2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 5 - Southeast San Diego

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**161,020**	**170,473**	**177,687**	**185,851**	**193,486**	**32,466**	**20%**
Household Population	159,917	168,853	175,146	182,179	189,027	29,110	18%
Group Quarters Population	1,103	1,620	2,541	3,672	4,459	3,356	304%
Civilian	1,103	1,620	2,541	3,672	4,459	3,356	304%
Military	0	0	0	0	0	0	0%
Total Housing Units	**43,664**	**45,880**	**47,263**	**48,735**	**50,386**	**6,722**	**15%**
Single Family	34,594	35,291	34,606	33,811	34,117	-477	-1%
Multiple Family	8,246	9,861	12,191	14,461	16,054	7,808	95%
Mobile Homes	824	728	466	463	215	-609	-74%
Occupied Housing Units	**41,887**	**44,199**	**45,741**	**47,226**	**48,901**	**7,014**	**17%**
Single Family	33,251	34,021	33,541	32,804	33,156	-95	0%
Multiple Family	7,865	9,491	11,762	13,986	15,546	7,681	98%
Mobile Homes	771	687	438	436	199	-572	-74%
Vacancy Rate	**4.1%**	**3.7%**	**3.2%**	**3.1%**	**2.9%**	**-1.2**	**-29%**
Single Family	3.9%	3.6%	3.1%	3.0%	2.8%	-1.1	-28%
Multiple Family	4.6%	3.8%	3.5%	3.3%	3.2%	-1.4	-30%
Mobile Homes	6.4%	5.6%	6.0%	5.8%	7.4%	1.0	16%
Persons per Household	**3.82**	**3.82**	**3.83**	**3.86**	**3.87**	**0.05**	**1%**

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	5,756	5,018	4,332	3,763	3,396	-2,360	-41%
$15,000-$29,999	8,313	7,591	6,912	6,318	5,927	-2,386	-29%
$30,000-$44,999	7,914	7,664	7,260	6,922	6,723	-1,191	-15%
$45,000-$59,999	6,572	6,924	6,912	6,856	6,848	276	4%
$60,000-$74,999	5,173	5,368	5,722	5,941	6,132	959	19%
$75,000-$99,999	4,400	5,827	6,683	7,370	7,947	3,547	81%
$100,000-$124,999	1,900	3,108	3,900	4,640	5,264	3,364	177%
$125,000-$149,999	811	1,460	2,037	2,578	3,040	2,229	275%
$150,000-$199,999	646	936	1,490	2,089	2,608	1,962	304%
$200,000 or more	402	303	493	749	1,016	614	153%
Total Households	41,887	44,199	45,741	47,226	48,901	7,014	17%
Median Household Income							
Adjusted for inflation ($1999)	$43,030	$48,957	$54,476	$59,462	$63,807	$20,777	48%

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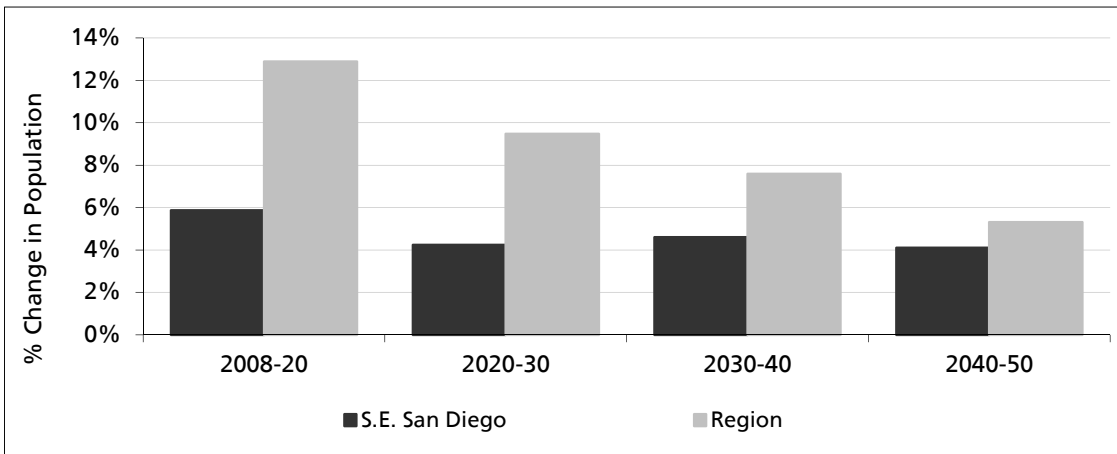
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**161,020**	**170,473**	**177,687**	**185,851**	**193,486**	**32,466**	**20%**
Under 5	13,442	12,589	12,123	12,318	12,070	-1,372	-10%
5 to 9	11,416	12,630	11,909	12,203	12,362	946	8%
10 to 14	12,579	13,754	12,916	12,892	13,416	837	7%
15 to 17	8,968	8,250	8,433	8,242	8,616	-352	-4%
18 to 19	6,156	5,118	5,601	5,367	5,538	-618	-10%
20 to 24	14,689	12,980	15,184	14,673	14,841	152	1%
25 to 29	13,163	13,565	12,889	13,633	13,473	310	2%
30 to 34	11,618	11,127	9,930	11,838	11,677	59	1%
35 to 39	10,519	9,268	10,110	10,058	10,875	356	3%
40 to 44	10,176	9,652	9,664	8,943	11,021	845	8%
45 to 49	10,491	10,337	9,411	10,573	10,843	352	3%
50 to 54	9,664	10,432	10,367	10,800	10,256	592	6%
55 to 59	7,839	10,503	10,330	9,780	11,197	3,358	43%
60 to 61	2,602	3,860	3,899	3,949	4,443	1,841	71%
62 to 64	3,080	5,411	5,745	5,872	6,014	2,934	95%
65 to 69	4,308	7,410	9,347	9,319	8,948	4,640	108%
70 to 74	3,727	5,621	8,196	8,818	9,085	5,358	144%
75 to 79	2,735	3,270	5,454	7,112	7,268	4,533	166%
80 to 84	2,165	2,405	3,576	5,326	5,798	3,633	168%
85 and over	1,683	2,291	2,603	4,135	5,745	4,062	241%
Median Age	30.0	32.9	34.9	35.9	37.2	7.2	24%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**161,020**	**170,473**	**177,687**	**185,851**	**193,486**	**32,466**	**20%**
Hispanic	68,560	79,264	88,213	98,319	108,238	39,678	58%
Non-Hispanic	92,460	91,209	89,474	87,532	85,248	-7,212	-8%
White	16,326	14,411	12,898	11,266	9,500	-6,826	-42%
Black	31,303	30,259	28,153	25,469	22,496	-8,807	-28%
American Indian	413	580	648	668	664	251	61%
Asian	36,401	37,656	38,827	40,418	42,092	5,691	16%
Hawaiian / Pacific Islander	1,887	1,705	1,549	1,489	1,467	-420	-22%
Other	336	443	524	581	640	304	90%
Two or More Races	5,794	6,155	6,875	7,641	8,389	2,595	45%

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	**18,289**	**18,863**	**19,770**	**20,296**	**20,695**	**2,406**	**13%**
Civilian Jobs	18,289	18,863	19,770	20,296	20,695	2,406	13%
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	**12,124**	**12,124**	**12,124**	**12,124**	**12,124**	**0**	**0%**
Developed Acres	**11,732**	**11,965**	**12,014**	**12,048**	**12,069**	**338**	**3%**
Low Density Single Family	3	3	3	2	2	-1	-44%
Single Family	6,026	6,175	6,109	6,021	6,013	-14	0%
Multiple Family	354	413	527	636	685	331	94%
Mobile Homes	92	87	64	63	41	-51	-55%
Other Residential	9	9	9	9	9	0	-2%
Mixed Use	0	24	33	42	49	49	--
Industrial	212	210	218	218	217	5	2%
Commercial/Services	720	717	715	720	719	-1	0%
Office	26	27	27	23	20	-6	-23%
Schools	518	523	531	535	537	19	4%
Roads and Freeways	2,779	2,779	2,779	2,779	2,779	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	992	999	999	999	999	7	1%
Vacant Developable Acres	**384**	**151**	**102**	**68**	**46**	**-338**	**-88%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	256	69	58	54	44	-211	-83%
Multiple Family	51	39	21	7	0	-51	-99%
Mixed Use	10	0	0	0	0	-10	-100%
Industrial	15	7	2	1	0	-15	-97%
Commercial/Services	22	19	12	2	0	-22	-100%
Office	1	1	0	0	0	-1	-98%
Schools	20	16	6	3	0	-20	-99%
Parks and Other	8	2	2	1	1	-7	-84%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**8**	**8**	**8**	**8**	**8**	**0**	**0%**
Employment Density[3]	**12.4**	**12.7**	**13.1**	**13.4**	**13.6**	**1.3**	**10%**
Residential Density[4]	**6.7**	**6.8**	**7.0**	**7.2**	**7.4**	**0.7**	**10%**

GROWTH TRENDS IN JOBS
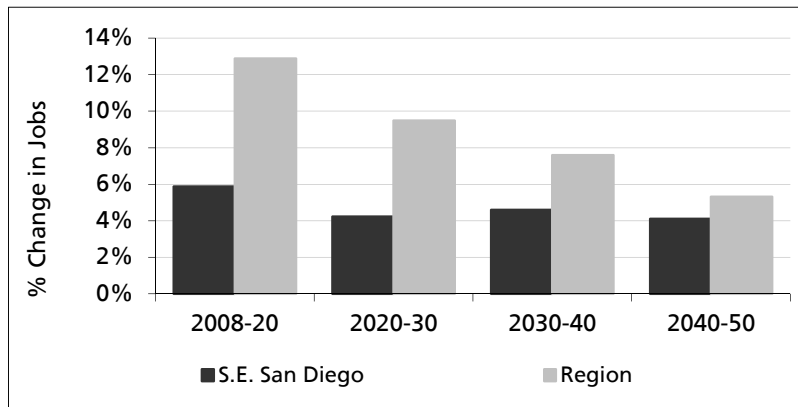
Notes:

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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