

SERIES 13 REGIONAL GROWTH FORECAST  
Greater North Park Community Planning Area  
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	46,106	48,114	52,072	61,015	14,909	32%
Household Population	45,897	47,955	51,851	60,746	14,849	32%
Group Quarters Population	209	159	221	269	60	29%
Civilian	209	159	221	269	60	29%
Military	0	0	0	0	0	0%
Total Housing Units	25,138	25,538	27,254	32,269	7,131	28%
Single Family	9,762	9,743	8,817	7,513	-2,249	-23%
Multiple Family	15,376	15,795	18,437	24,756	9,380	61%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	24,198	24,537	26,404	31,057	6,859	28%
Single Family	9,411	9,366	8,560	7,249	-2,162	-23%
Multiple Family	14,787	15,171	17,844	23,808	9,021	61%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.7%	3.9%	3.1%	3.8%	0.1	3%
Single Family	3.6%	3.9%	2.9%	3.5%	-0.1	-3%
Multiple Family	3.8%	4.0%	3.2%	3.8%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.90	1.95	1.96	1.96	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	3,338	3,176	2,953	3,011	-327	-10%
\$15,000-\$29,999	4,023	3,932	3,824	4,071	48	1%
\$30,000-\$44,999	3,907	3,792	3,866	4,300	393	10%
\$45,000-\$59,999	3,279	3,221	3,400	3,912	633	19%
\$60,000-\$74,999	2,346	2,572	2,819	3,338	992	42%
\$75,000-\$99,999	2,769	3,016	3,446	4,237	1,468	53%
\$100,000-\$124,999	1,809	1,872	2,238	2,854	1,045	58%
\$125,000-\$149,999	1,001	1,139	1,415	1,868	867	87%
\$150,000-\$199,999	1,070	1,106	1,438	1,989	919	86%
\$200,000 or more	656	711	1,005	1,477	821	125%
Total Households	24,198	24,537	26,404	31,057	6,859	28%
Median Household Income						
Adjusted for inflation (\$2010)	\$48,801	\$51,373	\$56,290	\$61,054	\$12,253	25%

\*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.

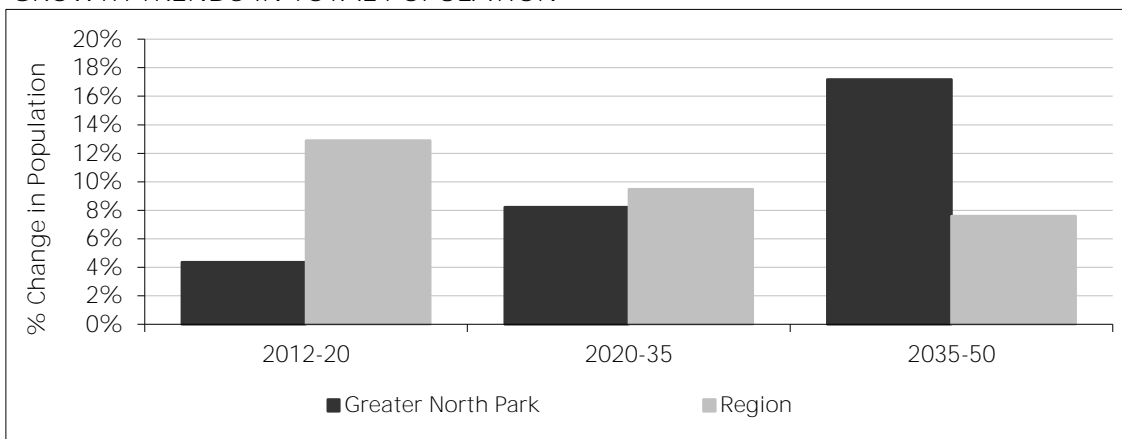
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	46,106	48,114	52,072	61,015	14,909	32%
Under 5	2,654	3,086	3,179	3,815	1,161	44%
5 to 9	1,769	1,936	2,158	2,581	812	46%
10 to 14	1,498	1,413	1,673	2,089	591	39%
15 to 17	872	726	895	1,094	222	25%
18 to 19	602	477	593	675	73	12%
20 to 24	2,113	2,139	2,161	2,424	311	15%
25 to 29	5,577	5,758	5,137	5,898	321	6%
30 to 34	6,670	6,676	6,310	7,676	1,006	15%
35 to 39	4,938	5,587	5,700	6,242	1,304	26%
40 to 44	4,056	3,693	4,570	4,437	381	9%
45 to 49	3,338	2,955	3,416	3,760	422	13%
50 to 54	3,062	2,645	2,993	3,539	477	16%
55 to 59	2,645	2,837	2,616	3,700	1,055	40%
60 to 61	948	1,163	1,027	1,341	393	41%
62 to 64	1,302	1,605	1,498	1,941	639	49%
65 to 69	1,508	2,106	2,347	2,869	1,361	90%
70 to 74	912	1,480	2,160	2,270	1,358	149%
75 to 79	641	801	1,556	1,572	931	145%
80 to 84	500	500	1,135	1,410	910	182%
85 and over	501	531	948	1,682	1,181	236%
Median Age	36.3	36.7	38.4	38.4	2.1	6%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	46,106	48,114	52,072	61,015	14,909	32%
Hispanic	13,694	16,642	22,239	29,987	16,293	119%
Non-Hispanic	32,412	31,472	29,833	31,028	-1,384	-4%
White	24,288	22,998	20,476	20,035	-4,253	-18%
Black	3,413	3,413	2,906	2,609	-804	-24%
American Indian	167	140	132	124	-43	-26%
Asian	2,530	2,744	3,562	4,696	2,166	86%
Hawaiian / Pacific Islander	172	225	352	505	333	194%
Other	151	125	117	115	-36	-24%
Two or More Races	1,691	1,827	2,288	2,944	1,253	74%

## GROWTH TRENDS IN TOTAL POPULATION



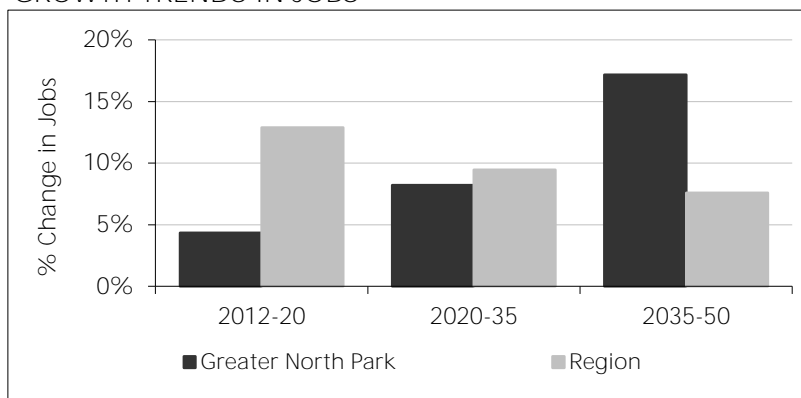
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	7,108	8,069	9,047	11,444	4,336	61%
Civilian Jobs	7,108	8,069	9,047	11,444	4,336	61%
Military Jobs	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	2,241	2,241	2,241	2,241	0	0%
Developed Acres	2,057	2,070	2,072	2,086	29	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	859	855	799	727	-132	-15%
Multiple Family	304	303	355	420	116	38%
Mobile Homes	0	0	0	0	0	0%
Other Residential	1	1	1	0	0	-22%
Mixed Use	0	28	47	121	121	--
Industrial	3	3	3	0	-3	-85%
Commercial/Services	98	88	76	28	-70	-72%
Office	4	4	4	1	-4	-86%
Schools	28	28	28	28	0	1%
Roads and Freeways	735	735	735	735	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0%
Parks and Military Use	25	25	25	26	0	1%
Vacant Developable Acres	22	21	18	4	-18	-81%
Low Density Single Family	0	0	0	0	0	0%
Single Family	7	6	6	0	-6	-93%
Multiple Family	6	6	4	1	-4	-75%
Mixed Use	8	8	7	1	-7	-88%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	-62%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	150	150	150	150	0	0%
Employment Density <sup>3</sup>	53.3	58.9	67.4	97.3	44.0	83%
Residential Density <sup>4</sup>	21.6	21.8	23.1	26.7	5.1	24%

## 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