

SERIES 13 REGIONAL GROWTH FORECAST

Old San Diego Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	834	843	778	996	162	19%
Household Population	834	843	778	996	162	19%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	474	474	438	570	96	20%
Single Family	151	151	121	104	-47	-31%
Multiple Family	323	323	317	466	143	44%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	458	445	409	520	62	14%
Single Family	149	137	115	88	-61	-41%
Multiple Family	309	308	294	432	123	40%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.4%	6.1%	6.6%	8.8%	5.4	159%
Single Family	1.3%	9.3%	5.0%	15.4%	14.1	1085%
Multiple Family	4.3%	4.6%	7.3%	7.3%	3.0	70%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.82	1.89	1.90	1.92	0.1	5%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Households by Income Category						
Less than \$15,000	157	95	71	66	-91	-58%
\$15,000-\$29,999	65	47	43	66	1	2%
\$30,000-\$44,999	58	73	74	53	-5	-9%
\$45,000-\$59,999	26	49	43	63	37	142%
\$60,000-\$74,999	22	34	31	43	21	95%
\$75,000-\$99,999	37	48	39	48	11	30%
\$100,000-\$124,999	6	23	30	48	42	700%
\$125,000-\$149,999	25	22	20	29	4	16%
\$150,000-\$199,999	24	39	32	38	14	58%
\$200,000 or more	38	15	26	66	28	74%
Total Households	458	445	409	520	62	14%
Median Household Income						
Adjusted for inflation (\$2010)	\$31,810	\$47,296	\$50,756	\$64,186	\$32,376	102%

*IMPORTANT INFORMATION ABOUT THIS FORECAST:

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.

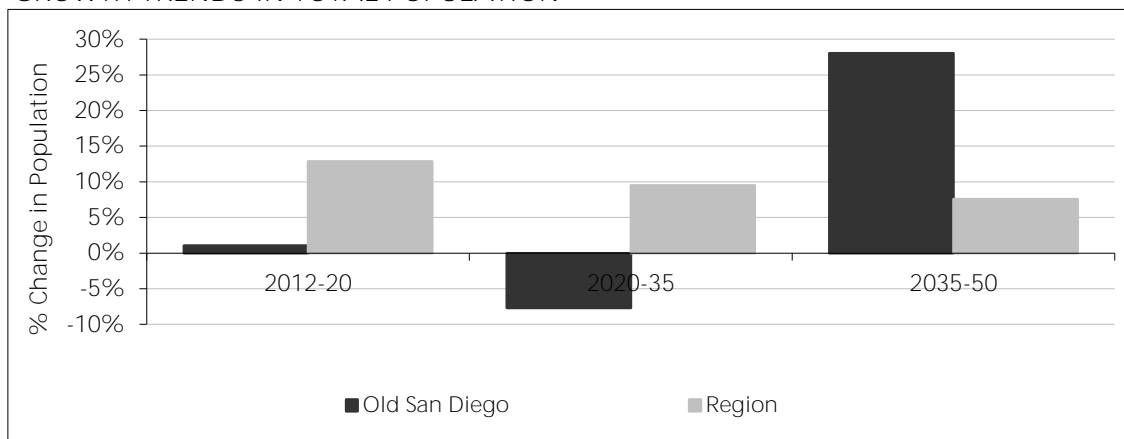
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	834	843	778	996	162	19%
Under 5	33	39	35	51	18	55%
5 to 9	21	27	21	24	3	14%
10 to 14	24	24	25	25	1	4%
15 to 17	14	11	11	18	4	29%
18 to 19	7	2	4	5	-2	-29%
20 to 24	56	37	37	64	8	14%
25 to 29	54	56	39	51	-3	-6%
30 to 34	72	73	63	86	14	19%
35 to 39	51	54	60	69	18	35%
40 to 44	55	37	30	42	-13	-24%
45 to 49	53	40	53	45	-8	-15%
50 to 54	53	48	42	53	0	0%
55 to 59	93	72	38	49	-44	-47%
60 to 61	22	39	14	32	10	45%
62 to 64	33	55	29	58	25	76%
65 to 69	73	66	68	100	27	37%
70 to 74	46	62	53	70	24	52%
75 to 79	30	41	51	23	-7	-23%
80 to 84	31	28	45	49	18	58%
85 and over	13	32	60	82	69	531%
Median Age	47.8	52.2	51.3	51.7	3.9	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	834	843	778	996	162	19%
Hispanic	134	160	158	232	98	73%
Non-Hispanic	700	683	620	764	64	9%
White	561	542	492	593	32	6%
Black	59	61	32	34	-25	-42%
American Indian	6	3	0	0	-6	-100%
Asian	42	40	53	77	35	83%
Hawaiian / Pacific Islander	5	4	0	4	-1	-20%
Other	6	5	1	1	-5	-83%
Two or More Races	21	28	42	55	34	162%

GROWTH TRENDS IN TOTAL POPULATION



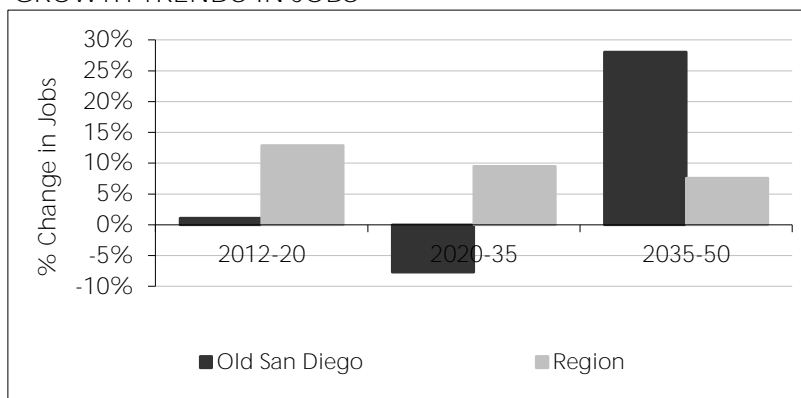
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	5,108	5,354	5,758	5,758	650	13%
Civilian Jobs	5,108	5,354	5,758	5,758	650	13%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	282	282	282	282	0	0%
Developed Acres	271	274	281	282	11	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	11	11	9	8	-3	-30%
Multiple Family	9	9	8	10	2	22%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	2	2	2	--
Industrial	15	11	10	10	-5	-31%
Commercial/Services	43	45	47	47	4	9%
Office	28	28	29	29	1	4%
Schools	4	4	4	4	0	0%
Roads and Freeways	97	102	102	102	5	5%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	64	64	69	69	5	8%
Vacant Developable Acres	10	8	1	0	-10	-98%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	1	1	1	0	-1	-100%
Mixed Use	0	0	0	0	0	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	3	1	0	0	-3	-100%
Office	1	1	0	0	-1	-100%
Schools	0	0	0	0	0	0%
Parks and Other	5	5	0	0	-5	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density ³	56.7	60.9	62.7	62.9	6.2	11%
Residential Density ⁴	24.2	24.1	24.1	29.6	5.4	22%

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