

SERIES 13 REGIONAL GROWTH FORECAST

San Dieguito Community Plan Area
County of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	31,819	33,532	37,816	38,638	6,819	21%
Household Population	31,819	33,532	37,816	38,638	6,819	21%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	11,538	12,022	13,399	13,904	2,366	21%
Single Family	9,531	10,015	11,392	11,896	2,365	25%
Multiple Family	2,007	2,007	2,007	2,008	1	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	10,765	11,138	12,593	12,927	2,162	20%
Single Family	8,885	9,246	10,695	11,035	2,150	24%
Multiple Family	1,880	1,892	1,898	1,892	12	1%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.7%	7.4%	6.0%	7.0%	0.3	4%
Single Family	6.8%	7.7%	6.1%	7.2%	0.4	6%
Multiple Family	6.3%	5.7%	5.4%	5.8%	-0.5	-8%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.96	3.01	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	366	478	509	456	90	25%
\$15,000-\$29,999	719	589	621	572	-147	-20%
\$30,000-\$44,999	723	712	744	674	-49	-7%
\$45,000-\$59,999	767	761	830	769	2	0%
\$60,000-\$74,999	701	779	812	777	76	11%
\$75,000-\$99,999	1,067	1,235	1,319	1,281	214	20%
\$100,000-\$124,999	1,365	1,116	1,206	1,173	-192	-14%
\$125,000-\$149,999	851	964	1,073	1,094	243	29%
\$150,000-\$199,999	1,430	1,485	1,685	1,762	332	23%
\$200,000 or more	2,776	3,019	3,794	4,369	1,593	57%
Total Households	10,765	11,138	12,593	12,927	2,162	20%
Median Household Income						
Adjusted for inflation (\$2010)	\$119,038	\$122,737	\$130,953	\$142,402	\$23,364	20%

*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.

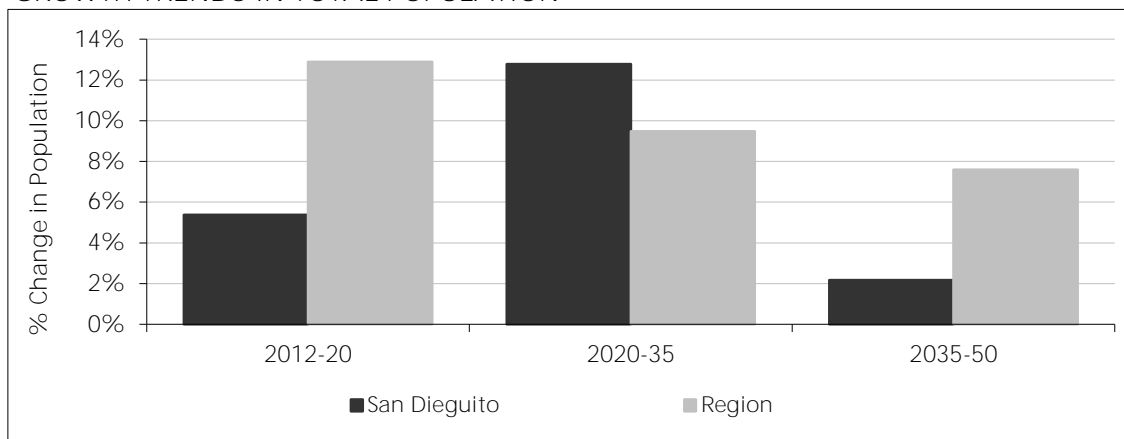
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	31,819	33,532	37,816	38,638	6,819	21%
Under 5	1,801	2,352	2,216	2,522	721	40%
5 to 9	2,552	2,891	2,906	3,156	604	24%
10 to 14	2,908	2,604	3,054	3,062	154	5%
15 to 17	1,632	1,438	1,733	1,593	-39	-2%
18 to 19	1,004	674	875	659	-345	-34%
20 to 24	1,273	1,100	1,398	1,175	-98	-8%
25 to 29	1,295	1,349	1,285	1,394	99	8%
30 to 34	1,662	1,748	1,654	2,000	338	20%
35 to 39	2,238	2,584	2,527	2,775	537	24%
40 to 44	2,587	2,371	3,041	2,665	78	3%
45 to 49	2,522	2,209	2,666	2,326	-196	-8%
50 to 54	2,473	2,267	2,638	2,273	-200	-8%
55 to 59	1,946	2,249	2,108	2,487	541	28%
60 to 61	865	1,018	740	809	-56	-6%
62 to 64	1,166	1,371	1,147	1,460	294	25%
65 to 69	1,503	1,856	2,047	2,353	850	57%
70 to 74	812	1,405	1,977	1,755	943	116%
75 to 79	505	818	1,532	1,226	721	143%
80 to 84	423	488	951	960	537	127%
85 and over	652	740	1,321	1,988	1,336	205%
Median Age	39.0	40.1	42.1	41.8	2.8	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	31,819	33,532	37,816	38,638	6,819	21%
Hispanic	2,766	3,312	4,817	5,880	3,114	113%
Non-Hispanic	29,053	30,220	32,999	32,758	3,705	13%
White	20,422	20,657	20,647	18,776	-1,646	-8%
Black	465	589	715	759	294	63%
American Indian	41	65	92	78	37	90%
Asian	6,691	7,136	9,236	10,409	3,718	56%
Hawaiian / Pacific Islander	42	105	153	259	217	517%
Other	102	112	122	90	-12	-12%
Two or More Races	1,290	1,556	2,034	2,387	1,097	85%

GROWTH TRENDS IN TOTAL POPULATION



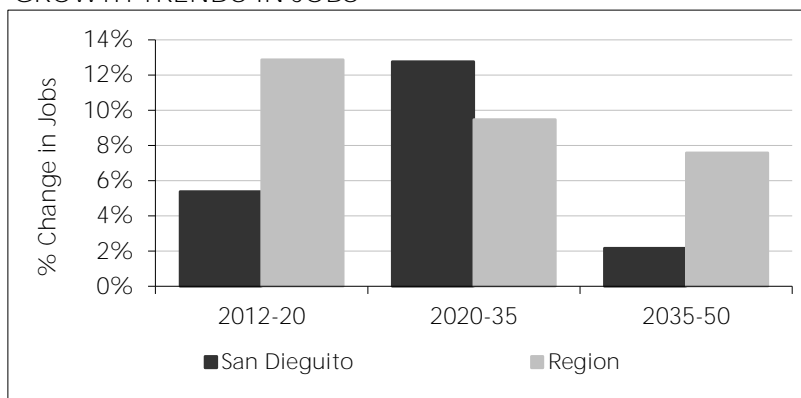
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	11,812	12,294	12,463	12,463	651	6%
Civilian Jobs	11,812	12,294	12,463	12,463	651	6%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	29,846	29,846	29,846	29,846	0	0%
Developed Acres	16,193	18,216	20,828	21,506	5,313	33%
Low Density Single Family	7,111	8,560	10,656	11,100	3,989	56%
Single Family	4,053	4,098	4,444	4,678	625	15%
Multiple Family	95	95	95	95	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	3	3	3	3	--
Industrial	289	294	298	298	9	3%
Commercial/Services	663	696	697	697	35	5%
Office	33	34	34	34	1	3%
Schools	109	109	109	109	0	0%
Roads and Freeways	1,521	1,521	1,521	1,521	0	0%
Agricultural and Extractive ²	1,157	1,097	1,094	1,094	-63	-5%
Parks and Military Use	1,162	1,708	1,876	1,876	714	61%
Vacant Developable Acres	6,231	4,208	1,596	919	-5,313	-85%
Low Density Single Family	4,802	3,346	1,251	806	-3,996	-83%
Single Family	668	688	345	111	-557	-83%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	-100%
Industrial	8	4	0	0	-8	-100%
Commercial/Services	35	1	0	0	-35	-100%
Office	1	0	0	0	-1	-100%
Schools	0	0	0	0	0	0%
Parks and Other	715	168	0	0	-715	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	7,422	7,422	7,422	7,422	0	0%
Employment Density ³	10.8	10.8	10.9	10.9	0.1	1%
Residential Density ⁴	1.0	0.9	0.9	0.9	-0.1	-15%

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