

SERIES 13 REGIONAL GROWTH FORECAST



Palomar Community College

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	770,894	845,029	920,213	950,519	179,625	23%
Household Population	750,474	825,210	898,839	928,042	177,568	24%
Group Quarters Population	20,420	19,819	21,374	22,477	2,057	10%
Civilian	8,322	7,721	9,276	10,379	2,057	25%
Military	12,098	12,098	12,098	12,098	0	0%
Total Housing Units	267,697	288,509	311,100	323,890	56,193	21%
Single Family	185,987	197,973	210,601	215,222	29,235	16%
Multiple Family	66,852	75,846	85,880	94,201	27,349	41%
Mobile Homes	14,858	14,690	14,619	14,467	-391	-3%
Occupied Housing Units	255,868	275,244	299,350	309,748	53,880	21%
Single Family	178,705	189,548	203,645	206,597	27,892	16%
Multiple Family	63,783	72,427	82,583	90,450	26,667	42%
Mobile Homes	13,380	13,269	13,122	12,701	-679	-5%
Vacancy Rate	4.4%	4.6%	3.8%	4.4%	0.0	0%
Single Family	3.9%	4.3%	3.3%	4.0%	0.1	3%
Multiple Family	4.6%	4.5%	3.8%	4.0%	-0.6	-13%
Mobile Homes	9.9%	9.7%	10.2%	12.2%	2.3	23%
Persons per Household	2.93	3.00	3.00	3.00	0.1	2%

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	16,512	17,769	16,254	14,106	-2,406	-15%
\$15,000-\$29,999	27,971	28,586	27,263	24,618	-3,353	-12%
\$30,000-\$44,999	30,796	32,378	32,045	30,098	-698	-2%
\$45,000-\$59,999	30,123	31,512	32,509	31,402	1,279	4%
\$60,000-\$74,999	26,399	27,432	29,209	29,399	3,000	11%
\$75,000-\$99,999	35,028	36,846	40,327	41,651	6,623	19%
\$100,000-\$124,999	26,059	27,088	30,685	32,723	6,664	26%
\$125,000-\$149,999	17,256	19,732	22,923	25,059	7,803	45%
\$150,000-\$199,999	20,312	24,678	29,743	33,482	13,170	65%
\$200,000 or more	25,412	29,223	38,392	47,210	21,798	86%
Total Households	255,868	275,244	299,350	309,748	53,880	21%

*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.

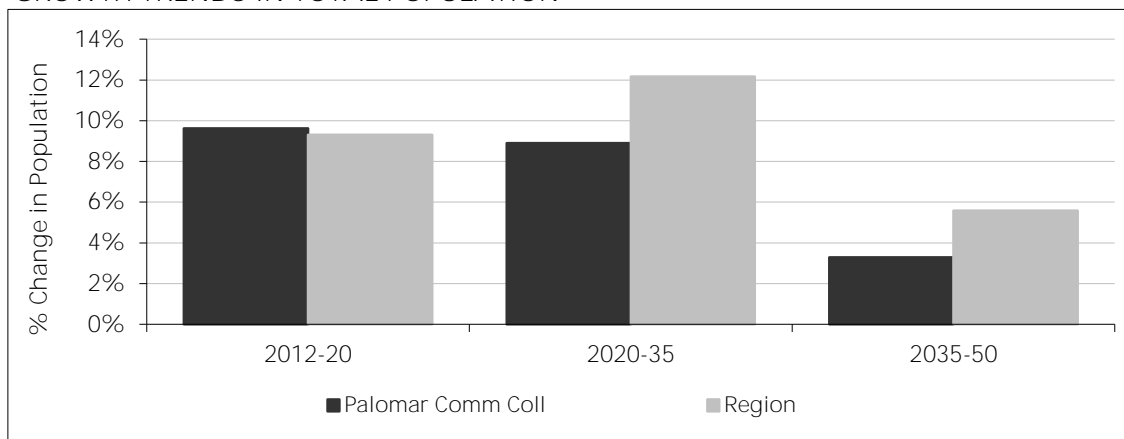
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	770,894	845,029	920,213	950,519	179,625	23%
Under 5	51,378	64,223	63,395	66,801	15,423	30%
5 to 9	53,333	61,291	64,276	68,251	14,918	28%
10 to 14	54,114	54,451	60,634	62,801	8,687	16%
15 to 17	35,042	31,431	35,938	35,715	673	2%
18 to 19	26,534	21,274	23,496	22,547	-3,987	-15%
20 to 24	58,628	59,542	59,491	59,583	955	2%
25 to 29	51,021	57,496	53,793	56,955	5,934	12%
30 to 34	47,287	52,049	53,066	57,160	9,873	21%
35 to 39	46,474	55,183	58,536	58,549	12,075	26%
40 to 44	51,610	51,432	63,647	57,627	6,017	12%
45 to 49	53,212	50,204	58,028	56,304	3,092	6%
50 to 54	54,691	50,717	55,983	56,624	1,933	4%
55 to 59	49,161	53,482	47,567	57,683	8,522	17%
60 to 61	16,496	20,820	17,223	19,807	3,311	20%
62 to 64	23,802	29,724	26,111	29,812	6,010	25%
65 to 69	29,912	42,726	42,272	46,237	16,325	55%
70 to 74	21,346	35,313	43,801	38,848	17,502	82%
75 to 79	16,272	21,761	37,466	31,644	15,372	94%
80 to 84	13,914	14,039	27,402	26,126	12,212	88%
85 and over	16,667	17,871	28,088	41,445	24,778	149%
Median Age	35.9	36.9	38.9	38.9	3.0	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	770,894	845,029	920,213	950,519	179,625	23%
Hispanic	245,785	301,518	387,400	456,669	210,884	86%
Non-Hispanic	525,109	543,511	532,813	493,850	-31,259	-6%
White	405,216	407,339	363,609	304,291	-100,925	-25%
Black	15,932	17,895	19,724	20,709	4,777	30%
American Indian	5,456	4,796	3,542	2,805	-2,651	-49%
Asian	72,102	83,009	106,542	119,765	47,663	66%
Hawaiian / Pacific Islander	2,861	3,580	5,031	6,439	3,578	125%
Other	1,468	1,532	1,738	1,852	384	26%
Two or More Races	22,074	25,360	32,627	37,989	15,915	72%

GROWTH TRENDS IN TOTAL POPULATION



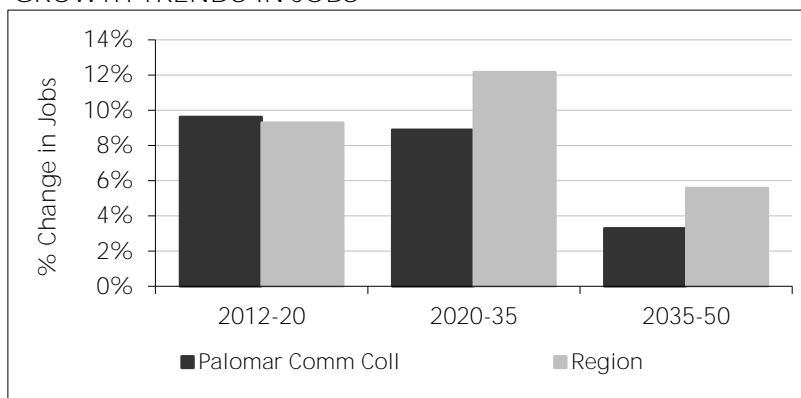
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	302,579	339,079	371,740	398,346	95,767	32%
Civilian Jobs	267,592	304,092	336,753	363,359	95,767	36%
Military Jobs	34,987	34,987	34,987	34,987	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,639,035	1,639,035	1,639,035	1,639,035	0	0%
Developed Acres	438,354	476,891	534,705	552,784	114,430	26%
Low Density Single Family	105,332	138,306	192,133	207,111	101,779	97%
Single Family	42,620	46,211	49,722	51,478	8,858	21%
Multiple Family	4,123	4,188	4,344	4,435	312	8%
Mobile Homes	2,666	2,621	2,546	2,507	-160	-6%
Other Residential	687	702	702	703	16	2%
Mixed Use	0	266	594	745	745	--
Industrial	7,774	7,642	7,913	8,156	382	5%
Commercial/Services	14,830	17,242	17,588	18,476	3,646	25%
Office	733	917	975	1,044	311	42%
Schools	2,902	3,014	3,163	3,284	382	13%
Roads and Freeways	27,069	27,456	27,456	27,456	388	1%
Agricultural and Extractive ²	91,814	89,995	88,982	88,573	-3,240	-4%
Parks and Military Use	137,804	138,329	138,587	138,815	1,011	1%
Vacant Developable Acres	263,518	224,984	167,170	149,091	-114,427	-43%
Low Density Single Family	245,225	212,497	158,782	143,671	-101,553	-41%
Single Family	10,645	8,021	5,196	3,585	-7,060	-66%
Multiple Family	315	231	155	89	-226	-72%
Mixed Use	237	139	42	9	-229	-96%
Industrial	998	715	427	188	-810	-81%
Commercial/Services	3,647	1,771	1,434	811	-2,836	-78%
Office	274	145	103	64	-209	-77%
Schools	482	374	244	124	-358	-74%
Parks and Other	1,381	775	471	235	-1,146	-83%
Future Roads and Freeways	315	316	315	315	0	0%
Constrained Acres	937,160	937,160	937,160	937,160	0	0%
Employment Density ³	10.2	10.5	11.2	11.6	1.4	14%
Residential Density ⁴	1.7	1.5	1.2	1.2	-0.5	-29%

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