

# SERIES 13 REGIONAL GROWTH FORECAST



## Council District 5

### POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	148,528	160,776	162,648	161,960	13,432	9%
Household Population	147,741	160,038	161,832	161,097	13,356	9%
Group Quarters Population	787	738	816	863	76	10%
Civilian	787	738	816	863	76	10%
Military	0	0	0	0	0	0%
Total Housing Units	56,382	59,379	59,550	59,722	3,340	6%
Single Family	39,727	41,724	41,812	41,984	2,257	6%
Multiple Family	16,655	17,655	17,738	17,738	1,083	7%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	54,849	57,688	58,160	58,082	3,233	6%
Single Family	38,650	40,477	40,807	40,789	2,139	6%
Multiple Family	16,199	17,211	17,353	17,293	1,094	7%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.7%	2.8%	2.3%	2.7%	0.0	0%
Single Family	2.7%	3.0%	2.4%	2.8%	0.1	4%
Multiple Family	2.7%	2.5%	2.2%	2.5%	-0.2	-7%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.69	2.77	2.78	2.77	0.1	3%

### 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	2,200	2,076	1,730	1,450	-750	-34%
\$15,000-\$29,999	2,751	2,969	2,523	2,127	-624	-23%
\$30,000-\$44,999	4,031	4,143	3,465	2,899	-1,132	-28%
\$45,000-\$59,999	4,746	4,827	4,409	3,823	-923	-19%
\$60,000-\$74,999	4,858	4,484	4,259	4,045	-813	-17%
\$75,000-\$99,999	7,474	7,208	6,828	6,299	-1,175	-16%
\$100,000-\$124,999	6,744	6,499	6,308	6,075	-669	-10%
\$125,000-\$149,999	5,132	5,384	5,533	5,530	398	8%
\$150,000-\$199,999	6,855	7,996	8,549	8,775	1,920	28%
\$200,000 or more	10,058	12,102	14,556	17,059	7,001	70%
Total Households	54,849	57,688	58,160	58,082	3,233	6%
Median Household Income						
Adjusted for inflation (\$2010)	\$105,058	\$112,067	\$123,248	\$135,502	\$30,444	29%

#### \*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.

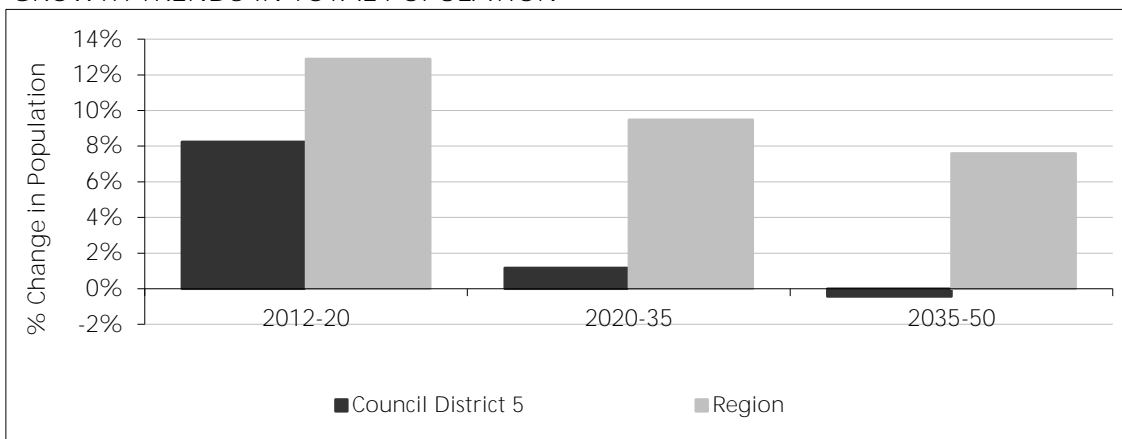
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	148,528	160,776	162,648	161,960	13,432	9%
Under 5	8,818	11,039	9,747	10,514	1,696	19%
5 to 9	10,430	12,262	11,447	12,226	1,796	17%
10 to 14	10,998	10,924	11,673	11,310	312	3%
15 to 17	6,971	6,152	7,073	6,334	-637	-9%
18 to 19	4,636	2,960	3,421	2,746	-1,890	-41%
20 to 24	6,621	6,213	5,905	5,368	-1,253	-19%
25 to 29	7,339	7,798	6,479	6,757	-582	-8%
30 to 34	8,549	9,251	7,867	8,944	395	5%
35 to 39	10,162	12,432	10,905	11,458	1,296	13%
40 to 44	11,984	12,093	12,984	11,200	-784	-7%
45 to 49	12,023	11,137	12,210	10,362	-1,661	-14%
50 to 54	11,892	10,635	11,443	10,091	-1,801	-15%
55 to 59	10,487	10,965	9,289	10,368	-119	-1%
60 to 61	3,307	4,211	3,276	3,698	391	12%
62 to 64	5,049	6,326	5,220	5,812	763	15%
65 to 69	6,244	9,263	8,391	9,145	2,901	46%
70 to 74	4,033	6,781	7,836	7,127	3,094	77%
75 to 79	3,003	3,988	6,643	5,644	2,641	88%
80 to 84	2,713	2,773	5,351	4,835	2,122	78%
85 and over	3,269	3,573	5,488	8,021	4,752	145%
Median Age	39.9	40.6	42.6	42.4	2.5	6%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	148,528	160,776	162,648	161,960	13,432	9%
Hispanic	14,208	17,643	20,387	23,327	9,119	64%
Non-Hispanic	134,320	143,133	142,261	138,633	4,313	3%
White	87,908	89,351	76,428	65,277	-22,631	-26%
Black	3,237	3,663	3,944	4,090	853	26%
American Indian	321	488	724	739	418	130%
Asian	35,935	41,188	49,910	54,931	18,996	53%
Hawaiian / Pacific Islander	374	667	1,304	1,831	1,457	390%
Other	342	439	590	661	319	93%
Two or More Races	6,203	7,337	9,361	11,104	4,901	79%

## GROWTH TRENDS IN TOTAL POPULATION



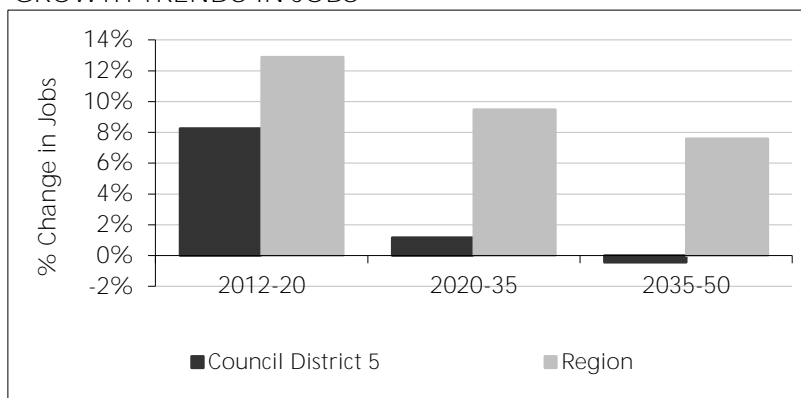
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	59,638	70,557	74,326	81,826	22,188	37%
Civilian Jobs	59,638	70,557	74,326	81,826	22,188	37%
Military Jobs	0	0	0	0	0	0%

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

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	40,814	40,814	40,814	40,814	0	0%
Developed Acres	33,745	34,848	34,963	35,121	1,375	4%
Low Density Single Family	95	96	106	145	51	54%
Single Family	7,596	8,504	8,526	8,566	970	13%
Multiple Family	971	999	999	999	28	3%
Mobile Homes	0	0	0	0	0	0%
Other Residential	46	46	46	37	-9	-19%
Mixed Use	0	0	0	0	0	0%
Industrial	846	860	870	878	32	4%
Commercial/Services	2,412	2,472	2,479	2,492	79	3%
Office	351	454	476	511	160	46%
Schools	760	797	838	858	99	13%
Roads and Freeways	4,262	4,262	4,262	4,262	0	0%
Agricultural and Extractive <sup>2</sup>	3,610	3,544	3,540	3,540	-70	-2%
Parks and Military Use	12,796	12,814	12,821	12,832	35	0%
Vacant Developable Acres	1,389	287	171	14	-1,375	-99%
Low Density Single Family	65	51	40	1	-64	-98%
Single Family	891	63	41	1	-890	-100%
Multiple Family	28	0	0	0	-28	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	87	64	47	4	-84	-96%
Commercial/Services	84	23	13	1	-83	-99%
Office	100	7	0	0	-100	-100%
Schools	90	54	12	1	-89	-99%
Parks and Other	37	18	11	0	-37	-100%
Future Roads and Freeways	7	7	7	7	0	0%
Constrained Acres	5,679	5,679	5,679	5,679	0	0%
Employment Density <sup>3</sup>	13.7	15.4	15.9	17.3	3.6	26%
Residential Density <sup>4</sup>	6.5	6.2	6.2	6.1	-0.3	-5%

## 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