

SERIES 13 REGIONAL GROWTH FORECAST

North County Metro Community Plan Area
County of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	43,782	49,233	62,000	65,310	21,528	49%
Household Population	43,097	48,651	61,196	64,351	21,254	49%
Group Quarters Population	685	582	804	959	274	40%
Civilian	685	582	804	959	274	40%
Military	0	0	0	0	0	0%
Total Housing Units	16,313	18,100	22,262	23,555	7,242	44%
Single Family	14,180	15,969	19,430	20,407	6,227	44%
Multiple Family	1,161	1,159	1,860	2,176	1,015	87%
Mobile Homes	972	972	972	972	0	0%
Occupied Housing Units	15,496	17,134	21,512	22,561	7,065	46%
Single Family	13,541	15,177	18,804	19,632	6,091	45%
Multiple Family	1,278	1,277	2,033	2,275	997	78%
Mobile Homes	677	680	675	654	-23	-3%
Vacancy Rate	5.0%	5.3%	3.4%	4.2%	-0.8	-16%
Single Family	4.5%	5.0%	3.2%	3.8%	-0.7	-16%
Multiple Family	-10.1%	-10.2%	-9.3%	-4.5%	5.6	-55%
Mobile Homes	30.3%	30.0%	30.6%	32.7%	2.4	8%
Persons per Household	2.78	2.84	2.84	2.85	0.1	3%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

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.

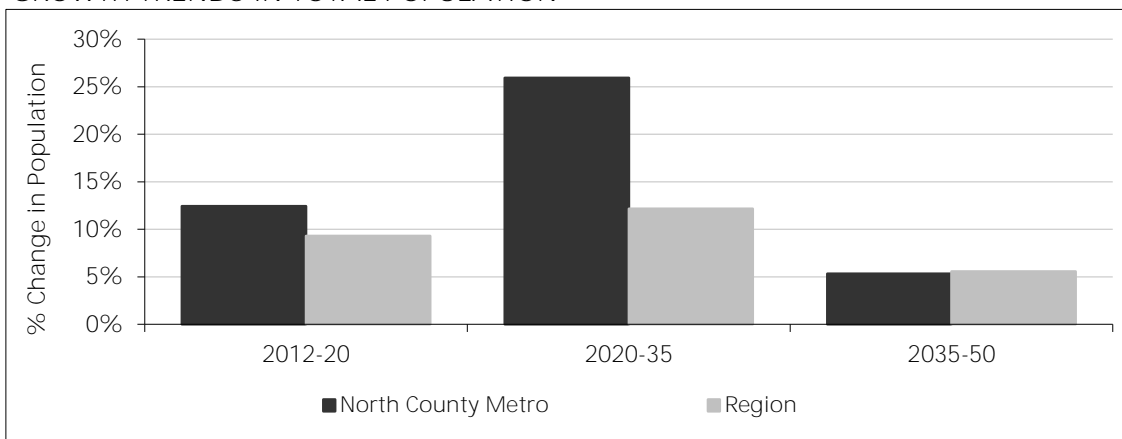
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	43,782	49,233	62,000	65,310	21,528	49%
Under 5	2,501	2,929	3,681	4,024	1,523	61%
5 to 9	2,649	3,233	3,942	4,279	1,630	62%
10 to 14	2,824	2,807	3,618	3,760	936	33%
15 to 17	1,911	1,596	2,236	2,189	278	15%
18 to 19	1,347	1,137	1,563	1,459	112	8%
20 to 24	2,617	2,923	3,594	3,592	975	37%
25 to 29	2,584	3,104	3,597	3,850	1,266	49%
30 to 34	2,498	2,794	3,378	3,927	1,429	57%
35 to 39	2,429	2,904	3,751	3,775	1,346	55%
40 to 44	2,889	2,933	4,026	3,830	941	33%
45 to 49	3,182	2,892	3,836	3,890	708	22%
50 to 54	3,510	3,184	3,862	4,266	756	22%
55 to 59	3,466	3,574	3,632	4,315	849	24%
60 to 61	1,161	1,445	1,323	1,487	326	28%
62 to 64	1,688	2,138	2,041	2,403	715	42%
65 to 69	2,121	3,096	3,210	3,552	1,431	67%
70 to 74	1,388	2,709	3,460	3,098	1,710	123%
75 to 79	1,134	1,710	2,982	2,465	1,331	117%
80 to 84	837	970	2,165	2,034	1,197	143%
85 and over	1,046	1,155	2,103	3,115	2,069	198%
Median Age	40.9	42.0	42.0	42.3	1.4	3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	43,782	49,233	62,000	65,310	21,528	49%
Hispanic	12,106	14,889	24,448	32,454	20,348	168%
Non-Hispanic	31,676	34,344	37,552	32,856	1,180	4%
White	26,781	27,788	27,355	20,679	-6,102	-23%
Black	778	956	1,485	1,709	931	120%
American Indian	164	165	168	166	2	1%
Asian	2,755	3,459	5,670	6,833	4,078	148%
Hawaiian / Pacific Islander	119	160	275	343	224	188%
Other	83	109	128	129	46	55%
Two or More Races	996	1,707	2,471	2,997	2,001	201%

GROWTH TRENDS IN TOTAL POPULATION



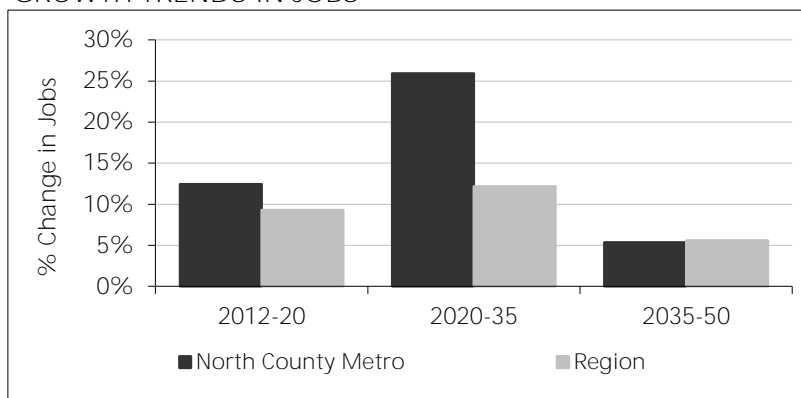
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	6,843	7,984	9,442	11,999	5,156	75%
Civilian Jobs	6,843	7,984	9,442	11,999	5,156	75%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	55,966	55,966	55,966	55,966	0	0%
Developed Acres	28,529	31,087	39,817	42,587	14,058	49%
Low Density Single Family	9,123	11,158	19,178	21,585	12,462	137%
Single Family	5,390	5,924	7,067	7,395	2,006	37%
Multiple Family	58	58	87	106	48	81%
Mobile Homes	323	319	298	298	-25	-8%
Other Residential	58	58	58	58	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	252	234	245	266	14	6%
Commercial/Services	587	670	721	854	267	45%
Office	0	7	16	35	35	--
Schools	42	42	33	15	-26	-63%
Roads and Freeways	1,729	1,753	1,753	1,753	24	1%
Agricultural and Extractive ²	9,535	9,397	8,785	8,647	-887	-9%
Parks and Military Use	1,433	1,466	1,575	1,574	141	10%
Vacant Developable Acres	20,756	18,198	9,468	6,698	-14,058	-68%
Low Density Single Family	18,592	16,558	8,792	6,385	-12,207	-66%
Single Family	1,627	1,229	441	170	-1,456	-90%
Multiple Family	63	63	57	44	-19	-30%
Mixed Use	0	0	0	0	0	0%
Industrial	49	42	31	10	-39	-80%
Commercial/Services	217	142	103	64	-153	-71%
Office	53	47	41	23	-30	-57%
Schools	0	0	0	0	0	0%
Parks and Other	153	116	0	0	-153	-100%
Future Roads and Freeways	2	2	2	2	0	0%
Constrained Acres	6,681	6,681	6,681	6,681	0	0%
Employment Density ³	7.8	8.4	9.3	10.3	2.5	32%
Residential Density ⁴	1.1	1.0	0.8	0.8	-0.3	-27%

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