

SERIES 13 REGIONAL GROWTH FORECAST



Major Statistical Area 0 - Central

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	633,947	672,248	791,172	882,835	248,888	39%
Household Population	595,141	632,309	749,743	840,352	245,211	41%
Group Quarters Population	38,806	39,939	41,429	42,483	3,677	9%
Civilian	16,872	18,005	19,495	20,549	3,677	22%
Military	21,934	21,934	21,934	21,934	0	0%
Total Housing Units	244,723	255,920	306,009	348,190	103,467	42%
Single Family	121,478	122,752	120,041	115,228	-6,250	-5%
Multiple Family	121,592	131,564	184,885	232,276	110,684	91%
Mobile Homes	1,653	1,604	1,083	686	-967	-58%
Occupied Housing Units	227,033	236,123	284,907	320,703	93,670	41%
Single Family	115,984	116,832	115,494	110,055	-5,929	-5%
Multiple Family	109,489	117,774	168,391	210,029	100,540	92%
Mobile Homes	1,560	1,517	1,022	619	-941	-60%
Vacancy Rate	7.2%	7.7%	6.9%	7.9%	0.7	10%
Single Family	4.5%	4.8%	3.8%	4.5%	0.0	0%
Multiple Family	10.0%	10.5%	8.9%	9.6%	-0.4	-4%
Mobile Homes	5.6%	5.4%	5.6%	9.8%	4.2	75%
Persons per Household	2.62	2.68	2.63	2.62	0.0	0%

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	29,717	29,536	32,011	31,490	1,773	6%
\$15,000-\$29,999	37,490	37,421	40,755	41,717	4,227	11%
\$30,000-\$44,999	36,002	35,407	40,124	42,729	6,727	19%
\$45,000-\$59,999	28,230	29,463	34,538	38,200	9,970	35%
\$60,000-\$74,999	22,852	23,299	28,330	32,055	9,203	40%
\$75,000-\$99,999	25,283	27,822	34,960	40,856	15,573	62%
\$100,000-\$124,999	16,089	17,786	23,398	28,203	12,114	75%
\$125,000-\$149,999	9,712	11,422	15,563	19,297	9,585	99%
\$150,000-\$199,999	10,850	12,270	17,400	22,216	11,366	105%
\$200,000 or more	10,808	11,697	17,828	23,940	13,132	122%
Total Households	227,033	236,123	284,907	320,703	93,670	41%
Median Household Income						
Adjusted for inflation (\$2010)	\$50,477	\$52,992	\$57,840	\$62,909	\$12,432	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.

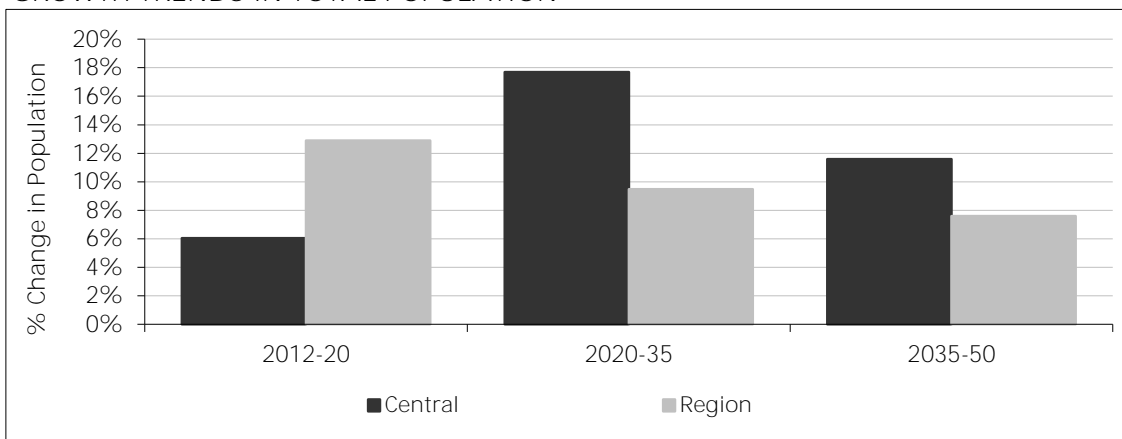
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	633,947	672,248	791,172	882,835	248,888	39%
Under 5	41,526	49,217	52,327	55,991	14,465	35%
5 to 9	37,042	39,277	45,634	49,777	12,735	34%
10 to 14	37,194	35,644	42,023	47,254	10,060	27%
15 to 17	24,143	21,316	24,748	27,998	3,855	16%
18 to 19	22,154	19,325	24,121	25,863	3,709	17%
20 to 24	62,360	63,735	69,961	75,487	13,127	21%
25 to 29	61,453	66,044	65,924	72,328	10,875	18%
30 to 34	56,219	57,682	63,327	70,561	14,342	26%
35 to 39	46,488	51,177	60,206	61,349	14,861	32%
40 to 44	42,445	39,743	54,316	52,536	10,091	24%
45 to 49	39,176	36,616	44,305	48,809	9,633	25%
50 to 54	38,199	36,531	41,742	49,240	11,041	29%
55 to 59	34,543	38,017	37,442	50,520	15,977	46%
60 to 61	12,202	15,239	14,906	18,302	6,100	50%
62 to 64	16,563	20,829	21,839	26,088	9,525	58%
65 to 69	20,004	28,482	34,271	39,610	19,606	98%
70 to 74	13,350	20,520	30,994	31,130	17,780	133%
75 to 79	10,575	13,118	26,039	26,769	16,194	153%
80 to 84	9,047	9,352	19,739	24,207	15,160	168%
85 and over	9,264	10,384	17,308	29,016	19,752	213%
Median Age	32.8	33.6	35.6	36.3	3.5	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	633,947	672,248	791,172	882,835	248,888	39%
Hispanic	262,402	304,381	403,260	495,479	233,077	89%
Non-Hispanic	371,545	367,867	387,912	387,356	15,811	4%
White	212,343	203,985	196,167	184,214	-28,129	-13%
Black	58,826	57,508	50,274	38,829	-19,997	-34%
American Indian	1,998	1,965	2,240	2,262	264	13%
Asian	75,879	80,007	106,149	121,677	45,798	60%
Hawaiian / Pacific Islander	3,317	3,657	4,792	6,094	2,777	84%
Other	1,515	1,456	1,655	1,809	294	19%
Two or More Races	17,667	19,289	26,635	32,471	14,804	84%

GROWTH TRENDS IN TOTAL POPULATION



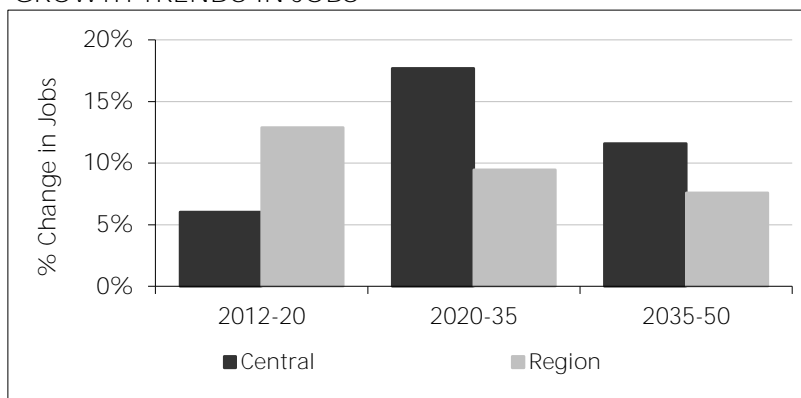
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	301,579	329,415	354,687	387,285	85,706	28%
Civilian Jobs	252,669	280,505	305,777	338,375	85,706	34%
Military Jobs	48,910	48,910	48,910	48,910	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	62,701	62,701	62,701	62,701	0	0%
Developed Acres	48,124	48,573	48,863	49,147	1,023	2%
Low Density Single Family	10	20	24	27	17	161%
Single Family	16,388	16,487	16,239	15,854	-534	-3%
Multiple Family	2,601	2,634	3,104	3,555	954	37%
Mobile Homes	190	186	125	69	-121	-64%
Other Residential	319	328	328	335	16	5%
Mixed Use	0	465	1,000	1,674	1,674	--
Industrial	3,336	3,108	3,069	2,996	-340	-10%
Commercial/Services	4,630	4,447	4,112	3,796	-835	-18%
Office	337	332	282	247	-90	-27%
Schools	1,611	1,616	1,624	1,613	2	0%
Roads and Freeways	11,901	12,104	12,104	12,104	203	2%
Agricultural and Extractive ²	22	21	21	16	-6	-26%
Parks and Military Use	6,777	6,823	6,831	6,861	84	1%
Vacant Developable Acres	1,124	722	432	148	-976	-87%
Low Density Single Family	23	12	9	6	-17	-73%
Single Family	439	268	151	59	-380	-87%
Multiple Family	159	148	81	19	-140	-88%
Mixed Use	143	104	77	18	-125	-87%
Industrial	60	36	18	5	-55	-91%
Commercial/Services	144	79	47	27	-117	-81%
Office	19	9	6	2	-17	-89%
Schools	35	18	5	3	-32	-92%
Parks and Other	95	38	31	0	-94	-99%
Future Roads and Freeways	9	9	9	9	0	0%
Constrained Acres	13,406	13,406	13,406	13,406	0	0%
Employment Density ³	25.5	28.8	31.9	35.7	10.2	40%
Residential Density ⁴	12.5	12.9	15.1	16.8	4.3	34%

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