SERIES 13 REGIONAL GROWTH FORECAST
County Islands Community Plan Area
County of San Diego

SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,412	2,501	3,001	5,013	2,601	108%
Household Population	2,412	2,501	3,001	5,013	2,601	108%
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	634	695	875	1,573	939	148%
Single Family	619	630	634	737	118	19%
Multiple Family	15	65	241	836	821	5473%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	628	667	859	1,542	914	146%
Single Family	614	604	621	713	99	16%
Multiple Family	14	63	238	829	815	5821%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.9%	4.0%	1.8%	2.0%	1.1	122%
Single Family	0.8%	4.1%	2.1%	3.3%	2.5	313%
Multiple Family	6.7%	3.1%	1.2%	0.8%	-5.9	-88%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.84	3.75	3.49	3.25	-0.6	-15%

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	153	74	52	72	-81	-53%
$15,000-$29,999	174	97	116	111	-63	-36%
$30,000-$44,999	111	140	129	169	58	52%
$45,000-$59,999	42	92	95	146	104	248%
$60,000-$74,999	47	60	96	156	109	232%
$75,000-$99,999	52	72	105	193	141	271%
$100,000-$124,999	27	50	67	152	125	463%
$125,000-$149,999	0	56	78	117	117	0%
$150,000-$199,999	19	14	64	206	187	984%
$200,000 or more	3	12	57	220	217	7233%
Total Households	628	667	859	1,542	914	146%

*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.
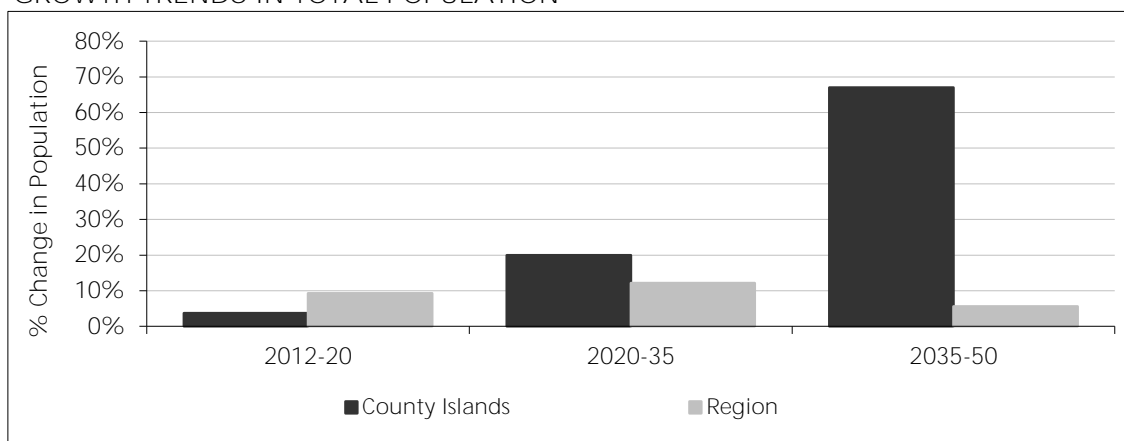
Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
County Islands
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,412	2,501	3,001	5,013	2,601	108%
Under 5	181	207	211	325	144	80%
5 to 9	185	190	178	317	132	71%
10 to 14	179	155	186	322	143	80%
15 to 17	118	99	123	185	67	57%
18 to 19	78	67	64	78	0	0%
20 to 24	176	188	115	192	16	9%
25 to 29	164	163	168	264	100	61%
30 to 34	160	195	239	306	146	91%
35 to 39	162	144	208	391	229	141%
40 to 44	149	180	252	274	125	84%
45 to 49	140	160	193	319	179	128%
50 to 54	170	182	177	332	162	95%
55 to 59	121	132	153	315	194	160%
60 to 61	49	40	40	97	48	98%
62 to 64	64	60	97	169	105	164%
65 to 69	87	104	162	330	243	279%
70 to 74	53	75	149	231	178	336%
75 to 79	63	70	135	202	139	221%
80 to 84	58	36	79	176	118	203%
85 and over	55	54	72	188	133	242%
Median Age	33.9	34.7	40.2	42.3	8.4	25%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	2,412	2,501	3,001	5,013	2,601	108%
Hispanic	1,777	1,771	2,082	2,783	1,006	57%
Non-Hispanic	635	730	919	2,230	1,595	251%
White	329	350	426	1,297	968	294%
Black	42	56	28	109	67	160%
American Indian	3	6	5	10	7	233%
Asian	210	213	316	535	325	155%
Hawaiian / Pacific Islander	13	21	29	38	25	192%
Other	0	6	16	41	41	--
Two or More Races	38	78	99	200	162	426%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
County Islands
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	259	878	1,134	1,570	1,311	506%
Civilian Jobs	259	878	1,134	1,570	1,311	506%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	497	497	497	497	0	0%
Developed Acres	470	477	477	487	17	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	132	133	133	149	17	13%
Multiple Family	0	3	13	46	46	10582%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	7	3	3	0	-7	-100%
Commercial/Services	179	183	173	145	-34	-19%
Office	0	15	21	32	32	--
Schools	0	0	0	0	0	0%
Roads and Freeways	106	108	108	108	3	3%
Agricultural and Extractive[2]	2	2	2	0	-2	-100%
Parks and Military Use	45	30	23	6	-38	-86%
Vacant Developable Acres	23	17	17	7	-17	-72%
Low Density Single Family	0	0	0	0	0	0%
Single Family	11	11	11	1	-10	-94%
Multiple Family	6	6	6	6	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	7	0	0	0	-7	-100%
Office	0	0	0	0	0	0%
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	3	3	3	3	0	0%
Employment Density[3]	1.4	4.4	5.8	8.8	7.4	534%
Residential Density[4]	4.8	5.1	6.0	8.1	3.3	68%

GROWTH TRENDS IN JOBS
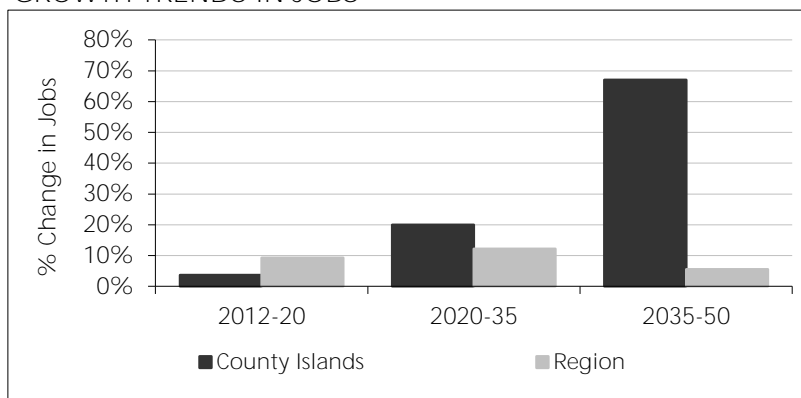
Notes:

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

Source: Series 13 Regional Growth Forecast
SANDAG
www.sandag.org

October 2013
County Islands
Page 3 of 3