

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 40 - San Dieguito

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	95,500	100,676	105,494	107,526	12,026	13%
Household Population	94,834	100,062	104,770	106,729	11,895	13%
Group Quarters Population	666	614	724	797	131	20%
Civilian	666	614	724	797	131	20%
Military	0	0	0	0	0	0%
Total Housing Units	40,594	41,897	43,219	44,501	3,907	10%
Single Family	30,887	31,909	32,644	32,969	2,082	7%
Multiple Family	8,905	9,212	9,799	10,756	1,851	21%
Mobile Homes	802	776	776	776	-26	-3%
Occupied Housing Units	37,956	39,002	40,673	41,600	3,644	10%
Single Family	29,283	30,073	31,092	31,140	1,857	6%
Multiple Family	7,922	8,191	8,848	9,743	1,821	23%
Mobile Homes	751	738	733	717	-34	-5%
Vacancy Rate	6.5%	6.9%	5.9%	6.5%	0.0	0%
Single Family	5.2%	5.8%	4.8%	5.5%	0.3	6%
Multiple Family	11.0%	11.1%	9.7%	9.4%	-1.6	-15%
Mobile Homes	6.4%	4.9%	5.5%	7.6%	1.2	19%
Persons per Household	2.50	2.57	2.58	2.57	0.1	3%

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	2,584	2,750	2,510	2,259	-325	-13%
\$15,000-\$29,999	2,770	3,010	2,785	2,527	-243	-9%
\$30,000-\$44,999	3,310	3,237	3,045	2,815	-495	-15%
\$45,000-\$59,999	3,298	3,153	3,109	2,921	-377	-11%
\$60,000-\$74,999	2,950	2,974	2,907	2,799	-151	-5%
\$75,000-\$99,999	4,442	4,354	4,362	4,342	-100	-2%
\$100,000-\$124,999	3,775	3,730	3,845	3,830	55	1%
\$125,000-\$149,999	2,684	2,999	3,183	3,319	635	24%
\$150,000-\$199,999	3,839	4,404	4,841	5,074	1,235	32%
\$200,000 or more	8,304	8,391	10,086	11,714	3,410	41%
Total Households	37,956	39,002	40,673	41,600	3,644	10%
Median Household Income						
Adjusted for inflation (\$2010)	\$97,884	\$100,154	\$110,523	\$120,477	\$22,593	23%

*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.

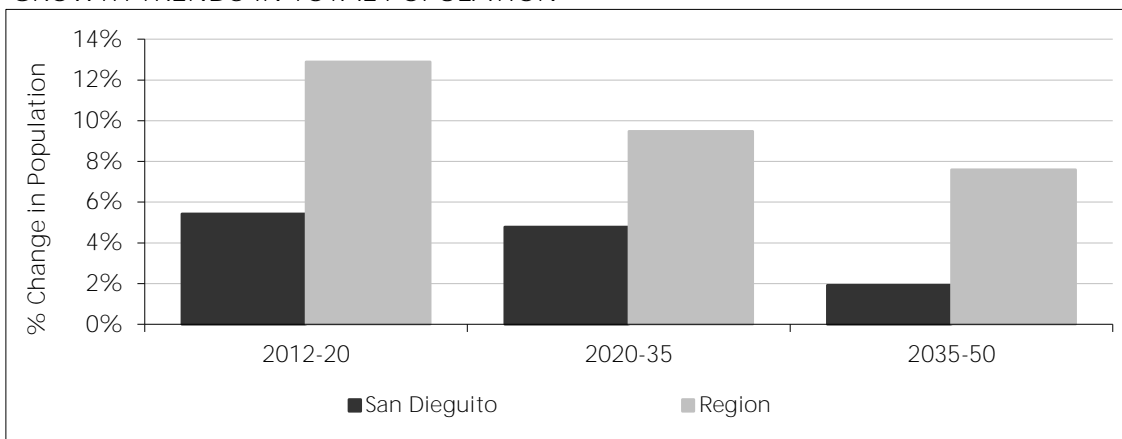
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	95,500	100,676	105,494	107,526	12,026	13%
Under 5	4,858	5,811	5,204	6,132	1,274	26%
5 to 9	5,573	6,328	5,872	6,761	1,188	21%
10 to 14	6,197	5,940	6,454	6,379	182	3%
15 to 17	4,069	3,396	4,087	3,540	-529	-13%
18 to 19	2,718	1,805	2,094	1,482	-1,236	-45%
20 to 24	3,912	3,638	3,678	3,126	-786	-20%
25 to 29	5,004	5,091	4,395	4,760	-244	-5%
30 to 34	5,795	6,031	5,058	6,260	465	8%
35 to 39	6,148	7,388	6,517	7,195	1,047	17%
40 to 44	6,967	6,697	7,499	6,490	-477	-7%
45 to 49	7,210	6,247	7,213	5,873	-1,337	-19%
50 to 54	7,828	6,557	7,372	6,308	-1,520	-19%
55 to 59	7,751	7,958	6,755	7,509	-242	-3%
60 to 61	2,792	3,364	2,497	2,826	34	1%
62 to 64	4,012	4,838	3,875	4,583	571	14%
65 to 69	4,827	6,719	6,185	6,976	2,149	45%
70 to 74	2,932	4,957	6,115	5,292	2,360	80%
75 to 79	2,182	2,987	5,360	4,216	2,034	93%
80 to 84	1,798	1,813	3,892	3,585	1,787	99%
85 and over	2,927	3,111	5,372	8,233	5,306	181%
Median Age	42.5	43.7	46.3	46.4	3.9	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	95,500	100,676	105,494	107,526	12,026	13%
Hispanic	13,417	15,899	18,446	20,266	6,849	51%
Non-Hispanic	82,083	84,777	87,048	87,260	5,177	6%
White	73,992	76,047	76,692	76,074	2,082	3%
Black	581	628	628	599	18	3%
American Indian	213	160	79	49	-164	-77%
Asian	4,375	4,872	6,243	6,916	2,541	58%
Hawaiian / Pacific Islander	131	135	127	126	-5	-4%
Other	267	179	66	43	-224	-84%
Two or More Races	2,524	2,756	3,213	3,453	929	37%

GROWTH TRENDS IN TOTAL POPULATION



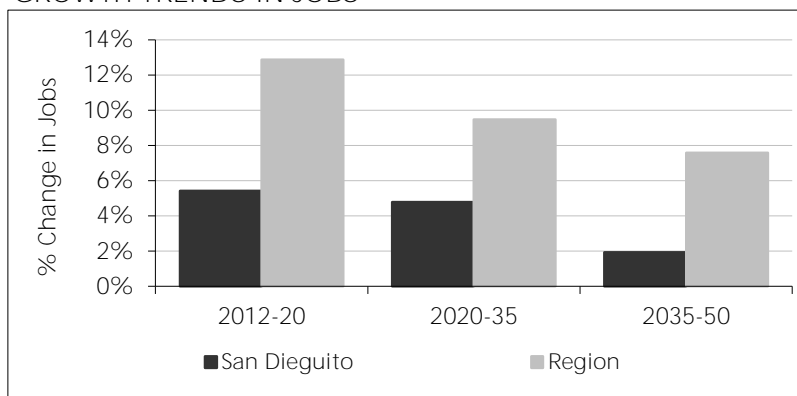
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	39,597	41,897	43,641	45,088	5,491	14%
Civilian Jobs	39,597	41,897	43,641	45,088	5,491	14%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	33,962	33,962	33,962	33,962	0	0%
Developed Acres	23,188	25,405	26,469	26,721	3,533	15%
Low Density Single Family	7,845	9,285	10,214	10,382	2,538	32%
Single Family	7,060	7,349	7,498	7,598	538	8%
Multiple Family	481	490	503	506	25	5%
Mobile Homes	65	64	64	64	-1	-1%
Other Residential	23	23	23	23	1	3%
Mixed Use	0	41	65	99	99	--
Industrial	366	243	243	249	-117	-32%
Commercial/Services	1,158	1,213	1,218	1,197	39	3%
Office	121	140	143	145	24	20%
Schools	366	366	369	371	6	2%
Roads and Freeways	3,232	3,356	3,356	3,356	124	4%
Agricultural and Extractive ²	1,308	1,239	1,166	1,121	-187	-14%
Parks and Military Use	1,164	1,596	1,608	1,608	443	38%
Vacant Developable Acres	4,133	1,923	858	607	-3,526	-85%
Low Density Single Family	3,042	1,574	644	476	-2,567	-84%
Single Family	459	242	151	89	-370	-81%
Multiple Family	13	5	3	1	-12	-92%
Mixed Use	10	3	0	0	-10	-97%
Industrial	15	15	15	9	-6	-40%
Commercial/Services	90	39	17	10	-81	-89%
Office	33	10	8	4	-29	-87%
Schools	10	10	7	5	-6	-54%
Parks and Other	452	18	6	6	-446	-99%
Future Roads and Freeways	7	7	7	7	0	0%
Constrained Acres	6,635	6,635	6,635	6,635	0	0%
Employment Density ³	19.7	21.1	21.8	22.4	2.7	14%
Residential Density ⁴	2.6	2.4	2.4	2.4	-0.2	-9%

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