

SERIES 13 REGIONAL GROWTH FORECAST



San Marcos Unified School District

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	116,133	130,710	144,394	148,810	32,677	28%
Household Population	115,089	129,501	143,033	147,341	32,252	28%
Group Quarters Population	1,044	1,209	1,361	1,469	425	41%
Civilian	1,044	1,209	1,361	1,469	425	41%
Military	0	0	0	0	0	0%
Total Housing Units	41,420	45,778	50,235	52,015	10,595	26%
Single Family	24,384	25,850	26,683	27,088	2,704	11%
Multiple Family	13,210	16,102	19,726	21,194	7,984	60%
Mobile Homes	3,826	3,826	3,826	3,733	-93	-2%
Occupied Housing Units	39,709	43,859	48,534	50,154	10,445	26%
Single Family	23,314	24,640	25,706	25,992	2,678	11%
Multiple Family	12,791	15,604	19,234	20,725	7,934	62%
Mobile Homes	3,604	3,615	3,594	3,437	-167	-5%
Vacancy Rate	4.1%	4.2%	3.4%	3.6%	-0.5	-12%
Single Family	4.4%	4.7%	3.7%	4.0%	-0.4	-9%
Multiple Family	3.2%	3.1%	2.5%	2.2%	-1.0	-31%
Mobile Homes	5.8%	5.5%	6.1%	7.9%	2.1	36%
Persons per Household	2.90	2.95	2.95	2.94	0.0	1%

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	2,743	3,229	2,998	2,580	-163	-6%
\$15,000-\$29,999	5,229	5,305	5,215	4,715	-514	-10%
\$30,000-\$44,999	5,128	5,598	5,731	5,384	256	5%
\$45,000-\$59,999	4,545	5,119	5,413	5,301	756	17%
\$60,000-\$74,999	4,307	4,378	4,782	4,869	562	13%
\$75,000-\$99,999	5,194	5,699	6,489	6,659	1,465	28%
\$100,000-\$124,999	4,125	4,069	4,623	5,022	897	22%
\$125,000-\$149,999	2,220	2,808	3,403	3,822	1,602	72%
\$150,000-\$199,999	2,403	3,456	4,253	4,837	2,434	101%
\$200,000 or more	3,815	4,198	5,627	6,965	3,150	83%
Total Households	39,709	43,859	48,534	50,154	10,445	26%

*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.

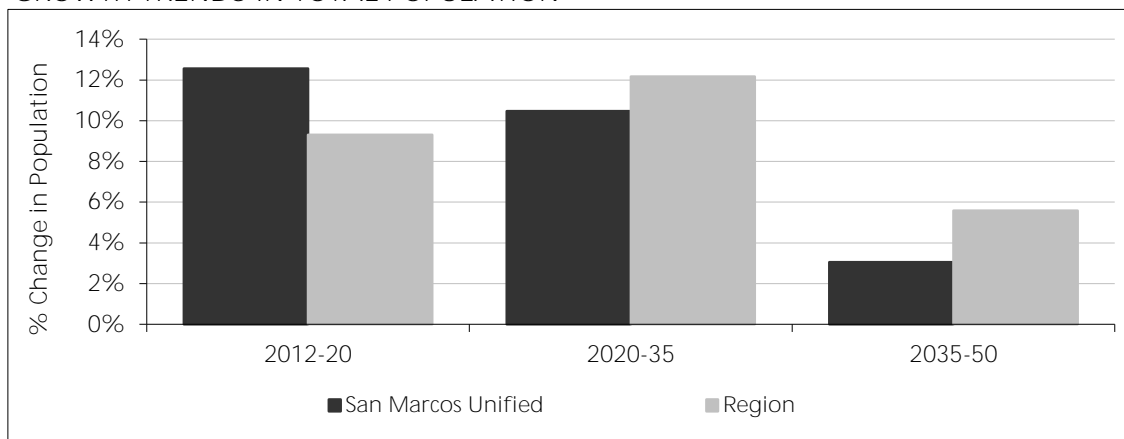
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	116,133	130,710	144,394	148,810	32,677	28%
Under 5	8,167	10,300	10,019	10,740	2,573	32%
5 to 9	8,841	10,575	11,131	11,682	2,841	32%
10 to 14	8,351	8,529	9,578	9,732	1,381	17%
15 to 17	5,051	4,407	5,157	5,097	46	1%
18 to 19	3,737	3,465	3,780	3,923	186	5%
20 to 24	7,888	8,465	8,550	8,681	793	10%
25 to 29	7,141	8,411	8,125	8,596	1,455	20%
30 to 34	7,605	8,731	8,987	9,650	2,045	27%
35 to 39	8,167	9,797	10,309	10,337	2,170	27%
40 to 44	9,012	9,334	11,326	10,203	1,191	13%
45 to 49	7,977	7,845	9,096	8,936	959	12%
50 to 54	7,415	7,014	7,918	7,947	532	7%
55 to 59	6,459	7,215	6,793	8,293	1,834	28%
60 to 61	2,282	2,791	2,436	2,793	511	22%
62 to 64	3,274	4,061	3,805	4,280	1,006	31%
65 to 69	4,383	6,246	6,274	6,806	2,423	55%
70 to 74	3,145	5,121	6,495	5,710	2,565	82%
75 to 79	2,516	3,379	5,844	5,049	2,533	101%
80 to 84	2,159	2,246	4,348	4,057	1,898	88%
85 and over	2,563	2,778	4,423	6,298	3,735	146%
Median Age	35.8	36.3	38.3	38.0	2.2	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	116,133	130,710	144,394	148,810	32,677	28%
Hispanic	38,044	47,239	59,914	68,812	30,768	81%
Non-Hispanic	78,089	83,471	84,480	79,998	1,909	2%
White	61,894	64,523	60,031	52,407	-9,487	-15%
Black	2,234	2,618	3,089	3,357	1,123	50%
American Indian	359	378	371	367	8	2%
Asian	9,698	11,368	15,126	17,087	7,389	76%
Hawaiian / Pacific Islander	397	511	706	871	474	119%
Other	278	263	258	269	-9	-3%
Two or More Races	3,229	3,810	4,899	5,640	2,411	75%

GROWTH TRENDS IN TOTAL POPULATION



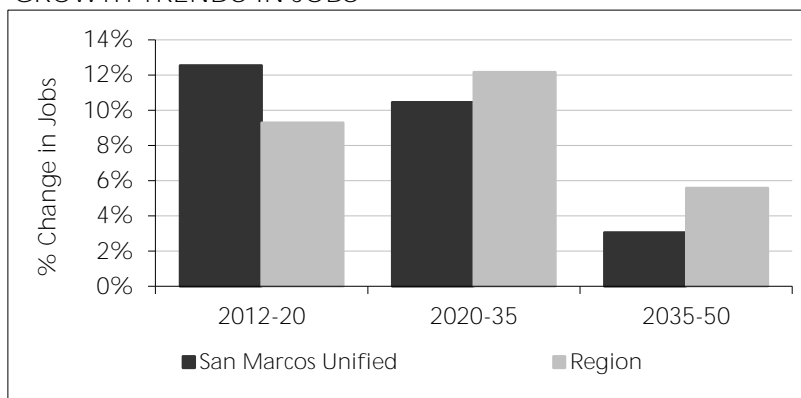
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	53,462	62,668	74,163	84,203	30,741	58%
Civilian Jobs	53,462	62,668	74,163	84,203	30,741	58%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	26,949	26,949	26,949	26,949	0	0%
Developed Acres	17,003	17,904	20,455	20,921	3,919	23%
Low Density Single Family	1,948	2,100	3,975	4,078	2,130	109%
Single Family	4,947	5,313	5,526	5,660	713	14%
Multiple Family	713	742	831	834	121	17%
Mobile Homes	532	528	507	492	-40	-8%
Other Residential	34	58	57	57	24	71%
Mixed Use	0	117	224	262	262	--
Industrial	1,661	1,613	1,686	1,777	116	7%
Commercial/Services	929	989	1,043	1,092	162	17%
Office	89	140	157	150	62	69%
Schools	457	509	560	641	184	40%
Roads and Freeways	2,738	2,825	2,826	2,826	88	3%
Agricultural and Extractive ²	2,205	2,183	2,149	2,137	-68	-3%
Parks and Military Use	750	787	915	915	165	22%
Vacant Developable Acres	5,292	4,394	1,842	1,376	-3,916	-74%
Low Density Single Family	3,108	2,956	1,082	978	-2,130	-69%
Single Family	954	563	317	190	-764	-80%
Multiple Family	80	49	4	1	-80	-99%
Mixed Use	153	83	30	5	-148	-97%
Industrial	249	174	88	27	-221	-89%
Commercial/Services	193	127	80	34	-159	-82%
Office	43	17	11	4	-39	-90%
Schools	309	258	194	100	-210	-68%
Parks and Other	196	159	31	31	-165	-84%
Future Roads and Freeways	6	7	6	6	0	0%
Constrained Acres	4,651	4,651	4,651	4,651	0	0%
Employment Density ³	17.0	18.9	20.8	22.2	5.2	30%
Residential Density ⁴	5.1	5.2	4.6	4.6	-0.4	-9%

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