

SERIES 13 REGIONAL GROWTH FORECAST

College Area Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	20,555	25,253	47,829	48,906	28,351	138%
Household Population	17,474	20,211	42,698	43,707	26,233	150%
Group Quarters Population	3,081	5,042	5,131	5,199	2,118	69%
Civilian	3,081	5,042	5,131	5,199	2,118	69%
Military	0	0	0	0	0	0%
Total Housing Units	7,339	8,305	17,397	17,931	10,592	144%
Single Family	4,150	4,150	3,892	3,861	-289	-7%
Multiple Family	3,189	4,155	13,505	14,070	10,881	341%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	7,090	8,032	16,909	17,334	10,244	144%
Single Family	4,018	4,019	3,797	3,751	-267	-7%
Multiple Family	3,072	4,013	13,112	13,583	10,511	342%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.4%	3.3%	2.8%	3.3%	-0.1	-3%
Single Family	3.2%	3.2%	2.4%	2.8%	-0.4	-13%
Multiple Family	3.7%	3.4%	2.9%	3.5%	-0.2	-5%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.46	2.52	2.53	2.52	0.1	2%

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	1,335	1,421	2,673	2,468	1,133	85%
\$15,000-\$29,999	1,068	1,116	2,172	2,034	966	90%
\$30,000-\$44,999	918	1,029	2,038	1,971	1,053	115%
\$45,000-\$59,999	664	891	1,844	1,838	1,174	177%
\$60,000-\$74,999	753	744	1,562	1,587	834	111%
\$75,000-\$99,999	857	931	2,041	2,150	1,293	151%
\$100,000-\$124,999	554	638	1,438	1,544	990	179%
\$125,000-\$149,999	315	427	995	1,121	806	256%
\$150,000-\$199,999	322	467	1,141	1,342	1,020	317%
\$200,000 or more	304	368	1,005	1,279	975	321%
Total Households	7,090	8,032	16,909	17,334	10,244	144%
Median Household Income						
Adjusted for inflation (\$2010)	\$50,060	\$52,576	\$57,783	\$63,365	\$13,305	27%

*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.

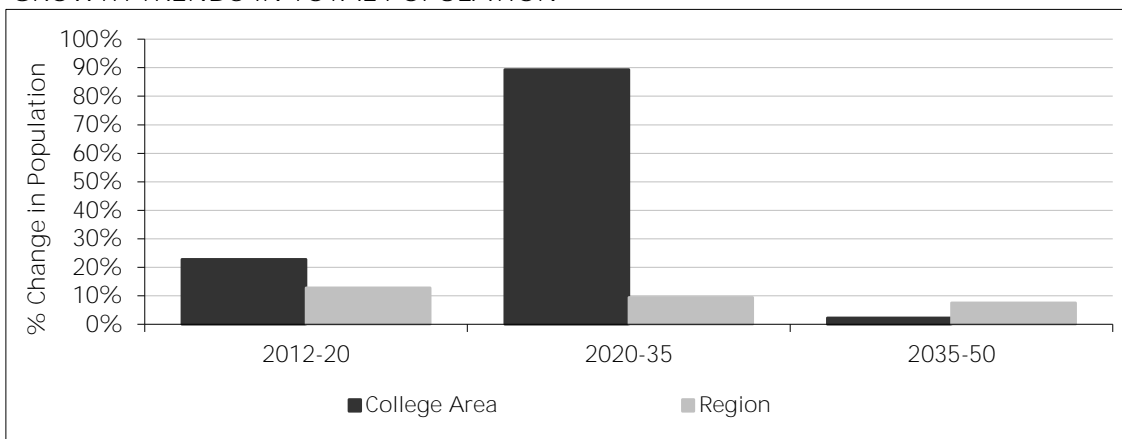
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	20,555	25,253	47,829	48,906	28,351	138%
Under 5	966	1,172	2,271	2,325	1,359	141%
5 to 9	543	732	1,684	1,743	1,200	221%
10 to 14	487	562	1,163	1,242	755	155%
15 to 17	318	355	836	899	581	183%
18 to 19	2,564	3,196	6,368	6,448	3,884	151%
20 to 24	6,299	7,819	13,989	14,082	7,783	124%
25 to 29	1,717	2,106	3,538	3,565	1,848	108%
30 to 34	1,093	1,241	2,441	2,367	1,274	117%
35 to 39	883	1,102	2,028	1,900	1,017	115%
40 to 44	842	914	2,239	2,174	1,332	158%
45 to 49	822	926	1,924	2,048	1,226	149%
50 to 54	813	862	1,493	1,631	818	101%
55 to 59	729	840	1,347	1,550	821	113%
60 to 61	310	359	578	632	322	104%
62 to 64	384	521	842	927	543	141%
65 to 69	483	734	1,346	1,414	931	193%
70 to 74	358	551	1,123	1,070	712	199%
75 to 79	272	377	832	778	506	186%
80 to 84	278	388	759	760	482	173%
85 and over	394	496	1,028	1,351	957	243%
Median Age	24.3	24.2	24.1	24.2	-0.1	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	20,555	25,253	47,829	48,906	28,351	138%
Hispanic	3,990	5,587	15,425	18,807	14,817	371%
Non-Hispanic	16,565	19,666	32,404	30,099	13,534	82%
White	11,878	13,537	18,980	16,217	4,339	37%
Black	1,294	1,634	3,040	2,705	1,411	109%
American Indian	50	60	112	106	56	112%
Asian	2,426	3,215	7,533	8,008	5,582	230%
Hawaiian / Pacific Islander	56	96	188	244	188	336%
Other	51	55	117	112	61	120%
Two or More Races	810	1,069	2,434	2,707	1,897	234%

GROWTH TRENDS IN TOTAL POPULATION



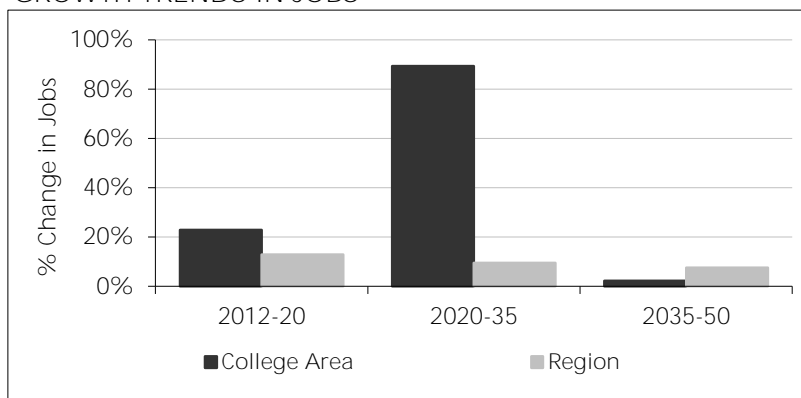
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	14,533	15,481	16,963	17,357	2,824	19%
Civilian Jobs	14,533	15,481	16,963	17,357	2,824	19%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,926	1,926	1,926	1,926	0	0%
Developed Acres	1,884	1,891	1,899	1,901	16	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	966	966	939	935	-31	-3%
Multiple Family	88	88	152	157	69	78%
Mobile Homes	0	0	0	0	0	0%
Other Residential	30	35	33	33	4	13%
Mixed Use	0	17	54	57	57	--
Industrial	11	9	10	10	-1	-7%
Commercial/Services	105	95	25	23	-82	-78%
Office	3	3	2	2	-1	-35%
Schools	221	216	221	221	-1	0%
Roads and Freeways	391	392	392	392	1	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	71	71	71	71	0	0%
Vacant Developable Acres	25	18	10	9	-16	-66%
Low Density Single Family	4	4	4	4	0	0%
Single Family	8	5	5	4	-4	-48%
Multiple Family	6	6	1	0	-6	-100%
Mixed Use	5	3	0	0	-5	-100%
Industrial	0	0	0	0	0	-100%
Commercial/Services	0	0	0	0	0	0%
Office	1	1	0	0	-1	-96%
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	17	17	17	17	0	0%
Employment Density ³	42.8	46.7	59.6	61.1	18.3	43%
Residential Density ⁴	6.8	7.6	15.1	15.5	8.8	129%

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