POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	91,465	102,029	114,218	116,490	25,025	27%
Household Population	91,044	101,444	113,473	115,631	24,587	27%
Group Quarters Population	421	585	745	859	438	104%
Civilian	421	585	745	859	438	104%
Military	0	0	0	0	0	0%
Total Housing Units	31,768	34,854	38,934	40,012	8,244	26%
Single Family	19,344	20,750	21,270	21,670	2,326	12%
Multiple Family	9,025	10,705	14,265	15,036	6,011	67%
Mobile Homes	3,399	3,399	3,399	3,306	-93	-3%
Occupied Housing Units	30,659	33,617	37,812	38,666	8,007	26%
Single Family	18,671	19,970	20,664	20,959	2,288	12%
Multiple Family	8,790	10,440	13,964	14,686	5,896	67%
Mobile Homes	3,198	3,207	3,184	3,021	-177	-6%
Vacancy Rate	3.5%	3.5%	2.9%	3.4%	-0.1	-3%
Single Family	3.5%	3.8%	2.8%	3.3%	-0.2	-6%
Multiple Family	2.6%	2.5%	2.1%	2.3%	-0.3	-12%
Mobile Homes	5.9%	5.6%	6.3%	8.6%	2.7	46%
Persons per Household	2.97	3.02	3.00	2.99	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	2,525	2,599	2,456	2,076	-449	-18%
$15,000-$29,999	4,252	4,457	4,437	3,969	-283	-7%
$30,000-$44,999	4,349	4,680	4,867	4,624	275	6%
$45,000-$59,999	3,740	4,237	4,590	4,401	661	18%
$60,000-$74,999	3,441	3,482	3,765	3,909	468	14%
$75,000-$99,999	4,093	4,461	5,261	5,311	1,218	30%
$100,000-$124,999	2,925	3,092	3,610	3,891	966	33%
$125,000-$149,999	1,563	2,056	2,561	2,901	1,338	86%
$150,000-$199,999	1,777	2,236	2,941	3,405	1,628	92%
$200,000 or more	1,994	2,317	3,324	4,179	2,185	110%
Total Households	30,659	33,617	37,812	38,666	8,007	26%
Median Household Income Adjusted for inflation ($2010)	$62,020	$63,599	$70,183	$76,666	$14,646	24%

*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.
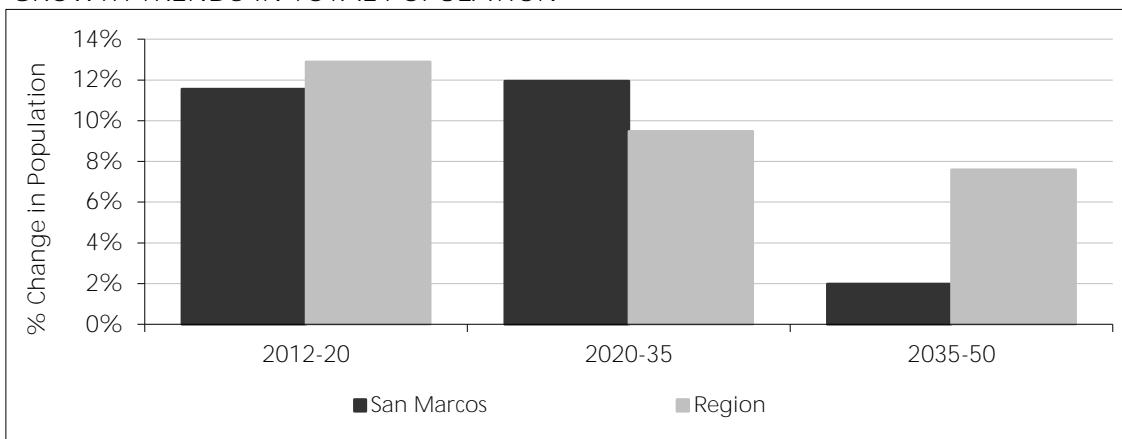
Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
San Marcos
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	91,465	102,029	114,218	116,490	25,025	27%
Under 5	6,336	8,051	8,015	8,225	1,889	30%
5 to 9	7,119	8,204	8,693	8,995	1,876	26%
10 to 14	6,706	6,832	7,648	7,768	1,062	16%
15 to 17	4,071	3,750	4,287	4,287	216	5%
18 to 19	2,700	2,163	2,418	2,376	-324	-12%
20 to 24	6,429	6,662	6,757	6,772	343	5%
25 to 29	5,751	6,751	6,453	6,739	988	17%
30 to 34	5,956	6,633	6,987	7,330	1,374	23%
35 to 39	6,188	7,415	8,118	7,870	1,682	27%
40 to 44	6,933	6,919	8,815	7,830	897	13%
45 to 49	6,271	6,088	7,200	7,160	889	14%
50 to 54	5,672	5,445	6,110	6,370	698	12%
55 to 59	4,966	5,582	5,184	6,417	1,451	29%
60 to 61	1,679	2,152	1,861	2,144	465	28%
62 to 64	2,505	3,193	2,954	3,322	817	33%
65 to 69	3,376	4,838	4,943	5,329	1,953	58%
70 to 74	2,546	4,243	5,351	4,632	2,086	82%
75 to 79	2,042	2,737	4,783	3,974	1,932	95%
80 to 84	1,864	1,877	3,706	3,395	1,531	82%
85 and over	2,355	2,494	3,935	5,555	3,200	136%
Median Age	35.5	36.3	38.6	38.7	3.2	9%

POPULATION BY RACE AND ETHNICITY

|	2012	2020	2035	2050	Numeric	Percent
Total Population	91,465	102,029	114,218	116,490	25,025	27%
Hispanic	34,379	42,777	55,039	63,209	28,830	84%
Non-Hispanic	57,086	59,252	59,179	53,281	-3,805	-7%
White	44,892	45,118	40,070	31,605	-13,287	-30%
Black	1,668	1,980	2,481	2,776	1,108	66%
American Indian	299	296	299	265	-34	-11%
Asian	7,279	8,430	11,729	13,286	6,007	83%
Hawaiian / Pacific Islander	318	408	599	749	431	136%
Other	213	210	225	235	22	10%
Two or More Races	2,417	2,810	3,776	4,365	1,948	81%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
San Marcos
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	45,893	51,818	59,508	66,158	20,265	44%
Civilian Jobs	45,893	51,818	59,508	66,158	20,265	44%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	19,033	19,033	19,033	19,033	0	0%
Developed Acres	12,788	13,900	14,651	15,025	2,237	17%
Low Density Single Family	952	1,444	1,659	1,764	812	85%
Single Family	3,922	4,276	4,422	4,548	626	16%
Multiple Family	461	480	565	562	102	22%
Mobile Homes	461	457	436	420	-40	-9%
Other Residential	23	32	31	31	8	37%
Mixed Use	0	103	205	237	237	--
Industrial	1,402	1,398	1,463	1,569	167	12%
Commercial/Services	954	975	1,015	1,035	81	8%
Office	70	99	112	107	37	52%
Schools	387	406	414	427	41	11%
Roads and Freeways	2,181	2,240	2,240	2,240	59	3%
Agricultural and Extractive[2]	1,240	1,218	1,187	1,183	-57	-5%
Parks and Military Use	736	772	900	900	165	22%
Vacant Developable Acres	3,131	2,022	1,272	898	-2,234	-71%
Low Density Single Family	1,325	833	618	513	-812	-61%
Single Family	854	496	328	212	-642	-75%
Multiple Family	70	46	4	1	-69	-99%
Mixed Use	136	71	19	1	-135	-99%
Industrial	248	168	91	28	-220	-89%
Commercial/Services	123	99	56	25	-99	-80%
Office	32	20	16	6	-26	-83%
Schools	133	113	93	66	-67	-51%
Parks and Other	196	159	31	31	-165	-84%
Future Roads and Freeways	16	16	16	16	0	0%
Constrained Acres	3,111	3,111	3,111	3,111	0	0%
Employment Density[3]	16.3	17.7	19.2	20.3	4.0	24%
Residential Density[4]	5.5	5.2	5.4	5.4	-0.1	-2%

GROWTH TRENDS IN JOBS
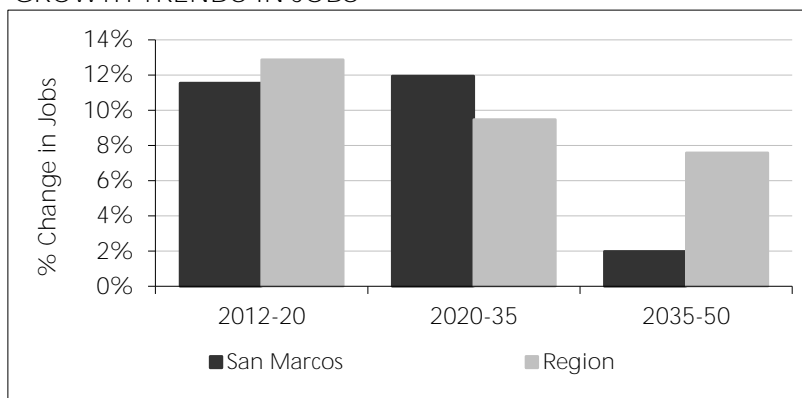
Notes:

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

Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
San Marcos
Page 3 of 3