

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
San Diego Region



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,131,552	3,535,000	3,870,000	4,163,688	4,384,867	1,253,315	40%
Household Population	3,033,985	3,405,068	3,725,900	4,001,990	4,210,591	1,176,606	39%
Group Quarters Population	97,567	129,932	144,100	161,698	174,276	76,709	79%
Civilian	58,533	76,336	90,504	108,102	120,680	62,147	106%
Military	39,034	53,596	53,596	53,596	53,596	14,562	37%
Total Housing Units	1,140,654	1,262,488	1,369,807	1,457,545	1,529,090	388,436	34%
Single Family	692,382	728,566	750,022	758,510	761,699	69,317	10%
Multiple Family	405,023	493,243	581,143	662,428	732,832	327,809	81%
Mobile Homes	43,249	40,679	38,642	36,607	34,559	-8,690	-20%
Occupied Housing Units	1,074,896	1,200,966	1,309,474	1,396,517	1,467,026	392,130	36%
Single Family	654,629	695,483	719,623	729,550	733,697	79,068	12%
Multiple Family	380,072	467,321	553,415	632,368	700,607	320,535	84%
Mobile Homes	40,195	38,162	36,436	34,599	32,722	-7,473	-19%
Vacancy Rate	5.8%	4.9%	4.4%	4.2%	4.1%	-1.7	-29%
Single Family	5.5%	4.5%	4.1%	3.8%	3.7%	-1.8	-33%
Multiple Family	6.2%	5.3%	4.8%	4.5%	4.4%	-1.8	-29%
Mobile Homes	7.1%	6.2%	5.7%	5.5%	5.3%	-1.8	-25%
Persons per Household	2.82	2.84	2.85	2.87	2.87	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	116,585	103,746	91,745	82,347	75,966	-40,619	-35%
\$15,000-\$29,999	173,655	163,346	151,062	140,244	132,795	-40,860	-24%
\$30,000-\$44,999	177,526	180,613	176,863	171,378	167,454	-10,072	-6%
\$45,000-\$59,999	151,047	166,715	172,521	174,173	175,097	24,050	16%
\$60,000-\$74,999	125,663	139,922	152,465	159,976	165,088	39,425	31%
\$75,000-\$99,999	134,123	170,208	197,013	216,484	230,434	96,311	72%
\$100,000-\$124,999	78,818	106,761	132,185	152,960	168,535	89,717	114%
\$125,000-\$149,999	41,169	64,565	84,616	102,314	116,071	74,902	182%
\$150,000-\$199,999	37,262	62,071	86,415	109,645	128,536	91,274	245%
\$200,000 or more	39,048	43,019	64,589	86,996	107,050	68,002	174%
Total Households	1,074,896	1,200,966	1,309,474	1,396,517	1,467,026	392,130	36%
Median Household Income							
Adjusted for inflation (\$1999)	\$51,920	\$58,746	\$66,153	\$72,200	\$76,857	\$24,937	48%

*** 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.

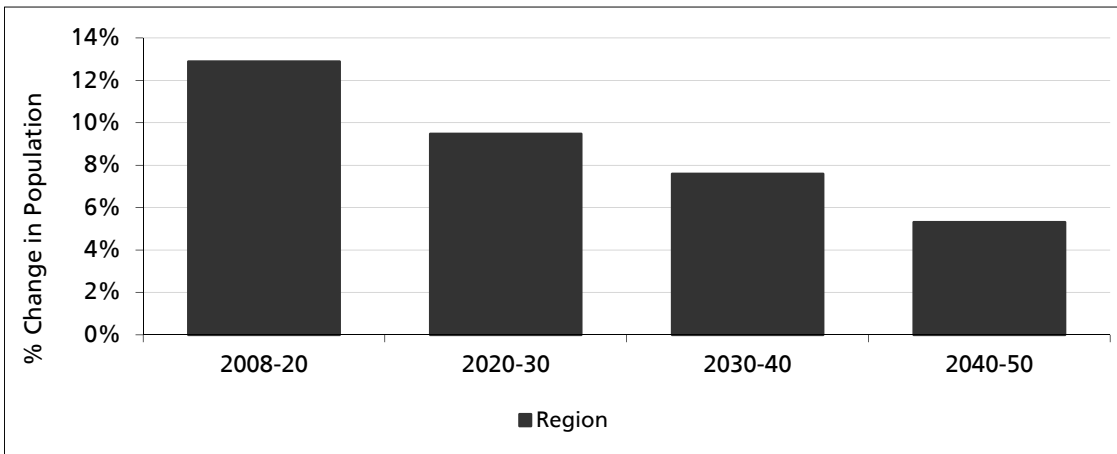
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,131,552	3,535,000	3,870,000	4,163,688	4,384,867	1,253,315	40%
Under 5	234,345	240,110	253,849	265,220	266,027	31,682	14%
5 to 9	204,748	233,543	244,331	259,208	264,675	59,927	29%
10 to 14	203,202	236,095	240,197	254,464	265,488	62,286	31%
15 to 17	133,519	137,070	142,876	150,183	158,566	25,047	19%
18 to 19	104,277	101,846	109,721	113,783	119,850	15,573	15%
20 to 24	240,859	251,616	295,706	300,631	314,235	73,376	30%
25 to 29	218,100	262,592	273,864	288,765	299,291	81,191	37%
30 to 34	229,473	247,905	242,920	288,195	292,350	62,877	27%
35 to 39	234,259	214,545	260,848	273,264	287,451	53,192	23%
40 to 44	225,928	217,826	242,148	238,042	282,225	56,297	25%
45 to 49	230,926	220,255	204,985	250,952	263,096	32,170	14%
50 to 54	208,309	214,446	211,540	235,960	231,983	23,674	11%
55 to 59	173,720	225,316	215,729	201,387	246,399	72,679	42%
60 to 61	62,890	87,392	85,917	81,767	99,621	36,731	58%
62 to 64	71,725	122,245	121,797	123,598	129,745	58,020	81%
65 to 69	95,111	173,687	211,629	203,175	190,340	95,229	100%
70 to 74	76,626	135,424	186,739	185,444	183,685	107,059	140%
75 to 79	67,615	85,569	142,891	174,417	167,985	100,370	148%
80 to 84	56,782	57,093	98,265	136,093	135,903	79,121	139%
85 and over	59,138	70,425	84,048	139,140	185,952	126,814	214%
Median Age	34.9	36.3	37.5	38.0	38.7	3.8	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,131,552	3,535,000	3,870,000	4,163,688	4,384,867	1,253,315	40%
Hispanic	934,521	1,198,032	1,430,829	1,669,265	1,881,719	947,198	101%
Non-Hispanic	2,197,031	2,336,968	2,439,171	2,494,423	2,503,148	306,117	14%
White	1,576,085	1,606,817	1,622,176	1,600,571	1,549,069	-27,016	-2%
Black	164,931	191,395	208,693	221,376	229,860	64,929	39%
American Indian	16,218	17,464	17,438	16,866	15,906	-312	-2%
Asian	315,037	375,986	422,596	466,101	502,492	187,455	60%
Hawaiian / Pacific Islander	14,615	18,245	20,658	22,908	24,517	9,902	68%
Other	7,780	9,459	10,992	12,301	13,293	5,513	71%
Two or More Races	102,365	117,602	136,618	154,300	168,011	65,646	64%

GROWTH TRENDS IN TOTAL POPULATION



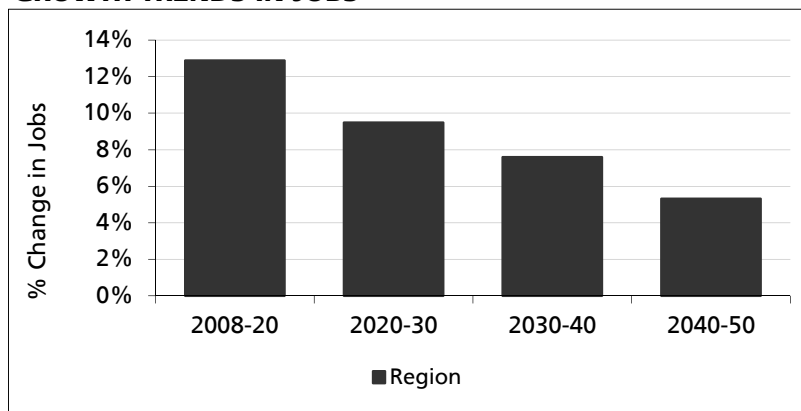
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,501,080	1,619,615	1,752,630	1,877,668	2,003,038	501,958	33%
Civilian Jobs	1,411,811	1,515,346	1,648,361	1,773,399	1,898,769	486,958	34%
Military Jobs	89,269	104,269	104,269	104,269	104,269	15,000	17%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	2,727,199	2,727,199	2,727,199	2,727,199	2,727,199	0	0%
Developed Acres	1,872,917	1,931,211	2,004,038	2,077,219	2,123,000	250,083	13%
Low Density Single Family	173,214	228,790	310,844	395,013	448,361	275,147	159%
Single Family	136,909	146,149	151,287	152,253	152,828	15,919	12%
Multiple Family	16,474	18,504	19,929	21,196	21,977	5,503	33%
Mobile Homes	6,131	5,926	5,726	5,566	5,396	-736	-12%
Other Residential	3,166	3,156	3,149	3,145	3,155	-12	0%
Mixed Use	0	1,827	3,648	4,769	5,563	5,563	--
Industrial	27,589	28,928	30,364	31,796	33,388	5,799	21%
Commercial/Services	44,476	44,692	44,940	45,064	45,508	1,032	2%
Office	3,722	3,922	4,049	4,234	4,376	655	18%
Schools	12,391	12,831	13,216	13,527	13,851	1,460	12%
Roads and Freeways	91,850	91,909	91,907	91,906	91,906	56	0%
Agricultural and Extractive ²	123,907	110,984	90,680	74,237	61,949	-61,958	-50%
Parks and Military Use	1,233,088	1,233,593	1,234,299	1,234,513	1,234,742	1,654	0%
Vacant Developable Acres	386,266	327,972	255,145	181,964	136,183	-250,083	-65%
Low Density Single Family	348,601	302,467	239,320	170,540	128,443	-220,158	-63%
Single Family	17,248	9,722	4,595	3,335	2,407	-14,840	-86%
Multiple Family	2,572	1,441	822	195	63	-2,509	-98%
Mixed Use	1,201	605	124	81	27	-1,173	-98%
Industrial	7,065	5,952	4,506	3,303	2,105	-4,960	-70%
Commercial/Services	4,456	3,714	2,844	2,173	1,442	-3,014	-68%
Office	734	515	403	240	114	-620	-84%
Schools	1,442	1,112	772	496	188	-1,254	-87%
Parks and Other	1,882	1,379	694	536	329	-1,553	-83%
Future Roads and Freeways	1,064	1,064	1,064	1,064	1,064	0	0%
Constrained Acres	468,016	468,016	468,016	468,016	468,016	0	0%
Employment Density³	16.0	16.6	17.5	18.3	19.0	3.0	19%
Residential Density⁴	3.4	3.1	2.8	2.5	2.4	-1.0	-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).