SERIES 13 REGIONAL GROWTH FORECAST

Subregional Area 37 - Harbison-Crest

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	14,869	16,481	21,042	21,060	6,191	42%
Household Population	14,770	16,392	20,927	20,924	6,154	42%
Group Quarters Population	99	89	115	136	37	37%
Civilian	99	89	115	136	37	37%
Military	0	0	0	0	0	0%
Total Housing Units	5,735	6,310	8,017	8,152	2,417	42%
Single Family	3,923	4,732	6,439	6,574	2,651	68%
Multiple Family	12	5	5	5	-7	-58%
Mobile Homes	1,800	1,573	1,573	1,573	-227	-13%
Occupied Housing Units	5,481	5,981	7,642	7,657	2,176	40%
Single Family	3,772	4,485	6,156	6,208	2,436	65%
Multiple Family	7	5	5	3	-4	-57%
Mobile Homes	1,702	1,491	1,481	1,446	-256	-15%
Vacancy Rate	4.4%	5.2%	4.7%	6.1%	1.7	39%
Single Family	3.8%	5.2%	4.4%	5.6%	1.8	47%
Multiple Family	41.7%	0.0%	0.0%	40.0%	-1.7	-4%
Mobile Homes	5.4%	5.2%	5.8%	8.1%	2.7	50%
Persons per Household	2.69	2.74	2.74	2.73	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	184	243	250	193	9	5%
$15,000-$29,999	516	447	501	434	-82	-16%
$30,000-$44,999	568	626	708	592	24	4%
$45,000-$59,999	720	668	786	707	-13	-2%
$60,000-$74,999	621	554	714	742	121	19%
$75,000-$99,999	860	922	1,142	1,074	214	25%
$100,000-$124,999	638	688	900	928	290	45%
$125,000-$149,999	425	515	731	738	313	74%
$150,000-$199,999	446	649	895	1,004	558	125%
$200,000 or more	503	669	1,015	1,245	742	148%
Total Households	5,481	5,981	7,642	7,657	2,176	40%
Median Household Income Adjusted for inflation ($2010)	$78,823	$87,270	$93,870	$102,330	$23,507	30%

*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.
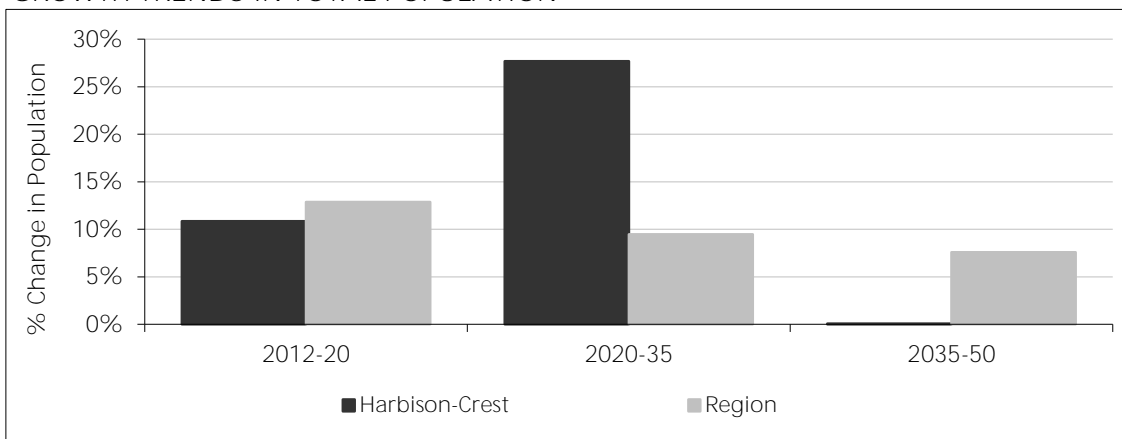
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	14,869	16,481	21,042	21,060	6,191	42%
Under 5	613	771	837	963	350	57%
5 to 9	672	795	905	1,022	350	52%
10 to 14	885	901	1,171	1,162	277	31%
15 to 17	616	544	763	680	64	10%
18 to 19	456	329	446	331	-125	-27%
20 to 24	976	932	1,145	951	-25	-3%
25 to 29	654	690	718	771	117	18%
30 to 34	651	707	735	891	240	37%
35 to 39	620	782	821	903	283	46%
40 to 44	841	850	1,172	1,027	186	22%
45 to 49	1,088	990	1,364	1,135	47	4%
50 to 54	1,371	1,194	1,581	1,372	1	0%
55 to 59	1,423	1,516	1,503	1,670	247	17%
60 to 61	521	655	591	684	163	31%
62 to 64	736	934	917	1,087	351	48%
65 to 69	886	1,283	1,430	1,620	734	83%
70 to 74	613	1,084	1,575	1,349	736	120%
75 to 79	495	704	1,479	1,143	648	131%
80 to 84	405	423	1,070	1,000	595	147%
85 and over	347	397	819	1,299	952	274%
Median Age	47.1	49.7	51.4	52.5	5.4	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	14,869	16,481	21,042	21,060	6,191	42%
Hispanic	2,366	3,023	4,564	5,185	2,819	119%
Non-Hispanic	12,503	13,458	16,478	15,875	3,372	27%
White	11,562	12,393	14,888	14,083	2,521	22%
Black	136	154	189	176	40	29%
American Indian	189	146	76	39	-150	-79%
Asian	251	329	648	814	563	224%
Hawaiian / Pacific Islander	20	29	59	78	58	290%
Other	13	15	22	24	11	85%
Two or More Races	332	392	596	661	329	99%

GROWTH TRENDS IN TOTAL POPULATION

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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	4,517	5,800	5,800	5,800	1,283	28%
Civilian Jobs	4,517	5,800	5,800	5,800	1,283	28%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	22,369	22,369	22,369	22,369	0	0%
Developed Acres	10,697	13,227	15,481	15,522	4,825	45%
Low Density Single Family	5,826	8,234	10,401	10,423	4,597	79%
Single Family	955	999	1,166	1,191	237	25%
Multiple Family	1	0	0	0	-1	-100%
Mobile Homes	286	238	160	153	-133	-46%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	83	146	146	146	62	75%
Commercial/Services	119	191	190	190	71	60%
Office	4	0	0	0	-4	-100%
Schools	150	150	150	150	0	0%
Roads and Freeways	772	772	772	772	0	0%
Agricultural and Extractive[2]	879	874	874	874	-5	-1%
Parks and Military Use	1,621	1,621	1,621	1,621	0	0%
Vacant Developable Acres	5,602	3,072	818	777	-4,825	-86%
Low Density Single Family	5,364	2,956	790	767	-4,597	-86%
Single Family	140	116	28	10	-130	-93%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	25	0	0	0	-25	-100%
Commercial/Services	73	0	0	0	-73	-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	6,070	6,070	6,070	6,070	0	0%
Employment Density[3]	12.7	11.9	11.9	11.9	-0.7	-6%
Residential Density[4]	0.8	0.7	0.7	0.7	-0.1	-15%

GROWTH TRENDS IN JOBS
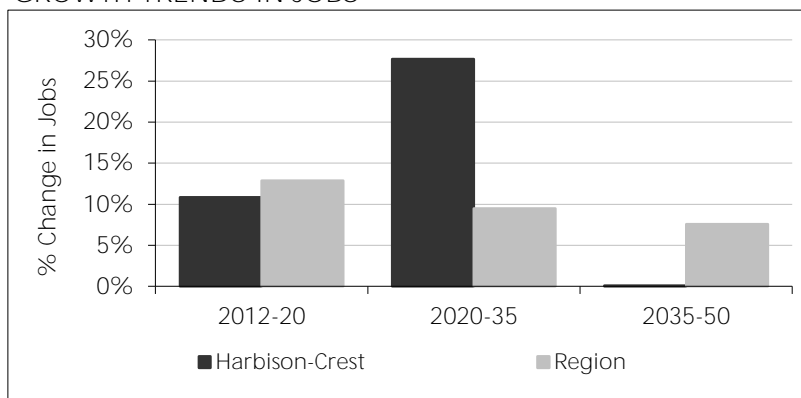
Notes:

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

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