

# SERIES 13 REGIONAL GROWTH FORECAST

Black Mountain Ranch Community Planning Area  
City of San Diego



## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,651	15,728	15,875	15,692	8,041	105%
Household Population	7,650	15,728	15,875	15,692	8,042	105%
Group Quarters Population	1	0	0	0	-1	-100%
Civilian	1	0	0	0	-1	-100%
Military	0	0	0	0	0	0%
Total Housing Units	2,591	5,126	5,126	5,130	2,539	98%
Single Family	2,055	3,711	3,711	3,715	1,660	81%
Multiple Family	536	1,415	1,415	1,415	879	164%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,492	4,963	5,001	4,971	2,479	99%
Single Family	1,956	3,548	3,586	3,562	1,606	82%
Multiple Family	536	1,415	1,415	1,409	873	163%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.8%	3.2%	2.4%	3.1%	-0.7	-18%
Single Family	4.8%	4.4%	3.4%	4.1%	-0.7	-15%
Multiple Family	0.0%	0.0%	0.0%	0.4%	0.4	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.07	3.17	3.17	3.16	0.1	3%

## 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	106	167	163	151	45	42%
\$15,000-\$29,999	44	282	229	189	145	330%
\$30,000-\$44,999	150	295	248	210	60	40%
\$45,000-\$59,999	160	291	300	252	92	58%
\$60,000-\$74,999	225	303	224	248	23	10%
\$75,000-\$99,999	349	449	459	401	52	15%
\$100,000-\$124,999	184	530	471	400	216	117%
\$125,000-\$149,999	174	333	386	449	275	158%
\$150,000-\$199,999	252	594	615	557	305	121%
\$200,000 or more	848	1,719	1,906	2,114	1,266	149%
Total Households	2,492	4,963	5,001	4,971	2,479	99%

### \*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.

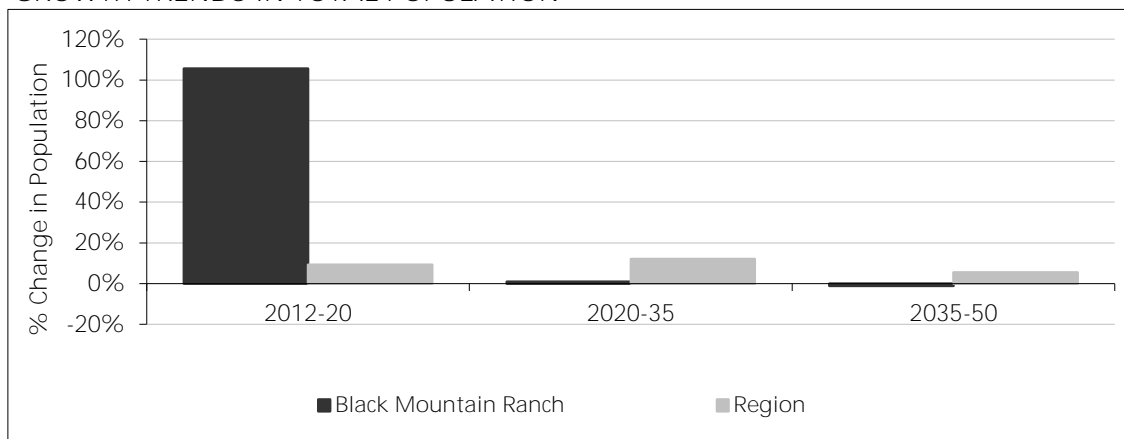
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,651	15,728	15,875	15,692	8,041	105%
Under 5	506	1,240	1,150	1,082	576	114%
5 to 9	667	1,388	1,372	1,601	934	140%
10 to 14	615	1,241	1,300	1,294	679	110%
15 to 17	314	585	719	647	333	106%
18 to 19	285	250	319	295	10	4%
20 to 24	273	536	447	463	190	70%
25 to 29	278	560	516	577	299	108%
30 to 34	403	833	835	963	560	139%
35 to 39	459	1,222	1,022	1,095	636	139%
40 to 44	615	1,267	1,289	1,125	510	83%
45 to 49	649	1,112	1,182	997	348	54%
50 to 54	692	949	1,069	1,070	378	55%
55 to 59	571	939	782	906	335	59%
60 to 61	139	386	322	356	217	156%
62 to 64	236	613	504	541	305	129%
65 to 69	279	1,073	795	796	517	185%
70 to 74	245	698	699	553	308	126%
75 to 79	170	333	621	489	319	188%
80 to 84	94	173	435	263	169	180%
85 and over	161	330	497	579	418	260%
Median Age	40.2	40.0	41.0	39.2	-1.0	-2%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	7,651	15,728	15,875	15,692	8,041	105%
Hispanic	534	1,607	1,838	2,098	1,564	293%
Non-Hispanic	7,117	14,121	14,037	13,594	6,477	91%
White	4,912	9,192	7,986	6,978	2,066	42%
Black	174	234	305	298	124	71%
American Indian	21	32	74	66	45	214%
Asian	1,571	3,965	4,654	5,018	3,447	219%
Hawaiian / Pacific Islander	5	39	90	104	99	1980%
Other	17	39	80	84	67	394%
Two or More Races	417	620	848	1,046	629	151%

## GROWTH TRENDS IN TOTAL POPULATION



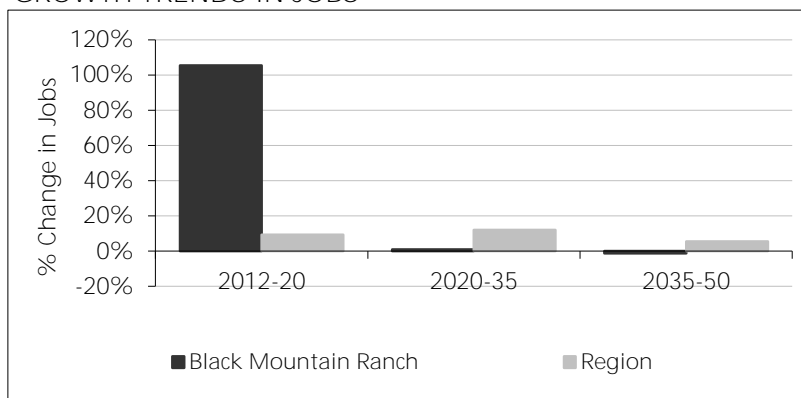
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	982	4,282	4,419	4,526	3,544	361%
Civilian Jobs	982	4,282	4,419	4,526	3,544	361%
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	5,109	5,109	5,109	5,109	0	0%
Developed Acres	3,605	4,388	4,406	4,435	830	23%
Low Density Single Family	0	0	0	0	0	0%
Single Family	653	1,450	1,450	1,454	800	123%
Multiple Family	26	49	49	49	23	89%
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	14	14	16	16	2	14%
Commercial/Services	283	325	327	340	57	20%
Office	0	0	0	0	0	0%
Schools	62	62	76	78	17	27%
Roads and Freeways	371	371	371	371	0	0%
Agricultural and Extractive <sup>2</sup>	80	0	0	0	-80	-100%
Parks and Military Use	2,115	2,115	2,115	2,126	11	0%
Vacant Developable Acres	834	51	34	4	-830	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	721	4	4	0	-720	-100%
Multiple Family	23	0	0	0	-23	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	2	2	0	0	-2	-100%
Commercial/Services	57	15	13	1	-57	-99%
Office	0	0	0	0	0	0%
Schools	17	17	3	0	-17	-99%
Parks and Other	11	11	11	0	-11	-100%
Future Roads and Freeways	3	3	3	3	0	0%
Constrained Acres	669	669	669	669	0	0%
Employment Density <sup>3</sup>	2.7	10.7	10.5	10.4	7.7	281%
Residential Density <sup>4</sup>	3.8	3.4	3.4	3.4	-0.4	-11%

## 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