

SERIES 13 REGIONAL GROWTH FORECAST



City of San Marcos

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	85,560	98,915	109,095	113,015	27,455	32%
Household Population	84,723	97,891	107,978	111,832	27,109	32%
Group Quarters Population	837	1,024	1,117	1,183	346	41%
Civilian	837	1,024	1,117	1,183	346	41%
Military	0	0	0	0	0	0%
Total Housing Units	28,539	32,625	35,795	37,337	8,798	31%
Single Family	15,161	16,356	16,699	16,819	1,658	11%
Multiple Family	9,738	12,629	15,456	16,971	7,233	74%
Mobile Homes	3,640	3,640	3,640	3,547	-93	-3%
Occupied Housing Units	27,609	31,530	34,727	36,202	8,593	31%
Single Family	14,837	15,933	16,388	16,427	1,590	11%
Multiple Family	9,347	12,162	14,925	16,516	7,169	77%
Mobile Homes	3,425	3,435	3,414	3,259	-166	-5%
Vacancy Rate	3.3%	3.4%	3.0%	3.0%	-0.3	-9%
Single Family	2.1%	2.6%	1.9%	2.3%	0.2	10%
Multiple Family	4.0%	3.7%	3.4%	2.7%	-1.3	-33%
Mobile Homes	5.9%	5.6%	6.2%	8.1%	2.2	37%
Persons per Household	3.07	3.10	3.11	3.09	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	2,067	2,393	2,200	1,915	-152	-7%
\$15,000-\$29,999	4,146	3,912	3,795	3,449	-697	-17%
\$30,000-\$44,999	3,832	4,153	4,258	4,029	197	5%
\$45,000-\$59,999	3,230	3,765	3,901	3,851	621	19%
\$60,000-\$74,999	3,153	3,147	3,408	3,501	348	11%
\$75,000-\$99,999	3,498	4,084	4,564	4,822	1,324	38%
\$100,000-\$124,999	2,568	2,875	3,346	3,604	1,036	40%
\$125,000-\$149,999	1,395	2,000	2,404	2,712	1,317	94%
\$150,000-\$199,999	1,510	2,339	2,951	3,434	1,924	127%
\$200,000 or more	2,210	2,862	3,900	4,885	2,675	121%
Total Households	27,609	31,530	34,727	36,202	8,593	31%
Median Household Income						
Adjusted for inflation (\$2010)	\$62,519	\$67,350	\$74,126	\$82,030	\$19,511	31%

*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.

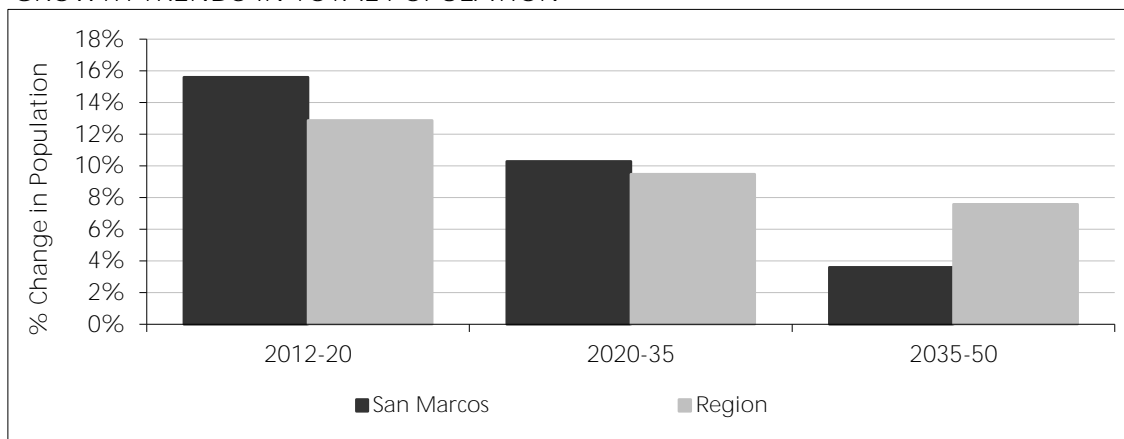
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	85,560	98,915	109,095	113,015	27,455	32%
Under 5	6,117	7,939	7,677	8,142	2,025	33%
5 to 9	6,585	7,948	8,451	8,798	2,213	34%
10 to 14	6,374	6,656	7,326	7,577	1,203	19%
15 to 17	3,845	3,563	4,036	4,047	202	5%
18 to 19	3,115	2,982	3,165	3,376	261	8%
20 to 24	6,406	6,998	7,056	7,246	840	13%
25 to 29	5,609	6,818	6,537	6,969	1,360	24%
30 to 34	5,641	6,665	6,983	7,373	1,732	31%
35 to 39	5,961	7,262	7,836	7,781	1,820	31%
40 to 44	6,380	6,900	8,401	7,701	1,321	21%
45 to 49	5,695	5,992	6,844	6,916	1,221	21%
50 to 54	5,234	5,193	5,910	6,057	823	16%
55 to 59	4,329	5,231	4,980	6,111	1,782	41%
60 to 61	1,543	1,990	1,783	2,060	517	34%
62 to 64	2,250	2,914	2,723	3,091	841	37%
65 to 69	3,004	4,309	4,421	4,741	1,737	58%
70 to 74	2,176	3,511	4,441	3,901	1,725	79%
75 to 79	1,766	2,320	4,097	3,559	1,793	102%
80 to 84	1,560	1,649	3,131	2,961	1,401	90%
85 and over	1,970	2,075	3,297	4,608	2,638	134%
Median Age	34.2	34.9	37.1	36.9	2.7	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	85,560	98,915	109,095	113,015	27,455	32%
Hispanic	31,845	40,038	50,205	57,251	25,406	80%
Non-Hispanic	53,715	58,877	58,890	55,764	2,049	4%
White	41,715	44,643	40,694	35,184	-6,531	-16%
Black	1,683	2,013	2,451	2,717	1,034	61%
American Indian	259	284	307	296	37	14%
Asian	7,149	8,590	11,158	12,606	5,457	76%
Hawaiian / Pacific Islander	305	417	588	702	397	130%
Other	203	204	201	219	16	8%
Two or More Races	2,401	2,726	3,491	4,040	1,639	68%

GROWTH TRENDS IN TOTAL POPULATION



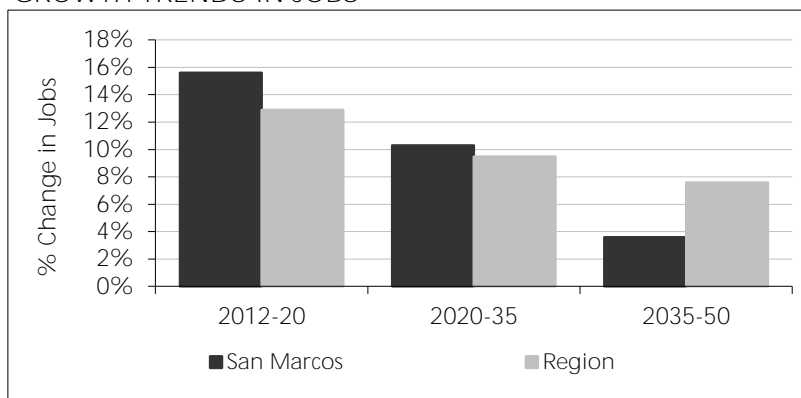
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	37,608	45,783	54,902	64,328	26,720	71%
Civilian Jobs	37,608	45,783	54,902	64,328	26,720	71%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	15,575	15,575	15,575	15,575	0	0%
Developed Acres	9,845	10,437	10,936	11,213	1,368	14%
Low Density Single Family	820	820	944	944	124	15%
Single Family	3,007	3,312	3,407	3,453	446	15%
Multiple Family	496	525	581	583	87	18%
Mobile Homes	507	507	507	492	-16	-3%
Other Residential	31	56	55	55	24	76%
Mixed Use	0	117	224	262	262	--
Industrial	858	797	837	927	68	8%
Commercial/Services	734	752	774	808	74	10%
Office	72	121	134	128	56	77%
Schools	413	459	519	614	200	49%
Roads and Freeways	1,850	1,925	1,925	1,925	76	4%
Agricultural and Extractive ²	483	472	444	438	-46	-9%
Parks and Military Use	573	573	585	585	12	2%
Vacant Developable Acres	2,412	1,823	1,323	1,047	-1,365	-57%
Low Density Single Family	791	791	667	667	-124	-16%
Single Family	706	363	243	192	-514	-73%
Multiple Family	71	39	4	1	-70	-99%
Mixed Use	153	83	30	5	-148	-97%
Industrial	191	142	87	27	-163	-86%
Commercial/Services	108	84	52	16	-92	-85%
Office	38	14	9	3	-35	-92%
Schools	305	258	194	100	-205	-67%
Parks and Other	43	43	31	31	-12	-29%
Future Roads and Freeways	5	6	5	5	0	0%
Constrained Acres	3,315	3,315	3,315	3,315	0	0%
Employment Density ³	18.1	20.9	23.1	24.7	6.6	36%
Residential Density ⁴	5.9	6.2	6.4	6.6	0.7	12%

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