

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 37 - Harbison-Crest

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	14,873	16,428	20,974	20,999	6,126	41%
Household Population	14,774	16,339	20,859	20,863	6,089	41%
Group Quarters Population	99	89	115	136	37	37%
Civilian	99	89	115	136	37	37%
Military	0	0	0	0	0	0%
Total Housing Units	5,737	6,292	7,999	8,134	2,397	42%
Single Family	3,925	4,714	6,421	6,556	2,631	67%
Multiple Family	12	5	5	5	-7	-58%
Mobile Homes	1,800	1,573	1,573	1,573	-227	-13%
Occupied Housing Units	5,483	5,961	7,618	7,635	2,152	39%
Single Family	3,774	4,465	6,132	6,186	2,412	64%
Multiple Family	7	5	5	3	-4	-57%
Mobile Homes	1,702	1,491	1,481	1,446	-256	-15%
Vacancy Rate	4.4%	5.3%	4.8%	6.1%	1.7	39%
Single Family	3.8%	5.3%	4.5%	5.6%	1.8	47%
Multiple Family	41.7%	0.0%	0.0%	40.0%	-1.7	-4%
Mobile Homes	5.4%	5.2%	5.8%	8.1%	2.7	50%
Persons per Household	2.69	2.74	2.74	2.73	0.0	1%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

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.

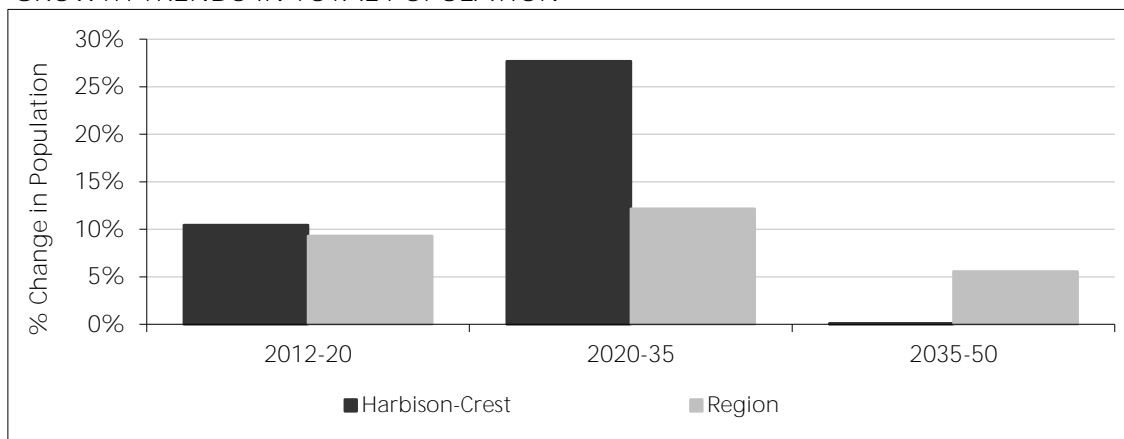
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	14,873	16,428	20,974	20,999	6,126	41%
Under 5	610	769	838	960	350	57%
5 to 9	673	794	903	1,020	347	52%
10 to 14	884	895	1,164	1,156	272	31%
15 to 17	617	542	758	678	61	10%
18 to 19	454	328	445	331	-123	-27%
20 to 24	975	928	1,141	949	-26	-3%
25 to 29	652	689	715	768	116	18%
30 to 34	652	705	734	888	236	36%
35 to 39	625	781	818	900	275	44%
40 to 44	845	850	1,165	1,022	177	21%
45 to 49	1,088	986	1,361	1,134	46	4%
50 to 54	1,369	1,191	1,579	1,366	-3	0%
55 to 59	1,424	1,506	1,494	1,665	241	17%
60 to 61	523	650	587	681	158	30%
62 to 64	736	932	915	1,086	350	48%
65 to 69	886	1,281	1,425	1,616	730	82%
70 to 74	612	1,079	1,570	1,346	734	120%
75 to 79	497	703	1,474	1,141	644	130%
80 to 84	404	424	1,070	996	592	147%
85 and over	347	395	818	1,296	949	273%
Median Age	47.1	49.7	51.4	52.5	5.4	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	14,873	16,428	20,974	20,999	6,126	41%
Hispanic	2,369	3,011	4,550	5,173	2,804	118%
Non-Hispanic	12,504	13,417	16,424	15,826	3,322	27%
White	11,563	12,356	14,841	14,041	2,478	21%
Black	136	153	189	175	39	29%
American Indian	188	146	76	39	-149	-79%
Asian	251	327	646	812	561	224%
Hawaiian / Pacific Islander	20	30	59	78	58	290%
Other	13	15	22	24	11	85%
Two or More Races	333	390	591	657	324	97%

GROWTH TRENDS IN TOTAL POPULATION



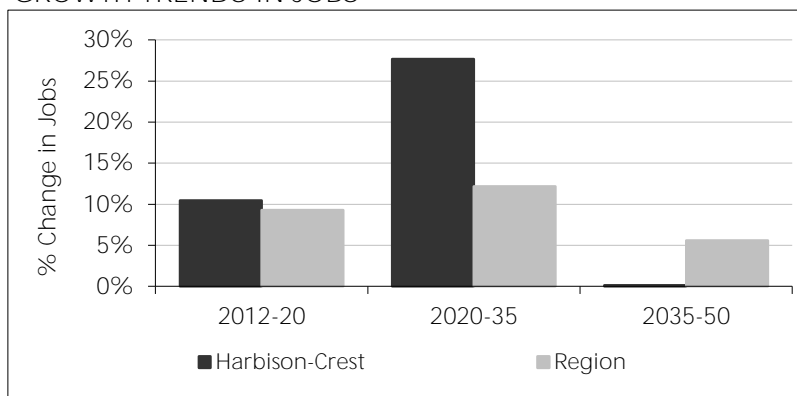
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,453	3,736	3,736	3,736	1,283	52%
Civilian Jobs	2,453	3,736	3,736	3,736	1,283	52%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	20,875	20,875	20,875	20,875	0	0%
Developed Acres	9,815	12,339	14,594	14,634	4,819	49%
Low Density Single Family	5,839	8,247	10,414	10,436	4,597	79%
Single Family	955	993	1,160	1,185	231	24%
Multiple Family	1	0	0	0	-1	-100%
Mobile Homes	286	238	160	153	-133	-46%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	83	146	146	146	62	75%
Commercial/Services	119	191	190	190	71	60%
Office	4	0	0	0	-4	-100%
Schools	150	150	150	150	0	0%
Roads and Freeways	766	766	766	766	0	0%
Agricultural and Extractive ²	591	587	587	587	-5	-1%
Parks and Military Use	1,021	1,021	1,021	1,021	0	0%
Vacant Developable Acres	5,597	3,073	818	778	-4,819	-86%
Low Density Single Family	5,365	2,957	790	768	-4,597	-86%
Single Family	134	116	28	10	-124	-93%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	25	0	0	0	-25	-100%
Commercial/Services	73	0	0	0	-73	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	5,463	5,463	5,463	5,463	0	0%
Employment Density ³	6.9	7.7	7.7	7.7	0.8	12%
Residential Density ⁴	0.8	0.7	0.7	0.7	-0.1	-15%

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