2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Grossmont Union High School District

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**458,024**	**498,003**	**548,237**	**590,850**	**604,291**	**146,267**	**32%**
Household Population	449,920	487,964	535,771	575,486	586,780	136,860	30%
Group Quarters Population	8,104	10,039	12,466	15,364	17,511	9,407	116%
Civilian	8,104	10,039	12,466	15,364	17,511	9,407	116%
Military	0	0	0	0	0	0	0%
Total Housing Units	**166,379**	**177,780**	**192,558**	**203,156**	**206,700**	**40,321**	**24%**
Single Family	101,652	107,558	113,122	114,829	115,192	13,540	13%
Multiple Family	52,375	58,225	67,609	76,816	80,247	27,872	53%
Mobile Homes	12,352	11,997	11,827	11,511	11,261	-1,091	-9%
Occupied Housing Units	**159,242**	**171,103**	**185,946**	**197,235**	**200,891**	**41,649**	**26%**
Single Family	97,827	103,946	109,571	112,107	112,579	14,752	15%
Multiple Family	50,090	56,033	65,348	74,358	77,749	27,659	55%
Mobile Homes	11,325	11,124	11,027	10,770	10,563	-762	-7%
Vacancy Rate	**4.3%**	**3.8%**	**3.4%**	**2.9%**	**2.8%**	**-1.5**	**-35%**
Single Family	3.8%	3.4%	3.1%	2.4%	2.3%	-1.5	-39%
Multiple Family	4.4%	3.8%	3.3%	3.2%	3.1%	-1.3	-30%
Mobile Homes	8.3%	7.3%	6.8%	6.4%	6.2%	-2.1	-25%
Persons per Household	**2.83**	**2.85**	**2.88**	**2.92**	**2.92**	**0.09**	**3%**

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	17,368	14,459	12,680	11,157	9,814	-7,554	-43%
$15,000-$29,999	26,929	23,652	21,422	19,505	17,562	-9,367	-35%
$30,000-$44,999	28,016	27,440	26,407	25,218	23,559	-4,457	-16%
$45,000-$59,999	24,636	25,900	26,516	26,511	25,645	1,009	4%
$60,000-$74,999	20,571	21,705	23,590	24,662	24,664	4,093	20%
$75,000-$99,999	19,585	25,612	30,019	33,143	34,510	14,925	76%
$100,000-$124,999	10,357	14,803	18,972	22,342	24,340	13,983	135%
$125,000-$149,999	4,714	8,131	11,266	14,032	15,906	11,192	237%
$150,000-$199,999	3,824	6,594	10,007	13,298	15,731	11,907	311%
$200,000 or more	3,242	2,807	5,067	7,367	9,160	5,918	183%
Total Households	159,242	171,103	185,946	197,235	200,891	41,649	26%
Median Household Income							
Adjusted for inflation ($1999)	$49,450	$56,583	$63,782	$69,869	$74,514	$25,064	51%

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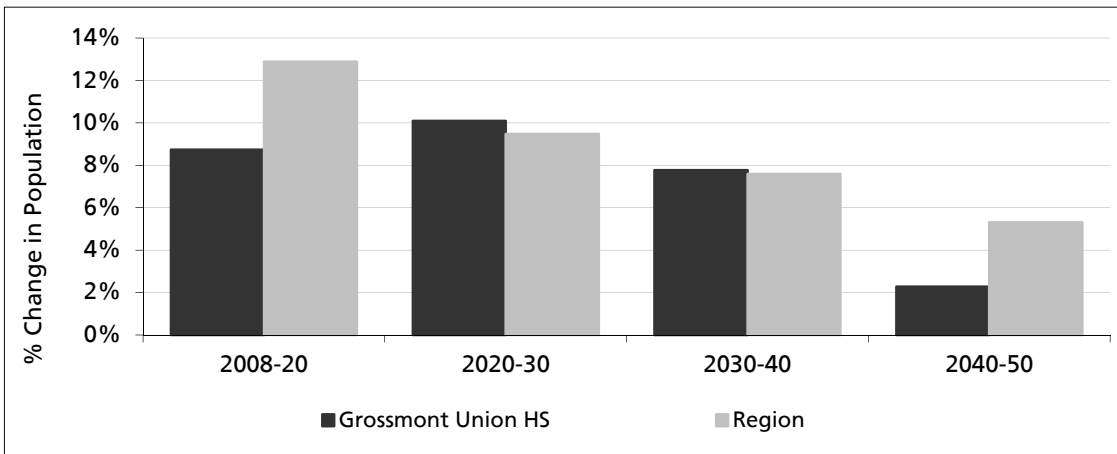
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**458,024**	**498,003**	**548,237**	**590,850**	**604,291**	**146,267**	**32%**
Under 5	31,516	31,469	34,472	36,277	35,893	4,377	14%
5 to 9	29,724	31,174	34,073	36,536	36,183	6,459	22%
10 to 14	31,782	34,439	35,704	38,608	38,974	7,192	23%
15 to 17	20,867	20,740	21,184	23,015	23,468	2,601	12%
18 to 19	14,099	13,131	13,238	13,916	14,205	106	1%
20 to 24	33,093	32,870	37,950	38,748	39,870	6,777	20%
25 to 29	30,604	38,313	40,526	41,631	42,795	12,191	40%
30 to 34	29,621	31,999	32,495	37,696	37,485	7,864	27%
35 to 39	30,567	26,209	33,921	35,658	35,869	5,302	17%
40 to 44	32,491	28,909	33,375	33,817	37,699	5,208	16%
45 to 49	36,217	31,664	29,242	37,437	38,243	2,026	6%
50 to 54	33,459	31,915	30,622	35,280	34,332	873	3%
55 to 59	27,985	34,454	31,842	29,274	36,415	8,430	30%
60 to 61	10,323	13,695	13,095	12,095	14,783	4,460	43%
62 to 64	11,516	18,738	18,040	17,700	18,338	6,822	59%
65 to 69	14,867	26,390	31,699	29,283	25,951	11,084	75%
70 to 74	11,801	20,810	28,517	27,366	25,271	13,470	114%
75 to 79	10,244	12,787	21,494	25,923	23,223	12,979	127%
80 to 84	8,485	8,244	14,599	20,292	19,210	10,725	126%
85 and over	8,763	10,053	12,149	20,298	26,084	17,321	198%
Median Age	36.3	37.8	38.6	39.1	39.6	3.3	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**458,024**	**498,003**	**548,237**	**590,850**	**604,291**	**146,267**	**32%**
Hispanic	97,642	126,929	156,880	188,228	210,842	113,200	116%
Non-Hispanic	360,382	371,074	391,357	402,622	393,449	33,067	9%
White	291,916	288,248	292,365	287,617	266,705	-25,211	-9%
Black	25,691	33,058	40,694	48,327	54,576	28,885	112%
American Indian	3,393	2,984	2,625	2,321	2,024	-1,369	-40%
Asian	17,715	22,923	28,389	33,941	38,311	20,596	116%
Hawaiian / Pacific Islander	2,075	2,451	2,738	3,075	3,246	1,171	56%
Other	1,179	1,325	1,514	1,678	1,763	584	50%
Two or More Races	18,413	20,085	23,032	25,663	26,824	8,411	46%

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	**138,234**	**146,087**	**158,149**	**170,444**	**184,517**	**46,283**	**33%**
Civilian Jobs	138,234	146,087	158,149	170,444	184,517	46,283	33%
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	**298,726**	**298,726**	**298,726**	**298,726**	**298,726**	**0**	**0%**
Developed Acres	**188,463**	**195,219**	**211,661**	**233,187**	**237,295**	**48,832**	**26%**
Low Density Single Family	35,653	40,839	56,294	77,479	81,196	45,544	128%
Single Family	26,577	28,456	29,717	29,930	29,959	3,382	13%
Multiple Family	2,258	2,346	2,494	2,617	2,638	380	17%
Mobile Homes	1,604	1,600	1,585	1,567	1,552	-51	-3%
Other Residential	307	316	315	315	331	25	8%
Mixed Use	0	94	279	397	527	527	--
Industrial	2,424	2,606	2,906	3,186	3,396	972	40%
Commercial/Services	5,500	5,497	5,507	5,503	5,522	21	0%
Office	193	211	231	258	294	101	52%
Schools	2,068	2,061	2,064	2,069	2,073	5	0%
Roads and Freeways	12,123	12,164	12,164	12,164	12,164	42	0%
Agricultural and Extractive[2]	6,020	5,289	4,367	3,957	3,895	-2,126	-35%
Parks and Military Use	93,736	93,738	93,739	93,745	93,748	12	0%
Vacant Developable Acres	**57,470**	**50,714**	**34,271**	**12,746**	**8,637**	**-48,832**	**-85%**
Low Density Single Family	51,695	46,887	32,249	11,392	7,690	-44,005	-85%
Single Family	3,461	1,845	547	279	215	-3,246	-94%
Multiple Family	233	169	99	38	28	-204	-88%
Mixed Use	75	73	6	1	1	-74	-99%
Industrial	1,119	941	653	418	209	-910	-81%
Commercial/Services	525	453	390	325	234	-290	-55%
Office	85	73	57	36	6	-79	-93%
Schools	14	12	8	4	0	-14	-98%
Parks and Other	9	8	7	0	0	-9	-100%
Future Roads and Freeways	254	254	254	254	254	0	0%
Constrained Acres	**52,794**	**52,794**	**52,794**	**52,794**	**52,794**	**0**	**0%**
Employment Density[3]	**13.6**	**14.0**	**14.6**	**15.2**	**16.0**	**2.4**	**18%**
Residential Density[4]	**2.5**	**2.4**	**2.1**	**1.8**	**1.8**	**-0.7**	**-29%**

GROWTH TRENDS IN JOBS
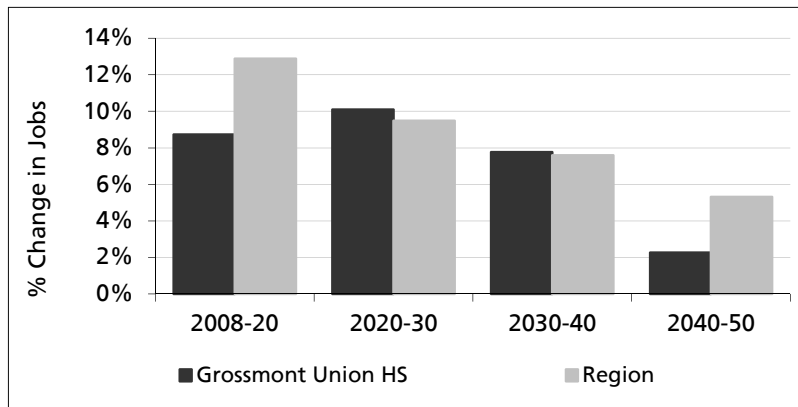
Notes:

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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