

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 5 - Southeast San Diego

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	157,033	166,217	178,682	188,349	31,316	20%
Household Population	155,890	165,281	177,337	186,723	30,833	20%
Group Quarters Population	1,143	936	1,345	1,626	483	42%
Civilian	1,143	936	1,345	1,626	483	42%
Military	0	0	0	0	0	0%
Total Housing Units	43,856	45,974	48,926	52,147	8,291	19%
Single Family	34,675	35,919	37,346	37,434	2,759	8%
Multiple Family	8,357	9,231	11,050	14,580	6,223	74%
Mobile Homes	824	824	530	133	-691	-84%
Occupied Housing Units	42,157	44,048	47,319	50,111	7,954	19%
Single Family	33,280	34,346	36,076	35,919	2,639	8%
Multiple Family	8,115	8,937	10,745	14,085	5,970	74%
Mobile Homes	762	765	498	107	-655	-86%
Vacancy Rate	3.9%	4.2%	3.3%	3.9%	0.0	0%
Single Family	4.0%	4.4%	3.4%	4.0%	0.0	0%
Multiple Family	2.9%	3.2%	2.8%	3.4%	0.5	17%
Mobile Homes	7.5%	7.2%	6.0%	19.5%	12.0	160%
Persons per Household	3.70	3.75	3.75	3.73	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	4,369	4,361	3,996	3,642	-727	-17%
\$15,000-\$29,999	6,764	6,655	6,428	6,129	-635	-9%
\$30,000-\$44,999	6,519	6,716	6,834	6,681	162	2%
\$45,000-\$59,999	5,943	5,768	5,979	6,213	270	5%
\$60,000-\$74,999	5,067	4,745	5,133	5,318	251	5%
\$75,000-\$99,999	5,392	5,856	6,477	7,062	1,670	31%
\$100,000-\$124,999	3,132	3,722	4,394	4,947	1,815	58%
\$125,000-\$149,999	1,794	2,314	2,872	3,383	1,589	89%
\$150,000-\$199,999	1,897	2,319	2,969	3,692	1,795	95%
\$200,000 or more	1,280	1,592	2,237	3,044	1,764	138%
Total Households	42,157	44,048	47,319	50,111	7,954	19%
Median Household Income						
Adjusted for inflation (\$2010)	\$53,648	\$56,162	\$61,235	\$66,743	\$13,095	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.

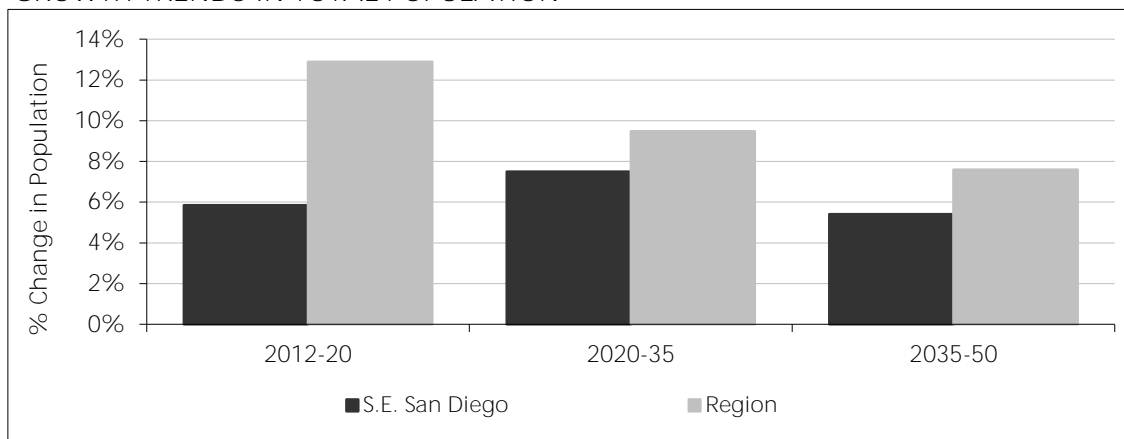
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	157,033	166,217	178,682	188,349	31,316	20%
Under 5	11,962	14,047	13,148	12,726	764	6%
5 to 9	11,663	11,987	12,422	12,345	682	6%
10 to 14	12,746	11,877	12,452	12,866	120	1%
15 to 17	8,375	7,188	7,327	7,694	-681	-8%
18 to 19	5,937	4,568	4,490	4,686	-1,251	-21%
20 to 24	13,182	13,096	11,537	12,126	-1,056	-8%
25 to 29	12,041	13,424	11,637	11,887	-154	-1%
30 to 34	10,291	10,604	10,944	10,804	513	5%
35 to 39	9,511	10,094	11,460	10,465	954	10%
40 to 44	9,748	8,902	11,401	10,305	557	6%
45 to 49	9,743	9,298	10,050	10,790	1,047	11%
50 to 54	9,951	9,993	10,331	11,813	1,862	19%
55 to 59	9,189	10,516	9,799	12,725	3,536	38%
60 to 61	3,218	4,205	4,089	4,811	1,593	50%
62 to 64	4,198	5,541	5,788	6,416	2,218	53%
65 to 69	4,966	7,562	9,104	9,937	4,971	100%
70 to 74	3,533	5,311	7,876	7,518	3,985	113%
75 to 79	2,793	3,356	6,624	6,702	3,909	140%
80 to 84	2,133	2,287	4,508	5,491	3,358	157%
85 and over	1,853	2,361	3,695	6,242	4,389	237%
Median Age	31.3	33.3	37.3	39.3	8.0	26%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	157,033	166,217	178,682	188,349	31,316	20%
Hispanic	81,088	91,353	105,303	119,745	38,657	48%
Non-Hispanic	75,945	74,864	73,379	68,604	-7,341	-10%
White	14,536	13,153	9,699	6,181	-8,355	-57%
Black	23,925	22,723	16,614	10,090	-13,835	-58%
American Indian	286	343	480	495	209	73%
Asian	30,815	31,854	38,252	41,921	11,106	36%
Hawaiian / Pacific Islander	1,565	1,578	1,639	1,862	297	19%
Other	264	298	392	439	175	66%
Two or More Races	4,554	4,915	6,303	7,616	3,062	67%

GROWTH TRENDS IN TOTAL POPULATION



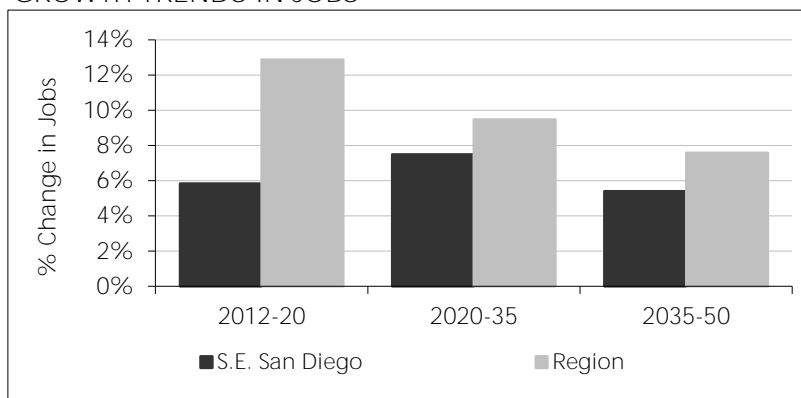
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	16,723	17,982	18,346	18,386	1,663	10%
Civilian Jobs	16,723	17,982	18,346	18,386	1,663	10%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	12,145	12,145	12,145	12,145	0	0%
Developed Acres	11,528	11,703	11,843	11,904	376	3%
Low Density Single Family	9	19	23	26	17	180%
Single Family	6,029	6,148	6,211	6,179	150	2%
Multiple Family	337	346	440	586	249	74%
Mobile Homes	92	92	55	0	-92	-100%
Other Residential	9	9	9	9	0	2%
Mixed Use	0	29	34	38	38	--
Industrial	222	193	194	193	-29	-13%
Commercial/Services	714	722	722	720	6	1%
Office	25	24	24	21	-3	-13%
Schools	525	533	544	544	19	4%
Roads and Freeways	2,763	2,794	2,794	2,794	31	1%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	803	794	794	793	-10	-1%
Vacant Developable Acres	386	212	71	10	-376	-97%
Low Density Single Family	18	8	5	2	-17	-90%
Single Family	258	141	41	6	-252	-98%
Multiple Family	43	41	23	2	-42	-97%
Mixed Use	4	1	0	0	-4	-100%
Industrial	15	5	1	0	-15	-100%
Commercial/Services	24	3	0	0	-24	-100%
Office	1	0	0	0	-1	-100%
Schools	20	11	0	0	-20	-100%
Parks and Other	2	1	1	0	-2	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	230	230	230	230	0	0%
Employment Density ³	11.3	12.1	12.2	12.3	1.0	9%
Residential Density ⁴	6.8	6.9	7.2	7.6	0.9	13%

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