

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**National Elementary School District**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>56,353</b>	<b>62,022</b>	<b>68,774</b>	<b>78,803</b>	<b>92,213</b>	<b>35,860</b>	<b>64%</b>
Household Population	53,047	57,690	64,201	73,912	87,094	34,047	64%
Group Quarters Population	3,306	4,332	4,573	4,891	5,119	1,813	55%
Civilian	729	860	1,101	1,419	1,647	918	126%
Military	2,577	3,472	3,472	3,472	3,472	895	35%
<b>Total Housing Units</b>	<b>15,640</b>	<b>16,919</b>	<b>18,552</b>	<b>21,344</b>	<b>25,182</b>	<b>9,542</b>	<b>61%</b>
Single Family	8,833	8,755	8,400	8,322	8,422	-411	-5%
Multiple Family	6,447	7,891	9,879	12,750	16,488	10,041	156%
Mobile Homes	360	273	273	272	272	-88	-24%
<b>Occupied Housing Units</b>	<b>14,945</b>	<b>16,189</b>	<b>17,863</b>	<b>20,605</b>	<b>24,357</b>	<b>9,412</b>	<b>63%</b>
Single Family	8,407	8,303	8,018	7,961	8,071	-336	-4%
Multiple Family	6,196	7,625	9,583	12,383	16,025	9,829	159%
Mobile Homes	342	261	262	261	261	-81	-24%
<b>Vacancy Rate</b>	<b>4.4%</b>	<b>4.3%</b>	<b>3.7%</b>	<b>3.5%</b>	<b>3.3%</b>	<b>-1.1</b>	<b>-25%</b>
Single Family	4.8%	5.2%	4.5%	4.3%	4.2%	-0.6	-13%
Multiple Family	3.9%	3.4%	3.0%	2.9%	2.8%	-1.1	-28%
Mobile Homes	5.0%	4.4%	4.0%	4.0%	4.0%	-1.0	-20%
<b>Persons per Household</b>	<b>3.55</b>	<b>3.56</b>	<b>3.59</b>	<b>3.59</b>	<b>3.58</b>	<b>0.03</b>	<b>1%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

Income Forecast Under Review

**\*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.

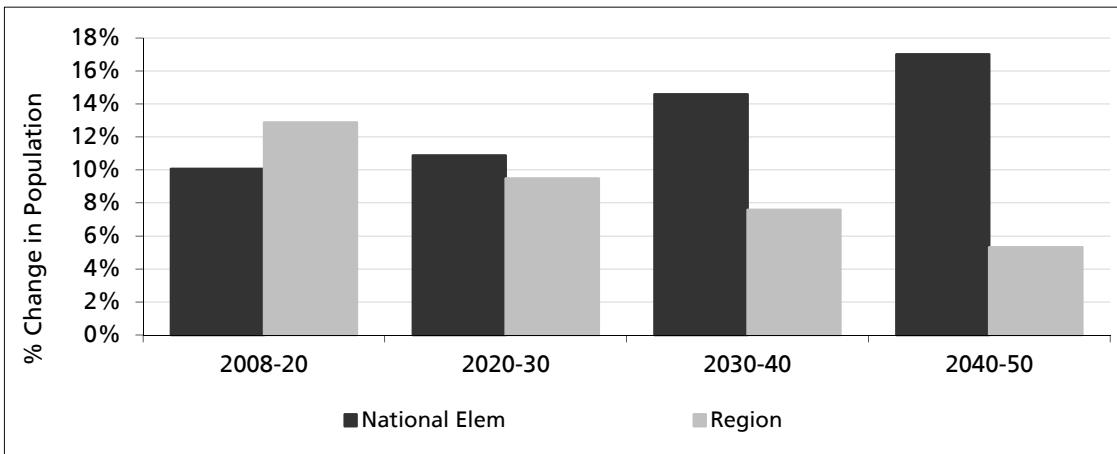
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>56,353</b>	<b>62,022</b>	<b>68,774</b>	<b>78,803</b>	<b>92,213</b>	<b>35,860</b>	<b>64%</b>
Under 5	4,848	4,674	4,632	5,017	5,360	512	11%
5 to 9	4,085	4,947	4,734	5,156	5,672	1,587	39%
10 to 14	4,230	5,054	4,898	5,155	5,848	1,618	38%
15 to 17	2,963	2,922	3,105	3,206	3,699	736	25%
18 to 19	2,327	2,122	2,843	3,110	3,809	1,482	64%
20 to 24	5,992	5,717	8,244	9,436	11,252	5,260	88%
25 to 29	4,952	5,050	5,246	6,036	6,632	1,680	34%
30 to 34	4,489	4,318	3,940	5,216	5,741	1,252	28%
35 to 39	3,752	3,569	3,873	4,174	5,031	1,279	34%
40 to 44	3,207	3,501	3,465	3,284	4,613	1,406	44%
45 to 49	3,236	3,655	3,543	4,032	4,629	1,393	43%
50 to 54	2,899	3,501	3,847	4,125	4,152	1,253	43%
55 to 59	2,201	3,108	3,401	3,468	4,131	1,930	88%
60 to 61	702	1,042	1,171	1,344	1,587	885	126%
62 to 64	904	1,543	1,797	2,207	2,466	1,562	173%
65 to 69	1,342	2,296	3,045	3,744	4,096	2,754	205%
70 to 74	1,246	1,790	2,554	3,231	4,081	2,835	228%
75 to 79	1,133	1,234	1,971	2,891	3,737	2,604	230%
80 to 84	1,058	1,088	1,601	2,522	3,312	2,254	213%
85 and over	787	891	864	1,449	2,365	1,578	201%
Median Age	28.8	30.6	30.9	32.2	33.3	4.5	16%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>56,353</b>	<b>62,022</b>	<b>68,774</b>	<b>78,803</b>	<b>92,213</b>	<b>35,860</b>	<b>64%</b>
Hispanic	35,448	42,035	48,442	56,392	66,600	31,152	88%
Non-Hispanic	20,905	19,987	20,332	22,411	25,613	4,708	23%
White	5,527	3,829	3,184	3,976	5,240	-287	-5%
Black	2,773	2,554	2,534	2,383	2,237	-536	-19%
American Indian	217	283	367	412	464	247	114%
Asian	10,524	11,217	11,819	12,807	14,304	3,780	36%
Hawaiian / Pacific Islander	416	429	425	452	501	85	20%
Other	104	158	218	265	331	227	218%
Two or More Races	1,344	1,517	1,785	2,116	2,536	1,192	89%

## GROWTH TRENDS IN TOTAL POPULATION



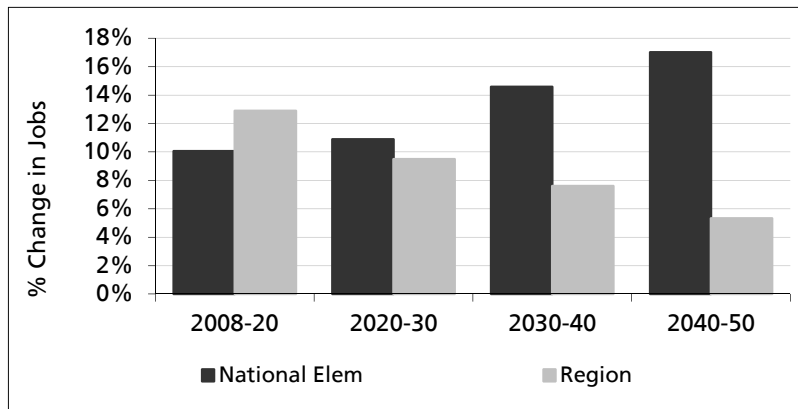
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>29,593</b>	<b>30,688</b>	<b>34,110</b>	<b>37,652</b>	<b>39,166</b>	<b>9,573</b>	<b>32%</b>
Civilian Jobs	21,910	23,005	26,427	29,969	31,483	9,573	44%
Military Jobs	7,683	7,683	7,683	7,683	7,683	0	0%

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

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>6,523</b>	<b>6,523</b>	<b>6,523</b>	<b>6,523</b>	<b>6,523</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>6,377</b>	<b>6,386</b>	<b>6,403</b>	<b>6,435</b>	<b>6,456</b>	<b>79</b>	<b>1%</b>
Low Density Single Family	21	0	0	0	0	-21	-100%
Single Family	1,228	1,240	1,211	1,199	1,203	-24	-2%
Multiple Family	205	207	200	205	198	-7	-3%
Mobile Homes	30	26	26	26	26	-4	-14%
Other Residential	16	16	16	16	16	-1	-4%
Mixed Use	0	53	176	269	321	321	--
Industrial	565	567	562	545	531	-34	-6%
Commercial/Services	651	617	556	530	517	-134	-21%
Office	28	28	23	22	20	-8	-28%
Schools	148	148	148	138	138	-10	-7%
Roads and Freeways	1,310	1,310	1,310	1,309	1,309	-1	0%
Agricultural and Extractive <sup>2</sup>	216	216	216	216	216	-1	0%
Parks and Military Use	1,959	1,959	1,960	1,960	1,960	1	0%
<b>Vacant Developable Acres</b>	<b>136</b>	<b>127</b>	<b>109</b>	<b>77</b>	<b>57</b>	<b>-79</b>	<b>-58%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	44	44	40	25	15	-29	-66%
Multiple Family	9	9	8	6	4	-5	-55%
Mixed Use	31	29	24	18	12	-19	-60%
Industrial	4	2	2	1	1	-3	-69%
Commercial/Services	42	39	31	23	20	-21	-52%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	1	1	1	0	0	-1	-100%
Future Roads and Freeways	4	4	4	4	4	0	0%
<b>Constrained Acres</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>15.7</b>	<b>16.6</b>	<b>19.2</b>	<b>21.9</b>	<b>23.0</b>	<b>7.3</b>	<b>46%</b>
<b>Residential Density<sup>4</sup></b>	<b>10.4</b>	<b>11.2</b>	<b>12.0</b>	<b>13.5</b>	<b>15.7</b>	<b>5.3</b>	<b>51%</b>

## 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).