

SERIES 13 REGIONAL GROWTH FORECAST



San Diego Region

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,143,429	3,435,713	3,853,698	4,068,759	925,330	29%
Household Population	3,039,937	3,325,715	3,738,048	3,949,115	909,178	30%
Group Quarters Population	103,492	109,998	115,650	119,644	16,152	16%
Civilian	61,597	68,103	73,755	77,749	16,152	26%
Military	41,895	41,895	41,895	41,895	0	0%
Total Housing Units	1,165,818	1,249,684	1,394,783	1,491,935	326,117	28%
Single Family	703,101	731,693	758,622	763,226	60,125	9%
Multiple Family	420,147	477,258	597,762	692,709	272,562	65%
Mobile Homes	42,570	40,733	38,399	36,000	-6,570	-15%
Occupied Housing Units	1,103,034	1,178,091	1,326,445	1,407,869	304,835	28%
Single Family	672,496	697,416	730,471	730,020	57,524	9%
Multiple Family	391,534	443,213	560,793	645,548	254,014	65%
Mobile Homes	39,004	37,462	35,181	32,301	-6,703	-17%
Vacancy Rate	5.4%	5.7%	4.9%	5.6%	0.2	4%
Single Family	4.4%	4.7%	3.7%	4.4%	0.0	0%
Multiple Family	6.8%	7.1%	6.2%	6.8%	0.0	0%
Mobile Homes	8.4%	8.0%	8.4%	10.3%	1.9	23%
Persons per Household	2.76	2.82	2.82	2.81	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	93,614	94,628	92,646	85,390	-8,224	-9%
\$15,000-\$29,999	131,768	134,620	134,368	127,476	-4,292	-3%
\$30,000-\$44,999	141,775	145,011	149,963	146,835	5,060	4%
\$45,000-\$59,999	128,558	135,709	145,293	146,286	17,728	14%
\$60,000-\$74,999	117,097	118,021	130,293	134,702	17,605	15%
\$75,000-\$99,999	145,282	156,035	178,036	189,205	43,923	30%
\$100,000-\$124,999	103,305	112,435	133,030	145,838	42,533	41%
\$125,000-\$149,999	67,285	79,581	97,085	109,373	42,088	63%
\$150,000-\$199,999	80,566	95,520	120,816	140,719	60,153	75%
\$200,000 or more	93,784	106,531	144,915	182,045	88,261	94%
Total Households	1,103,034	1,178,091	1,326,445	1,407,869	304,835	28%
Median Household Income						
Adjusted for inflation (\$2010)	\$67,148	\$70,050	\$76,497	\$83,357	\$16,209	24%

*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.

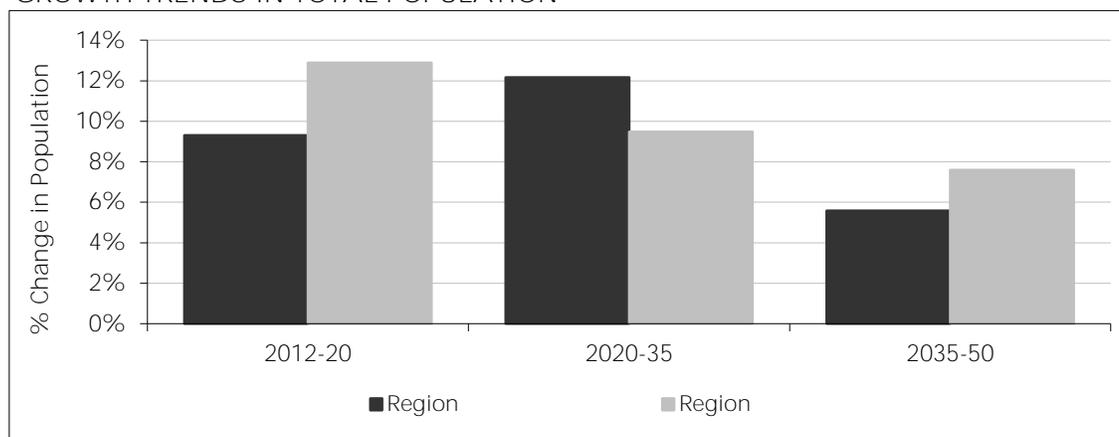
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,143,429	3,435,713	3,853,698	4,068,759	925,330	29%
Under 5	203,829	249,664	249,946	264,303	60,474	30%
5 to 9	196,265	221,314	236,324	251,624	55,359	28%
10 to 14	202,151	202,154	229,037	239,297	37,146	18%
15 to 17	131,173	118,241	136,489	138,249	7,076	5%
18 to 19	110,114	91,073	103,488	102,604	-7,510	-7%
20 to 24	261,429	269,290	279,283	284,157	22,728	9%
25 to 29	248,417	274,363	262,591	279,781	31,364	13%
30 to 34	227,405	244,077	251,167	274,426	47,021	21%
35 to 39	204,039	238,694	258,045	259,230	55,191	27%
40 to 44	210,190	206,996	262,748	240,488	30,298	14%
45 to 49	210,005	199,633	234,945	232,777	22,772	11%
50 to 54	214,143	202,209	228,277	238,920	24,777	12%
55 to 59	191,440	211,617	197,422	245,188	53,748	28%
60 to 61	65,591	83,248	74,148	87,070	21,479	33%
62 to 64	92,703	117,516	111,734	129,246	36,543	39%
65 to 69	116,625	168,009	181,255	202,533	85,908	74%
70 to 74	80,604	132,000	178,430	165,815	85,211	106%
75 to 79	63,824	84,267	155,940	142,493	78,669	123%
80 to 84	53,816	55,437	113,994	120,970	67,154	125%
85 and over	59,666	65,911	108,435	169,588	109,922	184%
Median Age	34.8	36.0	38.5	38.9	4.1	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,143,429	3,435,713	3,853,698	4,068,759	925,330	29%
Hispanic	1,035,226	1,241,085	1,595,774	1,883,763	848,537	82%
Non-Hispanic	2,108,203	2,194,628	2,257,924	2,184,996	76,793	4%
White	1,492,320	1,502,911	1,398,004	1,230,375	-261,945	-18%
Black	139,383	148,548	153,824	150,153	10,770	8%
American Indian	14,314	13,612	12,667	11,443	-2,871	-20%
Asian	341,711	391,662	511,977	577,559	235,848	69%
Hawaiian / Pacific Islander	14,224	17,125	23,559	29,890	15,666	110%
Other	7,070	7,440	8,529	9,198	2,128	30%
Two or More Races	99,181	113,330	149,364	176,378	77,197	78%

GROWTH TRENDS IN TOTAL POPULATION



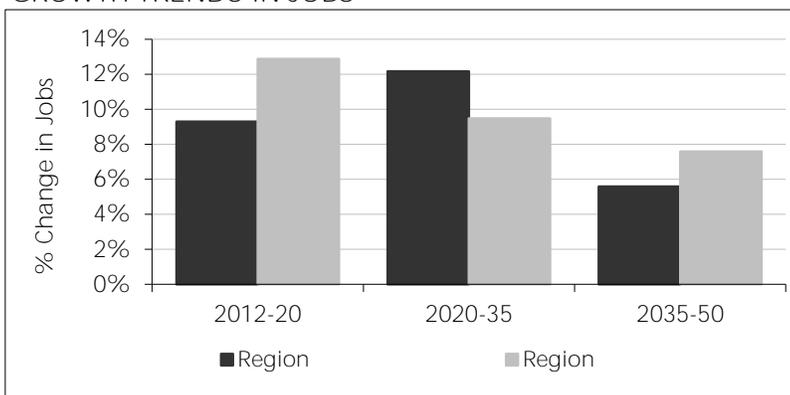
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,450,913	1,624,124	1,769,938	1,911,405	460,492	32%
Civilian Jobs	1,346,969	1,520,180	1,665,994	1,807,461	460,492	34%
Military Jobs	103,944	103,944	103,944	103,944	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	2,726,952	2,726,952	2,726,952	2,726,952	0	0%
Developed Acres	846,884	919,178	1,014,477	1,052,334	205,449	24%
Low Density Single Family	176,431	232,878	317,583	347,729	171,298	97%
Single Family	138,451	145,805	152,000	154,724	16,273	12%
Multiple Family	16,324	17,780	19,802	21,024	4,700	29%
Mobile Homes	5,827	5,520	4,823	4,464	-1,363	-23%
Other Residential	3,129	3,281	3,286	3,276	147	5%
Mixed Use	0	1,933	3,915	5,186	5,186	--
Industrial	29,672	28,326	29,498	31,196	1,524	5%
Commercial/Services	39,434	42,288	42,252	43,056	3,623	9%
Office	3,765	4,185	4,350	4,512	747	20%
Schools	12,568	12,941	13,383	13,717	1,149	9%
Roads and Freeways	88,943	91,706	91,709	91,712	2,768	3%
Agricultural and Extractive ²	109,490	107,046	105,478	104,931	-4,558	-4%
Parks and Military Use	222,850	225,489	226,399	226,806	3,957	2%
Vacant Developable Acres	424,273	352,083	256,822	218,979	-205,294	-48%
Low Density Single Family	378,816	322,536	238,083	207,725	-171,091	-45%
Single Family	20,567	14,236	8,770	5,645	-14,922	-73%
Multiple Family	2,433	1,490	513	162	-2,272	-93%
Mixed Use	1,384	668	164	45	-1,339	-97%
Industrial	6,605	5,175	3,805	2,058	-4,547	-69%
Commercial/Services	6,250	3,361	2,601	1,533	-4,716	-75%
Office	774	445	307	159	-615	-79%
Schools	1,375	984	553	179	-1,196	-87%
Parks and Other	5,190	2,305	1,145	594	-4,596	-89%
Future Roads and Freeways	878	884	881	878	0	0%
Constrained Acres	1,455,691	1,455,691	1,455,691	1,455,691	0	0%
Employment Density ³	15.8	17.1	18.2	19.0	3.2	21%
Residential Density ⁴	3.4	3.1	2.8	2.8	-0.6	-18%

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