

APPENDIX M

SANDAG 2020 Regional Forecast

2020 REGIONWIDE FORECAST

San Diego



ASSOCIATION OF
GOVERNMENTS

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MEMBER AGENCIES: Cities of Carlsbad, Chula Vista, Coronado, Del Mar, El Cajon, Encinitas, Escondido, Imperial Beach, La Mesa, Lemon Grove, National City, Oceanside, Poway, San Diego, San Marcos, Santee, Solana Beach, Vista, and County of San Diego.
ADVISORY/LIAISON MEMBERS: California Department of Transportation, U.S. Department of Defense, San Diego Unified Port District, San Diego County Water Authority, and Tijuana/Baja California/Mexico

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Table P1: Summary of Population

Year	P	Interval	ChgP	Average Annual	
				Numeric	Percent
1980	1,873,300				
1985	2,109,300	'80-'85	236,000	47,200	2.4%
1990	2,511,400	'85-'90	402,100	80,420	3.6%
1995	2,669,200	'90-'95	157,800	31,560	1.2%
2000	2,946,500	'95-'00	277,300	55,460	2.0%
2005	3,223,500	'00-'05	277,000	55,400	1.8%
2010	3,437,700	'05-'10	214,200	42,840	1.3%
2015	3,634,000	'10-'15	196,300	39,260	1.1%
2020	3,853,300	'15-'20	219,300	43,860	1.2%
'95-'20	44%	'95-'20	1,184,100	47,364	1.5%

Table P2: Average Annual Components of Population Change

Interval	ChgP	B	D	NI	NetMig
'80-'85	47,200	34,085	14,238	19,848	27,352
'85-'90	80,420	43,249	16,277	26,972	53,448
'90-'95	31,560	49,040	17,681	31,358	202
'95-'00	55,460	46,363	19,239	27,125	28,335
'00-'05	55,400	48,737	21,059	27,678	27,722
'05-'10	42,840	50,898	22,739	28,159	14,681
'10-'15	39,260	54,128	24,301	29,827	9,433
'15-'20	43,860	57,753	26,004	31,748	12,112
'80-'95	53,060	42,125	16,065	26,059	27,001
'95-'20	47,364	51,576	22,668	28,907	18,457

Table P3: Share of Population Change by Component

Interval	NI	NetMig
'80-'85	42%	58%
'85-'90	34%	66%
'90-'95	99%	1%
'95-'00	49%	51%
'00-'05	50%	50%
'05-'10	66%	34%
'10-'15	76%	24%
'15-'20	72%	28%
'80-'95	48%	51%
'95-'20	61%	39%

Definitions

P	Total population
ChgP	Change in total population
B	Total births
D	Total deaths
NI	Natural increase; NI = B - D
NetMig	Net migration

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Table P4: Population by Ethnic Group

Year	H	W	B	AO	H,B,AO
1980	280,500	1,394,500	103,000	95,300	478,800
1990	513,500	1,642,000	150,700	205,100	869,300
1995	607,000	1,665,300	164,800	232,100	1,003,900
2000	738,200	1,750,100	175,100	283,100	1,196,400
2005	871,900	1,829,600	187,000	335,000	1,393,900
2010	1,000,000	1,858,100	196,300	383,400	1,579,700
2015	1,135,600	1,864,500	203,900	430,000	1,769,500
2020	1,287,000	1,877,900	210,900	477,400	1,975,300
'95-'20	112%	13%	28%	106%	97%

Table P5: Average Annual Population Change by Ethnic Group

Interval	H	W	B	AO	H,B,AO
'80-'90	23,300	24,750	4,770	10,980	39,050
'90-'95	9,350	2,330	1,410	2,700	13,460
'95-'00	13,120	8,480	1,030	5,100	19,250
'00-'05	13,370	7,950	1,190	5,190	19,750
'05-'10	12,810	2,850	930	4,840	18,580
'10-'15	13,560	640	760	4,660	18,980
'15-'20	15,140	1,340	700	4,740	20,580
'80-'95	21,767	18,053	4,120	9,120	35,007
'95-'20	27,200	8,504	1,844	9,812	38,856

Table P6: Share of Total Population by Ethnic Group

Year	H	W	B	AO	H,B,AO
1980	15%	74%	5%	5%	26%
1990	20%	65%	6%	8%	35%
1995	23%	62%	6%	9%	38%
2000	25%	59%	6%	10%	41%
2005	27%	57%	6%	10%	43%
2010	29%	54%	6%	11%	46%
2015	31%	51%	6%	12%	49%
2020	33%	49%	5%	12%	51%

Definitions

- H Hispanic population
- W Non-Hispanic White population
- B Non-Hispanic Black population
- AO Non-Hispanic Asian and Other population
- H,B,AO Total Hispanic, Black, and Asian and Other population

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Table P7: Population by Age Group

Year	Under 18	18-34	35-64	65+	85+
1980	478,700	658,300	543,400	192,900	16,600
1990	613,200	841,400	782,200	274,600	25,200
1995	684,500	769,600	912,900	302,100	32,800
2000	764,200	761,400	1,096,200	324,700	42,500
2005	829,600	776,100	1,269,100	348,700	53,200
2010	850,900	831,900	1,365,000	389,900	66,100
2015	872,100	894,100	1,402,000	465,800	72,800
2020	914,900	942,000	1,431,000	565,400	78,300
'95-'20	34%	22%	57%	87%	139%

Table P8: Average Annual Population Change by Age Group

Interval	Under 18	18-34	35-64	65+	85+
'80-'90	13,450	18,310	23,880	8,170	860
'90-'95	7,130	-7,180	13,070	2,750	760
'95-'00	7,970	-820	18,330	2,260	970
'00-'05	6,540	1,470	17,290	2,400	1,070
'05-'10	2,130	5,580	9,590	4,120	1,290
'10-'15	2,120	6,220	3,700	7,590	670
'15-'20	4,280	4,790	2,900	9,960	550
'80-'95	13,920	7,687	24,853	7,360	1,087
'95-'20	9,216	6,896	20,724	10,532	1,820

Table P9: Share of Total Population by Age Group

Year	Under 18	18-34	35-64	65+	85+
1980	26%	35%	29%	10%	0.9%
1990	24%	33%	31%	11%	1.0%
1995	26%	29%	34%	11%	1.2%
2000	26%	26%	37%	11%	1.4%
2005	26%	24%	39%	11%	1.6%
2010	25%	24%	40%	11%	1.9%
2015	24%	25%	39%	13%	2.0%
2020	24%	24%	37%	15%	2.0%

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Table H1: Summary of Housing Stock and Households

Year	HS	HSSF	HSMF	HSMob	HH	V Rate	HH Size
1980	724,000	440,800	245,300	37,900	673,900	6.9%	2.62
1985	801,600	485,400	274,700	41,500	746,000	6.9%	2.70
1990	950,300	556,400	347,900	46,000	891,300	6.2%	2.69
1995	996,700	581,900	368,200	46,500	934,400	6.3%	2.75
2000	1,057,500	620,700	389,900	46,900	999,800	5.5%	2.84
2005	1,153,700	671,200	435,400	47,200	1,088,700	5.6%	2.86
2010	1,245,100	704,200	493,300	47,500	1,170,700	6.0%	2.84
2015	1,323,800	732,100	543,900	47,800	1,244,600	6.0%	2.82
2020	1,404,200	761,900	594,200	48,100	1,325,700	5.6%	2.81
'95-'20	41%	31%	61%	3%	42%	-10%	2%

Table H2: Average Annual Change in Housing Stock and Households

Interval	ChgHS	ChgSF	ChgMF	ChgMob	ChgHH	SFShare
'80-'90	22,630	11,560	10,260	810	21,740	51%
'90-'95	9,280	5,100	4,060	100	8,620	55%
'95-'00	12,160	7,760	4,340	80	13,080	64%
'00-'05	19,240	10,100	9,100	60	17,780	52%
'05-'10	18,280	6,600	11,580	60	16,400	36%
'10-'15	15,740	5,580	10,120	60	14,780	35%
'15-'20	16,080	5,960	10,060	60	16,220	37%
'80-'95	18,180	9,407	8,193	573	17,367	52%
'95-'20	16,300	7,200	9,040	64	15,652	44%

Table H3: Share of Total Housing Stock by Structure Type

Year	ShareSF	ShareMF	ShareMob
1980	61%	34%	5%
1990	59%	37%	5%
1995	58%	37%	5%
2000	59%	37%	4%
2005	58%	38%	4%
2010	57%	40%	4%
2015	55%	41%	4%
2020	54%	42%	3%

Definitions

HS	Total housing stock
HSSF	Single family housing stock
HSMF	Multiple family housing stock
HSMob	Mobile homes
HH	Households (occupied housing units)
V Rate	Vacancy rate; VRate = 1 - (HH / HS)
HH Size	Household size (persons per household)

Note: The regionwide forecast of housing units, released in July 1998, has been revised to be consistent with the 2020 Cities/County Forecast, which incorporates higher residential densities within walking distance of existing and potential transit stations and in certain town centers. For the years 2006 to 2020, the revision lowers the forecast of single family units and raises the forecast of multiple family units, and slightly lowers the forecast of all housing units in 2020.

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Table E1: Summary of Population, Labor Force, Employment and Income

Year	Pop	Civ LF	Civ ER	U Rate	CivJobs	R_Inc	R_PCInc
1980	1,873,300	775,300	722,600	6.8	697,600	40,652	21,700
1985	2,109,300	967,200	915,900	5.3	858,900	49,506	23,500
1990	2,511,400	1,201,800	1,145,700	4.7	1,074,100	60,231	24,000
1995	2,669,200	1,233,900	1,155,800	6.3	1,085,000	64,978	24,300
2000	2,946,500	1,429,600	1,359,200	4.9	1,279,200	76,027	25,800
2005	3,223,500	1,594,600	1,509,500	5.3	1,419,300	86,058	26,700
2010	3,437,700	1,649,600	1,566,000	5.1	1,471,900	95,553	27,800
2015	3,634,000	1,753,300	1,652,100	5.8	1,552,300	104,212	28,700
2020	3,853,300	1,839,400	1,733,100	5.8	1,627,800	115,516	30,000
'95-'20	44%	49%	50%	-9%	50%	78%	23%

Table E2: Average Annual Change in Population, Labor Force, Employment and Income

Interval	Pop	Civ LF	Civ ER	CivJobs	R_Inc	R_PCInc
'80-'85	47,200	38,380	38,660	32,260	1,771	360
'85-'90	80,420	46,920	45,960	43,040	2,145	100
'90-'95	31,560	6,420	2,020	2,180	949	60
'95-'00	55,460	39,140	40,680	38,840	2,210	300
'00-'05	55,400	33,000	30,060	28,020	2,006	180
'05-'10	42,840	11,000	11,300	10,520	1,899	220
'10-'15	39,260	20,740	17,220	16,080	1,732	180
'15-'20	43,860	17,220	16,200	15,100	2,261	260
'80-'95	53,060	30,573	28,880	25,827	1,622	173
'95-'20	47,364	24,220	23,092	21,712	2,021	228

Table E3: Average Annual Percent Change in Population, Labor Force, Employment and Income

Interval	Pop	Civ LF	Civ ER	CivJobs	R_Inc	R_PCInc
'80-'85	2.4%	4.5%	4.9%	4.2%	4.0%	1.6%
'85-'90	3.6%	4.4%	4.6%	4.6%	4.0%	0.4%
'90-'95	1.2%	0.5%	0.2%	0.2%	1.5%	0.2%
'95-'00	2.0%	3.0%	3.3%	3.3%	3.2%	1.2%
'00-'05	1.8%	2.2%	2.1%	2.1%	2.5%	0.7%
'05-'10	1.3%	0.7%	0.7%	0.7%	2.1%	0.8%
'10-'15	1.1%	1.2%	1.1%	1.1%	1.7%	0.6%
'15-'20	1.2%	1.0%	1.0%	1.0%	2.1%	0.9%
'80-'95	2.4%	3.1%	3.2%	3.0%	3.2%	0.8%
'95-'20	1.5%	1.6%	1.6%	1.6%	2.3%	0.8%

Definitions

- P Total population
- Civ LF Civilian labor force
- Civ ER Civilian employed residents
- U Rate Unemployment rate; $U\ Rate = 1 - (Civ\ ER / Civ\ LF)$
- CivJobs Civilian jobs; includes wage and salary employment and self-employed and domestic workers
- R_Inc Real aggregate personal income in millions of 1996 dollars
- R_PCInc Real per capita personal income in 1996 dollars

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Table E4: Employment by Sector

Year	Ag & Min	Cons	Mfg	TCPU	Trade	FIRE	Serv	Gov	SEDW
1980	14,100	36,000	108,100	28,800	148,700	38,600	148,400	141,200	33,700
1985	12,600	41,700	118,800	30,800	184,200	50,000	198,000	145,700	77,100
1990	11,500	51,600	134,200	35,900	236,600	63,900	266,300	177,300	96,800
1995	11,100	43,600	114,900	37,400	229,500	55,800	310,900	186,100	95,700
2000	12,000	58,800	131,900	44,600	268,200	65,800	375,200	214,500	108,200
2005	12,400	64,900	139,200	48,100	304,000	76,500	422,500	229,900	121,900
2010	11,900	68,000	131,600	49,000	318,600	82,300	441,300	242,200	127,100
2015	11,800	72,400	129,800	50,900	338,600	89,600	471,500	252,800	135,000
2020	11,700	77,200	126,900	52,700	356,100	96,800	499,400	264,600	142,400
'95-'20	5%	77%	10%	41%	55%	73%	61%	42%	49%

Table E5: Share of Total Jobs by Sector

Year	Ag & Min	Cons	Mfg	TCPU	Trade	FIRE	Serv	Gov	SEDW
1980	2%	4%	13%	4%	18%	5%	18%	17%	4%
1985	1%	4%	12%	3%	19%	5%	20%	15%	8%
1990	1%	4%	11%	3%	20%	5%	22%	15%	8%
1995	1%	4%	10%	3%	19%	5%	26%	16%	8%
2000	1%	4%	10%	3%	20%	5%	27%	16%	8%
2005	1%	4%	9%	3%	20%	5%	28%	15%	8%
2010	1%	4%	8%	3%	20%	5%	28%	15%	8%
2015	1%	4%	8%	3%	21%	5%	29%	15%	8%
2020	1%	4%	7%	3%	21%	6%	29%	15%	8%

Table E6: Average Annual Percent Change in Employment by Sector

Interval	Ag & Min	Cons	Mfg	TCPU	Trade	FIRE	Serv	Gov	SEDW
'80-'85	-2.2%	3.0%	1.9%	1.4%	4.4%	5.3%	5.9%	0.6%	18.0%
'85-'90	-1.8%	4.4%	2.5%	3.1%	5.1%	5.0%	6.1%	4.0%	4.7%
'90-'95	-0.7%	-3.3%	-3.1%	0.8%	-0.6%	-2.7%	3.1%	1.0%	-0.2%
'95-'00	1.6%	6.2%	2.8%	3.6%	3.2%	3.4%	3.8%	2.9%	2.5%
'00-'05	0.7%	2.0%	1.1%	1.5%	2.5%	3.1%	2.4%	1.4%	2.4%
'05-'10	-0.8%	0.9%	-1.1%	0.4%	0.9%	1.5%	0.9%	1.0%	0.8%
'10-'15	-0.2%	1.3%	-0.3%	0.8%	1.2%	1.7%	1.3%	0.9%	1.2%
'15-'20	-0.2%	1.3%	-0.5%	0.7%	1.0%	1.6%	1.2%	0.9%	1.1%
'95-'20	0.2%	2.3%	0.4%	1.4%	1.8%	2.2%	1.9%	1.4%	1.6%

Definitions

Ag & Min	Agriculture and Mining; SIC 1-14
Cons	Construction; SIC 15-17
Mfg	Manufacturing; SIC 20-39
TCPU	Transportation, Communication and Public Utilities; SIC 40-49
Trade	Wholesale and Retail Trade; SIC 50-59
FIRE	Finance, Insurance and Real Estate; SIC 60-67
Serv	Services; SIC 70-89
Gov	Government; SIC 90-94
SEDW	Self-employed and domestic workers

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Table E7: Employment by Cluster (A-E)

Year	Clusters	BioMed	BioTech	BusServ	Comm	Comp	Defense	Entertain	Environ
1980	348,300	3,700	7,600	31,100	13,800	24,300	35,700	8,900	2,900
1985	396,300	4,600	10,300	41,300	15,000	30,800	37,300	10,700	3,200
1990	424,700	8,800	13,100	52,900	9,100	30,600	38,000	12,100	4,600
1995	418,200	7,100	20,200	57,400	10,300	21,600	24,300	15,600	4,400
2000	478,900	7,000	26,600	79,200	13,700	29,600	21,600	18,900	4,300
2005	525,100	7,600	29,700	92,300	14,700	31,300	24,100	20,400	4,300
2010	537,600	7,400	31,500	97,900	14,500	29,800	22,900	20,600	3,900
2015	562,800	7,400	34,000	105,300	14,800	29,800	22,600	21,300	3,800
2020	585,200	7,300	36,400	112,700	15,000	30,100	21,900	21,900	3,800
'95-'20	40%	3%	80%	96%	46%	39%	-10%	40%	-14%

Table E8: Share of Total Jobs by Cluster (A-E)

Year	Clusters	BioMed	BioTech	BusServ	Comm	Comp	Defense	Entertain	Environ
1980	43%	0%	1%	4%	2%	3%	4%	1%	0%
1985	41%	0%	1%	4%	2%	3%	4%	1%	0%
1990	36%	1%	1%	4%	1%	3%	3%	1%	0%
1995	35%	1%	2%	5%	1%	2%	2%	1%	0%
2000	35%	1%	2%	6%	1%	2%	2%	1%	0%
2005	35%	1%	2%	6%	1%	2%	2%	1%	0%
2010	34%	0%	2%	6%	1%	2%	1%	1%	0%
2015	34%	0%	2%	6%	1%	2%	1%	1%	0%
2020	34%	0%	2%	7%	1%	2%	1%	1%	0%

Table E9: Average Annual Change in Employment by Cluster (A-E)

Interval	Clusters	BioMed	BioTech	BusServ	Comm	Comp	Defense	Entertain	Environ
'80-'85	9,600	180	540	2,040	240	1,300	320	360	60
'85-'90	5,680	840	560	2,320	-1,180	-40	140	280	280
'90-'95	-1,300	-340	1,420	900	240	-1,800	-2,740	700	-40
'95-'00	12,140	-20	1,280	4,360	680	1,600	-540	660	-20
'00-'05	9,240	120	620	2,620	200	340	500	300	0
'05-'10	2,500	-40	360	1,120	-40	-300	-240	40	-80
'10-'15	5,040	0	500	1,480	60	0	-60	140	-20
'15-'20	4,480	-20	480	1,480	40	60	-140	120	0
'95-'20	6,680	8	648	2,212	188	340	-96	252	-24

Definitions

Clusters	All 16 Clusters
BioMed	Biomedical Products
BioTech	Biotech & Pharmaceuticals
BusServ	Business Services
Comm	Communications
Comp	Comp. & Electronics Manufacturing
Defense	Defense & Transp. Manufacturing
Entertain	Entertainment & Amusement
Environ	Environmental Technology