

# 2030 REGIONAL GROWTH FORECAST UPDATE

## San Diego Region



### POPULATION AND HOUSING (2004 to 2030)

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
<b>Total Population</b>	<b>3,013,014</b>	<b>3,245,279</b>	<b>3,635,855</b>	<b>3,984,753</b>	<b>971,739</b>	<b>32%</b>
Household Population	2,907,294	3,109,959	3,489,496	3,819,175	911,881	31%
Group Quarters Population	105,720	135,320	146,359	165,578	59,858	57%
Civilian	62,530	88,866	99,905	119,124	56,594	91%
Military	43,190	46,454	46,454	46,454	3,264	8%
<b>Total Housing Units</b>	<b>1,095,077</b>	<b>1,174,180</b>	<b>1,309,340</b>	<b>1,383,803</b>	<b>288,726</b>	<b>26%</b>
Single Family	670,371	708,868	753,594	777,534	107,163	16%
Multiple Family	378,885	419,519	510,000	560,570	181,685	48%
Mobile Homes	45,821	45,793	45,746	45,699	-122	0%
<b>Occupied Housing Units</b>	<b>1,048,197</b>	<b>1,125,611</b>	<b>1,247,522</b>	<b>1,331,782</b>	<b>283,585</b>	<b>27%</b>
Single Family	646,117	684,321	723,314	753,959	107,842	17%
Multiple Family	359,505	398,678	481,883	535,107	175,602	49%
Mobile Homes	42,575	42,612	42,325	42,716	141	0%
<b>Vacancy Rate</b>	<b>4.3%</b>	<b>4.1%</b>	<b>4.7%</b>	<b>3.8%</b>	<b>-0.5</b>	<b>-12%</b>
Single Family	3.6%	3.5%	4.0%	3.0%	-0.6	-17%
Multiple Family	5.1%	5.0%	5.5%	4.5%	-0.6	-12%
Mobile Homes	7.1%	6.9%	7.5%	6.5%	-0.6	-8%
<b>Persons per Household</b>	<b>2.77</b>	<b>2.76</b>	<b>2.80</b>	<b>2.87</b>	<b>0.10</b>	<b>4%</b>

### HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Households by Income Category	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
Less than \$15,000	111,794	113,293	111,356	105,572	-6,222	-6%
\$15,000-\$29,999	170,436	174,684	176,941	172,418	1,982	1%
\$30,000-\$44,999	172,577	180,380	188,546	190,100	17,523	10%
\$45,000-\$59,999	144,520	153,616	165,472	171,371	26,851	19%
\$60,000-\$74,999	119,405	129,220	143,367	152,581	33,176	28%
\$75,000-\$99,999	130,726	143,893	167,209	184,109	53,383	41%
\$100,000-\$124,999	78,572	88,439	105,998	121,424	42,852	55%
\$125,000-\$149,999	41,878	48,678	61,813	74,355	32,477	78%
\$150,000-\$199,999	39,926	47,428	63,351	79,888	39,962	100%
\$200,000 or more	38,363	45,980	63,469	79,964	41,601	108%
Total Households	1,048,197	1,125,611	1,247,522	1,331,782	283,585	27%
<b>Median Household Income</b>						
Adjusted for inflation (\$1999)	\$52,192	\$54,223	\$58,318	\$62,598	\$10,406	20%

### ADVISORY:

This forecast was accepted by the SANDAG Board of Directors in September 2006 for distribution and use in planning and other studies. The forecast reflects the likely distribution of growth based on the currently adopted plans and policies of the 18 cities and the most recent information from the County of San Diego's general plan update (GP 2020).

Some data presented here may not match 2000 Census information published by the U.S. Census Bureau for the following reasons: sample census data have been controlled to match 100 percent count (Summary File 1) data; and some minor adjustments were made (such as correcting the location of housing units that were erroneously allocated by the Census Bureau to roads and open space) to more accurately reflect the region's true population and housing distribution.

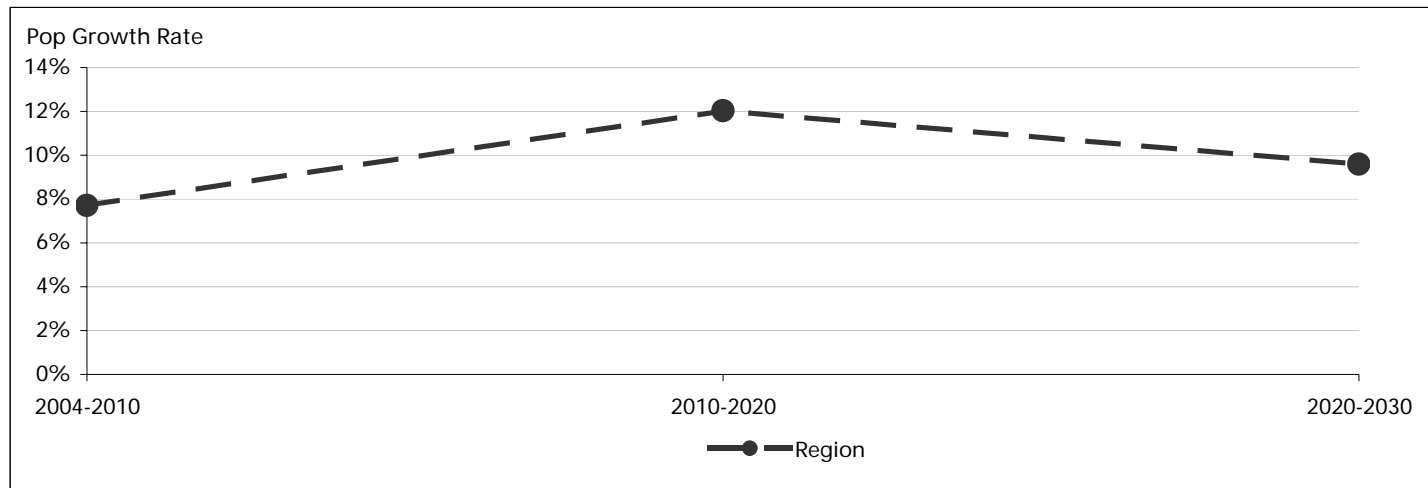
## POPULATION BY AGE

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
<b>Total Population</b>	<b>3,013,014</b>	<b>3,245,279</b>	<b>3,635,855</b>	<b>3,984,753</b>	<b>971,739</b>	<b>32%</b>
Under 5	215,965	218,998	228,276	229,766	13,801	6%
5 to 9	199,180	217,564	226,880	229,106	29,926	15%
10 to 14	221,021	210,657	225,846	233,710	12,689	6%
15 to 17	126,321	135,601	137,214	141,527	15,206	12%
18 to 19	99,338	104,288	102,747	106,489	7,151	7%
20 to 24	238,851	259,390	266,544	281,300	42,449	18%
25 to 29	231,091	244,104	277,125	277,133	46,042	20%
30 to 34	235,356	240,031	262,185	268,834	33,478	14%
35 to 39	227,591	235,545	253,321	283,671	56,080	25%
40 to 44	236,226	227,092	243,068	262,828	26,602	11%
45 to 49	216,480	230,067	231,782	248,399	31,919	15%
50 to 54	182,961	215,907	222,605	238,700	55,739	30%
55 to 59	147,882	185,149	224,039	227,089	79,207	54%
60 to 61	46,720	65,970	86,129	91,205	44,485	95%
62 to 64	58,765	87,686	120,469	123,634	64,869	110%
65 to 69	84,084	105,673	171,992	209,908	125,824	150%
70 to 74	76,382	78,766	135,593	184,731	108,349	142%
75 to 79	68,784	65,076	86,571	143,692	74,908	109%
80 to 84	54,760	54,332	57,423	101,771	47,011	86%
85 and over	45,256	63,383	76,046	101,260	56,004	124%
Median Age	33.7	34.8	36.8	39.0	5.3	16%

## POPULATION BY RACE AND ETHNICITY

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
<b>Total Population</b>	<b>3,013,014</b>	<b>3,245,279</b>	<b>3,635,855</b>	<b>3,984,753</b>	<b>971,739</b>	<b>32%</b>
Hispanic	855,575	1,046,949	1,298,605	1,518,208	662,633	77%
Non-Hispanic	2,157,439	2,198,330	2,337,250	2,466,545	309,106	14%
White	1,573,052	1,513,792	1,511,883	1,519,015	-54,037	-3%
Black	159,790	162,149	177,514	192,748	32,958	21%
American Indian	15,561	16,254	17,510	18,254	2,693	17%
Asian	295,158	349,583	422,628	475,836	180,678	61%
Hawaiian / Pacific Islander	12,778	37,826	47,201	48,381	35,603	279%
Other	7,302	7,520	9,365	11,359	4,057	56%
Two or More Races	93,798	111,206	151,149	200,952	107,154	114%

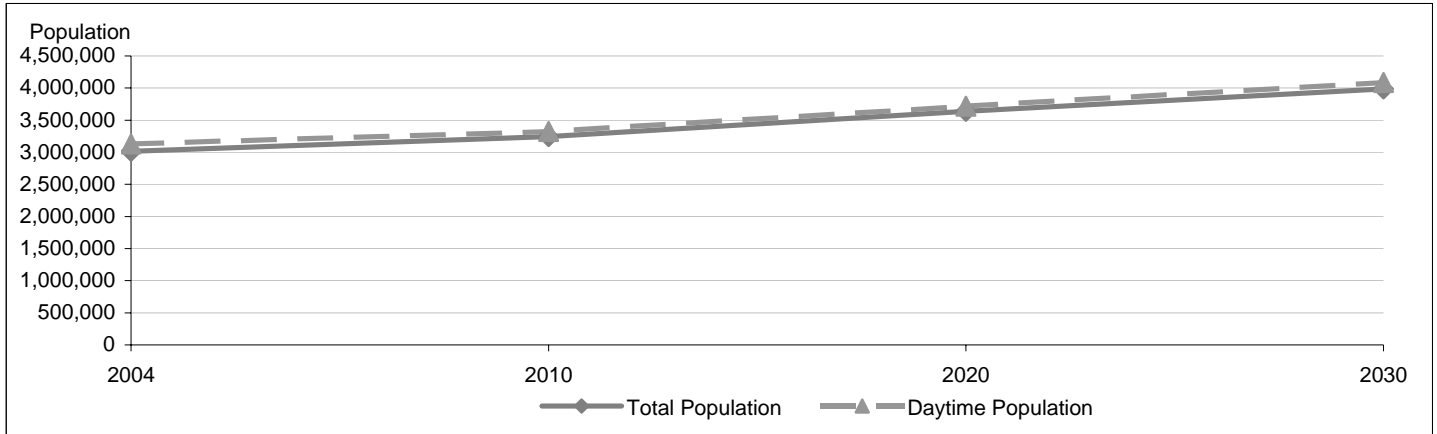
## GROWTH TRENDS IN TOTAL POPULATION



## DAYTIME POPULATION

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
<b>Total Population</b>	<b>3,013,014</b>	<b>3,245,279</b>	<b>3,635,855</b>	<b>3,984,753</b>	<b>971,739</b>	<b>32%</b>
Daytime Population	3,131,277	3,324,847	3,715,411	4,085,927	954,650	30%
Difference	-118,263	-79,568	-79,556	-101,174	17,089	-14%

## DAYTIME POPULATION TRENDS



## EMPLOYMENT<sup>1</sup>

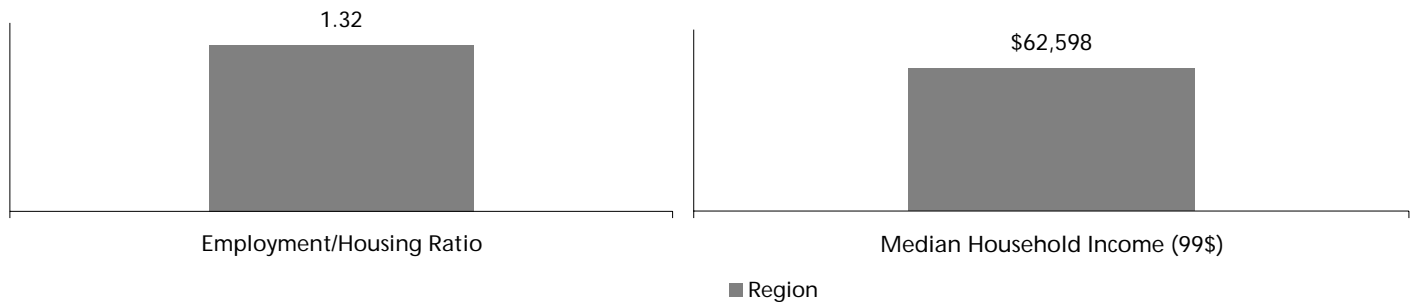
	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
<b>Employment</b>	<b>1,449,349</b>	<b>1,573,742</b>	<b>1,741,033</b>	<b>1,913,682</b>	<b>464,333</b>	<b>32%</b>
Civilian Employment	1,364,279	1,488,672	1,655,963	1,828,612	464,333	34%
Military Employment	85,070	85,070	85,070	85,070	0	0%
<b>Employment/Housing Ratio<sup>2</sup></b>	<b>1.25</b>	<b>1.27</b>	<b>1.26</b>	<b>1.32</b>	<b>0.08</b>	<b>6%</b>

Notes:

1 - The number of jobs within this area.

2 - Civilian employment per housing unit.

## EMPLOYMENT/HOUSING RATIO AND MEDIAN HOUSEHOLD INCOME IN 2030



## LAND USE<sup>1</sup>

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
<b>Total Acres</b>	<b>2,727,576</b>	<b>2,727,576</b>	<b>2,727,576</b>	<b>2,727,576</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,776,345</b>	<b>1,827,214</b>	<b>1,908,636</b>	<b>2,093,194</b>	<b>316,849</b>	<b>18%</b>
Low Density Single Family	155,699	200,699	294,973	503,174	347,476	223%
Single Family	124,021	136,207	146,122	151,534	27,513	22%
Multiple Family	23,474	24,941	28,164	29,118	5,644	24%
Mobile Homes	6,062	5,964	4,994	4,679	-1,382	-23%
Other Residential	3,045	3,042	3,036	3,033	-12	0%
Mixed Use	493	315	977	1,163	670	136%
Industrial	26,319	27,931	30,215	32,542	6,223	24%
Commercial/Services	39,274	41,680	45,261	49,968	10,694	27%
Office	3,091	3,331	3,636	3,905	814	26%
Schools	11,641	12,275	12,523	12,905	1,264	11%
Roads and Freeways	88,745	89,106	89,098	89,096	351	0%
Agricultural and Extractive <sup>2</sup>	139,760	126,852	93,744	55,670	-84,091	-60%
Parks and Military Use	1,154,721	1,154,872	1,155,892	1,156,407	1,686	0%
<b>Vacant Developable Acres</b>	<b>441,782</b>	<b>390,913</b>	<b>309,492</b>	<b>124,933</b>	<b>-316,849</b>	<b>-72%</b>
Low Density Single Family	384,332	350,077	284,682	111,795	-272,538	-71%
Single Family	25,416	14,605	6,365	2,091	-23,325	-92%
Multiple Family	3,209	2,032	487	57	-3,152	-98%
Mixed Use	674	483	50	10	-663	-98%
Industrial	8,561	6,949	5,116	3,386	-5,175	-60%
Commercial/Services	12,215	10,488	8,009	3,827	-8,388	-69%
Office	805	625	386	206	-599	-74%
Schools	1,920	1,377	1,071	716	-1,204	-63%
Parks and Other	2,377	2,003	1,052	572	-1,805	-76%
Future Roads and Freeways	2,274	2,274	2,274	2,274	0	0%
<b>Constrained Acres</b>	<b>509,448</b>	<b>509,448</b>	<b>509,448</b>	<b>509,448</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>16.9</b>	<b>17.4</b>	<b>18.0</b>	<b>18.3</b>	<b>1.4</b>	<b>8%</b>
<b>Residential Density<sup>4</sup></b>	<b>3.5</b>	<b>3.2</b>	<b>2.7</b>	<b>2.0</b>	<b>-1.5</b>	<b>-43%</b>

Notes:

1 - Figures may not add to total due to independent rounding.

2 - This is not a forecast of agricultural land, because the 2030 Regional Growth Forecast Update 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 not preclude the continuation of existing agricultural use.

3 - Civilian employment 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).