

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Supervisory District 1



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	633,166	745,257	820,747	904,032	961,571	328,405	52%
Household Population	603,912	698,312	771,349	851,543	906,927	303,015	50%
Group Quarters Population	29,254	46,945	49,398	52,489	54,644	25,390	87%
Civilian	15,820	23,442	25,895	28,986	31,141	15,321	97%
Military	13,434	23,503	23,503	23,503	23,503	10,069	75%
Total Housing Units	212,042	238,941	261,847	290,022	307,834	95,792	45%
Single Family	118,859	123,938	123,635	122,648	122,069	3,210	3%
Multiple Family	85,585	107,938	132,192	162,471	182,095	96,510	113%
Mobile Homes	7,598	7,065	6,020	4,903	3,670	-3,928	-52%
Occupied Housing Units	197,889	226,272	249,443	276,969	294,634	96,745	49%
Single Family	111,127	117,347	117,900	117,266	116,995	5,868	5%
Multiple Family	79,555	102,177	125,760	154,978	174,084	94,529	119%
Mobile Homes	7,207	6,748	5,783	4,725	3,555	-3,652	-51%
Vacancy Rate	6.7%	5.3%	4.7%	4.5%	4.3%	-2.4	-36%
Single Family	6.5%	5.3%	4.6%	4.4%	4.2%	-2.3	-35%
Multiple Family	7.0%	5.3%	4.9%	4.6%	4.4%	-2.6	-37%
Mobile Homes	5.1%	4.5%	3.9%	3.6%	3.1%	-2.0	-39%
Persons per Household	3.05	3.09	3.09	3.07	3.08	0.03	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	26,551	23,401	20,682	18,757	17,362	-9,189	-35%
\$15,000-\$29,999	36,298	35,066	32,768	31,212	29,940	-6,358	-18%
\$30,000-\$44,999	35,480	37,065	36,883	36,952	36,812	1,332	4%
\$45,000-\$59,999	27,334	32,857	34,896	36,643	37,712	10,378	38%
\$60,000-\$74,999	21,895	26,465	29,893	32,999	34,975	13,080	60%
\$75,000-\$99,999	22,450	30,209	36,616	42,932	47,088	24,638	110%
\$100,000-\$124,999	11,686	17,667	22,893	28,593	32,450	20,764	178%
\$125,000-\$149,999	6,057	9,868	13,701	18,039	20,971	14,914	246%
\$150,000-\$199,999	5,357	8,684	12,990	18,274	21,739	16,382	306%
\$200,000 or more	4,781	4,990	8,121	12,568	15,585	10,804	226%
Total Households	197,889	226,272	249,443	276,969	294,634	96,745	49%
Median Household Income							
Adjusted for inflation (\$1999)	\$45,338	\$53,037	\$59,782	\$66,782	\$70,933	\$25,595	56%

***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.

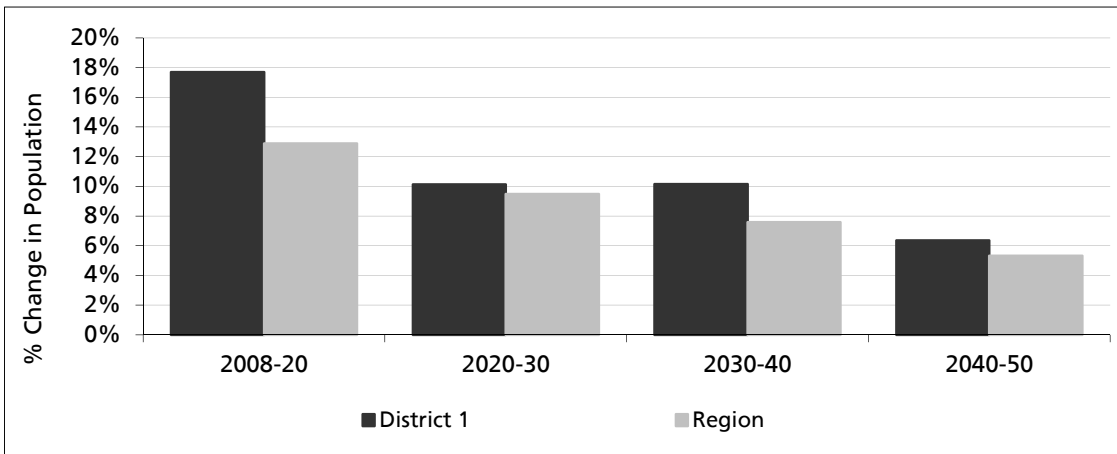
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	633,166	745,257	820,747	904,032	961,571	328,405	52%
Under 5	54,812	56,524	57,821	61,068	60,350	5,538	10%
5 to 9	43,000	53,052	52,785	56,331	57,281	14,281	33%
10 to 14	40,205	49,358	49,096	51,385	53,742	13,537	34%
15 to 17	28,251	29,416	31,172	31,981	33,965	5,714	20%
18 to 19	21,937	22,066	25,404	25,686	27,312	5,375	25%
20 to 24	53,355	56,268	69,886	71,843	75,118	21,763	41%
25 to 29	49,525	58,215	59,570	64,715	65,855	16,330	33%
30 to 34	49,788	52,498	49,599	60,802	61,317	11,529	23%
35 to 39	47,863	45,679	53,113	55,835	59,478	11,615	24%
40 to 44	44,068	46,574	49,149	48,029	58,759	14,691	33%
45 to 49	42,963	47,304	44,713	54,138	56,306	13,343	31%
50 to 54	37,600	44,939	47,113	51,546	49,881	12,281	33%
55 to 59	30,604	44,732	47,263	46,199	55,072	24,468	80%
60 to 61	10,968	17,060	18,499	19,261	22,425	11,457	104%
62 to 64	12,994	23,715	25,985	29,022	29,850	16,856	130%
65 to 69	17,640	33,226	43,412	46,798	45,486	27,846	158%
70 to 74	14,853	25,545	37,092	41,509	44,580	29,727	200%
75 to 79	12,911	16,143	27,237	37,042	40,104	27,193	211%
80 to 84	10,211	10,842	17,660	26,698	30,144	19,933	195%
85 and over	9,618	12,101	14,178	24,144	34,546	24,928	259%
Median Age	32.6	34.5	36.4	37.5	38.9	6.3	19%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	633,166	745,257	820,747	904,032	961,571	328,405	52%
Hispanic	319,374	400,290	461,216	527,476	586,214	266,840	84%
Non-Hispanic	313,792	344,967	359,531	376,556	375,357	61,565	20%
White	187,214	195,669	196,366	197,506	188,746	1,532	1%
Black	37,032	43,371	46,961	50,217	51,394	14,362	39%
American Indian	2,147	2,614	2,786	2,920	2,824	677	32%
Asian	65,840	78,260	84,725	92,837	96,601	30,761	47%
Hawaiian / Pacific Islander	2,995	3,501	3,729	4,082	4,210	1,215	41%
Other	1,401	1,585	1,830	2,118	2,295	894	64%
Two or More Races	17,163	19,967	23,134	26,876	29,287	12,124	71%

GROWTH TRENDS IN TOTAL POPULATION



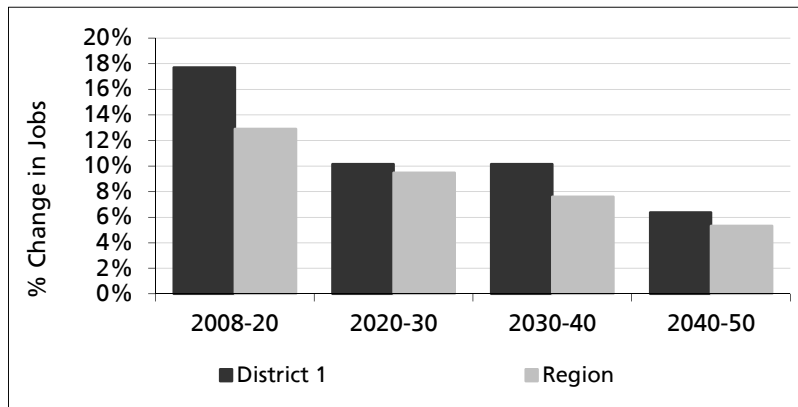
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	320,245	361,088	406,155	444,095	483,261	163,016	51%
Civilian Jobs	274,250	304,593	349,660	387,600	426,766	152,516	56%
Military Jobs	45,995	56,495	56,495	56,495	56,495	10,500	23%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	118,769	118,769	118,769	118,769	118,769	0	0%
Developed Acres	107,104	110,061	112,755	114,107	114,775	7,671	7%
Low Density Single Family	155	196	659	695	695	540	349%
Single Family	17,628	18,974	19,429	19,460	19,351	1,724	10%
Multiple Family	2,802	3,316	3,865	4,610	4,874	2,072	74%
Mobile Homes	674	637	521	414	323	-351	-52%
Other Residential	1,524	1,508	1,508	1,507	1,505	-18	-1%
Mixed Use	0	620	1,320	1,605	1,785	1,785	--
Industrial	7,028	7,347	7,738	8,115	8,752	1,724	25%
Commercial/Services	6,823	6,935	7,017	7,082	7,228	405	6%
Office	391	410	425	433	453	62	16%
Schools	2,242	2,352	2,483	2,558	2,630	388	17%
Roads and Freeways	14,389	14,404	14,404	14,403	14,403	14	0%
Agricultural and Extractive ²	4,170	3,984	3,833	3,642	3,158	-1,012	-24%
Parks and Military Use	49,278	49,377	49,552	49,585	49,618	340	1%
Vacant Developable Acres	10,317	7,359	4,665	3,313	2,645	-7,671	-74%
Low Density Single Family	689	608	146	107	107	-582	-84%
Single Family	2,590	1,183	461	235	212	-2,377	-92%
Multiple Family	1,222	848	549	69	27	-1,195	-98%
Mixed Use	774	331	41	33	24	-750	-97%
Industrial	2,532	2,225	1,853	1,554	1,259	-1,273	-50%
Commercial/Services	1,086	942	721	560	393	-693	-64%
Office	169	148	124	103	75	-94	-56%
Schools	478	344	213	129	58	-421	-88%
Parks and Other	392	347	172	139	105	-287	-73%
Future Roads and Freeways	384	384	384	384	384	0	0%
Constrained Acres	1,348	1,348	1,348	1,348	1,348	0	0%
Employment Density³	16.6	17.6	19.1	20.4	21.4	4.7	29%
Residential Density⁴	9.3	9.6	9.8	10.6	11.1	1.8	20%

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).