

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Major Statistical Area 0 - Central**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>638,951</b>	<b>725,331</b>	<b>802,366</b>	<b>880,689</b>	<b>968,520</b>	<b>329,569</b>	<b>52%</b>
Household Population	605,632	676,330	749,711	823,500	908,179	302,547	50%
Group Quarters Population	33,319	49,001	52,655	57,189	60,341	27,022	81%
Civilian	19,885	25,498	29,152	33,686	36,838	16,953	85%
Military	13,434	23,503	23,503	23,503	23,503	10,069	75%
<b>Total Housing Units</b>	<b>238,000</b>	<b>264,516</b>	<b>294,652</b>	<b>324,181</b>	<b>356,849</b>	<b>118,849</b>	<b>50%</b>
Single Family	121,617	119,943	114,527	110,576	107,109	-14,508	-12%
Multiple Family	114,758	143,135	179,118	212,685	249,067	134,309	117%
Mobile Homes	1,625	1,438	1,007	920	673	-952	-59%
<b>Occupied Housing Units</b>	<b>222,099</b>	<b>249,333</b>	<b>279,508</b>	<b>308,255</b>	<b>340,049</b>	<b>117,950</b>	<b>53%</b>
Single Family	114,462	113,950	109,506	105,958	102,869	-11,593	-10%
Multiple Family	106,109	134,020	169,046	201,423	236,542	130,433	123%
Mobile Homes	1,528	1,363	956	874	638	-890	-58%
<b>Vacancy Rate</b>	<b>6.7%</b>	<b>5.7%</b>	<b>5.1%</b>	<b>4.9%</b>	<b>4.7%</b>	<b>-2.0</b>	<b>-30%</b>
Single Family	5.9%	5.0%	4.4%	4.2%	4.0%	-1.9	-32%
Multiple Family	7.5%	6.4%	5.6%	5.3%	5.0%	-2.5	-33%
Mobile Homes	6.0%	5.2%	5.1%	5.0%	5.2%	-0.8	-13%
<b>Persons per Household</b>	<b>2.73</b>	<b>2.71</b>	<b>2.68</b>	<b>2.67</b>	<b>2.67</b>	<b>-0.06</b>	<b>-2%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	39,312	36,410	34,237	32,190	30,701	-8,611	-22%
\$15,000-\$29,999	48,657	48,733	48,552	47,985	47,984	-673	-1%
\$30,000-\$44,999	42,187	44,315	47,024	49,027	51,386	9,199	22%
\$45,000-\$59,999	29,223	34,713	38,976	42,572	46,396	17,173	59%
\$60,000-\$74,999	20,778	25,229	29,834	33,980	38,299	17,521	84%
\$75,000-\$99,999	18,707	26,413	33,105	39,453	46,094	27,387	146%
\$100,000-\$124,999	9,566	14,357	19,219	24,106	29,243	19,677	206%
\$125,000-\$149,999	4,708	7,743	10,984	14,347	17,916	13,208	281%
\$150,000-\$199,999	4,379	6,837	10,202	13,932	17,904	13,525	309%
\$200,000 or more	4,582	4,583	7,375	10,663	14,126	9,544	208%
Total Households	222,099	249,333	279,508	308,255	340,049	117,950	53%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$38,206	\$43,378	\$48,826	\$53,782	\$57,917	\$19,711	52%

**\*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.

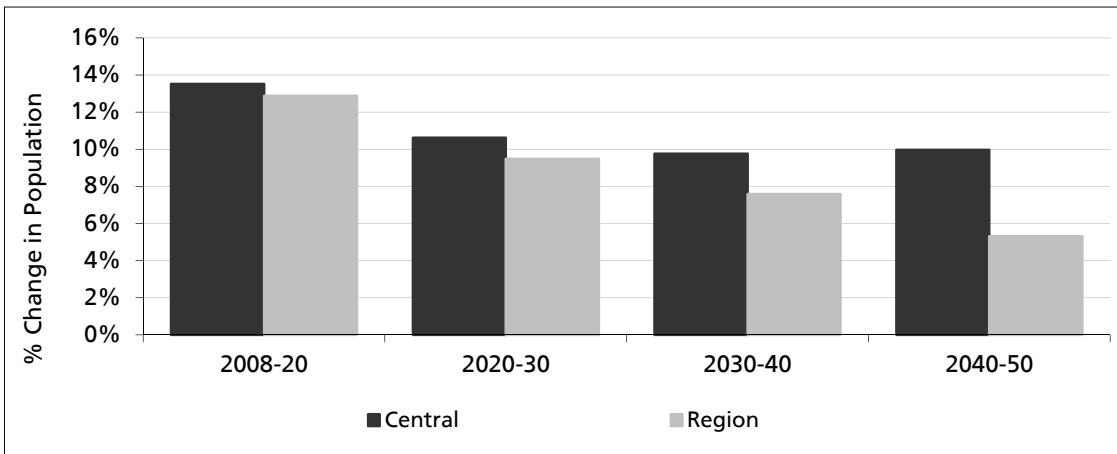
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>638,951</b>	<b>725,331</b>	<b>802,366</b>	<b>880,689</b>	<b>968,520</b>	<b>329,569</b>	<b>52%</b>
Under 5	49,407	50,046	52,688	55,987	58,198	8,791	18%
5 to 9	42,138	50,074	51,668	55,957	59,735	17,597	42%
10 to 14	41,484	49,426	50,781	53,874	59,280	17,796	43%
15 to 17	27,494	27,777	30,476	31,650	35,282	7,788	28%
18 to 19	24,199	25,806	29,864	31,585	34,935	10,736	44%
20 to 24	53,055	57,529	70,143	73,839	79,999	26,944	51%
25 to 29	49,409	57,599	59,167	64,721	68,563	19,154	39%
30 to 34	58,173	61,883	60,344	73,528	77,075	18,902	32%
35 to 39	55,214	51,864	62,922	66,306	73,409	18,195	33%
40 to 44	46,065	46,166	50,552	49,803	62,998	16,933	37%
45 to 49	42,210	42,547	40,590	49,207	53,239	11,029	26%
50 to 54	36,791	40,084	41,192	45,368	45,956	9,165	25%
55 to 59	30,074	40,361	40,431	38,824	48,134	18,060	60%
60 to 61	10,453	15,058	15,458	15,502	18,908	8,455	81%
62 to 64	12,313	21,533	22,912	24,420	26,314	14,001	114%
65 to 69	16,232	29,123	37,235	38,367	38,157	21,925	135%
70 to 74	13,547	22,644	32,648	35,258	37,993	24,446	180%
75 to 79	11,119	13,871	23,283	30,319	32,408	21,289	191%
80 to 84	9,660	10,106	16,385	23,868	26,615	16,955	176%
85 and over	9,914	11,834	13,627	22,306	31,322	21,408	216%
Median Age	32.8	33.6	34.7	34.9	35.8	3.0	9%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>638,951</b>	<b>725,331</b>	<b>802,366</b>	<b>880,689</b>	<b>968,520</b>	<b>329,569</b>	<b>52%</b>
Hispanic	254,968	325,336	393,952	464,261	537,069	282,101	111%
Non-Hispanic	383,983	399,995	408,414	416,428	431,451	47,468	12%
White	203,474	204,033	200,321	198,902	204,620	1,146	1%
Black	71,717	75,272	75,117	72,069	67,969	-3,748	-5%
American Indian	2,499	2,965	3,166	3,219	3,271	772	31%
Asian	79,545	87,929	95,784	104,053	113,314	33,769	42%
Hawaiian / Pacific Islander	3,659	4,020	4,272	4,535	4,844	1,185	32%
Other	1,844	1,961	2,178	2,425	2,737	893	48%
Two or More Races	21,245	23,815	27,576	31,225	34,696	13,451	63%

## GROWTH TRENDS IN TOTAL POPULATION



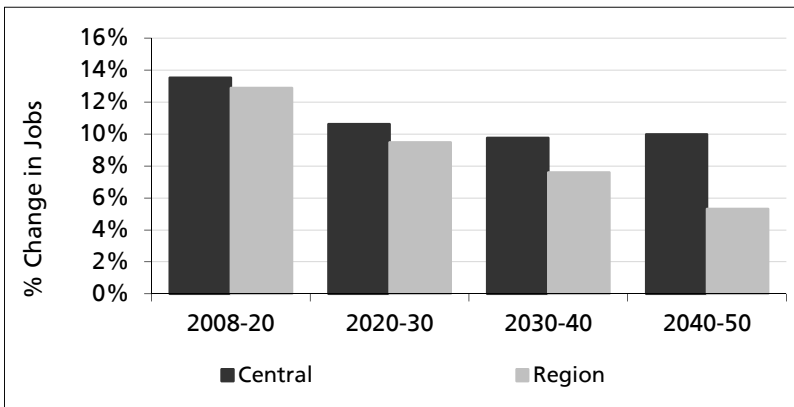
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>318,241</b>	<b>339,872</b>	<b>360,775</b>	<b>378,655</b>	<b>393,887</b>	<b>75,646</b>	<b>24%</b>
Civilian Jobs	268,831	280,962	301,865	319,745	334,977	66,146	25%
Military Jobs	49,410	58,910	58,910	58,910	58,910	9,500	19%

## LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>62,656</b>	<b>62,656</b>	<b>62,656</b>	<b>62,656</b>	<b>62,656</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>60,632</b>	<b>61,008</b>	<b>61,256</b>	<b>61,441</b>	<b>61,608</b>	<b>976</b>	<b>2%</b>
Low Density Single Family	25	7	7	5	5	-19	-78%
Single Family	16,413	16,431	16,074	15,762	15,444	-970	-6%
Multiple Family	2,599	2,841	3,255	3,607	3,974	1,374	53%
Mobile Homes	191	181	129	115	92	-98	-52%
Other Residential	342	373	373	371	365	23	7%
Mixed Use	0	346	937	1,389	1,684	1,684	--
Industrial	3,156	3,133	3,042	2,993	2,994	-162	-5%
Commercial/Services	4,733	4,512	4,267	4,040	3,924	-809	-17%
Office	338	333	311	288	255	-83	-25%
Schools	1,608	1,613	1,622	1,629	1,624	16	1%
Roads and Freeways	12,141	12,140	12,139	12,138	12,138	-3	0%
Agricultural and Extractive <sup>2</sup>	418	414	407	407	407	-11	-3%
Parks and Military Use	18,667	18,684	18,693	18,697	18,701	34	0%
<b>Vacant Developable Acres</b>	<b>1,225</b>	<b>849</b>	<b>601</b>	<b>415</b>	<b>248</b>	<b>-976</b>	<b>-80%</b>
Low Density Single Family	4	1	1	1	1	-3	-67%
Single Family	404	182	139	116	92	-312	-77%
Multiple Family	179	139	79	39	9	-170	-95%
Mixed Use	89	54	37	25	14	-75	-84%
Industrial	141	117	89	62	18	-123	-87%
Commercial/Services	242	220	145	77	33	-209	-86%
Office	24	20	14	9	4	-20	-83%
Schools	28	22	11	4	0	-28	-99%
Parks and Other	102	83	74	70	66	-36	-35%
Future Roads and Freeways	11	11	11	11	11	0	0%
<b>Constrained Acres</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>27.3</b>	<b>28.8</b>	<b>31.1</b>	<b>33.2</b>	<b>34.8</b>	<b>7.4</b>	<b>27%</b>
<b>Residential Density<sup>4</sup></b>	<b>12.2</b>	<b>13.2</b>	<b>14.5</b>	<b>15.8</b>	<b>17.2</b>	<b>5.1</b>	<b>42%</b>

## 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).