

# SERIES 13 REGIONAL GROWTH FORECAST

County Islands Community Plan Area  
County of San Diego



## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,302	2,392	2,895	4,909	2,607	113%
Household Population	2,302	2,392	2,895	4,909	2,607	113%
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	595	656	836	1,534	939	158%
Single Family	580	591	595	698	118	20%
Multiple Family	15	65	241	836	821	5473%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	589	629	821	1,504	915	155%
Single Family	575	566	583	675	100	17%
Multiple Family	14	63	238	829	815	5821%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.0%	4.1%	1.8%	2.0%	1.0	100%
Single Family	0.9%	4.2%	2.0%	3.3%	2.4	267%
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	3.91	3.80	3.53	3.26	-0.7	-17%

## 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	115	68	48	68	-47	-41%
\$15,000-\$29,999	174	92	110	106	-68	-39%
\$30,000-\$44,999	110	132	122	163	53	48%
\$45,000-\$59,999	42	86	91	142	100	238%
\$60,000-\$74,999	47	56	91	151	104	221%
\$75,000-\$99,999	52	70	100	188	136	262%
\$100,000-\$124,999	27	48	65	150	123	456%
\$125,000-\$149,999	0	51	76	115	115	0%
\$150,000-\$199,999	19	14	61	201	182	958%
\$200,000 or more	3	12	57	220	217	7233%
Total Households	589	629	821	1,504	915	155%
Median Household Income						
Adjusted for inflation (\$2010)	\$30,750	\$48,924	\$66,511	\$91,223	\$60,473	197%

### \*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.

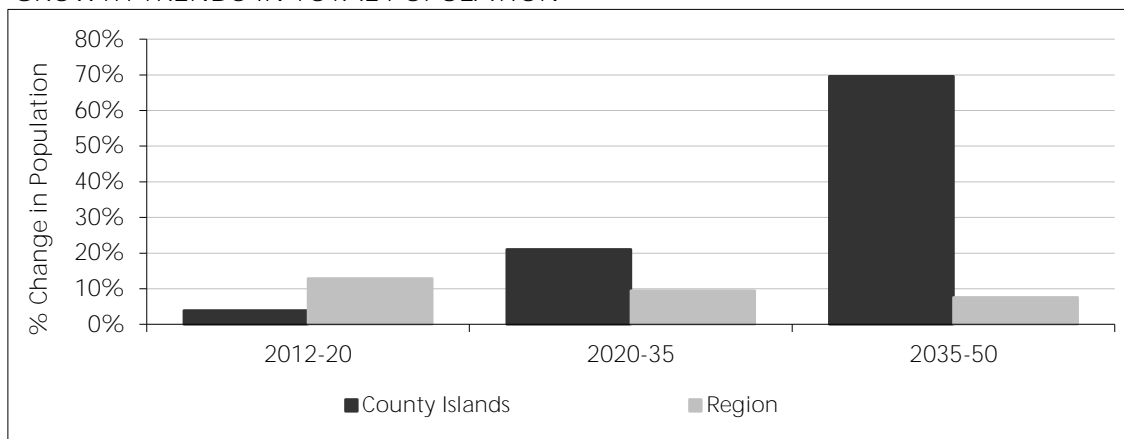
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,302	2,392	2,895	4,909	2,607	113%
Under 5	172	199	201	317	145	84%
5 to 9	177	181	172	313	136	77%
10 to 14	173	149	180	315	142	82%
15 to 17	114	95	117	178	64	56%
18 to 19	76	66	62	74	-2	-3%
20 to 24	169	183	114	191	22	13%
25 to 29	153	155	162	261	108	71%
30 to 34	156	184	228	296	140	90%
35 to 39	155	140	200	385	230	148%
40 to 44	139	173	245	270	131	94%
45 to 49	132	151	185	311	179	136%
50 to 54	162	170	168	319	157	97%
55 to 59	113	126	148	308	195	173%
60 to 61	45	40	40	97	52	116%
62 to 64	62	55	94	167	105	169%
65 to 69	81	98	158	324	243	300%
70 to 74	53	73	144	228	175	330%
75 to 79	63	67	132	198	135	214%
80 to 84	55	35	75	173	118	215%
85 and over	52	52	70	184	132	254%
Median Age	33.8	34.6	40.2	42.3	8.5	25%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,302	2,392	2,895	4,909	2,607	113%
Hispanic	1,701	1,692	1,993	2,694	993	58%
Non-Hispanic	601	700	902	2,215	1,614	269%
White	312	337	426	1,297	985	316%
Black	36	54	27	109	73	203%
American Indian	3	6	5	10	7	233%
Asian	200	203	305	526	326	163%
Hawaiian / Pacific Islander	13	19	29	37	24	185%
Other	0	6	14	41	41	--
Two or More Races	37	75	96	195	158	427%

## GROWTH TRENDS IN TOTAL POPULATION



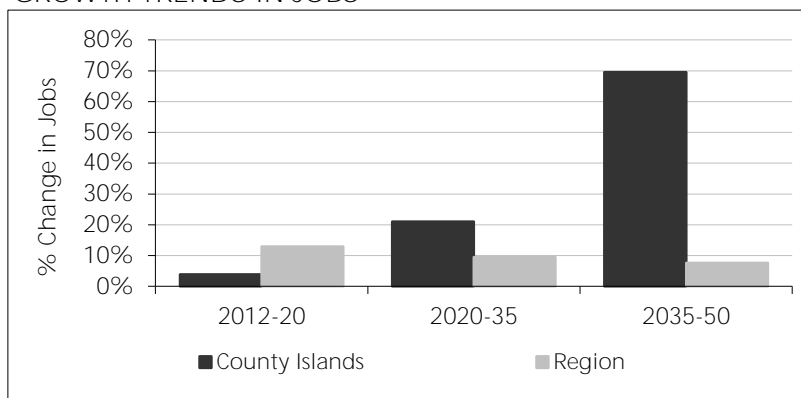
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	257	876	1,132	1,568	1,311	510%
Civilian Jobs	257	876	1,132	1,568	1,311	510%
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	489	489	489	489	0	0%
Developed Acres	462	469	469	479	17	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	125	126	126	142	17	14%
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	104	107	107	107	3	3%
Agricultural and Extractive <sup>2</sup>	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 <sup>3</sup>	1.4	4.4	5.7	8.8	7.4	538%
Residential Density <sup>4</sup>	4.8	5.1	6.0	8.2	3.4	72%

## 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