

SERIES 13 REGIONAL GROWTH FORECAST



Council District 7

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	148,505	169,986	197,371	207,699	59,194	40%
Household Population	146,873	168,458	195,665	205,873	59,000	40%
Group Quarters Population	1,632	1,528	1,706	1,826	194	12%
Civilian	1,632	1,528	1,706	1,826	194	12%
Military	0	0	0	0	0	0%
Total Housing Units	62,602	70,988	82,779	87,650	25,048	40%
Single Family	35,032	35,987	36,730	36,981	1,949	6%
Multiple Family	26,980	34,530	45,578	50,198	23,218	86%
Mobile Homes	590	471	471	471	-119	-20%
Occupied Housing Units	59,710	67,344	78,888	82,861	23,151	39%
Single Family	33,993	34,807	35,739	35,789	1,796	5%
Multiple Family	25,136	32,071	42,685	46,618	21,482	85%
Mobile Homes	581	466	464	454	-127	-22%
Vacancy Rate	4.6%	5.1%	4.7%	5.5%	0.9	20%
Single Family	3.0%	3.3%	2.7%	3.2%	0.2	7%
Multiple Family	6.8%	7.1%	6.3%	7.1%	0.3	4%
Mobile Homes	1.5%	1.1%	1.5%	3.6%	2.1	140%
Persons per Household	2.46	2.50	2.48	2.48	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	3,606	3,765	3,605	3,114	-492	-14%
\$15,000-\$29,999	5,958	6,339	6,290	5,686	-272	-5%
\$30,000-\$44,999	6,819	7,658	8,052	7,573	754	11%
\$45,000-\$59,999	6,703	7,862	8,482	8,199	1,496	22%
\$60,000-\$74,999	7,465	7,344	8,238	8,300	835	11%
\$75,000-\$99,999	8,955	10,115	11,982	12,447	3,492	39%
\$100,000-\$124,999	6,499	7,462	9,145	9,861	3,362	52%
\$125,000-\$149,999	4,179	5,245	6,705	7,580	3,401	81%
\$150,000-\$199,999	4,990	6,069	8,191	9,572	4,582	92%
\$200,000 or more	4,536	5,485	8,198	10,529	5,993	132%
Total Households	59,710	67,344	78,888	82,861	23,151	39%

*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.

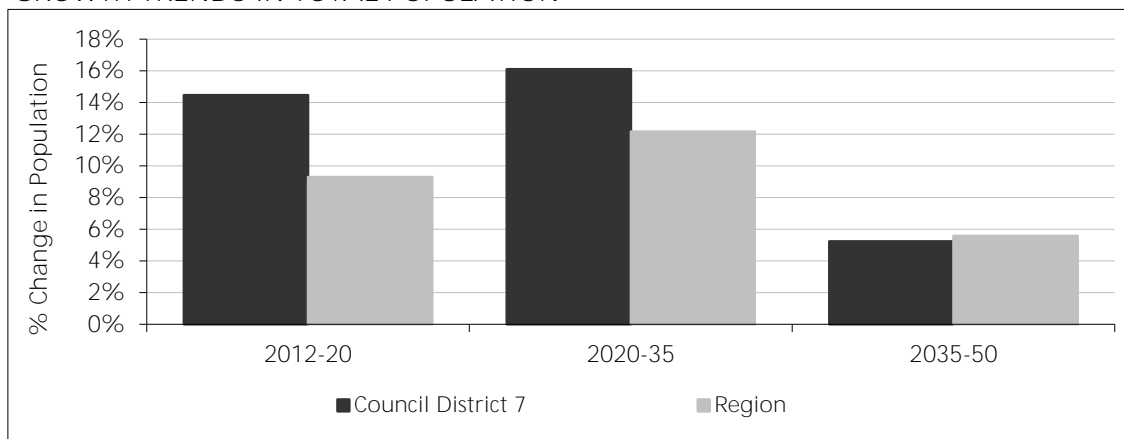
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	148,505	169,986	197,371	207,699	59,194	40%
Under 5	10,306	12,649	12,942	14,134	3,828	37%
5 to 9	8,586	9,890	10,727	11,645	3,059	36%
10 to 14	8,097	8,344	9,752	10,184	2,087	26%
15 to 17	4,790	4,535	5,523	5,575	785	16%
18 to 19	3,350	2,896	3,410	3,229	-121	-4%
20 to 24	10,240	12,181	13,196	12,785	2,545	25%
25 to 29	15,076	17,071	16,718	17,817	2,741	18%
30 to 34	13,293	14,744	15,025	17,025	3,732	28%
35 to 39	10,783	13,198	14,028	14,683	3,900	36%
40 to 44	9,546	9,796	12,497	11,539	1,993	21%
45 to 49	8,902	8,530	10,606	10,042	1,140	13%
50 to 54	9,004	8,376	10,229	10,010	1,006	11%
55 to 59	8,521	9,475	9,221	11,036	2,515	30%
60 to 64	2,979	3,853	3,522	4,165	1,186	40%
65 to 69	4,454	5,762	5,566	6,552	2,098	47%
70 to 74	5,861	8,704	9,361	10,724	4,863	83%
75 to 79	4,201	7,252	9,751	8,724	4,523	108%
80 to 84	3,799	5,276	10,246	8,728	4,929	130%
85 and over	3,287	3,517	7,905	7,989	4,702	143%
Median Age	35.2	36.0	39.1	38.9	3.7	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	148,505	169,986	197,371	207,699	59,194	40%
Hispanic	29,656	37,943	50,940	62,139	32,483	110%
Non-Hispanic	118,849	132,043	146,431	145,560	26,711	22%
White	85,010	92,221	94,067	85,574	564	1%
Black	8,068	9,630	11,204	12,203	4,135	51%
American Indian	591	668	724	703	112	19%
Asian	17,349	20,288	28,191	32,788	15,439	89%
Hawaiian / Pacific Islander	851	1,071	1,522	1,934	1,083	127%
Other	394	416	472	504	110	28%
Two or More Races	6,586	7,749	10,251	11,854	5,268	80%

GROWTH TRENDS IN TOTAL POPULATION



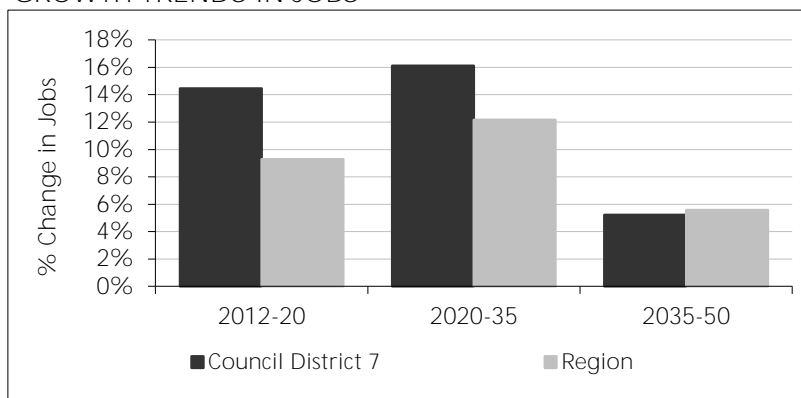
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	86,749	99,856	109,669	113,404	26,655	31%
Civilian Jobs	86,247	99,354	109,167	112,902	26,655	31%
Military Jobs	502	502	502	502	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	41,652	41,652	41,652	41,652	0	0%
Developed Acres	33,000	33,578	33,803	34,043	1,043	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	5,741	5,856	5,869	5,874	133	2%
Multiple Family	1,036	1,275	1,385	1,442	406	39%
Mobile Homes	76	66	66	66	-10	-14%
Other Residential	31	43	56	55	24	75%
Mixed Use	0	233	316	355	355	--
Industrial	881	858	850	886	5	1%
Commercial/Services	2,295	2,215	2,167	2,168	-127	-6%
Office	355	379	415	418	64	18%
Schools	651	667	680	698	47	7%
Roads and Freeways	4,200	4,230	4,230	4,230	31	1%
Agricultural and Extractive ²	167	168	181	265	98	59%
Parks and Military Use	17,568	17,587	17,586	17,586	18	0%
Vacant Developable Acres	1,347	753	528	294	-1,053	-78%
Low Density Single Family	317	316	303	219	-98	-31%
Single Family	138	33	13	0	-138	-100%
Multiple Family	353	139	49	10	-343	-97%
Mixed Use	143	2	1	0	-143	-100%
Industrial	210	152	85	35	-175	-83%
Commercial/Services	45	27	14	1	-44	-98%
Office	47	25	17	10	-38	-79%
Schools	69	54	39	14	-55	-80%
Parks and Other	21	2	2	2	-19	-91%
Future Roads and Freeways	3	3	3	3	0	0%
Constrained Acres	7,322	7,322	7,322	7,322	0	0%
Employment Density ³	20.6	23.5	25.6	26.0	5.3	26%
Residential Density ⁴	9.1	9.7	11.0	11.5	2.4	27%

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