

SERIES 13 REGIONAL GROWTH FORECAST

University Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	68,092	74,186	75,842	75,926	7,834	12%
Household Population	54,566	60,699	62,283	62,319	7,753	14%
Group Quarters Population	13,526	13,487	13,559	13,607	81	1%
Civilian	13,526	13,487	13,559	13,607	81	1%
Military	0	0	0	0	0	0%
Total Housing Units	26,412	28,495	28,855	29,053	2,641	10%
Single Family	5,192	5,194	5,214	5,233	41	1%
Multiple Family	21,220	23,301	23,641	23,820	2,600	12%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	25,120	27,094	27,656	27,710	2,590	10%
Single Family	5,030	5,020	5,070	5,067	37	1%
Multiple Family	20,090	22,074	22,586	22,643	2,553	13%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.9%	4.9%	4.2%	4.6%	-0.3	-6%
Single Family	3.1%	3.4%	2.8%	3.2%	0.1	3%
Multiple Family	5.3%	5.3%	4.5%	4.9%	-0.4	-8%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.17	2.24	2.25	2.25	0.1	4%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Households by Income Category						
Less than \$15,000	3,730	3,694	3,381	3,046	-684	-18%
\$15,000-\$29,999	2,189	2,441	2,230	1,999	-190	-9%
\$30,000-\$44,999	2,627	2,606	2,442	2,241	-386	-15%
\$45,000-\$59,999	2,511	2,541	2,440	2,288	-223	-9%
\$60,000-\$74,999	2,280	2,359	2,317	2,217	-63	-3%
\$75,000-\$99,999	3,096	3,385	3,424	3,361	265	9%
\$100,000-\$124,999	2,384	2,671	2,797	2,837	453	19%
\$125,000-\$149,999	1,674	2,029	2,196	2,296	622	37%
\$150,000-\$199,999	2,231	2,605	2,945	3,207	976	44%
\$200,000 or more	2,398	2,763	3,484	4,218	1,820	76%
Total Households	25,120	27,094	27,656	27,710	2,590	10%
Median Household Income						
Adjusted for inflation (\$2010)	\$69,888	\$74,402	\$82,433	\$90,353	\$20,465	29%

*IMPORTANT INFORMATION ABOUT THIS FORECAST:

This forecast was accepted by the SANDAG Board of Directors in October 2013 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 Series 13 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 2012 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.

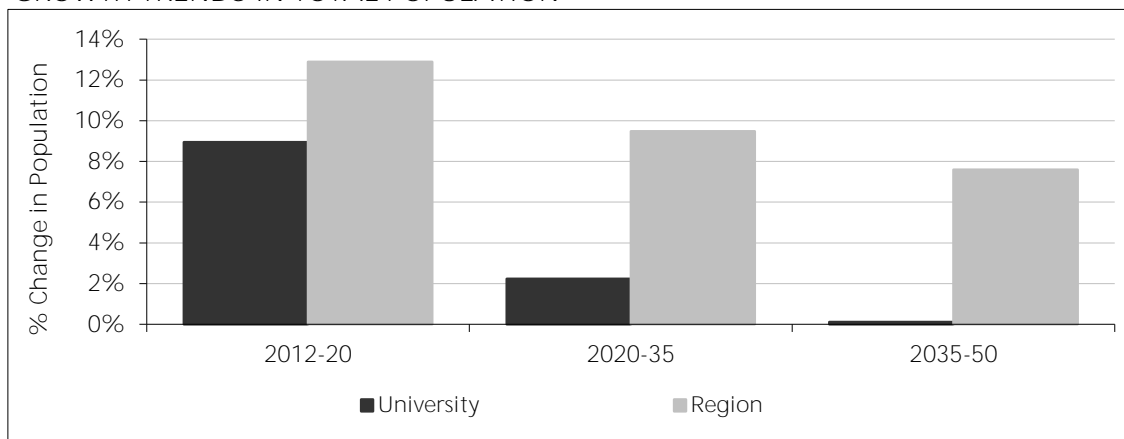
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	68,092	74,186	75,842	75,926	7,834	12%
Under 5	2,881	3,489	3,427	3,587	706	25%
5 to 9	1,760	2,069	2,068	2,150	390	22%
10 to 14	1,566	1,647	1,763	1,742	176	11%
15 to 17	910	877	961	912	2	0%
18 to 19	8,470	8,416	8,480	8,429	-41	0%
20 to 24	15,390	15,829	16,626	16,598	1,208	8%
25 to 29	8,357	9,102	8,770	9,059	702	8%
30 to 34	6,229	6,873	6,691	7,168	939	15%
35 to 39	3,987	4,693	4,588	4,737	750	19%
40 to 44	2,808	2,947	3,166	2,872	64	2%
45 to 49	2,422	2,423	2,622	2,396	-26	-1%
50 to 54	2,439	2,363	2,464	2,267	-172	-7%
55 to 59	2,394	2,629	2,380	2,540	146	6%
60 to 61	815	1,012	867	951	136	17%
62 to 64	1,223	1,460	1,220	1,278	55	4%
65 to 69	1,679	2,252	1,956	1,999	320	19%
70 to 74	1,417	2,190	2,313	1,955	538	38%
75 to 79	1,188	1,556	2,226	1,794	606	51%
80 to 84	1,015	1,081	1,623	1,447	432	43%
85 and over	1,142	1,278	1,631	2,045	903	79%
Median Age	26.8	27.6	27.6	27.5	0.7	3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	68,092	74,186	75,842	75,926	7,834	12%
Hispanic	7,088	8,121	8,753	9,356	2,268	32%
Non-Hispanic	61,004	66,065	67,089	66,570	5,566	9%
White	34,483	36,295	33,341	30,275	-4,208	-12%
Black	1,225	1,313	1,212	1,096	-129	-11%
American Indian	74	153	273	287	213	288%
Asian	22,311	24,813	27,788	29,620	7,309	33%
Hawaiian / Pacific Islander	101	232	487	711	610	604%
Other	251	311	385	411	160	64%
Two or More Races	2,559	2,948	3,603	4,170	1,611	63%

GROWTH TRENDS IN TOTAL POPULATION



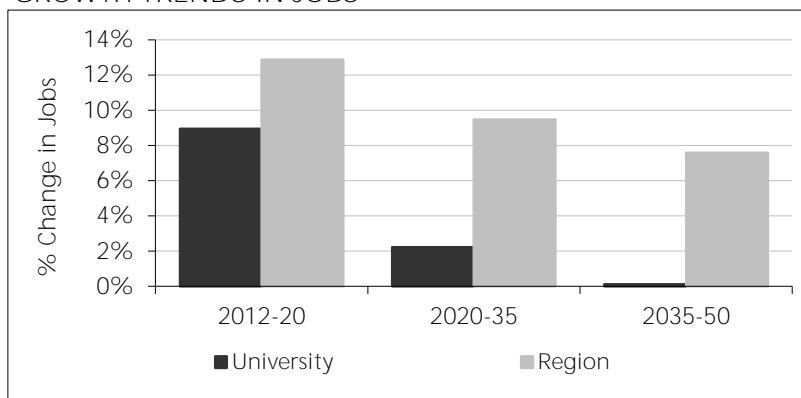
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	89,637	98,165	105,636	116,117	26,480	30%
Civilian Jobs	89,637	98,165	105,636	116,117	26,480	30%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	8,672	8,672	8,672	8,672	0	0%
Developed Acres	7,955	8,082	8,162	8,284	329	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	999	999	1,001	1,003	4	0%
Multiple Family	850	855	855	855	5	1%
Mobile Homes	0	0	0	0	0	0%
Other Residential	42	42	42	42	0	0%
Mixed Use	0	71	71	71	71	--
Industrial	823	764	803	865	42	5%
Commercial/Services	820	767	768	768	-53	-6%
Office	336	340	345	348	11	3%
Schools	642	718	760	851	209	33%
Roads and Freeways	1,319	1,418	1,418	1,418	99	8%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	2,123	2,108	2,097	2,062	-60	-3%
Vacant Developable Acres	333	206	127	5	-329	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	4	4	2	0	-4	-100%
Multiple Family	5	0	0	0	-5	-100%
Mixed Use	3	0	0	0	-3	-100%
Industrial	106	76	44	0	-106	-100%
Commercial/Services	16	1	0	0	-16	-100%
Office	10	6	2	0	-10	-100%
Schools	187	117	79	5	-182	-97%
Parks and Other	2	2	0	0	-2	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	384	384	384	384	0	0%
Employment Density ³	34.2	37.4	39.0	40.5	6.3	18%
Residential Density ⁴	14.0	14.7	14.9	15.0	1.0	7%

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