

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	882,885	248,938	39%
Household Population	595,141	632,309	749,743	840,402	245,261	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	348,208	103,485	42%
Single Family	121,478	122,752	120,041	115,228	-6,250	-5%
Multiple Family	121,592	131,564	184,885	232,294	110,702	91%
Mobile Homes	1,653	1,604	1,083	686	-967	-58%
Occupied Housing Units	227,033	236,123	284,907	320,720	93,687	41%
Single Family	115,984	116,832	115,494	110,055	-5,929	-5%
Multiple Family	109,489	117,774	168,391	210,046	100,557	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)

Income Forecast Under Review

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.

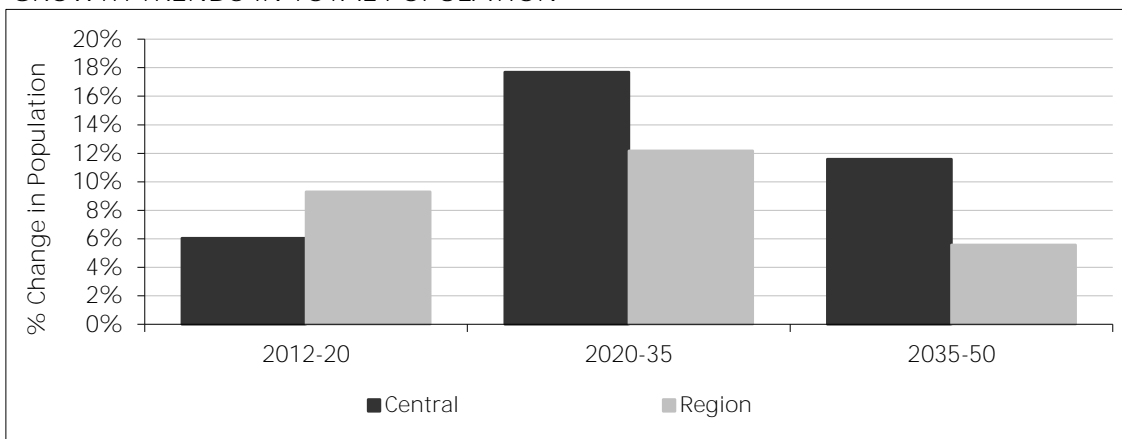
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	633,947	672,248	791,172	882,885	248,938	39%
Under 5	41,526	49,217	52,327	55,992	14,466	35%
5 to 9	37,042	39,277	45,634	49,779	12,737	34%
10 to 14	37,194	35,644	42,023	47,256	10,062	27%
15 to 17	24,143	21,316	24,748	28,003	3,860	16%
18 to 19	22,154	19,325	24,121	25,863	3,709	17%
20 to 24	62,360	63,735	69,961	75,489	13,129	21%
25 to 29	61,453	66,044	65,924	72,332	10,879	18%
30 to 34	56,219	57,682	63,327	70,561	14,342	26%
35 to 39	46,488	51,177	60,206	61,352	14,864	32%
40 to 44	42,445	39,743	54,316	52,539	10,094	24%
45 to 49	39,176	36,616	44,305	48,809	9,633	25%
50 to 54	38,199	36,531	41,742	49,248	11,049	29%
55 to 59	34,543	38,017	37,442	50,525	15,982	46%
60 to 61	12,202	15,239	14,906	18,304	6,102	50%
62 to 64	16,563	20,829	21,839	26,088	9,525	58%
65 to 69	20,004	28,482	34,271	39,615	19,611	98%
70 to 74	13,350	20,520	30,994	31,132	17,782	133%
75 to 79	10,575	13,118	26,039	26,769	16,194	153%
80 to 84	9,047	9,352	19,739	24,209	15,162	168%
85 and over	9,264	10,384	17,308	29,020	19,756	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	882,885	248,938	39%
Hispanic	262,402	304,381	403,260	495,494	233,092	89%
Non-Hispanic	371,545	367,867	387,912	387,391	15,846	4%
White	212,343	203,985	196,167	184,233	-28,110	-13%
Black	58,826	57,508	50,274	38,834	-19,992	-34%
American Indian	1,998	1,965	2,240	2,262	264	13%
Asian	75,879	80,007	106,149	121,681	45,802	60%
Hawaiian / Pacific Islander	3,317	3,657	4,792	6,095	2,778	84%
Other	1,515	1,456	1,655	1,809	294	19%
Two or More Races	17,667	19,289	26,635	32,477	14,810	84%

GROWTH TRENDS IN TOTAL POPULATION



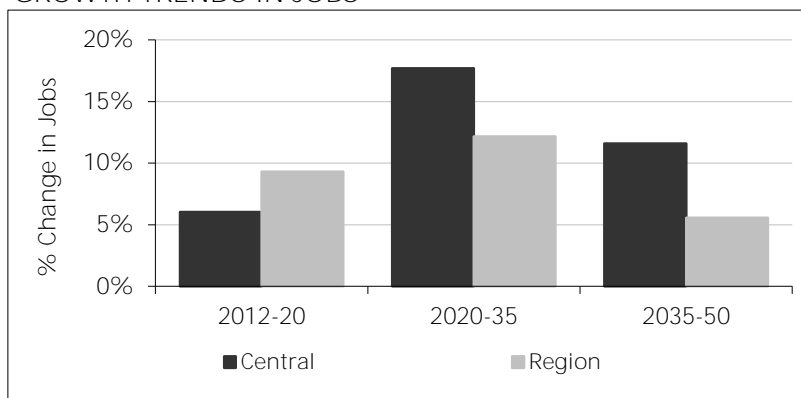
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	301,539	329,375	354,647	387,264	85,725	28%
Civilian Jobs	252,629	280,465	305,737	338,354	85,725	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	62,722	62,722	62,722	62,722	0	0%
Developed Acres	48,145	48,594	48,884	49,169	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	1,675	1,675	--
Industrial	3,336	3,108	3,069	2,996	-340	-10%
Commercial/Services	4,630	4,447	4,111	3,795	-835	-18%
Office	337	332	282	247	-90	-27%
Schools	1,611	1,616	1,624	1,613	2	0%
Roads and Freeways	11,902	12,105	12,105	12,105	203	2%
Agricultural and Extractive ²	22	21	21	16	-6	-26%
Parks and Military Use	6,798	6,844	6,851	6,882	84	1%
Vacant Developable Acres	1,124	721	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	8	9	8	8	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