

# SERIES 13 REGIONAL GROWTH FORECAST

Crest - Dehesa Community Plan Area  
County of San Diego



## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,922	10,620	10,983	10,996	1,074	11%
Household Population	9,904	10,606	10,937	10,929	1,025	10%
Group Quarters Population	18	14	46	67	49	272%
Civilian	18	14	46	67	49	272%
Military	0	0	0	0	0	0%
Total Housing Units	3,582	3,783	3,869	3,908	326	9%
Single Family	3,376	3,577	3,663	3,702	326	10%
Multiple Family	98	98	98	98	0	0%
Mobile Homes	108	108	108	108	0	0%
Occupied Housing Units	3,493	3,690	3,796	3,811	318	9%
Single Family	3,289	3,484	3,591	3,609	320	10%
Multiple Family	96	98	98	98	2	2%
Mobile Homes	108	108	107	104	-4	-4%
Vacancy Rate	2.5%	2.5%	1.9%	2.5%	0.0	0%
Single Family	2.6%	2.6%	2.0%	2.5%	-0.1	-4%
Multiple Family	2.0%	0.0%	0.0%	0.0%	-2.0	-100%
Mobile Homes	0.0%	0.0%	0.9%	3.7%	3.7	0%
Persons per Household	2.84	2.87	2.88	2.87	0.0	1%

## 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	119	132	110	89	-30	-25%
\$15,000-\$29,999	159	300	258	219	60	38%
\$30,000-\$44,999	384	361	333	286	-98	-26%
\$45,000-\$59,999	434	364	340	322	-112	-26%
\$60,000-\$74,999	351	359	346	316	-35	-10%
\$75,000-\$99,999	422	525	526	510	88	21%
\$100,000-\$124,999	423	404	426	433	10	2%
\$125,000-\$149,999	271	318	343	346	75	28%
\$150,000-\$199,999	427	410	467	508	81	19%
\$200,000 or more	503	517	647	782	279	55%
Total Households	3,493	3,690	3,796	3,811	318	9%
Median Household Income						
Adjusted for inflation (\$2010)	\$92,743	\$90,667	\$99,287	\$109,440	\$16,697	18%

### \*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.

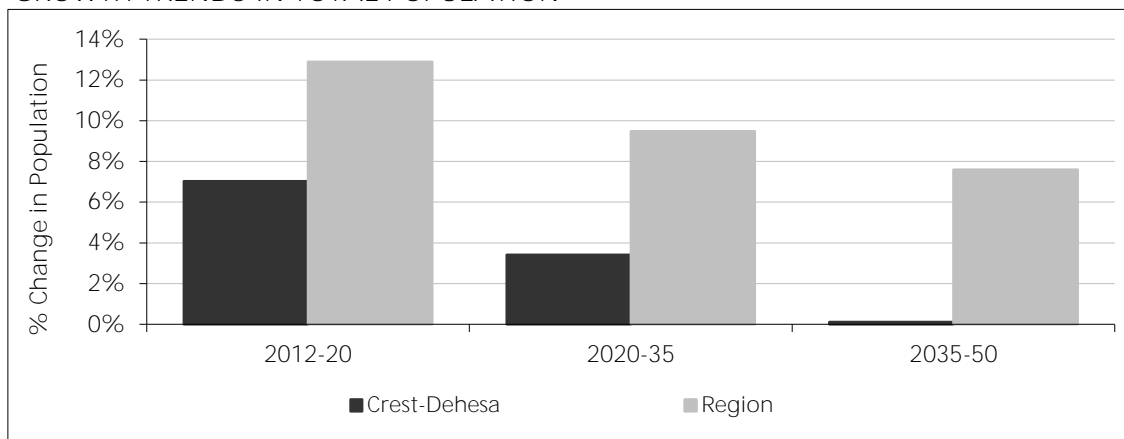
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,922	10,620	10,983	10,996	1,074	11%
Under 5	423	568	541	550	127	30%
5 to 9	495	527	555	633	138	28%
10 to 14	649	690	743	702	53	8%
15 to 17	521	416	434	408	-113	-22%
18 to 19	339	256	269	185	-154	-45%
20 to 24	744	720	721	644	-100	-13%
25 to 29	552	524	505	517	-35	-6%
30 to 34	493	544	517	531	38	8%
35 to 39	484	590	509	497	13	3%
40 to 44	624	595	626	555	-69	-11%
45 to 49	686	660	731	653	-33	-5%
50 to 54	856	760	843	768	-88	-10%
55 to 59	897	965	785	847	-50	-6%
60 to 61	330	383	289	339	9	3%
62 to 64	399	517	398	507	108	27%
65 to 69	522	730	648	750	228	44%
70 to 74	337	521	617	593	256	76%
75 to 79	271	311	607	493	222	82%
80 to 84	160	151	312	316	156	98%
85 and over	140	192	333	508	368	263%
Median Age	42.1	44.0	45.5	47.1	5.0	12%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,922	10,620	10,983	10,996	1,074	11%
Hispanic	1,753	2,277	2,838	3,422	1,669	95%
Non-Hispanic	8,169	8,343	8,145	7,574	-595	-7%
White	7,213	7,310	6,827	6,007	-1,206	-17%
Black	174	195	207	292	118	68%
American Indian	130	118	72	50	-80	-62%
Asian	237	305	503	604	367	155%
Hawaiian / Pacific Islander	34	20	47	56	22	65%
Other	15	9	14	13	-2	-13%
Two or More Races	366	386	475	552	186	51%

## GROWTH TRENDS IN TOTAL POPULATION



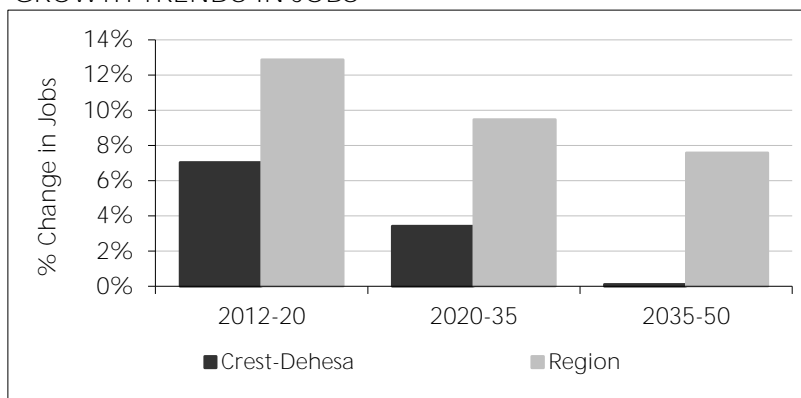
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,908	3,021	3,021	3,021	113	4%
Civilian Jobs	2,908	3,021	3,021	3,021	113	4%
Military Jobs	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	20,197	20,197	20,197	20,197	0	0%
Developed Acres	8,602	10,399	11,812	12,559	3,957	46%
Low Density Single Family	4,031	5,808	7,221	7,968	3,937	98%
Single Family	1,636	1,635	1,635	1,635	-1	0%
Multiple Family	6	6	6	6	0	0%
Mobile Homes	56	56	56	56	0	0%
Other Residential	1	1	1	1	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	10	10	10	10	0	0%
Commercial/Services	475	497	497	497	22	5%
Office	0	0	0	0	0	0%
Schools	24	24	24	24	0	0%
Roads and Freeways	433	433	433	433	0	0%
Agricultural and Extractive <sup>2</sup>	258	258	258	258	0	0%
Parks and Military Use	1,671	1,671	1,671	1,671	0	0%
Vacant Developable Acres	5,986	4,189	2,776	2,028	-3,957	-66%
Low Density Single Family	5,965	4,189	2,776	2,028	-3,937	-66%
Single Family	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	21	0	0	0	-21	-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	5,610	5,610	5,610	5,610	0	0%
Employment Density <sup>3</sup>	5.7	5.7	5.7	5.7	0.0	0%
Residential Density <sup>4</sup>	0.6	0.5	0.4	0.4	-0.2	-35%

## 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