City of National City

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	58,967	62,342	73,329	85,121	26,154	44%
Household Population	53,425	56,883	67,767	79,499	26,074	49%
Group Quarters Population	5,542	5,459	5,562	5,622	80	1%
Civilian	596	513	616	676	80	13%
Military	4,946	4,946	4,946	4,946	0	0%
Total Housing Units	16,720	17,458	20,877	24,736	8,016	48%
Single Family	8,874	8,854	8,603	7,983	-891	-10%
Multiple Family	7,458	8,247	11,973	16,452	8,994	121%
Mobile Homes	388	357	301	301	-87	-22%
Occupied Housing Units	15,674	16,392	19,863	23,335	7,661	49%
Single Family	8,420	8,401	8,261	7,592	-828	-10%
Multiple Family	6,897	7,662	11,329	15,477	8,580	124%
Mobile Homes	357	329	273	266	-91	-25%
Vacancy Rate	6.3%	6.1%	4.9%	5.7%	-0.6	-10%
Single Family	5.1%	5.1%	4.0%	4.9%	-0.2	-4%
Multiple Family	7.5%	7.1%	5.4%	5.9%	-1.6	-21%
Mobile Homes	8.0%	7.8%	9.3%	11.6%	3.6	45%
Persons per Household	3.41	3.47	3.41	3.41	0.0	0%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

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.
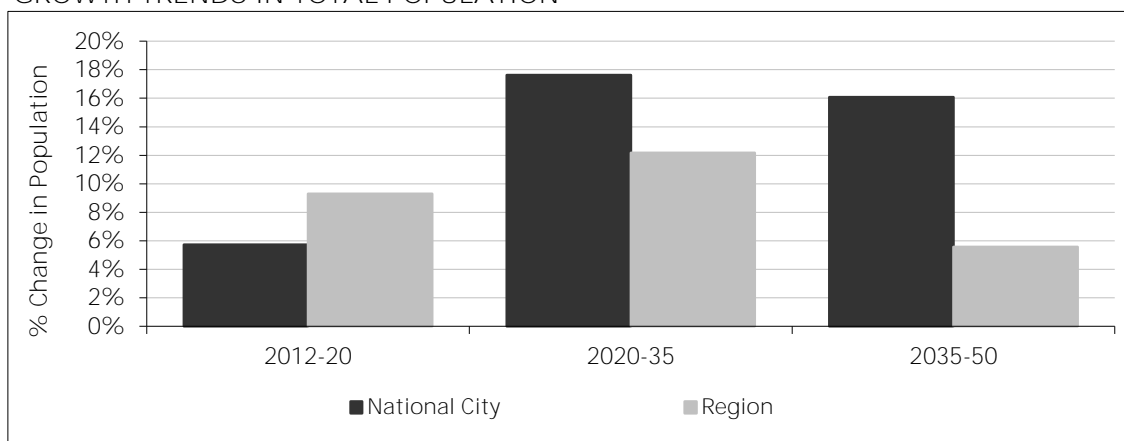
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	58,967	62,342	73,329	85,121	26,154	44%
Under 5	4,185	4,871	4,907	4,958	773	18%
5 to 9	3,976	4,117	4,619	4,790	814	20%
10 to 14	4,125	3,919	4,391	4,829	704	17%
15 to 17	2,813	2,483	2,685	3,058	245	9%
18 to 19	2,327	1,884	2,085	2,339	12	1%
20 to 24	7,220	7,212	8,099	9,286	2,066	29%
25 to 29	4,930	5,476	5,371	5,872	942	19%
30 to 34	3,940	3,991	4,528	4,742	802	20%
35 to 39	3,519	3,685	4,593	4,454	935	27%
40 to 44	3,485	3,139	4,333	4,291	806	23%
45 to 49	3,357	3,301	3,776	4,458	1,101	33%
50 to 54	3,426	3,567	3,877	5,019	1,593	46%
55 to 59	3,133	3,661	3,768	5,490	2,357	75%
60 to 61	1,001	1,277	1,380	1,767	766	77%
62 to 64	1,424	1,867	2,149	2,583	1,159	81%
65 to 69	1,648	2,397	3,230	3,823	2,175	132%
70 to 74	1,285	1,881	3,103	3,521	2,236	174%
75 to 79	1,150	1,349	2,635	3,392	2,242	195%
80 to 84	1,085	1,132	2,173	3,241	2,156	199%
85 and over	938	1,133	1,627	3,208	2,270	242%
Median Age	29.9	31.5	35.0	38.0	8.1	27%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	Numeric	Percent
Total Population	58,967	62,342	73,329	85,121	26,154	44%
Hispanic	37,719	42,135	51,973	61,236	23,517	62%
Non-Hispanic	21,248	20,207	21,356	23,885	2,637	12%
White	6,833	5,718	3,763	4,095	-2,738	-40%
Black	2,453	2,212	1,720	1,379	-1,074	-44%
American Indian	167	189	264	295	128	77%
Asian	10,204	10,418	13,242	15,037	4,833	47%
Hawaiian / Pacific Islander	420	429	534	684	264	63%
Other	52	75	136	171	119	229%
Two or More Races	1,119	1,166	1,697	2,224	1,105	99%

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	27,373	30,287	32,817	39,839	12,466	46%
Civilian Jobs	22,270	25,184	27,714	34,736	12,466	56%
Military Jobs	5,103	5,103	5,103	5,103	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	5,908	5,908	5,908	5,908	0	0%
Developed Acres	4,355	4,393	4,409	4,472	117	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,211	1,219	1,195	1,138	-73	-6%
Multiple Family	210	204	203	182	-27	-13%
Mobile Homes	30	29	26	26	-4	-14%
Other Residential	11	11	11	10	-1	-9%
Mixed Use	0	104	177	420	420	--
Industrial	540	500	496	479	-61	-11%
Commercial/Services	571	511	487	414	-157	-28%
Office	23	23	21	8	-15	-64%
Schools	143	139	139	139	-5	-3%
Roads and Freeways	1,194	1,233	1,233	1,233	39	3%
Agricultural and Extractive[2]	2	2	2	2	0	0%
Parks and Military Use	420	420	420	421	1	0%
Vacant Developable Acres	148	111	95	32	-116	-78%
Low Density Single Family	0	0	0	0	0	0%
Single Family	55	31	29	3	-52	-94%
Multiple Family	3	2	2	1	-1	-47%
Mixed Use	61	56	50	23	-38	-62%
Industrial	6	4	3	1	-6	-91%
Commercial/Services	21	15	10	3	-18	-88%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	1	1	1	0	-1	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	1,404	1,404	1,404	1,404	0	0%
Employment Density[3]	17.4	20.6	22.5	27.8	10.4	59%
Residential Density[4]	11.4	11.5	13.7	15.8	4.4	38%

GROWTH TRENDS IN JOBS
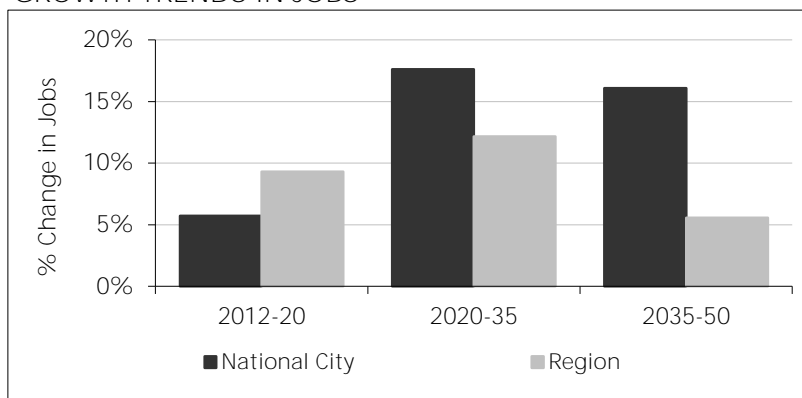
Notes:

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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