POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	750,153	835,780	904,923	933,420	183,267	24%
Household Population	726,514	812,721	880,848	908,644	182,130	25%
Group Quarters Population	23,639	23,059	24,075	24,776	1,137	5%
Civilian	20,476	19,896	20,912	21,613	1,137	6%
Military	3,163	3,163	3,163	3,163	0	0%
Total Housing Units	301,131	328,656	353,988	369,794	68,663	23%
Single Family	180,517	186,426	186,590	186,834	6,317	3%
Multiple Family	118,162	140,324	165,776	181,631	63,469	54%
Mobile Homes	2,452	1,906	1,622	1,329	-1,123	-46%
Occupied Housing Units	286,723	312,091	338,755	351,167	64,444	22%
Single Family	173,794	179,060	180,777	180,018	6,224	4%
Multiple Family	110,614	131,241	156,425	169,874	59,260	54%
Mobile Homes	2,315	1,790	1,553	1,275	-1,040	-45%
Vacancy Rate	4.8%	5.0%	4.3%	5.0%	0.2	4%
Single Family	3.7%	4.0%	3.1%	3.6%	-0.1	-3%
Multiple Family	6.4%	6.5%	5.6%	6.5%	0.1	2%
Mobile Homes	5.6%	6.1%	4.3%	4.1%	-1.5	-27%
Persons per Household	2.53	2.60	2.60	2.59	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	18,065	18,603	17,096	15,124	-2,941	-16%
$15,000-$29,999	22,087	24,293	22,945	20,781	-1,306	-6%
$30,000-$44,999	28,064	29,214	28,388	26,359	-1,705	-6%
$45,000-$59,999	28,352	30,146	30,417	29,036	684	2%
$60,000-$74,999	28,949	28,301	29,453	29,019	70	0%
$75,000-$99,999	39,503	41,279	44,108	44,459	4,956	13%
$100,000-$124,999	31,035	33,162	36,602	38,016	6,981	22%
$125,000-$149,999	21,664	25,692	29,160	31,126	9,462	44%
$150,000-$199,999	29,114	34,314	40,302	44,495	15,381	53%
$200,000 or more	39,890	47,087	60,284	72,752	32,862	82%
Total Households	286,723	312,091	338,755	351,167	64,444	22%

*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.
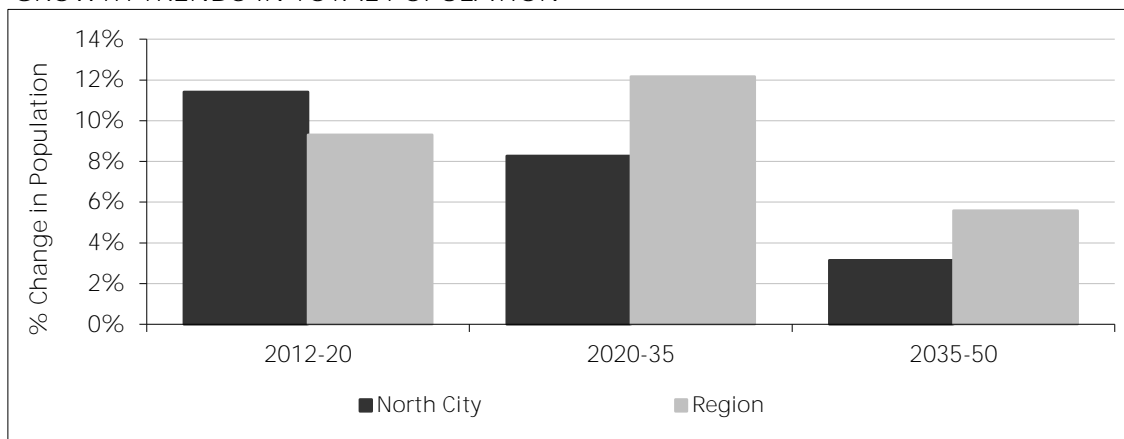
Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
North City
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	750,153	835,780	904,923	933,420	183,267	24%
Under 5	41,823	52,792	50,395	55,102	13,279	32%
5 to 9	42,026	50,309	50,420	54,179	12,153	29%
10 to 14	43,746	44,689	50,299	50,552	6,806	16%
15 to 17	27,650	25,512	30,262	28,464	814	3%
18 to 19	28,127	23,176	25,942	24,890	-3,237	-12%
20 to 24	60,531	62,570	66,332	65,446	4,915	8%
25 to 29	63,586	69,746	65,976	70,779	7,193	11%
30 to 34	57,307	62,991	59,781	67,666	10,359	18%
35 to 39	50,592	61,916	59,890	63,229	12,637	25%
40 to 44	51,484	52,906	61,498	55,318	3,834	7%
45 to 49	51,527	49,816	57,292	51,777	250	0%
50 to 54	52,017	48,625	55,174	51,247	-770	-1%
55 to 59	46,518	51,108	46,964	53,484	6,966	15%
60 to 61	15,694	19,915	16,839	19,203	3,509	22%
62 to 64	22,947	29,070	26,309	30,003	7,056	31%
65 to 69	29,261	42,897	42,636	48,127	18,866	64%
70 to 74	20,235	34,138	42,805	39,226	18,991	94%
75 to 79	15,940	21,753	38,471	33,354	17,414	109%
80 to 84	13,847	14,635	29,552	29,163	15,316	111%
85 and over	15,295	17,216	28,086	42,211	26,916	176%
Median Age	36.0	37.1	39.4	38.9	2.9	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	Numeric	Percent
Total Population	750,153	835,780	904,923	933,420	183,267	24%
Hispanic	103,972	130,193	163,246	194,264	90,292	87%
Non-Hispanic	646,181	705,587	741,677	739,156	92,975	14%
White	439,430	459,232	430,488	388,127	-51,303	-12%
Black	20,341	23,699	25,869	27,227	6,886	34%
American Indian	1,895	2,681	3,826	3,911	2,016	106%
Asian	150,477	178,103	224,599	250,703	100,226	67%
Hawaiian / Pacific Islander	2,514	3,995	7,070	9,773	7,259	289%
Other	2,086	2,556	3,209	3,505	1,419	68%
Two or More Races	29,438	35,321	46,616	55,910	26,472	90%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
North City
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	550,560	611,693	651,156	689,918	139,358	25%
Civilian Jobs	540,106	601,239	640,702	679,464	139,358	26%
Military Jobs	10,454	10,454	10,454	10,454	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	184,750	184,750	184,750	184,750	0	0%
Developed Acres	141,486	147,255	151,963	153,547	12,060	9%
Low Density Single Family	6,472	8,742	12,224	12,813	6,340	98%
Single Family	35,601	37,384	37,524	37,701	2,100	6%
Multiple Family	4,769	5,291	5,648	5,813	1,044	22%
Mobile Homes	327	267	226	169	-157	-48%
Other Residential	279	286	296	286	7	3%
Mixed Use	0	538	817	995	995	--
Industrial	8,888	8,768	8,945	9,183	295	3%
Commercial/Services	10,105	10,069	10,008	9,948	-157	-2%
Office	2,177	2,424	2,523	2,627	450	21%
Schools	3,858	4,021	4,135	4,289	432	11%
Roads and Freeways	21,319	21,727	21,730	21,732	413	2%
Agricultural and Extractive[2]	4,259	3,925	3,892	3,976	-283	-7%
Parks and Military Use	43,432	43,812	43,994	44,012	580	1%
Vacant Developable Acres	13,533	7,748	3,044	1,466	-12,066	-89%
Low Density Single Family	7,405	5,310	1,816	1,143	-6,262	-85%
Single Family	2,351	643	368	119	-2,232	-95%
Multiple Family	661	212	58	13	-648	-98%
Mixed Use	238	15	9	0	-238	-100%
Industrial	938	590	329	56	-883	-94%
Commercial/Services	368	186	81	14	-354	-96%
Office	311	129	75	18	-293	-94%
Schools	398	255	147	20	-378	-95%
Parks and Other	806	346	101	29	-777	-96%
Future Roads and Freeways	56	62	59	56	0	0%
Constrained Acres	29,747	29,747	29,747	29,747	0	0%
Employment Density[3]	21.6	23.5	24.6	25.6	4.0	19%
Residential Density[4]	6.3	6.3	6.3	6.5	0.1	2%

GROWTH TRENDS IN JOBS
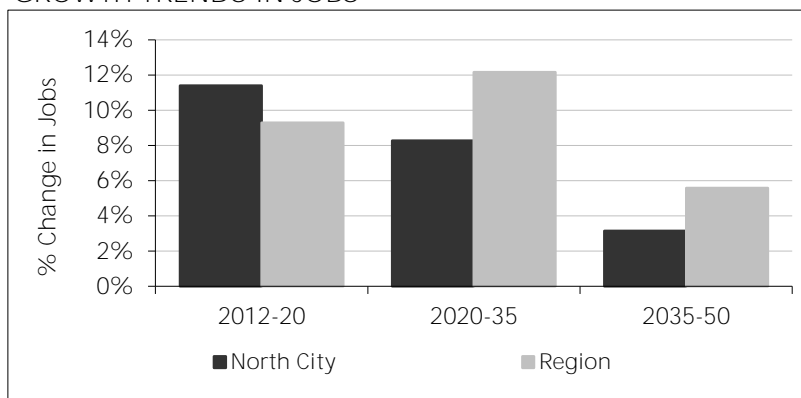
Notes:

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

Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
North City
Page 3 of 3