

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 14 - North San Diego

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	110,927	121,316	123,829	123,600	12,673	11%
Household Population	110,092	120,527	122,966	122,696	12,604	11%
Group Quarters Population	835	789	863	904	69	8%
Civilian	835	789	863	904	69	8%
Military	0	0	0	0	0	0%
Total Housing Units	42,735	45,380	45,833	46,120	3,385	8%
Single Family	28,001	29,763	30,195	30,482	2,481	9%
Multiple Family	14,734	15,617	15,638	15,638	904	6%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	41,116	43,632	44,333	44,367	3,251	8%
Single Family	26,824	28,437	29,067	29,156	2,332	9%
Multiple Family	14,292	15,195	15,266	15,211	919	6%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.8%	3.9%	3.3%	3.8%	0.0	0%
Single Family	4.2%	4.5%	3.7%	4.4%	0.2	5%
Multiple Family	3.0%	2.7%	2.4%	2.7%	-0.3	-10%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.68	2.76	2.77	2.77	0.1	3%

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	1,914	1,782	1,514	1,274	-640	-33%
\$15,000-\$29,999	2,386	2,596	2,194	1,862	-524	-22%
\$30,000-\$44,999	3,091	3,262	2,846	2,428	-663	-21%
\$45,000-\$59,999	3,407	3,369	3,184	2,860	-547	-16%
\$60,000-\$74,999	4,006	3,505	3,224	2,950	-1,056	-26%
\$75,000-\$99,999	6,000	5,841	5,549	5,012	-988	-16%
\$100,000-\$124,999	5,116	4,874	4,846	4,944	-172	-3%
\$125,000-\$149,999	3,780	4,072	4,323	4,221	441	12%
\$150,000-\$199,999	4,825	5,798	6,303	6,547	1,722	36%
\$200,000 or more	6,591	8,533	10,350	12,269	5,678	86%
Total Households	41,116	43,632	44,333	44,367	3,251	8%
Median Household Income						
Adjusted for inflation (\$2010)	\$98,975	\$107,494	\$118,858	\$130,055	\$31,080	31%

*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.

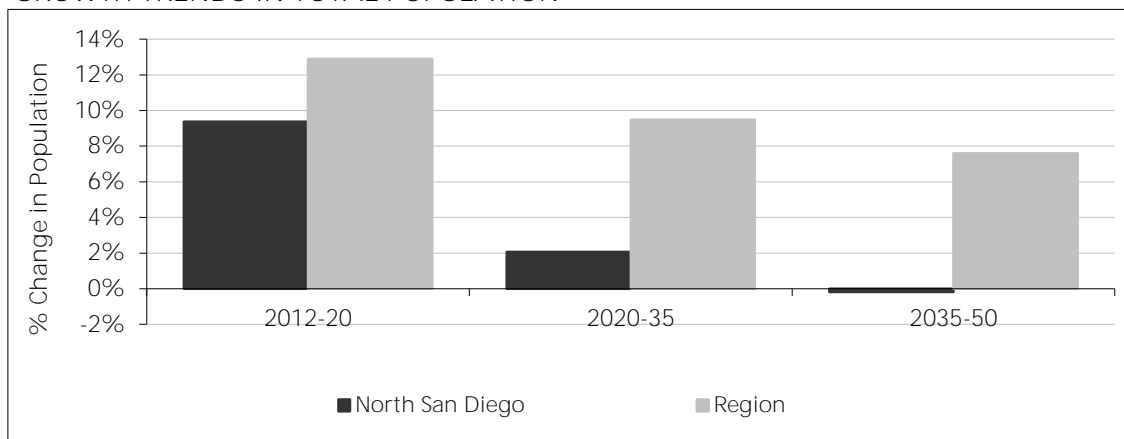
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	110,927	121,316	123,829	123,600	12,673	11%
Under 5	6,931	8,769	7,692	8,352	1,421	21%
5 to 9	7,883	9,375	8,823	9,344	1,461	19%
10 to 14	8,088	7,988	8,619	8,363	275	3%
15 to 17	4,964	4,402	5,048	4,536	-428	-9%
18 to 19	3,199	2,115	2,428	1,943	-1,256	-39%
20 to 24	4,961	4,656	4,577	4,020	-941	-19%
25 to 29	5,972	6,398	5,289	5,551	-421	-7%
30 to 34	7,248	7,843	6,660	7,606	358	5%
35 to 39	8,053	9,802	8,685	9,123	1,070	13%
40 to 44	9,085	9,119	9,983	8,589	-496	-5%
45 to 49	8,635	8,158	8,944	7,664	-971	-11%
50 to 54	8,453	7,691	8,335	7,332	-1,121	-13%
55 to 59	7,318	7,909	6,849	7,579	261	4%
60 to 61	2,458	3,080	2,405	2,680	222	9%
62 to 64	3,542	4,459	3,768	4,190	648	18%
65 to 69	4,428	6,534	6,066	6,722	2,294	52%
70 to 74	2,877	4,920	5,847	5,255	2,378	83%
75 to 79	2,205	3,030	5,119	4,299	2,094	95%
80 to 84	1,990	2,099	4,070	3,759	1,769	89%
85 and over	2,637	2,969	4,622	6,693	4,056	154%
Median Age	38.9	39.6	42.1	41.7	2.8	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	110,927	121,316	123,829	123,600	12,673	11%
Hispanic	11,518	14,283	16,402	18,434	6,916	60%
Non-Hispanic	99,409	107,033	107,427	105,166	5,757	6%
White	64,134	66,052	57,396	49,733	-14,401	-22%
Black	2,488	2,894	3,083	3,254	766	31%
American Indian	222	360	547	552	330	149%
Asian	27,227	31,169	37,741	41,188	13,961	51%
Hawaiian / Pacific Islander	273	518	1,010	1,438	1,165	427%
Other	273	352	445	481	208	76%
Two or More Races	4,792	5,688	7,205	8,520	3,728	78%

GROWTH TRENDS IN TOTAL POPULATION



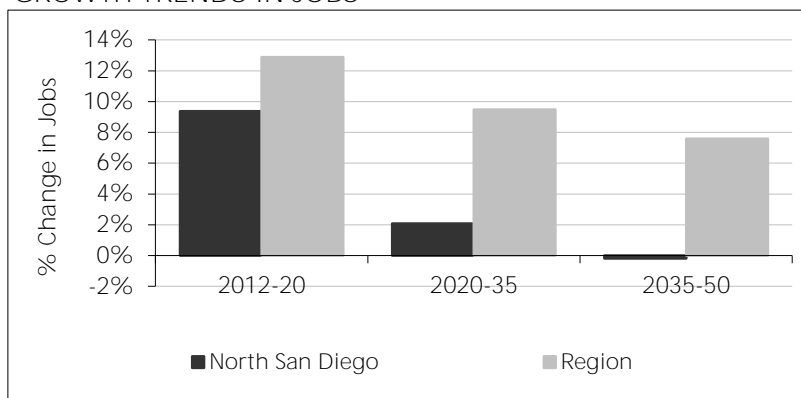
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	52,094	60,302	63,203	69,874	17,780	34%
Civilian Jobs	52,094	60,302	63,203	69,874	17,780	34%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	30,176	30,176	30,176	30,176	0	0%
Developed Acres	21,679	22,797	23,748	24,288	2,609	12%
Low Density Single Family	532	590	1,217	1,519	987	186%
Single Family	6,780	7,630	7,742	7,904	1,124	17%
Multiple Family	820	843	843	843	23	3%
Mobile Homes	0	0	0	0	0	0%
Other Residential	30	30	30	30	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	768	771	777	768	1	0%
Commercial/Services	2,467	2,521	2,526	2,539	71	3%
Office	244	308	319	355	110	45%
Schools	518	526	553	556	38	7%
Roads and Freeways	3,237	3,237	3,237	3,237	0	0%
Agricultural and Extractive ²	484	346	339	339	-145	-30%
Parks and Military Use	5,799	5,995	6,164	6,198	399	7%
Vacant Developable Acres	2,805	1,687	736	197	-2,609	-93%
Low Density Single Family	1,111	1,073	446	144	-967	-87%
Single Family	1,049	317	208	46	-1,003	-96%
Multiple Family	23	0	0	0	-23	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	55	43	29	3	-52	-95%
Commercial/Services	73	18	13	1	-72	-99%
Office	53	0	0	0	-53	-100%
Schools	38	30	3	0	-38	-99%
Parks and Other	400	203	35	0	-400	-100%
Future Roads and Freeways	3	3	3	3	0	0%
Constrained Acres	5,692	5,692	5,692	5,692	0	0%
Employment Density ³	13.0	14.6	15.1	16.6	3.5	27%
Residential Density ⁴	5.2	5.0	4.7	4.5	-0.8	-14%

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