

SERIES 13 REGIONAL GROWTH FORECAST



Major Statistical Area 2 - South Suburban

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	391,405	450,849	535,118	564,280	172,875	44%
Household Population	384,974	437,794	521,643	550,495	165,521	43%
Group Quarters Population	6,431	13,055	13,475	13,785	7,354	114%
Civilian	6,431	13,055	13,475	13,785	7,354	114%
Military	0	0	0	0	0	0%
Total Housing Units	120,607	134,179	158,287	168,898	48,291	40%
Single Family	71,778	74,483	78,226	78,604	6,826	10%
Multiple Family	42,347	53,604	74,935	86,364	44,017	104%
Mobile Homes	6,482	6,092	5,126	3,930	-2,552	-39%
Occupied Housing Units	116,727	129,713	153,753	163,085	46,358	40%
Single Family	69,967	72,398	76,389	76,345	6,378	9%
Multiple Family	40,671	51,567	72,551	83,081	42,410	104%
Mobile Homes	6,089	5,748	4,813	3,659	-2,430	-40%
Vacancy Rate	3.2%	3.3%	2.9%	3.4%	0.2	6%
Single Family	2.5%	2.8%	2.3%	2.9%	0.4	16%
Multiple Family	4.0%	3.8%	3.2%	3.8%	-0.2	-5%
Mobile Homes	6.1%	5.6%	6.1%	6.9%	0.8	13%
Persons per Household	3.30	3.38	3.39	3.38	0.1	2%

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	10,652	10,249	9,926	9,031	-1,621	-15%
\$15,000-\$29,999	15,232	15,965	16,087	15,238	6	0%
\$30,000-\$44,999	16,297	17,142	18,223	17,807	1,510	9%
\$45,000-\$59,999	14,467	15,994	17,710	17,722	3,255	22%
\$60,000-\$74,999	13,704	13,958	16,144	16,554	2,850	21%
\$75,000-\$99,999	16,337	18,253	22,103	23,361	7,024	43%
\$100,000-\$124,999	10,620	13,001	16,618	18,141	7,521	71%
\$125,000-\$149,999	7,070	8,807	11,975	13,560	6,490	92%
\$150,000-\$199,999	7,357	9,713	13,941	16,702	9,345	127%
\$200,000 or more	4,991	6,631	11,026	14,969	9,978	200%
Total Households	116,727	129,713	153,753	163,085	46,358	40%
Median Household Income						
Adjusted for inflation (\$2010)	\$61,878	\$65,918	\$73,872	\$80,555	\$18,677	30%

*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.

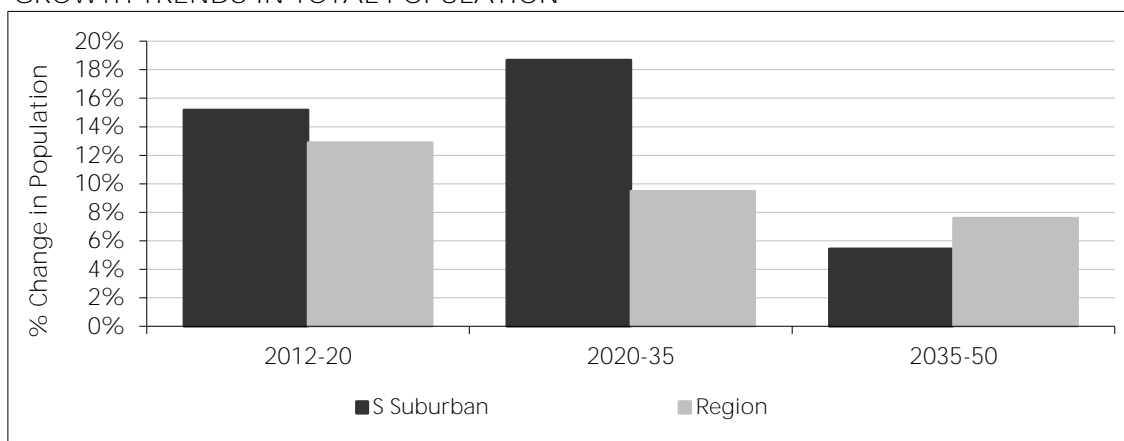
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	391,405	450,849	535,118	564,280	172,875	44%
Under 5	28,443	36,068	37,024	35,094	6,651	23%
5 to 9	27,739	31,290	35,007	34,084	6,345	23%
10 to 14	30,538	31,566	35,899	36,702	6,164	20%
15 to 17	20,028	19,058	21,117	22,127	2,099	10%
18 to 19	14,014	11,864	12,870	13,507	-507	-4%
20 to 24	30,470	32,850	32,058	33,613	3,143	10%
25 to 29	27,201	32,659	31,248	30,972	3,771	14%
30 to 34	26,215	29,366	33,273	31,881	5,666	22%
35 to 39	26,144	30,403	37,250	33,057	6,913	26%
40 to 44	27,903	28,291	39,382	34,966	7,063	25%
45 to 49	27,212	28,608	33,921	36,328	9,116	33%
50 to 54	25,857	28,733	32,421	38,131	12,274	47%
55 to 59	21,780	27,587	28,388	38,105	16,325	75%
60 to 61	7,139	10,235	11,147	13,187	6,048	85%
62 to 64	9,880	14,121	16,394	18,333	8,453	86%
65 to 69	12,400	19,517	26,602	28,684	16,284	131%
70 to 74	9,288	15,169	24,883	24,717	15,429	166%
75 to 79	7,516	9,842	20,593	22,401	14,885	198%
80 to 84	6,011	6,556	13,900	18,192	12,181	203%
85 and over	5,627	7,066	11,741	20,199	14,572	259%
Median Age	33.3	35.1	38.9	41.6	8.3	25%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	391,405	450,849	535,118	564,280	172,875	44%
Hispanic	244,596	292,836	369,241	413,548	168,952	69%
Non-Hispanic	146,809	158,013	165,877	150,732	3,923	3%
White	71,609	70,006	52,405	27,750	-43,859	-61%
Black	14,559	16,857	20,038	21,254	6,695	46%
American Indian	934	995	1,207	1,170	236	25%
Asian	47,550	55,657	72,155	76,693	29,143	61%
Hawaiian / Pacific Islander	1,650	2,018	2,842	3,583	1,933	117%
Other	692	760	950	1,037	345	50%
Two or More Races	9,815	11,720	16,280	19,245	9,430	96%

GROWTH TRENDS IN TOTAL POPULATION



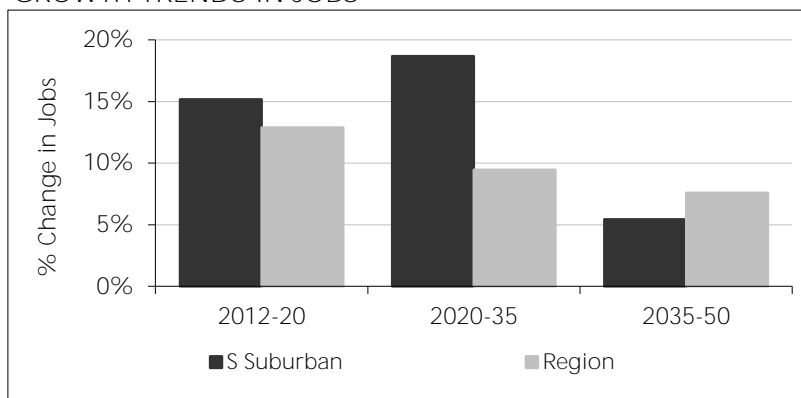
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	102,808	129,084	154,645	187,952	85,144	83%
Civilian Jobs	102,552	128,828	154,389	187,696	85,144	83%
Military Jobs	256	256	256	256	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	66,933	66,933	66,933	66,933	0	0%
Developed Acres	44,318	47,063	49,609	51,448	7,130	16%
Low Density Single Family	308	308	309	371	63	20%
Single Family	11,606	12,272	12,463	12,617	1,011	9%
Multiple Family	1,831	2,103	2,995	3,308	1,477	81%
Mobile Homes	543	520	413	338	-205	-38%
Other Residential	768	833	832	832	64	8%
Mixed Use	0	482	1,091	1,181	1,181	--
Industrial	4,339	4,506	4,898	5,817	1,478	34%
Commercial/Services	2,827	2,898	2,853	3,080	253	9%
Office	194	195	205	245	51	26%
Schools	1,701	1,760	1,934	2,014	313	18%
Roads and Freeways	8,352	8,524	8,524	8,524	172	2%
Agricultural and Extractive ²	2,001	2,006	1,903	1,808	-193	-10%
Parks and Military Use	9,848	10,657	11,187	11,314	1,466	15%
Vacant Developable Acres	10,072	7,342	4,830	2,997	-7,075	-70%
Low Density Single Family	491	486	471	409	-83	-17%
Single Family	1,505	839	633	426	-1,079	-72%
Multiple Family	1,041	767	138	22	-1,020	-98%
Mixed Use	699	381	27	13	-685	-98%
Industrial	3,015	2,683	2,258	1,400	-1,616	-54%
Commercial/Services	546	416	332	92	-454	-83%
Office	92	85	69	35	-58	-62%
Schools	413	336	154	28	-384	-93%
Parks and Other	1,942	1,022	422	246	-1,697	-87%
Future Roads and Freeways	327	327	327	327	0	0%
Constrained Acres	12,527	12,527	12,527	12,527	0	0%
Employment Density ³	11.3	13.4	14.8	16.0	4.7	41%
Residential Density ⁴	8.0	8.2	9.0	9.4	1.3	17%

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