

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Torrey Pines Community Planning Area**  
**City of San Diego**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,125</b>	<b>7,364</b>	<b>7,506</b>	<b>7,636</b>	<b>7,723</b>	<b>598</b>	<b>8%</b>
Household Population	7,125	7,364	7,506	7,636	7,723	598	8%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>3,049</b>	<b>3,080</b>	<b>3,108</b>	<b>3,108</b>	<b>3,108</b>	<b>59</b>	<b>2%</b>
Single Family	2,528	2,559	2,587	2,587	2,587	59	2%
Multiple Family	521	521	521	521	521	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>2,887</b>	<b>2,945</b>	<b>2,987</b>	<b>2,990</b>	<b>2,995</b>	<b>108</b>	<b>4%</b>
Single Family	2,383	2,439	2,480	2,483	2,487	104	4%
Multiple Family	504	506	507	507	508	4	1%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>5.3%</b>	<b>4.4%</b>	<b>3.9%</b>	<b>3.8%</b>	<b>3.6%</b>	<b>-1.7</b>	<b>-32%</b>
Single Family	5.7%	4.7%	4.1%	4.0%	3.9%	-1.8	-32%
Multiple Family	3.3%	2.9%	2.7%	2.7%	2.5%	-0.8	-24%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.47</b>	<b>2.50</b>	<b>2.51</b>	<b>2.55</b>	<b>2.58</b>	<b>0.11</b>	<b>4%</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	41	44	35	29	24	-17	-41%
\$15,000-\$29,999	188	125	104	88	76	-112	-60%
\$30,000-\$44,999	328	193	166	145	129	-199	-61%
\$45,000-\$59,999	231	234	208	187	169	-62	-27%
\$60,000-\$74,999	174	250	230	211	195	21	12%
\$75,000-\$99,999	438	408	388	367	347	-91	-21%
\$100,000-\$124,999	391	361	358	349	339	-52	-13%
\$125,000-\$149,999	252	300	309	309	307	55	22%
\$150,000-\$199,999	379	428	461	478	489	110	29%
\$200,000 or more	465	602	728	827	920	455	98%
Total Households	2,887	2,945	2,987	2,990	2,995	108	4%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$102,781	\$115,132	\$125,364	\$134,628	\$142,793	\$40,012	39%

**\*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.

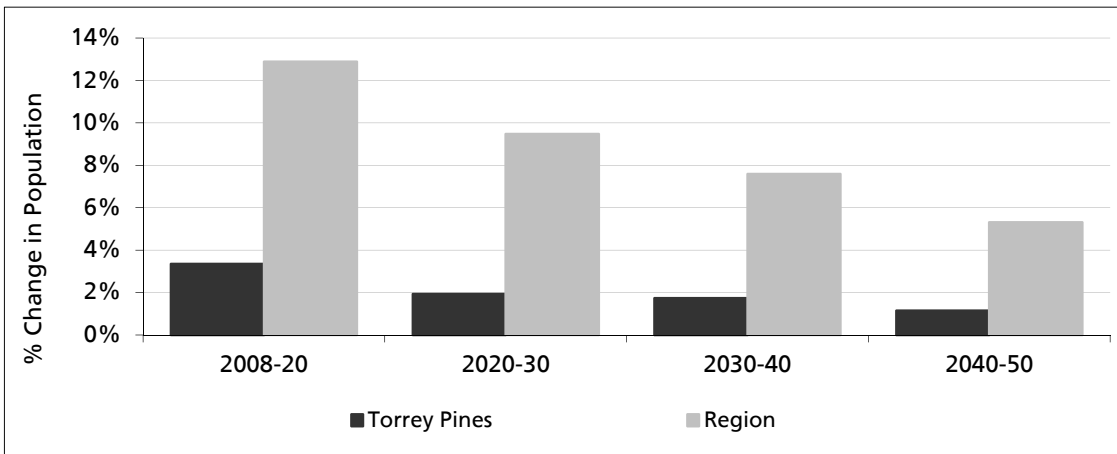
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,125</b>	<b>7,364</b>	<b>7,506</b>	<b>7,636</b>	<b>7,723</b>	<b>598</b>	<b>8%</b>
Under 5	380	355	312	319	352	-28	-7%
5 to 9	396	360	324	363	397	1	0%
10 to 14	416	372	370	397	393	-23	-6%
15 to 17	295	237	255	293	215	-80	-27%
18 to 19	203	168	147	167	170	-33	-16%
20 to 24	378	307	349	335	325	-53	-14%
25 to 29	310	382	367	364	418	108	35%
30 to 34	347	391	297	346	386	39	11%
35 to 39	381	305	319	353	379	-2	-1%
40 to 44	410	313	326	358	426	16	4%
45 to 49	508	304	258	356	361	-147	-29%
50 to 54	554	410	286	360	376	-178	-32%
55 to 59	575	614	520	456	587	12	2%
60 to 61	270	318	284	248	320	50	19%
62 to 64	396	536	482	432	425	29	7%
65 to 69	509	847	942	720	601	92	18%
70 to 74	353	617	793	675	530	177	50%
75 to 79	224	291	494	562	499	275	123%
80 to 84	141	143	269	340	297	156	111%
85 and over	79	94	112	192	266	187	237%
Median Age	45.5	52.3	56.4	52.3	50.5	5.0	11%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>7,125</b>	<b>7,364</b>	<b>7,506</b>	<b>7,636</b>	<b>7,723</b>	<b>598</b>	<b>8%</b>
Hispanic	439	572	633	738	863	424	97%
Non-Hispanic	6,686	6,792	6,873	6,898	6,860	174	3%
White	5,731	5,492	5,487	5,271	4,986	-745	-13%
Black	73	101	97	107	130	57	78%
American Indian	15	54	85	101	82	67	447%
Asian	634	774	790	907	1,034	400	63%
Hawaiian / Pacific Islander	18	46	61	86	108	90	500%
Other	45	88	83	86	96	51	113%
Two or More Races	170	237	270	340	424	254	149%

## GROWTH TRENDS IN TOTAL POPULATION



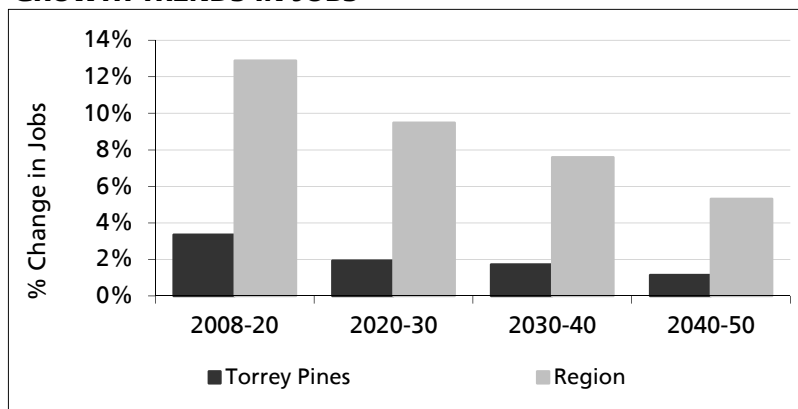
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>15,801</b>	<b>15,918</b>	<b>16,652</b>	<b>17,227</b>	<b>17,791</b>	<b>1,990</b>	<b>13%</b>
Civilian Jobs	15,801	15,918	16,652	17,227	17,791	1,990	13%
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>2,677</b>	<b>2,677</b>	<b>2,677</b>	<b>2,677</b>	<b>2,677</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>2,627</b>	<b>2,636</b>	<b>2,654</b>	<b>2,665</b>	<b>2,677</b>	<b>50</b>	<b>2%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	434	442	446	446	446	11	3%
Multiple Family	23	23	23	23	23	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	290	291	305	317	328	38	13%
Commercial/Services	76	72	55	41	31	-45	-59%
Office	27	27	27	27	27	0	0%
Schools	20	20	20	20	20	0	0%
Roads and Freeways	565	565	565	565	565	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	1,192	1,196	1,214	1,227	1,238	46	4%
<b>Vacant Developable Acres</b>	<b>50</b>	<b>41</b>	<b>23</b>	<b>12</b>	<b>0</b>	<b>-50</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	11	4	0	0	0	-11	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	38	37	23	11	0	-38	-100%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	1	1	1	1	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
<b>Constrained Acres</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>38.2</b>	<b>38.8</b>	<b>40.9</b>	<b>42.6</b>	<b>43.8</b>	<b>5.6</b>	<b>15%</b>
<b>Residential Density<sup>4</sup></b>	<b>6.7</b>	<b>6.6</b>	<b>6.6</b>	<b>6.6</b>	<b>6.6</b>	<b>0.0</b>	<b>-1%</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).