SERIES 13 REGIONAL GROWTH FORECAST

Navajo Community Planning Area
City of San Diego

SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	48,827	55,296	68,707	70,848	22,021	45%
Household Population	48,706	55,216	68,550	70,643	21,937	45%
Group Quarters Population	121	80	157	205	84	69%
Civilian	121	80	157	205	84	69%
Military	0	0	0	0	0	0%
Total Housing Units	20,763	23,109	28,522	29,598	8,835	43%
Single Family	16,058	16,185	16,209	16,220	162	1%
Multiple Family	4,335	6,673	12,062	13,127	8,792	203%
Mobile Homes	370	251	251	251	-119	-32%
Occupied Housing Units	20,268	22,474	27,767	28,660	8,392	41%
Single Family	15,734	15,827	15,898	15,861	127	1%
Multiple Family	4,173	6,401	11,624	12,559	8,386	201%
Mobile Homes	361	246	245	240	-121	-34%
Vacancy Rate	2.4%	2.7%	2.6%	3.2%	0.8	33%
Single Family	2.0%	2.2%	1.9%	2.2%	0.2	10%
Multiple Family	3.7%	4.1%	3.6%	4.3%	0.6	16%
Mobile Homes	2.4%	2.0%	2.4%	4.4%	2.0	83%
Persons per Household	2.40	2.46	2.47	2.46	0.1	3%

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.
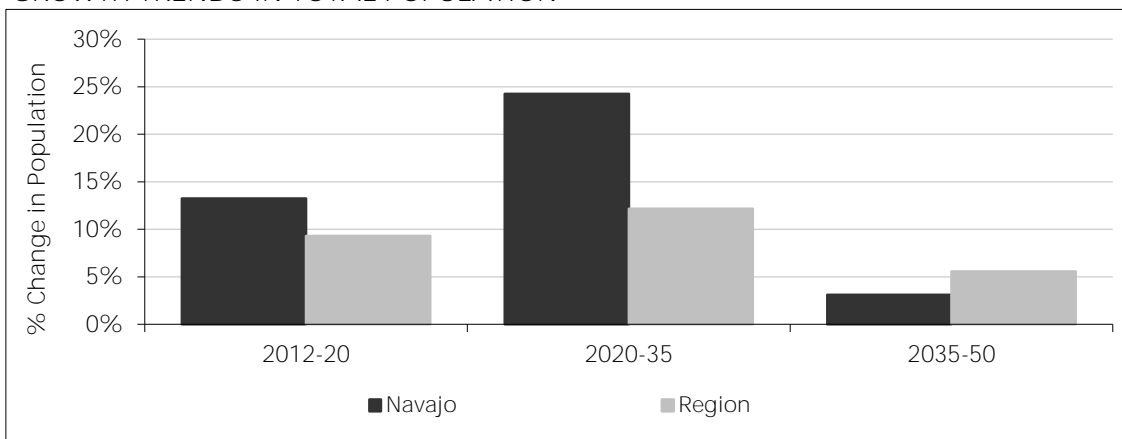
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	48,827	55,296	68,707	70,848	22,021	45%
Under 5	2,413	3,101	3,299	3,810	1,397	58%
5 to 9	2,409	2,743	2,989	3,335	926	38%
10 to 14	2,581	2,589	3,186	3,207	626	24%
15 to 17	1,673	1,449	1,917	1,829	156	9%
18 to 19	1,122	768	976	769	-353	-31%
20 to 24	2,662	2,710	3,209	2,888	226	8%
25 to 29	3,078	3,673	3,845	4,284	1,206	39%
30 to 34	2,818	3,264	3,591	4,227	1,409	50%
35 to 39	2,908	3,651	4,094	4,398	1,490	51%
40 to 44	3,223	3,252	4,328	3,933	710	22%
45 to 49	3,329	3,016	3,959	3,560	231	7%
50 to 54	3,689	3,218	4,070	3,730	41	1%
55 to 59	3,533	3,762	3,597	4,230	697	20%
60 to 61	1,213	1,539	1,315	1,583	370	31%
62 to 64	1,861	2,383	2,276	2,665	804	43%
65 to 69	2,609	3,816	4,013	4,519	1,910	73%
70 to 74	2,122	3,682	4,854	4,129	2,007	95%
75 to 79	2,060	2,868	5,441	4,340	2,280	111%
80 to 84	1,755	1,851	4,086	3,906	2,151	123%
85 and over	1,769	1,961	3,662	5,506	3,737	211%
Median Age	44.3	45.7	48.7	48.9	4.6	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	48,827	55,296	68,707	70,848	22,021	45%
Hispanic	7,132	9,494	14,395	17,396	10,264	144%
Non-Hispanic	41,695	45,802	54,312	53,452	11,757	28%
White	35,051	37,577	41,494	38,508	3,457	10%
Black	1,595	2,036	2,881	3,325	1,730	108%
American Indian	173	178	233	233	60	35%
Asian	2,804	3,474	5,753	6,700	3,896	139%
Hawaiian / Pacific Islander	209	277	505	623	414	198%
Other	114	134	160	176	62	54%
Two or More Races	1,749	2,126	3,286	3,887	2,138	122%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	17,811	19,602	21,142	21,972	4,161	23%
Civilian Jobs	17,811	19,602	21,142	21,972	4,161	23%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	9,057	9,057	9,057	9,057	0	0%
Developed Acres	8,125	8,210	8,278	8,309	185	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2,975	2,998	3,001	3,002	26	1%
Multiple Family	163	220	232	236	73	44%
Mobile Homes	46	35	35	35	-10	-23%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	34	92	116	116	--
Industrial	280	285	291	297	17	6%
Commercial/Services	424	401	386	386	-38	-9%
Office	33	33	37	34	1	2%
Schools	225	225	225	225	0	0%
Roads and Freeways	1,273	1,273	1,273	1,273	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	2,705	2,706	2,706	2,706	0	0%
Vacant Developable Acres	217	115	48	23	-194	-90%
Low Density Single Family	0	0	0	0	0	0%
Single Family	16	4	2	0	-16	-99%
Multiple Family	56	25	12	9	-47	-83%
Mixed Use	17	0	0	0	-17	-100%
Industrial	119	81	32	12	-107	-90%
Commercial/Services	4	3	1	0	-4	-88%
Office	5	3	1	1	-4	-88%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	733	733	733	733	0	0%
Employment Density[3]	18.5	20.4	21.5	22.0	3.5	19%
Residential Density[4]	6.5	7.1	8.6	8.9	2.4	36%

GROWTH TRENDS IN JOBS
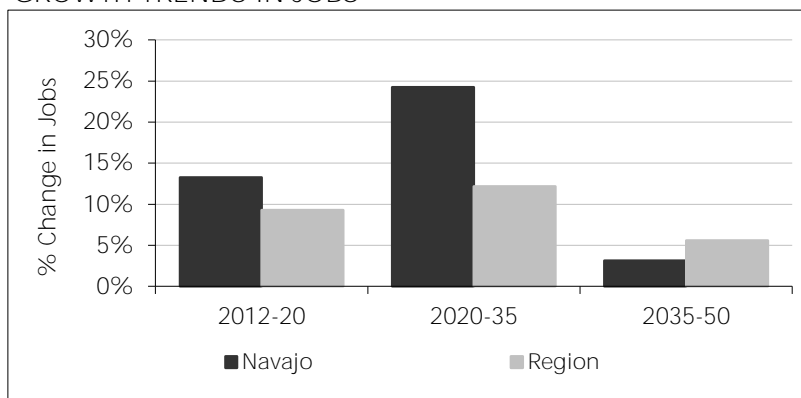
Notes:

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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