

# SERIES 13 REGIONAL GROWTH FORECAST



## Council District 1

### POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	154,822	176,046	183,281	184,457	29,635	19%
Household Population	140,813	162,115	169,211	170,284	29,471	21%
Group Quarters Population	14,009	13,931	14,070	14,173	164	1%
Civilian	14,009	13,931	14,070	14,173	164	1%
Military	0	0	0	0	0	0%
Total Housing Units	63,634	70,423	72,793	74,268	10,634	17%
Single Family	30,073	33,132	33,211	33,296	3,223	11%
Multiple Family	33,561	37,291	39,582	40,972	7,411	22%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	59,466	65,814	68,586	69,218	9,752	16%
Single Family	28,443	31,344	31,827	31,613	3,170	11%
Multiple Family	31,023	34,470	36,759	37,605	6,582	21%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.5%	6.5%	5.8%	6.8%	0.3	5%
Single Family	5.4%	5.4%	4.2%	5.1%	-0.3	-6%
Multiple Family	7.6%	7.6%	7.1%	8.2%	0.6	8%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.37	2.46	2.47	2.46	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	5,086	5,475	5,049	4,525	-561	-11%
\$15,000-\$29,999	3,673	4,256	3,944	3,533	-140	-4%
\$30,000-\$44,999	4,873	4,650	4,381	3,995	-878	-18%
\$45,000-\$59,999	4,518	4,703	4,505	4,171	-347	-8%
\$60,000-\$74,999	5,446	4,568	4,444	4,175	-1,271	-23%
\$75,000-\$99,999	6,624	7,043	6,985	6,679	55	1%
\$100,000-\$124,999	5,366	6,165	6,255	6,116	750	14%
\$125,000-\$149,999	4,243	5,252	5,452	5,440	1,197	28%
\$150,000-\$199,999	6,636	8,019	8,608	8,845	2,209	33%
\$200,000 or more	13,001	15,683	18,963	21,739	8,738	67%
Total Households	59,466	65,814	68,586	69,218	9,752	16%
Median Household Income						
Adjusted for inflation (\$2010)	\$98,162	\$108,970	\$119,924	\$131,503	\$33,341	34%

#### \*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.

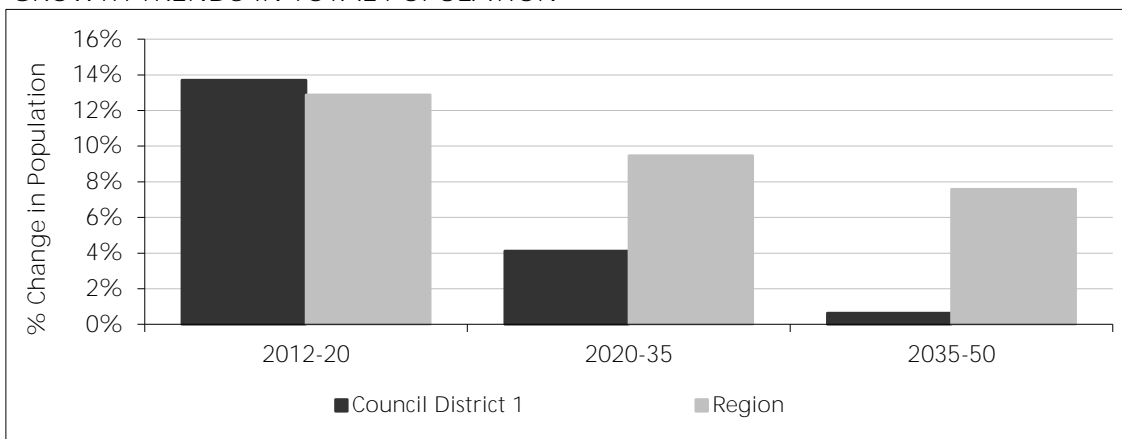
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	154,822	176,046	183,281	184,457	29,635	19%
Under 5	7,078	9,356	8,630	9,539	2,461	35%
5 to 9	7,528	9,764	9,413	10,255	2,727	36%
10 to 14	8,436	9,215	10,220	10,113	1,677	20%
15 to 17	5,226	5,120	6,060	5,480	254	5%
18 to 19	11,239	10,413	10,805	10,207	-1,032	-9%
20 to 24	18,442	18,991	19,861	19,527	1,085	6%
25 to 29	12,176	13,234	12,254	12,887	711	6%
30 to 34	10,966	12,222	11,113	12,602	1,636	15%
35 to 39	9,373	11,863	10,840	11,644	2,271	24%
40 to 44	9,779	10,655	11,746	10,448	669	7%
45 to 49	10,008	10,271	11,490	10,006	-2	0%
50 to 54	9,676	9,430	10,438	9,251	-425	-4%
55 to 59	8,509	9,671	8,359	9,094	585	7%
60 to 61	2,847	3,737	2,927	3,235	388	14%
62 to 64	4,147	5,269	4,368	4,923	776	19%
65 to 69	5,838	8,480	7,555	8,297	2,459	42%
70 to 74	4,187	7,202	8,345	7,353	3,166	76%
75 to 79	3,271	4,535	7,513	6,105	2,834	87%
80 to 84	2,823	2,995	5,626	5,243	2,420	86%
85 and over	3,273	3,623	5,718	8,248	4,975	152%
Median Age	33.3	34.9	36.5	35.7	2.4	7%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	154,822	176,046	183,281	184,457	29,635	19%
Hispanic	14,015	17,595	20,341	23,031	9,016	64%
Non-Hispanic	140,807	158,451	162,940	161,426	20,619	15%
White	95,388	103,622	95,976	84,888	-10,500	-11%
Black	1,826	2,041	1,955	1,860	34	2%
American Indian	186	407	713	778	592	318%
Asian	37,311	44,580	53,623	60,554	23,243	62%
Hawaiian / Pacific Islander	199	416	853	1,270	1,071	538%
Other	517	655	848	936	419	81%
Two or More Races	5,380	6,730	8,972	11,140	5,760	107%

## GROWTH TRENDS IN TOTAL POPULATION



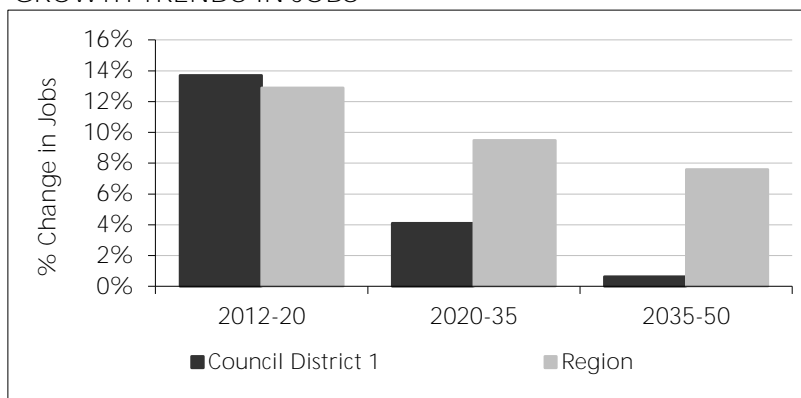
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	137,356	149,650	159,914	172,605	35,249	26%
Civilian Jobs	137,356	149,650	159,914	172,605	35,249	26%
Military Jobs	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	29,811	29,811	29,811	29,811	0	0%
Developed Acres	24,455	25,434	25,617	25,851	1,396	6%
Low Density Single Family	136	137	149	165	29	21%
Single Family	6,461	7,137	7,158	7,178	716	11%
Multiple Family	1,372	1,430	1,444	1,452	79	6%
Mobile Homes	0	0	0	0	0	0%
Other Residential	55	55	54	53	-2	-3%
Mixed Use	0	155	184	193	193	--
Industrial	1,292	1,162	1,224	1,297	5	0%
Commercial/Services	2,021	1,936	1,912	1,904	-117	-6%
Office	568	587	602	617	49	9%
Schools	1,160	1,250	1,309	1,417	257	22%
Roads and Freeways	4,412	4,590	4,590	4,590	178	4%
Agricultural and Extractive <sup>2</sup>	181	172	172	172	-9	-5%
Parks and Military Use	6,796	6,822	6,819	6,813	16	0%
Vacant Developable Acres	1,442	463	280	47	-1,395	-97%
Low Density Single Family	30	29	17	0	-29	-99%
Single Family	752	82	54	29	-723	-96%
Multiple Family	64	7	1	0	-64	-100%
Mixed Use	45	0	0	0	-45	-100%
Industrial	152	113	60	5	-147	-97%
Commercial/Services	33	7	2	0	-33	-100%
Office	55	31	15	0	-54	-100%
Schools	224	146	95	5	-219	-98%
Parks and Other	81	41	30	0	-81	-100%
Future Roads and Freeways	7	7	7	7	0	0%
Constrained Acres	3,913	3,913	3,913	3,913	0	0%
Employment Density <sup>3</sup>	27.2	29.9	31.1	32.4	5.1	19%
Residential Density <sup>4</sup>	7.9	8.0	8.2	8.3	0.4	5%

## 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