

SERIES 13 REGIONAL GROWTH FORECAST



Major Statistical Area 4 - North County West

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	412,320	443,061	465,138	469,889	57,569	14%
Household Population	393,013	423,393	445,072	449,560	56,547	14%
Group Quarters Population	19,307	19,668	20,066	20,329	1,022	5%
Civilian	2,509	2,870	3,268	3,531	1,022	41%
Military	16,798	16,798	16,798	16,798	0	0%
Total Housing Units	158,742	167,542	173,491	176,114	17,372	11%
Single Family	110,254	114,247	116,323	117,020	6,766	6%
Multiple Family	42,601	47,642	51,515	53,445	10,844	25%
Mobile Homes	5,887	5,653	5,653	5,649	-238	-4%
Occupied Housing Units	146,694	154,180	161,821	163,966	17,272	12%
Single Family	102,919	106,120	109,656	109,953	7,034	7%
Multiple Family	38,677	43,107	47,244	49,183	10,506	27%
Mobile Homes	5,098	4,953	4,921	4,830	-268	-5%
Vacancy Rate	7.6%	8.0%	6.7%	6.9%	-0.7	-9%
Single Family	6.7%	7.1%	5.7%	6.0%	-0.7	-10%
Multiple Family	9.2%	9.5%	8.3%	8.0%	-1.2	-13%
Mobile Homes	13.4%	12.4%	12.9%	14.5%	1.1	8%
Persons per Household	2.68	2.75	2.75	2.74	0.1	2%

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	9,368	9,721	8,639	7,427	-1,941	-21%
\$15,000-\$29,999	14,432	14,834	13,548	11,918	-2,514	-17%
\$30,000-\$44,999	17,036	17,309	16,299	14,764	-2,272	-13%
\$45,000-\$59,999	16,320	16,942	16,738	15,769	-551	-3%
\$60,000-\$74,999	15,098	15,298	15,533	15,050	-48	0%
\$75,000-\$99,999	20,470	20,926	22,042	22,115	1,645	8%
\$100,000-\$124,999	14,925	15,539	16,991	17,680	2,755	18%
\$125,000-\$149,999	9,738	11,284	12,646	13,588	3,850	40%
\$150,000-\$199,999	11,753	13,993	16,379	18,139	6,386	54%
\$200,000 or more	17,554	18,334	23,006	27,516	9,962	57%
Total Households	146,694	154,180	161,821	163,966	17,272	12%

*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.

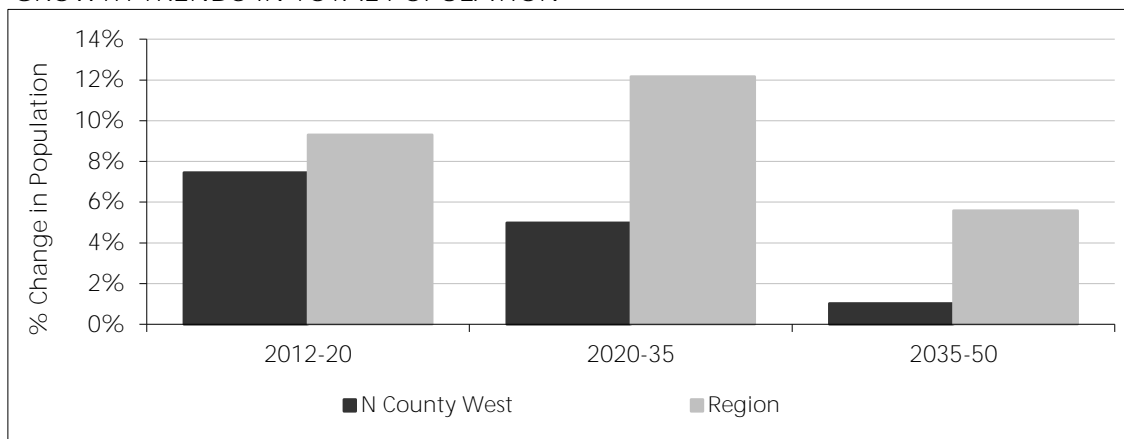
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	412,320	443,061	465,138	469,889	57,569	14%
Under 5	28,128	33,273	30,906	32,996	4,868	17%
5 to 9	26,244	29,551	28,757	30,810	4,566	17%
10 to 14	26,120	25,835	27,616	27,601	1,481	6%
15 to 17	16,282	14,189	16,024	14,867	-1,415	-9%
18 to 19	14,647	12,226	12,946	11,497	-3,150	-22%
20 to 24	38,187	39,789	39,099	37,238	-949	-2%
25 to 29	29,160	31,411	28,153	28,937	-223	-1%
30 to 34	26,288	27,786	25,499	28,219	1,931	7%
35 to 39	24,576	29,079	27,591	28,315	3,739	15%
40 to 44	26,924	26,073	30,261	26,454	-470	-2%
45 to 49	26,919	24,288	27,545	24,365	-2,554	-9%
50 to 54	28,253	24,948	27,303	25,384	-2,869	-10%
55 to 59	25,567	26,998	23,185	26,679	1,112	4%
60 to 61	8,953	11,003	8,584	9,731	778	9%
62 to 64	12,930	15,832	13,200	15,202	2,272	18%
65 to 69	16,185	22,797	21,796	24,114	7,929	49%
70 to 74	10,864	18,131	22,566	19,694	8,830	81%
75 to 79	8,876	11,917	21,110	17,258	8,382	94%
80 to 84	7,766	7,844	16,172	15,188	7,422	96%
85 and over	9,451	10,091	16,825	25,340	15,889	168%
Median Age	35.2	36.3	39.3	39.0	3.8	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	412,320	443,061	465,138	469,889	57,569	14%
Hispanic	101,435	119,956	141,658	157,683	56,248	55%
Non-Hispanic	310,885	323,105	323,480	312,206	1,321	0%
White	255,929	263,481	255,568	241,324	-14,605	-6%
Black	11,515	11,766	9,378	6,645	-4,870	-42%
American Indian	1,656	1,555	1,359	1,224	-432	-26%
Asian	24,499	27,551	35,776	39,860	15,361	63%
Hawaiian / Pacific Islander	2,850	2,951	2,889	2,985	135	5%
Other	1,015	920	772	751	-264	-26%
Two or More Races	13,421	14,881	17,738	19,417	5,996	45%

GROWTH TRENDS IN TOTAL POPULATION



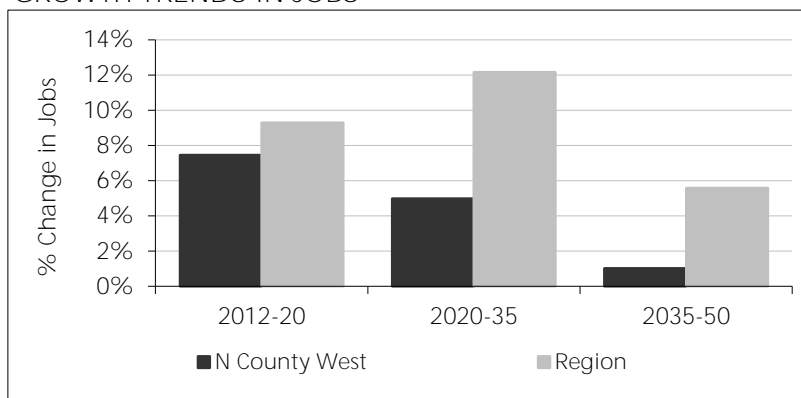
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	205,392	225,017	239,163	242,509	37,117	18%
Civilian Jobs	161,068	180,693	194,839	198,185	37,117	23%
Military Jobs	44,324	44,324	44,324	44,324	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	222,343	222,343	222,343	222,343	0	0%
Developed Acres	193,157	197,417	199,461	199,882	6,726	3%
Low Density Single Family	10,313	11,904	13,088	13,261	2,948	29%
Single Family	21,092	22,577	23,114	23,289	2,197	10%
Multiple Family	2,874	3,442	3,553	3,563	690	24%
Mobile Homes	487	473	472	472	-15	-3%
Other Residential	156	199	200	200	44	29%
Mixed Use	0	127	208	262	262	--
Industrial	4,001	3,691	3,897	3,953	-48	-1%
Commercial/Services	4,447	4,678	4,790	4,799	352	8%
Office	530	584	609	611	81	15%
Schools	1,406	1,476	1,521	1,516	111	8%
Roads and Freeways	11,247	11,867	11,867	11,867	621	6%
Agricultural and Extractive ²	6,722	6,074	5,804	5,755	-966	-14%
Parks and Military Use	129,882	130,324	130,338	130,333	451	0%
Vacant Developable Acres	7,742	3,508	1,464	1,043	-6,699	-87%
Low Density Single Family	3,388	1,804	713	545	-2,843	-84%
Single Family	2,107	751	291	149	-1,958	-93%
Multiple Family	164	21	5	2	-162	-99%
Mixed Use	72	27	1	0	-71	-99%
Industrial	635	325	116	60	-575	-91%
Commercial/Services	449	239	71	28	-421	-94%
Office	91	26	11	5	-86	-94%
Schools	123	52	7	5	-118	-96%
Parks and Other	470	20	6	6	-464	-99%
Future Roads and Freeways	242	242	242	242	0	0%
Constrained Acres	21,418	21,418	21,418	21,418	0	0%
Employment Density ³	15.5	17.2	17.8	18.0	2.5	16%
Residential Density ⁴	4.5	4.3	4.3	4.3	-0.2	-5%

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