

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 11 - Coastal

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	75,893	80,126	91,303	96,200	20,307	27%
Household Population	74,781	79,130	90,093	94,840	20,059	27%
Group Quarters Population	1,112	996	1,210	1,360	248	22%
Civilian	1,112	996	1,210	1,360	248	22%
Military	0	0	0	0	0	0%
Total Housing Units	41,329	42,962	47,780	51,281	9,952	24%
Single Family	21,327	20,526	18,837	18,177	-3,150	-15%
Multiple Family	19,770	22,238	28,784	33,068	13,298	67%
Mobile Homes	232	198	159	36	-196	-84%
Occupied Housing Units	36,943	38,017	43,036	45,421	8,478	23%
Single Family	19,490	18,579	17,409	16,536	-2,954	-15%
Multiple Family	17,257	19,271	25,491	28,855	11,598	67%
Mobile Homes	196	167	136	30	-166	-85%
Vacancy Rate	10.6%	11.5%	9.9%	11.4%	0.8	8%
Single Family	8.6%	9.5%	7.6%	9.0%	0.4	5%
Multiple Family	12.7%	13.3%	11.4%	12.7%	0.0	0%
Mobile Homes	15.5%	15.7%	14.5%	16.7%	1.2	8%
Persons per Household	2.02	2.08	2.09	2.09	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	2,761	3,182	3,121	2,846	85	3%
\$15,000-\$29,999	3,267	3,807	3,864	3,667	400	12%
\$30,000-\$44,999	4,197	3,942	4,104	3,968	-229	-5%
\$45,000-\$59,999	4,068	3,488	3,742	3,748	-320	-8%
\$60,000-\$74,999	3,272	3,063	3,364	3,443	171	5%
\$75,000-\$99,999	3,918	4,227	4,753	4,970	1,052	27%
\$100,000-\$124,999	3,315	3,281	3,783	4,047	732	22%
\$125,000-\$149,999	2,085	2,517	2,972	3,246	1,161	56%
\$150,000-\$199,999	3,383	3,487	4,221	4,711	1,328	39%
\$200,000 or more	6,677	7,023	9,112	10,775	4,098	61%
Total Households	36,943	38,017	43,036	45,421	8,478	23%
Median Household Income						
Adjusted for inflation (\$2010)	\$80,784	\$84,028	\$92,478	\$100,423	\$19,639	24%

*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.

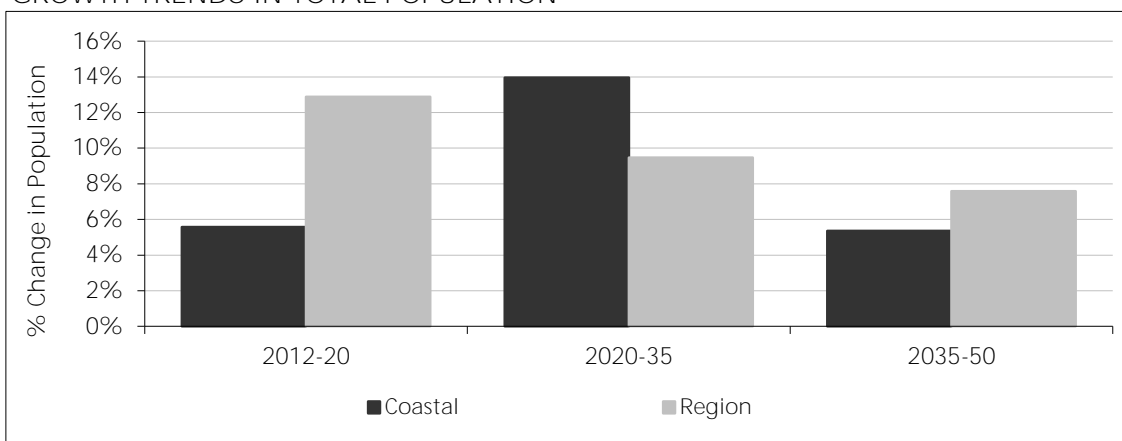
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	75,893	80,126	91,303	96,200	20,307	27%
Under 5	2,489	2,778	2,798	3,168	679	27%
5 to 9	2,584	2,827	2,791	3,147	563	22%
10 to 14	2,587	2,561	2,864	2,922	335	13%
15 to 17	1,677	1,452	1,736	1,597	-80	-5%
18 to 19	1,269	973	1,139	988	-281	-22%
20 to 24	8,100	8,395	9,804	10,187	2,087	26%
25 to 29	11,133	11,494	12,558	13,567	2,434	22%
30 to 34	7,594	7,871	8,035	9,079	1,485	20%
35 to 39	4,946	5,552	5,609	6,127	1,181	24%
40 to 44	4,278	4,220	4,857	4,691	413	10%
45 to 49	4,206	3,926	4,591	4,269	63	1%
50 to 54	4,387	3,932	4,544	4,327	-60	-1%
55 to 59	3,996	4,088	4,031	4,437	441	11%
60 to 61	1,503	1,714	1,530	1,733	230	15%
62 to 64	2,409	2,755	2,581	2,974	565	23%
65 to 69	3,524	4,495	4,376	4,951	1,427	40%
70 to 74	2,581	3,892	4,784	4,325	1,744	68%
75 to 79	2,028	2,585	4,368	3,522	1,494	74%
80 to 84	2,019	1,982	3,926	3,712	1,693	84%
85 and over	2,583	2,634	4,381	6,477	3,894	151%
Median Age	35.5	36.5	38.5	37.8	2.3	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	75,893	80,126	91,303	96,200	20,307	27%
Hispanic	8,482	9,612	11,334	12,349	3,867	46%
Non-Hispanic	67,411	70,514	79,969	83,851	16,440	24%
White	60,540	62,863	69,908	72,286	11,746	19%
Black	784	860	973	1,051	267	34%
American Indian	164	179	216	211	47	29%
Asian	3,357	3,795	5,271	6,247	2,890	86%
Hawaiian / Pacific Islander	147	182	301	376	229	156%
Other	280	268	263	284	4	1%
Two or More Races	2,139	2,367	3,037	3,396	1,257	59%

GROWTH TRENDS IN TOTAL POPULATION



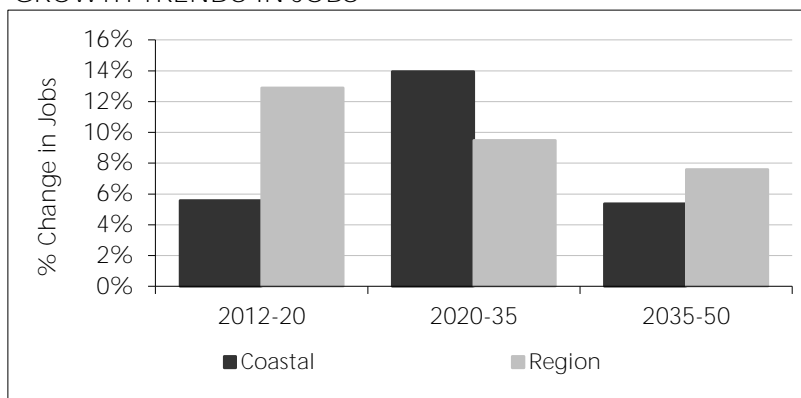
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	41,971	44,646	46,630	50,106	8,135	19%
Civilian Jobs	41,971	44,646	46,630	50,106	8,135	19%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	13,924	13,924	13,924	13,924	0	0%
Developed Acres	10,976	11,069	11,122	11,180	204	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3,995	3,949	3,860	3,832	-163	-4%
Multiple Family	481	520	632	673	192	40%
Mobile Homes	81	69	56	13	-68	-84%
Other Residential	41	41	38	37	-5	-11%
Mixed Use	0	79	164	223	223	--
Industrial	75	74	73	73	-2	-2%
Commercial/Services	1,314	1,300	1,257	1,282	-31	-2%
Office	37	30	25	24	-13	-35%
Schools	321	350	352	356	35	11%
Roads and Freeways	2,150	2,150	2,150	2,150	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	2,482	2,508	2,516	2,517	36	1%
Vacant Developable Acres	263	171	118	60	-203	-77%
Low Density Single Family	0	0	0	0	0	0%
Single Family	74	68	50	33	-41	-56%
Multiple Family	11	7	2	0	-11	-99%
Mixed Use	13	7	4	0	-13	-100%
Industrial	0	0	0	0	0	-100%
Commercial/Services	68	52	38	10	-58	-86%
Office	0	0	0	0	0	0%
Schools	37	8	4	0	-37	-100%
Parks and Other	58	27	17	16	-42	-73%
Future Roads and Freeways	2	2	2	2	0	0%
Constrained Acres	2,684	2,684	2,684	2,684	0	0%
Employment Density ³	24.0	24.9	26.1	27.1	3.1	13%
Residential Density ⁴	9.0	9.3	10.2	11.0	2.0	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