

# SERIES 13 REGIONAL GROWTH FORECAST



## Southwestern Community College

### POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	485,760	550,888	648,215	691,910	206,150	42%
Household Population	465,673	524,303	621,097	664,419	198,746	43%
Group Quarters Population	20,087	26,585	27,118	27,491	7,404	37%
Civilian	9,446	15,944	16,477	16,850	7,404	78%
Military	10,641	10,641	10,641	10,641	0	0%
Total Housing Units	150,032	164,929	192,997	208,524	58,492	39%
Single Family	88,530	91,775	95,762	95,785	7,255	8%
Multiple Family	54,632	66,705	91,808	108,508	53,876	99%
Mobile Homes	6,870	6,449	5,427	4,231	-2,639	-38%
Occupied Housing Units	142,992	157,181	185,404	199,165	56,173	39%
Single Family	85,449	88,328	92,787	92,301	6,852	8%
Multiple Family	51,097	62,776	87,531	102,939	51,842	101%
Mobile Homes	6,446	6,077	5,086	3,925	-2,521	-39%
Vacancy Rate	4.7%	4.7%	3.9%	4.5%	-0.2	-4%
Single Family	3.5%	3.8%	3.1%	3.6%	0.1	3%
Multiple Family	6.5%	5.9%	4.7%	5.1%	-1.4	-22%
Mobile Homes	6.2%	5.8%	6.3%	7.2%	1.0	16%
Persons per Household	3.26	3.34	3.35	3.34	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	13,505	13,121	12,898	12,049	-1,456	-11%
\$15,000-\$29,999	19,444	20,053	20,443	19,724	280	1%
\$30,000-\$44,999	20,448	21,103	22,570	22,517	2,069	10%
\$45,000-\$59,999	17,842	19,300	21,504	21,985	4,143	23%
\$60,000-\$74,999	16,151	16,589	19,171	20,056	3,905	24%
\$75,000-\$99,999	19,230	21,560	26,030	27,929	8,699	45%
\$100,000-\$124,999	12,439	15,116	19,211	21,301	8,862	71%
\$125,000-\$149,999	8,237	10,287	13,692	15,704	7,467	91%
\$150,000-\$199,999	8,756	11,382	16,076	19,318	10,562	121%
\$200,000 or more	6,940	8,670	13,809	18,582	11,642	168%
Total Households	142,992	157,181	185,404	199,165	56,173	39%
Median Household Income						
Adjusted for inflation (\$2010)	\$60,239	\$64,533	\$71,961	\$77,911	\$17,672	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.

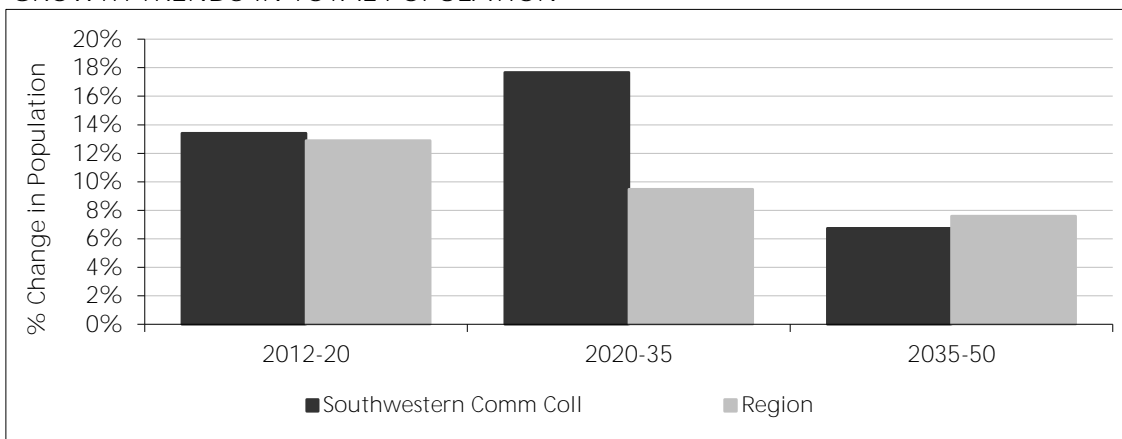
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	485,760	550,888	648,215	691,910	206,150	42%
Under 5	34,151	42,746	43,588	41,853	7,702	23%
5 to 9	33,345	37,247	41,322	40,833	7,488	22%
10 to 14	36,604	37,408	42,324	43,667	7,063	19%
15 to 17	24,178	22,750	25,132	26,453	2,275	9%
18 to 19	17,731	14,929	16,189	17,033	-698	-4%
20 to 24	42,521	44,921	44,931	47,785	5,264	12%
25 to 29	35,113	41,245	39,438	39,874	4,761	14%
30 to 34	32,242	35,535	39,968	39,031	6,789	21%
35 to 39	31,671	36,260	44,031	39,850	8,179	26%
40 to 44	33,519	33,532	46,043	41,366	7,847	23%
45 to 49	32,733	33,874	39,946	43,126	10,393	32%
50 to 54	31,399	34,295	38,464	45,436	14,037	45%
55 to 59	27,067	33,554	34,233	46,206	19,139	71%
60 to 61	8,876	12,468	13,278	15,859	6,983	79%
62 to 64	12,481	17,373	19,763	22,428	9,947	80%
65 to 69	15,651	24,132	31,939	35,035	19,384	124%
70 to 74	11,608	18,720	30,050	30,127	18,519	160%
75 to 79	9,568	12,364	25,237	27,510	17,942	188%
80 to 84	7,894	8,447	17,601	22,905	15,011	190%
85 and over	7,408	9,088	14,738	25,533	18,125	245%
Median Age	33.0	34.8	38.5	41.2	8.2	25%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	485,760	550,888	648,215	691,910	206,150	42%
Hispanic	290,918	345,147	433,491	489,776	198,858	68%
Non-Hispanic	194,842	205,741	214,724	202,134	7,292	4%
White	100,153	97,785	77,510	52,423	-47,730	-48%
Black	18,792	20,892	23,537	24,454	5,662	30%
American Indian	1,278	1,356	1,616	1,620	342	27%
Asian	59,657	68,242	88,105	94,916	35,259	59%
Hawaiian / Pacific Islander	2,218	2,600	3,557	4,489	2,271	102%
Other	818	899	1,159	1,286	468	57%
Two or More Races	11,926	13,967	19,240	22,946	11,020	92%

## GROWTH TRENDS IN TOTAL POPULATION



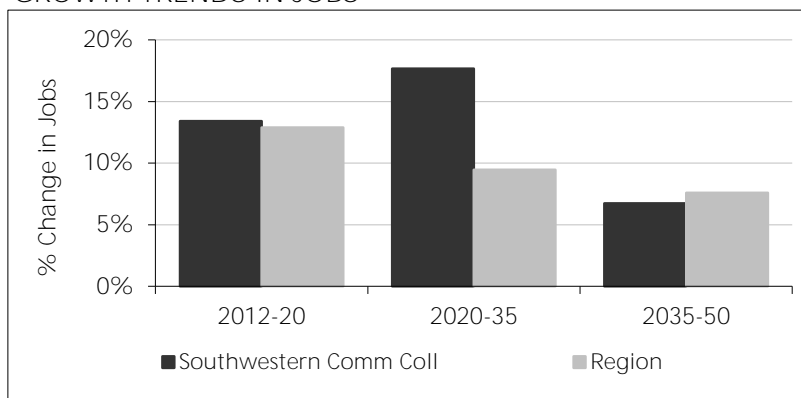
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	157,923	187,188	215,384	255,767	97,844	62%
Civilian Jobs	135,825	165,090	193,286	233,669	97,844	72%
Military Jobs	22,098	22,098	22,098	22,098	0	0%

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

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	110,755	110,755	110,755	110,755	0	0%
Developed Acres	57,132	60,584	63,607	65,956	8,824	15%
Low Density Single Family	318	807	1,265	1,757	1,440	453%
Single Family	14,458	15,311	15,477	15,550	1,093	8%
Multiple Family	2,160	2,427	3,320	3,647	1,488	69%
Mobile Homes	573	549	439	363	-209	-37%
Other Residential	1,358	1,422	1,421	1,421	63	5%
Mixed Use	0	589	1,270	1,604	1,604	--
Industrial	5,740	5,864	6,251	7,154	1,414	25%
Commercial/Services	4,338	4,358	4,295	4,454	116	3%
Office	222	222	230	257	35	16%
Schools	1,883	1,937	2,112	2,191	308	16%
Roads and Freeways	10,428	10,639	10,639	10,639	211	2%
Agricultural and Extractive <sup>2</sup>	2,005	2,010	1,907	1,810	-195	-10%
Parks and Military Use	13,650	14,449	14,981	15,107	1,457	11%
Vacant Developable Acres	12,044	8,613	5,623	3,281	-8,763	-73%
Low Density Single Family	2,093	1,598	1,125	633	-1,460	-70%
Single Family	1,753	888	678	440	-1,314	-75%
Multiple Family	1,050	775	146	29	-1,021	-97%
Mixed Use	748	426	65	25	-723	-97%
Industrial	3,029	2,698	2,271	1,407	-1,622	-54%
Commercial/Services	592	454	360	107	-485	-82%
Office	92	85	69	35	-58	-62%
Schools	413	336	154	28	-384	-93%
Parks and Other	1,944	1,023	423	246	-1,698	-87%
Future Roads and Freeways	331	331	331	331	0	0%
Constrained Acres	41,557	41,557	41,557	41,557	0	0%
Employment Density <sup>3</sup>	11.1	13.0	14.3	15.7	4.6	41%
Residential Density <sup>4</sup>	8.0	7.9	8.6	8.9	0.9	11%

## 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