

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Pacific Highlands Ranch Community Planning Area**  
**City of San Diego**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,988</b>	<b>12,953</b>	<b>12,892</b>	<b>12,824</b>	<b>12,825</b>	<b>8,837</b>	<b>222%</b>
Household Population	3,906	12,862	12,777	12,682	12,666	8,760	224%
Group Quarters Population	82	91	115	142	159	77	94%
Civilian	82	91	115	142	159	77	94%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>1,593</b>	<b>5,210</b>	<b>5,210</b>	<b>5,210</b>	<b>5,210</b>	<b>3,617</b>	<b>227%</b>
Single Family	1,107	3,281	3,281	3,281	3,281	2,174	196%
Multiple Family	486	1,929	1,929	1,929	1,929	1,443	297%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>1,547</b>	<b>5,094</b>	<b>5,110</b>	<b>5,112</b>	<b>5,116</b>	<b>3,569</b>	<b>231%</b>
Single Family	1,068	3,188	3,200	3,202	3,205	2,137	200%
Multiple Family	479	1,906	1,910	1,910	1,911	1,432	299%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>2.9%</b>	<b>2.2%</b>	<b>1.9%</b>	<b>1.9%</b>	<b>1.8%</b>	<b>-1.1</b>	<b>-38%</b>
Single Family	3.5%	2.8%	2.5%	2.4%	2.3%	-1.2	-34%
Multiple Family	1.4%	1.2%	1.0%	1.0%	0.9%	-0.5	-36%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.52</b>	<b>2.52</b>	<b>2.50</b>	<b>2.48</b>	<b>2.48</b>	<b>-0.04</b>	<b>-2%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	43	610	457	395	347	304	707%
\$15,000-\$29,999	83	717	589	530	481	398	480%
\$30,000-\$44,999	79	659	582	541	505	426	539%
\$45,000-\$59,999	44	561	525	502	479	435	989%
\$60,000-\$74,999	120	464	456	446	434	314	262%
\$75,000-\$99,999	208	590	614	616	613	405	195%
\$100,000-\$124,999	130	416	461	475	485	355	273%
\$125,000-\$149,999	124	293	343	364	379	255	206%
\$150,000-\$199,999	196	358	448	489	523	327	167%
\$200,000 or more	520	426	635	754	870	350	67%
Total Households	1,547	5,094	5,110	5,112	5,116	3,569	231%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$138,407	\$60,000	\$73,224	\$80,763	\$87,724	(\$50,683)	-37%

**\*IMPORTANT INFORMATION ABOUT THIS FORECAST:**

This forecast was accepted by the SANDAG Board of Directors in October 2011 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 2050 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 2008 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.

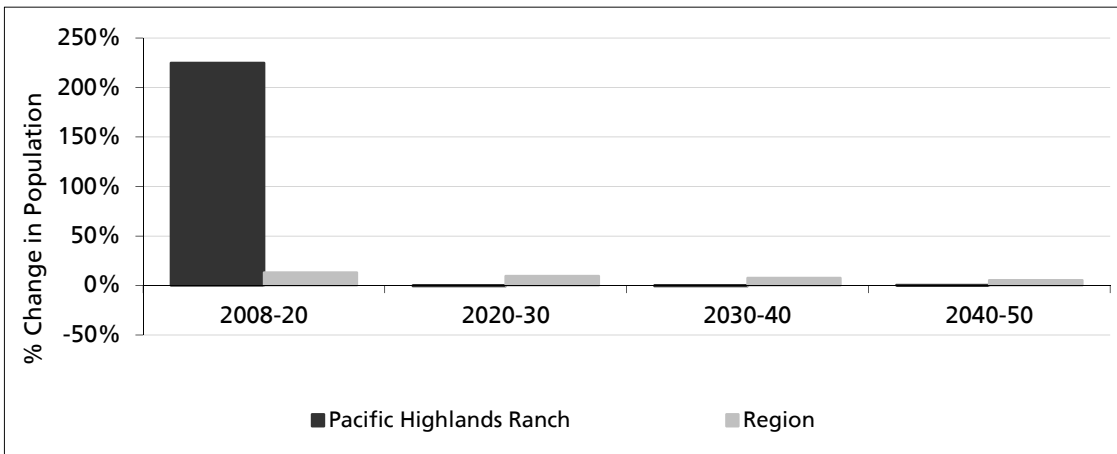
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,988</b>	<b>12,953</b>	<b>12,892</b>	<b>12,824</b>	<b>12,825</b>	<b>8,837</b>	<b>222%</b>
Under 5	211	689	706	646	598	387	183%
5 to 9	246	785	788	788	815	569	231%
10 to 14	322	1,183	1,107	1,173	1,144	822	255%
15 to 17	201	725	681	687	702	501	249%
18 to 19	151	421	362	358	320	169	112%
20 to 24	361	965	1,046	995	994	633	175%
25 to 29	165	712	756	720	764	599	363%
30 to 34	159	473	457	549	516	357	225%
35 to 39	145	400	422	442	411	266	183%
40 to 44	222	553	576	589	645	423	191%
45 to 49	371	999	827	993	1,024	653	176%
50 to 54	376	945	782	908	851	475	126%
55 to 59	325	1,042	885	738	943	618	190%
60 to 61	117	363	324	268	303	186	159%
62 to 64	161	581	483	386	441	280	174%
65 to 69	172	826	943	764	628	456	265%
70 to 74	124	677	793	699	592	468	377%
75 to 79	69	268	457	475	427	358	519%
80 to 84	53	163	283	322	290	237	447%
85 and over	37	183	214	324	417	380	1027%
Median Age	40.7	41.1	41.1	40.5	41.2	0.5	1%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,988</b>	<b>12,953</b>	<b>12,892</b>	<b>12,824</b>	<b>12,825</b>	<b>8,837</b>	<b>222%</b>
Hispanic	467	1,670	1,798	1,973	2,193	1,726	370%
Non-Hispanic	3,521	11,283	11,094	10,851	10,632	7,111	202%
White	2,777	8,167	7,786	7,166	6,605	3,828	138%
Black	23	75	75	77	63	40	174%
American Indian	8	147	201	223	172	164	2050%
Asian	636	2,333	2,353	2,557	2,834	2,198	346%
Hawaiian / Pacific Islander	18	174	227	276	313	295	1639%
Other	9	92	114	133	152	143	1589%
Two or More Races	50	295	338	419	493	443	886%

## GROWTH TRENDS IN TOTAL POPULATION



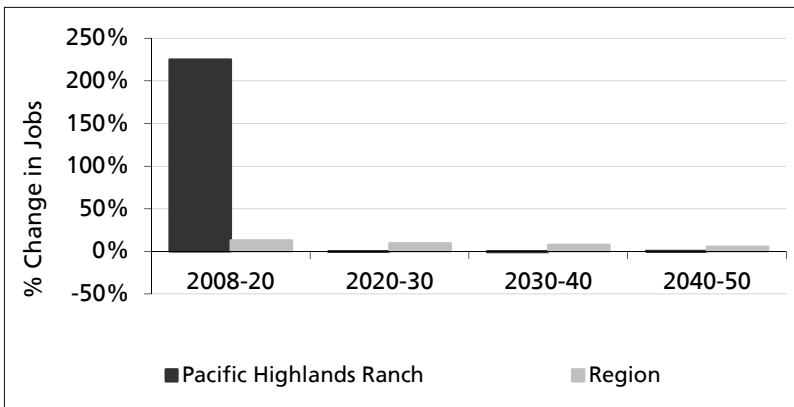
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>710</b>	<b>1,530</b>	<b>2,079</b>	<b>2,546</b>	<b>2,969</b>	<b>2,259</b>	<b>318%</b>
Civilian Jobs	710	1,530	2,079	2,546	2,969	2,259	318%
Military Jobs	0	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>2,647</b>	<b>2,647</b>	<b>2,647</b>	<b>2,647</b>	<b>2,647</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>2,173</b>	<b>2,612</b>	<b>2,619</b>	<b>2,631</b>	<b>2,647</b>	<b>474</b>	<b>22%</b>
Low Density Single Family	37	34	34	34	34	-3	-8%
Single Family	263	738	738	738	738	476	181%
Multiple Family	28	91	91	91	91	63	223%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	38	38	38	38	38	--
Industrial	0	0	0	0	0	0	0%
Commercial/Services	5	6	6	7	7	2	40%
Office	0	5	11	17	22	22	--
Schools	117	122	130	136	142	25	21%
Roads and Freeways	286	286	286	286	286	0	0%
Agricultural and Extractive <sup>2</sup>	178	12	5	4	4	-174	-98%
Parks and Military Use	1,260	1,280	1,280	1,280	1,285	25	2%
<b>Vacant Developable Acres</b>	<b>474</b>	<b>35</b>	<b>28</b>	<b>16</b>	<b>0</b>	<b>-474</b>	<b>-100%</b>
Low Density Single Family	3	0	0	0	0	-3	-100%
Single Family	354	0	0	0	0	-354	-100%
Multiple Family	35	0	0	0	0	-35	-100%
Mixed Use	28	0	0	0	0	-28	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	2	1	0	0	0	-2	-100%
Office	22	17	11	5	0	-22	-100%
Schools	12	12	12	6	0	-12	-100%
Parks and Other	18	5	5	5	0	-18	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
<b>Constrained Acres</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>5.8</b>	<b>10.1</b>	<b>12.5</b>	<b>14.3</b>	<b>15.7</b>	<b>9.8</b>	<b>169%</b>
<b>Residential Density<sup>4</sup></b>	<b>4.9</b>	<b>5.9</b>	<b>5.9</b>	<b>5.9</b>	<b>5.9</b>	<b>1.0</b>	<b>21%</b>

## 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 residential acre (single family, multiple family, mobile home, other, and half of mixed use acres).