

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	95,540	100,741	105,566	107,597	12,057	13%
Household Population	94,874	100,127	104,842	106,800	11,926	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	40,610	41,921	43,243	44,525	3,915	10%
Single Family	30,903	31,933	32,668	32,993	2,090	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	37,972	39,024	40,697	41,624	3,652	10%
Single Family	29,299	30,095	31,116	31,164	1,865	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	2,592	2,751	2,512	2,261	-331	-13%
\$15,000-\$29,999	2,775	3,010	2,785	2,527	-248	-9%
\$30,000-\$44,999	3,310	3,238	3,045	2,815	-495	-15%
\$45,000-\$59,999	3,298	3,154	3,110	2,922	-376	-11%
\$60,000-\$74,999	2,951	2,976	2,910	2,801	-150	-5%
\$75,000-\$99,999	4,442	4,357	4,363	4,343	-99	-2%
\$100,000-\$124,999	3,775	3,732	3,847	3,833	58	2%
\$125,000-\$149,999	2,684	3,000	3,186	3,321	637	24%
\$150,000-\$199,999	3,839	4,407	4,843	5,076	1,237	32%
\$200,000 or more	8,306	8,399	10,096	11,725	3,419	41%
Total Households	37,972	39,024	40,697	41,624	3,652	10%

*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.

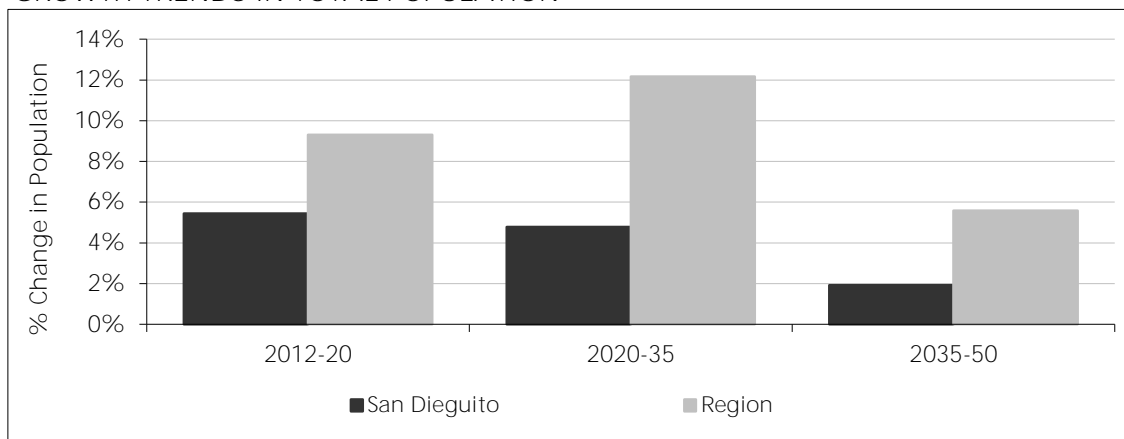
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	95,540	100,741	105,566	107,597	12,057	13%
Under 5	4,859	5,814	5,209	6,137	1,278	26%
5 to 9	5,574	6,330	5,872	6,764	1,190	21%
10 to 14	6,198	5,941	6,457	6,380	182	3%
15 to 17	4,070	3,397	4,088	3,542	-528	-13%
18 to 19	2,720	1,805	2,095	1,483	-1,237	-45%
20 to 24	3,913	3,641	3,682	3,126	-787	-20%
25 to 29	5,004	5,095	4,397	4,762	-242	-5%
30 to 34	5,797	6,033	5,062	6,266	469	8%
35 to 39	6,150	7,391	6,521	7,196	1,046	17%
40 to 44	6,967	6,700	7,502	6,492	-475	-7%
45 to 49	7,218	6,255	7,222	5,884	-1,334	-18%
50 to 54	7,833	6,567	7,379	6,312	-1,521	-19%
55 to 59	7,757	7,964	6,760	7,517	-240	-3%
60 to 61	2,792	3,364	2,497	2,828	36	1%
62 to 64	4,014	4,841	3,879	4,586	572	14%
65 to 69	4,829	6,723	6,189	6,981	2,152	45%
70 to 74	2,936	4,959	6,118	5,296	2,360	80%
75 to 79	2,183	2,990	5,365	4,218	2,035	93%
80 to 84	1,798	1,816	3,897	3,591	1,793	100%
85 and over	2,928	3,115	5,375	8,236	5,308	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	95,540	100,741	105,566	107,597	12,057	13%
Hispanic	13,421	15,904	18,451	20,272	6,851	51%
Non-Hispanic	82,119	84,837	87,115	87,325	5,206	6%
White	74,021	76,098	76,747	76,126	2,105	3%
Black	581	629	628	600	19	3%
American Indian	213	161	79	49	-164	-77%
Asian	4,378	4,874	6,249	6,922	2,544	58%
Hawaiian / Pacific Islander	131	135	127	126	-5	-4%
Other	267	179	66	43	-224	-84%
Two or More Races	2,528	2,761	3,219	3,459	931	37%

GROWTH TRENDS IN TOTAL POPULATION



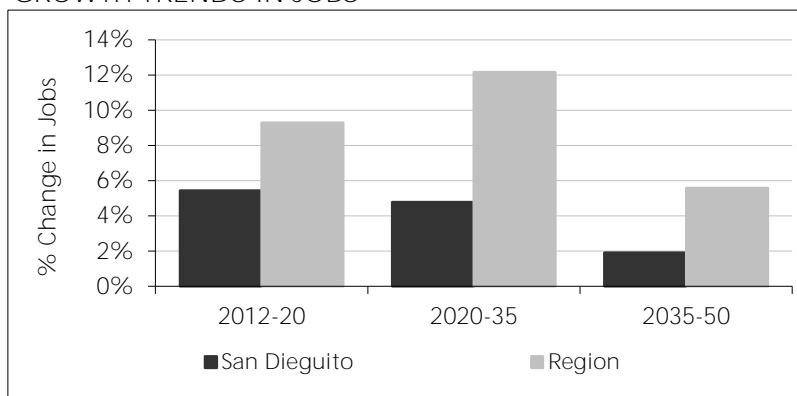
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	39,597	42,006	43,754	45,201	5,604	14%
Civilian Jobs	39,597	42,006	43,754	45,201	5,604	14%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	33,990	33,990	33,990	33,990	0	0%
Developed Acres	23,198	25,423	26,488	26,739	3,541	15%
Low Density Single Family	7,845	9,285	10,214	10,382	2,538	32%
Single Family	7,062	7,353	7,501	7,601	539	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	367	243	243	250	-117	-32%
Commercial/Services	1,158	1,213	1,218	1,197	39	3%
Office	121	142	145	147	27	22%
Schools	366	371	374	376	10	3%
Roads and Freeways	3,236	3,361	3,361	3,361	124	4%
Agricultural and Extractive ²	1,308	1,239	1,166	1,121	-187	-14%
Parks and Military Use	1,167	1,598	1,610	1,610	443	38%
Vacant Developable Acres	4,142	1,924	859	608	-3,534	-85%
Low Density Single Family	3,043	1,575	644	476	-2,567	-84%
Single Family	461	242	151	89	-371	-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	36	10	8	4	-31	-88%
Schools	15	10	7	5	-10	-69%
Parks and Other	452	18	6	6	-446	-99%
Future Roads and Freeways	7	7	7	7	0	0%
Constrained Acres	6,644	6,644	6,644	6,644	0	0%
Employment Density ³	19.7	21.1	21.7	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