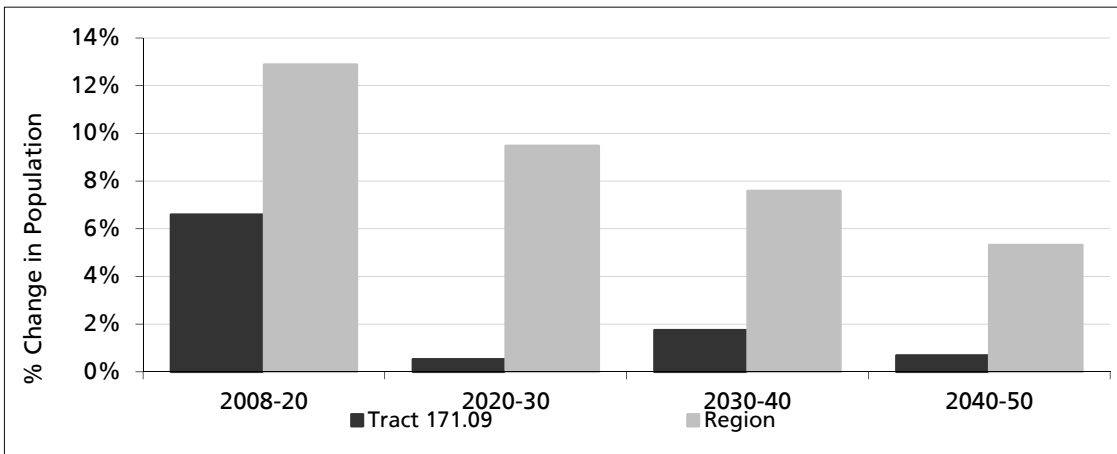
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,040**	**5,372**	**5,400**	**5,494**	**5,532**	**492**	**10%**
Under 5	356	390	415	437	448	92	26%
5 to 9	327	275	289	272	253	-74	-23%
10 to 14	477	481	476	522	536	59	12%
15 to 17	214	359	326	349	342	128	60%
18 to 19	280	203	205	176	165	-115	-41%
20 to 24	541	548	539	549	557	16	3%
25 to 29	182	272	284	228	235	53	29%
30 to 34	151	181	151	204	208	57	38%
35 to 39	210	173	207	192	178	-32	-15%
40 to 44	340	208	276	274	288	-52	-15%
45 to 49	417	391	343	417	427	10	2%
50 to 54	525	493	425	535	535	10	2%
55 to 59	398	503	379	316	437	39	10%
60 to 61	107	153	167	110	131	24	22%
62 to 64	103	161	145	125	114	11	11%
65 to 69	147	232	228	187	137	-10	-7%
70 to 74	91	155	243	191	193	102	112%
75 to 79	106	60	114	149	89	-17	-16%
80 to 84	26	55	80	107	85	59	227%
85 and over	42	79	108	154	174	132	314%
Median Age	34.7	34.4	35.4	35.3	35.6	0.9	3%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,040**	**5,372**	**5,400**	**5,494**	**5,532**	**492**	**10%**
Hispanic	292	423	430	454	466	174	60%
Non-Hispanic	4,748	4,949	4,970	5,040	5,066	318	7%
White	4,264	4,475	4,487	4,555	4,576	312	7%
Black	43	65	66	64	67	24	56%
American Indian	4	10	6	3	0	-4	-100%
Asian	269	314	327	342	350	81	30%
Hawaiian / Pacific Islander	9	4	4	0	0	-9	-100%
Other	7	4	3	0	0	-7	-100%
Two or More Races	152	77	77	76	73	-79	-52%

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	**541**	**831**	**831**	**851**	**903**	**362**	**67%**
Civilian Jobs	541	831	831	851	903	362	67%
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	**1,092**	**1,092**	**1,092**	**1,092**	**1,092**	**0**	**0%**
Developed Acres	**1,019**	**1,090**	**1,090**	**1,091**	**1,092**	**74**	**7%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	466	489	489	489	490	25	5%
Multiple Family	30	43	43	43	43	13	42%
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	0	0	0	0	0	0	0%
Commercial/Services	15	51	51	52	52	36	241%
Office	1	1	1	1	1	0	0%
Schools	19	19	19	19	19	0	0%
Roads and Freeways	200	200	200	200	200	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	287	287	287	287	287	0	0%
Vacant Developable Acres	**74**	**2**	**2**	**2**	**0**	**-74**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	25	2	2	2	0	-25	-99%
Multiple Family	13	0	0	0	0	-13	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	36	1	1	0	0	-36	-100%
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	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**15.3**	**11.7**	**11.7**	**11.9**	**12.6**	**-2.7**	**-18%**
Residential Density[4]	**4.7**	**4.6**	**4.6**	**4.6**	**4.6**	**-0.1**	**-1%**

GROWTH TRENDS IN JOBS
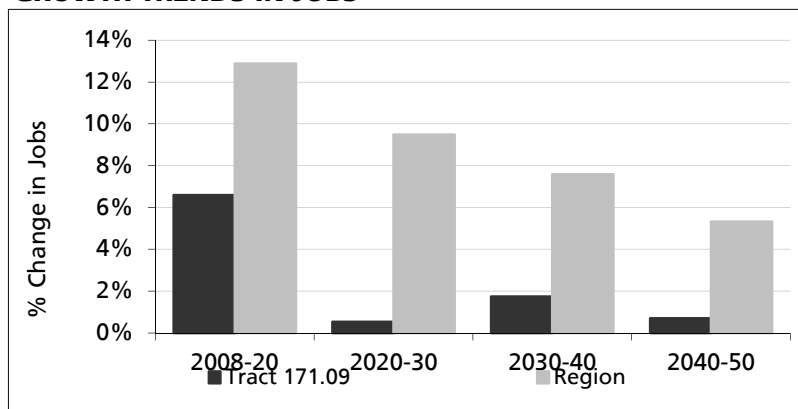
Notes:

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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