SERIES 13 REGIONAL GROWTH FORECAST
College Area Community Planning Area
City of San Diego

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	20,735	25,437	48,012	49,089	28,354	137%
Household Population	17,654	20,395	42,881	43,890	26,236	149%
Group Quarters Population	3,081	5,042	5,131	5,199	2,118	69%
Civilian	3,081	5,042	5,131	5,199	2,118	69%
Military	0	0	0	0	0	0%
Total Housing Units	7,436	8,402	17,494	18,028	10,592	142%
Single Family	4,247	4,247	3,989	3,958	-289	-7%
Multiple Family	3,189	4,155	13,505	14,070	10,881	341%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	7,162	8,104	16,981	17,406	10,244	143%
Single Family	4,090	4,091	3,869	3,823	-267	-7%
Multiple Family	3,072	4,013	13,112	13,583	10,511	342%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.7%	3.5%	2.9%	3.5%	-0.2	-5%
Single Family	3.7%	3.7%	3.0%	3.4%	-0.3	-8%
Multiple Family	3.7%	3.4%	2.9%	3.5%	-0.2	-5%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.46	2.52	2.53	2.52	0.1	2%

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.
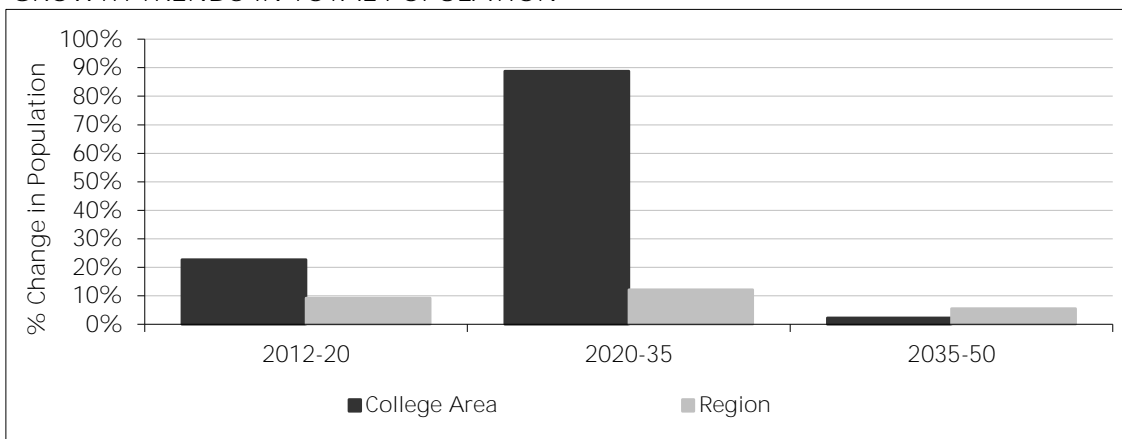
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	20,735	25,437	48,012	49,089	28,354	137%
Under 5	983	1,188	2,295	2,340	1,357	138%
5 to 9	557	743	1,700	1,755	1,198	215%
10 to 14	499	574	1,175	1,257	758	152%
15 to 17	318	356	841	904	586	184%
18 to 19	2,568	3,196	6,370	6,451	3,883	151%
20 to 24	6,309	7,841	14,000	14,103	7,794	124%
25 to 29	1,727	2,121	3,550	3,576	1,849	107%
30 to 34	1,106	1,254	2,449	2,389	1,283	116%
35 to 39	896	1,121	2,047	1,910	1,014	113%
40 to 44	860	923	2,252	2,187	1,327	154%
45 to 49	840	939	1,941	2,062	1,222	145%
50 to 54	819	873	1,504	1,648	829	101%
55 to 59	738	850	1,356	1,556	818	111%
60 to 61	315	360	583	639	324	103%
62 to 64	396	527	845	930	534	135%
65 to 69	491	744	1,350	1,417	926	189%
70 to 74	363	558	1,129	1,073	710	196%
75 to 79	274	380	836	781	507	185%
80 to 84	280	389	760	760	480	171%
85 and over	396	500	1,029	1,351	955	241%
Median Age	24.3	24.2	24.2	24.2	-0.1	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	20,735	25,437	48,012	49,089	28,354	137%
Hispanic	4,017	5,632	15,519	18,941	14,924	372%
Non-Hispanic	16,718	19,805	32,493	30,148	13,430	80%
White	12,007	13,648	19,022	16,217	4,210	35%
Black	1,302	1,644	3,056	2,713	1,411	108%
American Indian	50	60	112	106	56	112%
Asian	2,433	3,223	7,551	8,033	5,600	230%
Hawaiian / Pacific Islander	57	98	188	247	190	333%
Other	51	55	117	112	61	120%
Two or More Races	818	1,077	2,447	2,720	1,902	233%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	14,539	15,487	16,969	17,363	2,824	19%
Civilian Jobs	14,539	15,487	16,969	17,363	2,824	19%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	1,987	1,987	1,987	1,987	0	0%
Developed Acres	1,917	1,924	1,932	1,933	16	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	986	987	960	955	-31	-3%
Multiple Family	88	88	152	157	69	78%
Mobile Homes	0	0	0	0	0	0%
Other Residential	30	35	33	33	4	13%
Mixed Use	0	17	54	57	57	--
Industrial	11	9	10	10	-1	-7%
Commercial/Services	105	95	25	23	-82	-78%
Office	3	3	2	2	-1	-35%
Schools	221	216	221	221	-1	0%
Roads and Freeways	403	404	404	404	1	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	71	71	71	71	0	0%
Vacant Developable Acres	25	18	10	9	-16	-66%
Low Density Single Family	4	4	4	4	0	0%
Single Family	8	5	5	4	-4	-48%
Multiple Family	6	6	1	0	-6	-100%
Mixed Use	5	3	0	0	-5	-100%
Industrial	0	0	0	0	0	-100%
Commercial/Services	0	0	0	0	0	0%
Office	1	1	0	0	-1	-96%
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	45	45	45	45	0	0%
Employment Density[3]	42.8	46.7	59.6	61.1	18.3	43%
Residential Density[4]	6.7	7.5	14.9	15.4	8.6	128%

GROWTH TRENDS IN JOBS
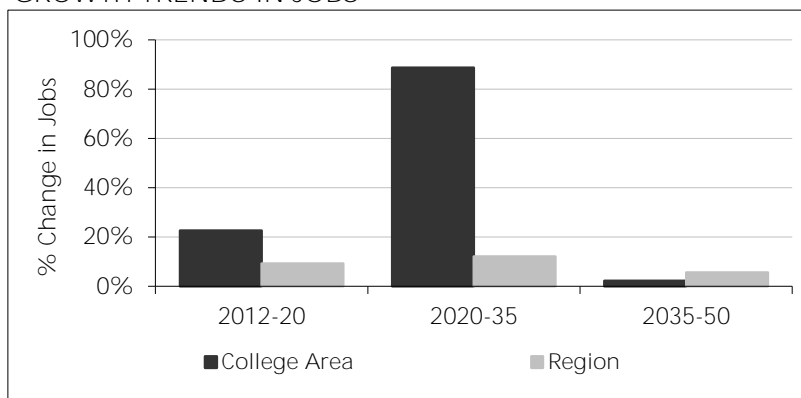
Notes:

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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