

SERIES 13 REGIONAL GROWTH FORECAST

Torrey Highlands Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,402	10,157	10,255	10,339	2,937	40%
Household Population	7,397	10,153	10,241	10,316	2,919	39%
Group Quarters Population	5	4	14	23	18	360%
Civilian	5	4	14	23	18	360%
Military	0	0	0	0	0	0%
Total Housing Units	2,259	3,068	3,071	3,117	858	38%
Single Family	1,563	1,767	1,770	1,816	253	16%
Multiple Family	696	1,301	1,301	1,301	605	87%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,249	3,052	3,064	3,097	848	38%
Single Family	1,555	1,751	1,763	1,798	243	16%
Multiple Family	694	1,301	1,301	1,299	605	87%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.4%	0.5%	0.2%	0.6%	0.2	50%
Single Family	0.5%	0.9%	0.4%	1.0%	0.5	100%
Multiple Family	0.3%	0.0%	0.0%	0.2%	-0.1	-33%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.29	3.33	3.34	3.33	0.0	1%

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	62	102	65	41	-21	-34%
\$15,000-\$29,999	72	100	102	97	25	35%
\$30,000-\$44,999	20	148	145	137	117	585%
\$45,000-\$59,999	85	174	121	126	41	48%
\$60,000-\$74,999	77	161	204	143	66	86%
\$75,000-\$99,999	229	290	236	246	17	7%
\$100,000-\$124,999	354	142	176	215	-139	-39%
\$125,000-\$149,999	172	264	201	119	-53	-31%
\$150,000-\$199,999	322	385	372	421	99	31%
\$200,000 or more	856	1,286	1,442	1,552	696	81%
Total Households	2,249	3,052	3,064	3,097	848	38%

*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.

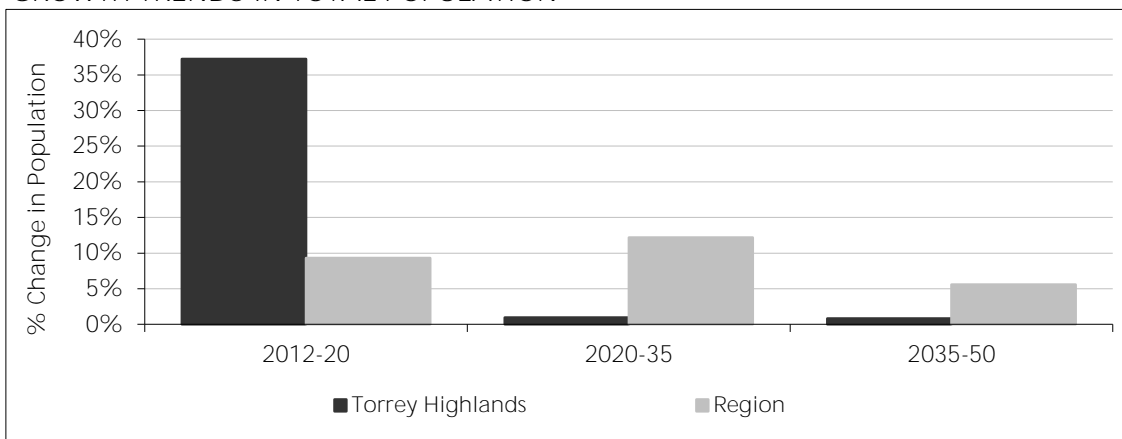
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,402	10,157	10,255	10,339	2,937	40%
Under 5	452	601	525	626	174	38%
5 to 9	658	961	869	907	249	38%
10 to 14	746	905	970	919	173	23%
15 to 17	407	488	541	492	85	21%
18 to 19	281	216	268	238	-43	-15%
20 to 24	393	472	454	342	-51	-13%
25 to 29	300	402	308	382	82	27%
30 to 34	256	351	361	379	123	48%
35 to 39	415	726	643	695	280	67%
40 to 44	730	881	961	785	55	8%
45 to 49	641	860	910	723	82	13%
50 to 54	637	826	919	819	182	29%
55 to 59	573	793	703	816	243	42%
60 to 61	143	278	237	246	103	72%
62 to 64	223	325	288	354	131	59%
65 to 69	245	458	447	567	322	131%
70 to 74	103	270	306	371	268	260%
75 to 79	92	159	256	294	202	220%
80 to 84	67	95	161	170	103	154%
85 and over	40	90	128	214	174	435%
Median Age	37.5	39.7	41.0	41.2	3.7	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,402	10,157	10,255	10,339	2,937	40%
Hispanic	710	963	1,066	1,221	511	72%
Non-Hispanic	6,692	9,194	9,189	9,118	2,426	36%
White	3,802	4,701	3,747	2,788	-1,014	-27%
Black	139	158	137	165	26	19%
American Indian	19	37	41	48	29	153%
Asian	2,435	3,742	4,485	5,116	2,681	110%
Hawaiian / Pacific Islander	21	48	78	130	109	519%
Other	22	34	53	53	31	141%
Two or More Races	254	474	648	818	564	222%

GROWTH TRENDS IN TOTAL POPULATION



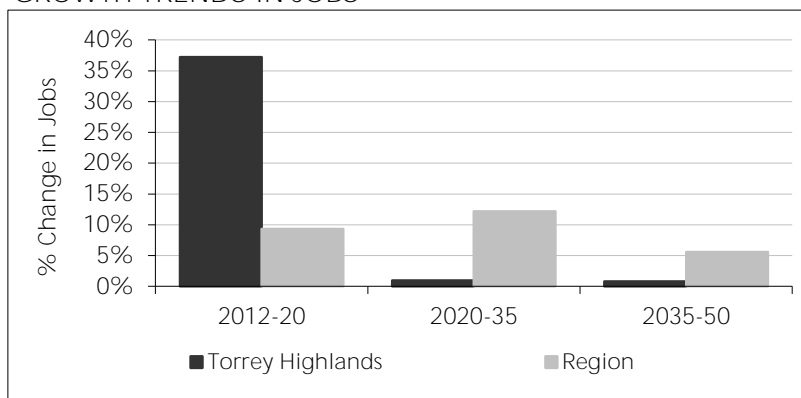
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,388	2,989	4,235	4,238	1,850	77%
Civilian Jobs	2,388	2,989	4,235	4,238	1,850	77%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,527	1,527	1,527	1,527	0	0%
Developed Acres	852	919	987	992	141	17%
Low Density Single Family	27	27	27	27	0	0%
Single Family	318	348	348	354	36	11%
Multiple Family	39	55	55	55	16	41%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	4	4	4	--
Commercial/Services	20	20	61	61	41	204%
Office	15	36	36	36	21	134%
Schools	108	108	130	130	21	20%
Roads and Freeways	263	263	263	263	0	0%
Agricultural and Extractive ²	8	8	4	4	-4	-47%
Parks and Military Use	53	53	58	58	5	10%
Vacant Developable Acres	155	88	20	14	-141	-91%
Low Density Single Family	0	0	0	0	0	0%
Single Family	36	6	6	0	-36	-100%
Multiple Family	16	0	0	0	-16	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	41	41	0	0	-41	-100%
Office	21	0	0	0	-21	-100%
Schools	21	21	0	0	-21	-100%
Parks and Other	5	5	0	0	-5	-100%
Future Roads and Freeways	14	14	14	14	0	0%
Constrained Acres	520	520	520	520	0	0%
Employment Density ³	16.6	18.2	18.4	18.4	1.8	11%
Residential Density ⁴	5.9	7.1	7.1	7.1	1.3	21%

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