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

SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	37,855	39,810	49,807	57,072	19,217	51%
Household Population	36,118	38,152	47,984	55,135	19,017	53%
Group Quarters Population	1,737	1,658	1,823	1,937	200	12%
Civilian	1,737	1,658	1,823	1,937	200	12%
Military	0	0	0	0	0	0%
Total Housing Units	23,100	23,593	29,223	34,103	11,003	48%
Single Family	7,583	7,583	6,985	6,318	-1,265	-17%
Multiple Family	15,517	16,010	22,238	27,785	12,268	79%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	21,472	21,886	27,407	31,626	10,154	47%
Single Family	7,196	7,202	6,718	6,036	-1,160	-16%
Multiple Family	14,276	14,684	20,689	25,590	11,314	79%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	7.0%	7.2%	6.2%	7.3%	0.3	4%
Single Family	5.1%	5.0%	3.8%	4.5%	-0.6	-12%
Multiple Family	8.0%	8.3%	7.0%	7.9%	-0.1	-1%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.68	1.74	1.75	1.74	0.1	4%

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	2,107	2,088	2,250	2,199	92	4%
$15,000-$29,999	2,850	2,965	3,303	3,365	515	18%
$30,000-$44,999	3,352	2,977	3,460	3,725	373	11%
$45,000-$59,999	2,511	2,662	3,215	3,543	1,032	41%
$60,000-$74,999	2,324	2,240	2,786	3,170	846	36%
$75,000-$99,999	2,580	2,825	3,650	4,301	1,721	67%
$100,000-$124,999	1,833	1,943	2,594	3,160	1,327	72%
$125,000-$149,999	1,216	1,306	1,814	2,284	1,068	88%
$150,000-$199,999	1,346	1,468	2,133	2,794	1,448	108%
$200,000 or more	1,353	1,412	2,202	3,085	1,732	128%
Total Households	21,472	21,886	27,407	31,626	10,154	47%

*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.
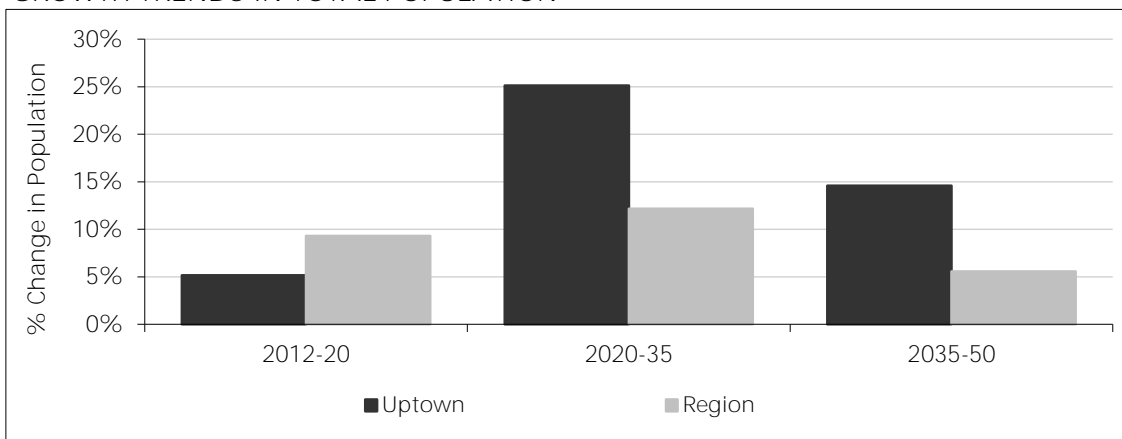
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	37,855	39,810	49,807	57,072	19,217	51%
Under 5	1,580	1,888	2,332	2,949	1,369	87%
5 to 9	1,006	1,125	1,413	1,778	772	77%
10 to 14	864	765	1,044	1,236	372	43%
15 to 17	521	459	696	736	215	41%
18 to 19	346	262	396	408	62	18%
20 to 24	1,282	1,206	1,438	1,516	234	18%
25 to 29	4,361	4,351	4,473	5,452	1,091	25%
30 to 34	5,200	5,271	5,561	7,371	2,171	42%
35 to 39	3,614	4,260	4,729	5,523	1,909	53%
40 to 44	2,905	2,764	3,921	3,808	903	31%
45 to 49	2,848	2,428	3,395	3,310	462	16%
50 to 54	2,734	2,257	2,934	3,007	273	10%
55 to 59	2,495	2,508	2,516	3,130	635	25%
60 to 61	980	1,163	1,095	1,342	362	37%
62 to 64	1,417	1,701	1,702	2,109	692	49%
65 to 69	1,896	2,564	2,891	3,372	1,476	78%
70 to 74	1,160	1,908	2,785	2,566	1,406	121%
75 to 79	857	1,145	2,414	2,113	1,256	147%
80 to 84	862	848	2,110	2,186	1,324	154%
85 and over	927	937	1,962	3,160	2,233	241%
Median Age	40.3	40.6	43.6	42.1	1.8	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	37,855	39,810	49,807	57,072	19,217	51%
Hispanic	6,049	7,746	12,742	17,502	11,453	189%
Non-Hispanic	31,806	32,064	37,065	39,570	7,764	24%
White	27,149	26,988	29,901	30,427	3,278	12%
Black	1,141	1,182	1,173	1,082	-59	-5%
American Indian	152	124	100	91	-61	-40%
Asian	2,126	2,394	3,862	5,261	3,135	147%
Hawaiian / Pacific Islander	88	117	196	293	205	233%
Other	91	73	71	73	-18	-20%
Two or More Races	1,059	1,186	1,762	2,343	1,284	121%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	29,695	32,607	34,974	37,147	7,452	25%
Civilian Jobs	29,695	32,607	34,974	37,147	7,452	25%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	2,684	2,684	2,684	2,684	0	0%
Developed Acres	2,590	2,604	2,618	2,627	37	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	852	843	798	749	-103	-12%
Multiple Family	286	287	328	371	85	30%
Mobile Homes	0	0	0	0	0	0%
Other Residential	8	8	4	3	-4	-58%
Mixed Use	0	50	133	189	189	--
Industrial	9	8	8	8	-1	-13%
Commercial/Services	178	157	118	89	-89	-50%
Office	50	43	22	11	-39	-78%
Schools	40	40	40	39	0	-1%
Roads and Freeways	781	781	781	781	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	387	387	387	387	0	0%
Vacant Developable Acres	47	37	23	13	-34	-72%
Low Density Single Family	0	0	0	0	0	0%
Single Family	12	9	9	9	-3	-28%
Multiple Family	12	11	4	1	-11	-94%
Mixed Use	16	12	6	2	-13	-85%
Industrial	0	0	0	0	0	0%
Commercial/Services	4	2	1	0	-3	-98%
Office	2	1	1	0	-2	-100%
Schools	0	0	0	0	0	-100%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	44	44	44	44	0	0%
Employment Density[3]	107.3	118.9	137.1	153.4	46.1	43%
Residential Density[4]	20.2	20.3	24.4	28.0	7.8	39%

GROWTH TRENDS IN JOBS
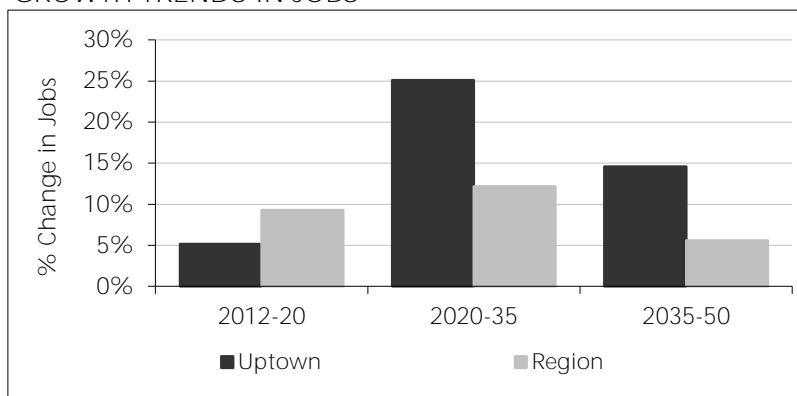
Notes:

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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