

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 51 - San Marcos



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	88,959	97,783	107,658	111,079	112,018	23,059	26%
Household Population	88,612	97,336	107,011	110,175	110,921	22,309	25%
Group Quarters Population	347	447	647	904	1,097	750	216%
Civilian	347	447	647	904	1,097	750	216%
Military	0	0	0	0	0	0	0%
Total Housing Units	31,072	33,527	36,354	36,744	36,670	5,598	18%
Single Family	19,026	20,221	21,196	21,281	21,263	2,237	12%
Multiple Family	8,674	10,162	12,028	12,394	12,340	3,666	42%
Mobile Homes	3,372	3,144	3,130	3,069	3,067	-305	-9%
Occupied Housing Units	29,742	32,405	35,262	35,676	35,638	5,896	20%
Single Family	18,318	19,671	20,694	20,790	20,790	2,472	13%
Multiple Family	8,229	9,730	11,575	11,949	11,907	3,678	45%
Mobile Homes	3,195	3,004	2,993	2,937	2,941	-254	-8%
Vacancy Rate	4.3%	3.3%	3.0%	2.9%	2.8%	-1.5	-35%
Single Family	3.7%	2.7%	2.4%	2.3%	2.2%	-1.5	-41%
Multiple Family	5.1%	4.3%	3.8%	3.6%	3.5%	-1.6	-31%
Mobile Homes	5.2%	4.5%	4.4%	4.3%	4.1%	-1.1	-21%
Persons per Household	2.98	3.00	3.03	3.09	3.11	0.13	4%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	2,462	2,073	1,752	1,435	1,226	-1,236	-50%
\$15,000-\$29,999	4,625	4,058	3,696	3,221	2,851	-1,774	-38%
\$30,000-\$44,999	5,104	5,067	4,937	4,516	4,160	-944	-18%
\$45,000-\$59,999	4,483	4,739	4,862	4,667	4,450	-33	-1%
\$60,000-\$74,999	4,050	4,144	4,475	4,440	4,339	289	7%
\$75,000-\$99,999	4,463	4,955	5,552	5,665	5,664	1,201	27%
\$100,000-\$124,999	2,447	3,035	3,735	4,044	4,172	1,725	70%
\$125,000-\$149,999	810	1,870	2,448	2,828	3,099	2,289	283%
\$150,000-\$199,999	693	1,722	2,427	2,929	3,285	2,592	374%
\$200,000 or more	605	742	1,378	1,931	2,392	1,787	295%
Total Households	29,742	32,405	35,262	35,676	35,638	5,896	20%
Median Household Income							
Adjusted for inflation (\$1999)	\$53,967	\$60,961	\$67,991	\$73,510	\$78,500	\$24,533	45%

***IMPORTANT INFORMATION ABOUT THIS FORECAST:**

This forecast was accepted by the SANDAG Board of Directors in October 2011 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 2050 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 2008 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.

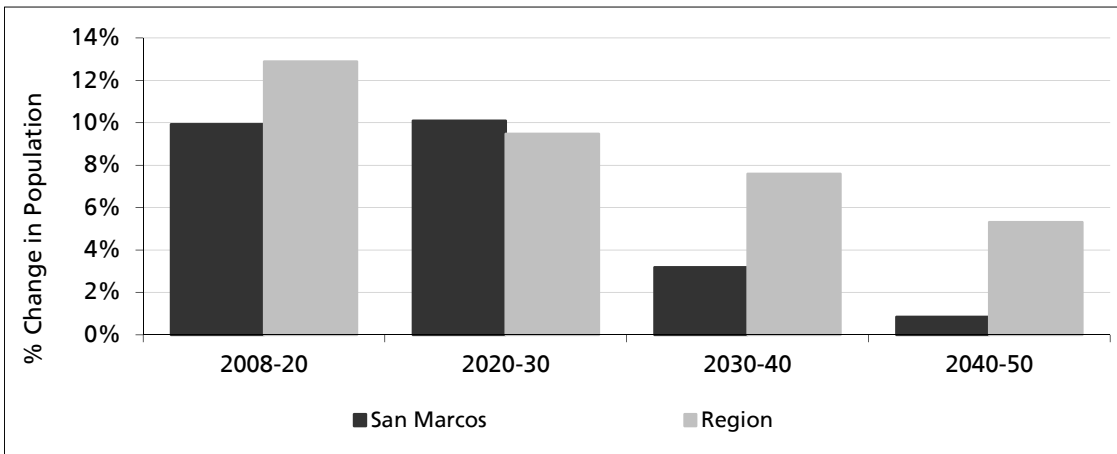
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	88,959	97,783	107,658	111,079	112,018	23,059	26%
Under 5	7,729	7,678	8,132	8,123	7,745	16	0%
5 to 9	6,417	7,285	7,593	7,728	7,533	1,116	17%
10 to 14	6,486	7,484	7,610	7,702	7,708	1,222	19%
15 to 17	4,053	4,105	4,321	4,299	4,380	327	8%
18 to 19	2,501	2,233	2,501	2,413	2,455	-46	-2%
20 to 24	5,638	5,352	6,733	6,525	6,560	922	16%
25 to 29	5,997	7,041	7,390	7,611	7,483	1,486	25%
30 to 34	5,770	6,059	5,824	6,968	6,774	1,004	17%
35 to 39	6,612	6,058	7,361	7,391	7,679	1,067	16%
40 to 44	6,580	6,423	7,070	6,488	7,680	1,100	17%
45 to 49	6,155	5,921	5,569	6,452	6,501	346	6%
50 to 54	5,306	5,457	5,525	5,821	5,393	87	2%
55 to 59	4,332	5,522	5,403	4,866	5,646	1,314	30%
60 to 61	1,515	2,033	2,010	1,866	2,152	637	42%
62 to 64	1,786	2,898	2,815	2,731	2,725	939	53%
65 to 69	2,551	4,450	5,187	4,582	4,064	1,513	59%
70 to 74	2,175	3,765	4,979	4,517	4,227	2,052	94%
75 to 79	2,207	2,693	4,326	4,754	4,112	1,905	86%
80 to 84	2,172	2,011	3,434	4,257	3,771	1,599	74%
85 and over	2,977	3,315	3,875	5,985	7,430	4,453	150%
Median Age	34.9	36.4	37.5	37.8	38.5	3.6	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	88,959	97,783	107,658	111,079	112,018	23,059	26%
Hispanic	33,325	41,608	49,614	55,130	59,169	25,844	78%
Non-Hispanic	55,634	56,175	58,044	55,949	52,849	-2,785	-5%
White	46,087	44,530	44,112	40,530	36,284	-9,803	-21%
Black	1,759	2,255	2,769	3,108	3,403	1,644	93%
American Indian	317	356	366	349	324	7	2%
Asian	4,839	5,942	7,120	7,928	8,569	3,730	77%
Hawaiian / Pacific Islander	226	345	436	496	535	309	137%
Other	149	211	260	286	302	153	103%
Two or More Races	2,257	2,536	2,981	3,252	3,432	1,175	52%

GROWTH TRENDS IN TOTAL POPULATION



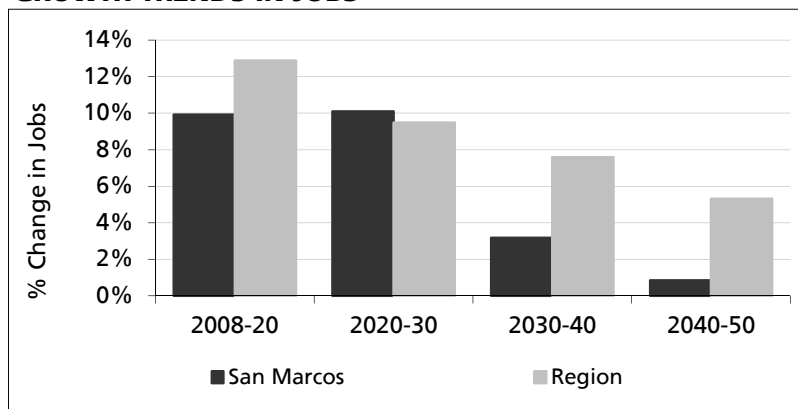
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	48,183	51,657	58,638	64,312	70,340	22,157	46%
Civilian Jobs	48,183	51,657	58,638	64,312	70,340	22,157	46%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	18,994	18,994	18,994	18,994	18,994	0	0%
Developed Acres	15,831	17,003	18,104	18,408	18,584	2,753	17%
Low Density Single Family	1,069	1,983	3,243	3,353	3,353	2,284	214%
Single Family	3,928	4,213	4,588	4,664	4,658	730	19%
Multiple Family	508	532	545	552	546	39	8%
Mobile Homes	467	460	460	460	460	-7	-2%
Other Residential	23	23	23	22	22	-1	-3%
Mixed Use	0	81	191	209	211	211	--
Industrial	1,382	1,430	1,516	1,616	1,693	310	22%
Commercial/Services	1,132	1,179	1,202	1,219	1,252	119	11%
Office	72	77	99	114	119	47	66%
Schools	340	347	350	358	429	89	26%
Roads and Freeways	2,271	2,271	2,271	2,271	2,271	0	0%
Agricultural and Extractive ²	1,245	1,015	237	189	189	-1,055	-85%
Parks and Military Use	3,395	3,393	3,381	3,381	3,381	-14	0%
Vacant Developable Acres	2,997	1,825	724	419	244	-2,753	-92%
Low Density Single Family	1,420	651	102	34	34	-1,386	-98%
Single Family	692	456	110	20	20	-673	-97%
Multiple Family	46	19	9	2	1	-45	-97%
Mixed Use	72	42	6	0	0	-71	-99%
Industrial	404	353	270	170	93	-312	-77%
Commercial/Services	181	131	66	45	19	-162	-90%
Office	14	13	4	1	0	-14	-100%
Schools	124	117	114	106	35	-89	-72%
Parks and Other	20	20	20	20	20	0	-1%
Future Roads and Freeways	23	23	23	23	23	0	0%
Constrained Acres	166	166	166	166	166	0	0%
Employment Density³	16.5	16.8	18.0	18.8	19.5	3.1	19%
Residential Density⁴	5.2	4.6	4.1	4.0	4.0	-1.2	-23%

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 residential acre (single family, multiple family, mobile home, other, and half of mixed use acres).