

# SERIES 13 REGIONAL GROWTH FORECAST

Skyline - Paradise Hills Community Planning Area  
City of San Diego



## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	67,522	71,005	75,048	74,894	7,372	11%
Household Population	66,829	70,384	74,257	73,993	7,164	11%
Group Quarters Population	693	621	791	901	208	30%
Civilian	693	621	791	901	208	30%
Military	0	0	0	0	0	0%
Total Housing Units	19,109	19,912	20,892	21,055	1,946	10%
Single Family	16,532	17,335	18,078	18,167	1,635	10%
Multiple Family	2,494	2,494	2,760	2,888	394	16%
Mobile Homes	83	83	54	0	-83	-100%
Occupied Housing Units	18,499	19,227	20,357	20,393	1,894	10%
Single Family	15,975	16,694	17,575	17,542	1,567	10%
Multiple Family	2,454	2,462	2,735	2,851	397	16%
Mobile Homes	70	71	47	0	-70	-100%
Vacancy Rate	3.2%	3.4%	2.6%	3.1%	-0.1	-3%
Single Family	3.4%	3.7%	2.8%	3.4%	0.0	0%
Multiple Family	1.6%	1.3%	0.9%	1.3%	-0.3	-19%
Mobile Homes	15.7%	14.5%	13.0%	0.0%	-15.7	-100%
Persons per Household	3.61	3.66	3.65	3.63	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	1,173	1,066	910	741	-432	-37%
\$15,000-\$29,999	2,024	2,086	1,882	1,586	-438	-22%
\$30,000-\$44,999	2,510	2,604	2,467	2,183	-327	-13%
\$45,000-\$59,999	2,604	2,607	2,569	2,388	-216	-8%
\$60,000-\$74,999	2,575	2,332	2,424	2,318	-257	-10%
\$75,000-\$99,999	2,958	3,071	3,323	3,357	399	13%
\$100,000-\$124,999	1,741	2,082	2,393	2,535	794	46%
\$125,000-\$149,999	1,021	1,326	1,590	1,795	774	76%
\$150,000-\$199,999	1,161	1,313	1,706	2,017	856	74%
\$200,000 or more	732	740	1,093	1,473	741	101%
Total Households	18,499	19,227	20,357	20,393	1,894	10%
Median Household Income						
Adjusted for inflation (\$2010)	\$65,467	\$68,044	\$74,545	\$82,302	\$16,835	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.

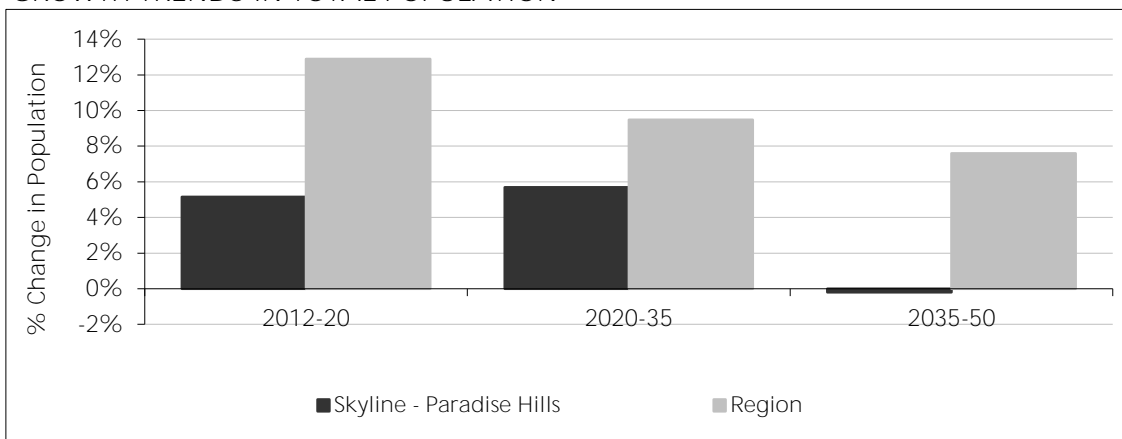
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	67,522	71,005	75,048	74,894	7,372	11%
Under 5	4,578	5,404	4,828	4,397	-181	-4%
5 to 9	4,571	4,708	4,689	4,411	-160	-4%
10 to 14	4,987	4,553	4,737	4,533	-454	-9%
15 to 17	3,345	2,853	2,965	2,898	-447	-13%
18 to 19	2,304	1,645	1,651	1,618	-686	-30%
20 to 24	5,376	5,090	4,514	4,407	-969	-18%
25 to 29	5,294	5,733	4,797	4,648	-646	-12%
30 to 34	4,439	4,523	4,385	4,175	-264	-6%
35 to 39	3,902	4,149	4,404	3,853	-49	-1%
40 to 44	4,125	3,756	4,557	3,823	-302	-7%
45 to 49	4,215	4,012	4,197	4,098	-117	-3%
50 to 54	4,724	4,622	4,784	4,874	150	3%
55 to 59	4,550	5,044	4,739	5,643	1,093	24%
60 to 61	1,634	2,084	2,019	2,255	621	38%
62 to 64	2,138	2,749	2,861	3,016	878	41%
65 to 69	2,461	3,727	4,378	4,651	2,190	89%
70 to 74	1,690	2,566	3,656	3,429	1,739	103%
75 to 79	1,364	1,619	3,093	2,998	1,634	120%
80 to 84	965	1,047	2,031	2,381	1,416	147%
85 and over	860	1,121	1,763	2,786	1,926	224%
Median Age	33.7	36.2	40.6	43.3	9.6	28%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	67,522	71,005	75,048	74,894	7,372	11%
Hispanic	25,456	29,400	33,023	35,496	10,040	39%
Non-Hispanic	42,066	41,605	42,025	39,398	-2,668	-6%
White	7,487	6,741	4,782	2,780	-4,707	-63%
Black	9,991	9,524	7,214	4,652	-5,339	-53%
American Indian	115	129	164	160	45	39%
Asian	20,971	21,504	25,407	26,777	5,806	28%
Hawaiian / Pacific Islander	794	803	811	862	68	9%
Other	125	143	180	195	70	56%
Two or More Races	2,583	2,761	3,467	3,972	1,389	54%

## GROWTH TRENDS IN TOTAL POPULATION



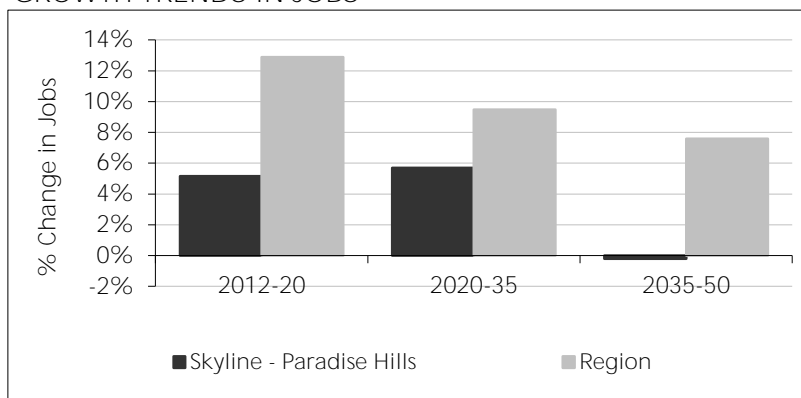
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	3,626	3,799	3,959	3,959	333	9%
Civilian Jobs	3,626	3,799	3,959	3,959	333	9%
Military Jobs	0	0	0	0	0	0%

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

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	4,601	4,601	4,601	4,601	0	0%
Developed Acres	4,488	4,515	4,550	4,556	68	2%
Low Density Single Family	6	6	6	6	0	0%
Single Family	2,695	2,712	2,735	2,740	44	2%
Multiple Family	108	108	113	120	12	11%
Mobile Homes	11	11	7	0	-11	-100%
Other Residential	4	4	4	4	0	0%
Mixed Use	0	0	1	1	1	--
Industrial	15	15	15	15	0	0%
Commercial/Services	57	60	63	63	6	10%
Office	7	7	7	7	0	0%
Schools	271	279	288	288	17	6%
Roads and Freeways	966	966	966	966	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0%
Parks and Military Use	347	347	347	347	0	0%
Vacant Developable Acres	69	42	6	1	-68	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	45	28	5	0	-45	-100%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	6	3	0	0	-6	-100%
Office	0	0	0	0	0	0%
Schools	17	9	0	0	-17	-100%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	45	45	45	45	0	0%
Employment Density <sup>3</sup>	10.3	10.5	10.6	10.6	0.3	3%
Residential Density <sup>4</sup>	6.8	7.0	7.3	7.3	0.6	8%

## 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