

SERIES 13 REGIONAL GROWTH FORECAST



Supervisory District 4

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	636,958	676,437	777,838	861,966	225,008	35%
Household Population	605,036	645,378	745,282	828,350	223,314	37%
Group Quarters Population	31,922	31,059	32,556	33,616	1,694	5%
Civilian	28,364	27,501	28,998	30,058	1,694	6%
Military	3,558	3,558	3,558	3,558	0	0%
Total Housing Units	280,835	295,594	342,760	386,456	105,621	38%
Single Family	130,241	130,307	126,344	121,935	-8,306	-6%
Multiple Family	148,714	163,852	215,230	263,891	115,177	77%
Mobile Homes	1,880	1,435	1,186	630	-1,250	-66%
Occupied Housing Units	260,336	272,117	318,286	354,534	94,198	36%
Single Family	124,290	123,913	121,533	116,328	-7,962	-6%
Multiple Family	134,224	146,814	195,605	237,598	103,374	77%
Mobile Homes	1,822	1,390	1,148	608	-1,214	-67%
Vacancy Rate	7.3%	7.9%	7.1%	8.3%	1.0	14%
Single Family	4.6%	4.9%	3.8%	4.6%	0.0	0%
Multiple Family	9.7%	10.4%	9.1%	10.0%	0.3	3%
Mobile Homes	3.1%	3.1%	3.2%	3.5%	0.4	13%
Persons per Household	2.32	2.37	2.34	2.34	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	28,872	29,005	29,960	29,109	237	1%
\$15,000-\$29,999	36,299	37,113	38,825	38,855	2,556	7%
\$30,000-\$44,999	37,782	37,233	40,368	42,119	4,337	11%
\$45,000-\$59,999	31,899	32,714	36,716	39,481	7,582	24%
\$60,000-\$74,999	27,717	27,539	31,838	34,871	7,154	26%
\$75,000-\$99,999	31,375	34,326	41,408	47,319	15,944	51%
\$100,000-\$124,999	21,179	23,240	29,096	34,223	13,044	62%
\$125,000-\$149,999	13,152	15,417	20,152	24,410	11,258	86%
\$150,000-\$199,999	15,357	17,157	23,297	29,194	13,837	90%
\$200,000 or more	16,704	18,373	26,626	34,953	18,249	109%
Total Households	260,336	272,117	318,286	354,534	94,198	36%
Median Household Income						
Adjusted for inflation (\$2010)	\$57,797	\$59,997	\$66,254	\$71,917	\$14,120	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.

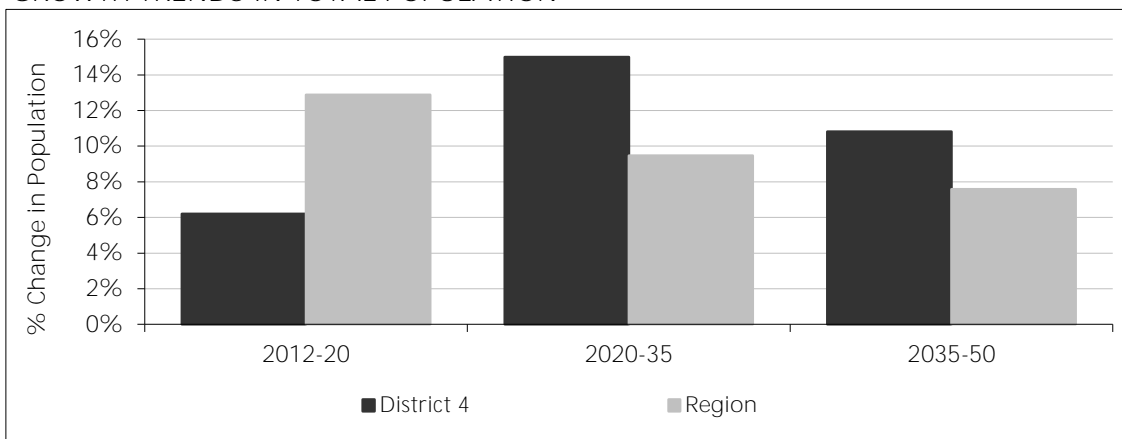
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	636,958	676,437	777,838	861,966	225,008	35%
Under 5	37,348	44,362	46,942	52,005	14,657	39%
5 to 9	31,826	34,532	39,273	43,894	12,068	38%
10 to 14	30,607	29,859	35,685	40,125	9,518	31%
15 to 17	19,670	17,620	20,906	23,250	3,580	18%
18 to 19	24,316	21,440	23,680	25,789	1,473	6%
20 to 24	53,226	53,453	55,779	60,142	6,916	13%
25 to 29	70,117	74,116	73,985	81,526	11,409	16%
30 to 34	63,368	65,530	68,708	78,812	15,444	24%
35 to 39	48,209	54,542	60,823	63,935	15,726	33%
40 to 44	42,690	40,775	53,197	51,443	8,753	21%
45 to 49	39,782	36,725	44,255	46,661	6,879	17%
50 to 54	39,368	36,295	42,087	46,707	7,339	19%
55 to 59	35,892	38,488	37,360	48,026	12,134	34%
60 to 61	12,525	15,347	14,339	17,351	4,826	39%
62 to 64	17,613	21,578	21,475	25,578	7,965	45%
65 to 69	21,892	30,453	34,038	39,390	17,498	80%
70 to 74	14,968	23,350	32,975	31,858	16,890	113%
75 to 79	11,884	15,194	29,028	27,415	15,531	131%
80 to 84	10,559	10,784	23,033	25,613	15,054	143%
85 and over	11,098	11,994	20,270	32,446	21,348	192%
Median Age	34.1	34.8	37.0	37.0	2.9	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	636,958	676,437	777,838	861,966	225,008	35%
Hispanic	181,067	216,866	295,989	372,445	191,378	106%
Non-Hispanic	455,891	459,571	481,849	489,521	33,630	7%
White	304,400	300,148	293,637	283,272	-21,128	-7%
Black	47,825	47,990	44,127	37,586	-10,239	-21%
American Indian	2,091	2,071	2,236	2,208	117	6%
Asian	76,198	81,611	105,637	122,505	46,307	61%
Hawaiian / Pacific Islander	2,797	3,235	4,531	5,887	3,090	110%
Other	1,941	1,806	1,852	1,973	32	2%
Two or More Races	20,639	22,710	29,829	36,090	15,451	75%

GROWTH TRENDS IN TOTAL POPULATION



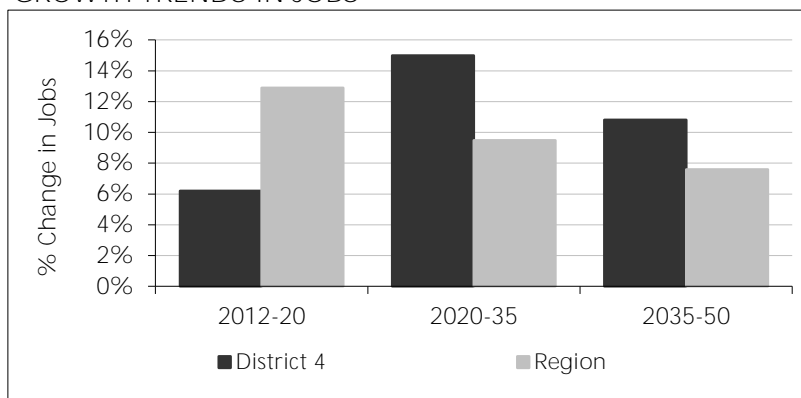
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	415,060	460,116	495,632	529,609	114,549	28%
Civilian Jobs	407,497	452,553	488,069	522,046	114,549	28%
Military Jobs	7,563	7,563	7,563	7,563	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	60,587	60,587	60,587	60,587	0	0%
Developed Acres	54,677	55,299	55,757	56,131	1,455	3%
Low Density Single Family	9	18	50	60	52	595%
Single Family	18,801	18,785	18,534	18,243	-558	-3%
Multiple Family	3,623	3,732	4,271	4,712	1,089	30%
Mobile Homes	258	206	169	93	-165	-64%
Other Residential	234	241	246	242	8	3%
Mixed Use	0	614	1,166	1,668	1,668	--
Industrial	2,880	2,687	2,629	2,604	-276	-10%
Commercial/Services	5,228	5,001	4,643	4,378	-851	-16%
Office	1,124	1,182	1,171	1,157	33	3%
Schools	2,405	2,463	2,501	2,586	181	8%
Roads and Freeways	13,447	13,626	13,626	13,626	180	1%
Agricultural and Extractive ²	15	14	14	12	-3	-20%
Parks and Military Use	6,654	6,731	6,738	6,750	96	1%
Vacant Developable Acres	1,567	985	530	156	-1,411	-90%
Low Density Single Family	56	47	14	4	-52	-93%
Single Family	368	273	143	71	-297	-81%
Multiple Family	253	209	87	11	-242	-96%
Mixed Use	214	64	43	6	-208	-97%
Industrial	79	41	15	1	-78	-99%
Commercial/Services	175	112	68	21	-154	-88%
Office	74	28	9	0	-74	-100%
Schools	186	134	89	8	-178	-96%
Parks and Other	144	58	44	16	-128	-89%
Future Roads and Freeways	18	18	18	18	0	0%
Constrained Acres	4,303	4,303	4,303	4,303	0	0%
Employment Density ³	35.0	38.9	42.3	45.2	10.1	29%
Residential Density ⁴	12.3	12.7	14.4	16.0	3.7	30%

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