

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Greater North Park Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	47,548	52,202	56,595	62,340	71,777	24,229	51%
Household Population	47,164	51,723	55,928	61,429	70,709	23,545	50%
Group Quarters Population	384	479	667	911	1,068	684	178%
Civilian	384	479	667	911	1,068	684	178%
Military	0	0	0	0	0	0	0%
Total Housing Units	24,795	26,394	28,193	30,625	35,258	10,463	42%
Single Family	9,751	9,159	8,264	7,486	6,460	-3,291	-34%
Multiple Family	15,044	17,235	19,929	23,139	28,798	13,754	91%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	23,208	24,982	26,857	29,242	33,728	10,520	45%
Single Family	9,055	8,619	7,833	7,113	6,151	-2,904	-32%
Multiple Family	14,153	16,363	19,024	22,129	27,577	13,424	95%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	6.4%	5.3%	4.7%	4.5%	4.3%	-2.1	-33%
Single Family	7.1%	5.9%	5.2%	5.0%	4.8%	-2.3	-32%
Multiple Family	5.9%	5.1%	4.5%	4.4%	4.2%	-1.7	-29%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.03	2.07	2.08	2.10	2.10	0.07	3%

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	4,324	3,590	3,099	2,820	2,780	-1,544	-36%
\$15,000-\$29,999	5,755	5,405	5,066	4,891	5,051	-704	-12%
\$30,000-\$44,999	4,827	5,070	5,174	5,317	5,774	947	20%
\$45,000-\$59,999	3,524	3,857	4,255	4,633	5,271	1,747	50%
\$60,000-\$74,999	1,968	2,645	3,134	3,597	4,274	2,306	117%
\$75,000-\$99,999	1,510	2,480	3,191	3,897	4,870	3,360	223%
\$100,000-\$124,999	618	1,109	1,575	2,069	2,746	2,128	344%
\$125,000-\$149,999	307	477	740	1,040	1,458	1,151	375%
\$150,000-\$199,999	228	286	494	752	1,127	899	394%
\$200,000 or more	147	63	129	226	377	230	156%
Total Households	23,208	24,982	26,857	29,242	33,728	10,520	45%
Median Household Income							
Adjusted for inflation (\$1999)	\$34,739	\$40,343	\$45,316	\$50,158	\$54,274	\$19,535	56%

***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.

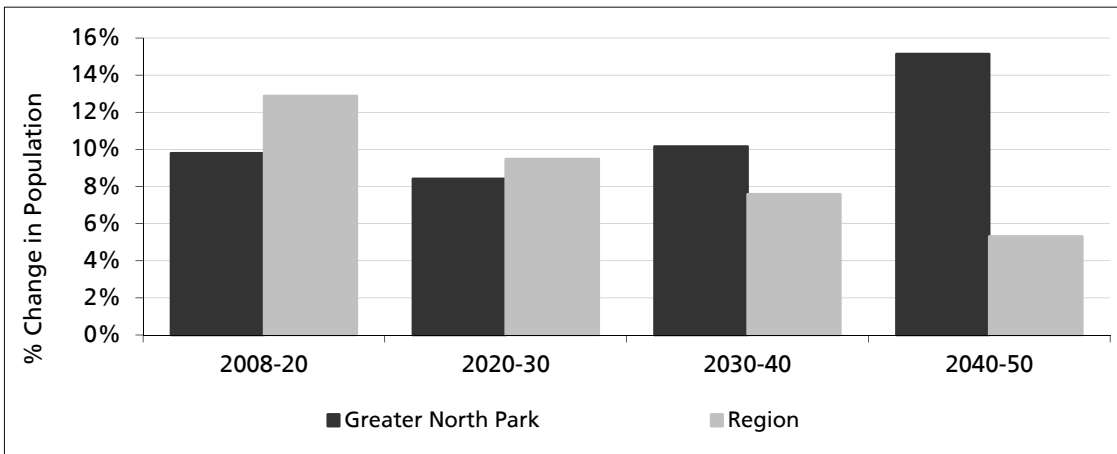
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	47,548	52,202	56,595	62,340	71,777	24,229	51%
Under 5	3,627	3,757	4,077	4,380	4,872	1,245	34%
5 to 9	2,838	3,314	3,522	3,851	4,376	1,538	54%
10 to 14	2,446	2,888	3,025	3,308	3,903	1,457	60%
15 to 17	1,431	1,591	1,728	1,918	2,310	879	61%
18 to 19	917	949	1,081	1,142	1,375	458	50%
20 to 24	1,899	2,047	2,586	2,797	3,247	1,348	71%
25 to 29	2,935	3,761	3,846	4,252	4,889	1,954	67%
30 to 34	5,906	6,426	6,279	7,512	8,198	2,292	39%
35 to 39	6,206	5,574	6,958	7,384	8,177	1,971	32%
40 to 44	4,897	4,565	4,988	5,069	6,563	1,666	34%
45 to 49	3,895	3,617	3,257	4,106	4,720	825	21%
50 to 54	3,033	3,062	2,922	3,406	3,709	676	22%
55 to 59	2,421	3,072	2,951	2,784	3,755	1,334	55%
60 to 61	776	1,087	1,073	1,006	1,374	598	77%
62 to 64	861	1,522	1,562	1,643	1,912	1,051	122%
65 to 69	1,031	1,928	2,435	2,499	2,637	1,606	156%
70 to 74	721	1,253	1,693	1,730	1,903	1,182	164%
75 to 79	598	714	1,140	1,380	1,433	835	140%
80 to 84	565	466	788	1,042	967	402	71%
85 and over	545	609	684	1,131	1,457	912	167%
Median Age	36.4	36.2	36.5	36.4	36.7	0.3	1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	47,548	52,202	56,595	62,340	71,777	24,229	51%
Hispanic	15,848	20,781	24,364	29,610	36,985	21,137	133%
Non-Hispanic	31,700	31,421	32,231	32,730	34,792	3,092	10%
White	21,699	20,739	20,766	20,329	20,908	-791	-4%
Black	5,014	5,202	5,305	5,362	5,502	488	10%
American Indian	190	155	138	146	163	-27	-14%
Asian	2,277	2,635	2,955	3,478	4,327	2,050	90%
Hawaiian / Pacific Islander	309	402	474	519	567	258	83%
Other	117	106	98	101	120	3	3%
Two or More Races	2,094	2,182	2,495	2,795	3,205	1,111	53%

GROWTH TRENDS IN TOTAL POPULATION



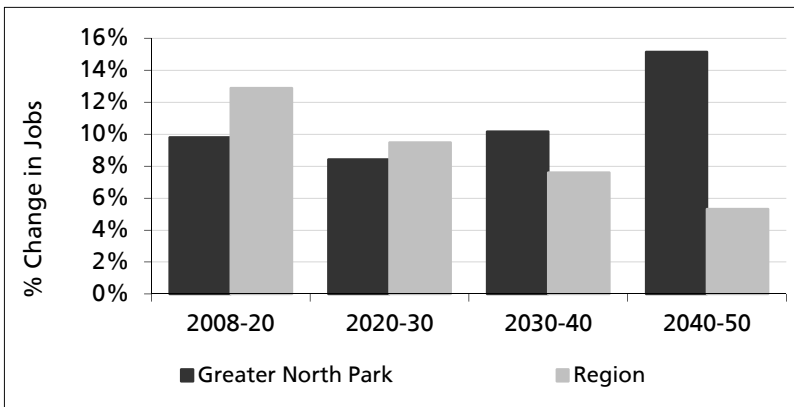
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	8,697	9,191	10,134	10,929	11,346	2,649	30%
Civilian Jobs	8,697	9,191	10,134	10,929	11,346	2,649	30%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	2,262	2,262	2,262	2,262	2,262	0	0%
Developed Acres	2,244	2,248	2,250	2,253	2,257	13	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	859	822	769	723	655	-203	-24%
Multiple Family	302	335	381	419	484	181	60%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	24	73	112	142	142	--
Industrial	10	9	5	2	0	-10	-99%
Commercial/Services	108	93	59	35	15	-93	-86%
Office	5	4	3	2	0	-5	-91%
Schools	28	28	28	28	28	0	-1%
Roads and Freeways	756	756	756	756	756	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	175	175	175	175	175	0	0%
Vacant Developable Acres	18	14	12	9	5	-13	-74%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	7	5	5	4	4	-3	-47%
Multiple Family	7	5	4	3	0	-7	-98%
Mixed Use	2	2	1	1	0	-2	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	-100%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	1	1	1	1	1	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	57.4	62.5	76.7	89.1	98.7	41.3	72%
Residential Density⁴	21.3	22.6	23.8	25.5	29.1	7.8	36%

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).