

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Subregional Area 4 - National City**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>56,178</b>	<b>61,841</b>	<b>68,593</b>	<b>78,623</b>	<b>91,941</b>	<b>35,763</b>	<b>64%</b>
Household Population	52,872	57,509	64,020	73,732	86,822	33,950	64%
Group Quarters Population	3,306	4,332	4,573	4,891	5,119	1,813	55%
Civilian	729	860	1,101	1,419	1,647	918	126%
Military	2,577	3,472	3,472	3,472	3,472	895	35%
<b>Total Housing Units</b>	<b>15,576</b>	<b>16,855</b>	<b>18,488</b>	<b>21,280</b>	<b>25,087</b>	<b>9,511</b>	<b>61%</b>
Single Family	8,789	8,711	8,356	8,278	8,375	-414	-5%
Multiple Family	6,427	7,871	9,859	12,730	16,440	10,013	156%
Mobile Homes	360	273	273	272	272	-88	-24%
<b>Occupied Housing Units</b>	<b>14,887</b>	<b>16,132</b>	<b>17,805</b>	<b>20,547</b>	<b>24,272</b>	<b>9,385</b>	<b>63%</b>
Single Family	8,369	8,265	7,980	7,923	8,030	-339	-4%
Multiple Family	6,176	7,606	9,563	12,363	15,981	9,805	159%
Mobile Homes	342	261	262	261	261	-81	-24%
<b>Vacancy Rate</b>	<b>4.4%</b>	<b>4.3%</b>	<b>3.7%</b>	<b>3.4%</b>	<b>3.2%</b>	<b>-1.2</b>	<b>-27%</b>
Single Family	4.8%	5.1%	4.5%	4.3%	4.1%	-0.7	-15%
Multiple Family	3.9%	3.4%	3.0%	2.9%	2.8%	-1.1	-28%
Mobile Homes	5.0%	4.4%	4.0%	4.0%	4.0%	-1.0	-20%
<b>Persons per Household</b>	<b>3.55</b>	<b>3.56</b>	<b>3.60</b>	<b>3.59</b>	<b>3.58</b>	<b>0.03</b>	<b>1%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	3,046	2,611	2,297	2,222	2,241	-805	-26%
\$15,000-\$29,999	3,844	3,637	3,472	3,545	3,733	-111	-3%
\$30,000-\$44,999	3,116	3,306	3,461	3,774	4,197	1,081	35%
\$45,000-\$59,999	2,230	2,481	2,838	3,289	3,844	1,614	72%
\$60,000-\$74,999	1,077	1,660	2,065	2,535	3,104	2,027	188%
\$75,000-\$99,999	862	1,460	2,015	2,658	3,451	2,589	300%
\$100,000-\$124,999	289	585	923	1,333	1,861	1,572	544%
\$125,000-\$149,999	188	243	423	652	961	773	411%
\$150,000-\$199,999	108	127	255	432	687	579	536%
\$200,000 or more	127	22	56	107	193	66	52%
Total Households	14,887	16,132	17,805	20,547	24,272	9,385	63%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$32,664	\$38,249	\$43,581	\$48,341	\$52,668	\$20,004	61%

**\*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.

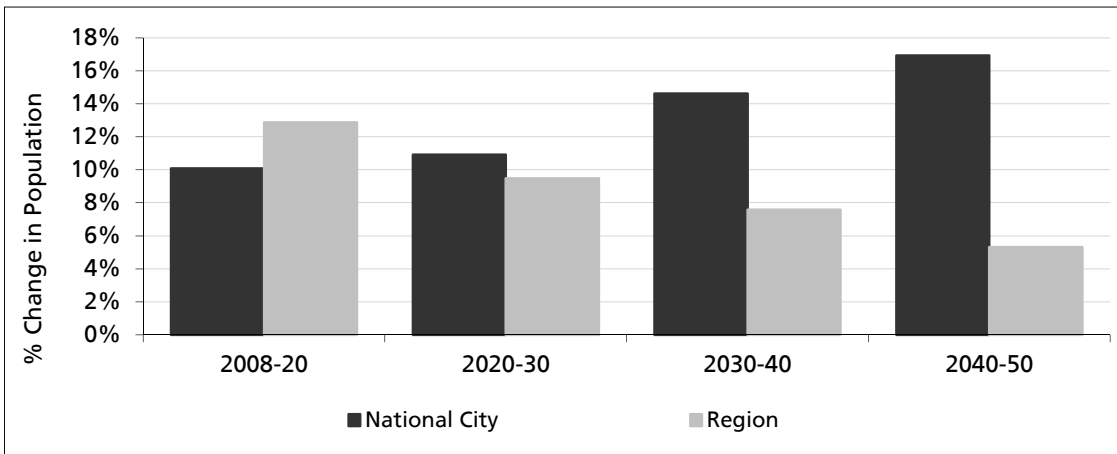
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>56,178</b>	<b>61,841</b>	<b>68,593</b>	<b>78,623</b>	<b>91,941</b>	<b>35,763</b>	<b>64%</b>
Under 5	4,848	4,664	4,629	5,012	5,357	509	10%
5 to 9	4,072	4,933	4,721	5,147	5,654	1,582	39%
10 to 14	4,216	5,049	4,892	5,145	5,825	1,609	38%
15 to 17	2,952	2,912	3,099	3,198	3,688	736	25%
18 to 19	2,324	2,120	2,840	3,107	3,807	1,483	64%
20 to 24	5,968	5,707	8,234	9,422	11,236	5,268	88%
25 to 29	4,938	5,038	5,229	6,026	6,613	1,675	34%
30 to 34	4,478	4,305	3,934	5,204	5,729	1,251	28%
35 to 39	3,741	3,562	3,859	4,167	5,022	1,281	34%
40 to 44	3,199	3,495	3,462	3,281	4,590	1,391	43%
45 to 49	3,223	3,649	3,537	4,021	4,614	1,391	43%
50 to 54	2,893	3,484	3,829	4,108	4,129	1,236	43%
55 to 59	2,190	3,091	3,384	3,452	4,116	1,926	88%
60 to 61	691	1,031	1,165	1,341	1,575	884	128%
62 to 64	901	1,538	1,786	2,197	2,454	1,553	172%
65 to 69	1,337	2,280	3,035	3,730	4,079	2,742	205%
70 to 74	1,238	1,781	2,540	3,225	4,071	2,833	229%
75 to 79	1,130	1,229	1,965	2,878	3,724	2,594	230%
80 to 84	1,054	1,087	1,596	2,516	3,302	2,248	213%
85 and over	785	886	857	1,446	2,356	1,571	200%
Median Age	28.8	30.6	30.8	32.2	33.3	4.5	16%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>56,178</b>	<b>61,841</b>	<b>68,593</b>	<b>78,623</b>	<b>91,941</b>	<b>35,763</b>	<b>64%</b>
Hispanic	35,432	42,010	48,412	56,358	66,518	31,086	88%
Non-Hispanic	20,746	19,831	20,181	22,265	25,423	4,677	23%
White	5,493	3,802	3,158	3,954	5,204	-289	-5%
Black	2,734	2,534	2,518	2,367	2,213	-521	-19%
American Indian	216	282	364	412	464	248	115%
Asian	10,446	11,121	11,725	12,714	14,197	3,751	36%
Hawaiian / Pacific Islander	414	427	425	450	498	84	20%
Other	103	157	215	265	331	228	221%
Two or More Races	1,340	1,508	1,776	2,103	2,516	1,176	88%

## GROWTH TRENDS IN TOTAL POPULATION



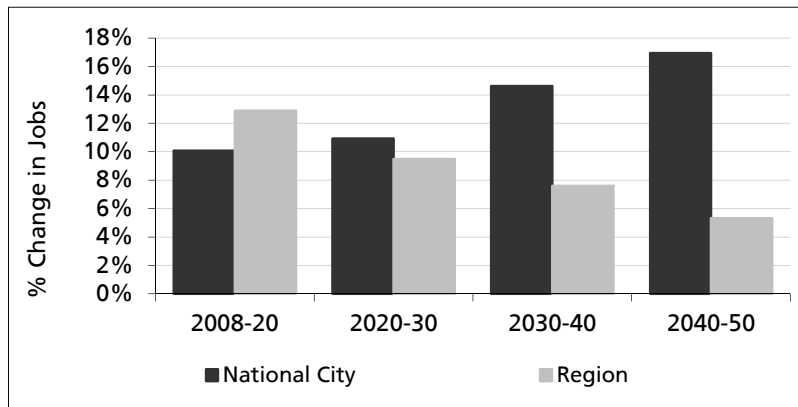
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>27,187</b>	<b>28,121</b>	<b>31,275</b>	<b>34,652</b>	<b>36,112</b>	<b>8,925</b>	<b>33%</b>
Civilian Jobs	19,504	20,438	23,592	26,969	28,429	8,925	46%
Military Jobs	7,683	7,683	7,683	7,683	7,683	0	0%

## LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>6,153</b>	<b>6,153</b>	<b>6,153</b>	<b>6,153</b>	<b>6,153</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>6,020</b>	<b>6,025</b>	<b>6,037</b>	<b>6,065</b>	<b>6,085</b>	<b>65</b>	<b>1%</b>
Low Density Single Family	21	0	0	0	0	-21	-100%
Single Family	1,215	1,227	1,198	1,186	1,190	-25	-2%
Multiple Family	205	207	200	205	198	-7	-3%
Mobile Homes	30	26	26	26	26	-4	-14%
Other Residential	12	11	11	11	11	-1	-6%
Mixed Use	0	53	175	268	320	320	--
Industrial	543	543	538	521	507	-35	-7%
Commercial/Services	518	482	417	386	374	-144	-28%
Office	24	24	20	19	16	-8	-32%
Schools	148	148	148	138	138	-10	-7%
Roads and Freeways	1,192	1,192	1,192	1,192	1,192	-1	0%
Agricultural and Extractive <sup>2</sup>	216	216	216	216	216	-1	0%
Parks and Military Use	1,896	1,896	1,897	1,896	1,896	1	0%
<b>Vacant Developable Acres</b>	<b>122</b>	<b>117</b>	<b>105</b>	<b>77</b>	<b>57</b>	<b>-65</b>	<b>-53%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	44	43	40	24	15	-28	-65%
Multiple Family	9	9	8	6	4	-5	-55%
Mixed Use	31	29	24	18	12	-19	-60%
Industrial	2	2	2	1	1	-1	-46%
Commercial/Services	30	29	27	23	20	-10	-34%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	1	1	1	0	0	-1	-100%
Future Roads and Freeways	4	4	4	4	4	0	0%
<b>Constrained Acres</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>15.8</b>	<b>16.7</b>	<b>19.5</b>	<b>22.5</b>	<b>23.8</b>	<b>8.0</b>	<b>50%</b>
<b>Residential Density<sup>4</sup></b>	<b>10.5</b>	<b>11.3</b>	<b>12.1</b>	<b>13.6</b>	<b>15.8</b>	<b>5.3</b>	<b>51%</b>

## 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).