2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
City of National City

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**56,144**	**62,058**	**68,808**	**78,860**	**92,137**	**35,993**	**64%**
Household Population	52,833	57,716	64,218	73,943	86,986	34,153	65%
Group Quarters Population	3,311	4,342	4,590	4,917	5,151	1,840	56%
Civilian	734	870	1,118	1,445	1,679	945	129%
Military	2,577	3,472	3,472	3,472	3,472	895	35%
Total Housing Units	**15,773**	**17,052**	**18,685**	**21,477**	**25,272**	**9,499**	**60%**
Single Family	8,819	8,741	8,386	8,308	8,393	-426	-5%
Multiple Family	6,594	8,038	10,026	12,897	16,607	10,013	152%
Mobile Homes	360	273	273	272	272	-88	-24%
Occupied Housing Units	**15,020**	**16,346**	**18,017**	**20,763**	**24,476**	**9,456**	**63%**
Single Family	8,340	8,312	8,024	7,970	8,065	-275	-3%
Multiple Family	6,338	7,773	9,731	12,532	16,150	9,812	155%
Mobile Homes	342	261	262	261	261	-81	-24%
Vacancy Rate	**4.8%**	**4.1%**	**3.6%**	**3.3%**	**3.1%**	**-1.7**	**-35%**
Single Family	5.4%	4.9%	4.3%	4.1%	3.9%	-1.5	-28%
Multiple Family	3.9%	3.3%	2.9%	2.8%	2.8%	-1.1	-28%
Mobile Homes	5.0%	4.4%	4.0%	4.0%	4.0%	-1.0	-20%
Persons per Household	**3.52**	**3.53**	**3.56**	**3.56**	**3.55**	**0.03**	**1%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

*IMPORTANT INFORMATION ABOUT THIS FORECAST:

This forecast was accepted by the SANDAG Board of Directors in October 2011 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 2050 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 2008 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.
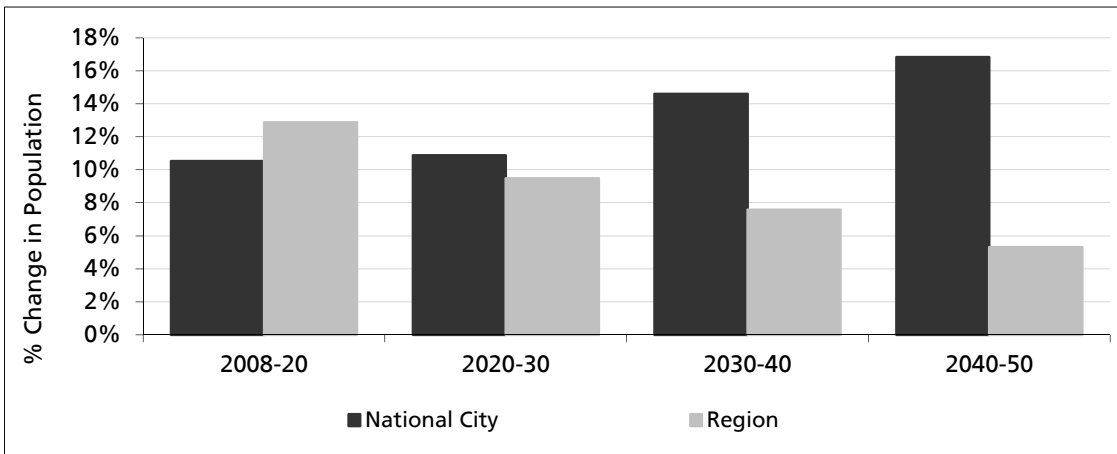
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**56,144**	**62,058**	**68,808**	**78,860**	**92,137**	**35,993**	**64%**
Under 5	4,825	4,695	4,711	5,100	5,447	622	13%
5 to 9	4,078	4,934	4,771	5,184	5,689	1,611	40%
10 to 14	4,150	4,991	4,825	5,112	5,803	1,653	40%
15 to 17	2,899	2,883	3,079	3,201	3,697	798	28%
18 to 19	2,289	2,085	2,814	3,092	3,798	1,509	66%
20 to 24	5,971	5,728	8,217	9,419	11,232	5,261	88%
25 to 29	4,902	4,983	5,144	5,945	6,579	1,677	34%
30 to 34	4,433	4,313	3,921	5,167	5,709	1,276	29%
35 to 39	3,722	3,557	3,885	4,187	4,978	1,256	34%
40 to 44	3,194	3,449	3,415	3,258	4,593	1,399	44%
45 to 49	3,223	3,687	3,580	4,060	4,643	1,420	44%
50 to 54	2,900	3,454	3,805	4,074	4,107	1,207	42%
55 to 59	2,237	3,128	3,446	3,502	4,156	1,919	86%
60 to 61	744	1,105	1,213	1,386	1,623	879	118%
62 to 64	921	1,586	1,784	2,145	2,457	1,536	167%
65 to 69	1,360	2,323	3,047	3,753	4,106	2,746	202%
70 to 74	1,299	1,921	2,656	3,355	4,156	2,857	220%
75 to 79	1,153	1,276	2,013	2,931	3,743	2,590	225%
80 to 84	1,043	1,103	1,612	2,520	3,276	2,233	214%
85 and over	801	857	870	1,469	2,345	1,544	193%
Median Age	28.9	30.8	31.1	32.3	33.3	4.4	15%

POPULATION BY RACE AND ETHNICITY

|	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**56,144**	**62,058**	**68,808**	**78,860**	**92,137**	**35,993**	**64%**
Hispanic	34,793	41,623	47,976	56,004	66,201	31,408	90%
Non-Hispanic	21,351	20,435	20,832	22,856	25,936	4,585	21%
White	6,043	4,454	3,859	4,564	5,707	-336	-6%
Black	2,738	2,511	2,502	2,371	2,232	-506	-18%
American Indian	201	267	334	381	448	247	123%
Asian	10,484	11,190	11,801	12,801	14,282	3,798	36%
Hawaiian / Pacific Islander	414	419	421	445	493	79	19%
Other	97	140	192	240	305	208	214%
Two or More Races	1,374	1,454	1,723	2,054	2,469	1,095	80%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**28,743**	**29,677**	**32,831**	**36,208**	**37,668**	**8,925**	**31%**
Civilian Jobs	21,060	21,994	25,148	28,525	29,985	8,925	42%
Military Jobs	7,683	7,683	7,683	7,683	7,683	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**6,254**	**6,254**	**6,254**	**6,254**	**6,254**	**0**	**0%**
Developed Acres	**6,129**	**6,134**	**6,146**	**6,174**	**6,193**	**64**	**1%**
Low Density Single Family	15	0	0	0	0	-15	-100%
Single Family	1,196	1,203	1,174	1,161	1,164	-32	-3%
Multiple Family	216	218	211	217	209	-7	-3%
Mobile Homes	30	26	26	26	26	-4	-14%
Other Residential	12	11	11	11	11	-1	-6%
Mixed Use	0	53	175	268	320	320	--
Industrial	538	538	533	516	502	-35	-7%
Commercial/Services	568	532	467	436	424	-144	-25%
Office	24	24	20	19	16	-8	-32%
Schools	148	148	148	138	138	-10	-7%
Roads and Freeways	1,225	1,225	1,225	1,224	1,224	-1	0%
Agricultural and Extractive[2]	214	214	214	214	214	0	0%
Parks and Military Use	1,943	1,943	1,944	1,944	1,944	1	0%
Vacant Developable Acres	**118**	**113**	**101**	**73**	**54**	**-64**	**-54%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	40	39	36	20	12	-28	-70%
Multiple Family	9	9	8	6	4	-5	-55%
Mixed Use	31	29	24	18	12	-19	-60%
Industrial	2	2	2	1	1	-1	-46%
Commercial/Services	30	29	27	23	20	-10	-34%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	1	1	1	0	0	-1	-100%
Future Roads and Freeways	4	4	4	4	4	0	0%
Constrained Acres	**7**	**7**	**7**	**7**	**7**	**0**	**0%**
Employment Density[3]	**16.5**	**17.3**	**20.0**	**22.9**	**24.2**	**7.7**	**47%**
Residential Density[4]	**10.7**	**11.5**	**12.4**	**13.9**	**16.1**	**5.4**	**50%**

GROWTH TRENDS IN JOBS
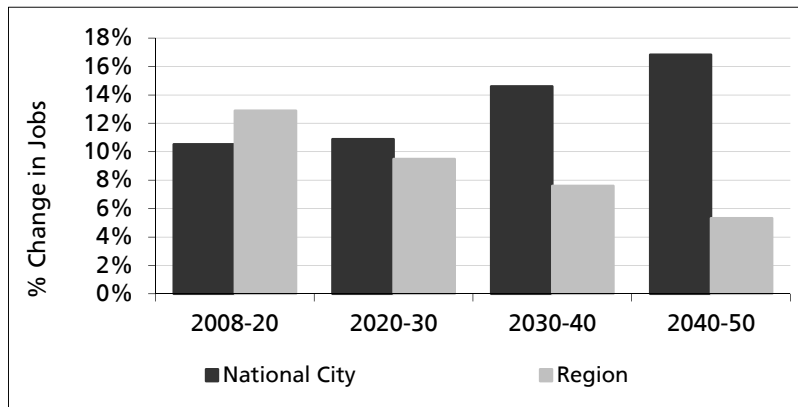
Notes:

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 residential acre (single family, multiple family, mobile home, other, and half of mixed use acres).

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