

SERIES 13 REGIONAL GROWTH FORECAST



Council District 2

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	142,937	149,344	171,042	189,566	46,629	33%
Household Population	132,859	139,467	160,845	179,159	46,300	35%
Group Quarters Population	10,078	9,877	10,197	10,407	329	3%
Civilian	5,215	5,014	5,334	5,544	329	6%
Military	4,863	4,863	4,863	4,863	0	0%
Total Housing Units	68,391	70,250	79,416	89,295	20,904	31%
Single Family	35,385	34,580	32,381	31,179	-4,206	-12%
Multiple Family	32,457	35,223	46,666	57,960	25,503	79%
Mobile Homes	549	447	369	156	-393	-72%
Occupied Housing Units	64,006	65,353	74,786	83,296	19,290	30%
Single Family	33,627	32,708	30,952	29,580	-4,047	-12%
Multiple Family	29,888	32,243	43,499	53,570	23,682	79%
Mobile Homes	491	402	335	146	-345	-70%
Vacancy Rate	6.4%	7.0%	5.8%	6.7%	0.3	5%
Single Family	5.0%	5.4%	4.4%	5.1%	0.1	2%
Multiple Family	7.9%	8.5%	6.8%	7.6%	-0.3	-4%
Mobile Homes	10.6%	10.1%	9.2%	6.4%	-4.2	-40%
Persons per Household	2.08	2.13	2.15	2.15	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	5,511	5,305	5,247	5,001	-510	-9%
\$15,000-\$29,999	7,125	7,469	7,637	7,503	378	5%
\$30,000-\$44,999	8,656	8,104	8,505	8,637	-19	0%
\$45,000-\$59,999	7,292	7,513	8,193	8,716	1,424	20%
\$60,000-\$74,999	6,002	6,377	7,260	7,909	1,907	32%
\$75,000-\$99,999	8,398	8,640	9,920	11,005	2,607	31%
\$100,000-\$124,999	6,115	6,151	7,373	8,705	2,590	42%
\$125,000-\$149,999	3,730	4,398	5,508	6,410	2,680	72%
\$150,000-\$199,999	5,215	5,346	6,779	8,368	3,153	60%
\$200,000 or more	5,962	6,050	8,364	11,042	5,080	85%
Total Households	64,006	65,353	74,786	83,296	19,290	30%
Median Household Income						
Adjusted for inflation (\$2010)	\$68,545	\$70,080	\$76,389	\$83,819	\$15,274	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.

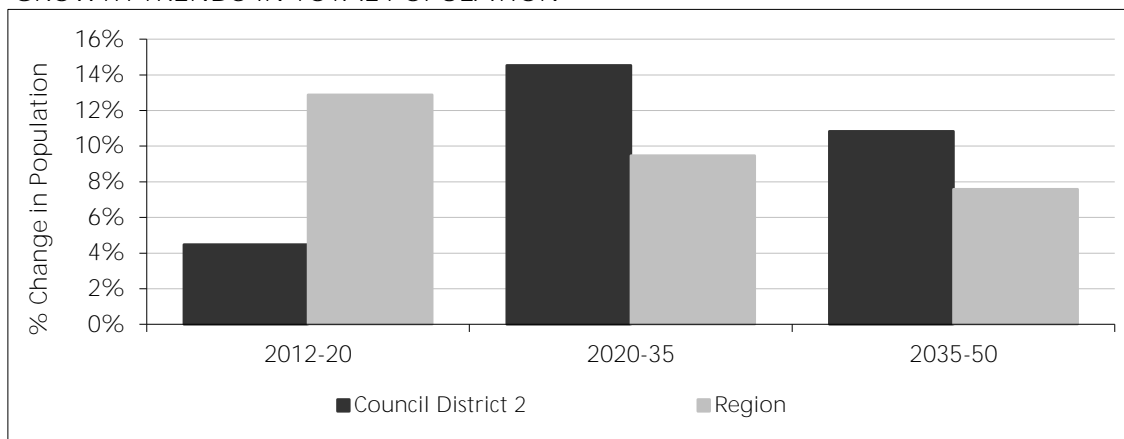
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	142,937	149,344	171,042	189,566	46,629	33%
Under 5	6,715	7,480	8,095	9,494	2,779	41%
5 to 9	5,325	5,816	6,327	7,329	2,004	38%
10 to 14	4,717	4,792	5,673	6,268	1,551	33%
15 to 17	2,793	2,569	3,143	3,077	284	10%
18 to 19	5,112	4,806	5,509	6,564	1,452	28%
20 to 24	17,679	17,724	20,437	21,503	3,824	22%
25 to 29	20,077	20,612	22,316	24,934	4,857	24%
30 to 34	14,894	15,333	15,930	18,730	3,836	26%
35 to 39	10,115	11,262	11,749	13,207	3,092	31%
40 to 44	8,224	8,108	9,635	9,754	1,530	19%
45 to 49	7,963	7,446	8,938	8,906	943	12%
50 to 54	7,973	7,254	8,571	8,888	915	11%
55 to 59	7,623	7,770	7,922	9,319	1,696	22%
60 to 61	2,758	3,135	2,939	3,464	706	26%
62 to 64	4,027	4,596	4,586	5,550	1,523	38%
65 to 69	5,016	6,447	6,620	7,890	2,874	57%
70 to 74	3,373	4,908	6,345	6,104	2,731	81%
75 to 79	2,714	3,427	5,839	5,128	2,414	89%
80 to 84	2,655	2,627	5,208	5,320	2,665	100%
85 and over	3,184	3,232	5,260	8,137	4,953	156%
Median Age	33.0	33.5	34.4	34.2	1.2	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	142,937	149,344	171,042	189,566	46,629	33%
Hispanic	20,649	23,698	30,424	37,244	16,595	80%
Non-Hispanic	122,288	125,646	140,618	152,322	30,034	25%
White	107,285	109,377	119,526	127,013	19,728	18%
Black	3,249	3,440	3,973	4,286	1,037	32%
American Indian	506	495	574	613	107	21%
Asian	5,752	6,377	8,876	11,168	5,416	94%
Hawaiian / Pacific Islander	403	462	697	875	472	117%
Other	608	568	543	598	-10	-2%
Two or More Races	4,485	4,927	6,429	7,769	3,284	73%

GROWTH TRENDS IN TOTAL POPULATION



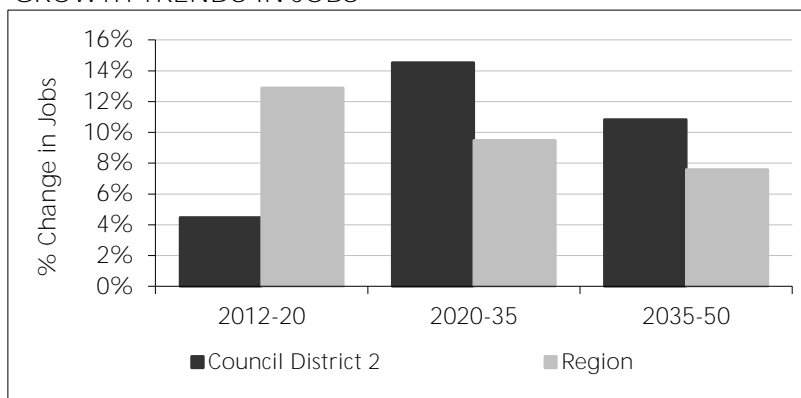
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	84,017	91,090	97,173	102,331	18,314	22%
Civilian Jobs	75,249	82,322	88,405	93,563	18,314	24%
Military Jobs	8,768	8,768	8,768	8,768	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	25,112	25,112	25,112	25,112	0	0%
Developed Acres	16,774	16,893	16,974	17,040	266	2%
Low Density Single Family	0	9	37	40	40	--
Single Family	4,703	4,649	4,511	4,425	-278	-6%
Multiple Family	868	924	1,080	1,204	335	39%
Mobile Homes	97	82	66	19	-78	-80%
Other Residential	164	161	159	158	-6	-3%
Mixed Use	0	115	287	421	421	--
Industrial	1,261	1,154	1,133	1,134	-126	-10%
Commercial/Services	1,987	1,981	1,901	1,842	-144	-7%
Office	126	120	105	98	-28	-22%
Schools	493	501	491	493	0	0%
Roads and Freeways	3,549	3,638	3,638	3,638	89	2%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	3,526	3,560	3,566	3,567	41	1%
Vacant Developable Acres	333	217	136	70	-263	-79%
Low Density Single Family	40	31	3	0	-40	-100%
Single Family	41	36	30	22	-19	-46%
Multiple Family	29	15	9	1	-28	-98%
Mixed Use	21	15	10	0	-21	-100%
Industrial	15	8	5	2	-13	-88%
Commercial/Services	104	74	51	21	-83	-80%
Office	2	0	0	0	-2	-100%
Schools	11	5	3	2	-9	-83%
Parks and Other	63	25	17	16	-47	-75%
Future Roads and Freeways	7	7	7	7	0	0%
Constrained Acres	8,001	8,001	8,001	8,001	0	0%
Employment Density ³	19.5	21.6	23.4	24.8	5.3	27%
Residential Density ⁴	11.7	11.9	13.2	14.7	3.0	26%

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