SANDAG

Subregional Area 17 - Elliot-Navajo

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	90,258	99,455	113,461	115,537	25,279	28%
Household Population	89,948	99,192	113,099	115,112	25,164	28%
Group Quarters Population	310	263	362	425	115	37%
Civilian	310	263	362	425	115	37%
Military	0	0	0	0	0	0%
Total Housing Units	36,821	39,878	45,488	46,662	9,841	27%
Single Family	26,541	27,232	27,453	27,562	1,021	4%
Multiple Family	9,910	12,395	17,784	18,849	8,939	90%
Mobile Homes	370	251	251	251	-119	-32%
Occupied Housing Units	35,900	38,754	44,262	45,146	9,246	26%
Single Family	26,025	26,624	26,958	26,984	959	4%
Multiple Family	9,514	11,884	17,059	17,922	8,408	88%
Mobile Homes	361	246	245	240	-121	-34%
Vacancy Rate	2.5%	2.8%	2.7%	3.2%	0.7	28%
Single Family	1.9%	2.2%	1.8%	2.1%	0.2	11%
Multiple Family	4.0%	4.1%	4.1%	4.9%	0.9	23%
Mobile Homes	2.4%	2.0%	2.4%	4.4%	2.0	83%
Persons per Household	2.51	2.56	2.56	2.55	0.0	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.
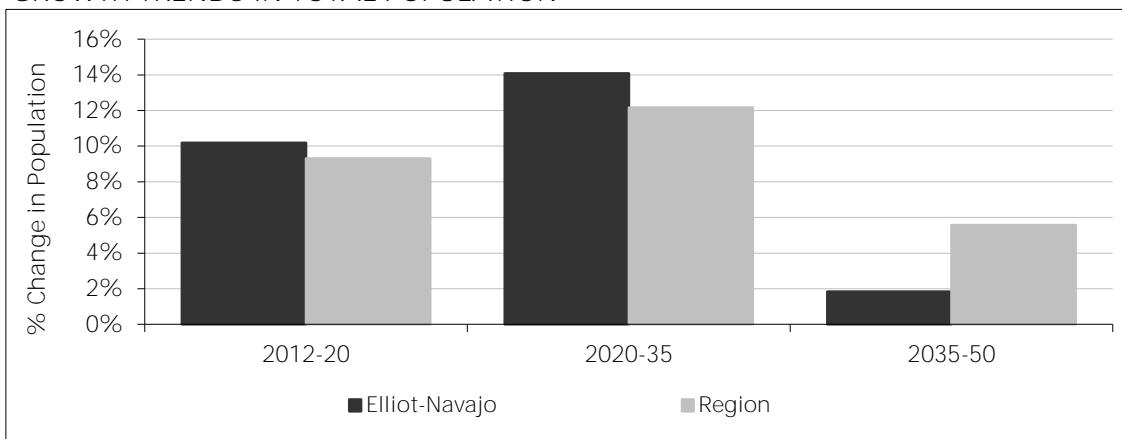
Source: Series 13 Regional Growth Forecast
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October 2013
Elliot-Navajo
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	90,258	99,455	113,461	115,537	25,279	28%
Under 5	5,999	7,053	7,026	7,702	1,703	28%
5 to 9	5,584	6,294	6,548	7,043	1,459	26%
10 to 14	5,642	5,708	6,490	6,512	870	15%
15 to 17	3,348	3,037	3,699	3,455	107	3%
18 to 19	2,130	1,565	1,879	1,534	-596	-28%
20 to 24	5,321	5,237	5,729	5,293	-28	-1%
25 to 29	7,397	7,968	7,712	8,200	803	11%
30 to 34	6,534	7,038	6,913	7,864	1,330	20%
35 to 39	5,922	7,148	7,224	7,621	1,699	29%
40 to 44	5,649	5,677	6,993	6,273	624	11%
45 to 49	5,678	5,229	6,436	5,677	-1	0%
50 to 54	5,920	5,234	6,284	5,707	-213	-4%
55 to 59	5,725	6,154	5,713	6,557	832	15%
60 to 61	2,011	2,533	2,109	2,410	399	20%
62 to 64	3,141	3,947	3,543	4,120	979	31%
65 to 69	4,163	6,028	6,071	6,797	2,634	63%
70 to 74	2,985	5,155	6,713	5,794	2,809	94%
75 to 79	2,599	3,622	6,777	5,374	2,775	107%
80 to 84	2,208	2,294	5,087	4,786	2,578	117%
85 and over	2,302	2,534	4,515	6,818	4,516	196%
Median Age	37.7	39.1	42.5	42.0	4.3	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	90,258	99,455	113,461	115,537	25,279	28%
Hispanic	13,537	16,845	22,540	26,384	12,847	95%
Non-Hispanic	76,721	82,610	90,921	89,153	12,432	16%
White	60,021	63,185	64,882	59,920	-101	0%
Black	3,946	4,569	5,561	6,057	2,111	53%
American Indian	336	358	395	375	39	12%
Asian	7,757	9,097	12,910	14,603	6,846	88%
Hawaiian / Pacific Islander	424	535	786	977	553	130%
Other	210	225	268	283	73	35%
Two or More Races	4,027	4,641	6,119	6,938	2,911	72%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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October 2013
Elliot-Navajo
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	23,218	25,484	27,491	29,788	6,570	28%
Civilian Jobs	23,066	25,332	27,339	29,636	6,570	28%
Military Jobs	152	152	152	152	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	31,087	31,087	31,087	31,087	0	0%
Developed Acres	23,662	24,007	24,129	24,327	665	3%
Low Density Single Family	26	26	30	44	18	71%
Single Family	4,797	4,987	4,990	4,992	195	4%
Multiple Family	409	501	514	517	108	26%
Mobile Homes	46	35	35	35	-10	-23%
Other Residential	24	24	24	15	-9	-36%
Mixed Use	0	34	92	116	116	--
Industrial	487	509	532	568	82	17%
Commercial/Services	867	844	829	829	-38	-4%
Office	40	40	44	44	5	12%
Schools	568	590	608	651	82	15%
Roads and Freeways	2,538	2,539	2,539	2,539	1	0%
Agricultural and Extractive[2]	167	168	181	265	98	59%
Parks and Military Use	13,695	13,710	13,712	13,712	17	0%
Vacant Developable Acres	965	604	482	291	-674	-70%
Low Density Single Family	335	333	316	219	-116	-35%
Single Family	185	6	3	0	-185	-100%
Multiple Family	92	25	12	9	-83	-90%
Mixed Use	17	0	0	0	-17	-100%
Industrial	208	151	85	35	-172	-83%
Commercial/Services	4	3	1	0	-4	-88%
Office	18	16	14	10	-8	-45%
Schools	89	67	48	15	-74	-83%
Parks and Other	19	4	2	2	-17	-89%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	6,476	6,476	6,476	6,476	0	0%
Employment Density[3]	11.8	12.7	13.3	13.8	2.0	17%
Residential Density[4]	6.9	7.1	8.1	8.2	1.3	19%

GROWTH TRENDS IN JOBS
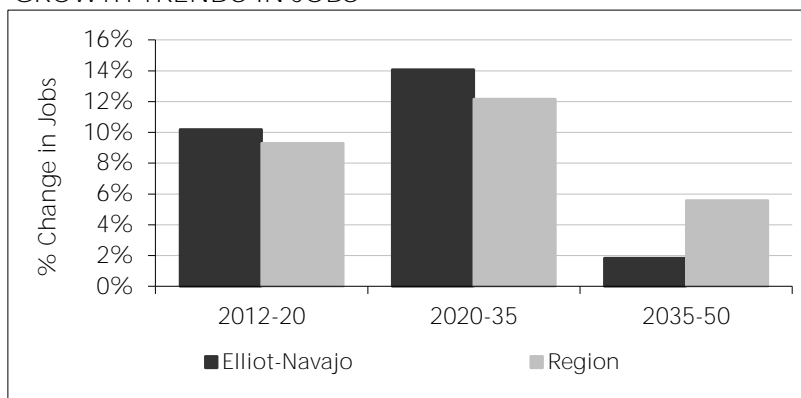
Notes:

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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October 2013
Elliot-Navajo
Page 3 of 3