

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
North County Metro Community Plan Area
County of San Diego



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	42,586	53,756	67,890	74,084	75,436	32,850	77%
Household Population	41,609	52,516	66,160	71,747	72,681	31,072	75%
Group Quarters Population	977	1,240	1,730	2,337	2,755	1,778	182%
Civilian	977	1,240	1,730	2,337	2,755	1,778	182%
Military	0	0	0	0	0	0	0%
Total Housing Units	15,840	19,358	23,757	25,185	25,144	9,304	59%
Single Family	13,574	17,123	21,522	22,956	23,001	9,427	69%
Multiple Family	1,383	1,412	1,412	1,412	1,324	-59	-4%
Mobile Homes	883	823	823	817	819	-64	-7%
Occupied Housing Units	15,039	18,551	22,881	24,277	24,273	9,234	61%
Single Family	12,907	16,446	20,771	22,170	22,248	9,341	72%
Multiple Family	1,333	1,351	1,355	1,357	1,271	-62	-5%
Mobile Homes	799	754	755	750	754	-45	-6%
Vacancy Rate	5.1%	4.2%	3.7%	3.6%	3.5%	-1.6	-31%
Single Family	4.9%	4.0%	3.5%	3.4%	3.3%	-1.6	-33%
Multiple Family	3.6%	4.3%	4.0%	3.9%	4.0%	0.4	11%
Mobile Homes	9.5%	8.4%	8.3%	8.2%	7.9%	-1.6	-17%
Persons per Household	2.77	2.83	2.89	2.96	2.99	0.22	8%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	906	788	733	625	536	-370	-41%
\$15,000-\$29,999	1,580	1,541	1,518	1,337	1,157	-423	-27%
\$30,000-\$44,999	2,169	2,225	2,332	2,168	1,967	-202	-9%
\$45,000-\$59,999	2,210	2,418	2,666	2,586	2,407	197	9%
\$60,000-\$74,999	1,913	2,353	2,749	2,769	2,652	739	39%
\$75,000-\$99,999	2,547	3,332	4,124	4,323	4,267	1,720	68%
\$100,000-\$124,999	1,533	2,207	2,953	3,251	3,299	1,766	115%
\$125,000-\$149,999	845	1,407	2,030	2,362	2,483	1,638	194%
\$150,000-\$199,999	664	1,428	2,259	2,805	3,082	2,418	364%
\$200,000 or more	672	852	1,517	2,051	2,423	1,751	261%
Total Households	15,039	18,551	22,881	24,277	24,273	9,234	61%
Median Household Income							
Adjusted for inflation (\$1999)	\$65,132	\$74,684	\$83,745	\$90,345	\$95,023	\$29,891	46%

***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.

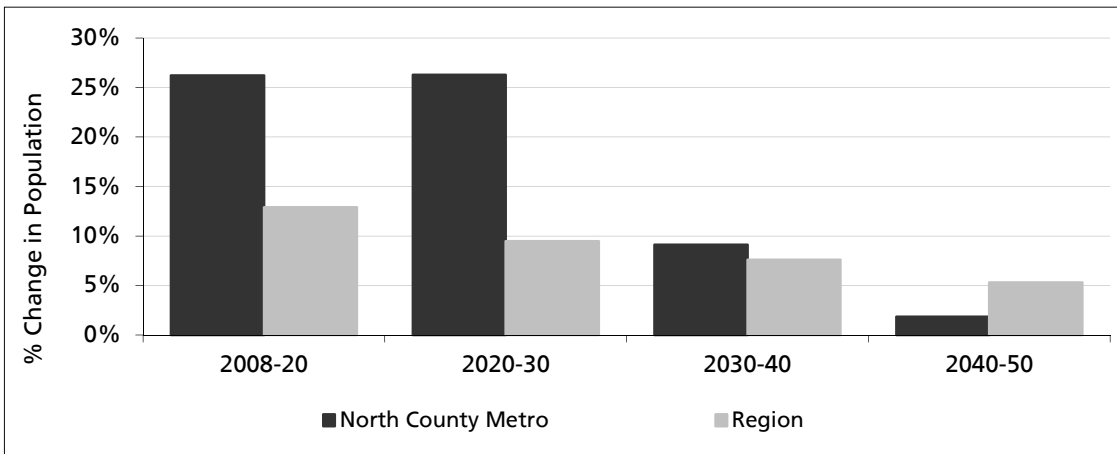
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	42,586	53,756	67,890	74,084	75,436	32,850	77%
Under 5	2,843	3,068	3,736	3,977	3,716	873	31%
5 to 9	2,550	3,274	3,919	4,176	4,148	1,598	63%
10 to 14	2,799	3,536	4,198	4,511	4,347	1,548	55%
15 to 17	1,784	2,187	2,530	2,647	2,631	847	47%
18 to 19	1,185	1,148	1,585	1,521	1,457	272	23%
20 to 24	2,862	3,089	4,219	4,284	4,317	1,455	51%
25 to 29	2,620	3,583	4,468	4,728	4,800	2,180	83%
30 to 34	2,083	2,803	3,218	3,827	3,742	1,659	80%
35 to 39	2,402	2,657	3,730	3,797	4,030	1,628	68%
40 to 44	2,745	3,007	3,799	3,835	4,458	1,713	62%
45 to 49	3,366	3,224	3,497	4,452	4,631	1,265	38%
50 to 54	3,276	3,526	3,995	4,668	4,430	1,154	35%
55 to 59	2,760	3,747	3,968	3,923	4,548	1,788	65%
60 to 61	1,071	1,637	1,703	1,596	2,038	967	90%
62 to 64	1,232	2,259	2,380	2,341	2,494	1,262	102%
65 to 69	1,773	3,371	4,551	4,488	4,016	2,243	127%
70 to 74	1,505	2,769	4,237	4,209	3,985	2,480	165%
75 to 79	1,264	1,869	3,349	3,804	3,633	2,369	187%
80 to 84	1,131	1,240	2,507	3,363	3,069	1,938	171%
85 and over	1,335	1,762	2,301	3,937	4,946	3,611	270%
Median Age	40.3	42.5	43.1	44.7	45.1	4.8	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	42,586	53,756	67,890	74,084	75,436	32,850	77%
Hispanic	11,065	16,245	24,283	30,111	34,257	23,192	210%
Non-Hispanic	31,521	37,511	43,607	43,973	41,179	9,658	31%
White	27,967	31,463	35,450	34,315	30,464	2,497	9%
Black	675	1,199	1,678	2,025	2,332	1,657	245%
American Indian	248	220	265	223	209	-39	-16%
Asian	1,851	2,525	3,509	4,286	4,808	2,957	160%
Hawaiian / Pacific Islander	58	163	245	266	272	214	369%
Other	79	189	191	233	265	186	235%
Two or More Races	643	1,752	2,269	2,625	2,829	2,186	340%

GROWTH TRENDS IN TOTAL POPULATION



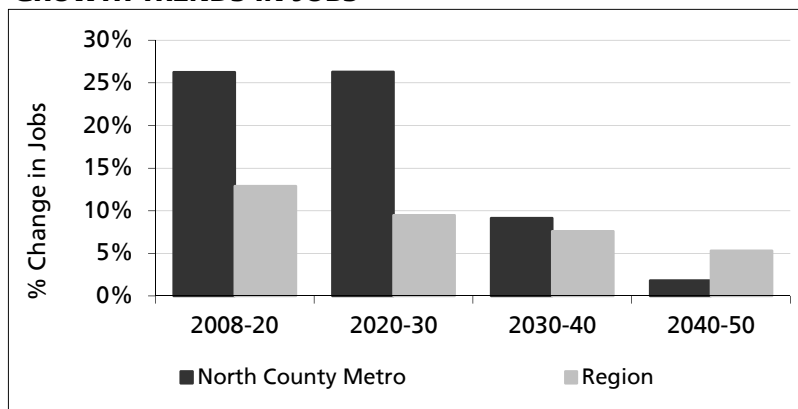
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	7,301	7,801	9,077	10,788	12,018	4,717	65%
Civilian Jobs	7,301	7,801	9,077	10,788	12,018	4,717	65%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	55,670	55,670	55,670	55,670	55,670	0	0%
Developed Acres	34,666	38,884	45,140	52,660	53,230	18,564	54%
Low Density Single Family	8,976	13,504	22,030	31,750	32,714	23,739	264%
Single Family	5,245	5,743	6,253	6,303	6,305	1,060	20%
Multiple Family	105	116	116	116	111	5	5%
Mobile Homes	321	318	318	318	318	-3	-1%
Other Residential	31	31	31	31	31	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	214	215	238	266	278	64	30%
Commercial/Services	731	750	819	885	943	213	29%
Office	0	0	0	1	1	1	--
Schools	20	23	26	29	31	11	52%
Roads and Freeways	1,854	1,854	1,854	1,854	1,854	0	0%
Agricultural and Extractive ²	9,432	8,263	5,363	3,015	2,552	-6,880	-73%
Parks and Military Use	7,737	8,067	8,092	8,092	8,092	355	5%
Vacant Developable Acres	20,002	15,784	9,528	2,008	1,438	-18,564	-93%
Low Density Single Family	18,623	14,994	9,276	1,886	1,365	-17,258	-93%
Single Family	763	521	97	52	50	-714	-93%
Multiple Family	1	0	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	50	49	26	2	2	-48	-96%
Commercial/Services	177	165	101	45	1	-177	-100%
Office	1	1	1	0	0	-1	-100%
Schools	22	19	16	13	11	-11	-49%
Parks and Other	362	32	7	7	7	-355	-98%
Future Roads and Freeways	3	3	3	3	3	0	0%
Constrained Acres	1,002	1,002	1,002	1,002	1,002	0	0%
Employment Density³	7.6	7.9	8.4	9.1	9.6	2.0	27%
Residential Density⁴	1.1	1.0	0.8	0.7	0.6	-0.4	-41%

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).