

# SERIES 13 REGIONAL GROWTH FORECAST

Pacific Highlands Ranch Community Planning Area  
City of San Diego



## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,491	15,781	15,876	15,772	10,281	187%
Household Population	5,491	15,781	15,876	15,772	10,281	187%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,811	5,096	5,107	5,107	3,296	182%
Single Family	1,325	4,109	4,119	4,119	2,794	211%
Multiple Family	486	987	988	988	502	103%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,811	5,085	5,104	5,094	3,283	181%
Single Family	1,325	4,098	4,116	4,110	2,785	210%
Multiple Family	486	987	988	984	498	102%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.0%	0.2%	0.1%	0.3%	0.3	0%
Single Family	0.0%	0.3%	0.1%	0.2%	0.2	0%
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	3.03	3.10	3.11	3.10	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	38	88	72	58	20	53%
\$15,000-\$29,999	118	64	52	42	-76	-64%
\$30,000-\$44,999	53	121	88	65	12	23%
\$45,000-\$59,999	152	160	132	106	-46	-30%
\$60,000-\$74,999	104	207	168	133	29	28%
\$75,000-\$99,999	141	425	362	298	157	111%
\$100,000-\$124,999	118	491	433	373	255	216%
\$125,000-\$149,999	60	538	474	422	362	603%
\$150,000-\$199,999	373	994	967	918	545	146%
\$200,000 or more	654	1,997	2,356	2,679	2,025	310%
Total Households	1,811	5,085	5,104	5,094	3,283	181%
Median Household Income						
Adjusted for inflation (\$2010)	\$166,287	\$172,560	\$189,866	\$207,391	\$41,104	25%

### \*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.

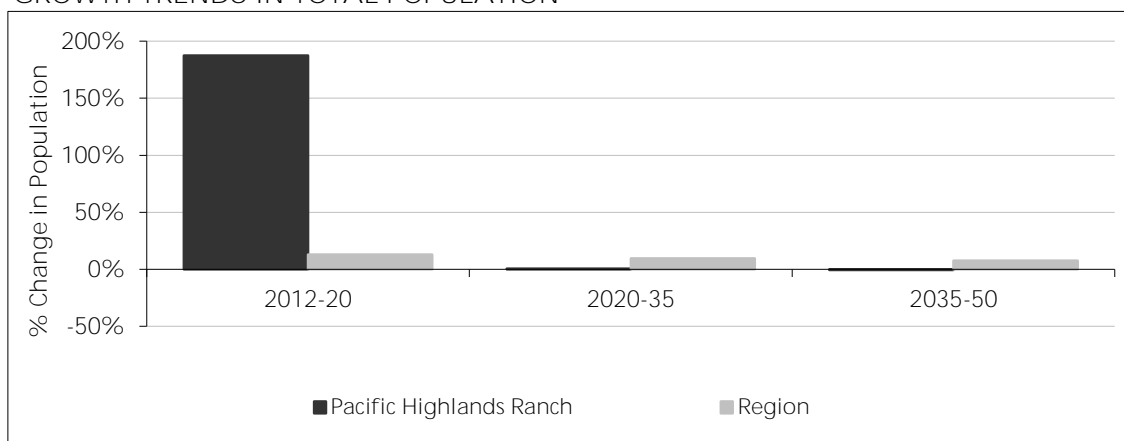
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,491	15,781	15,876	15,772	10,281	187%
Under 5	316	983	959	998	682	216%
5 to 9	465	1,552	1,345	1,566	1,101	237%
10 to 14	584	1,518	1,768	1,762	1,178	202%
15 to 17	413	967	1,100	994	581	141%
18 to 19	294	441	413	412	118	40%
20 to 24	225	593	537	523	298	132%
25 to 29	128	409	299	350	222	173%
30 to 34	175	547	482	537	362	207%
35 to 39	285	884	782	941	656	230%
40 to 44	450	1,198	1,328	1,153	703	156%
45 to 49	595	1,596	1,595	1,355	760	128%
50 to 54	520	1,326	1,358	1,297	777	149%
55 to 59	399	1,173	1,003	959	560	140%
60 to 61	111	438	339	369	258	232%
62 to 64	128	447	395	423	295	230%
65 to 69	154	697	636	619	465	302%
70 to 74	91	501	617	502	411	452%
75 to 79	68	233	427	390	322	474%
80 to 84	61	154	257	289	228	374%
85 and over	29	124	236	333	304	1048%
Median Age	37.6	40.0	41.0	39.0	1.4	4%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,491	15,781	15,876	15,772	10,281	187%
Hispanic	464	1,596	1,864	2,243	1,779	383%
Non-Hispanic	5,027	14,185	14,012	13,529	8,502	169%
White	3,480	9,333	7,797	5,968	2,488	71%
Black	18	103	79	110	92	511%
American Indian	4	43	62	35	31	775%
Asian	1,317	4,015	5,012	6,013	4,696	357%
Hawaiian / Pacific Islander	3	28	60	70	67	2233%
Other	15	49	97	88	73	487%
Two or More Races	190	614	905	1,245	1,055	555%

## GROWTH TRENDS IN TOTAL POPULATION



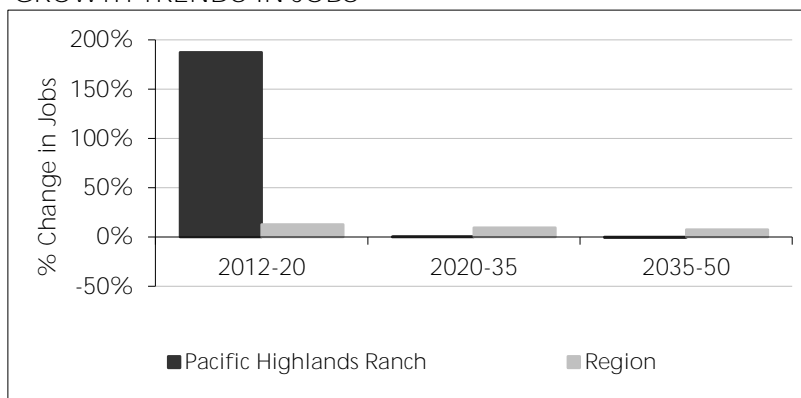
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	735	1,434	1,942	2,595	1,860	253%
Civilian Jobs	735	1,434	1,942	2,595	1,860	253%
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	2,692	2,692	2,692	2,692	0	0%
Developed Acres	866	1,427	1,456	1,482	616	71%
Low Density Single Family	31	31	34	34	3	9%
Single Family	306	778	779	779	473	155%
Multiple Family	13	38	39	39	26	194%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	37	37	37	37	--
Industrial	0	0	0	0	0	0%
Commercial/Services	9	8	8	8	0	-4%
Office	0	6	13	23	23	--
Schools	119	126	136	148	29	24%
Roads and Freeways	289	289	289	289	0	0%
Agricultural and Extractive <sup>2</sup>	47	47	47	47	0	0%
Parks and Military Use	53	67	74	79	26	49%
Vacant Developable Acres	620	60	30	5	-616	-99%
Low Density Single Family	3	3	0	0	-3	-100%
Single Family	473	1	0	0	-473	-100%
Multiple Family	26	1	0	0	-26	-100%
Mixed Use	37	0	0	0	-37	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	1	1	0	0	-1	-100%
Office	22	16	9	0	-22	-100%
Schools	29	22	11	0	-29	-100%
Parks and Other	26	12	5	0	-26	-100%
Future Roads and Freeways	4	4	4	4	0	0%
Constrained Acres	1,205	1,205	1,205	1,205	0	0%
Employment Density <sup>3</sup>	5.8	9.1	11.0	13.2	7.4	128%
Residential Density <sup>4</sup>	5.2	5.9	5.9	5.9	0.7	13%

## 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