POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,338**	**2,587**	**3,031**	**3,255**	**3,291**	**953**	**41%**
Household Population	2,338	2,587	3,031	3,255	3,291	953	41%
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	**879**	**904**	**1,039**	**1,094**	**1,096**	**217**	**25%**
Single Family	732	757	892	947	949	217	30%
Multiple Family	96	96	96	96	96	0	0%
Mobile Homes	51	51	51	51	51	0	0%
Occupied Housing Units	**776**	**847**	**987**	**1,042**	**1,044**	**268**	**35%**
Single Family	639	708	847	900	902	263	41%
Multiple Family	93	93	93	95	95	2	2%
Mobile Homes	44	46	47	47	47	3	7%
Vacancy Rate	**11.7%**	**6.3%**	**5.0%**	**4.8%**	**4.7%**	**-7.0**	**-60%**
Single Family	12.7%	6.5%	5.0%	5.0%	5.0%	-7.7	-61%
Multiple Family	3.1%	3.1%	3.1%	1.0%	1.0%	-2.1	-68%
Mobile Homes	13.7%	9.8%	7.8%	7.8%	7.8%	-5.9	-43%
Persons per Household	**3.01**	**3.05**	**3.07**	**3.12**	**3.15**	**0.14**	**5%**

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	28	13	12	12	12	-16	-57%
$15,000-$29,999	42	24	15	12	10	-32	-76%
$30,000-$44,999	64	54	35	27	25	-39	-61%
$45,000-$59,999	88	75	61	54	54	-34	-39%
$60,000-$74,999	80	79	74	68	68	-12	-15%
$75,000-$99,999	150	186	209	207	202	52	35%
$100,000-$124,999	110	151	186	205	205	95	86%
$125,000-$149,999	62	106	142	171	173	111	179%
$150,000-$199,999	71	117	169	180	185	114	161%
$200,000 or more	81	42	84	106	110	29	36%
Total Households	776	847	987	1,042	1,044	268	35%
Median Household Income							
Adjusted for inflation ($1999)	$89,333	$98,992	$111,761	$117,195	$118,415	$29,082	33%

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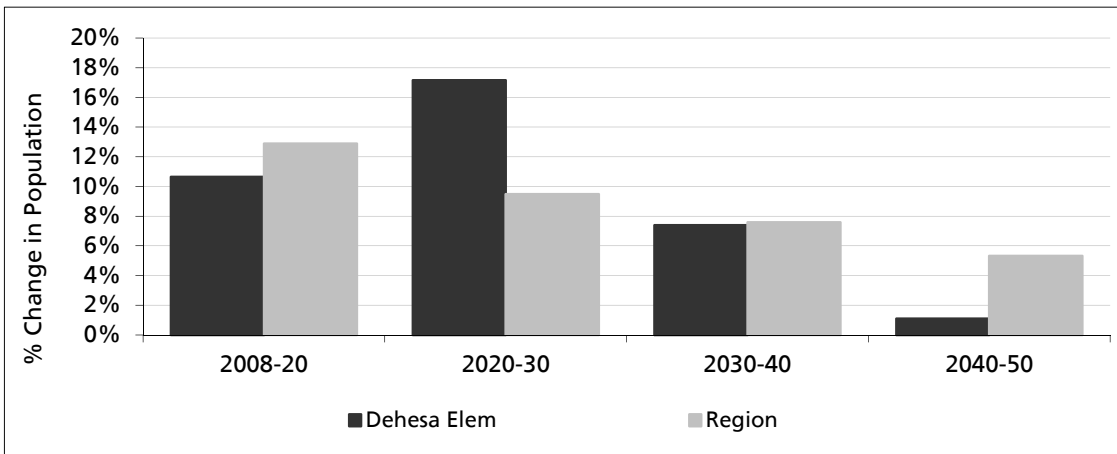
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,338**	**2,587**	**3,031**	**3,255**	**3,291**	**953**	**41%**
Under 5	109	101	150	159	158	49	45%
5 to 9	98	139	135	124	116	18	18%
10 to 14	130	155	161	183	212	82	63%
15 to 17	98	88	108	147	142	44	45%
18 to 19	98	88	92	88	81	-17	-17%
20 to 24	217	220	281	246	253	36	17%
25 to 29	150	179	198	216	226	76	51%
30 to 34	101	87	100	106	119	18	18%
35 to 39	90	77	81	102	97	7	8%
40 to 44	114	100	146	149	159	45	39%
45 to 49	233	155	175	229	232	-1	0%
50 to 54	235	195	199	229	221	-14	-6%
55 to 59	172	246	227	218	259	87	51%
60 to 61	77	113	79	63	114	37	48%
62 to 64	84	135	130	134	112	28	33%
65 to 69	119	215	279	227	221	102	86%
70 to 74	74	141	201	231	164	90	122%
75 to 79	55	73	158	159	145	90	164%
80 to 84	39	42	82	124	119	80	205%
85 and over	45	38	49	121	141	96	213%
Median Age	43.4	46.9	46.8	47.3	46.8	3.4	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**2,338**	**2,587**	**3,031**	**3,255**	**3,291**	**953**	**41%**
Hispanic	315	429	557	644	712	397	126%
Non-Hispanic	2,023	2,158	2,474	2,611	2,579	556	27%
White	1,809	1,885	2,140	2,228	2,164	355	20%
Black	59	78	102	100	112	53	90%
American Indian	34	22	18	19	7	-27	-79%
Asian	35	63	90	121	141	106	303%
Hawaiian / Pacific Islander	6	8	11	9	17	11	183%
Other	11	9	8	12	17	6	55%
Two or More Races	69	93	105	122	121	52	75%

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	**3,312**	**3,314**	**3,359**	**3,389**	**3,400**	**88**	**3%**
Civilian Jobs	3,312	3,314	3,359	3,389	3,400	88	3%
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	**14,035**	**14,035**	**14,035**	**14,035**	**14,035**	**0**	**0%**
Developed Acres	**7,675**	**8,123**	**9,717**	**11,245**	**11,258**	**3,583**	**47%**
Low Density Single Family	2,557	3,005	4,638	6,164	6,176	3,619	142%
Single Family	265	265	265	265	265	0	0%
Multiple Family	6	6	6	6	6	0	0%
Mobile Homes	27	27	27	27	27	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	6	6	6	6	6	0	0%
Commercial/Services	472	472	474	476	477	5	1%
Office	0	0	0	0	0	0	0%
Schools	12	12	12	12	12	0	0%
Roads and Freeways	166	166	166	166	166	0	0%
Agricultural and Extractive[2]	198	198	156	156	156	-42	-21%
Parks and Military Use	3,966	3,966	3,966	3,966	3,966	0	0%
Vacant Developable Acres	**4,073**	**3,625**	**2,031**	**502**	**490**	**-3,583**	**-88%**
Low Density Single Family	4,066	3,618	2,027	500	489	-3,578	-88%
Single Family	0	0	0	0	0	0	0%
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	6	6	4	2	1	-5	-78%
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	**2,287**	**2,287**	**2,287**	**2,287**	**2,287**	**0**	**0%**
Employment Density[3]	**6.8**	**6.8**	**6.8**	**6.9**	**6.9**	**0.1**	**2%**
Residential Density[4]	**0.3**	**0.3**	**0.2**	**0.2**	**0.2**	**-0.1**	**-45%**

GROWTH TRENDS IN JOBS
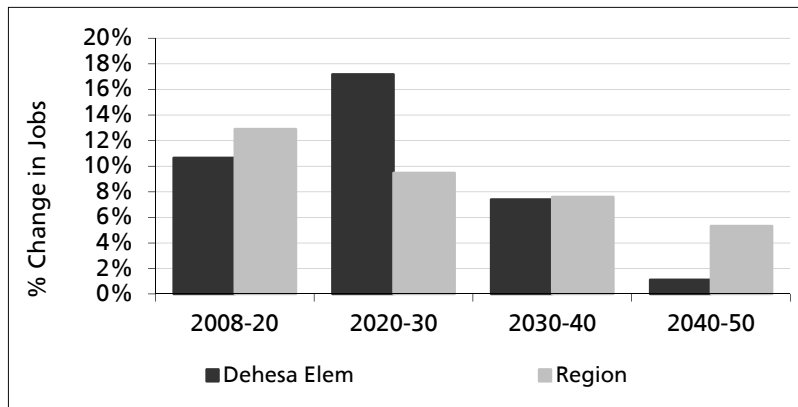
Notes:

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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