

SERIES 13 REGIONAL GROWTH FORECAST

Torrey Highlands Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,402	8,936	9,022	9,112	1,710	23%
Household Population	7,397	8,932	9,008	9,089	1,692	23%
Group Quarters Population	5	4	14	23	18	360%
Civilian	5	4	14	23	18	360%
Military	0	0	0	0	0	0%
Total Housing Units	2,259	2,688	2,691	2,737	478	21%
Single Family	1,563	1,729	1,732	1,778	215	14%
Multiple Family	696	959	959	959	263	38%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,249	2,674	2,684	2,717	468	21%
Single Family	1,555	1,715	1,725	1,760	205	13%
Multiple Family	694	959	959	957	263	38%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.4%	0.5%	0.3%	0.7%	0.3	75%
Single Family	0.5%	0.8%	0.4%	1.0%	0.5	100%
Multiple Family	0.3%	0.0%	0.0%	0.2%	-0.1	-33%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.29	3.34	3.36	3.35	0.1	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	62	89	54	33	-29	-47%
\$15,000-\$29,999	72	89	92	87	15	21%
\$30,000-\$44,999	20	125	124	121	101	505%
\$45,000-\$59,999	85	153	105	108	23	27%
\$60,000-\$74,999	77	138	182	124	47	61%
\$75,000-\$99,999	229	254	202	213	-16	-7%
\$100,000-\$124,999	354	121	152	189	-165	-47%
\$125,000-\$149,999	172	232	176	103	-69	-40%
\$150,000-\$199,999	322	330	321	366	44	14%
\$200,000 or more	856	1,143	1,276	1,373	517	60%
Total Households	2,249	2,674	2,684	2,717	468	21%
Median Household Income						
Adjusted for inflation (\$2010)	\$158,307	\$170,606	\$189,720	\$201,584	\$43,277	27%

*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.

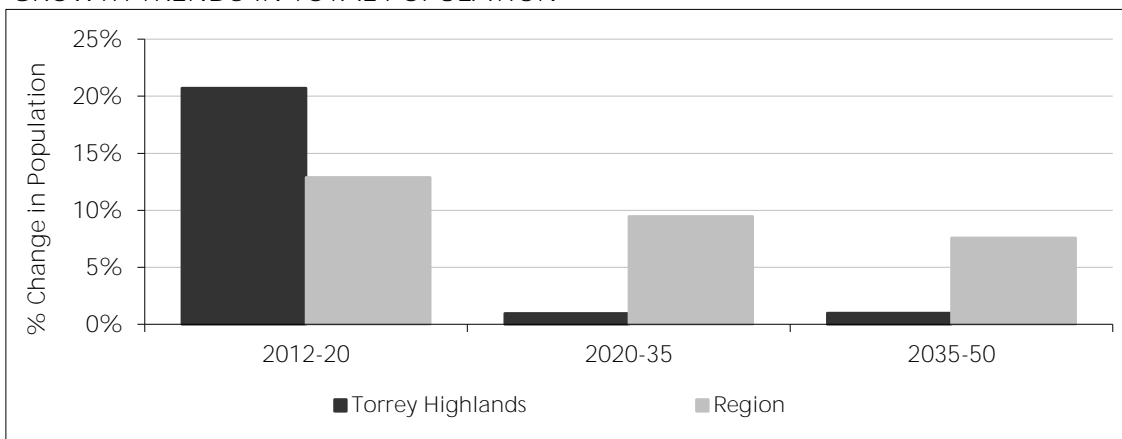
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,402	8,936	9,022	9,112	1,710	23%
Under 5	452	541	474	563	111	25%
5 to 9	658	853	783	801	143	22%
10 to 14	746	802	901	813	67	9%
15 to 17	407	426	450	429	22	5%
18 to 19	281	181	236	219	-62	-22%
20 to 24	393	409	391	304	-89	-23%
25 to 29	300	340	277	347	47	16%
30 to 34	256	329	325	335	79	31%
35 to 39	415	661	586	588	173	42%
40 to 44	730	777	854	721	-9	-1%
45 to 49	641	762	765	651	10	2%
50 to 54	637	717	784	731	94	15%
55 to 59	573	692	608	719	146	25%
60 to 61	143	251	207	210	67	47%
62 to 64	223	288	256	290	67	30%
65 to 69	245	393	404	498	253	103%
70 to 74	103	230	269	324	221	215%
75 to 79	92	121	209	256	164	178%
80 to 84	67	85	138	136	69	103%
85 and over	40	78	105	177	137	343%
Median Age	37.5	39.4	40.5	41.1	3.6	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,402	8,936	9,022	9,112	1,710	23%
Hispanic	710	848	949	1,094	384	54%
Non-Hispanic	6,692	8,088	8,073	8,018	1,326	20%
White	3,802	4,162	3,284	2,487	-1,315	-35%
Black	139	152	127	140	1	1%
American Indian	19	37	39	43	24	126%
Asian	2,435	3,238	3,930	4,458	2,023	83%
Hawaiian / Pacific Islander	21	35	59	117	96	457%
Other	22	34	48	53	31	141%
Two or More Races	254	430	586	720	466	183%

GROWTH TRENDS IN TOTAL POPULATION



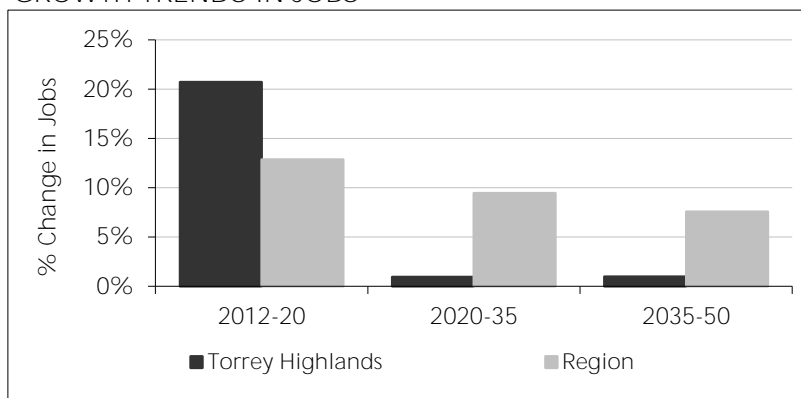
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,388	2,989	4,235	4,238	1,850	77%
Civilian Jobs	2,388	2,989	4,235	4,238	1,850	77%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,502	1,502	1,502	1,502	0	0%
Developed Acres	852	905	973	978	126	15%
Low Density Single Family	27	27	27	27	0	0%
Single Family	318	342	342	348	30	10%
Multiple Family	39	47	47	47	8	20%
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	0	0	4	4	4	--
Commercial/Services	20	20	61	61	41	204%
Office	15	36	36	36	21	134%
Schools	108	108	130	130	21	20%
Roads and Freeways	263	263	263	263	0	0%
Agricultural and Extractive ²	8	8	4	4	-4	-47%
Parks and Military Use	53	53	58	58	5	10%
Vacant Developable Acres	130	77	10	4	-126	-97%
Low Density Single Family	0	0	0	0	0	0%
Single Family	30	6	6	0	-30	-100%
Multiple Family	8	0	0	0	-8	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	41	41	0	0	-41	-100%
Office	21	0	0	0	-21	-100%
Schools	21	21	0	0	-21	-100%
Parks and Other	5	5	0	0	-5	-100%
Future Roads and Freeways	4	4	4	4	0	0%
Constrained Acres	520	520	520	520	0	0%
Employment Density ³	16.6	18.2	18.4	18.4	1.8	11%
Residential Density ⁴	5.9	6.5	6.5	6.5	0.6	10%

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