

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



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,683	7,031	7,145	7,331	7,430	1,747	31%
Household Population	5,683	7,031	7,145	7,331	7,430	1,747	31%
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%
Total Housing Units	2,520	3,011	3,011	3,012	3,012	492	20%
Single Family	1,277	1,284	1,284	1,285	1,285	8	1%
Multiple Family	1,243	1,727	1,727	1,727	1,727	484	39%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,146	2,623	2,653	2,671	2,683	537	25%
Single Family	1,117	1,151	1,165	1,172	1,177	60	5%
Multiple Family	1,029	1,472	1,488	1,499	1,506	477	46%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	14.8%	12.9%	11.9%	11.3%	10.9%	-3.9	-26%
Single Family	12.5%	10.4%	9.3%	8.8%	8.4%	-4.1	-33%
Multiple Family	17.2%	14.8%	13.8%	13.2%	12.8%	-4.4	-26%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.65	2.68	2.69	2.74	2.77	0.12	5%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	108	108	92	86	80	-28	-26%
\$15,000-\$29,999	83	82	67	61	56	-27	-33%
\$30,000-\$44,999	118	117	98	90	84	-34	-29%
\$45,000-\$59,999	122	144	124	115	107	-15	-12%
\$60,000-\$74,999	178	163	144	135	127	-51	-29%
\$75,000-\$99,999	272	296	269	256	244	-28	-10%
\$100,000-\$124,999	242	299	283	274	265	23	10%
\$125,000-\$149,999	247	280	275	271	266	19	8%
\$150,000-\$199,999	329	453	471	476	478	149	45%
\$200,000 or more	447	681	830	907	976	529	118%
Total Households	2,146	2,623	2,653	2,671	2,683	537	25%
Median Household Income							
Adjusted for inflation (\$1999)	\$119,835	\$134,152	\$147,682	\$154,989	\$161,768	\$41,933	35%

***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.

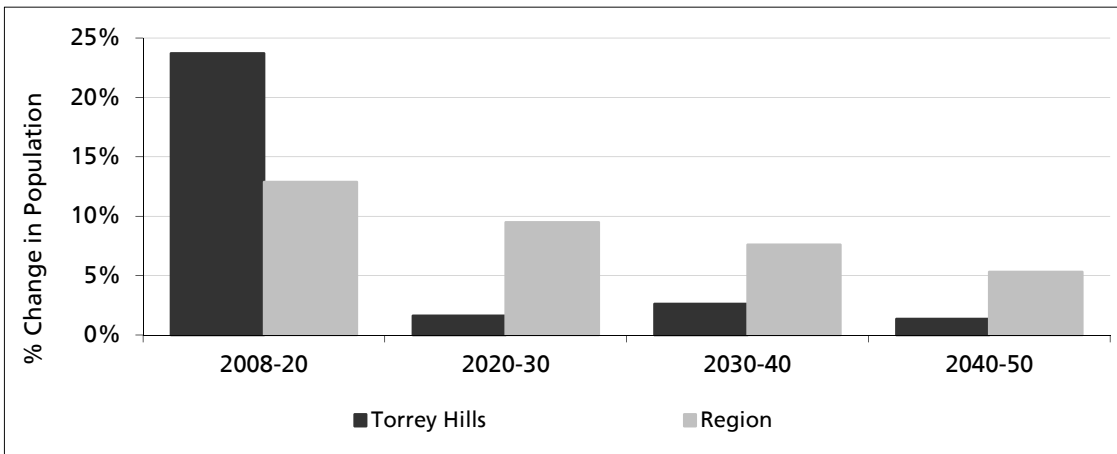
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,683	7,031	7,145	7,331	7,430	1,747	31%
Under 5	425	467	483	495	473	48	11%
5 to 9	583	601	649	672	671	88	15%
10 to 14	554	745	742	762	727	173	31%
15 to 17	309	374	293	370	367	58	19%
18 to 19	142	183	153	155	172	30	21%
20 to 24	306	409	477	461	441	135	44%
25 to 29	226	311	345	319	365	139	62%
30 to 34	213	312	283	318	307	94	44%
35 to 39	417	500	589	595	557	140	34%
40 to 44	740	738	798	759	852	112	15%
45 to 49	573	634	576	669	654	81	14%
50 to 54	462	528	469	545	518	56	12%
55 to 59	285	385	369	290	387	102	36%
60 to 61	103	157	126	117	115	12	12%
62 to 64	107	191	159	123	186	79	74%
65 to 69	103	255	273	265	192	89	86%
70 to 74	65	112	181	160	169	104	160%
75 to 79	27	46	55	60	58	31	115%
80 to 84	28	38	63	123	90	62	221%
85 and over	15	45	62	73	129	114	760%
Median Age	36.0	36.1	36.3	36.0	36.7	0.7	2%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,683	7,031	7,145	7,331	7,430	1,747	31%
Hispanic	491	644	709	813	902	411	84%
Non-Hispanic	5,192	6,387	6,436	6,518	6,528	1,336	26%
White	3,581	4,001	3,910	3,681	3,384	-197	-6%
Black	92	142	143	143	153	61	66%
American Indian	1	11	32	21	32	31	3100%
Asian	1,271	1,774	1,805	2,007	2,194	923	73%
Hawaiian / Pacific Islander	22	35	45	62	68	46	209%
Other	13	32	29	25	26	13	100%
Two or More Races	212	392	472	579	671	459	217%

GROWTH TRENDS IN TOTAL POPULATION



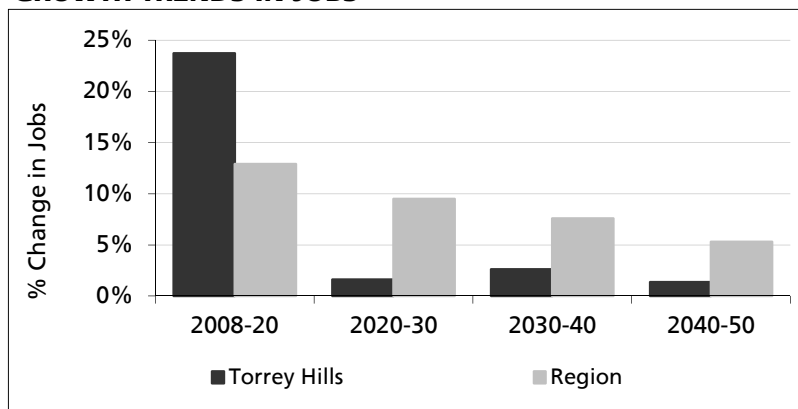
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	3,869	3,878	4,214	4,472	4,621	752	19%
Civilian Jobs	3,869	3,878	4,214	4,472	4,621	752	19%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	829	829	829	829	829	0	0%
Developed Acres	802	817	823	826	829	27	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	177	179	179	179	179	2	1%
Multiple Family	61	75	75	75	75	14	22%
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	59	59	64	67	69	10	17%
Commercial/Services	17	17	18	18	19	1	9%
Office	42	42	42	42	42	0	0%
Schools	11	11	11	11	11	0	0%
Roads and Freeways	180	180	180	180	180	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	254	254	254	254	254	0	0%
Vacant Developable Acres	27	11	6	2	0	-27	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2	0	0	0	0	-2	-100%
Multiple Family	14	0	0	0	0	-14	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	10	10	5	2	0	-10	-100%
Commercial/Services	1	1	1	0	0	-1	-100%
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	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	29.9	29.9	31.3	32.3	32.8	2.9	10%
Residential Density⁴	10.6	11.9	11.9	11.9	11.9	1.3	12%

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).