

# SERIES 13 REGIONAL GROWTH FORECAST



San Diego Unified School District

## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,028,347	1,115,855	1,285,187	1,390,158	361,811	35%
Household Population	978,934	1,066,029	1,233,211	1,336,669	357,735	37%
Group Quarters Population	49,413	49,826	51,976	53,489	4,076	8%
Civilian	34,957	35,370	37,520	39,033	4,076	12%
Military	14,456	14,456	14,456	14,456	0	0%
Total Housing Units	418,040	447,039	517,596	569,682	151,642	36%
Single Family	215,673	216,953	213,780	209,513	-6,160	-3%
Multiple Family	199,352	227,635	302,114	359,157	159,805	80%
Mobile Homes	3,015	2,451	1,702	1,012	-2,003	-66%
Occupied Housing Units	392,627	417,755	487,445	530,718	138,091	35%
Single Family	207,224	207,796	206,777	201,301	-5,923	-3%
Multiple Family	182,578	207,677	279,056	328,464	145,886	80%
Mobile Homes	2,825	2,282	1,612	953	-1,872	-66%
Vacancy Rate	6.1%	6.6%	5.8%	6.8%	0.7	11%
Single Family	3.9%	4.2%	3.3%	3.9%	0.0	0%
Multiple Family	8.4%	8.8%	7.6%	8.5%	0.1	1%
Mobile Homes	6.3%	6.9%	5.3%	5.8%	-0.5	-8%
Persons per Household	2.49	2.55	2.53	2.52	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	40,924	41,236	42,870	40,934	10	0%
\$15,000-\$29,999	50,361	52,206	54,711	54,021	3,660	7%
\$30,000-\$44,999	52,923	53,581	57,982	58,992	6,069	11%
\$45,000-\$59,999	45,807	48,275	53,893	56,455	10,648	23%
\$60,000-\$74,999	41,129	41,196	47,341	50,632	9,503	23%
\$75,000-\$99,999	48,730	53,491	63,423	69,671	20,941	43%
\$100,000-\$124,999	34,362	37,740	46,408	52,489	18,127	53%
\$125,000-\$149,999	21,829	26,228	33,274	38,637	16,808	77%
\$150,000-\$199,999	26,934	30,799	40,535	48,546	21,612	80%
\$200,000 or more	29,628	33,003	47,008	60,341	30,713	104%
Total Households	392,627	417,755	487,445	530,718	138,091	35%
Median Household Income						
Adjusted for inflation (\$2010)	\$62,297	\$64,944	\$70,857	\$76,552	\$14,255	23%

### \*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.

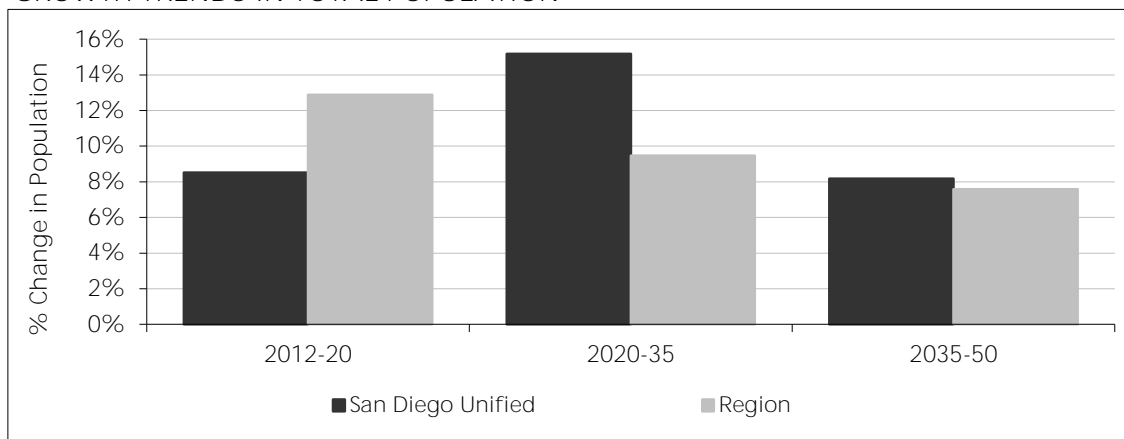
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,028,347	1,115,855	1,285,187	1,390,158	361,811	35%
Under 5	62,816	76,037	79,030	85,414	22,598	36%
5 to 9	54,971	60,934	68,044	73,822	18,851	34%
10 to 14	54,122	53,165	62,585	67,906	13,784	25%
15 to 17	34,245	30,917	36,695	39,130	4,885	14%
18 to 19	37,667	33,291	39,696	41,634	3,967	11%
20 to 24	98,746	102,449	111,866	116,367	17,621	18%
25 to 29	104,455	113,431	112,164	121,926	17,471	17%
30 to 34	92,956	98,234	102,702	115,186	22,230	24%
35 to 39	74,600	85,904	94,538	97,724	23,124	31%
40 to 44	67,596	65,813	85,321	80,545	12,949	19%
45 to 49	63,506	59,916	72,228	73,769	10,263	16%
50 to 54	62,921	59,257	68,760	73,739	10,818	17%
55 to 59	57,223	62,613	61,117	76,691	19,468	34%
60 to 61	19,943	24,970	23,528	28,070	8,127	41%
62 to 64	28,416	35,627	35,814	41,956	13,540	48%
65 to 69	35,460	50,947	57,250	65,315	29,855	84%
70 to 74	24,431	39,205	54,752	52,385	27,954	114%
75 to 79	19,610	25,598	48,501	45,222	25,612	131%
80 to 84	16,832	17,594	36,990	40,485	23,653	141%
85 and over	17,831	19,953	33,606	52,872	35,041	197%
Median Age	33.6	34.5	36.6	36.7	3.1	9%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,028,347	1,115,855	1,285,187	1,390,158	361,811	35%
Hispanic	291,778	346,516	460,361	563,942	272,164	93%
Non-Hispanic	736,569	769,339	824,826	826,216	89,647	12%
White	465,043	469,285	458,143	427,672	-37,371	-8%
Black	69,993	71,620	67,347	57,675	-12,318	-18%
American Indian	3,031	3,379	4,191	4,202	1,171	39%
Asian	156,193	176,290	229,074	256,953	100,760	65%
Hawaiian / Pacific Islander	4,650	5,955	9,007	11,927	7,277	156%
Other	2,868	2,994	3,464	3,734	866	30%
Two or More Races	34,791	39,816	53,600	64,053	29,262	84%

## GROWTH TRENDS IN TOTAL POPULATION



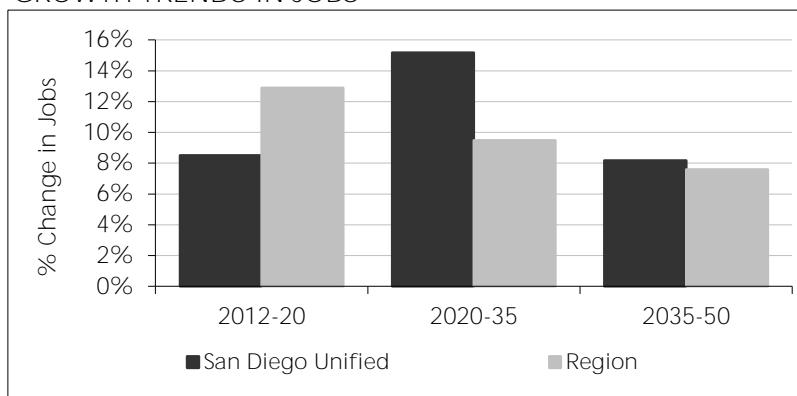
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	679,560	750,202	804,524	859,177	179,617	26%
Civilian Jobs	642,190	712,832	767,154	821,807	179,617	28%
Military Jobs	37,370	37,370	37,370	37,370	0	0%

## LAND USE<sup>1</sup>

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	138,215	138,215	138,215	138,215	0	0%
Developed Acres	116,731	118,708	119,621	120,370	3,639	3%
Low Density Single Family	7	16	48	58	52	774%
Single Family	32,180	32,244	31,958	31,625	-555	-2%
Multiple Family	5,550	5,985	6,802	7,400	1,851	33%
Mobile Homes	403	340	241	128	-274	-68%
Other Residential	445	455	466	463	18	4%
Mixed Use	0	832	1,559	2,147	2,147	--
Industrial	8,982	8,650	8,738	8,884	-98	-1%
Commercial/Services	9,374	9,125	8,685	8,385	-989	-11%
Office	1,942	2,079	2,098	2,127	186	10%
Schools	4,125	4,269	4,338	4,464	338	8%
Roads and Freeways	23,212	23,732	23,735	23,738	526	2%
Agricultural and Extractive <sup>2</sup>	1,091	1,164	1,125	1,123	31	3%
Parks and Military Use	29,421	29,816	29,826	29,827	406	1%
Vacant Developable Acres	3,921	1,969	1,060	318	-3,603	-92%
Low Density Single Family	166	51	18	8	-158	-95%
Single Family	557	382	197	95	-462	-83%
Multiple Family	679	344	128	22	-657	-97%
Mixed Use	292	73	47	6	-285	-98%
Industrial	765	480	266	58	-707	-92%
Commercial/Services	318	165	90	29	-289	-91%
Office	185	89	52	8	-176	-95%
Schools	345	208	136	22	-323	-94%
Parks and Other	574	131	83	29	-545	-95%
Future Roads and Freeways	40	45	42	40	0	0%
Constrained Acres	17,537	17,537	17,537	17,537	0	0%
Employment Density <sup>3</sup>	26.3	29.0	31.1	33.0	6.7	25%
Residential Density <sup>4</sup>	10.8	11.3	12.8	14.0	3.1	29%

## 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