

SERIES 13 REGIONAL GROWTH FORECAST

Southeastern San Diego Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	57,041	58,598	62,599	67,775	10,734	19%
Household Population	56,876	58,478	62,382	67,488	10,612	19%
Group Quarters Population	165	120	217	287	122	74%
Civilian	165	120	217	287	122	74%
Military	0	0	0	0	0	0%
Total Housing Units	15,204	15,513	16,508	18,215	3,011	20%
Single Family	11,137	11,183	11,277	11,101	-36	0%
Multiple Family	4,067	4,330	5,231	7,114	3,047	75%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	14,419	14,643	15,677	17,077	2,658	18%
Single Family	10,659	10,668	10,834	10,562	-97	-1%
Multiple Family	3,760	3,975	4,843	6,515	2,755	73%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.2%	5.6%	5.0%	6.2%	1.0	19%
Single Family	4.3%	4.6%	3.9%	4.9%	0.6	14%
Multiple Family	7.5%	8.2%	7.4%	8.4%	0.9	12%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.94	3.99	3.98	3.95	0.0	0%

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	2,670	2,644	2,430	2,248	-422	-16%
\$15,000-\$29,999	3,956	3,809	3,751	3,645	-311	-8%
\$30,000-\$44,999	2,863	2,924	3,138	3,425	562	20%
\$45,000-\$59,999	1,945	1,992	2,148	2,448	503	26%
\$60,000-\$74,999	1,138	1,216	1,509	1,825	687	60%
\$75,000-\$99,999	991	1,149	1,391	1,708	717	72%
\$100,000-\$124,999	410	513	723	892	482	118%
\$125,000-\$149,999	227	196	283	450	223	98%
\$150,000-\$199,999	123	159	222	304	181	147%
\$200,000 or more	96	41	82	132	36	38%
Total Households	14,419	14,643	15,677	17,077	2,658	18%
Median Household Income						
Adjusted for inflation (\$2010)	\$33,057	\$34,455	\$37,923	\$41,586	\$8,529	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.

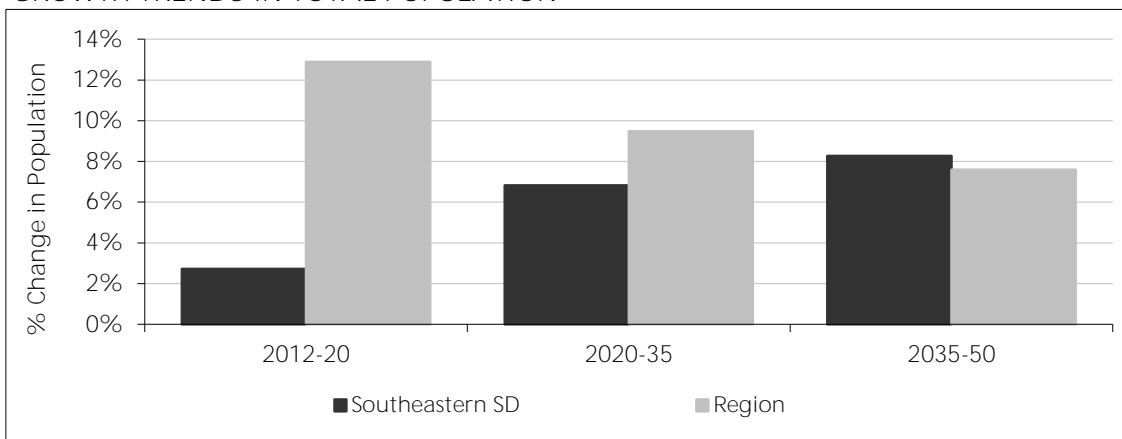
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	57,041	58,598	62,599	67,775	10,734	19%
Under 5	5,324	5,990	5,672	5,438	114	2%
5 to 9	4,945	4,833	5,118	5,138	193	4%
10 to 14	5,213	4,788	4,988	5,414	201	4%
15 to 17	3,304	2,744	2,738	3,026	-278	-8%
18 to 19	2,480	2,010	1,908	2,090	-390	-16%
20 to 24	5,212	5,222	4,433	4,882	-330	-6%
25 to 29	4,486	5,043	4,324	4,396	-90	-2%
30 to 34	4,041	4,052	4,339	4,128	87	2%
35 to 39	3,979	3,979	4,646	4,104	125	3%
40 to 44	3,791	3,346	4,476	4,126	335	9%
45 to 49	3,376	3,210	3,458	4,026	650	19%
50 to 54	2,990	3,165	3,183	4,180	1,190	40%
55 to 59	2,281	2,780	2,565	3,770	1,489	65%
60 to 61	765	1,047	1,054	1,329	564	74%
62 to 64	1,018	1,428	1,589	1,878	860	84%
65 to 69	1,139	1,701	2,380	2,595	1,456	128%
70 to 74	820	1,173	1,972	2,024	1,204	147%
75 to 79	699	818	1,617	1,816	1,117	160%
80 to 84	577	585	1,123	1,607	1,030	179%
85 and over	601	684	1,016	1,808	1,207	201%
Median Age	27.3	28.7	32.4	34.2	6.9	25%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	57,041	58,598	62,599	67,775	10,734	19%
Hispanic	47,967	50,416	55,800	61,979	14,012	29%
Non-Hispanic	9,074	8,182	6,799	5,796	-3,278	-36%
White	2,099	1,851	1,383	1,064	-1,035	-49%
Black	4,809	4,185	2,947	1,919	-2,890	-60%
American Indian	94	82	94	101	7	7%
Asian	1,282	1,250	1,431	1,610	328	26%
Hawaiian / Pacific Islander	132	134	150	181	49	37%
Other	60	62	63	66	6	10%
Two or More Races	598	618	731	855	257	43%

GROWTH TRENDS IN TOTAL POPULATION



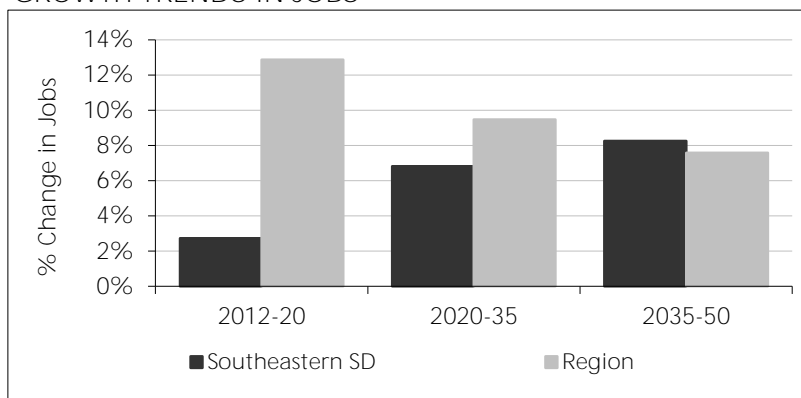
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	11,134	12,198	13,093	14,459	3,325	30%
Civilian Jobs	11,134	12,198	13,093	14,459	3,325	30%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	2,927	2,927	2,927	2,927	0	0%
Developed Acres	2,843	2,855	2,878	2,909	66	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	983	984	964	922	-61	-6%
Multiple Family	130	130	151	209	80	61%
Mobile Homes	0	0	0	0	0	0%
Other Residential	4	4	4	4	0	4%
Mixed Use	0	8	27	53	53	--
Industrial	143	133	134	134	-9	-6%
Commercial/Services	302	303	306	296	-6	-2%
Office	11	11	10	10	-1	-8%
Schools	119	118	118	118	-1	-1%
Roads and Freeways	1,048	1,060	1,060	1,060	12	1%
Agricultural and Extractive ²	3	3	3	3	0	0%
Parks and Military Use	100	101	100	100	0	0%
Vacant Developable Acres	70	59	36	5	-65	-93%
Low Density Single Family	0	0	0	0	0	0%
Single Family	18	15	6	4	-14	-80%
Multiple Family	32	32	22	1	-31	-98%
Mixed Use	5	3	1	0	-5	-100%
Industrial	6	5	4	0	-5	-94%
Commercial/Services	8	4	3	0	-8	-96%
Office	1	0	0	0	-1	-100%
Schools	0	0	0	0	0	0%
Parks and Other	1	0	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	13	13	13	13	0	0%
Employment Density ³	19.4	21.4	22.5	24.8	5.4	28%
Residential Density ⁴	13.6	13.8	14.6	15.7	2.1	15%

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