2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Skyline - Paradise Hills Community Planning Area
City of San Diego

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**71,085**	**73,424**	**75,002**	**77,022**	**78,998**	**7,913**	**11%**
Household Population	70,610	72,766	74,018	75,656	77,373	6,763	10%
Group Quarters Population	475	658	984	1,366	1,625	1,150	242%
Civilian	475	658	984	1,366	1,625	1,150	242%
Military	0	0	0	0	0	0	0%
Total Housing Units	**19,030**	**19,453**	**19,550**	**19,585**	**19,846**	**816**	**4%**
Single Family	16,519	16,839	16,845	16,865	17,023	504	3%
Multiple Family	2,428	2,532	2,623	2,638	2,741	313	13%
Mobile Homes	83	82	82	82	82	-1	-1%
Occupied Housing Units	**18,424**	**18,946**	**19,104**	**19,148**	**19,425**	**1,001**	**5%**
Single Family	15,986	16,402	16,466	16,492	16,666	680	4%
Multiple Family	2,360	2,466	2,562	2,580	2,683	323	14%
Mobile Homes	78	78	76	76	76	-2	-3%
Vacancy Rate	**3.2%**	**2.6%**	**2.3%**	**2.2%**	**2.1%**	**-1.1**	**-34%**
Single Family	3.2%	2.6%	2.2%	2.2%	2.1%	-1.1	-34%
Multiple Family	2.8%	2.6%	2.3%	2.2%	2.1%	-0.7	-25%
Mobile Homes	6.0%	4.9%	7.3%	7.3%	7.3%	1.3	22%
Persons per Household	**3.83**	**3.84**	**3.87**	**3.95**	**3.98**	**0.15**	**4%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

*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.
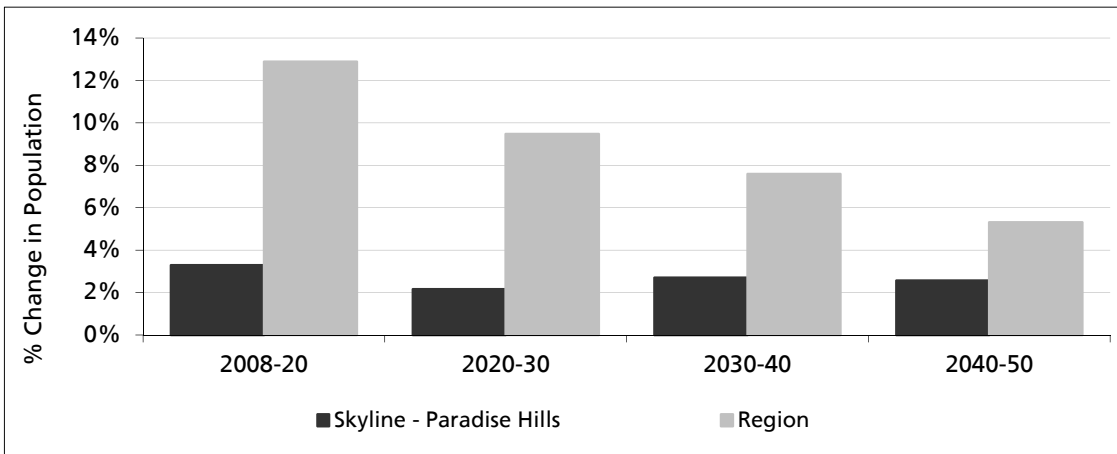
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**71,085**	**73,424**	**75,002**	**77,022**	**78,998**	**7,913**	**11%**
Under 5	5,132	4,678	4,406	4,384	4,230	-902	-18%
5 to 9	4,378	4,600	4,294	4,294	4,385	7	0%
10 to 14	5,198	5,537	5,092	5,041	5,194	-4	0%
15 to 17	3,667	3,347	3,376	3,258	3,364	-303	-8%
18 to 19	2,515	2,044	2,188	2,090	2,104	-411	-16%
20 to 24	6,157	5,312	6,056	5,724	5,716	-441	-7%
25 to 29	5,751	5,672	5,394	5,554	5,471	-280	-5%
30 to 34	4,968	4,759	4,258	4,832	4,711	-257	-5%
35 to 39	4,554	3,887	4,111	4,072	4,204	-350	-8%
40 to 44	4,637	4,157	4,076	3,803	4,486	-151	-3%
45 to 49	5,302	4,933	4,367	4,805	4,853	-449	-8%
50 to 54	5,030	5,098	4,919	5,051	4,787	-243	-5%
55 to 59	4,137	5,241	4,958	4,659	5,158	1,021	25%
60 to 61	1,372	1,979	1,963	1,973	2,154	782	57%
62 to 64	1,588	2,718	2,791	2,776	2,815	1,227	77%
65 to 69	2,078	3,571	4,340	4,254	4,078	2,000	96%
70 to 74	1,632	2,428	3,425	3,618	3,662	2,030	124%
75 to 79	1,196	1,354	2,265	2,831	2,872	1,676	140%
80 to 84	1,045	1,086	1,618	2,272	2,443	1,398	134%
85 and over	748	1,023	1,105	1,731	2,311	1,563	209%
Median Age	32.8	36.0	38.0	39.1	40.1	7.3	22%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**71,085**	**73,424**	**75,002**	**77,022**	**78,998**	**7,913**	**11%**
Hispanic	20,563	23,717	25,883	28,550	31,263	10,700	52%
Non-Hispanic	50,522	49,707	49,119	48,472	47,735	-2,787	-6%
White	8,660	7,658	6,769	5,826	4,828	-3,832	-44%
Black	12,137	11,675	10,974	10,016	9,057	-3,080	-25%
American Indian	189	269	284	301	304	115	61%
Asian	25,082	25,629	26,306	27,194	28,046	2,964	12%
Hawaiian / Pacific Islander	1,009	908	838	791	794	-215	-21%
Other	154	195	238	279	288	134	87%
Two or More Races	3,291	3,373	3,710	4,065	4,418	1,127	34%

GROWTH TRENDS IN TOTAL POPULATION

Legend: ■ Skyline - Paradise Hills ■ Region

Source: Final Series 12 - 2050 Regional Growth Forecast
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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**4,724**	**4,813**	**5,018**	**5,117**	**5,183**	**459**	**10%**
Civilian Jobs	4,724	4,813	5,018	5,117	5,183	459	10%
Military Jobs	0	0	0	0	0	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**4,605**	**4,605**	**4,605**	**4,605**	**4,605**	**0**	**0%**
Developed Acres	**4,525**	**4,582**	**4,596**	**4,601**	**4,604**	**79**	**2%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2,695	2,735	2,736	2,736	2,736	41	2%
Multiple Family	103	107	111	111	111	8	8%
Mobile Homes	11	11	11	11	11	0	0%
Other Residential	4	4	4	4	4	0	0%
Mixed Use	0	0	0	0	1	1	--
Industrial	15	15	15	15	15	0	0%
Commercial/Services	57	58	61	62	63	6	10%
Office	7	7	7	7	7	0	0%
Schools	271	275	282	286	288	17	6%
Roads and Freeways	970	970	970	970	970	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	391	398	398	398	398	7	2%
Vacant Developable Acres	**79**	**23**	**8**	**4**	**0**	**-79**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	44	2	0	0	0	-44	-100%
Multiple Family	5	3	0	0	0	-5	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	6	5	2	1	0	-6	-100%
Office	0	0	0	0	0	0	0%
Schools	17	13	6	2	0	-17	-100%
Parks and Other	7	0	0	0	0	-7	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**13.5**	**13.5**	**13.7**	**13.8**	**13.9**	**0.4**	**3%**
Residential Density[4]	**6.8**	**6.8**	**6.8**	**6.8**	**6.9**	**0.2**	**2%**

GROWTH TRENDS IN JOBS

Skyline - Paradise Hills / Region
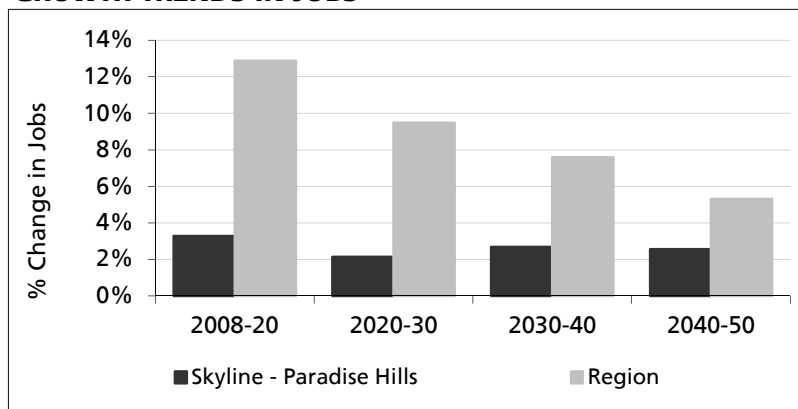
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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).

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