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

SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	7,179	8,459	8,497	8,430	1,251	17%
Household Population	7,179	8,459	8,497	8,430	1,251	17%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	2,520	2,905	2,905	2,905	385	15%
Single Family	1,277	1,278	1,278	1,278	1	0%
Multiple Family	1,243	1,627	1,627	1,627	384	31%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,502	2,887	2,893	2,884	382	15%
Single Family	1,271	1,270	1,272	1,269	-2	0%
Multiple Family	1,231	1,617	1,621	1,615	384	31%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.7%	0.6%	0.4%	0.7%	0.0	0%
Single Family	0.5%	0.6%	0.5%	0.7%	0.2	40%
Multiple Family	1.0%	0.6%	0.4%	0.7%	-0.3	-30%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.87	2.93	2.94	2.92	0.0	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	93	20	15	12	-81	-87%
$15,000-$29,999	0	21	15	11	11	0%
$30,000-$44,999	88	41	30	22	-66	-75%
$45,000-$59,999	0	66	49	36	36	0%
$60,000-$74,999	291	94	72	54	-237	-81%
$75,000-$99,999	286	220	174	136	-150	-52%
$100,000-$124,999	56	286	238	194	138	246%
$125,000-$149,999	196	324	285	243	47	24%
$150,000-$199,999	563	645	614	564	1	0%
$200,000 or more	929	1,170	1,401	1,612	683	74%
Total Households	2,502	2,887	2,893	2,884	382	15%
Median Household Income Adjusted for inflation ($2010)	$171,403	$178,798	$196,295	$215,819	$44,416	26%

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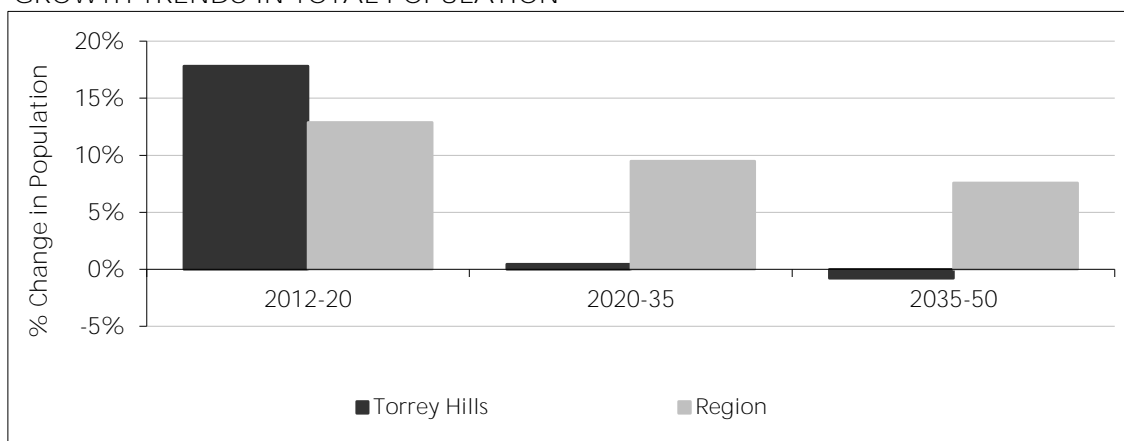
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	7,179	8,459	8,497	8,430	1,251	17%
Under 5	496	604	579	618	122	25%
5 to 9	762	1,035	949	979	217	28%
10 to 14	790	824	995	966	176	22%
15 to 17	408	385	492	441	33	8%
18 to 19	213	129	150	157	-56	-26%
20 to 24	170	206	200	164	-6	-4%
25 to 29	227	280	250	246	19	8%
30 to 34	401	470	316	400	-1	0%
35 to 39	585	801	680	730	145	25%
40 to 44	888	927	1,018	905	17	2%
45 to 49	848	905	977	862	14	2%
50 to 54	555	597	634	562	7	1%
55 to 59	311	431	328	382	71	23%
60 to 61	97	136	87	101	4	4%
62 to 64	117	173	159	151	34	29%
65 to 69	150	232	235	278	128	85%
70 to 74	81	171	183	222	141	174%
75 to 79	47	94	136	142	95	202%
80 to 84	17	35	71	64	47	276%
85 and over	16	24	58	60	44	275%
Median Age	36.0	36.9	37.3	36.7	0.7	2%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	7,179	8,459	8,497	8,430	1,251	17%
Hispanic	557	737	834	968	411	74%
Non-Hispanic	6,622	7,722	7,663	7,462	840	13%
White	4,042	4,450	3,540	2,638	-1,404	-35%
Black	81	84	59	61	-20	-25%
American Indian	9	29	60	68	59	656%
Asian	2,213	2,744	3,408	3,929	1,716	78%
Hawaiian / Pacific Islander	16	20	36	54	38	238%
Other	32	47	59	60	28	88%
Two or More Races	229	348	501	652	423	185%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	3,883	4,100	4,269	4,269	386	10%
Civilian Jobs	3,883	4,100	4,269	4,269	386	10%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	847	847	847	847	0	0%
Developed Acres	608	626	631	631	23	4%
Low Density Single Family	0	0	0	0	0	0%
Single Family	177	179	179	179	2	1%
Multiple Family	61	73	73	73	12	19%
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	59	65	69	69	10	17%
Commercial/Services	19	19	19	19	0	0%
Office	42	42	42	42	0	0%
Schools	11	11	11	11	0	0%
Roads and Freeways	198	198	198	198	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	40	40	40	40	0	0%
Vacant Developable Acres	23	4	0	0	-23	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2	0	0	0	-2	-100%
Multiple Family	12	0	0	0	-12	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	10	4	0	0	-10	-100%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
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	217	217	217	217	0	0%
Employment Density[3]	29.6	30.0	30.3	30.3	0.7	2%
Residential Density[4]	10.6	11.5	11.5	11.5	1.0	9%

GROWTH TRENDS IN JOBS
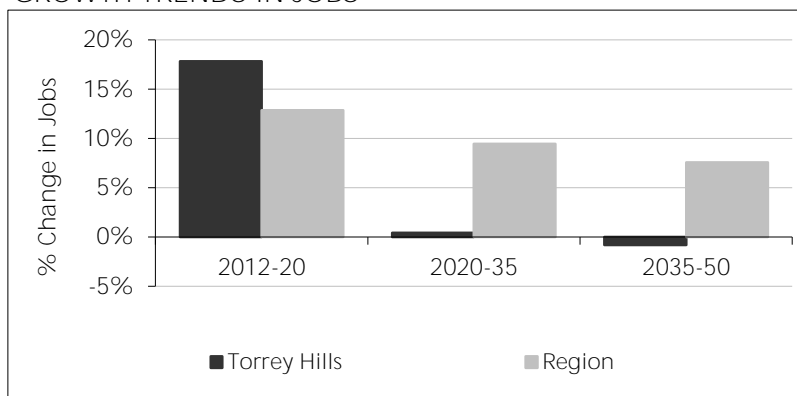
Notes:

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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