

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 12 - University

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	68,088	74,182	75,833	75,922	7,834	12%
Household Population	54,562	60,695	62,274	62,315	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	26,410	28,493	28,853	29,051	2,641	10%
Single Family	5,192	5,194	5,214	5,233	41	1%
Multiple Family	21,218	23,299	23,639	23,818	2,600	12%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	25,118	27,092	27,652	27,708	2,590	10%
Single Family	5,028	5,018	5,068	5,065	37	1%
Multiple Family	20,090	22,074	22,584	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	3.2%	3.4%	2.8%	3.2%	0.0	0%
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	2,509	2,540	2,438	2,288	-221	-9%
\$60,000-\$74,999	2,280	2,359	2,317	2,216	-64	-3%
\$75,000-\$99,999	3,096	3,385	3,424	3,361	265	9%
\$100,000-\$124,999	2,384	2,670	2,797	2,837	453	19%
\$125,000-\$149,999	1,674	2,029	2,194	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	4,217	1,819	76%
Total Households	25,118	27,092	27,652	27,708	2,590	10%
Median Household Income						
Adjusted for inflation (\$2010)	\$69,895	\$74,402	\$82,433	\$90,353	\$20,458	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.

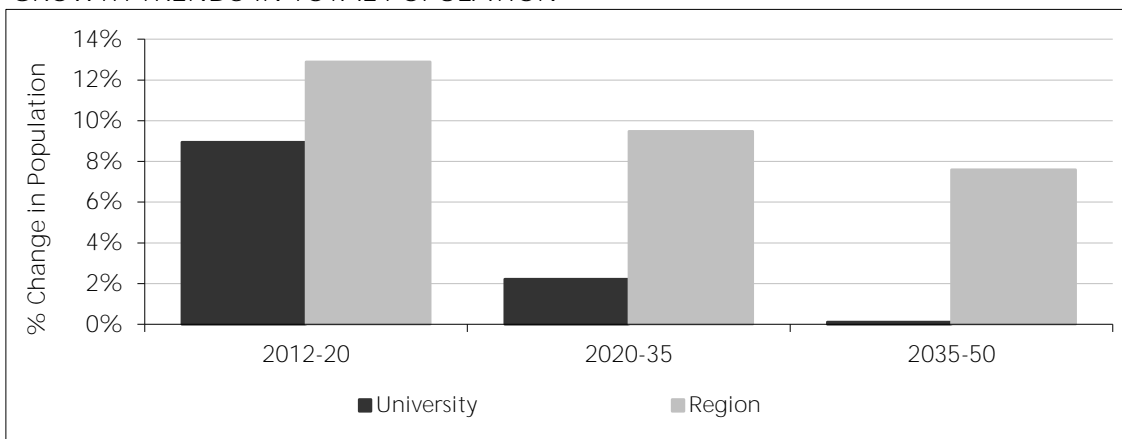
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	68,088	74,182	75,833	75,922	7,834	12%
Under 5	2,881	3,489	3,427	3,587	706	25%
5 to 9	1,760	2,069	2,067	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	8,469	8,416	8,480	8,429	-40	0%
20 to 24	15,390	15,828	16,626	16,598	1,208	8%
25 to 29	8,356	9,102	8,770	9,059	703	8%
30 to 34	6,228	6,872	6,689	7,168	940	15%
35 to 39	3,986	4,693	4,588	4,736	750	19%
40 to 44	2,808	2,945	3,165	2,872	64	2%
45 to 49	2,422	2,423	2,621	2,395	-27	-1%
50 to 54	2,439	2,363	2,463	2,267	-172	-7%
55 to 59	2,394	2,629	2,380	2,539	145	6%
60 to 61	815	1,012	865	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	2,312	1,954	537	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	68,088	74,182	75,833	75,922	7,834	12%
Hispanic	7,088	8,121	8,753	9,356	2,268	32%
Non-Hispanic	61,000	66,061	67,080	66,566	5,566	9%
White	34,483	36,295	33,340	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	22,307	24,809	27,781	29,616	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	3,602	4,170	1,611	63%

GROWTH TRENDS IN TOTAL POPULATION



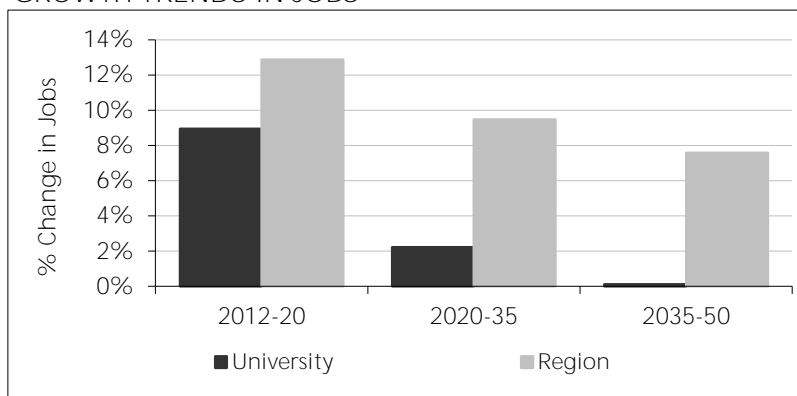
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	87,036	95,641	103,630	114,056	27,020	31%
Civilian Jobs	87,036	95,641	103,630	114,056	27,020	31%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	7,790	7,790	7,790	7,790	0	0%
Developed Acres	6,889	6,991	7,083	7,195	306	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	842	738	795	847	5	1%
Commercial/Services	425	371	372	372	-53	-12%
Office	344	348	353	356	11	3%
Schools	640	686	728	819	179	28%
Roads and Freeways	1,291	1,438	1,438	1,438	147	11%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	1,456	1,441	1,427	1,391	-65	-4%
Vacant Developable Acres	316	214	122	10	-306	-97%
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	120	87	38	5	-115	-96%
Commercial/Services	16	1	0	0	-16	-100%
Office	10	6	2	0	-10	-100%
Schools	158	117	79	5	-153	-97%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	585	585	585	585	0	0%
Employment Density ³	38.7	43.9	45.4	46.9	8.3	21%
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