

# SERIES 13 REGIONAL GROWTH FORECAST

Tierrasanta Community Planning Area  
City of San Diego



## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	30,594	31,250	31,394	31,277	683	2%
Household Population	30,572	31,230	31,366	31,243	671	2%
Group Quarters Population	22	20	28	34	12	55%
Civilian	22	20	28	34	12	55%
Military	0	0	0	0	0	0%
Total Housing Units	11,436	11,436	11,436	11,436	0	0%
Single Family	8,508	8,508	8,508	8,508	0	0%
Multiple Family	2,928	2,928	2,928	2,928	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	11,113	11,112	11,134	11,106	-7	0%
Single Family	8,347	8,340	8,356	8,337	-10	0%
Multiple Family	2,766	2,772	2,778	2,769	3	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.8%	2.8%	2.6%	2.9%	0.1	4%
Single Family	1.9%	2.0%	1.8%	2.0%	0.1	5%
Multiple Family	5.5%	5.3%	5.1%	5.4%	-0.1	-2%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.75	2.81	2.82	2.81	0.1	2%

## 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	450	413	335	271	-179	-40%
\$15,000-\$29,999	673	759	634	527	-146	-22%
\$30,000-\$44,999	809	1,006	874	752	-57	-7%
\$45,000-\$59,999	1,140	1,110	999	888	-252	-22%
\$60,000-\$74,999	1,629	1,107	1,030	944	-685	-42%
\$75,000-\$99,999	1,588	1,672	1,620	1,541	-47	-3%
\$100,000-\$124,999	1,497	1,359	1,380	1,371	-126	-8%
\$125,000-\$149,999	899	1,042	1,103	1,140	241	27%
\$150,000-\$199,999	1,238	1,325	1,483	1,613	375	30%
\$200,000 or more	1,190	1,319	1,676	2,059	869	73%
Total Households	11,113	11,112	11,134	11,106	-7	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$88,468	\$92,359	\$101,359	\$111,488	\$23,020	26%

### \*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.

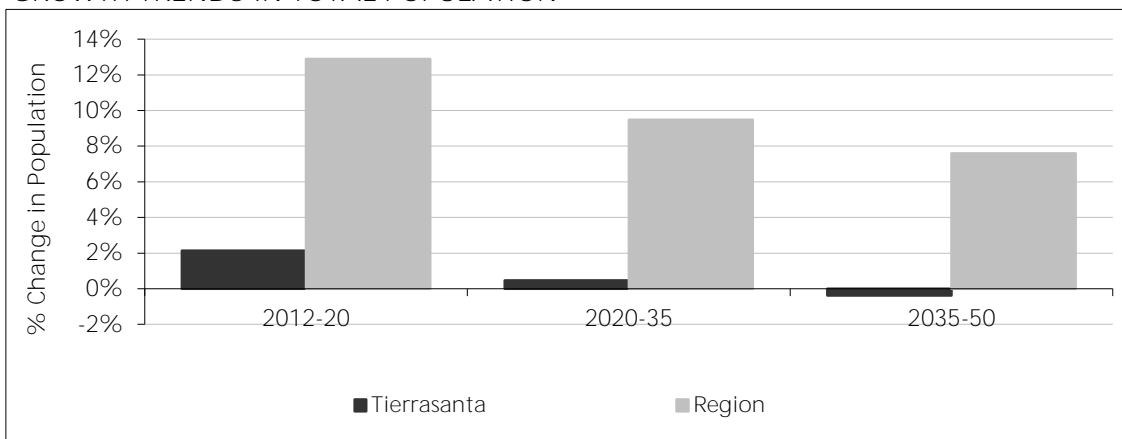
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	30,594	31,250	31,394	31,277	683	2%
Under 5	2,986	3,139	2,979	3,077	91	3%
5 to 9	2,555	2,687	2,695	2,767	212	8%
10 to 14	2,418	2,366	2,483	2,452	34	1%
15 to 17	1,239	1,137	1,234	1,138	-101	-8%
18 to 19	688	538	602	543	-145	-21%
20 to 24	1,952	1,806	1,762	1,743	-209	-11%
25 to 29	3,179	3,091	2,763	2,760	-419	-13%
30 to 34	2,778	2,749	2,447	2,627	-151	-5%
35 to 39	2,302	2,548	2,285	2,340	38	2%
40 to 44	1,697	1,591	1,730	1,540	-157	-9%
45 to 49	1,596	1,429	1,567	1,337	-259	-16%
50 to 54	1,442	1,202	1,358	1,192	-250	-17%
55 to 59	1,435	1,456	1,269	1,414	-21	-1%
60 to 61	537	621	504	537	0	0%
62 to 64	933	1,077	896	1,022	89	10%
65 to 69	1,188	1,593	1,477	1,628	440	37%
70 to 74	679	1,111	1,361	1,234	555	82%
75 to 79	382	515	909	683	301	79%
80 to 84	318	295	622	560	242	76%
85 and over	290	299	451	683	393	136%
Median Age	30.5	31.6	32.4	32.2	1.7	6%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	30,594	31,250	31,394	31,277	683	2%
Hispanic	4,935	5,443	5,863	6,385	1,450	29%
Non-Hispanic	25,659	25,807	25,531	24,892	-767	-3%
White	18,387	18,101	16,662	15,401	-2,986	-16%
Black	1,896	1,997	2,058	2,094	198	10%
American Indian	133	143	129	125	-8	-6%
Asian	3,148	3,313	4,187	4,577	1,429	45%
Hawaiian / Pacific Islander	185	216	236	292	107	58%
Other	78	78	85	86	8	10%
Two or More Races	1,832	1,959	2,174	2,317	485	26%

## GROWTH TRENDS IN TOTAL POPULATION



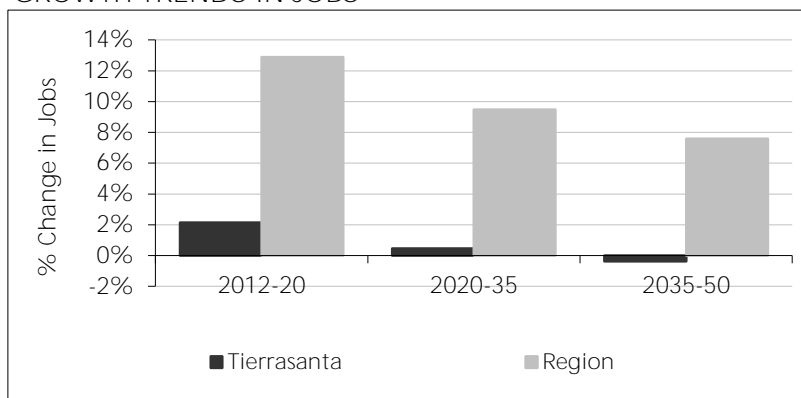
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,980	3,343	3,697	4,313	1,333	45%
Civilian Jobs	2,980	3,343	3,697	4,313	1,333	45%
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	7,234	7,234	7,234	7,234	0	0%
Developed Acres	5,685	5,717	5,749	5,804	119	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,182	1,182	1,182	1,182	0	0%
Multiple Family	139	139	139	139	0	0%
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	34	51	69	99	65	194%
Commercial/Services	429	429	429	429	0	0%
Office	3	3	3	3	0	0%
Schools	171	186	200	226	54	32%
Roads and Freeways	769	769	769	769	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0%
Parks and Military Use	2,958	2,958	2,958	2,958	0	0%
Vacant Developable Acres	159	126	95	39	-119	-75%
Low Density Single Family	0	0	0	0	0	0%
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	88	71	53	23	-65	-74%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	68	54	39	14	-54	-79%
Parks and Other	2	2	2	2	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	1,391	1,391	1,391	1,391	0	0%
Employment Density <sup>3</sup>	4.7	5.0	5.3	5.7	1.0	22%
Residential Density <sup>4</sup>	8.7	8.7	8.7	8.7	0.0	0%

## 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