

ATTACHMENT G

**SANDAG 2020 Regional Forecast**

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# 2020 REGIONWIDE FORECAST

San Diego



ASSOCIATION OF  
GOVERNMENTS

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July 1998

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

**2020 Regionwide Forecast  
San Diego Region**

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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.