

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
City of San Marcos



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	82,419	90,794	101,238	104,505	105,546	23,127	28%
Household Population	81,730	90,058	100,394	103,513	104,435	22,705	28%
Group Quarters Population	689	736	844	992	1,111	422	61%
Civilian	689	736	844	992	1,111	422	61%
Military	0	0	0	0	0	0	0%
Total Housing Units	27,556	30,065	33,097	33,511	33,521	5,965	22%
Single Family	14,895	15,917	16,956	17,064	17,034	2,139	14%
Multiple Family	9,048	10,653	12,659	13,025	13,059	4,011	44%
Mobile Homes	3,613	3,495	3,482	3,422	3,428	-185	-5%
Occupied Housing Units	26,547	29,122	32,164	32,600	32,646	6,099	23%
Single Family	14,456	15,510	16,582	16,696	16,682	2,226	15%
Multiple Family	8,623	10,239	12,218	12,594	12,643	4,020	47%
Mobile Homes	3,468	3,373	3,364	3,310	3,321	-147	-4%
Vacancy Rate	3.7%	3.1%	2.8%	2.7%	2.6%	-1.1	-30%
Single Family	2.9%	2.6%	2.2%	2.2%	2.1%	-0.8	-28%
Multiple Family	4.7%	3.9%	3.5%	3.3%	3.2%	-1.5	-32%
Mobile Homes	4.0%	3.5%	3.4%	3.3%	3.1%	-0.9	-23%
Persons per Household	3.08	3.09	3.12	3.18	3.20	0.12	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	2,161	1,834	1,546	1,275	1,100	-1,061	-49%
\$15,000-\$29,999	4,529	3,952	3,610	3,155	2,827	-1,702	-38%
\$30,000-\$44,999	4,407	4,431	4,331	3,966	3,667	-740	-17%
\$45,000-\$59,999	3,811	4,078	4,232	4,049	3,869	58	2%
\$60,000-\$74,999	3,318	3,439	3,769	3,736	3,661	343	10%
\$75,000-\$99,999	3,674	4,231	4,932	5,111	5,150	1,476	40%
\$100,000-\$124,999	2,215	2,710	3,392	3,691	3,849	1,634	74%
\$125,000-\$149,999	783	1,729	2,276	2,580	2,770	1,987	254%
\$150,000-\$199,999	723	1,667	2,350	2,774	3,061	2,338	323%
\$200,000 or more	926	1,051	1,726	2,263	2,692	1,766	191%
Total Households	26,547	29,122	32,164	32,600	32,646	6,099	23%
Median Household Income							
Adjusted for inflation (\$1999)	\$53,567	\$61,160	\$69,404	\$75,582	\$80,820	\$27,253	51%

***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.

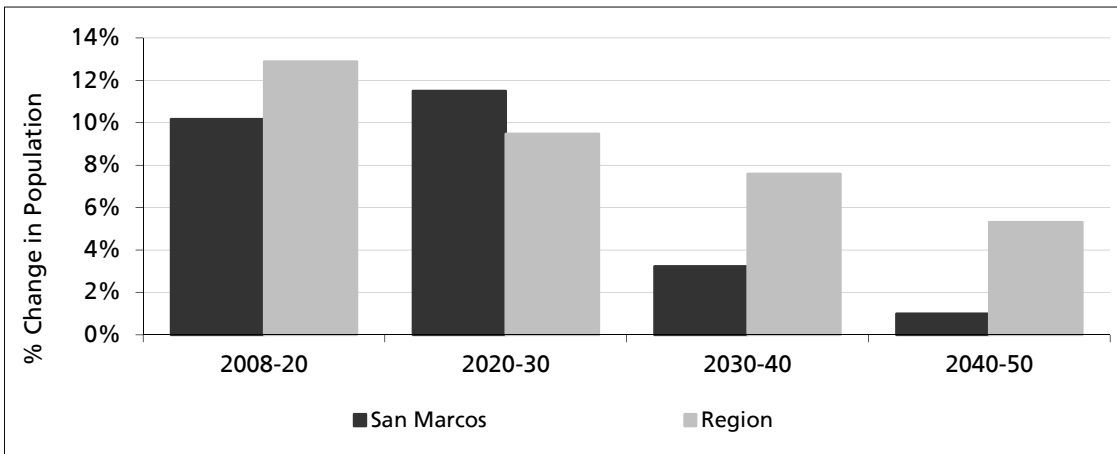
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	82,419	90,794	101,238	104,505	105,546	23,127	28%
Under 5	7,378	7,332	7,967	7,947	7,572	194	3%
5 to 9	6,000	6,814	7,211	7,375	7,178	1,178	20%
10 to 14	6,117	7,079	7,374	7,462	7,510	1,393	23%
15 to 17	3,863	3,851	4,131	4,177	4,302	439	11%
18 to 19	2,378	2,167	2,362	2,294	2,408	30	1%
20 to 24	5,328	5,108	6,591	6,474	6,492	1,164	22%
25 to 29	5,404	6,360	6,798	6,977	6,851	1,447	27%
30 to 34	5,357	5,653	5,497	6,624	6,579	1,222	23%
35 to 39	6,058	5,498	6,947	7,048	7,283	1,225	20%
40 to 44	6,099	6,101	6,939	6,316	7,544	1,445	24%
45 to 49	5,801	5,659	5,323	6,406	6,566	765	13%
50 to 54	5,222	5,429	5,554	5,857	5,530	308	6%
55 to 59	4,048	5,309	5,362	4,875	5,714	1,666	41%
60 to 61	1,365	1,916	1,900	1,858	2,047	682	50%
62 to 64	1,581	2,745	2,706	2,686	2,695	1,114	70%
65 to 69	2,207	4,043	4,672	4,027	3,600	1,393	63%
70 to 74	1,887	3,310	4,481	4,038	3,738	1,851	98%
75 to 79	2,011	2,292	3,790	4,206	3,545	1,534	76%
80 to 84	1,859	1,578	2,708	3,383	2,945	1,086	58%
85 and over	2,456	2,550	2,925	4,475	5,447	2,991	122%
Median Age	34.4	35.9	36.9	37.1	37.7	3.3	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	82,419	90,794	101,238	104,505	105,546	23,127	28%
Hispanic	30,581	38,756	46,885	52,353	56,374	25,793	84%
Non-Hispanic	51,838	52,038	54,353	52,152	49,172	-2,666	-5%
White	42,993	41,390	41,431	37,888	33,848	-9,145	-21%
Black	1,554	2,094	2,690	3,037	3,317	1,763	113%
American Indian	336	356	367	348	308	-28	-8%
Asian	4,539	5,572	6,698	7,396	7,994	3,455	76%
Hawaiian / Pacific Islander	217	318	401	472	537	320	147%
Other	108	126	165	176	182	74	69%
Two or More Races	2,091	2,182	2,601	2,835	2,986	895	43%

GROWTH TRENDS IN TOTAL POPULATION



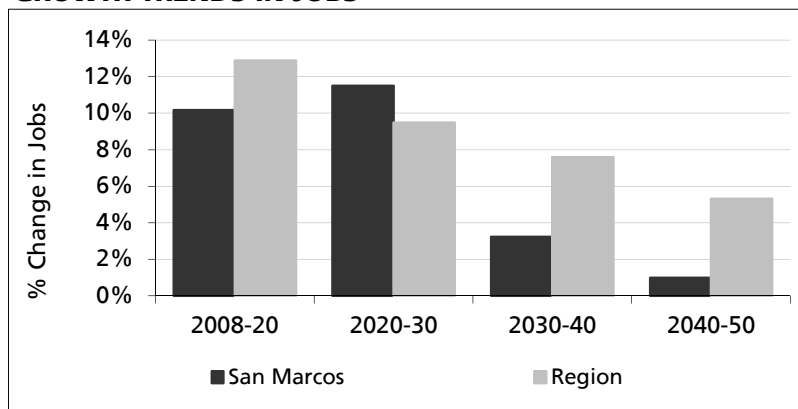
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	37,383	40,843	47,591	54,338	61,604	24,221	65%
Civilian Jobs	37,383	40,843	47,591	54,338	61,604	24,221	65%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	15,560	15,560	15,560	15,560	15,560	0	0%
Developed Acres	12,675	13,450	14,600	14,918	15,111	2,437	19%
Low Density Single Family	832	1,165	1,829	1,955	1,955	1,124	135%
Single Family	3,028	3,301	3,727	3,803	3,791	764	25%
Multiple Family	497	521	540	547	548	50	10%
Mobile Homes	515	508	508	508	508	-7	-1%
Other Residential	31	31	31	31	31	-1	-2%
Mixed Use	0	92	202	220	222	222	--
Industrial	832	860	921	981	1,056	224	27%
Commercial/Services	769	818	800	817	848	79	10%
Office	73	78	94	109	116	44	60%
Schools	388	406	465	509	597	209	54%
Roads and Freeways	1,933	1,933	1,933	1,933	1,933	0	0%
Agricultural and Extractive ²	523	484	311	267	267	-256	-49%
Parks and Military Use	3,253	3,251	3,239	3,239	3,239	-14	0%
Vacant Developable Acres	2,720	1,945	794	476	283	-2,437	-90%
Low Density Single Family	1,008	665	111	23	23	-984	-98%
Single Family	779	518	121	32	32	-748	-96%
Multiple Family	52	25	9	2	1	-51	-97%
Mixed Use	83	42	6	0	0	-82	-100%
Industrial	327	296	236	175	100	-228	-70%
Commercial/Services	145	90	67	46	20	-125	-86%
Office	14	13	10	8	4	-10	-70%
Schools	278	261	201	158	69	-209	-75%
Parks and Other	21	21	21	21	21	0	-1%
Future Roads and Freeways	12	12	12	12	12	0	0%
Constrained Acres	165	165	165	165	165	0	0%
Employment Density³	18.1	18.5	20.0	21.5	22.6	4.4	25%
Residential Density⁴	5.6	5.4	4.9	4.8	4.8	-0.8	-14%

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).