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

SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	61,337	62,911	70,925	72,285	10,948	18%
Household Population	61,173	62,801	70,722	72,018	10,845	18%
Group Quarters Population	164	110	203	267	103	63%
Civilian	164	110	203	267	103	63%
Military	0	0	0	0	0	0%
Total Housing Units	17,332	17,570	19,760	20,313	2,981	17%
Single Family	10,013	10,014	10,391	10,397	384	4%
Multiple Family	5,398	5,646	8,088	8,972	3,574	66%
Mobile Homes	1,921	1,910	1,281	944	-977	-51%
Occupied Housing Units	16,763	16,981	19,154	19,612	2,849	17%
Single Family	9,881	9,870	10,273	10,251	370	4%
Multiple Family	5,121	5,355	7,746	8,532	3,411	67%
Mobile Homes	1,761	1,756	1,135	829	-932	-53%
Vacancy Rate	3.3%	3.4%	3.1%	3.5%	0.2	6%
Single Family	1.3%	1.4%	1.1%	1.4%	0.1	8%
Multiple Family	5.1%	5.2%	4.2%	4.9%	-0.2	-4%
Mobile Homes	8.3%	8.1%	11.4%	12.2%	3.9	47%
Persons per Household	3.65	3.70	3.69	3.67	0.0	1%

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.
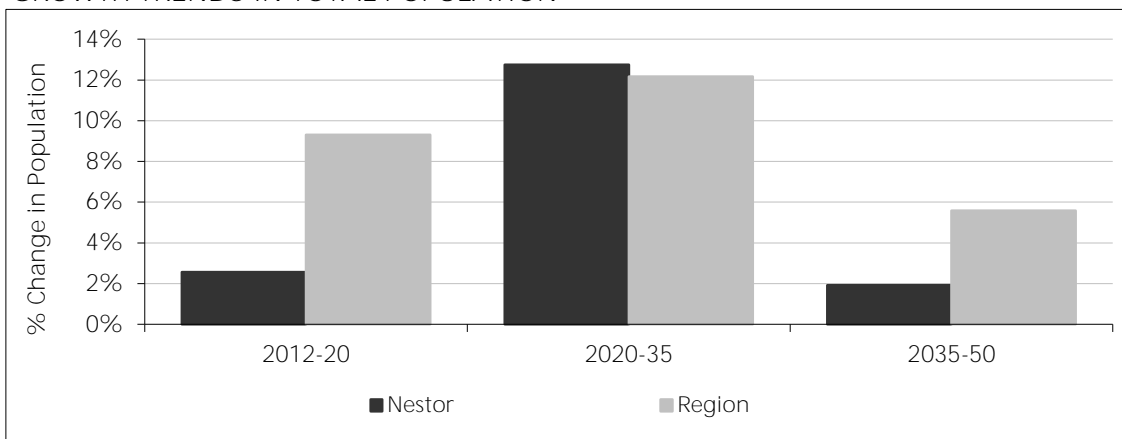
Source: Series 13 Regional Growth Forecast
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October 2013
Nestor
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	61,337	62,911	70,925	72,285	10,948	18%
Under 5	4,546	5,048	4,841	4,281	-265	-6%
5 to 9	4,050	3,909	4,103	3,764	-286	-7%
10 to 14	4,638	4,178	4,195	4,104	-534	-12%
15 to 17	3,194	2,697	2,644	2,691	-503	-16%
18 to 19	2,379	1,893	1,879	1,889	-490	-21%
20 to 24	5,379	5,159	4,560	4,557	-822	-15%
25 to 29	4,431	4,638	4,253	3,881	-550	-12%
30 to 34	3,739	3,511	3,884	3,438	-301	-8%
35 to 39	3,469	3,292	3,953	3,253	-216	-6%
40 to 44	3,813	3,177	4,153	3,457	-356	-9%
45 to 49	3,936	3,570	3,880	4,053	117	3%
50 to 54	3,905	3,959	4,195	4,905	1,000	26%
55 to 59	3,658	4,199	4,137	5,385	1,727	47%
60 to 61	1,172	1,522	1,660	1,864	692	59%
62 to 64	1,796	2,353	2,627	2,757	961	54%
65 to 69	2,271	3,305	4,571	4,676	2,405	106%
70 to 74	1,787	2,683	4,224	4,006	2,219	124%
75 to 79	1,349	1,648	3,398	3,672	2,323	172%
80 to 84	1,059	1,142	2,173	2,815	1,756	166%
85 and over	766	1,028	1,595	2,837	2,071	270%
Median Age	32.7	35.6	41.4	46.0	13.3	41%

POPULATION BY RACE AND ETHNICITY

|	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	61,337	62,911	70,925	72,285	10,948	18%
Hispanic	43,878	48,085	56,384	60,878	17,000	39%
Non-Hispanic	17,459	14,826	14,541	11,407	-6,052	-35%
White	6,865	5,592	3,751	1,105	-5,760	-84%
Black	1,735	1,445	1,553	1,397	-338	-19%
American Indian	89	53	19	9	-80	-90%
Asian	7,119	6,200	7,522	7,285	166	2%
Hawaiian / Pacific Islander	215	192	132	81	-134	-62%
Other	60	29	14	4	-56	-93%
Two or More Races	1,376	1,315	1,550	1,526	150	11%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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October 2013
Nestor
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	6,739	7,493	8,416	8,424	1,685	25%
Civilian Jobs	6,727	7,481	8,404	8,412	1,685	25%
Military Jobs	12	12	12	12	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	5,575	5,575	5,575	5,575	0	0%
Developed Acres	4,232	5,004	5,055	5,056	824	19%
Low Density Single Family	20	20	20	20	0	0%
Single Family	1,408	1,407	1,449	1,450	42	3%
Multiple Family	277	297	388	417	140	50%
Mobile Homes	172	171	91	68	-105	-61%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	16	29	30	30	--
Industrial	124	89	100	99	-25	-20%
Commercial/Services	182	179	167	164	-18	-10%
Office	1	1	2	2	1	149%
Schools	294	276	276	276	-18	-6%
Roads and Freeways	983	1,020	1,020	1,020	37	4%
Agricultural and Extractive[2]	60	60	34	34	-26	-43%
Parks and Military Use	710	1,467	1,478	1,477	766	108%
Vacant Developable Acres	824	52	1	0	-824	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	21	20	1	0	-21	-100%
Multiple Family	3	1	0	0	-3	-100%
Mixed Use	3	3	0	0	-3	-100%
Industrial	26	15	0	0	-26	-100%
Commercial/Services	3	2	0	0	-3	-100%
Office	1	1	0	0	-1	-100%
Schools	0	0	0	0	0	0%
Parks and Other	767	10	0	0	-767	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	518	518	518	518	0	0%
Employment Density[3]	11.2	13.5	15.0	15.1	3.9	35%
Residential Density[4]	9.2	9.2	10.1	10.3	1.1	12%

GROWTH TRENDS IN JOBS
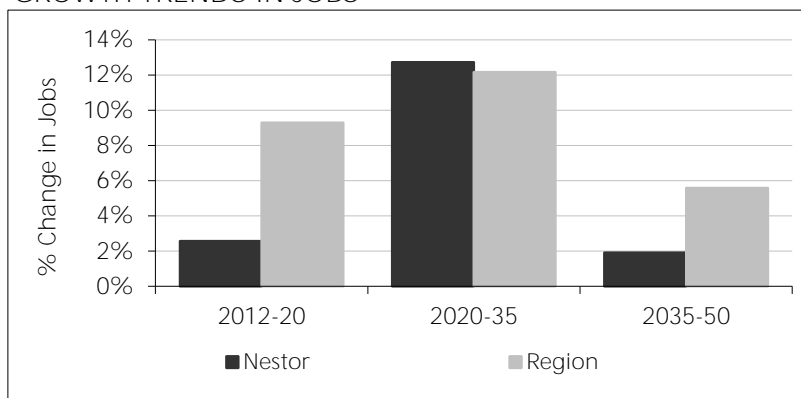
Notes:

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
Nestor
Page 3 of 3