

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Subregional Area 37 - Harbison-Crest**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>15,328</b>	<b>16,274</b>	<b>18,133</b>	<b>19,216</b>	<b>19,552</b>	<b>4,224</b>	<b>28%</b>
Household Population	15,145	16,047	17,804	18,772	19,028	3,883	26%
Group Quarters Population	183	227	329	444	524	341	186%
Civilian	183	227	329	444	524	341	186%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>5,667</b>	<b>5,897</b>	<b>6,484</b>	<b>6,588</b>	<b>6,604</b>	<b>937</b>	<b>17%</b>
Single Family	3,864	4,105	4,686	4,761	4,760	896	23%
Multiple Family	7	7	7	181	181	174	2486%
Mobile Homes	1,796	1,785	1,791	1,646	1,663	-133	-7%
<b>Occupied Housing Units</b>	<b>5,305</b>	<b>5,575</b>	<b>6,134</b>	<b>6,351</b>	<b>6,375</b>	<b>1,070</b>	<b>20%</b>
Single Family	3,681	3,916	4,464	4,654	4,655	974	26%
Multiple Family	7	0	1	164	164	157	2243%
Mobile Homes	1,617	1,659	1,669	1,533	1,556	-61	-4%
<b>Vacancy Rate</b>	<b>6.4%</b>	<b>5.5%</b>	<b>5.4%</b>	<b>3.6%</b>	<b>3.5%</b>	<b>-2.9</b>	<b>-45%</b>
Single Family	4.7%	4.6%	4.7%	2.2%	2.2%	-2.5	-53%
Multiple Family	0.0%	100.0%	85.7%	9.4%	9.4%	9.4	0%
Mobile Homes	10.0%	7.1%	6.8%	6.9%	6.4%	-3.6	-36%
<b>Persons per Household</b>	<b>2.85</b>	<b>2.88</b>	<b>2.90</b>	<b>2.96</b>	<b>2.98</b>	<b>0.13</b>	<b>5%</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	441	366	321	276	248	-193	-44%
\$15,000-\$29,999	696	569	509	451	418	-278	-40%
\$30,000-\$44,999	674	648	604	555	520	-154	-23%
\$45,000-\$59,999	809	765	740	703	677	-132	-16%
\$60,000-\$74,999	632	616	616	595	583	-49	-8%
\$75,000-\$99,999	882	951	1,016	1,031	1,025	143	16%
\$100,000-\$124,999	521	660	786	856	870	349	67%
\$125,000-\$149,999	268	462	607	681	703	435	162%
\$150,000-\$199,999	175	368	605	757	824	649	371%
\$200,000 or more	207	170	330	446	507	300	145%
Total Households	5,305	5,575	6,134	6,351	6,375	1,070	20%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$60,771	\$70,702	\$81,816	\$89,440	\$93,085	\$32,314	53%

**\*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.

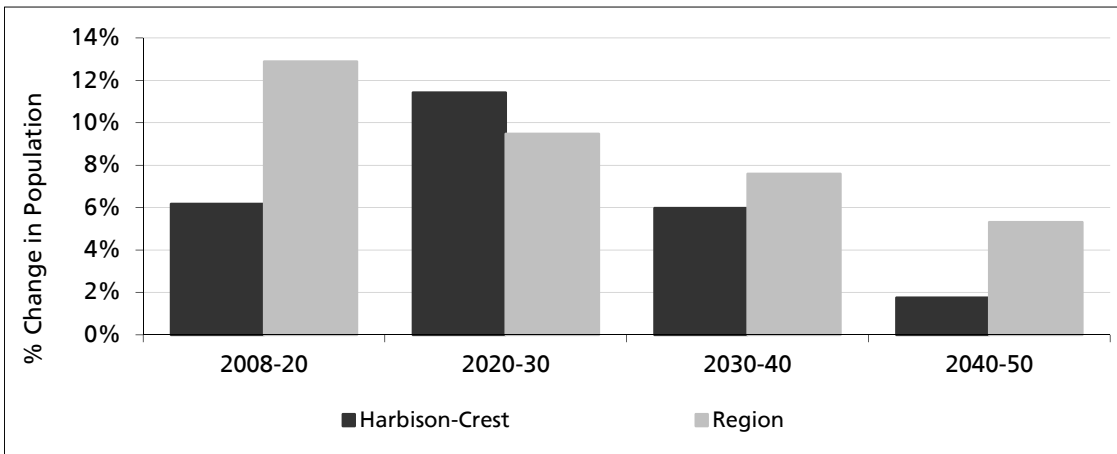
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>15,328</b>	<b>16,274</b>	<b>18,133</b>	<b>19,216</b>	<b>19,552</b>	<b>4,224</b>	<b>28%</b>
Under 5	881	830	913	933	907	26	3%
5 to 9	755	767	864	909	901	146	19%
10 to 14	855	870	905	965	953	98	11%
15 to 17	676	638	638	697	701	25	4%
18 to 19	555	482	461	477	474	-81	-15%
20 to 24	1,254	1,199	1,383	1,388	1,439	185	15%
25 to 29	888	1,076	1,170	1,158	1,214	326	37%
30 to 34	546	564	582	669	659	113	21%
35 to 39	623	509	672	710	692	69	11%
40 to 44	917	766	902	895	976	59	6%
45 to 49	1,333	1,066	961	1,234	1,265	-68	-5%
50 to 54	1,405	1,223	1,125	1,304	1,281	-124	-9%
55 to 59	1,246	1,421	1,261	1,098	1,398	152	12%
60 to 61	410	494	455	381	493	83	20%
62 to 64	517	808	769	733	761	244	47%
65 to 69	724	1,265	1,545	1,384	1,196	472	65%
70 to 74	509	894	1,240	1,127	976	467	92%
75 to 79	475	582	1,011	1,194	1,019	544	115%
80 to 84	384	362	683	950	879	495	129%
85 and over	375	458	593	1,010	1,368	993	265%
Median Age	43.4	47.0	48.0	48.3	48.4	5.0	12%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>15,328</b>	<b>16,274</b>	<b>18,133</b>	<b>19,216</b>	<b>19,552</b>	<b>4,224</b>	<b>28%</b>
Hispanic	2,621	3,197	3,827	4,328	4,614	1,993	76%
Non-Hispanic	12,707	13,077	14,306	14,888	14,938	2,231	18%
White	11,672	11,928	12,970	13,400	13,364	1,692	14%
Black	308	346	386	406	411	103	33%
American Indian	174	122	87	62	44	-130	-75%
Asian	69	163	269	372	458	389	564%
Hawaiian / Pacific Islander	29	37	45	55	59	30	103%
Other	19	21	25	28	28	9	47%
Two or More Races	436	460	524	565	574	138	32%

## GROWTH TRENDS IN TOTAL POPULATION



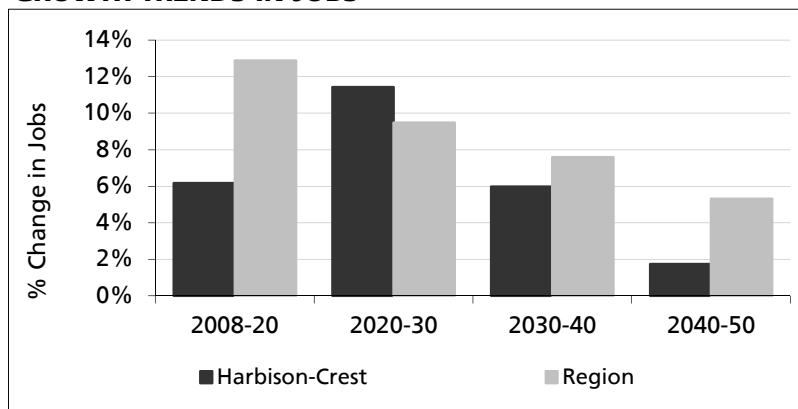
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>2,455</b>	<b>2,495</b>	<b>2,595</b>	<b>2,850</b>	<b>3,209</b>	<b>754</b>	<b>31%</b>
Civilian Jobs	2,455	2,495	2,595	2,850	3,209	754	31%
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>20,543</b>	<b>20,543</b>	<b>20,543</b>	<b>20,543</b>	<b>20,543</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>13,826</b>	<b>15,809</b>	<b>18,933</b>	<b>18,980</b>	<b>18,991</b>	<b>5,165</b>	<b>37%</b>
Low Density Single Family	6,057	8,243	11,683	11,744	11,735	5,678	94%
Single Family	950	998	1,002	1,019	1,022	73	8%
Multiple Family	1	1	1	18	18	17	2603%
Mobile Homes	286	286	286	274	274	-12	-4%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	90	94	95	120	120	30	34%
Commercial/Services	112	114	119	129	148	35	31%
Office	4	4	4	4	4	0	0%
Schools	142	142	142	142	142	0	0%
Roads and Freeways	776	776	776	776	776	0	0%
Agricultural and Extractive <sup>2</sup>	802	544	218	146	146	-656	-82%
Parks and Military Use	4,607	4,607	4,607	4,607	4,607	0	0%
<b>Vacant Developable Acres</b>	<b>5,915</b>	<b>3,933</b>	<b>809</b>	<b>762</b>	<b>750</b>	<b>-5,165</b>	<b>-87%</b>
Low Density Single Family	5,806	3,829	713	695	695	-5,111	-88%
Single Family	68	68	63	45	42	-26	-39%
Multiple Family	9	9	9	0	0	-9	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	12	8	8	8	8	-5	-38%
Commercial/Services	17	16	13	11	3	-14	-82%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	3	3	3	3	3	0	0%
<b>Constrained Acres</b>	<b>801</b>	<b>801</b>	<b>801</b>	<b>801</b>	<b>801</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>7.0</b>	<b>7.0</b>	<b>7.2</b>	<b>7.2</b>	<b>7.8</b>	<b>0.7</b>	<b>10%</b>
<b>Residential Density<sup>4</sup></b>	<b>0.8</b>	<b>0.6</b>	<b>0.5</b>	<b>0.5</b>	<b>0.5</b>	<b>-0.3</b>	<b>-35%</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).