Major Statistical Area 5 - North County East

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	438,503	487,700	547,881	573,295	134,792	31%
Household Population	432,566	482,109	541,229	565,889	133,323	31%
Group Quarters Population	5,937	5,591	6,652	7,406	1,469	25%
Civilian	5,937	5,591	6,652	7,406	1,469	25%
Military	0	0	0	0	0	0%
Total Housing Units	148,823	163,094	181,744	191,439	42,616	29%
Single Family	96,104	103,348	112,619	115,143	19,039	20%
Multiple Family	40,869	48,064	57,514	64,837	23,968	59%
Mobile Homes	11,850	11,682	11,611	11,459	-391	-3%
Occupied Housing Units	142,516	155,935	175,276	183,758	41,242	29%
Single Family	93,001	99,720	109,680	111,556	18,555	20%
Multiple Family	38,687	45,507	55,018	61,990	23,303	60%
Mobile Homes	10,828	10,708	10,578	10,212	-616	-6%
Vacancy Rate	4.2%	4.4%	3.6%	4.0%	-0.2	-5%
Single Family	3.2%	3.5%	2.6%	3.1%	-0.1	-3%
Multiple Family	5.3%	5.3%	4.3%	4.4%	-0.9	-17%
Mobile Homes	8.6%	8.3%	8.9%	10.9%	2.3	27%
Persons per Household	3.04	3.09	3.09	3.08	0.0	1%

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.
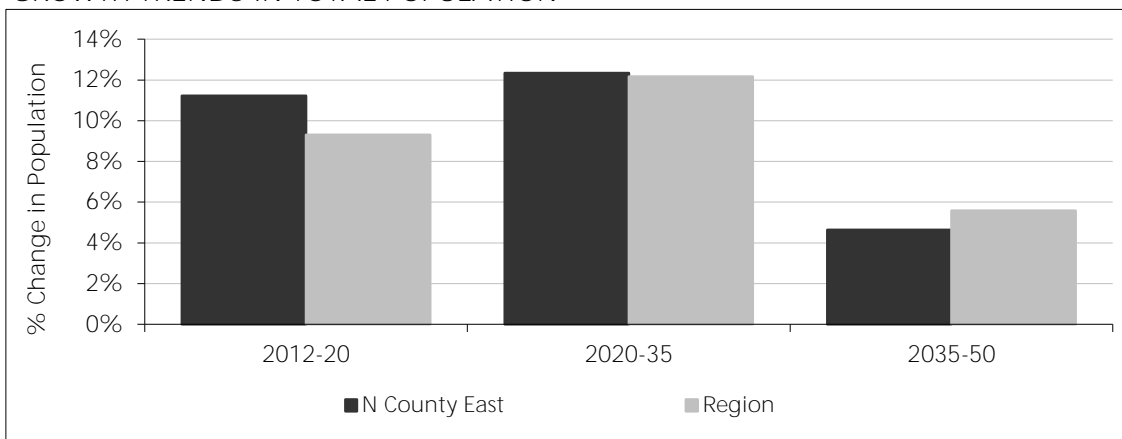
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	438,503	487,700	547,881	573,295	134,792	31%
Under 5	31,457	39,713	40,902	42,448	10,991	35%
5 to 9	31,221	35,670	39,476	41,728	10,507	34%
10 to 14	30,755	31,539	35,854	38,113	7,358	24%
15 to 17	19,843	18,225	20,751	21,640	1,797	9%
18 to 19	14,490	12,244	13,549	13,999	-491	-3%
20 to 24	32,957	34,503	34,809	36,338	3,381	10%
25 to 29	31,693	36,901	35,753	37,908	6,215	20%
30 to 34	28,855	32,251	35,448	37,352	8,497	29%
35 to 39	26,699	31,527	36,674	35,601	8,902	33%
40 to 44	28,590	28,588	37,894	35,032	6,442	23%
45 to 49	28,923	28,015	33,172	34,497	5,574	19%
50 to 54	29,511	28,137	31,218	33,910	4,399	15%
55 to 59	26,691	29,660	27,021	34,015	7,324	27%
60 to 61	8,979	11,391	9,848	11,422	2,443	27%
62 to 64	12,901	16,247	14,832	16,836	3,935	31%
65 to 69	16,428	23,197	23,864	25,687	9,259	56%
70 to 74	12,104	19,874	25,133	22,091	9,987	83%
75 to 79	9,252	12,297	21,203	17,964	8,712	94%
80 to 84	7,725	7,774	15,031	14,449	6,724	87%
85 and over	9,429	9,947	15,449	22,265	12,836	136%
Median Age	34.7	35.4	37.4	37.4	2.7	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	438,503	487,700	547,881	573,295	134,792	31%
Hispanic	188,349	232,098	303,891	360,086	171,737	91%
Non-Hispanic	250,154	255,602	243,990	213,209	-36,945	-15%
White	202,460	201,608	174,579	134,354	-68,106	-34%
Black	8,283	9,582	11,544	12,753	4,470	54%
American Indian	3,579	2,997	1,823	1,277	-2,302	-64%
Asian	23,345	27,155	37,335	42,932	19,587	84%
Hawaiian / Pacific Islander	1,467	1,760	2,406	3,002	1,535	105%
Other	801	780	831	878	77	10%
Two or More Races	10,219	11,720	15,472	18,013	7,794	76%

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	150,648	172,596	196,823	213,773	63,125	42%
Civilian Jobs	150,648	172,596	196,823	213,773	63,125	42%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	339,237	339,237	339,237	339,237	0	0%
Developed Acres	177,414	191,929	217,687	227,321	49,907	28%
Low Density Single Family	54,868	66,908	89,898	97,671	42,803	78%
Single Family	22,339	24,162	26,755	27,526	5,187	23%
Multiple Family	2,041	2,059	2,197	2,264	223	11%
Mobile Homes	1,939	1,897	1,831	1,796	-143	-7%
Other Residential	289	306	306	307	19	6%
Mixed Use	0	250	560	709	709	--
Industrial	4,022	3,952	4,127	4,282	260	6%
Commercial/Services	6,229	7,200	7,447	8,150	1,922	31%
Office	316	409	450	481	165	52%
Schools	1,597	1,675	1,771	1,887	291	18%
Roads and Freeways	12,883	13,094	13,095	13,095	212	2%
Agricultural and Extractive[2]	62,925	61,733	60,707	60,394	-2,531	-4%
Parks and Military Use	7,969	8,283	8,545	8,759	790	10%
Vacant Developable Acres	89,413	74,901	49,142	39,508	-49,904	-56%
Low Density Single Family	80,715	68,664	45,861	37,956	-42,759	-53%
Single Family	4,623	3,569	1,563	911	-3,712	-80%
Multiple Family	220	181	113	64	-156	-71%
Mixed Use	212	125	42	9	-204	-96%
Industrial	516	348	162	33	-483	-94%
Commercial/Services	1,655	999	775	279	-1,377	-83%
Office	166	117	81	45	-121	-73%
Schools	397	317	239	124	-274	-69%
Parks and Other	875	548	274	56	-819	-94%
Future Roads and Freeways	33	33	33	33	0	0%
Constrained Acres	72,407	72,407	72,407	72,407	0	0%
Employment Density[3]	12.4	12.9	14.0	14.1	1.7	14%
Residential Density[4]	1.8	1.7	1.5	1.5	-0.4	-19%

GROWTH TRENDS IN JOBS
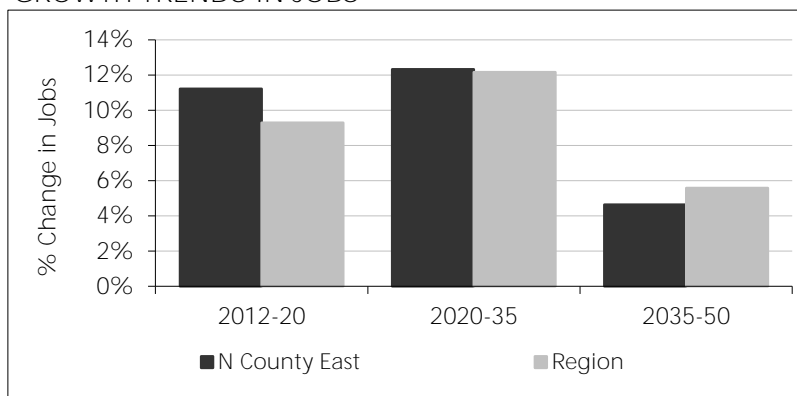
Notes:

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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