

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 4 - National City

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	58,752	62,062	73,076	85,118	26,366	45%
Household Population	53,216	56,607	67,526	79,514	26,298	49%
Group Quarters Population	5,536	5,455	5,550	5,604	68	1%
Civilian	590	509	604	658	68	12%
Military	4,946	4,946	4,946	4,946	0	0%
Total Housing Units	16,522	17,271	20,694	24,628	8,106	49%
Single Family	8,842	8,833	8,586	8,041	-801	-9%
Multiple Family	7,292	8,081	11,807	16,286	8,994	123%
Mobile Homes	388	357	301	301	-87	-22%
Occupied Housing Units	15,514	16,224	19,709	23,244	7,730	50%
Single Family	8,423	8,397	8,272	7,670	-753	-9%
Multiple Family	6,734	7,498	11,164	15,308	8,574	127%
Mobile Homes	357	329	273	266	-91	-25%
Vacancy Rate	6.1%	6.1%	4.8%	5.6%	-0.5	-8%
Single Family	4.7%	4.9%	3.7%	4.6%	-0.1	-2%
Multiple Family	7.7%	7.2%	5.4%	6.0%	-1.7	-22%
Mobile Homes	8.0%	7.8%	9.3%	11.6%	3.6	45%
Persons per Household	3.43	3.49	3.43	3.42	0.0	0%

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	2,417	2,281	2,319	2,327	-90	-4%
\$15,000-\$29,999	3,406	3,250	3,596	3,779	373	11%
\$30,000-\$44,999	2,975	3,003	3,462	3,874	899	30%
\$45,000-\$59,999	2,465	2,312	2,807	3,302	837	34%
\$60,000-\$74,999	1,415	1,637	2,138	2,624	1,209	85%
\$75,000-\$99,999	1,386	1,748	2,357	2,995	1,609	116%
\$100,000-\$124,999	635	930	1,333	1,795	1,160	183%
\$125,000-\$149,999	366	503	738	1,057	691	189%
\$150,000-\$199,999	270	402	657	983	713	264%
\$200,000 or more	179	158	302	508	329	184%
Total Households	15,514	16,224	19,709	23,244	7,730	50%
Median Household Income						
Adjusted for inflation (\$2010)	\$39,751	\$42,892	\$47,552	\$52,459	\$12,708	32%

*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.

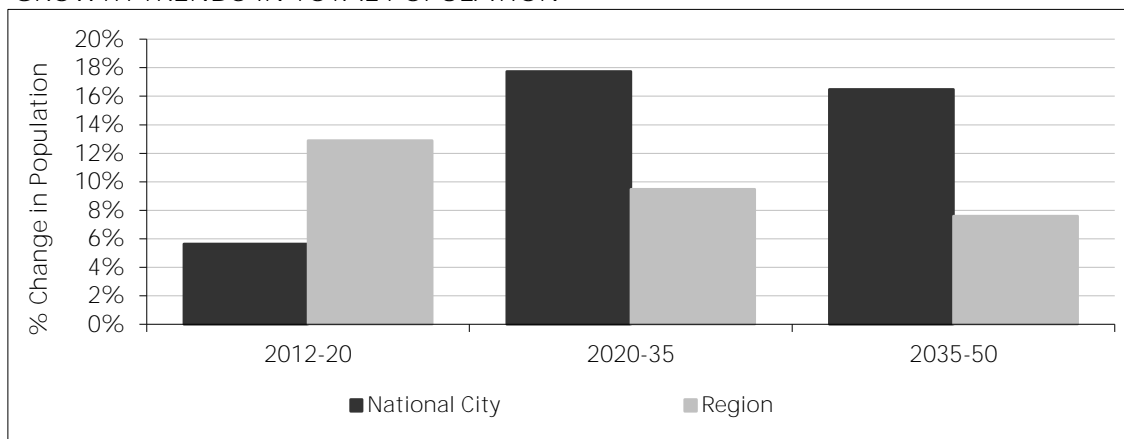
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	58,752	62,062	73,076	85,118	26,366	45%
Under 5	4,173	4,872	4,890	4,944	771	18%
5 to 9	4,012	4,136	4,625	4,835	823	21%
10 to 14	4,137	3,904	4,397	4,867	730	18%
15 to 17	2,824	2,484	2,689	3,078	254	9%
18 to 19	2,296	1,891	2,067	2,337	41	2%
20 to 24	7,188	7,190	8,036	9,255	2,067	29%
25 to 29	4,925	5,456	5,403	5,890	965	20%
30 to 34	3,898	3,999	4,594	4,801	903	23%
35 to 39	3,558	3,679	4,611	4,491	933	26%
40 to 44	3,485	3,215	4,426	4,340	855	25%
45 to 49	3,340	3,287	3,794	4,509	1,169	35%
50 to 54	3,436	3,595	3,905	5,020	1,584	46%
55 to 59	3,074	3,589	3,703	5,413	2,339	76%
60 to 61	977	1,248	1,349	1,731	754	77%
62 to 64	1,395	1,803	2,081	2,541	1,146	82%
65 to 69	1,610	2,320	3,151	3,790	2,180	135%
70 to 74	1,242	1,806	2,978	3,432	2,190	176%
75 to 79	1,155	1,338	2,612	3,402	2,247	195%
80 to 84	1,096	1,123	2,153	3,260	2,164	197%
85 and over	931	1,127	1,612	3,182	2,251	242%
Median Age	29.8	31.4	34.8	37.8	8.0	27%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	58,752	62,062	73,076	85,118	26,366	45%
Hispanic	38,066	42,279	52,186	61,580	23,514	62%
Non-Hispanic	20,686	19,783	20,890	23,538	2,852	14%
White	6,400	5,332	3,363	3,876	-2,524	-39%
Black	2,409	2,194	1,684	1,319	-1,090	-45%
American Indian	154	171	239	271	117	76%
Asian	10,148	10,369	13,182	14,954	4,806	47%
Hawaiian / Pacific Islander	422	436	543	686	264	63%
Other	47	79	140	174	127	270%
Two or More Races	1,106	1,202	1,739	2,258	1,152	104%

GROWTH TRENDS IN TOTAL POPULATION



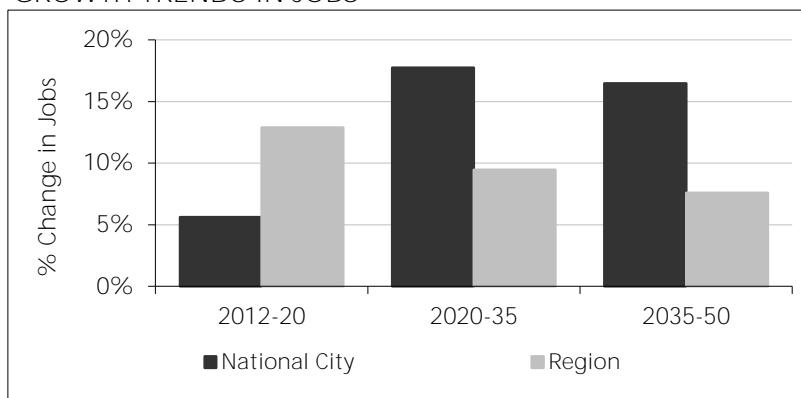
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	24,982	27,896	30,426	37,448	12,466	50%
Civilian Jobs	19,879	22,793	25,323	32,345	12,466	63%
Military Jobs	5,103	5,103	5,103	5,103	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	5,811	5,811	5,811	5,811	0	0%
Developed Acres	4,298	4,336	4,352	4,422	124	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,216	1,224	1,201	1,156	-59	-5%
Multiple Family	210	204	204	183	-27	-13%
Mobile Homes	30	29	26	26	-4	-14%
Other Residential	11	11	11	10	-1	-9%
Mixed Use	0	104	177	420	420	--
Industrial	544	504	499	479	-65	-12%
Commercial/Services	530	469	445	371	-158	-30%
Office	23	23	21	8	-15	-64%
Schools	143	139	139	139	-5	-3%
Roads and Freeways	1,164	1,203	1,203	1,203	39	3%
Agricultural and Extractive ²	4	4	4	2	-2	-59%
Parks and Military Use	423	423	424	425	1	0%
Vacant Developable Acres	149	113	96	27	-122	-82%
Low Density Single Family	0	0	0	0	0	0%
Single Family	62	39	36	4	-58	-93%
Multiple Family	8	8	8	7	-1	-14%
Mixed Use	49	44	39	12	-38	-76%
Industrial	6	4	3	1	-6	-91%
Commercial/Services	21	15	10	3	-18	-88%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	1	1	1	0	-1	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	1,362	1,362	1,362	1,362	0	0%
Employment Density ³	16.0	19.2	21.2	26.8	10.8	67%
Residential Density ⁴	11.3	11.4	13.5	15.5	4.3	38%

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