

SERIES 13 REGIONAL GROWTH FORECAST



Major Statistical Area 5 - North County East

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	438,501	487,700	547,877	573,295	134,794	31%
Household Population	432,564	482,109	541,225	565,889	133,325	31%
Group Quarters Population	5,937	5,591	6,652	7,406	1,469	25%
Civilian	5,937	5,591	6,652	7,406	1,469	25%
Military	0	0	0	0	0	0%
Total Housing Units	148,822	163,093	181,743	191,438	42,616	29%
Single Family	96,103	103,347	112,618	115,142	19,039	20%
Multiple Family	40,869	48,064	57,514	64,837	23,968	59%
Mobile Homes	11,850	11,682	11,611	11,459	-391	-3%
Occupied Housing Units	142,515	155,935	175,275	183,758	41,243	29%
Single Family	93,000	99,720	109,679	111,556	18,556	20%
Multiple Family	38,687	45,507	55,018	61,990	23,303	60%
Mobile Homes	10,828	10,708	10,578	10,212	-616	-6%
Vacancy Rate	4.2%	4.4%	3.6%	4.0%	-0.2	-5%
Single Family	3.2%	3.5%	2.6%	3.1%	-0.1	-3%
Multiple Family	5.3%	5.3%	4.3%	4.4%	-0.9	-17%
Mobile Homes	8.6%	8.3%	8.9%	10.9%	2.3	27%
Persons per Household	3.04	3.09	3.09	3.08	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	10,946	11,796	10,925	9,497	-1,449	-13%
\$15,000-\$29,999	19,757	20,017	19,562	17,832	-1,925	-10%
\$30,000-\$44,999	20,119	21,584	22,305	21,351	1,232	6%
\$45,000-\$59,999	18,630	19,806	21,195	21,045	2,415	13%
\$60,000-\$74,999	15,786	16,708	18,640	19,189	3,403	22%
\$75,000-\$99,999	18,585	20,903	24,290	25,959	7,374	40%
\$100,000-\$124,999	13,028	14,103	17,088	18,971	5,943	46%
\$125,000-\$149,999	7,834	9,458	11,920	13,614	5,780	74%
\$150,000-\$199,999	8,677	10,814	14,022	16,637	7,960	92%
\$200,000 or more	9,153	10,746	15,328	19,663	10,510	115%
Total Households	142,515	155,935	175,275	183,758	41,243	29%
Median Household Income						
Adjusted for inflation (\$2010)	\$61,716	\$64,277	\$70,985	\$77,855	\$16,139	26%

*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.

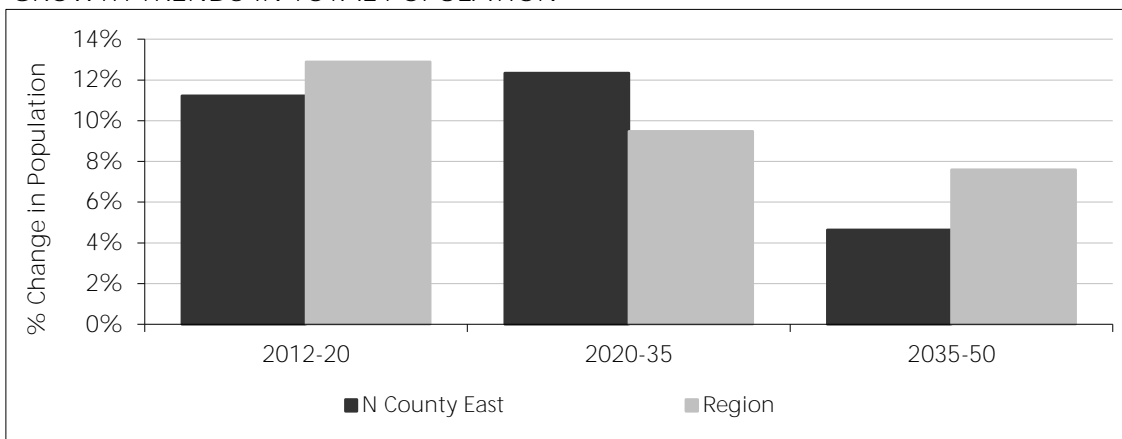
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	438,501	487,700	547,877	573,295	134,794	31%
Under 5	31,457	39,713	40,902	42,448	10,991	35%
5 to 9	31,221	35,670	39,476	41,728	10,507	34%
10 to 14	30,755	31,539	35,854	38,113	7,358	24%
15 to 17	19,843	18,225	20,751	21,640	1,797	9%
18 to 19	14,490	12,244	13,549	13,999	-491	-3%
20 to 24	32,957	34,503	34,809	36,338	3,381	10%
25 to 29	31,693	36,901	35,752	37,908	6,215	20%
30 to 34	28,855	32,251	35,448	37,352	8,497	29%
35 to 39	26,699	31,527	36,674	35,601	8,902	33%
40 to 44	28,590	28,588	37,894	35,032	6,442	23%
45 to 49	28,923	28,015	33,172	34,497	5,574	19%
50 to 54	29,510	28,137	31,217	33,910	4,400	15%
55 to 59	26,691	29,660	27,020	34,015	7,324	27%
60 to 61	8,979	11,391	9,848	11,422	2,443	27%
62 to 64	12,901	16,247	14,832	16,836	3,935	31%
65 to 69	16,427	23,197	23,864	25,687	9,260	56%
70 to 74	12,104	19,874	25,133	22,091	9,987	83%
75 to 79	9,252	12,297	21,203	17,964	8,712	94%
80 to 84	7,725	7,774	15,030	14,449	6,724	87%
85 and over	9,429	9,947	15,449	22,265	12,836	136%
Median Age	34.6	35.4	37.4	37.4	2.8	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	438,501	487,700	547,877	573,295	134,794	31%
Hispanic	188,349	232,098	303,891	360,086	171,737	91%
Non-Hispanic	250,152	255,602	243,986	213,209	-36,943	-15%
White	202,459	201,608	174,576	134,354	-68,105	-34%
Black	8,282	9,582	11,544	12,753	4,471	54%
American Indian	3,579	2,997	1,823	1,277	-2,302	-64%
Asian	23,345	27,155	37,334	42,932	19,587	84%
Hawaiian / Pacific Islander	1,467	1,760	2,406	3,002	1,535	105%
Other	801	780	831	878	77	10%
Two or More Races	10,219	11,720	15,472	18,013	7,794	76%

GROWTH TRENDS IN TOTAL POPULATION



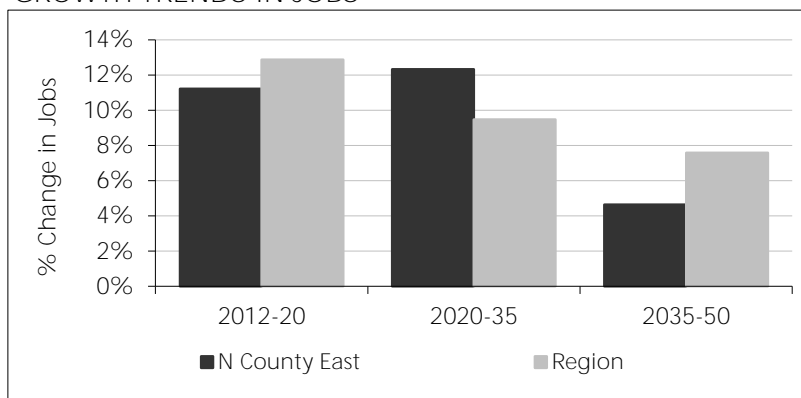
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	150,648	172,705	196,936	213,886	63,238	42%
Civilian Jobs	150,648	172,705	196,936	213,886	63,238	42%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	347,921	347,921	347,921	347,921	0	0%
Developed Acres	177,593	192,114	217,873	227,507	49,914	28%
Low Density Single Family	54,865	66,905	89,896	97,668	42,803	78%
Single Family	22,339	24,162	26,755	27,526	5,187	23%
Multiple Family	2,041	2,059	2,197	2,264	223	11%
Mobile Homes	1,939	1,897	1,831	1,796	-143	-7%
Other Residential	289	306	306	307	19	6%
Mixed Use	0	250	560	709	709	--
Industrial	4,023	3,953	4,127	4,283	260	6%
Commercial/Services	6,229	7,200	7,447	8,150	1,922	31%
Office	316	411	452	483	167	53%
Schools	1,597	1,679	1,775	1,892	296	19%
Roads and Freeways	12,945	13,156	13,156	13,156	212	2%
Agricultural and Extractive ²	63,041	61,850	60,824	60,511	-2,531	-4%
Parks and Military Use	7,971	8,285	8,547	8,761	790	10%
Vacant Developable Acres	89,420	74,901	49,142	39,508	-49,911	-56%
Low Density Single Family	80,715	68,664	45,860	37,955	-42,759	-53%
Single Family	4,623	3,569	1,563	911	-3,712	-80%
Multiple Family	220	181	113	64	-156	-71%
Mixed Use	212	125	42	9	-204	-96%
Industrial	516	348	162	33	-483	-94%
Commercial/Services	1,655	999	775	279	-1,377	-83%
Office	168	117	81	45	-123	-73%
Schools	402	317	239	124	-279	-69%
Parks and Other	875	548	274	56	-819	-94%
Future Roads and Freeways	33	33	33	33	0	0%
Constrained Acres	80,906	80,906	80,906	80,906	0	0%
Employment Density ³	12.4	12.9	14.0	14.1	1.7	14%
Residential Density ⁴	1.8	1.7	1.5	1.5	-0.4	-19%

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