POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**13,899**	**20,447**	**21,814**	**23,291**	**24,762**	**10,863**	**78%**
Household Population	13,823	20,361	21,705	23,157	24,609	10,786	78%
Group Quarters Population	76	86	109	134	153	77	101%
Civilian	76	86	109	134	153	77	101%
Military	0	0	0	0	0	0	0%
Total Housing Units	**5,433**	**8,267**	**8,687**	**9,075**	**9,472**	**4,039**	**74%**
Single Family	3,406	5,387	5,801	6,189	6,586	3,180	93%
Multiple Family	2,027	2,880	2,886	2,886	2,886	859	42%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**5,345**	**8,124**	**8,552**	**8,931**	**9,336**	**3,991**	**75%**
Single Family	3,346	5,276	5,694	6,073	6,477	3,131	94%
Multiple Family	1,999	2,848	2,858	2,858	2,859	860	43%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**1.6%**	**1.7%**	**1.6%**	**1.6%**	**1.4%**	**-0.2**	**-13%**
Single Family	1.8%	2.1%	1.8%	1.9%	1.7%	-0.1	-6%
Multiple Family	1.4%	1.1%	1.0%	1.0%	0.9%	-0.5	-36%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.59**	**2.51**	**2.54**	**2.59**	**2.64**	**0.05**	**2%**

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	198	613	469	431	400	202	102%
$15,000-$29,999	315	751	622	576	548	233	74%
$30,000-$44,999	431	818	739	711	677	246	57%
$45,000-$59,999	574	875	820	786	763	189	33%
$60,000-$74,999	414	637	625	608	599	185	45%
$75,000-$99,999	961	1,185	1,229	1,247	1,267	306	32%
$100,000-$124,999	854	971	1,062	1,102	1,131	277	32%
$125,000-$149,999	564	723	831	872	906	342	61%
$150,000-$199,999	525	823	1,001	1,131	1,255	730	139%
$200,000 or more	509	728	1,154	1,467	1,790	1,281	252%
Total Households	5,345	8,124	8,552	8,931	9,336	3,991	75%
Median Household Income							
Adjusted for inflation ($1999)	$94,264	$82,764	$95,362	$102,416	$109,151	$14,887	16%

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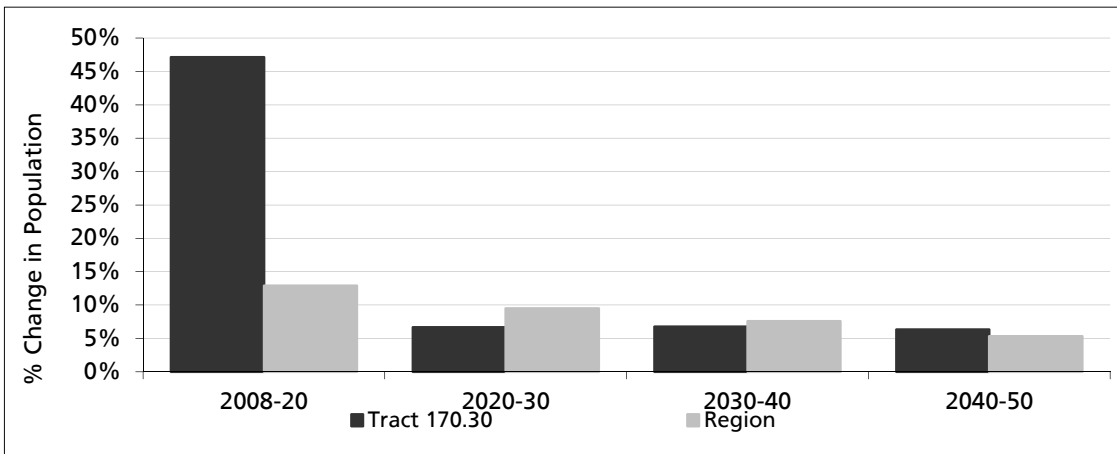
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**13,899**	**20,447**	**21,814**	**23,291**	**24,762**	**10,863**	**78%**
Under 5	1,104	1,478	1,545	1,609	1,656	552	50%
5 to 9	824	1,170	1,244	1,294	1,348	524	64%
10 to 14	944	1,377	1,366	1,481	1,559	615	65%
15 to 17	720	980	962	1,041	1,103	383	53%
18 to 19	494	602	569	596	630	136	28%
20 to 24	1,200	1,649	1,810	1,808	1,943	743	62%
25 to 29	740	1,281	1,382	1,362	1,475	735	99%
30 to 34	548	868	903	983	1,007	459	84%
35 to 39	883	1,074	1,323	1,419	1,451	568	64%
40 to 44	1,066	1,305	1,533	1,568	1,766	700	66%
45 to 49	1,368	1,614	1,482	1,841	2,023	655	48%
50 to 54	1,178	1,497	1,378	1,584	1,594	416	35%
55 to 59	990	1,661	1,500	1,394	1,733	743	75%
60 to 61	271	490	446	399	508	237	87%
62 to 64	341	788	722	656	702	361	106%
65 to 69	342	895	1,058	925	814	472	138%
70 to 74	242	636	916	881	857	615	254%
75 to 79	109	207	376	433	378	269	247%
80 to 84	161	228	448	581	482	321	199%
85 and over	374	647	851	1,436	1,733	1,359	363%
Median Age	37.1	38.8	39.3	40.2	40.6	3.5	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**13,899**	**20,447**	**21,814**	**23,291**	**24,762**	**10,863**	**78%**
Hispanic	1,114	1,913	2,229	2,585	2,939	1,825	164%
Non-Hispanic	12,785	18,534	19,585	20,706	21,823	9,038	71%
White	9,386	13,005	13,288	13,589	13,907	4,521	48%
Black	233	402	470	539	611	378	162%
American Indian	75	180	217	236	239	164	219%
Asian	2,578	4,077	4,549	5,083	5,614	3,036	118%
Hawaiian / Pacific Islander	11	38	56	70	83	72	655%
Other	26	59	76	89	100	74	285%
Two or More Races	476	773	929	1,100	1,269	793	167%

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	**1,536**	**1,997**	**2,214**	**2,381**	**2,459**	**923**	**60%**
Civilian Jobs	1,536	1,997	2,214	2,381	2,459	923	60%
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	**8,567**	**8,567**	**8,567**	**8,567**	**8,567**	**0**	**0%**
Developed Acres	**7,081**	**7,363**	**7,581**	**8,033**	**8,518**	**1,437**	**20%**
Low Density Single Family	152	152	290	685	951	799	525%
Single Family	725	1,231	1,292	1,378	1,675	950	131%
Multiple Family	104	132	132	132	132	28	27%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	7	7	7	7	7	--
Industrial	58	59	60	61	61	3	5%
Commercial/Services	247	275	277	277	278	31	12%
Office	8	8	8	8	8	0	0%
Schools	13	13	32	54	62	48	359%
Roads and Freeways	539	539	539	539	539	0	0%
Agricultural and Extractive[2]	477	186	173	117	31	-447	-94%
Parks and Military Use	4,757	4,761	4,772	4,775	4,775	18	0%
Vacant Developable Acres	**1,472**	**1,190**	**972**	**520**	**36**	**-1,437**	**-98%**
Low Density Single Family	755	755	618	254	11	-744	-99%
Single Family	576	358	297	235	0	-576	-100%
Multiple Family	28	0	0	0	0	-28	-100%
Mixed Use	3	0	0	0	0	-3	-100%
Industrial	3	2	1	0	0	-3	-100%
Commercial/Services	28	1	1	1	1	-27	-96%
Office	0	0	0	0	0	0	0%
Schools	48	48	29	7	0	-48	-100%
Parks and Other	7	3	3	0	0	-7	-100%
Future Roads and Freeways	24	24	24	24	24	0	0%
Constrained Acres	**13**	**13**	**13**	**13**	**13**	**0**	**0%**
Employment Density[3]	**4.7**	**5.6**	**5.8**	**5.9**	**6.0**	**1.3**	**27%**
Residential Density[4]	**5.5**	**5.4**	**5.1**	**4.1**	**3.4**	**-2.1**	**-38%**

GROWTH TRENDS IN JOBS

Bar chart: % Change in Jobs by period (Tract 170.30 and Region), periods 2008-20, 2020-30, 2030-40, 2040-50.
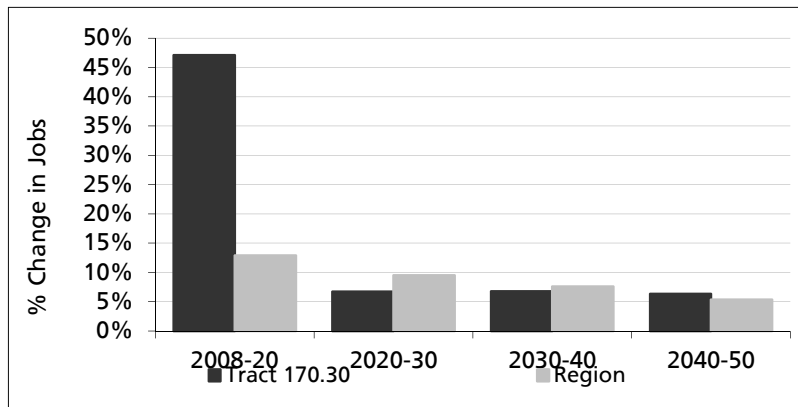
Notes:

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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