

Series 15 Regional Growth Forecast

Disclaimer: This forecast represents one possibility for future growth in the San Diego region. It is intended to represent a potential prediction of future growth, but it is not intended to be a prescription for growth. A forecast represents a combination of economic and demographic projections and existing plans and policies.

POPULATION

	<u>Actual</u>		<u>Projections</u>		<u>Numeric Change by Increment</u>			<u>Change 2022-2050</u>		
	2022	2029	2040	2050	2022-2029	2029-2040	2040-2050	Total	Percent	Avg Annual
Carlsbad	115,585	119,037	119,251	116,788	3,452	214	(2,463)	1,203	1.0%	0.0%
Chula Vista	276,785	285,928	321,241	325,027	9,143	35,313	3,786	48,242	17.4%	0.6%
Coronado	22,277	21,562	21,290	20,740	(715)	(272)	(550)	(1,537)	-6.9%	-0.3%
Del Mar	3,929	3,786	3,787	3,710	(143)	1	(77)	(219)	-5.6%	-0.2%
El Cajon	105,638	103,043	101,043	99,211	(2,595)	(2,000)	(1,832)	(6,427)	-6.1%	-0.2%
Encinitas	61,515	61,787	60,463	59,829	272	(1,324)	(634)	(1,686)	-2.7%	-0.1%
Escondido	150,679	150,642	155,289	151,079	(37)	4,647	(4,210)	400	0.3%	0.0%
Imperial Beach	26,243	25,398	25,626	25,400	(845)	228	(226)	(843)	-3.2%	-0.1%
La Mesa	60,472	59,485	59,582	59,179	(987)	97	(403)	(1,293)	-2.1%	-0.1%
Lemon Grove	27,242	26,962	26,478	26,252	(280)	(484)	(226)	(990)	-3.6%	-0.1%
National City	61,471	62,410	62,216	61,589	939	(194)	(627)	118	0.2%	0.0%
Oceanside	173,048	177,287	187,093	183,415	4,239	9,806	(3,678)	10,367	6.0%	0.2%
Poway	48,759	50,754	50,059	48,541	1,995	(695)	(1,518)	(218)	-0.4%	0.0%
San Diego	1,374,790	1,413,768	1,448,810	1,441,149	38,978	35,042	(7,661)	66,359	4.8%	0.2%
San Marcos	93,585	97,305	112,280	109,912	3,720	14,975	(2,368)	16,327	17.4%	0.6%
Santee	59,015	59,474	62,849	62,836	459	3,375	(13)	3,821	6.5%	0.2%
Solana Beach	12,812	12,552	12,259	12,007	(260)	(293)	(252)	(805)	-6.3%	-0.2%
Vista	100,291	100,660	101,048	99,028	369	388	(2,020)	(1,263)	-1.3%	0.0%
Unincorporated	513,170	502,835	501,547	494,558	(10,335)	(1,288)	(6,989)	(18,612)	-3.6%	-0.1%
Region Total	3,287,306	3,334,675	3,432,211	3,400,250	47,369	97,536	(31,961)	112,944	3.4%	0.1%

HOUSING

	<u>Actual</u>		<u>Projections</u>		<u>Numeric Change by Increment</u>			<u>Change 2022-2050</u>		
	2022	2029	2040	2050	2022-2029	2029-2040	2040-2050	Total	Percent	Avg Annual
Carlsbad	48,104	51,850	53,917	54,234	3,746	2,067	317	6,130	12.7%	0.4%
Chula Vista	88,143	94,602	109,752	114,514	6,459	15,150	4,762	26,371	29.9%	0.9%
Coronado	9,665	9,758	9,782	9,797	93	24	15	132	1.4%	0.0%
Del Mar	2,629	2,677	2,739	2,740	48	62	1	111	4.2%	0.1%
El Cajon	36,590	37,174	37,832	38,283	584	658	451	1,693	4.6%	0.2%
Encinitas	26,665	27,986	28,320	28,778	1,321	334	458	2,113	7.9%	0.3%
Escondido	49,500	51,822	55,447	55,693	2,322	3,625	246	6,193	12.5%	0.4%
Imperial Beach	10,034	10,167	10,669	10,897	133	502	228	863	8.6%	0.3%
La Mesa	26,265	26,778	27,652	28,184	513	874	532	1,919	7.3%	0.3%
Lemon Grove	9,186	9,502	9,706	9,938	316	204	232	752	8.2%	0.3%
National City	17,776	19,014	19,765	20,241	1,238	751	476	2,465	13.9%	0.5%
Oceanside	67,676	72,839	80,668	81,560	5,163	7,829	892	13,884	20.5%	0.7%
Poway	16,782	18,235	18,711	18,711	1,453	476	-	1,929	11.5%	0.4%
San Diego	553,921	605,371	645,899	661,699	51,450	40,528	15,800	107,778	19.5%	0.6%
San Marcos	32,314	35,226	42,369	42,719	2,912	7,143	350	10,405	32.2%	1.0%
Santee	21,427	22,452	24,400	25,061	1,025	1,948	661	3,634	17.0%	0.6%
Solana Beach	6,528	6,701	6,740	6,765	173	39	25	237	3.6%	0.1%
Vista	33,663	35,241	36,683	37,072	1,578	1,442	389	3,409	10.1%	0.3%
Unincorporated	178,774	182,615	189,564	191,575	3,841	6,949	2,011	12,801	7.2%	0.2%
Region Total	1,235,642	1,320,010	1,410,615	1,438,461	84,368	90,605	27,846	202,819	16.4%	0.5%

JOBS
(WAGE & SALARY)

	<u>Actual</u>		<u>Projections</u>		<u>Numeric Change by Increment</u>			<u>Change 2022-2050</u>		
	2022	2029	2040	2050	2022-2029	2029-2040	2040-2050	Total	Percent	Avg Annual
Carlsbad	79,382	82,382	84,172	85,370	3,000	1,790	1,198	5,988	7.5%	0.3%
Chula Vista	74,728	78,474	89,773	103,100	3,746	11,299	13,327	28,372	38.0%	1.2%
Coronado	31,257	31,277	31,376	31,498	20	99	122	241	0.8%	0.0%
Del Mar	3,799	3,799	3,849	3,849	-	50	-	50	1.3%	0.0%
El Cajon	43,824	44,043	46,604	48,277	219	2,561	1,673	4,453	10.2%	0.3%
Encinitas	26,140	26,165	26,442	26,986	25	277	544	846	3.2%	0.1%
Escondido	53,869	54,930	55,587	55,970	1,061	657	383	2,101	3.9%	0.1%
Imperial Beach	5,074	5,337	6,691	7,606	263	1,354	915	2,532	49.9%	1.5%
La Mesa	25,250	25,325	26,141	27,464	75	816	1,323	2,214	8.8%	0.3%
Lemon Grove	7,972	8,047	9,020	9,403	75	973	383	1,431	18.0%	0.6%
National City	38,802	39,155	40,277	41,985	353	1,122	1,708	3,183	8.2%	0.3%
Oceanside	48,112	49,297	62,247	65,277	1,185	12,950	3,030	17,165	35.7%	1.1%
Poway	33,786	33,878	34,012	34,067	92	134	55	281	0.8%	0.0%
San Diego	876,977	893,361	921,266	944,474	16,384	27,905	23,208	67,497	7.7%	0.3%
San Marcos	40,133	42,703	49,479	52,317	2,570	6,776	2,838	12,184	30.4%	1.0%
Santee	17,838	17,947	18,713	19,314	109	766	601	1,476	8.3%	0.3%
Solana Beach	9,255	9,274	9,324	9,393	19	50	69	138	1.5%	0.1%
Vista	39,015	39,118	40,670	41,652	103	1,552	982	2,637	6.8%	0.2%
Unincorporated	156,419	157,086	165,681	174,387	667	8,595	8,706	17,968	11.5%	0.4%
Region Total	1,611,632	1,641,598	1,721,324	1,782,389	29,966	79,726	61,065	170,757	10.6%	0.4%

Series 15 Regional Growth Forecast Historical Comparison

Disclaimer: This document presents a comparison of historical regional growth forecasts for the shared projection years of 2035 and 2050. Each forecast series reflects a distinct point in time, in terms of forecast development, assumptions, and methodology. In total, each forecast series presents a unique combination of economic and demographic projections, guided by the existing plans and policies of its era. Series 13 was released in 2015, with a base year of 2012; Series 14 was released in 2018, with a base year of 2016; Series 15 was released in 2024, with a base year of 2022.

POPULATION	Projections - 2035			Projections - 2050			Comparison with Series 15 - 2050			
							Total	Percent		
	Series 13	Series 14	Series 15	Series 13	Series 14	Series 15	Series 13	Series 14	Series 13	Series 14
Carlsbad	124,351	118,719	120,014	124,518	120,313	116,788	(7,730)	(3,525)	-6.2%	-2.9%
Chula Vista	326,625	285,194	307,452	345,586	330,255	325,027	(20,559)	(5,228)	-5.9%	-1.6%
Coronado	24,165	24,802	21,593	24,219	24,991	20,740	(3,479)	(4,251)	-14.4%	-17.0%
Del Mar	4,672	4,517	3,835	4,732	4,677	3,710	(1,022)	(967)	-21.6%	-20.7%
El Cajon	109,532	107,294	102,047	115,613	110,253	99,211	(16,402)	(11,042)	-14.2%	-10.0%
Encinitas	65,264	63,360	61,330	66,670	64,136	59,829	(6,841)	(4,307)	-10.3%	-6.7%
Escondido	172,697	163,791	153,726	173,430	167,211	151,079	(22,351)	(16,132)	-12.9%	-9.6%
Imperial Beach	30,369	29,522	25,709	31,691	30,077	25,400	(6,291)	(4,677)	-19.9%	-15.6%
La Mesa	70,250	68,227	59,626	77,881	68,680	59,179	(18,702)	(9,501)	-24.0%	-13.8%
Lemon Grove	28,673	27,025	26,730	30,903	27,432	26,252	(4,651)	(1,180)	-15.1%	-4.3%
National City	73,329	72,951	62,446	85,121	76,098	61,589	(23,532)	(14,509)	-27.6%	-19.1%
Oceanside	188,597	180,624	185,818	189,377	182,311	183,415	(5,962)	1,104	-3.1%	0.6%
Poway	53,062	50,565	51,066	53,149	51,234	48,541	(4,608)	(2,693)	-8.7%	-5.3%
San Diego	1,665,609	1,594,300	1,435,060	1,777,936	1,633,002	1,441,149	(336,787)	(191,853)	-18.9%	-11.7%
San Marcos	109,095	104,365	112,129	113,015	119,098	109,912	(3,103)	(9,186)	-2.7%	-7.7%
Santee	63,812	61,897	61,564	66,313	63,070	62,836	(3,477)	(234)	-5.2%	-0.4%
Solana Beach	14,207	14,128	12,420	14,870	14,359	12,007	(2,863)	(2,352)	-19.3%	-16.4%
Vista	111,771	108,208	101,382	126,455	109,273	99,028	(27,427)	(10,245)	-21.7%	-9.4%
Unincorporated	617,570	540,840	500,415	647,233	549,584	494,558	(152,675)	(55,026)	-23.6%	-10.0%
Region Total	3,853,650	3,620,329	3,404,362	4,068,712	3,746,054	3,400,250	(668,462)	(345,804)	-16.4%	-9.2%

HOUSING	Projections - 2035			Projections - 2050			Comparison with Series 15 - 2050			
							Total	Percent		
	Series 13	Series 14	Series 15	Series 13	Series 14	Series 15	Series 13	Series 14	Series 13	Series 14
Carlsbad	50,261	51,552	53,287	50,505	52,494	54,234	3,729	1,740	7.4%	3.3%
Chula Vista	101,188	96,765	103,263	108,273	114,346	114,514	6,241	168	5.8%	0.1%
Coronado	9,697	9,641	9,770	9,801	9,716	9,797	(4)	81	0.0%	0.8%
Del Mar	2,653	2,641	2,738	2,674	2,668	2,740	66	72	2.5%	2.7%
El Cajon	38,215	39,012	37,477	40,810	40,464	38,283	(2,527)	(2,181)	-6.2%	-5.4%
Encinitas	26,765	27,249	28,238	27,686	27,746	28,778	1,092	1,032	3.9%	3.7%
Escondido	55,567	56,647	53,769	56,034	58,201	55,693	(341)	(2,508)	-0.6%	-4.3%
Imperial Beach	10,926	10,765	10,497	11,528	11,027	10,897	(631)	(130)	-5.5%	-1.2%
La Mesa	29,999	30,852	27,230	33,405	31,151	28,184	(5,221)	(2,967)	-15.6%	-9.5%
Lemon Grove	9,654	9,617	9,601	10,526	9,821	9,938	(588)	117	-5.6%	1.2%
National City	20,877	20,456	19,415	24,736	20,901	20,241	(4,495)	(660)	-18.2%	-3.2%
Oceanside	70,395	72,049	78,393	70,942	72,953	81,560	10,618	8,607	15.0%	11.8%
Poway	17,685	17,331	18,711	17,839	17,640	18,711	872	1,071	4.9%	6.1%
San Diego	640,668	661,826	627,716	695,703	686,843	661,699	(34,004)	(25,144)	-4.9%	-3.7%
San Marcos	35,795	36,113	41,445	37,337	42,050	42,719	5,382	669	14.4%	1.6%
Santee	22,776	24,064	23,495	23,886	24,611	25,061	1,175	450	4.9%	1.8%
Solana Beach	6,833	6,749	6,726	7,121	6,854	6,765	(356)	(89)	-5.0%	-1.3%
Vista	35,307	36,431	36,104	40,181	37,074	37,072	(3,109)	(2)	-7.7%	0.0%
Unincorporated	209,506	200,093	185,009	222,932	204,726	191,575	(31,357)	(13,151)	-14.1%	-6.4%
Region Total	1,394,767	1,409,853	1,372,884	1,491,919	1,471,286	1,438,461	(53,458)	(32,825)	-3.6%	-2.2%