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POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**8,811**	**11,248**	**13,202**	**13,699**	**13,947**	**5,136**	**58%**
Household Population	8,705	11,130	13,062	13,526	13,747	5,042	58%
Group Quarters Population	106	118	140	173	200	94	89%
Civilian	106	118	140	173	200	94	89%
Military	0	0	0	0	0	0	0%
Total Housing Units	**3,339**	**4,173**	**4,860**	**4,954**	**4,953**	**1,614**	**48%**
Single Family	3,229	3,973	4,595	4,694	4,696	1,467	45%
Multiple Family	0	105	171	171	171	171	0%
Mobile Homes	110	95	94	89	86	-24	-22%
Occupied Housing Units	**3,151**	**3,993**	**4,667**	**4,757**	**4,757**	**1,606**	**51%**
Single Family	3,052	3,816	4,428	4,524	4,527	1,475	48%
Multiple Family	0	104	165	163	163	163	0%
Mobile Homes	99	73	74	70	67	-32	-32%
Vacancy Rate	**5.6%**	**4.3%**	**4.0%**	**4.0%**	**4.0%**	**-1.6**	**-29%**
Single Family	5.5%	4.0%	3.6%	3.6%	3.6%	-1.9	-35%
Multiple Family	0.0%	1.0%	3.5%	4.7%	4.7%	4.7	0%
Mobile Homes	10.0%	23.2%	21.3%	21.3%	0.0%	-10.0	-100%
Persons per Household	**2.76**	**2.79**	**2.80**	**2.84**	**2.89**	**0.13**	**5%**

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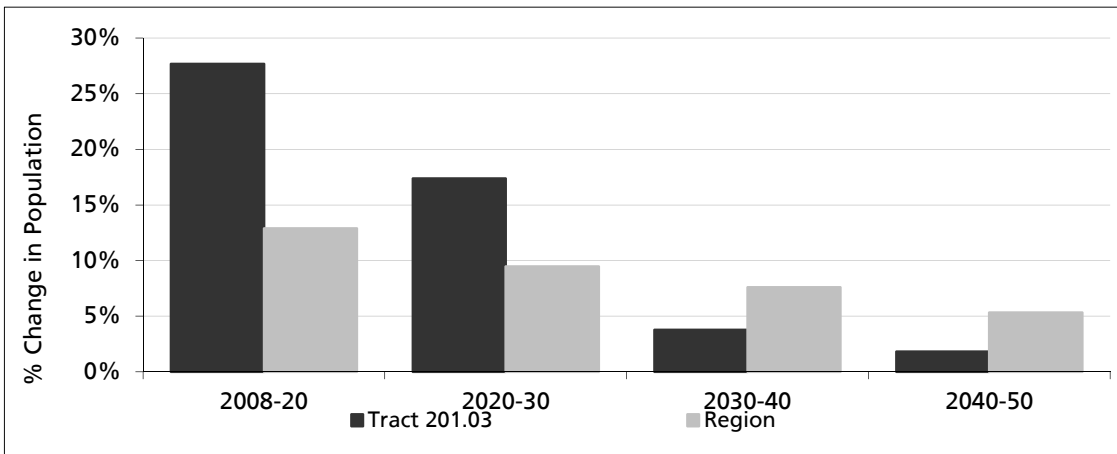
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**8,811**	**11,248**	**13,202**	**13,699**	**13,947**	**5,136**	**58%**
Under 5	609	797	1,015	1,133	1,162	553	91%
5 to 9	690	945	1,134	1,268	1,338	648	94%
10 to 14	695	945	1,080	1,162	1,247	552	79%
15 to 17	449	538	621	663	696	247	55%
18 to 19	267	316	347	365	405	138	52%
20 to 24	677	765	1,054	1,090	1,108	431	64%
25 to 29	547	845	1,055	1,141	1,200	653	119%
30 to 34	476	650	749	984	1,032	556	117%
35 to 39	459	494	709	751	763	304	66%
40 to 44	605	671	864	836	1,003	398	66%
45 to 49	745	764	787	932	982	237	32%
50 to 54	706	771	796	822	740	34	5%
55 to 59	599	740	681	522	593	-6	-1%
60 to 61	227	305	235	153	170	-57	-25%
62 to 64	226	389	327	278	238	12	5%
65 to 69	285	514	591	459	368	83	29%
70 to 74	199	364	452	305	185	-14	-7%
75 to 79	153	219	356	366	275	122	80%
80 to 84	94	81	169	188	125	31	33%
85 and over	103	135	180	281	317	214	208%
Median Age	35.0	33.6	32.0	30.1	29.2	-5.8	-17%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**8,811**	**11,248**	**13,202**	**13,699**	**13,947**	**5,136**	**58%**
Hispanic	1,785	3,211	4,810	6,189	7,433	5,648	316%
Non-Hispanic	7,026	8,037	8,392	7,510	6,514	-512	-7%
White	6,021	6,603	6,547	5,451	4,251	-1,770	-29%
Black	103	201	314	398	488	385	374%
American Indian	107	114	105	87	58	-49	-46%
Asian	531	766	988	1,111	1,221	690	130%
Hawaiian / Pacific Islander	17	37	48	44	47	30	176%
Other	25	34	32	28	31	6	24%
Two or More Races	222	282	358	391	418	196	88%

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	**1,577**	**1,836**	**2,499**	**2,549**	**2,583**	**1,006**	**64%**
Civilian Jobs	1,577	1,836	2,499	2,549	2,583	1,006	64%
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	**15,352**	**15,352**	**15,352**	**15,352**	**15,352**	**0**	**0%**
Developed Acres	**11,258**	**13,596**	**14,424**	**14,711**	**14,780**	**3,523**	**31%**
Low Density Single Family	2,503	5,094	6,342	6,764	6,766	4,263	170%
Single Family	837	909	979	984	984	147	18%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	133	133	133	133	133	0	0%
Other Residential	5	5	5	5	5	0	0%
Mixed Use	0	5	8	8	8	8	--
Industrial	48	47	44	44	43	-5	-10%
Commercial/Services	96	132	158	160	160	64	67%
Office	0	0	0	0	0	0	0%
Schools	31	31	31	31	31	0	0%
Roads and Freeways	517	517	517	517	517	0	0%
Agricultural and Extractive[2]	1,793	1,180	639	496	496	-1,297	-72%
Parks and Military Use	5,293	5,543	5,568	5,568	5,635	342	6%
Vacant Developable Acres	**3,704**	**1,365**	**537**	**250**	**181**	**-3,523**	**-95%**
Low Density Single Family	3,158	1,160	440	159	157	-3,001	-95%
Single Family	134	79	20	16	16	-118	-88%
Multiple Family	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	61	25	1	0	0	-61	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	349	99	75	75	7	-342	-98%
Future Roads and Freeways	1	1	1	1	1	0	0%
Constrained Acres	**390**	**390**	**390**	**390**	**390**	**0**	**0%**
Employment Density[3]	**9.0**	**8.6**	**10.5**	**10.7**	**10.8**	**1.8**	**20%**
Residential Density[4]	**1.0**	**0.7**	**0.7**	**0.6**	**0.6**	**-0.3**	**-35%**

GROWTH TRENDS IN JOBS
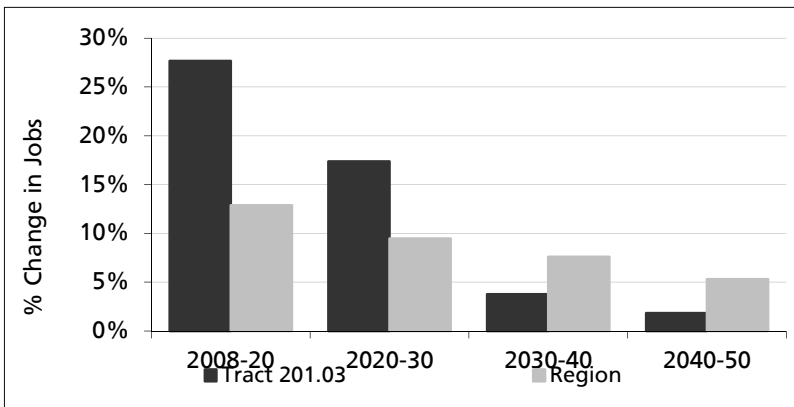
Notes:

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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