SERIES 13 REGIONAL GROWTH FORECAST





POPULATION AND HOUSING

					2012 to 2	2050 Change*
	2012	2020	2035	2050	Numeric	Percent
Total Population	20,555	25,253	47,829	48,906	28,351	138%
Household Population	17,474	20,211	42,698	43,707	26,233	150%
Group Quarters Population	3,081	5,042	5,131	5,199	2,118	69%
Civilian	3,081	5,042	5,131	5,199	2,118	69%
Military	0	0	0	0	0	0%
Total Housing Units	7,339	8,305	17,397	17,931	10,592	144%
Single Family	4,150	4,150	3,892	3,861	-289	-7%
Multiple Family	3,189	4,155	13,505	14,070	10,881	341%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	7,090	8,032	16,909	17,334	10,244	144%
Single Family	4,018	4,019	3,797	3,751	-267	-7%
Multiple Family	3,072	4,013	13,112	13,583	10,511	342%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.4%	3.3%	2.8%	3.3%	-0.1	-3%
Single Family	3.2%	3.2%	2.4%	2.8%	-0.4	-13%
Multiple Family	3.7%	3.4%	2.9%	3.5%	-0.2	-5%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.46	2.52	2.53	2.52	0.1	2%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

,			,	2012 to 2050 Change			
2012	2020	2035	2050	Numeric	Percent		
1,335	1,421	2,673	2,468	1,133	85%		
1,068	1,116	2,172	2,034	966	90%		
918	1,029	2,038	1,971	1,053	115%		
664	891	1,844	1,838	1,174	177%		
753	744	1,562	1,587	834	111%		
857	931	2,041	2,150	1,293	151%		
554	638	1,438	1,544	990	179%		
315	427	995	1,121	806	256%		
322	467	1,141	1,342	1,020	317%		
304	368	1,005	1,279	975	321%		
7,090	8,032	16,909	17,334	10,244	144%		
\$50,060	\$52,576	\$57,783	\$63,365	\$13,305	27%		
	2012 1,335 1,068 918 664 753 857 554 315 322 304 7,090	2012 2020 1,335 1,421 1,068 1,116 918 1,029 664 891 753 744 857 931 554 638 315 427 322 467 304 368 7,090 8,032	2012 2020 2035 1,335 1,421 2,673 1,068 1,116 2,172 918 1,029 2,038 664 891 1,844 753 744 1,562 857 931 2,041 554 638 1,438 315 427 995 322 467 1,141 304 368 1,005 7,090 8,032 16,909	1,335 1,421 2,673 2,468 1,068 1,116 2,172 2,034 918 1,029 2,038 1,971 664 891 1,844 1,838 753 744 1,562 1,587 857 931 2,041 2,150 554 638 1,438 1,544 315 427 995 1,121 322 467 1,141 1,342 304 368 1,005 1,279 7,090 8,032 16,909 17,334	2012 to 2 2012 2020 2035 2050 Numeric 1,335 1,421 2,673 2,468 1,133 1,068 1,116 2,172 2,034 966 918 1,029 2,038 1,971 1,053 664 891 1,844 1,838 1,174 753 744 1,562 1,587 834 857 931 2,041 2,150 1,293 554 638 1,438 1,544 990 315 427 995 1,121 806 322 467 1,141 1,342 1,020 304 368 1,005 1,279 975 7,090 8,032 16,909 17,334 10,244		

*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 + 0	2050	Change*

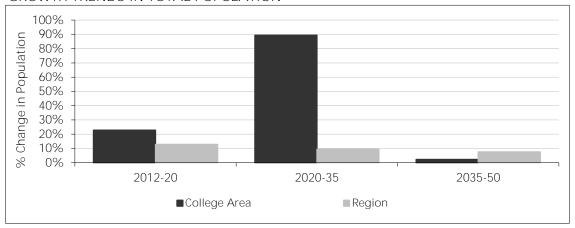
						to 2000 orialigo
	2012	2020	2035	2050	Numeric	Percent
Total Population	20,555	25,253	47,829	48,906	28,351	138%
Under 5	966	1,172	2,271	2,325	1,359	141%
5 to 9	543	732	1,684	1,743	1,200	221%
10 to 14	487	562	1,163	1,242	755	155%
15 to 17	318	355	836	899	581	183%
18 to 19	2,564	3,196	6,368	6,448	3,884	151%
20 to 24	6,299	7,819	13,989	14,082	7,783	124%
25 to 29	1,717	2,106	3,538	3,565	1,848	108%
30 to 34	1,093	1,241	2,441	2,367	1,274	117%
35 to 39	883	1,102	2,028	1,900	1,017	115%
40 to 44	842	914	2,239	2,174	1,332	158%
45 to 49	822	926	1,924	2,048	1,226	149%
50 to 54	813	862	1,493	1,631	818	101%
55 to 59	729	840	1,347	1,550	821	113%
60 to 61	310	359	578	632	322	104%
62 to 64	384	521	842	927	543	141%
65 to 69	483	734	1,346	1,414	931	193%
70 to 74	358	551	1,123	1,070	712	199%
75 to 79	272	377	832	778	506	186%
80 to 84	278	388	759	760	482	173%
85 and over	394	496	1,028	1,351	957	243%
Median Age	24.3	24.2	24.1	24.2	-0.1	0%

POPULATION BY RACE AND ETHNICITY

2012 to 2050 Change*

					2012 to 2000 change		
	2012	2020	2035	2050	Numeric	Percent	
Total Population	20,555	25,253	47,829	48,906	28,351	138%	
Hispanic	3,990	5,587	15,425	18,807	14,817	371%	
Non-Hispanic	16,565	19,666	32,404	30,099	13,534	82%	
White	11,878	13,537	18,980	16,217	4,339	37%	
Black	1,294	1,634	3,040	2,705	1,411	109%	
American Indian	50	60	112	106	56	112%	
Asian	2,426	3,215	7,533	8,008	5,582	230%	
Hawaiian / Pacific Islander	56	96	188	244	188	336%	
Other	51	55	117	112	61	120%	
Two or More Races	810	1.069	2.434	2.707	1.897	234%	

GROWTH TRENDS IN TOTAL POPULATION



EMPLOYMENT

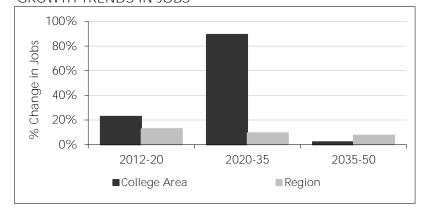
Civilian Jobs Military Jobs 14,533 0 15,481 0 16,963 0 17,357 0 2,824 0 19% 0 LAND USE ¹ 2012 book of Military Jobs 2012 2020 2035 2050 Numeric Percent Total Acres 1,926 1,926 1,926 1,926 0 0 0% Developed Acres 1,884 1,891 1,899 1,901 16 16 19% 16 1% Low Density Single Family 0 0 0 0 0 0 Single Family 966 966 939 935 -31 -331 -3% Multiple Family 88 88 152 157 69 78% 69 78% Mobile Homes 0 0 0 0 0 0 0% Other Residential 30 35 33 33 33 4 13% 4 13% 13% Mixed Use 0 17 54 57 57 57 -1 -1 11 9 10 10 10 -1 -1 -7% Commercial/Services 105 95 25 25 23 -82 -78% -82 -78% 0ffice 3 3 2 2 2 -1 -35% Schools 221 216 221 221 -1 -1 0% -6 -78% Office 3 392 392 392 1 0%		2012	2020	2035	2050	Numeric	Percent
LAND USE Substitute							19%
LAND USE¹ 2012 2020 2035 2050 Numeric Percent Total Acres 1,926 1,926 1,926 1,926 0 0% Developed Acres 1,884 1,891 1,899 1,901 16 1% Low Density Single Family 0 0 0 0 0 0 0 0 0% Single Family 966 966 969 939 935 -31 -3% Multiple Family 88 88 152 157 69 78% Mobile Homes 0 0 0 0 0 0 0 0 0 0% Other Residential 30 35 33 33 4 13% Mixed Use 0 17 54 57 57 Industrial 11 9 10 10 -1 -7% Commercial/Services 105 95 25 23 -82 -78% Office 3 3 3 2 2 2 -1 -35% Schools 221 216 221 221 -1 0% Roads and Freeways 391 392 392 392 1 0% Agricultural and Extractive² 0 0 0 0 0 0 0 0 0% Parks and Military Use 71 71 71 71 71 0 0% Vacant Developable Acres 25 18 10 9 -16 -66% Low Density Single Family 4 4 4 4 4 0 0 0% Single Family 88 5 5 5 4 -4 -4 -48% Multiple Family 88 5 5 5 4 -4 -4 -48% Multiple Family 88 5 5 5 4 -4 -4 -48% Multiple Family 88 5 5 5 4 -4 -4 -48% Multiple Family 88 5 5 5 4 -4 -4 -48% Multiple Family 6 6 6 1 0 0 -6 -100%							
Total Acres 2012 2020 2035 2050 Numeric Percent Total Acres 1,926 1,926 1,926 1,926 0 0 Developed Acres 1,884 1,891 1,899 1,901 16 1% Low Density Single Family 0 0 0 0 0 0 0 Single Family 966 966 939 935 -31 -3% Multiple Family 88 88 152 157 69 78% Mobile Homes 0	Military Jobs	0	0	0	0	0	0%
Total Acres 1,926 1,926 1,926 1,926 1,926 1,926 0 O% Developed Acres 1,884 1,891 1,899 1,901 16 1% Low Density Single Family 0 0 0 0 0 0 0 Single Family 966 966 939 935 -31 -3% Multiple Family 88 88 152 157 69 78% Mobile Homes 0 0 0 0 0 0 0 Other Residential 30 35 33 33 4 13% Mixed Use 0 17 54 57 57 Industrial 11 9 10 10 -1 -7% Commercial/Services 105 95 25 23 -82 -78% Office 3 3 2 2 -1 -35% Schools 221	LAND USE ¹						
Total Acres 1,926 1,926 1,926 1,926 1,926 0 0% Developed Acres 1,884 1,891 1,899 1,901 16 1% Low Density Single Family 0 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>							
Developed Acres 1,884 1,891 1,899 1,901 16 1% Low Density Single Family 0 0 0 0 0 0 0% Single Family 966 966 939 935 -31 -3% Multiple Family 88 88 152 157 69 78% Mobile Homes 0							
Low Density Single Family 0 0 0 0 0% Single Family 966 966 939 935 -31 -3% Multiple Family 88 88 152 157 69 78% Mobile Homes 0 0 0 0 0 0 0 0% Other Residential 30 35 33 33 4 13% Mixed Use 0 17 54 57 57 Industrial 11 9 10 10 -1 -7% Commercial/Services 105 95 25 23 -82 -78% Office 3 3 2 2 -1 -35% Schools 221 216 221 221 -1 0% Roads and Freeways 391 392 392 392 1 0% Agricultural and Extractive ² 0 0 0 0	Total Acres	1,926	1,926	1,926	1,926	0	0%
Single Family 966 966 966 939 935 -31 -3% Multiple Family 88 88 152 157 69 78% Mobile Homes 0 0 0 0 0 0 0 Other Residential 30 35 33 33 4 13% Mixed Use 0 17 54 57 57 Industrial 11 9 10 10 -1 -7% Commercial/Services 105 95 25 23 -82 -78% Office 3 3 2 2 -1 -35% Schools 221 216 221 221 -1 0% Roads and Freeways 391 392 392 392 1 0% Agricultural and Extractive ² 0 0 0 0 0 0 Vacant Developable Acres 25 18 10		1,884	1,891	1,899	1,901	16	1%
Multiple Family 88 88 152 157 69 78% Mobile Homes 0 0 0 0 0 0 0% Other Residential 30 35 33 33 4 13% Mixed Use 0 17 54 57 57 Industrial 11 9 10 10 -1 -7% Commercial/Services 105 95 25 23 -82 -78% Office 3 3 2 2 -1 -35% Schools 221 216 221 221 -1 0% Roads and Freeways 391 392 392 392 1 0% Agricultural and Extractive ² 0 0 0 0 0 0 Vacant Developable Acres 25 18 10 9 -16 -66% Low Density Single Family 4 4 4 4		0				0	
Mobile Homes 0 0 0 0 0 0% Other Residential 30 35 33 33 4 13% Mixed Use 0 17 54 57 57 Industrial 11 9 10 10 -1 -7% Commercial/Services 105 95 25 23 -82 -78% Office 3 3 2 2 -1 -35% Schools 221 216 221 221 -1 0% Roads and Freeways 391 392 392 392 1 0% Agricultural and Extractive ² 0 0 0 0 0 0 0 Parks and Military Use 71 71 71 71 0 0% Vacant Developable Acres 25 18 10 9 -16 -66% Low Density Single Family 4 4 4 4 <td></td> <td></td> <td>966</td> <td></td> <td>935</td> <td></td> <td></td>			966		935		
Other Residential 30 35 33 33 4 13% Mixed Use 0 17 54 57 57 Industrial 11 9 10 10 -1 -7% Commercial/Services 105 95 25 23 -82 -78% Office 3 3 2 2 2 -1 -35% Schools 221 216 221 221 -1 0% Roads and Freeways 391 392 392 392 1 0% Agricultural and Extractive ² 0 0 0 0 0 0 0 Parks and Military Use 71 71 71 71 0 0% Vacant Developable Acres 25 18 10 9 -16 -66% Low Density Single Family 4 4 4 4 -4 -4 Multiple Family 6 6 1	Multiple Family	88	88	152	157	69	
Mixed Use 0 17 54 57 57	Mobile Homes	0		0	0	0	0%
Industrial 11 9 10 10 -1 -7% Commercial/Services 105 95 25 23 -82 -78% Office 3 3 2 2 -1 -35% Schools 221 216 221 221 -1 0% Roads and Freeways 391 392 392 392 1 0% Agricultural and Extractive ² 0 0 0 0 0 0 0% Parks and Military Use 71 71 71 71 71 0 0% Vacant Developable Acres 25 18 10 9 -16 -66% Low Density Single Family 4 4 4 4 0 0% Single Family 8 5 5 4 -4 -48% Multiple Family 6 6 1 0 -6 -100%		30	35	33			13%
Commercial/Services 105 95 25 23 -82 -78% Office 3 3 2 2 -1 -35% Schools 221 216 221 221 -1 0% Roads and Freeways 391 392 392 392 1 0% Agricultural and Extractive² 0 0 0 0 0 0 0% Parks and Military Use 71 71 71 71 0 0% Vacant Developable Acres 25 18 10 9 -16 -66% Low Density Single Family 4 4 4 4 0 0% Single Family 8 5 5 4 -4 -48% Multiple Family 6 6 1 0 -6 -100%	Mixed Use	0	17	54	57	57	
Office 3 3 2 2 -1 -35% Schools 221 216 221 221 -1 0% Roads and Freeways 391 392 392 392 1 0% Agricultural and Extractive ² 0 0 0 0 0 0 0 0% Parks and Military Use 71 71 71 71 0 0% Vacant Developable Acres 25 18 10 9 -16 -66% Low Density Single Family 4 4 4 4 0 0% Single Family 8 5 5 4 -4 -48% Multiple Family 6 6 1 0 -6 -100%	Industrial		9		10	-1	-7%
Schools 221 216 221 221 -1 0% Roads and Freeways 391 392 392 392 1 0% Agricultural and Extractive² 0 0 0 0 0 0 0 0% Parks and Military Use 71 71 71 71 0 0% Vacant Developable Acres 25 18 10 9 -16 -66% Low Density Single Family 4 4 4 4 0 0% Single Family 8 5 5 4 -4 -48% Multiple Family 6 6 1 0 -6 -100%	Commercial/Services	105	95	25	23	-82	-78%
Roads and Freeways 391 392 392 392 1 0% Agricultural and Extractive² 0 0 0 0 0 0 0 0% Parks and Military Use 71 71 71 71 0 0% Vacant Developable Acres 25 18 10 9 -16 -66% Low Density Single Family 4 4 4 4 0 0% Single Family 8 5 5 4 -4 -48% Multiple Family 6 6 1 0 -6 -100%			3			-1	
Agricultural and Extractive² 0 0 0 0 0 0 0% <	Schools	221	216	221	221	-1	0%
Parks and Military Use 71 71 71 71 0 0% Vacant Developable Acres 25 18 10 9 -16 -66% Low Density Single Family 4 4 4 4 0 0% Single Family 8 5 5 4 -4 -48% Multiple Family 6 6 1 0 -6 -100%	Roads and Freeways	391	392	392	392	1	0%
Vacant Developable Acres 25 18 10 9 -16 -66% Low Density Single Family 4 4 4 4 0 0% Single Family 8 5 5 4 -4 -48% Multiple Family 6 6 1 0 -6 -100%	Agricultural and Extractive ²	0	0	0	0	0	0%
Low Density Single Family 4 4 4 4 0 0% Single Family 8 5 5 4 -4 -48% Multiple Family 6 6 1 0 -6 -100%	Parks and Military Use	71	71	71	71	0	0%
Single Family 8 5 5 4 -4 -48% Multiple Family 6 6 1 0 -6 -100%	Vacant Developable Acres	25	18	10	9	-16	-66%
Multiple Family 6 6 1 0 -6 -100%	Low Density Single Family	4	4	4	4	0	0%
	Single Family	8	5	5	4	-4	-48%
Missed Hea	Multiple Family	6	6	1	0	-6	-100%
ivilixed use 5 3 0 0 -5 -100%	Mixed Use	5	3	0	0	-5	-100%
Industrial 0 0 0 0 0 -100%	Industrial	0	0	0	0	0	-100%
Commercial/Services 0 0 0 0 0 0 0%	Commercial/Services	0	0	0	0	0	0%
Office 1 1 0 0 -1 -96%	Office	1	1	0	0	-1	-96%
Schools 0 0 0 0 0 0%	Schools	0	0	0	0	0	0%
Parks and Other 0 0 0 0 0 0%	Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways 0 0 0 0 0 0 0%	Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres 17 17 17 17 0 0%	Constrained Acres	17	17	17	17	0	0%
Employment Density ³ 42.8 46.7 59.6 61.1 18.3 43%	Employment Density ³	42.8	46.7	59.6	61.1	18.3	43%

7.6

6.8

GROWTH TRENDS IN JOBS

Residential Density⁴



Notes:

15.5

15.1

- 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.

8.8

- 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

129%

2012 to 2050 Change*