

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



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	48,978	59,086	65,952	73,486	81,600	32,622	67%
Household Population	48,764	58,767	65,425	72,703	80,620	31,856	65%
Group Quarters Population	214	319	527	783	980	766	358%
Civilian	214	319	527	783	980	766	358%
Military	0	0	0	0	0	0	0%
Total Housing Units	20,576	24,482	27,394	30,635	34,003	13,427	65%
Single Family	15,975	16,114	16,142	16,245	16,351	376	2%
Multiple Family	4,231	8,304	11,188	14,331	17,652	13,421	317%
Mobile Homes	370	64	64	59	0	-370	-100%
Occupied Housing Units	19,456	23,366	26,271	29,424	32,695	13,239	68%
Single Family	15,133	15,418	15,528	15,650	15,779	646	4%
Multiple Family	3,983	7,889	10,685	13,716	16,916	12,933	325%
Mobile Homes	340	59	58	58	0	-340	-100%
Vacancy Rate	5.4%	4.6%	4.1%	4.0%	3.8%	-1.6	-30%
Single Family	5.3%	4.3%	3.8%	3.7%	3.5%	-1.8	-34%
Multiple Family	5.9%	5.0%	4.5%	4.3%	4.2%	-1.7	-29%
Mobile Homes	8.1%	7.8%	9.4%	1.7%	0.0%	-8.1	-100%
Persons per Household	2.51	2.52	2.49	2.47	2.47	-0.04	-2%

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	1,279	1,181	1,066	987	933	-346	-27%
\$15,000-\$29,999	2,431	2,294	2,151	2,049	1,977	-454	-19%
\$30,000-\$44,999	2,988	3,038	2,996	2,970	2,958	-30	-1%
\$45,000-\$59,999	2,714	3,206	3,319	3,422	3,516	802	30%
\$60,000-\$74,999	2,899	2,975	3,227	3,454	3,657	758	26%
\$75,000-\$99,999	3,126	3,978	4,567	5,118	5,625	2,499	80%
\$100,000-\$124,999	1,692	2,695	3,309	3,916	4,496	2,804	166%
\$125,000-\$149,999	938	1,685	2,202	2,741	3,278	2,340	249%
\$150,000-\$199,999	727	1,582	2,235	2,968	3,740	3,013	414%
\$200,000 or more	662	732	1,199	1,799	2,515	1,853	280%
Total Households	19,456	23,366	26,271	29,424	32,695	13,239	68%
Median Household Income							
Adjusted for inflation (\$1999)	\$61,635	\$69,903	\$77,061	\$83,939	\$89,696	\$28,061	46%

***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.

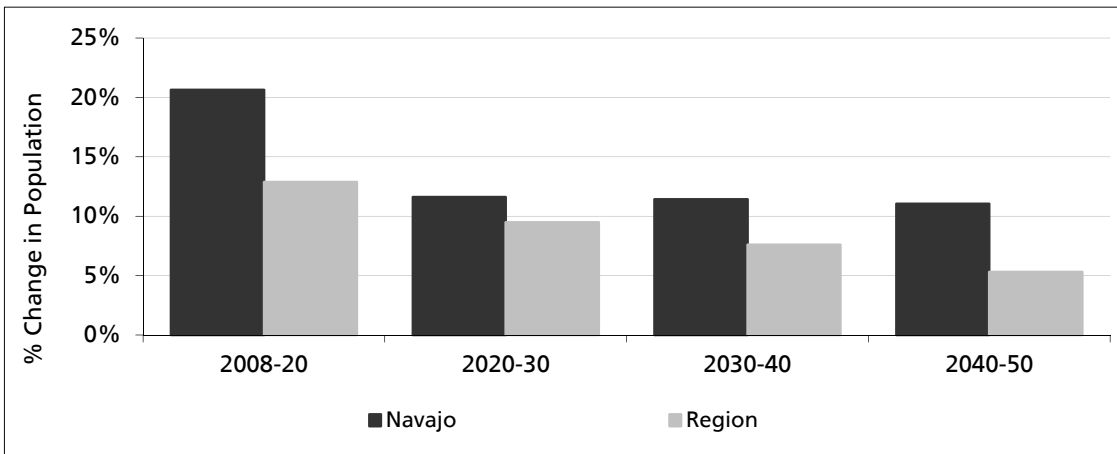
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	48,978	59,086	65,952	73,486	81,600	32,622	67%
Under 5	2,619	2,819	3,082	3,256	3,713	1,094	42%
5 to 9	2,523	2,754	2,979	3,253	3,543	1,020	40%
10 to 14	2,529	2,742	2,759	3,053	3,438	909	36%
15 to 17	1,582	1,582	1,493	1,717	1,970	388	25%
18 to 19	1,045	969	888	989	1,119	74	7%
20 to 24	2,503	2,543	2,778	2,847	3,219	716	29%
25 to 29	2,425	3,252	3,397	3,506	4,127	1,702	70%
30 to 34	2,369	3,117	3,198	3,820	4,079	1,710	72%
35 to 39	2,878	2,841	3,782	4,250	4,493	1,615	56%
40 to 44	3,337	3,181	3,725	3,978	4,859	1,522	46%
45 to 49	3,954	3,580	3,194	4,358	4,918	964	24%
50 to 54	3,754	3,657	3,362	4,015	4,391	637	17%
55 to 59	3,374	4,424	3,876	3,669	5,072	1,698	50%
60 to 61	1,390	1,994	1,845	1,708	2,328	938	67%
62 to 64	1,634	2,920	2,655	2,650	3,072	1,438	88%
65 to 69	2,599	4,963	5,778	5,250	5,207	2,608	100%
70 to 74	2,342	4,453	5,815	5,548	5,407	3,065	131%
75 to 79	2,428	3,230	5,249	6,313	5,875	3,447	142%
80 to 84	2,012	2,031	3,636	4,994	4,811	2,799	139%
85 and over	1,681	2,034	2,461	4,312	5,959	4,278	254%
Median Age	45.9	50.2	52.5	52.1	51.5	5.6	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	48,978	59,086	65,952	73,486	81,600	32,622	67%
Hispanic	5,558	8,175	10,414	13,005	15,506	9,948	179%
Non-Hispanic	43,420	50,911	55,538	60,481	66,094	22,674	52%
White	37,179	42,225	45,000	47,855	51,199	14,020	38%
Black	1,473	2,145	2,713	3,377	4,068	2,595	176%
American Indian	173	246	259	273	269	96	55%
Asian	2,595	3,765	4,484	5,336	6,326	3,731	144%
Hawaiian / Pacific Islander	160	275	351	423	494	334	209%
Other	147	182	237	267	303	156	106%
Two or More Races	1,693	2,073	2,494	2,950	3,435	1,742	103%

GROWTH TRENDS IN TOTAL POPULATION



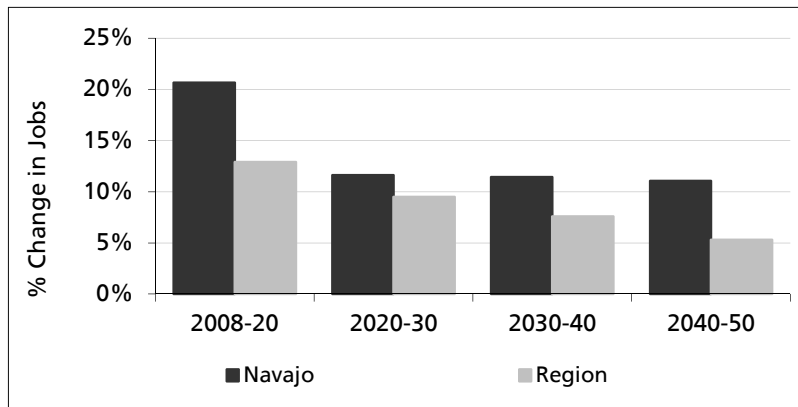
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	21,190	21,922	24,520	27,485	29,402	8,212	39%
Civilian Jobs	21,190	21,922	24,520	27,485	29,402	8,212	39%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	9,090	9,090	9,090	9,090	9,090	0	0%
Developed Acres	8,835	8,916	8,965	9,033	9,085	250	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2,974	2,997	3,000	3,000	3,001	26	1%
Multiple Family	158	264	274	301	362	204	129%
Mobile Homes	44	10	10	10	0	-44	-100%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	12	61	104	145	145	--
Industrial	282	270	286	294	275	-6	-2%
Commercial/Services	422	418	389	380	360	-63	-15%
Office	33	22	23	22	21	-12	-36%
Schools	225	225	225	225	225	0	0%
Roads and Freeways	1,254	1,254	1,254	1,254	1,254	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	3,443	3,443	3,443	3,443	3,443	0	0%
Vacant Developable Acres	254	174	125	57	4	-250	-98%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	17	7	5	5	4	-13	-74%
Multiple Family	93	35	25	13	0	-93	-100%
Mixed Use	17	17	17	17	0	-17	-100%
Industrial	119	107	73	21	0	-119	-100%
Commercial/Services	4	4	3	1	0	-4	-100%
Office	5	4	3	1	0	-5	-100%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	22.0	23.3	25.7	28.3	30.8	8.8	40%
Residential Density⁴	6.5	7.5	8.3	9.1	9.9	3.4	53%

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).