

SERIES 13 REGIONAL GROWTH FORECAST



San Diego County Unincorporated Area

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	495,299	543,545	617,765	647,428	152,129	31%
Household Population	468,651	510,887	583,939	612,776	144,125	31%
Group Quarters Population	26,648	32,658	33,826	34,652	8,004	30%
Civilian	9,850	15,860	17,028	17,854	8,004	81%
Military	16,798	16,798	16,798	16,798	0	0%
Total Housing Units	171,875	185,294	209,572	222,998	51,123	30%
Single Family	134,257	146,477	170,027	178,176	43,919	33%
Multiple Family	25,313	26,851	27,671	33,218	7,905	31%
Mobile Homes	12,305	11,966	11,874	11,604	-701	-6%
Occupied Housing Units	162,383	173,574	198,885	209,474	47,091	29%
Single Family	126,009	136,933	161,401	167,294	41,285	33%
Multiple Family	25,324	25,883	26,862	32,051	6,727	27%
Mobile Homes	11,050	10,758	10,622	10,129	-921	-8%
Vacancy Rate	5.5%	6.3%	5.1%	6.1%	0.6	11%
Single Family	6.1%	6.5%	5.1%	6.1%	0.0	0%
Multiple Family	0.0%	3.6%	2.9%	3.5%	3.5	0%
Mobile Homes	10.2%	10.1%	10.5%	12.7%	2.5	25%
Persons per Household	2.89	2.94	2.94	2.93	0.0	1%

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	9,416	10,298	10,253	9,315	-101	-1%
\$15,000-\$29,999	17,504	16,760	16,571	14,965	-2,539	-15%
\$30,000-\$44,999	18,782	20,151	20,503	19,170	388	2%
\$45,000-\$59,999	19,100	20,135	21,502	20,955	1,855	10%
\$60,000-\$74,999	17,996	18,141	20,058	20,141	2,145	12%
\$75,000-\$99,999	22,936	24,477	28,254	29,366	6,430	28%
\$100,000-\$124,999	17,281	17,978	21,442	23,328	6,047	35%
\$125,000-\$149,999	10,995	12,846	15,919	17,831	6,836	62%
\$150,000-\$199,999	13,209	15,612	20,123	23,490	10,281	78%
\$200,000 or more	15,164	17,176	24,260	30,913	15,749	104%
Total Households	162,383	173,574	198,885	209,474	47,091	29%
Median Household Income						
Adjusted for inflation (\$2010)	\$73,661	\$76,330	\$84,340	\$92,189	\$18,528	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.

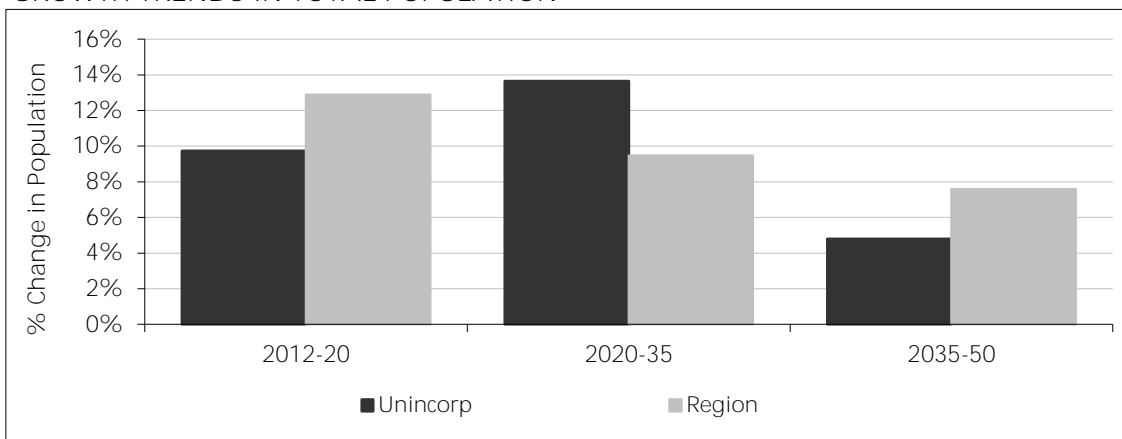
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	495,299	543,545	617,765	647,428	152,129	31%
Under 5	31,202	37,643	38,649	42,029	10,827	35%
5 to 9	31,311	35,563	38,433	41,824	10,513	34%
10 to 14	32,836	32,921	37,773	39,320	6,484	20%
15 to 17	21,719	19,274	23,243	22,632	913	4%
18 to 19	19,170	16,192	18,289	16,966	-2,204	-11%
20 to 24	46,319	49,278	51,114	50,117	3,798	8%
25 to 29	32,178	36,437	35,722	37,908	5,730	18%
30 to 34	27,504	29,960	31,089	34,876	7,372	27%
35 to 39	26,165	31,110	34,099	35,021	8,856	34%
40 to 44	29,376	28,853	37,320	34,221	4,845	16%
45 to 49	32,466	29,825	36,842	35,522	3,056	9%
50 to 54	36,372	33,000	38,232	39,044	2,672	7%
55 to 59	33,898	36,669	33,889	41,604	7,706	23%
60 to 61	12,168	15,078	12,753	14,968	2,800	23%
62 to 64	17,055	21,371	19,404	23,125	6,070	36%
65 to 69	21,887	30,837	32,221	36,412	14,525	66%
70 to 74	14,733	25,233	33,591	30,210	15,477	105%
75 to 79	11,089	15,181	28,270	24,196	13,107	118%
80 to 84	8,526	8,750	18,734	18,712	10,186	119%
85 and over	9,325	10,370	18,098	28,721	19,396	208%
Median Age	36.0	37.3	40.1	40.4	4.4	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	495,299	543,545	617,765	647,428	152,129	31%
Hispanic	135,686	167,456	223,768	270,217	134,531	99%
Non-Hispanic	359,613	376,089	393,997	377,211	17,598	5%
White	290,979	297,788	294,761	262,968	-28,011	-10%
Black	18,256	21,130	25,015	27,897	9,641	53%
American Indian	6,190	5,091	3,082	2,119	-4,071	-66%
Asian	26,025	30,264	43,187	51,790	25,765	99%
Hawaiian / Pacific Islander	2,059	2,453	3,112	3,819	1,760	85%
Other	943	1,095	1,161	1,205	262	28%
Two or More Races	15,161	18,268	23,679	27,413	12,252	81%

GROWTH TRENDS IN TOTAL POPULATION



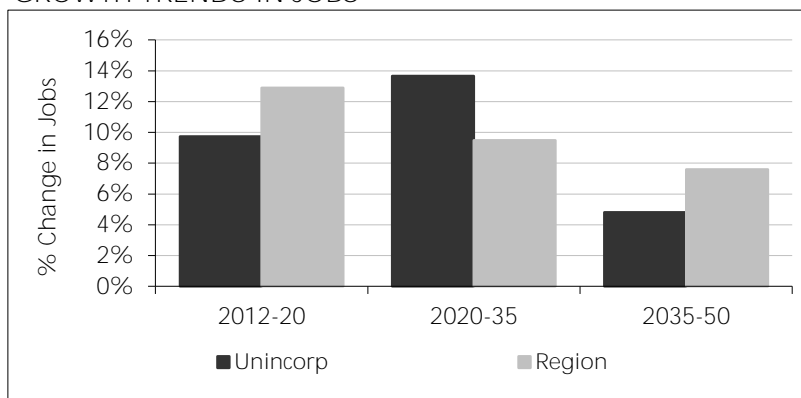
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	160,592	175,814	188,642	208,257	47,665	30%
Civilian Jobs	116,268	131,490	144,318	163,933	47,665	41%
Military Jobs	44,324	44,324	44,324	44,324	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	2,284,305	2,284,305	2,284,305	2,284,305	0	0%
Developed Acres	512,602	571,767	658,486	691,745	179,144	35%
Low Density Single Family	168,390	222,084	304,158	333,258	164,868	98%
Single Family	38,189	40,727	45,768	48,136	9,947	26%
Multiple Family	1,761	2,122	2,155	2,373	612	35%
Mobile Homes	2,717	2,530	2,055	1,888	-829	-31%
Other Residential	2,026	2,052	2,041	2,038	12	1%
Mixed Use	0	9	40	133	133	--
Industrial	6,289	5,321	5,722	6,549	260	4%
Commercial/Services	12,701	15,373	15,744	16,744	4,043	32%
Office	173	221	252	296	123	72%
Schools	2,011	2,037	2,063	2,083	72	4%
Roads and Freeways	27,712	29,030	29,030	29,030	1,317	5%
Agricultural and Extractive ²	97,743	95,902	94,795	94,344	-3,398	-3%
Parks and Military Use	152,891	154,359	154,664	154,875	1,984	1%
Vacant Developable Acres	393,098	333,956	247,237	213,978	-179,121	-46%
Low Density Single Family	370,757	317,057	235,132	205,899	-164,858	-44%
Single Family	11,675	10,201	6,541	4,410	-7,265	-62%
Multiple Family	168	166	155	106	-62	-37%
Mixed Use	15	14	6	1	-13	-92%
Industrial	3,006	2,765	2,378	1,558	-1,448	-48%
Commercial/Services	4,379	2,282	2,031	1,333	-3,046	-70%
Office	99	83	68	41	-58	-59%
Schools	53	23	19	0	-53	-100%
Parks and Other	2,532	951	493	215	-2,317	-92%
Future Roads and Freeways	415	415	415	415	0	0%
Constrained Acres	1,378,582	1,378,582	1,378,582	1,378,582	0	0%
Employment Density ³	5.5	5.7	6.1	6.4	0.9	16%
Residential Density ⁴	0.8	0.7	0.6	0.6	-0.2	-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