2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Council District 1

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	202,361	238,130	245,975	259,030	271,623	69,262	34%
Household Population	197,265	232,801	240,214	252,754	264,968	67,703	34%
Group Quarters Population	5,096	5,329	5,761	6,276	6,655	1,559	31%
Civilian	5,096	5,329	5,761	6,276	6,655	1,559	31%
Military	0	0	0	0	0	0	0%
Total Housing Units	79,578	92,460	94,612	98,472	102,333	22,755	29%
Single Family	40,934	47,005	46,916	46,786	47,534	6,600	16%
Multiple Family	38,644	45,455	47,696	51,686	54,799	16,155	42%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	74,759	87,911	90,334	94,108	97,946	23,187	31%
Single Family	38,793	45,070	45,233	45,174	45,975	7,182	19%
Multiple Family	35,966	42,841	45,101	48,934	51,971	16,005	45%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	6.1%	4.9%	4.5%	4.4%	4.3%	-1.8	-30%
Single Family	5.2%	4.1%	3.6%	3.4%	3.3%	-1.9	-37%
Multiple Family	6.9%	5.8%	5.4%	5.3%	5.2%	-1.7	-25%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.64	2.65	2.66	2.69	2.71	0.07	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	6,048	6,580	5,480	5,015	4,703	-1,345	-22%
$15,000-$29,999	6,811	7,772	6,709	6,223	5,892	-919	-13%
$30,000-$44,999	7,906	8,754	7,858	7,445	7,172	-734	-9%
$45,000-$59,999	7,867	8,947	8,322	8,046	7,877	10	0%
$60,000-$74,999	7,768	8,541	8,225	8,113	8,067	299	4%
$75,000-$99,999	10,848	12,354	12,473	12,654	12,854	2,006	18%
$100,000-$124,999	8,307	9,654	10,286	10,852	11,343	3,036	37%
$125,000-$149,999	5,329	7,095	7,958	8,663	9,280	3,951	74%
$150,000-$199,999	5,692	8,583	10,266	11,659	12,885	7,193	126%
$200,000 or more	8,183	9,631	12,757	15,438	17,873	9,690	118%
Total Households	74,759	87,911	90,334	94,108	97,946	23,187	31%
Median Household Income							
Adjusted for inflation ($1999)	$77,257	$81,802	$92,183	$99,127	$105,307	$28,050	36%

*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.
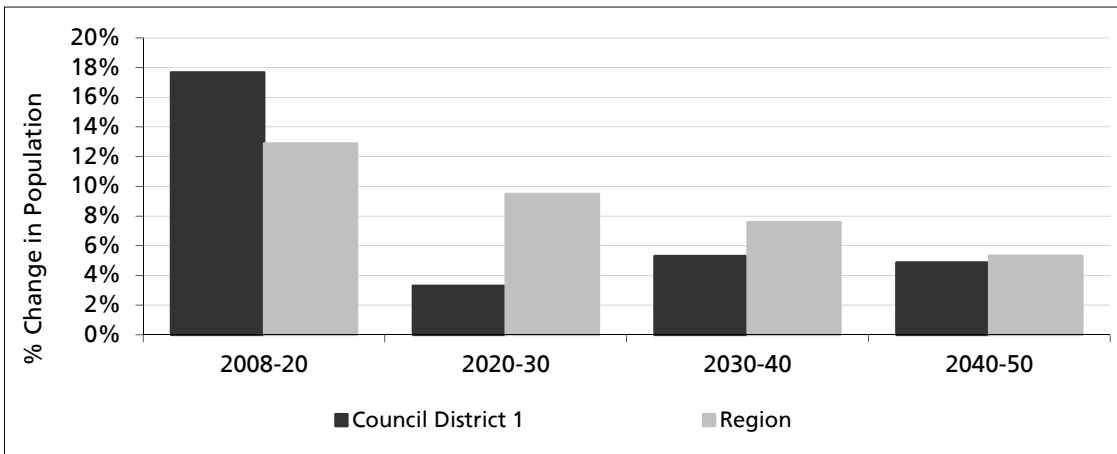
Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
Council District 1
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**202,361**	**238,130**	**245,975**	**259,030**	**271,623**	**69,262**	**34%**
Under 5	11,118	12,138	12,326	12,788	13,031	1,913	17%
5 to 9	11,162	12,727	13,079	13,640	14,163	3,001	27%
10 to 14	12,371	15,085	14,624	15,487	16,052	3,681	30%
15 to 17	7,864	8,807	8,564	9,134	9,447	1,583	20%
18 to 19	8,449	8,389	8,222	8,297	8,465	16	0%
20 to 24	13,226	14,435	15,756	15,379	16,098	2,872	22%
25 to 29	14,181	17,815	18,197	18,799	19,975	5,794	41%
30 to 34	13,696	15,921	14,946	17,148	17,303	3,607	26%
35 to 39	14,838	13,656	15,560	16,575	16,866	2,028	14%
40 to 44	15,773	14,943	16,347	16,195	18,511	2,738	17%
45 to 49	17,015	15,942	14,011	17,008	18,108	1,093	6%
50 to 54	15,538	15,868	14,257	16,227	16,291	753	5%
55 to 59	13,336	17,624	15,141	13,789	16,940	3,604	27%
60 to 61	4,915	6,964	6,324	5,729	7,188	2,273	46%
62 to 64	5,894	10,439	9,579	9,052	9,788	3,894	66%
65 to 69	7,401	14,475	16,414	14,660	13,634	6,233	84%
70 to 74	4,943	9,628	12,472	11,563	10,843	5,900	119%
75 to 79	3,742	5,086	8,402	9,746	8,798	5,056	135%
80 to 84	3,364	3,532	6,218	8,421	7,913	4,549	135%
85 and over	3,535	4,656	5,536	9,393	12,209	8,674	245%
Median Age	38.1	40.0	40.5	40.7	41.2	3.1	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**202,361**	**238,130**	**245,975**	**259,030**	**271,623**	**69,262**	**34%**
Hispanic	17,204	23,636	26,305	30,051	33,898	16,694	97%
Non-Hispanic	185,157	214,494	219,670	228,979	237,725	52,568	28%
White	129,995	141,027	139,976	138,754	136,115	6,120	5%
Black	3,244	4,107	4,255	4,399	4,687	1,443	44%
American Indian	460	1,262	1,693	1,868	1,894	1,434	312%
Asian	42,954	55,791	59,004	66,183	74,189	31,235	73%
Hawaiian / Pacific Islander	550	1,523	2,114	2,655	3,161	2,611	475%
Other	744	1,304	1,466	1,708	1,891	1,147	154%
Two or More Races	7,210	9,480	11,162	13,412	15,788	8,578	119%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
Council District 1
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**147,205**	**154,518**	**161,143**	**168,516**	**177,200**	**29,995**	**20%**
Civilian Jobs	147,205	154,518	161,143	168,516	177,200	29,995	20%
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	**40,803**	**40,803**	**40,803**	**40,803**	**40,803**	**0**	**0%**
Developed Acres	**38,300**	**40,086**	**40,358**	**40,517**	**40,697**	**2,397**	**6%**
Low Density Single Family	204	411	414	414	412	208	102%
Single Family	8,614	10,468	10,546	10,509	10,499	1,885	22%
Multiple Family	1,693	1,846	1,897	1,942	1,955	262	15%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	57	57	57	56	56	-2	-3%
Mixed Use	0	133	183	201	211	211	--
Industrial	860	893	930	970	1,026	166	19%
Commercial/Services	2,451	2,417	2,380	2,369	2,362	-89	-4%
Office	581	614	627	635	642	61	10%
Schools	1,471	1,568	1,639	1,713	1,791	320	22%
Roads and Freeways	5,761	5,761	5,761	5,761	5,761	0	0%
Agricultural and Extractive[2]	696	45	22	13	13	-683	-98%
Parks and Military Use	15,911	15,872	15,902	15,936	15,969	58	0%
Vacant Developable Acres	**2,479**	**693**	**420**	**261**	**81**	**-2,397**	**-97%**
Low Density Single Family	148	0	0	0	0	-148	-100%
Single Family	1,397	139	13	8	6	-1,390	-100%
Multiple Family	119	6	3	1	0	-119	-100%
Mixed Use	36	1	1	0	0	-36	-100%
Industrial	180	146	107	68	11	-169	-94%
Commercial/Services	93	45	24	9	0	-93	-100%
Office	78	42	24	11	1	-77	-99%
Schools	321	229	165	92	14	-307	-96%
Parks and Other	70	49	47	36	12	-58	-83%
Future Roads and Freeways	36	36	36	36	36	0	0%
Constrained Acres	**24**	**24**	**24**	**24**	**24**	**0**	**0%**
Employment Density[3]	**27.4**	**27.8**	**28.4**	**29.1**	**29.9**	**2.4**	**9%**
Residential Density[4]	**7.5**	**7.2**	**7.3**	**7.6**	**7.9**	**0.3**	**4%**

GROWTH TRENDS IN JOBS

Bar chart of % Change in Jobs by period (2008-20, 2020-30, 2030-40, 2040-50) comparing Council District 1 and Region.
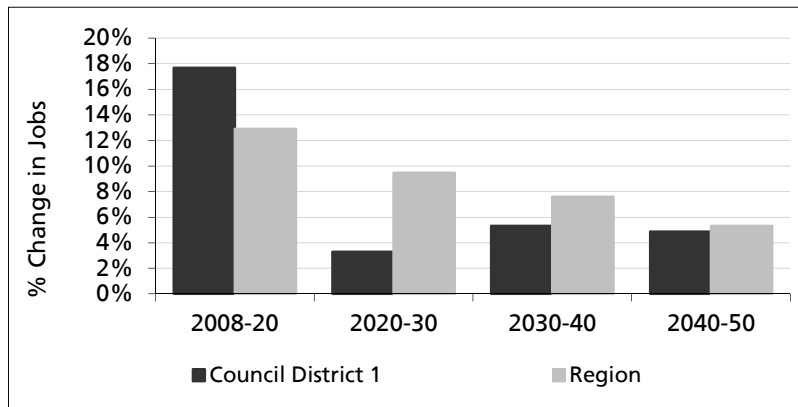
Notes:

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
SANDAG
www.sandag.org

Adopted October 2011
Council District 1
Page 3 of 3