

# SERIES 13 REGIONAL GROWTH FORECAST



## Council District 8

### POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	145,736	162,382	211,254	224,924	79,188	54%
Household Population	138,568	155,337	203,955	217,435	78,867	57%
Group Quarters Population	7,168	7,045	7,299	7,489	321	4%
Civilian	880	757	1,011	1,201	321	36%
Military	6,288	6,288	6,288	6,288	0	0%
Total Housing Units	38,348	42,462	55,593	60,138	21,790	57%
Single Family	21,952	22,941	23,673	24,079	2,127	10%
Multiple Family	13,988	17,124	30,152	34,814	20,826	149%
Mobile Homes	2,408	2,397	1,768	1,245	-1,163	-48%
Occupied Housing Units	36,991	40,891	53,771	57,650	20,659	56%
Single Family	21,463	22,371	23,193	23,449	1,986	9%
Multiple Family	13,291	16,287	28,969	33,088	19,797	149%
Mobile Homes	2,237	2,233	1,609	1,113	-1,124	-50%
Vacancy Rate	3.5%	3.7%	3.3%	4.1%	0.6	17%
Single Family	2.2%	2.5%	2.0%	2.6%	0.4	18%
Multiple Family	5.0%	4.9%	3.9%	5.0%	0.0	0%
Mobile Homes	7.1%	6.8%	9.0%	10.6%	3.5	49%
Persons per Household	3.75	3.80	3.79	3.77	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	4,924	4,989	5,178	4,757	-167	-3%
\$15,000-\$29,999	7,074	7,085	7,836	7,640	566	8%
\$30,000-\$44,999	6,095	6,618	7,798	7,910	1,815	30%
\$45,000-\$59,999	4,803	5,449	6,789	7,030	2,227	46%
\$60,000-\$74,999	4,182	4,277	5,660	6,005	1,823	44%
\$75,000-\$99,999	4,384	4,988	7,142	7,813	3,429	78%
\$100,000-\$124,999	2,355	3,034	4,797	5,517	3,162	134%
\$125,000-\$149,999	1,344	1,823	3,153	3,760	2,416	180%
\$150,000-\$199,999	1,173	1,720	3,316	4,196	3,023	258%
\$200,000 or more	657	908	2,102	3,022	2,365	360%
Total Households	36,991	40,891	53,771	57,650	20,659	56%
Median Household Income						
Adjusted for inflation (\$2010)	\$46,257	\$49,827	\$58,419	\$63,717	\$17,460	38%

#### \*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.

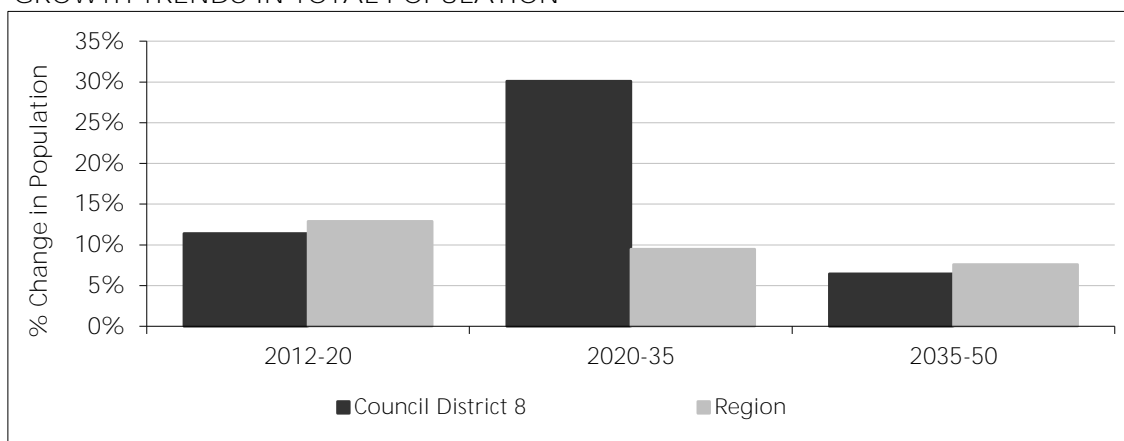
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	145,736	162,382	211,254	224,924	79,188	54%
Under 5	11,466	13,997	15,746	14,724	3,258	28%
5 to 9	10,172	10,859	13,641	13,349	3,177	31%
10 to 14	11,294	11,222	13,917	14,468	3,174	28%
15 to 17	7,486	6,825	8,163	8,835	1,349	18%
18 to 19	5,827	5,093	5,727	6,096	269	5%
20 to 24	15,841	16,624	17,231	18,059	2,218	14%
25 to 29	11,856	13,615	14,248	14,100	2,244	19%
30 to 34	10,024	10,748	13,643	12,620	2,596	26%
35 to 39	9,336	10,141	14,087	12,134	2,798	30%
40 to 44	9,410	8,945	14,232	12,512	3,102	33%
45 to 49	9,217	9,373	12,130	13,475	4,258	46%
50 to 54	8,464	9,520	11,631	14,370	5,906	70%
55 to 59	7,156	9,207	10,530	14,683	7,527	105%
60 to 61	2,295	3,343	4,075	4,924	2,629	115%
62 to 64	3,240	4,697	6,367	7,162	3,922	121%
65 to 69	3,997	6,300	10,353	11,048	7,051	176%
70 to 74	3,009	4,733	9,277	9,373	6,364	211%
75 to 79	2,349	3,033	7,411	8,546	6,197	264%
80 to 84	1,841	2,097	5,015	7,244	5,403	293%
85 and over	1,456	2,010	3,830	7,202	5,746	395%
Median Age	29.5	31.4	36.2	39.2	9.7	33%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	145,736	162,382	211,254	224,924	79,188	54%
Hispanic	109,305	126,371	172,106	191,433	82,128	75%
Non-Hispanic	36,431	36,011	39,148	33,491	-2,940	-8%
White	15,203	14,556	12,430	7,598	-7,605	-50%
Black	6,672	6,617	7,257	6,665	-7	0%
American Indian	287	223	156	121	-166	-58%
Asian	11,111	11,425	15,393	15,186	4,075	37%
Hawaiian / Pacific Islander	385	357	339	305	-80	-21%
Other	283	176	99	78	-205	-72%
Two or More Races	2,490	2,657	3,474	3,538	1,048	42%

## GROWTH TRENDS IN TOTAL POPULATION



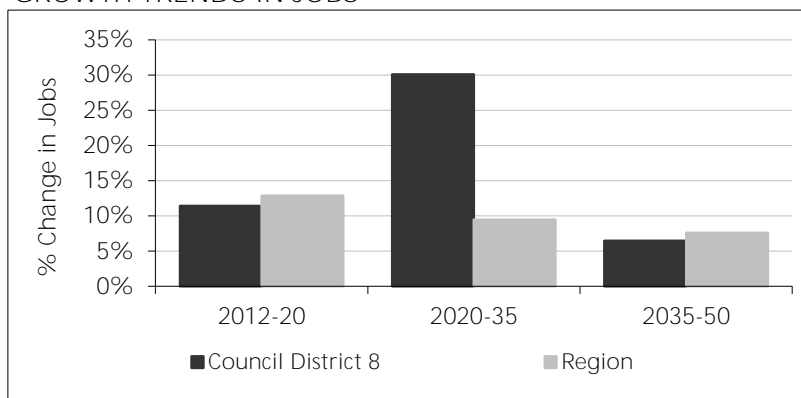
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	63,712	72,184	80,750	95,986	32,274	51%
Civilian Jobs	49,348	57,820	66,386	81,622	32,274	65%
Military Jobs	14,364	14,364	14,364	14,364	0	0%

## LAND USE<sup>1</sup>

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	23,513	23,513	23,513	23,513	0	0%
Developed Acres	16,901	18,224	18,829	19,558	2,657	16%
Low Density Single Family	71	71	61	61	-10	-14%
Single Family	2,655	2,865	2,965	3,022	367	14%
Multiple Family	605	721	1,107	1,293	688	114%
Mobile Homes	209	207	116	77	-132	-63%
Other Residential	48	50	57	67	19	40%
Mixed Use	0	61	174	200	200	--
Industrial	3,093	3,061	3,180	3,486	393	13%
Commercial/Services	631	652	699	822	191	30%
Office	37	47	72	109	72	193%
Schools	571	559	582	626	55	10%
Roads and Freeways	3,220	3,416	3,416	3,416	195	6%
Agricultural and Extractive <sup>2</sup>	675	679	594	502	-172	-26%
Parks and Military Use	5,085	5,836	5,806	5,877	791	16%
Vacant Developable Acres	3,608	2,287	1,713	985	-2,624	-73%
Low Density Single Family	10	5	0	0	-10	-100%
Single Family	420	239	123	38	-382	-91%
Multiple Family	255	158	21	0	-255	-100%
Mixed Use	101	77	15	0	-101	-100%
Industrial	967	808	644	324	-642	-66%
Commercial/Services	247	218	176	62	-185	-75%
Office	90	84	69	35	-55	-61%
Schools	75	68	45	11	-64	-85%
Parks and Other	1,172	360	349	242	-929	-79%
Future Roads and Freeways	271	271	271	271	0	0%
Constrained Acres	3,002	3,002	3,002	3,002	0	0%
Employment Density <sup>3</sup>	11.4	13.3	14.4	15.9	4.5	39%
Residential Density <sup>4</sup>	10.7	10.8	12.7	13.0	2.3	22%

## 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