

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 2 - Peninsula

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	63,252	64,762	76,304	84,097	20,845	33%
Household Population	55,890	57,471	68,907	76,622	20,732	37%
Group Quarters Population	7,362	7,291	7,397	7,475	113	2%
Civilian	2,499	2,428	2,534	2,612	113	5%
Military	4,863	4,863	4,863	4,863	0	0%
Total Housing Units	27,702	27,792	32,603	36,622	8,920	32%
Single Family	15,397	15,402	14,870	14,307	-1,090	-7%
Multiple Family	12,305	12,390	17,733	22,315	10,010	81%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	26,477	26,492	31,264	34,808	8,331	31%
Single Family	14,862	14,804	14,397	13,748	-1,114	-7%
Multiple Family	11,615	11,688	16,867	21,060	9,445	81%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.4%	4.7%	4.1%	5.0%	0.6	14%
Single Family	3.5%	3.9%	3.2%	3.9%	0.4	11%
Multiple Family	5.6%	5.7%	4.9%	5.6%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.11	2.17	2.20	2.20	0.1	4%

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	2,325	2,117	2,175	2,114	-211	-9%
\$15,000-\$29,999	3,229	2,981	3,149	3,135	-94	-3%
\$30,000-\$44,999	3,692	3,231	3,569	3,645	-47	-1%
\$45,000-\$59,999	2,600	3,068	3,481	3,700	1,100	42%
\$60,000-\$74,999	2,699	2,625	3,064	3,330	631	23%
\$75,000-\$99,999	3,440	3,474	4,171	4,662	1,222	36%
\$100,000-\$124,999	2,464	2,496	3,084	3,568	1,104	45%
\$125,000-\$149,999	1,433	1,787	2,251	2,657	1,224	85%
\$150,000-\$199,999	2,096	2,161	2,783	3,392	1,296	62%
\$200,000 or more	2,499	2,552	3,537	4,605	2,106	84%
Total Households	26,477	26,492	31,264	34,808	8,331	31%
Median Household Income						
Adjusted for inflation (\$2010)	\$67,739	\$70,566	\$76,163	\$82,937	\$15,198	22%

*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.

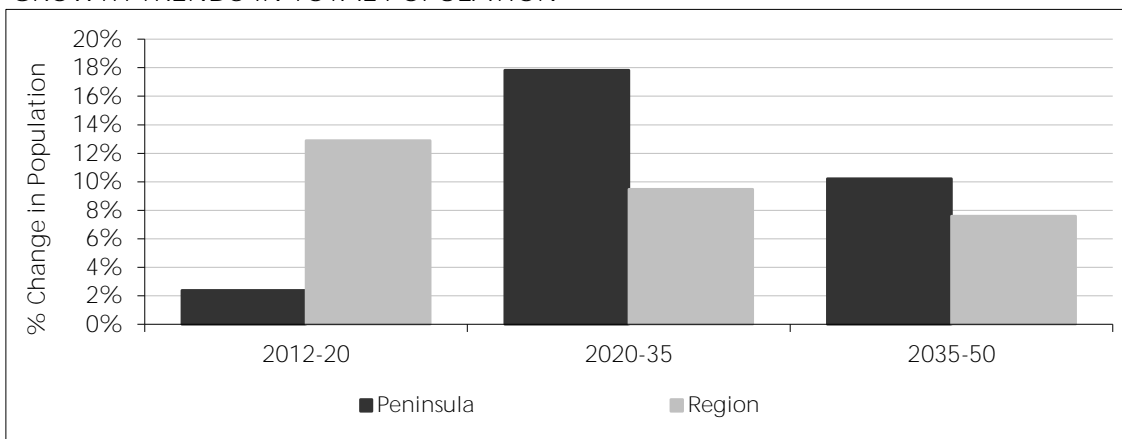
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	63,252	64,762	76,304	84,097	20,845	33%
Under 5	3,241	3,527	4,055	4,783	1,542	48%
5 to 9	2,554	2,714	3,110	3,670	1,116	44%
10 to 14	2,316	2,246	2,787	3,083	767	33%
15 to 17	1,394	1,250	1,547	1,552	158	11%
18 to 19	2,811	2,588	2,883	2,822	11	0%
20 to 24	7,907	7,582	8,692	8,681	774	10%
25 to 29	7,411	7,432	8,136	9,267	1,856	25%
30 to 34	6,079	6,163	6,592	7,979	1,900	31%
35 to 39	4,396	4,835	5,234	5,981	1,585	36%
40 to 44	3,538	3,425	4,186	4,211	673	19%
45 to 49	3,525	3,208	4,018	3,945	420	12%
50 to 54	3,626	3,195	3,901	3,952	326	9%
55 to 59	3,697	3,713	3,790	4,473	776	21%
60 to 61	1,342	1,514	1,402	1,690	348	26%
62 to 64	1,932	2,207	2,237	2,761	829	43%
65 to 69	2,352	3,001	3,191	3,848	1,496	64%
70 to 74	1,439	2,154	2,895	2,772	1,333	93%
75 to 79	1,186	1,510	2,752	2,319	1,133	96%
80 to 84	1,117	1,098	2,351	2,343	1,226	110%
85 and over	1,389	1,400	2,545	3,965	2,576	185%
Median Age	33.3	34.1	35.3	35.2	1.9	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	63,252	64,762	76,304	84,097	20,845	33%
Hispanic	8,649	9,488	12,194	14,412	5,763	67%
Non-Hispanic	54,603	55,274	64,110	69,685	15,082	28%
White	47,479	47,768	54,283	58,163	10,684	23%
Black	2,163	2,209	2,508	2,579	416	19%
American Indian	280	265	283	301	21	8%
Asian	2,151	2,378	3,596	4,565	2,414	112%
Hawaiian / Pacific Islander	212	238	351	445	233	110%
Other	313	269	238	256	-57	-18%
Two or More Races	2,005	2,147	2,851	3,376	1,371	68%

GROWTH TRENDS IN TOTAL POPULATION



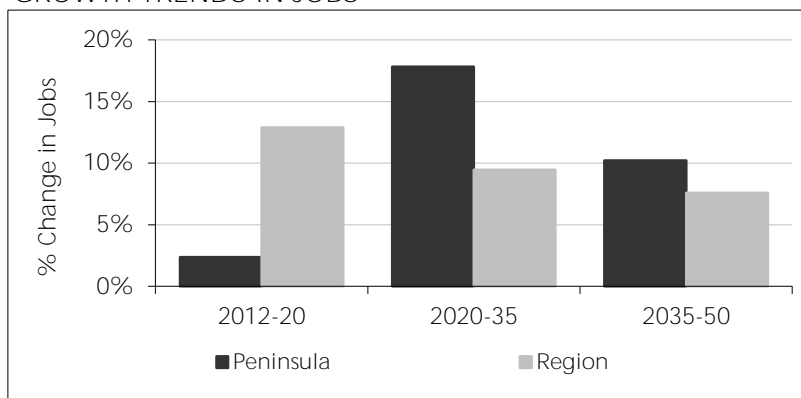
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	46,411	50,185	53,634	54,254	7,843	17%
Civilian Jobs	38,487	42,261	45,710	46,330	7,843	20%
Military Jobs	7,924	7,924	7,924	7,924	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	8,405	8,405	8,405	8,405	0	0%
Developed Acres	7,606	7,648	7,672	7,688	81	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,964	1,963	1,928	1,892	-72	-4%
Multiple Family	329	331	373	445	117	35%
Mobile Homes	0	0	0	0	0	0%
Other Residential	99	101	101	101	1	1%
Mixed Use	0	54	148	181	181	--
Industrial	925	885	866	866	-59	-6%
Commercial/Services	878	869	824	772	-105	-12%
Office	101	100	90	87	-13	-13%
Schools	162	168	160	161	-1	-1%
Roads and Freeways	1,639	1,659	1,659	1,659	21	1%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	1,510	1,518	1,523	1,523	13	1%
Vacant Developable Acres	108	69	45	30	-78	-72%
Low Density Single Family	0	0	0	0	0	0%
Single Family	18	14	14	10	-8	-43%
Multiple Family	10	11	6	0	-10	-96%
Mixed Use	7	4	3	0	-7	-100%
Industrial	4	3	2	2	-2	-55%
Commercial/Services	37	22	12	11	-25	-69%
Office	3	1	0	0	-3	-100%
Schools	11	5	3	2	-9	-82%
Parks and Other	13	5	0	0	-13	-100%
Future Roads and Freeways	4	4	4	4	0	0%
Constrained Acres	688	688	688	688	0	0%
Employment Density ³	18.6	20.6	22.7	23.4	4.8	26%
Residential Density ⁴	11.6	11.5	13.2	14.5	2.9	25%

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