

2050 REGIONAL GROWTH FORECAST
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%	0.0%	-7.1	-100%
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	103,767	91,717	82,310	75,909	-40,676	-35%
\$15,000-\$29,999	173,655	163,374	151,086	140,217	132,713	-40,942	-24%
\$30,000-\$44,999	177,526	180,630	176,901	171,371	167,365	-10,161	-6%
\$45,000-\$59,999	151,047	166,723	172,552	174,172	175,025	23,978	16%
\$60,000-\$74,999	125,663	139,922	152,471	159,984	165,050	39,387	31%
\$75,000-\$99,999	134,123	170,193	197,006	216,496	230,432	96,309	72%
\$100,000-\$124,999	78,818	106,747	132,175	152,984	168,589	89,771	114%
\$125,000-\$149,999	41,169	64,548	84,608	102,343	116,146	74,977	182%
\$150,000-\$199,999	37,262	62,057	86,398	109,675	128,651	91,389	245%
\$200,000 or more	39,048	43,005	64,560	86,965	107,146	68,098	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	\$58,739	\$66,147	\$72,206	\$76,893	\$24,973	48%

***IMPORTANT INFORMATION ABOUT THIS FORECAST:**

This forecast was accepted by the SANDAG Board of Directors in February 2010 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.

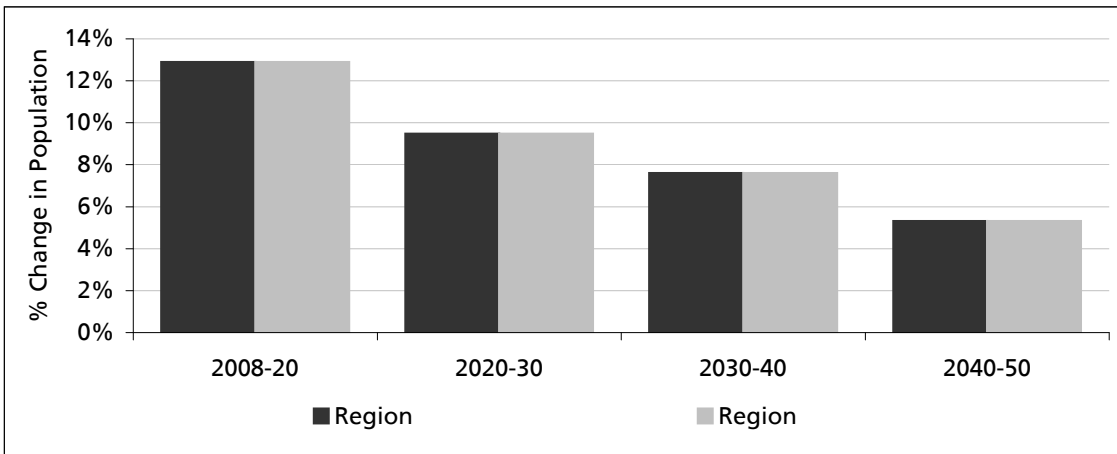
POPULATION BY AGE

	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	248,703	264,326	275,310	280,660	46,315	20%
5 to 9	204,748	232,656	243,413	258,361	263,529	58,781	29%
10 to 14	203,202	235,216	239,253	253,626	264,305	61,103	30%
15 to 17	133,519	136,585	142,296	149,688	157,859	24,340	18%
18 to 19	104,277	101,579	109,349	113,476	119,411	15,134	15%
20 to 24	240,859	251,033	294,792	299,836	313,143	72,284	30%
25 to 29	218,100	261,783	272,991	287,881	298,139	80,039	37%
30 to 34	229,473	247,134	242,209	287,340	291,201	61,728	27%
35 to 39	234,259	213,830	260,012	272,529	286,307	52,048	22%
40 to 44	225,928	217,106	241,370	237,457	281,138	55,210	24%
45 to 49	230,926	219,625	204,274	250,280	262,174	31,248	14%
50 to 54	208,309	213,930	210,835	235,337	231,254	22,945	11%
55 to 59	173,720	224,882	215,114	200,822	245,563	71,843	41%
60 to 61	62,890	87,250	85,706	81,540	99,299	36,409	58%
62 to 64	71,725	122,061	121,515	123,274	129,311	57,586	80%
65 to 69	95,111	173,463	211,232	202,716	189,678	94,567	99%
70 to 74	76,626	135,281	186,458	185,097	183,077	106,451	139%
75 to 79	67,615	85,484	142,715	174,159	167,516	99,901	148%
80 to 84	56,782	57,034	98,167	135,938	135,604	78,822	139%
85 and over	59,138	70,365	83,973	139,021	185,699	126,561	214%
Median Age	34.9	36.2	37.4	37.9	38.6	3.7	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	466,100	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	154,301	168,011	65,646	64%

GROWTH TRENDS IN TOTAL POPULATION



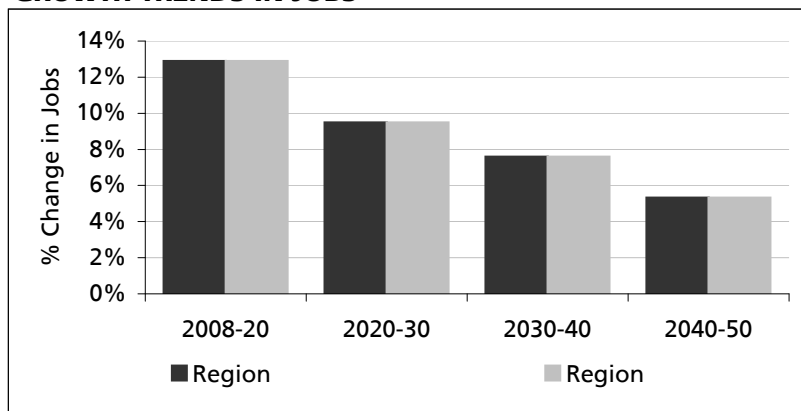
EMPLOYMENT

	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	2,727,197	2,727,197	2,727,197	2,727,197	2,727,197	0	0%
Developed Acres	1,873,133	1,931,538	2,004,029	2,075,197	2,120,657	247,523	13%
Low Density Single Family	173,263	228,678	309,989	391,696	444,896	271,632	157%
Single Family	136,909	146,174	151,350	152,435	152,975	16,066	12%
Multiple Family	16,474	18,518	20,000	21,252	22,115	5,641	34%
Mobile Homes	6,131	5,925	5,724	5,590	5,405	-726	-12%
Other Residential	3,166	3,157	3,150	3,136	3,125	-42	-1%
Mixed Use	0	1,825	3,583	4,759	5,472	5,472	--
Industrial	27,574	28,715	30,182	31,523	33,238	5,665	21%
Commercial/Services	44,476	44,739	45,128	45,294	45,982	1,506	3%
Office	3,722	3,911	4,034	4,209	4,374	652	18%
Schools	12,391	12,829	13,213	13,538	13,882	1,492	12%
Roads and Freeways	91,850	91,908	91,906	91,906	91,906	56	0%
Agricultural and Extractive ²	124,016	111,540	91,473	75,388	62,529	-61,486	-50%
Parks and Military Use	1,233,162	1,233,618	1,234,296	1,234,473	1,234,758	1,596	0%
Vacant Developable Acres	385,917	327,515	255,024	183,856	138,396	-247,521	-64%
Low Density Single Family	348,603	302,464	239,743	173,155	131,669	-216,933	-62%
Single Family	17,179	9,664	4,493	3,132	2,205	-14,975	-87%
Multiple Family	2,587	1,433	778	170	27	-2,560	-99%
Mixed Use	1,171	584	117	66	19	-1,152	-98%
Industrial	7,058	5,865	4,448	3,176	1,905	-5,153	-73%
Commercial/Services	4,524	3,752	2,788	2,041	1,108	-3,416	-76%
Office	628	421	322	173	66	-562	-90%
Schools	1,443	1,102	761	485	155	-1,287	-89%
Parks and Other	1,662	1,166	510	394	179	-1,483	-89%
Future Roads and Freeways	1,063	1,063	1,063	1,063	1,063	0	0%
Constrained Acres	468,145	468,145	468,145	468,145	468,145	0	0%
Employment Density³	16.0	16.6	17.5	18.3	18.9	2.9	18%
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).