

# SERIES 13 REGIONAL GROWTH FORECAST

San Ysidro Community Planning Area  
City of San Diego



## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	28,336	29,046	33,010	35,828	7,492	26%
Household Population	28,290	29,009	32,945	35,739	7,449	26%
Group Quarters Population	46	37	65	89	43	93%
Civilian	46	37	65	89	43	93%
Military	0	0	0	0	0	0%
Total Housing Units	7,410	7,486	8,506	9,338	1,928	26%
Single Family	2,630	2,627	2,384	2,518	-112	-4%
Multiple Family	4,293	4,372	5,635	6,519	2,226	52%
Mobile Homes	487	487	487	301	-186	-38%
Occupied Housing Units	7,291	7,372	8,403	9,170	1,879	26%
Single Family	2,622	2,617	2,380	2,508	-114	-4%
Multiple Family	4,193	4,278	5,549	6,378	2,185	52%
Mobile Homes	476	477	474	284	-192	-40%
Vacancy Rate	1.6%	1.5%	1.2%	1.8%	0.2	13%
Single Family	0.3%	0.4%	0.2%	0.4%	0.1	33%
Multiple Family	2.3%	2.2%	1.5%	2.2%	-0.1	-4%
Mobile Homes	2.3%	2.1%	2.7%	5.6%	3.3	143%
Persons per Household	3.88	3.94	3.92	3.90	0.0	1%

## 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	1,309	1,247	1,246	1,180	-129	-10%
\$15,000-\$29,999	1,519	1,457	1,528	1,521	2	0%
\$30,000-\$44,999	1,271	1,279	1,410	1,472	201	16%
\$45,000-\$59,999	833	988	1,137	1,238	405	49%
\$60,000-\$74,999	751	720	862	973	222	30%
\$75,000-\$99,999	776	762	952	1,123	347	45%
\$100,000-\$124,999	393	416	546	677	284	72%
\$125,000-\$149,999	222	224	308	400	178	80%
\$150,000-\$199,999	139	190	274	374	235	169%
\$200,000 or more	78	89	140	212	134	172%
Total Households	7,291	7,372	8,403	9,170	1,879	26%
Median Household Income						
Adjusted for inflation (\$2010)	\$39,648	\$41,517	\$45,231	\$49,992	\$10,344	26%

### \*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.

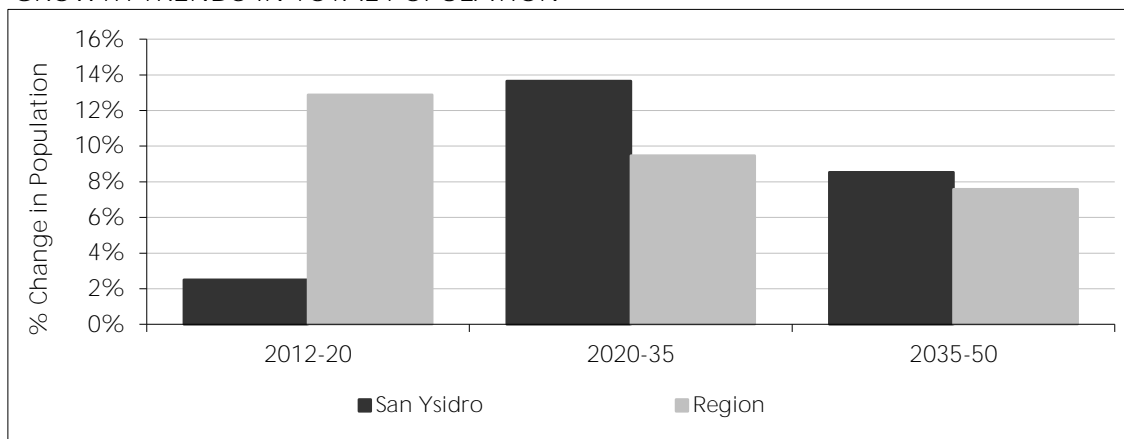
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	28,336	29,046	33,010	35,828	7,492	26%
Under 5	2,805	3,079	2,982	2,727	-78	-3%
5 to 9	2,242	2,104	2,192	2,090	-152	-7%
10 to 14	2,475	2,199	2,161	2,233	-242	-10%
15 to 17	1,734	1,449	1,370	1,469	-265	-15%
18 to 19	1,196	970	926	984	-212	-18%
20 to 24	2,603	2,549	2,210	2,376	-227	-9%
25 to 29	1,958	2,120	1,977	1,938	-20	-1%
30 to 34	1,678	1,594	1,843	1,674	-4	0%
35 to 39	1,591	1,486	1,845	1,548	-43	-3%
40 to 44	1,672	1,399	1,869	1,651	-21	-1%
45 to 49	1,808	1,674	1,843	2,104	296	16%
50 to 54	1,648	1,772	1,866	2,392	744	45%
55 to 59	1,381	1,725	1,739	2,488	1,107	80%
60 to 61	445	633	746	911	466	105%
62 to 64	587	833	1,020	1,162	575	98%
65 to 69	780	1,183	1,859	1,976	1,196	153%
70 to 74	554	842	1,596	1,661	1,107	200%
75 to 79	483	605	1,387	1,717	1,234	255%
80 to 84	385	412	907	1,392	1,007	262%
85 and over	311	418	672	1,335	1,024	329%
Median Age	27.8	30.2	37.3	42.6	14.8	53%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	28,336	29,046	33,010	35,828	7,492	26%
Hispanic	26,453	27,529	31,612	34,689	8,236	31%
Non-Hispanic	1,883	1,517	1,398	1,139	-744	-40%
White	709	538	342	107	-602	-85%
Black	312	246	249	230	-82	-26%
American Indian	19	11	7	1	-18	-95%
Asian	627	521	592	594	-33	-5%
Hawaiian / Pacific Islander	45	35	31	26	-19	-42%
Other	17	13	3	0	-17	-100%
Two or More Races	154	153	174	181	27	18%

## GROWTH TRENDS IN TOTAL POPULATION



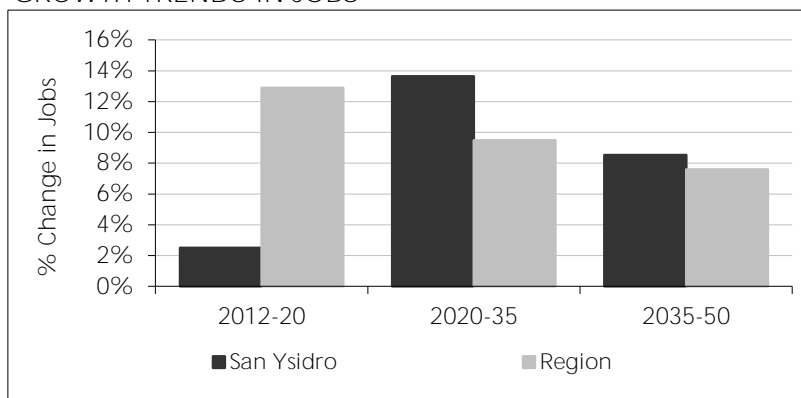
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	7,269	8,231	9,086	9,706	2,437	34%
Civilian Jobs	7,269	8,231	9,086	9,706	2,437	34%
Military Jobs	0	0	0	0	0	0%

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

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,838	1,838	1,838	1,838	0	0%
Developed Acres	1,654	1,725	1,770	1,808	154	9%
Low Density Single Family	13	13	11	11	-2	-16%
Single Family	369	367	322	323	-46	-12%
Multiple Family	166	173	243	279	113	69%
Mobile Homes	37	35	25	10	-27	-74%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	5	9	11	11	--
Industrial	103	76	95	101	-2	-1%
Commercial/Services	179	187	199	214	35	20%
Office	17	17	17	17	0	0%
Schools	113	113	113	113	0	0%
Roads and Freeways	463	514	514	514	51	11%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0%
Parks and Military Use	196	225	221	215	19	9%
Vacant Developable Acres	155	84	39	1	-154	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	13	11	11	1	-12	-95%
Multiple Family	23	16	7	0	-23	-100%
Mixed Use	0	0	0	0	0	-100%
Industrial	47	24	4	0	-47	-100%
Commercial/Services	42	32	16	0	-42	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	-100%
Parks and Other	29	0	0	0	-29	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	29	29	29	29	0	0%
Employment Density <sup>3</sup>	17.7	20.8	21.2	21.5	3.8	22%
Residential Density <sup>4</sup>	12.7	12.7	14.0	14.9	2.2	17%

## 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