2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 14 - North San Diego

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**108,804**	**119,931**	**122,609**	**126,486**	**130,143**	**21,339**	**20%**
Household Population	107,969	118,995	121,516	125,190	128,691	20,722	19%
Group Quarters Population	835	936	1,093	1,296	1,452	617	74%
Civilian	835	936	1,093	1,296	1,452	617	74%
Military	0	0	0	0	0	0	0%
Total Housing Units	**40,687**	**44,735**	**45,226**	**45,752**	**46,453**	**5,766**	**14%**
Single Family	26,455	29,258	29,743	30,136	30,545	4,090	15%
Multiple Family	14,232	15,477	15,483	15,616	15,908	1,676	12%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**39,466**	**43,645**	**44,247**	**44,786**	**45,517**	**6,051**	**15%**
Single Family	25,620	28,533	29,087	29,486	29,920	4,300	17%
Multiple Family	13,846	15,112	15,160	15,300	15,597	1,751	13%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**3.0%**	**2.4%**	**2.2%**	**2.1%**	**2.0%**	**-1.0**	**-33%**
Single Family	3.2%	2.5%	2.2%	2.2%	2.0%	-1.2	-38%
Multiple Family	2.7%	2.4%	2.1%	2.0%	2.0%	-0.7	-26%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.74**	**2.73**	**2.75**	**2.80**	**2.83**	**0.09**	**3%**

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.

Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**108,804**	**119,931**	**122,609**	**126,486**	**130,143**	**21,339**	**20%**
Under 5	6,660	6,613	6,594	6,609	6,574	-86	-1%
5 to 9	6,327	6,733	6,780	6,848	6,896	569	9%
10 to 14	7,311	8,167	7,730	7,957	8,068	757	10%
15 to 17	4,846	4,977	4,698	4,884	4,971	125	3%
18 to 19	3,319	3,000	2,797	2,794	2,824	-495	-15%
20 to 24	7,884	7,942	8,463	8,084	8,315	431	5%
25 to 29	5,685	6,918	6,973	6,803	7,053	1,368	24%
30 to 34	5,420	6,003	5,695	6,215	6,081	661	12%
35 to 39	7,240	6,371	7,321	7,499	7,466	226	3%
40 to 44	8,381	7,514	8,157	7,924	8,747	366	4%
45 to 49	9,785	8,646	7,540	8,997	9,421	-364	-4%
50 to 54	9,025	8,682	7,733	8,592	8,458	-567	-6%
55 to 59	7,527	9,363	8,000	7,156	8,622	1,095	15%
60 to 61	2,771	3,754	3,329	2,989	3,690	919	33%
62 to 64	2,896	4,926	4,411	4,078	4,316	1,420	49%
65 to 69	3,605	6,705	7,433	6,458	5,855	2,250	62%
70 to 74	2,636	4,814	6,155	5,542	5,143	2,507	95%
75 to 79	2,436	3,147	5,051	5,700	5,002	2,566	105%
80 to 84	2,250	2,265	3,840	5,016	4,590	2,340	104%
85 and over	2,800	3,391	3,909	6,341	8,051	5,251	188%
Median Age	39.8	42.2	42.6	43.5	43.9	4.1	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**108,804**	**119,931**	**122,609**	**126,486**	**130,143**	**21,339**	**20%**
Hispanic	10,126	12,796	14,159	15,754	17,225	7,099	70%
Non-Hispanic	98,678	107,135	108,450	110,732	112,918	14,240	14%
White	68,632	70,894	69,205	68,137	67,221	-1,411	-2%
Black	2,819	3,535	3,919	4,310	4,713	1,894	67%
American Indian	329	611	716	751	742	413	126%
Asian	22,209	26,015	27,522	29,439	31,252	9,043	41%
Hawaiian / Pacific Islander	279	648	868	1,049	1,189	910	326%
Other	262	465	566	640	693	431	165%
Two or More Races	4,148	4,967	5,654	6,406	7,108	2,960	71%
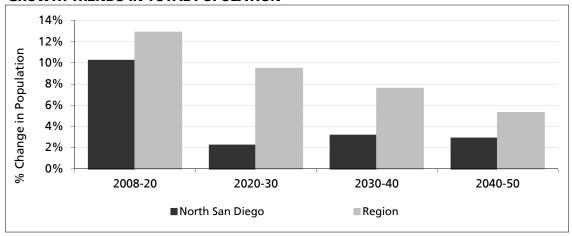
GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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EMPLOYMENT
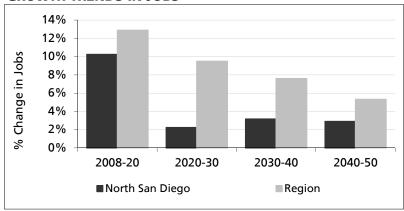
	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**47,004**	**50,713**	**53,916**	**56,804**	**59,492**	**12,488**	**27%**
Civilian Jobs	47,004	50,713	53,916	56,804	59,492	12,488	27%
Military Jobs	0	0	0	0	0	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**28,859**	**28,859**	**28,859**	**28,859**	**28,859**	**0**	**0%**
Developed Acres	**26,339**	**27,308**	**27,657**	**28,140**	**28,675**	**2,337**	**9%**
Low Density Single Family	779	1,038	1,269	1,668	1,935	1,157	149%
Single Family	6,110	7,033	7,123	7,214	7,526	1,416	23%
Multiple Family	833	861	861	861	861	28	3%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	34	34	34	34	34	0	0%
Mixed Use	0	7	7	7	7	7	--
Industrial	764	787	782	777	776	12	2%
Commercial/Services	2,572	2,608	2,618	2,625	2,621	50	2%
Office	232	284	307	327	352	119	51%
Schools	420	429	457	483	505	84	20%
Roads and Freeways	3,143	3,143	3,143	3,143	3,143	0	0%
Agricultural and Extractive[2]	820	446	407	350	264	-556	-68%
Parks and Military Use	10,632	10,639	10,649	10,652	10,652	20	0%
Vacant Developable Acres	**2,427**	**1,458**	**1,109**	**626**	**91**	**-2,337**	**-96%**
Low Density Single Family	1,168	865	659	292	48	-1,120	-96%
Single Family	924	412	322	256	6	-918	-99%
Multiple Family	28	0	0	0	0	-28	-100%
Mixed Use	3	0	0	0	0	-3	-100%
Industrial	57	35	22	13	0	-57	-100%
Commercial/Services	54	18	11	4	1	-53	-98%
Office	63	13	9	4	0	-63	-100%
Schools	93	84	57	31	9	-84	-91%
Parks and Other	9	3	3	0	0	-9	-100%
Future Roads and Freeways	27	27	27	27	27	0	0%
Constrained Acres	**93**	**93**	**93**	**93**	**93**	**0**	**0%**
Employment Density[3]	**11.8**	**12.3**	**12.9**	**13.5**	**14.0**	**2.2**	**19%**
Residential Density[4]	**5.2**	**5.0**	**4.9**	**4.7**	**4.5**	**-0.8**	**-15%**

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).

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