

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



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,755	9,091	9,837	10,000	10,108	3,353	50%
Household Population	6,755	9,091	9,837	10,000	10,108	3,353	50%
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	2,111	2,810	3,003	3,003	3,003	892	42%
Single Family	1,415	1,872	2,065	2,065	2,065	650	46%
Multiple Family	696	938	938	938	938	242	35%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,053	2,746	2,942	2,943	2,946	893	43%
Single Family	1,375	1,831	2,025	2,025	2,027	652	47%
Multiple Family	678	915	917	918	919	241	36%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.7%	2.3%	2.0%	2.0%	1.9%	-0.8	-30%
Single Family	2.8%	2.2%	1.9%	1.9%	1.8%	-1.0	-36%
Multiple Family	2.6%	2.5%	2.2%	2.1%	2.0%	-0.6	-23%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.29	3.31	3.34	3.40	3.43	0.14	4%

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	17	13	9	7	6	-11	-65%
\$15,000-\$29,999	52	49	35	29	24	-28	-54%
\$30,000-\$44,999	126	118	89	74	64	-62	-49%
\$45,000-\$59,999	189	200	160	137	121	-68	-36%
\$60,000-\$74,999	252	269	230	203	183	-69	-27%
\$75,000-\$99,999	431	524	488	449	418	-13	-3%
\$100,000-\$124,999	371	501	517	499	482	111	30%
\$125,000-\$149,999	266	397	453	458	458	192	72%
\$150,000-\$199,999	192	451	587	633	666	474	247%
\$200,000 or more	157	224	374	454	524	367	234%
Total Households	2,053	2,746	2,942	2,943	2,946	893	43%
Median Household Income							
Adjusted for inflation (\$1999)	\$97,651	\$109,980	\$122,244	\$129,012	\$134,552	\$36,901	38%

***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.

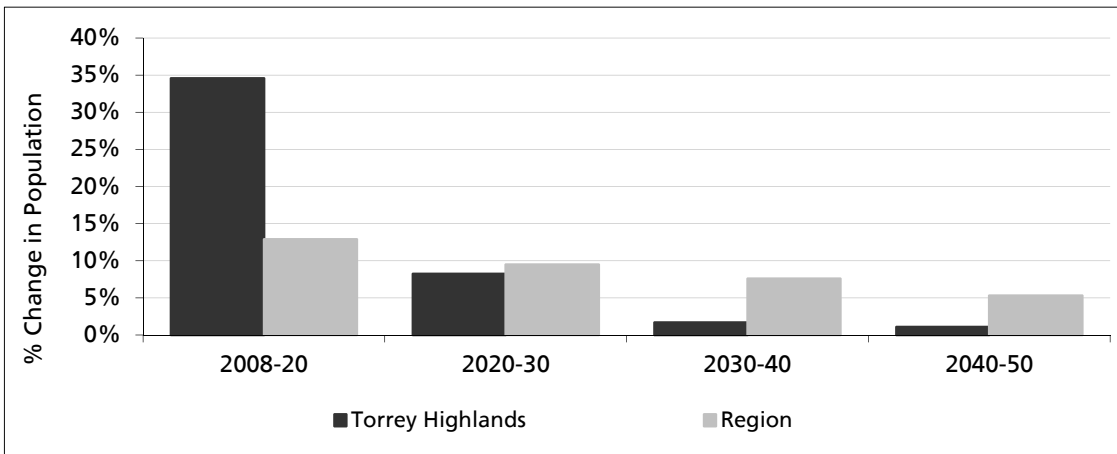
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,755	9,091	9,837	10,000	10,108	3,353	50%
Under 5	322	390	426	488	460	138	43%
5 to 9	432	488	587	615	521	89	21%
10 to 14	576	854	835	787	842	266	46%
15 to 17	395	557	577	561	568	173	44%
18 to 19	313	329	341	353	359	46	15%
20 to 24	641	825	1,013	903	881	240	37%
25 to 29	383	578	660	677	669	286	75%
30 to 34	222	303	304	372	355	133	60%
35 to 39	258	304	341	342	323	65	25%
40 to 44	497	537	619	611	675	178	36%
45 to 49	669	796	725	835	874	205	31%
50 to 54	637	800	778	880	889	252	40%
55 to 59	572	869	816	737	768	196	34%
60 to 61	213	278	280	293	301	88	41%
62 to 64	199	335	351	357	368	169	85%
65 to 69	171	445	459	421	424	253	148%
70 to 74	97	203	352	302	308	211	218%
75 to 79	35	77	156	159	177	142	406%
80 to 84	44	48	103	120	141	97	220%
85 and over	79	75	114	187	205	126	159%
Median Age	36.8	38.6	37.6	38.6	40.6	3.8	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,755	9,091	9,837	10,000	10,108	3,353	50%
Hispanic	502	667	771	860	928	426	85%
Non-Hispanic	6,253	8,424	9,066	9,140	9,180	2,927	47%
White	3,584	4,148	4,330	4,007	3,633	49	1%
Black	73	132	112	118	133	60	82%
American Indian	6	58	69	66	72	66	1100%
Asian	2,389	3,637	3,970	4,257	4,546	2,157	90%
Hawaiian / Pacific Islander	24	63	86	104	127	103	429%
Other	17	51	54	49	54	37	218%
Two or More Races	160	335	445	539	615	455	284%

GROWTH TRENDS IN TOTAL POPULATION



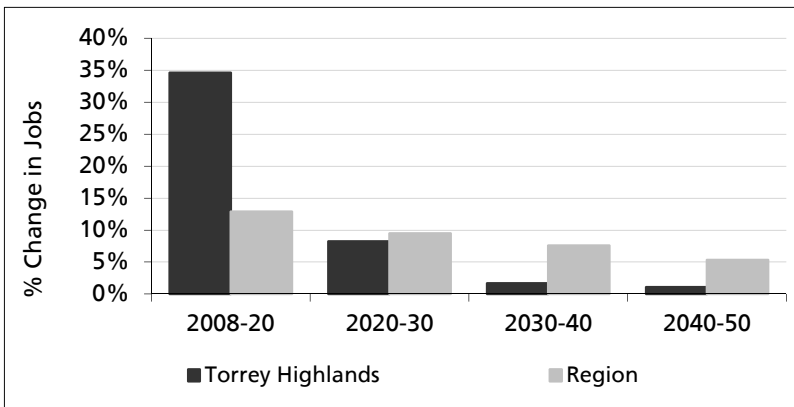
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,449	1,866	2,050	2,078	2,078	629	43%
Civilian Jobs	1,449	1,866	2,050	2,078	2,078	629	43%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,500	1,500	1,500	1,500	1,500	0	0%
Developed Acres	1,345	1,445	1,485	1,497	1,497	151	11%
Low Density Single Family	27	29	31	31	31	4	14%
Single Family	297	423	445	445	445	149	50%
Multiple Family	39	46	46	46	46	7	17%
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	5	6	8	9	9	4	82%
Commercial/Services	20	23	28	28	28	8	39%
Office	11	32	32	32	32	21	193%
Schools	107	115	127	130	130	23	22%
Roads and Freeways	252	252	252	252	252	0	0%
Agricultural and Extractive ²	8	6	1	1	1	-8	-94%
Parks and Military Use	580	514	515	524	524	-56	-10%
Vacant Developable Acres	155	55	15	3	3	-151	-98%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	82	23	0	0	0	-82	-100%
Multiple Family	7	0	0	0	0	-7	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	8	4	0	0	0	-8	-100%
Office	21	0	0	0	0	-21	-100%
Schools	23	14	2	0	0	-23	-100%
Parks and Other	11	11	9	0	0	-11	-100%
Future Roads and Freeways	3	3	3	3	3	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	10.2	10.6	10.5	10.5	10.5	0.3	3%
Residential Density⁴	5.8	5.6	5.7	5.7	5.7	-0.1	-1%

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).