

SERIES 13 REGIONAL GROWTH FORECAST



South Bay Union Elementary School District

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	77,411	79,876	90,591	93,392	15,981	21%
Household Population	76,653	79,169	89,790	92,521	15,868	21%
Group Quarters Population	758	707	801	871	113	15%
Civilian	758	707	801	871	113	15%
Military	0	0	0	0	0	0%
Total Housing Units	24,569	24,954	28,045	29,201	4,632	19%
Single Family	12,222	12,131	12,416	12,253	31	0%
Multiple Family	9,940	10,427	13,957	15,613	5,673	57%
Mobile Homes	2,407	2,396	1,672	1,335	-1,072	-45%
Occupied Housing Units	23,379	23,732	26,851	27,804	4,425	19%
Single Family	11,822	11,696	12,065	11,844	22	0%
Multiple Family	9,356	9,837	13,299	14,785	5,429	58%
Mobile Homes	2,201	2,199	1,487	1,175	-1,026	-47%
Vacancy Rate	4.8%	4.9%	4.3%	4.8%	0.0	0%
Single Family	3.3%	3.6%	2.8%	3.3%	0.0	0%
Multiple Family	5.9%	5.7%	4.7%	5.3%	-0.6	-10%
Mobile Homes	8.6%	8.2%	11.1%	12.0%	3.4	40%
Persons per Household	3.28	3.34	3.34	3.33	0.1	2%

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	2,757	2,620	2,480	2,184	-573	-21%
\$15,000-\$29,999	4,136	3,967	3,985	3,625	-511	-12%
\$30,000-\$44,999	3,915	4,109	4,209	4,028	113	3%
\$45,000-\$59,999	3,707	3,435	3,889	3,952	245	7%
\$60,000-\$74,999	2,668	2,656	3,175	3,234	566	21%
\$75,000-\$99,999	2,668	3,001	3,671	4,016	1,348	51%
\$100,000-\$124,999	1,500	1,739	2,272	2,644	1,144	76%
\$125,000-\$149,999	791	999	1,320	1,646	855	108%
\$150,000-\$199,999	715	813	1,226	1,584	869	122%
\$200,000 or more	522	393	624	891	369	71%
Total Households	23,379	23,732	26,851	27,804	4,425	19%
Median Household Income						
Adjusted for inflation (\$2010)	\$48,567	\$50,109	\$55,613	\$60,524	\$11,957	25%

*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.

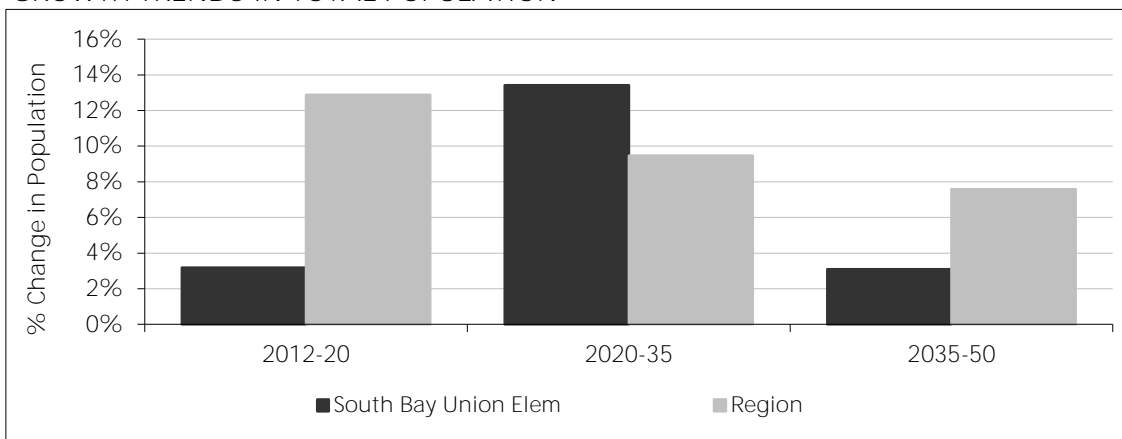
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	77,411	79,876	90,591	93,392	15,981	21%
Under 5	5,973	6,772	6,655	6,106	133	2%
5 to 9	5,275	5,164	5,529	5,273	-2	0%
10 to 14	5,658	5,214	5,387	5,455	-203	-4%
15 to 17	3,718	3,229	3,219	3,329	-389	-10%
18 to 19	2,792	2,268	2,285	2,371	-421	-15%
20 to 24	6,838	6,619	6,107	6,266	-572	-8%
25 to 29	6,123	6,394	5,964	5,570	-553	-9%
30 to 34	5,025	4,806	5,320	4,882	-143	-3%
35 to 39	4,596	4,469	5,305	4,473	-123	-3%
40 to 44	4,932	4,161	5,479	4,763	-169	-3%
45 to 49	4,793	4,349	4,852	5,077	284	6%
50 to 54	5,158	5,053	5,431	6,273	1,115	22%
55 to 59	4,567	5,279	5,158	6,817	2,250	49%
60 to 61	1,527	1,946	2,049	2,276	749	49%
62 to 64	2,025	2,704	2,942	3,155	1,130	56%
65 to 69	2,539	3,674	5,106	5,278	2,739	108%
70 to 74	1,938	2,977	4,758	4,468	2,530	131%
75 to 79	1,617	2,051	4,174	4,359	2,742	170%
80 to 84	1,200	1,298	2,561	3,257	2,057	171%
85 and over	1,117	1,449	2,310	3,944	2,827	253%
Median Age	32.3	34.5	39.6	43.1	10.8	33%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	77,411	79,876	90,591	93,392	15,981	21%
Hispanic	51,815	57,598	69,644	78,281	26,466	51%
Non-Hispanic	25,596	22,278	20,947	15,111	-10,485	-41%
White	14,621	12,479	8,951	2,950	-11,671	-80%
Black	2,230	1,907	2,238	2,191	-39	-2%
American Indian	207	128	52	18	-189	-91%
Asian	6,290	5,565	7,110	7,245	955	15%
Hawaiian / Pacific Islander	282	243	196	155	-127	-45%
Other	96	52	22	12	-84	-88%
Two or More Races	1,870	1,904	2,378	2,540	670	36%

GROWTH TRENDS IN TOTAL POPULATION



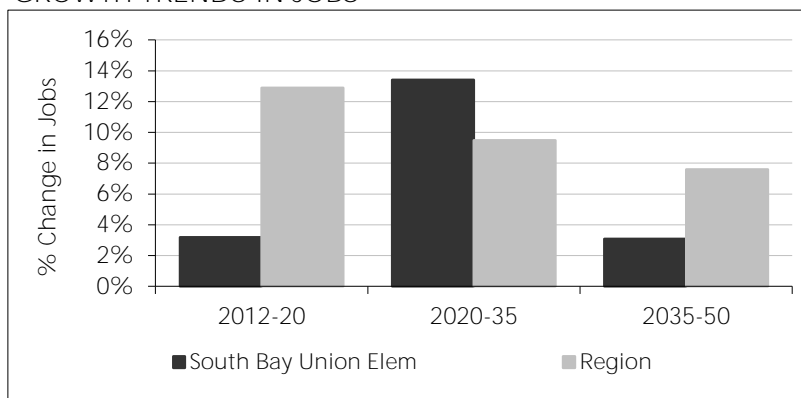
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	9,324	10,741	11,743	11,774	2,450	26%
Civilian Jobs	9,068	10,485	11,487	11,518	2,450	27%
Military Jobs	256	256	256	256	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	10,027	10,027	10,027	10,027	0	0%
Developed Acres	7,130	7,191	7,239	7,332	202	3%
Low Density Single Family	48	48	48	48	0	0%
Single Family	1,519	1,511	1,546	1,528	9	1%
Multiple Family	407	419	520	561	154	38%
Mobile Homes	197	197	112	89	-108	-55%
Other Residential	27	27	27	27	0	-1%
Mixed Use	0	39	65	76	76	--
Industrial	394	348	345	344	-50	-13%
Commercial/Services	257	255	238	231	-26	-10%
Office	3	3	4	4	1	40%
Schools	267	248	248	248	-18	-7%
Roads and Freeways	1,173	1,209	1,209	1,209	36	3%
Agricultural and Extractive ²	251	256	235	235	-16	-6%
Parks and Military Use	2,585	2,630	2,640	2,730	145	6%
Vacant Developable Acres	211	149	102	9	-202	-96%
Low Density Single Family	10	5	0	0	-10	-100%
Single Family	26	23	2	1	-25	-95%
Multiple Family	4	2	1	0	-4	-97%
Mixed Use	10	7	2	1	-8	-85%
Industrial	4	2	0	0	-4	-100%
Commercial/Services	4	3	1	1	-4	-88%
Office	1	1	0	0	-1	-100%
Schools	0	0	0	0	0	0%
Parks and Other	151	107	96	6	-146	-96%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	2,686	2,686	2,686	2,686	0	0%
Employment Density ³	9.8	12.0	13.2	13.3	3.5	35%
Residential Density ⁴	11.2	11.2	12.3	12.7	1.6	14%

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