SERIES 13 REGIONAL GROWTH FORECAST
North County Metro Community Plan Area
County of San Diego

SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	43,092	48,447	61,139	64,459	21,367	50%
Household Population	42,408	47,865	60,335	63,500	21,092	50%
Group Quarters Population	684	582	804	959	275	40%
Civilian	684	582	804	959	275	40%
Military	0	0	0	0	0	0%
Total Housing Units	16,083	17,817	21,961	23,249	7,166	45%
Single Family	14,004	15,740	19,183	20,155	6,151	44%
Multiple Family	1,161	1,159	1,860	2,176	1,015	87%
Mobile Homes	918	918	918	918	0	0%
Occupied Housing Units	15,267	16,871	21,225	22,280	7,013	46%
Single Family	13,366	14,968	18,570	19,401	6,035	45%
Multiple Family	1,278	1,277	2,033	2,275	997	78%
Mobile Homes	623	626	622	604	-19	-3%
Vacancy Rate	5.1%	5.3%	3.4%	4.2%	-0.9	-18%
Single Family	4.6%	4.9%	3.2%	3.7%	-0.9	-20%
Multiple Family	-10.1%	-10.2%	-9.3%	-4.5%	5.6	-55%
Mobile Homes	32.1%	31.8%	32.2%	34.2%	2.1	7%
Persons per Household	2.78	2.84	2.84	2.85	0.1	3%

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	888	1,044	1,146	1,013	125	14%
$15,000-$29,999	1,700	1,724	1,977	1,843	143	8%
$30,000-$44,999	1,569	2,034	2,295	2,181	612	39%
$45,000-$59,999	1,719	1,876	2,349	2,388	669	39%
$60,000-$74,999	1,297	1,750	2,086	2,075	778	60%
$75,000-$99,999	2,088	2,268	2,965	3,001	913	44%
$100,000-$124,999	1,719	1,678	2,151	2,416	697	41%
$125,000-$149,999	1,129	1,182	1,570	1,731	602	53%
$150,000-$199,999	1,405	1,511	2,056	2,364	959	68%
$200,000 or more	1,753	1,804	2,630	3,268	1,515	86%
Total Households	15,267	16,871	21,225	22,280	7,013	46%
Median Household Income Adjusted for inflation ($2010)	$80,514	$75,083	$81,404	$88,662	$8,148	10%

*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.
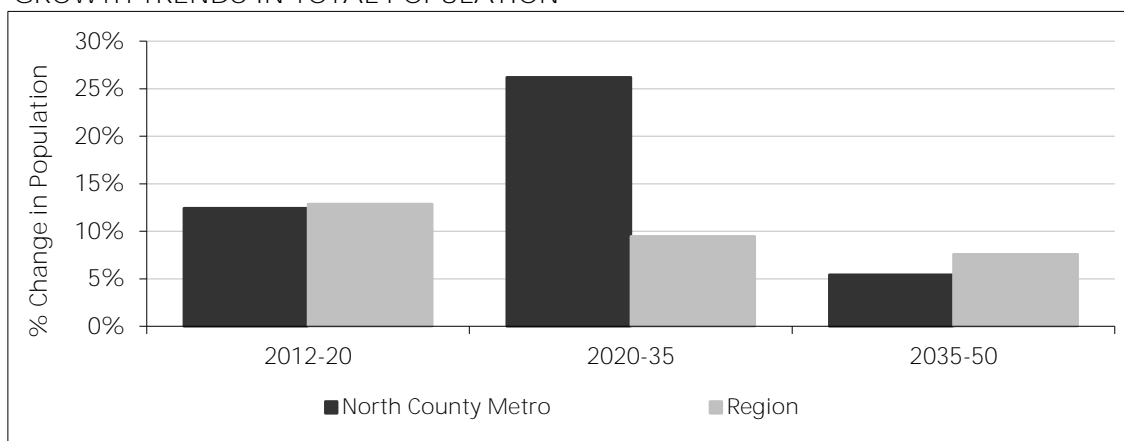
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	43,092	48,447	61,139	64,459	21,367	50%
Under 5	2,481	2,879	3,630	3,980	1,499	60%
5 to 9	2,596	3,173	3,871	4,206	1,610	62%
10 to 14	2,778	2,770	3,580	3,721	943	34%
15 to 17	1,879	1,562	2,195	2,142	263	14%
18 to 19	1,325	1,125	1,544	1,452	127	10%
20 to 24	2,582	2,876	3,532	3,535	953	37%
25 to 29	2,550	3,057	3,521	3,803	1,253	49%
30 to 34	2,461	2,751	3,344	3,871	1,410	57%
35 to 39	2,387	2,865	3,708	3,747	1,360	57%
40 to 44	2,827	2,866	3,974	3,766	939	33%
45 to 49	3,137	2,834	3,794	3,844	707	23%
50 to 54	3,437	3,122	3,793	4,222	785	23%
55 to 59	3,411	3,540	3,576	4,265	854	25%
60 to 61	1,145	1,417	1,300	1,465	320	28%
62 to 64	1,667	2,109	2,021	2,361	694	42%
65 to 69	2,091	3,053	3,166	3,513	1,422	68%
70 to 74	1,364	2,661	3,412	3,057	1,693	124%
75 to 79	1,121	1,688	2,950	2,422	1,301	116%
80 to 84	825	959	2,148	2,018	1,193	145%
85 and over	1,028	1,140	2,080	3,069	2,041	199%
Median Age	40.9	42.0	42.1	42.4	1.5	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	43,092	48,447	61,139	64,459	21,367	50%
Hispanic	11,943	14,639	24,097	32,024	20,081	168%
Non-Hispanic	31,149	33,808	37,042	32,435	1,286	4%
White	26,360	27,367	27,016	20,439	-5,921	-22%
Black	759	944	1,449	1,676	917	121%
American Indian	160	164	168	166	6	4%
Asian	2,697	3,391	5,585	6,736	4,039	150%
Hawaiian / Pacific Islander	115	158	271	337	222	193%
Other	80	104	124	128	48	60%
Two or More Races	978	1,680	2,429	2,953	1,975	202%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	6,849	7,913	9,274	11,566	4,717	69%
Civilian Jobs	6,849	7,913	9,274	11,566	4,717	69%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	55,300	55,300	55,300	55,300	0	0%
Developed Acres	28,219	30,740	39,343	42,104	13,885	49%
Low Density Single Family	9,065	11,074	18,957	21,363	12,298	136%
Single Family	5,332	5,857	7,017	7,343	2,011	38%
Multiple Family	58	58	87	106	48	81%
Mobile Homes	319	315	294	294	-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	586	669	720	853	267	46%
Office	0	5	13	27	27	--
Schools	42	42	33	15	-26	-63%
Roads and Freeways	1,742	1,767	1,767	1,767	24	1%
Agricultural and Extractive[2]	9,358	9,221	8,602	8,465	-893	-10%
Parks and Military Use	1,407	1,440	1,549	1,548	141	10%
Vacant Developable Acres	20,541	18,021	9,418	6,656	-13,885	-68%
Low Density Single Family	18,415	16,407	8,778	6,372	-12,043	-65%
Single Family	1,601	1,212	413	145	-1,456	-91%
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	43	38	34	21	-22	-52%
Schools	0	0	0	0	0	0%
Parks and Other	153	116	0	0	-153	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	6,539	6,539	6,539	6,539	0	0%
Employment Density[3]	7.8	8.3	9.2	10.0	2.2	28%
Residential Density[4]	1.1	1.0	0.8	0.8	-0.3	-26%

GROWTH TRENDS IN JOBS
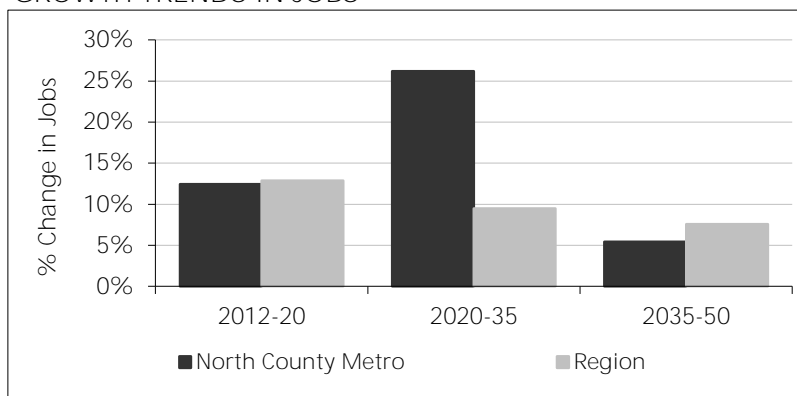
Notes:

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

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