

SERIES 13 REGIONAL GROWTH FORECAST



City of San Diego

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,321,315	1,453,267	1,665,609	1,777,936	456,621	35%
Household Population	1,270,659	1,401,916	1,611,904	1,722,569	451,910	36%
Group Quarters Population	50,656	51,351	53,705	55,367	4,711	9%
Civilian	36,200	36,895	39,249	40,911	4,711	13%
Military	14,456	14,456	14,456	14,456	0	0%
Total Housing Units	518,137	559,143	640,668	695,703	177,566	34%
Single Family	279,895	287,634	285,482	281,642	1,747	1%
Multiple Family	232,950	266,792	351,847	411,935	178,985	77%
Mobile Homes	5,292	4,717	3,339	2,126	-3,166	-60%
Occupied Housing Units	489,703	526,455	607,436	653,004	163,301	33%
Single Family	269,760	276,484	276,878	271,477	1,717	1%
Multiple Family	214,989	245,565	327,445	379,566	164,577	77%
Mobile Homes	4,954	4,406	3,113	1,961	-2,993	-60%
Vacancy Rate	5.5%	5.8%	5.2%	6.1%	0.6	11%
Single Family	3.6%	3.9%	3.0%	3.6%	0.0	0%
Multiple Family	7.7%	8.0%	6.9%	7.9%	0.2	3%
Mobile Homes	6.4%	6.6%	6.8%	7.8%	1.4	22%
Persons per Household	2.59	2.66	2.65	2.64	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	47,088	47,479	48,698	46,018	-1,070	-2%
\$15,000-\$29,999	58,357	60,646	62,900	61,376	3,019	5%
\$30,000-\$44,999	62,142	63,423	67,769	67,990	5,848	9%
\$45,000-\$59,999	54,793	58,476	64,556	66,386	11,593	21%
\$60,000-\$74,999	50,671	50,389	57,318	60,434	9,763	19%
\$75,000-\$99,999	61,925	66,793	78,125	84,236	22,311	36%
\$100,000-\$124,999	43,909	48,680	58,762	65,012	21,103	48%
\$125,000-\$149,999	29,263	34,989	43,310	49,062	19,799	68%
\$150,000-\$199,999	36,754	43,171	54,996	64,004	27,250	74%
\$200,000 or more	44,801	52,409	71,002	88,486	43,685	98%
Total Households	489,703	526,455	607,436	653,004	163,301	33%
Median Household Income						
Adjusted for inflation (\$2010)	\$66,652	\$69,884	\$75,793	\$82,211	\$15,559	23%

*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.

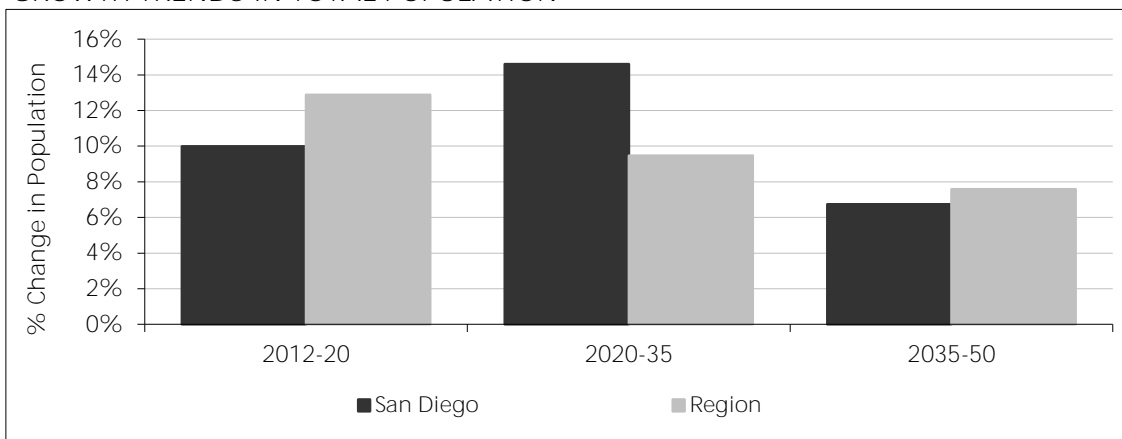
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,321,315	1,453,267	1,665,609	1,777,936	456,621	35%
Under 5	82,105	101,047	103,917	110,323	28,218	34%
5 to 9	75,755	86,053	94,356	100,906	25,151	33%
10 to 14	77,148	77,383	90,398	95,332	18,184	24%
15 to 17	49,259	45,158	53,576	55,343	6,084	12%
18 to 19	47,996	41,240	48,907	50,000	2,004	4%
20 to 24	116,490	121,003	130,771	135,079	18,589	16%
25 to 29	121,272	132,696	130,362	140,185	18,913	16%
30 to 34	110,321	117,915	122,639	135,755	25,434	23%
35 to 39	93,618	109,413	119,036	121,368	27,750	30%
40 to 44	90,070	89,358	114,356	105,759	15,689	17%
45 to 49	86,472	83,407	99,484	99,389	12,917	15%
50 to 54	84,840	81,725	94,311	99,336	14,496	17%
55 to 59	76,213	85,019	82,416	102,325	26,112	34%
60 to 61	25,976	33,351	31,270	36,936	10,960	42%
62 to 64	36,897	47,377	47,512	54,811	17,914	49%
65 to 69	46,171	67,976	76,355	86,043	39,872	86%
70 to 74	31,761	51,817	72,533	69,317	37,556	118%
75 to 79	25,095	33,089	63,054	59,624	34,529	138%
80 to 84	21,408	22,656	47,512	52,315	30,907	144%
85 and over	22,448	25,584	42,844	67,790	45,342	202%
Median Age	34.1	35.2	37.4	37.7	3.6	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,321,315	1,453,267	1,665,609	1,777,936	456,621	35%
Hispanic	388,890	464,700	621,011	742,986	354,096	91%
Non-Hispanic	932,425	988,567	1,044,598	1,034,950	102,525	11%
White	585,515	598,766	565,943	512,258	-73,257	-13%
Black	77,722	80,069	76,627	66,764	-10,958	-14%
American Indian	3,543	4,160	5,319	5,367	1,824	51%
Asian	212,587	243,579	312,744	349,381	136,794	64%
Hawaiian / Pacific Islander	5,400	7,026	10,790	14,270	8,870	164%
Other	3,524	3,731	4,372	4,735	1,211	34%
Two or More Races	44,134	51,236	68,803	82,175	38,041	86%

GROWTH TRENDS IN TOTAL POPULATION



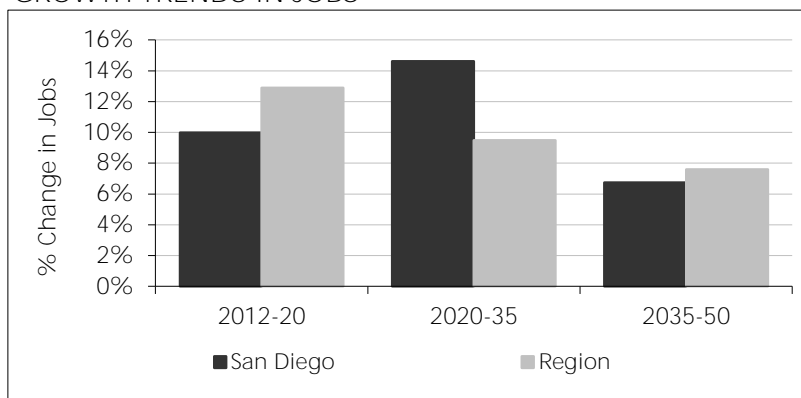
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	780,252	867,641	933,938	1,008,793	228,541	29%
Civilian Jobs	742,718	830,107	896,404	971,259	228,541	31%
Military Jobs	37,534	37,534	37,534	37,534	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	219,281	219,281	219,281	219,281	0	0%
Developed Acres	178,534	183,615	185,315	187,057	8,523	5%
Low Density Single Family	311	322	367	432	122	39%
Single Family	43,689	45,649	45,510	45,278	1,589	4%
Multiple Family	7,313	7,988	9,160	9,885	2,573	35%
Mobile Homes	582	517	337	205	-377	-65%
Other Residential	493	509	520	517	24	5%
Mixed Use	0	923	1,744	2,329	2,329	--
Industrial	12,512	12,246	12,463	12,928	415	3%
Commercial/Services	13,086	12,883	12,538	12,392	-693	-5%
Office	2,432	2,666	2,730	2,835	403	17%
Schools	5,471	5,628	5,772	5,959	488	9%
Roads and Freeways	31,311	31,936	31,940	31,942	631	2%
Agricultural and Extractive ²	5,720	5,725	5,608	5,599	-121	-2%
Parks and Military Use	55,614	56,624	56,626	56,755	1,141	2%
Vacant Developable Acres	10,003	4,948	3,282	1,547	-8,456	-85%
Low Density Single Family	588	451	378	229	-360	-61%
Single Family	2,607	661	344	124	-2,483	-95%
Multiple Family	1,046	489	141	22	-1,024	-98%
Mixed Use	416	146	59	6	-409	-98%
Industrial	1,768	1,317	931	383	-1,385	-78%
Commercial/Services	674	443	279	92	-582	-86%
Office	410	215	145	52	-358	-87%
Schools	507	341	197	34	-473	-93%
Parks and Other	1,653	546	472	271	-1,382	-84%
Future Roads and Freeways	334	340	337	334	0	0%
Constrained Acres	30,718	30,718	30,718	30,718	0	0%
Employment Density ³	22.2	24.5	26.1	27.5	5.4	24%
Residential Density ⁴	9.9	10.1	11.3	12.1	2.2	22%

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