

SERIES 13 REGIONAL GROWTH FORECAST



Supervisory District 3

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	629,923	715,857	752,202	756,910	126,987	20%
Household Population	622,424	708,818	744,369	748,521	126,097	20%
Group Quarters Population	7,499	7,039	7,833	8,389	890	12%
Civilian	4,336	3,876	4,670	5,226	890	21%
Military	3,163	3,163	3,163	3,163	0	0%
Total Housing Units	236,824	262,308	272,740	276,465	39,641	17%
Single Family	149,620	157,189	158,826	159,728	10,108	7%
Multiple Family	82,258	100,318	109,319	112,222	29,964	36%
Mobile Homes	4,946	4,801	4,595	4,515	-431	-9%
Occupied Housing Units	227,182	251,344	263,176	265,697	38,515	17%
Single Family	144,772	151,776	154,475	154,639	9,867	7%
Multiple Family	77,784	95,053	104,374	106,889	29,105	37%
Mobile Homes	4,626	4,515	4,327	4,169	-457	-10%
Vacancy Rate	4.1%	4.2%	3.5%	3.9%	-0.2	-5%
Single Family	3.2%	3.4%	2.7%	3.2%	0.0	0%
Multiple Family	5.4%	5.2%	4.5%	4.8%	-0.6	-11%
Mobile Homes	6.5%	6.0%	5.8%	7.7%	1.2	18%
Persons per Household	2.74	2.82	2.83	2.82	0.1	3%

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	14,960	15,922	14,147	12,162	-2,798	-19%
\$15,000-\$29,999	17,739	20,329	18,540	16,236	-1,503	-8%
\$30,000-\$44,999	22,200	23,420	22,038	19,871	-2,329	-10%
\$45,000-\$59,999	22,531	23,902	23,313	21,437	-1,094	-5%
\$60,000-\$74,999	21,327	21,810	22,067	21,229	-98	0%
\$75,000-\$99,999	30,502	31,883	32,591	31,831	1,329	4%
\$100,000-\$124,999	24,051	25,771	27,388	27,590	3,539	15%
\$125,000-\$149,999	16,996	20,330	22,082	22,862	5,866	35%
\$150,000-\$199,999	23,065	27,871	31,376	33,566	10,501	46%
\$200,000 or more	33,811	40,106	49,634	58,913	25,102	74%
Total Households	227,182	251,344	263,176	265,697	38,515	17%
Median Household Income						
Adjusted for inflation (\$2010)	\$87,158	\$90,909	\$99,150	\$109,136	\$21,978	25%

*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.

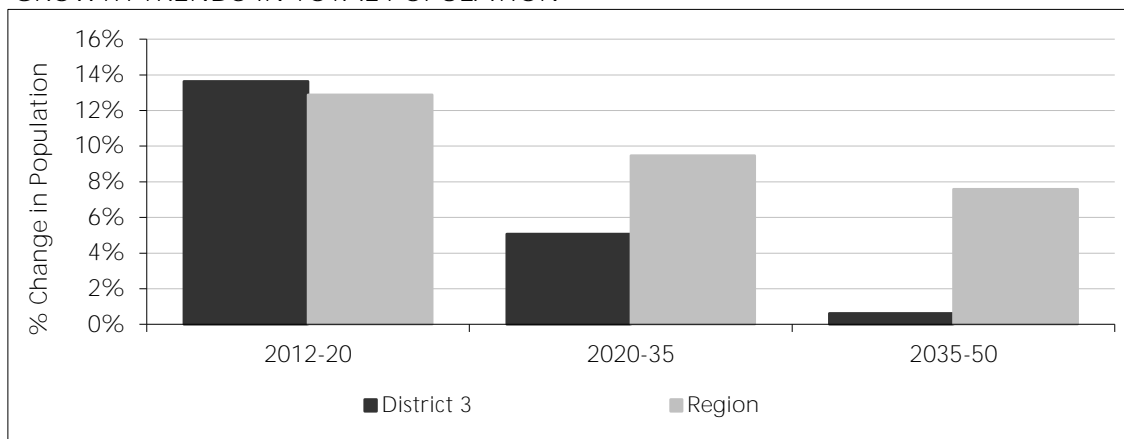
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	629,923	715,857	752,202	756,910	126,987	20%
Under 5	40,111	52,124	49,076	51,360	11,249	28%
5 to 9	41,300	49,906	49,700	52,064	10,764	26%
10 to 14	42,932	44,353	48,908	48,685	5,753	13%
15 to 17	26,795	25,183	28,791	27,110	315	1%
18 to 19	18,502	14,035	15,851	14,105	-4,397	-24%
20 to 24	44,273	47,380	47,781	46,415	2,142	5%
25 to 29	44,225	51,148	45,986	48,104	3,879	9%
30 to 34	44,698	50,548	47,613	52,041	7,343	16%
35 to 39	43,405	54,084	52,252	52,842	9,437	22%
40 to 44	45,865	47,481	55,166	48,067	2,202	5%
45 to 49	45,223	44,411	50,000	44,891	-332	-1%
50 to 54	44,984	42,857	47,108	43,750	-1,234	-3%
55 to 59	40,470	45,279	39,979	45,222	4,752	12%
60 to 61	13,476	17,549	14,377	16,142	2,666	20%
62 to 64	19,602	25,239	22,067	24,421	4,819	25%
65 to 69	24,381	36,582	35,351	38,540	14,159	58%
70 to 74	15,938	27,404	33,326	29,783	13,845	87%
75 to 79	11,795	16,218	27,644	23,634	11,839	100%
80 to 84	9,780	10,366	19,935	18,929	9,149	94%
85 and over	12,168	13,710	21,291	30,805	18,637	153%
Median Age	36.4	37.1	39.1	38.6	2.2	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	629,923	715,857	752,202	756,910	126,987	20%
Hispanic	129,558	164,855	200,805	229,017	99,459	77%
Non-Hispanic	500,365	551,002	551,397	527,893	27,528	6%
White	336,848	352,435	302,929	250,939	-85,909	-26%
Black	13,502	16,379	17,800	18,662	5,160	38%
American Indian	1,626	2,231	2,988	2,981	1,355	83%
Asian	123,316	148,551	185,246	203,983	80,667	65%
Hawaiian / Pacific Islander	1,693	2,948	5,405	7,549	5,856	346%
Other	1,491	1,860	2,398	2,608	1,117	75%
Two or More Races	21,889	26,598	34,631	41,171	19,282	88%

GROWTH TRENDS IN TOTAL POPULATION



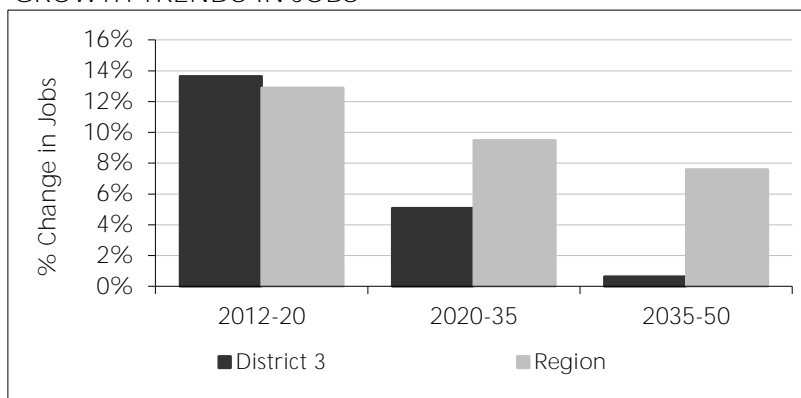
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	337,946	375,273	399,020	423,600	85,654	25%
Civilian Jobs	327,492	364,819	388,566	413,146	85,654	26%
Military Jobs	10,454	10,454	10,454	10,454	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	160,929	160,929	160,929	160,929	0	0%
Developed Acres	123,917	128,444	130,177	131,181	7,264	6%
Low Density Single Family	4,884	5,742	6,526	6,793	1,908	39%
Single Family	29,330	31,571	32,003	32,238	2,908	10%
Multiple Family	3,804	4,231	4,401	4,462	658	17%
Mobile Homes	541	530	504	495	-47	-9%
Other Residential	234	234	235	227	-6	-3%
Mixed Use	0	253	355	412	412	--
Industrial	6,873	6,694	6,914	7,123	250	4%
Commercial/Services	8,448	8,574	8,640	8,610	162	2%
Office	1,453	1,645	1,729	1,837	384	26%
Schools	2,521	2,630	2,711	2,774	254	10%
Roads and Freeways	17,482	17,944	17,947	17,949	467	3%
Agricultural and Extractive ²	7,306	7,117	6,902	6,925	-382	-5%
Parks and Military Use	41,041	41,280	41,309	41,335	295	1%
Vacant Developable Acres	8,428	3,890	2,158	1,161	-7,267	-86%
Low Density Single Family	2,729	1,808	1,046	696	-2,033	-75%
Single Family	2,799	743	399	201	-2,598	-93%
Multiple Family	486	91	17	11	-475	-98%
Mixed Use	108	8	2	2	-106	-98%
Industrial	834	533	289	56	-778	-93%
Commercial/Services	388	163	54	24	-364	-94%
Office	314	156	105	43	-271	-86%
Schools	279	175	96	44	-236	-84%
Parks and Other	427	145	83	20	-407	-95%
Future Roads and Freeways	64	70	66	64	0	0%
Constrained Acres	28,595	28,595	28,595	28,595	0	0%
Employment Density ³	17.0	18.5	19.3	20.1	3.1	18%
Residential Density ⁴	6.1	6.2	6.2	6.2	0.1	2%

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