2030 REGIONAL GROWTH FORECAST UPDATE
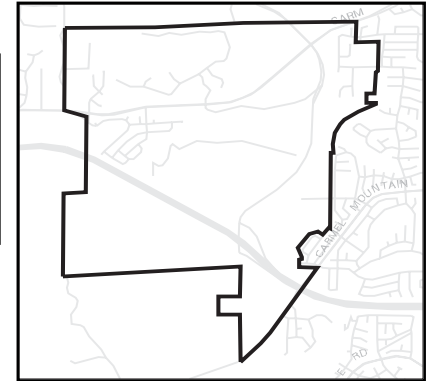## *Torrey Highlands Community Planning Area*
City of San Diego

POPULATION AND HOUSING (2004 to 2030)

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Total Population	**2,246**	**3,394**	**3,829**	**3,982**	**1,736**	**77%**
Household Population	2,246	3,394	3,829	3,982	1,736	77%
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	**1,835**	**2,260**	**2,693**	**2,697**	**862**	**47%**
Single Family	1,621	2,046	2,249	2,253	632	39%
Multiple Family	214	214	444	444	230	107%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	**1,835**	**2,260**	**2,574**	**2,620**	**785**	**43%**
Single Family	1,621	2,046	2,161	2,199	578	36%
Multiple Family	214	214	413	421	207	97%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	**0.0%**	**0.0%**	**4.4%**	**2.9%**	**2.9**	**--**
Single Family	0.0%	0.0%	3.9%	2.4%	2.4	--
Multiple Family	0.0%	0.0%	7.0%	5.2%	5.2	--
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**1.22**	**1.50**	**1.49**	**1.52**	**0.30**	**25%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Households by Income Category						
Less than $15,000	12	13	12	10	-2	-17%
$15,000-$29,999	30	33	30	24	-6	-20%
$30,000-$44,999	70	79	75	64	-6	-9%
$45,000-$59,999	123	142	141	125	2	2%
$60,000-$74,999	170	200	206	188	18	11%
$75,000-$99,999	340	408	438	417	77	23%
$100,000-$124,999	308	378	426	425	117	38%
$125,000-$149,999	273	345	411	434	161	59%
$150,000-$199,999	298	387	487	542	244	82%
$200,000 or more	211	275	348	391	180	85%
Total Households	1,835	2,260	2,574	2,620	785	43%
Median Household Income						
Adjusted for inflation ($1999)	$114,002	$116,865	$122,594	$128,283	$14,281	13%

ADVISORY:

This forecast was accepted by the SANDAG Board of Directors in September 2006 for distribution and use in planning and other studies. The forecast reflects the likely distribution of growth based on the currently adopted plans and policies of the 18 cities and the most recent information from the County of San Diego's general plan update (GP 2020).

Some data presented here may not match 2000 Census information published by the U.S. Census Bureau for the following reasons: sample census data have been controlled to match 100 percent count (Summary File 1) data; and some minor adjustments were made (such as correcting the location of housing units that were erroneously allocated by the Census Bureau to roads and open space) to more accurately reflect the region's true population and housing distribution.
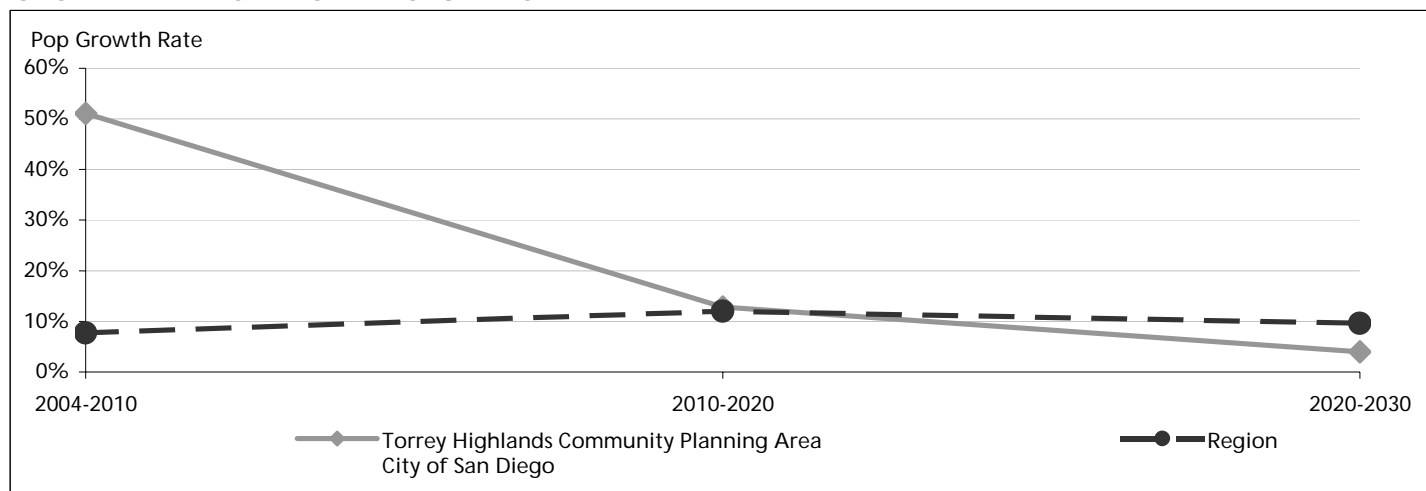
Source: 2030 Regional Growth Forecast Update, September 2006
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POPULATION BY AGE

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Total Population	**2,246**	**3,394**	**3,829**	**3,982**	**1,736**	**77%**
Under 5	115	198	185	188	73	63%
5 to 9	201	265	310	265	64	32%
10 to 14	216	300	298	345	129	60%
15 to 17	138	198	230	215	77	56%
18 to 19	97	124	116	89	-8	-8%
20 to 24	147	236	241	245	98	67%
25 to 29	71	121	177	168	97	137%
30 to 34	55	99	140	134	79	144%
35 to 39	133	231	248	248	115	86%
40 to 44	225	286	342	273	48	21%
45 to 49	245	346	343	398	153	62%
50 to 54	202	333	312	383	181	90%
55 to 59	150	239	279	315	165	110%
60 to 61	36	87	113	106	70	194%
62 to 64	41	97	118	109	68	166%
65 to 69	68	100	138	158	90	132%
70 to 74	37	56	89	97	60	162%
75 to 79	22	28	49	108	86	391%
80 to 84	29	26	61	75	46	159%
85 and over	18	24	40	63	45	250%
Median Age	38.1	38.4	39.4	41.7	3.6	9%

POPULATION BY RACE AND ETHNICITY

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Total Population	**2,246**	**3,394**	**3,829**	**3,982**	**1,736**	**77%**
Hispanic	126	217	241	249	123	98%
Non-Hispanic	2,120	3,177	3,588	3,733	1,613	76%
White	1,327	1,748	1,630	1,547	220	17%
Black	33	35	33	40	7	21%
American Indian	3	11	28	11	8	267%
Asian	669	1,216	1,611	1,748	1,079	161%
Hawaiian / Pacific Islander	4	26	73	81	77	1925%
Other	16	33	28	37	21	131%
Two or More Races	68	108	185	269	201	296%

GROWTH TRENDS IN TOTAL POPULATION

Source: 2030 Regional Growth Forecast Update, September 2006
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DAYTIME POPULATION

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Total Population	**2,246**	**3,394**	**3,829**	**3,982**	**1,736**	**77%**
Daytime Population	2,558	2,729	3,273	3,410	852	33%
Difference	-312	665	556	572	884	-283%

DAYTIME POPULATION TRENDS
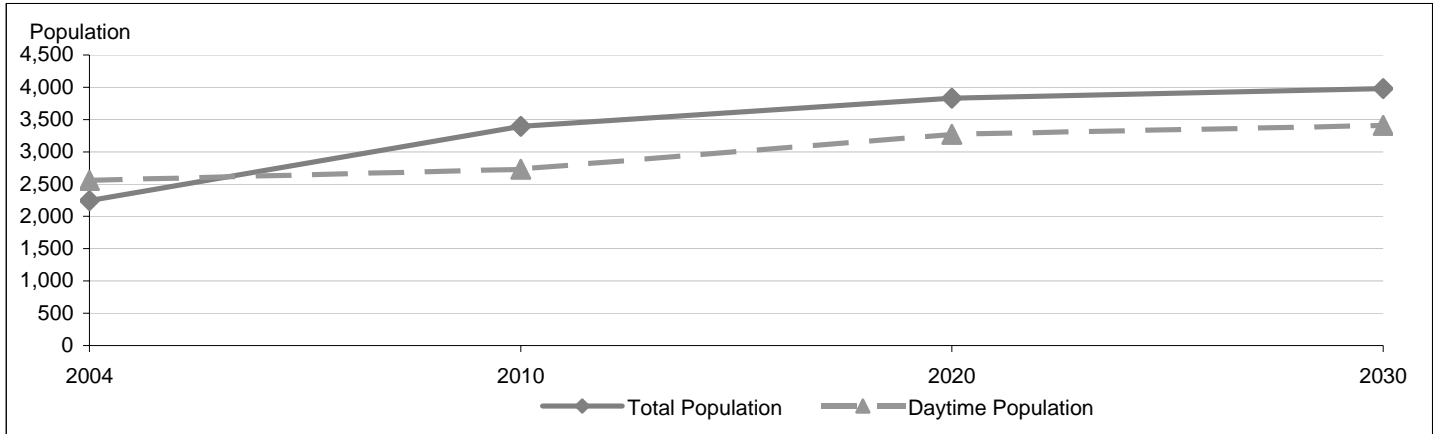
EMPLOYMENT[1]

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Employment	**778**	**1,220**	**3,197**	**4,243**	**3,465**	**445%**
Civilian Employment	778	1,220	3,197	4,243	3,465	445%
Military Employment	0	0	0	0	0	0%
Employment/Housing Ratio[2]	**0.42**	**0.54**	**1.19**	**1.57**	**1.15**	**271%**

Notes:

1 - The number of jobs within this area.

2 - Civilian employment per housing unit.

EMPLOYMENT/HOUSING RATIO AND MEDIAN HOUSEHOLD INCOME IN 2030

Employment/Housing Ratio: 1.57, 1.32

Median Household Income (99$): $128,283, $62,598

■ Torrey Highlands Community Planning Area
City of San Diego

■ Region

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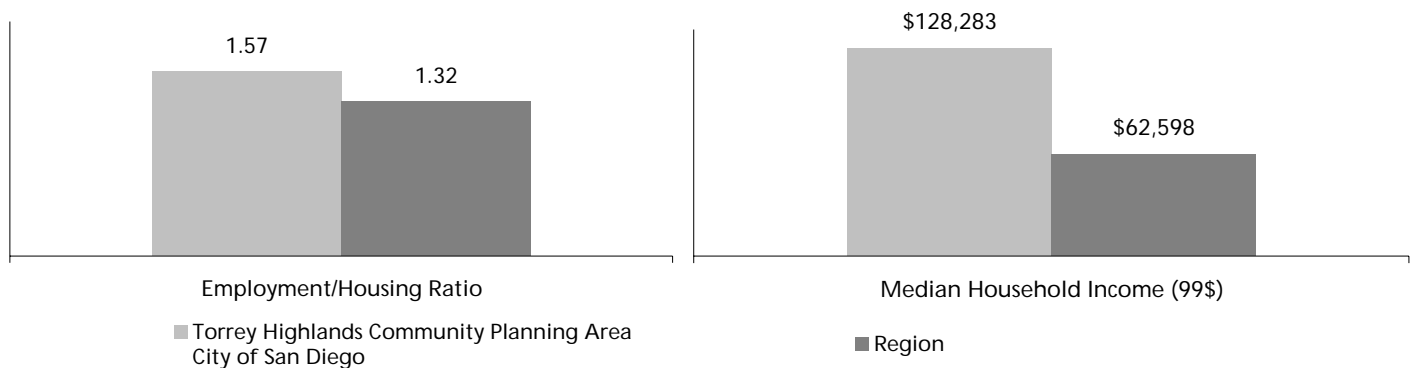
LAND USE[1]

	2004	2010	2020	2030	2004 to 2030 Change Numeric	Percent
Total Acres	**1,520**	**1,520**	**1,520**	**1,520**	**0**	**0%**
Developed Acres	**1,228**	**1,328**	**1,419**	**1,451**	**223**	**18%**
Low Density Single Family	27	27	27	27	0	0%
Single Family	288	363	399	400	112	39%
Multiple Family	31	31	40	40	9	28%
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	0	1	3	4	4	--
Commercial/Services	3	23	39	50	47	1515%
Office	0	0	21	35	35	--
Schools	107	112	121	127	21	19%
Roads and Freeways	200	200	200	200	0	0%
Agricultural and Extractive[2]	37	36	35	34	-4	-10%
Parks and Military Use	535	535	535	535	0	0%
Vacant Developable Acres	**291**	**191**	**99**	**68**	**-223**	**-77%**
Low Density Single Family	0	0	0	0	0	0%
Single Family	112	37	1	0	-112	-100% .
Multiple Family	9	9	0	0	-9	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	52	32	16	5	-47	-90%
Office	39	39	18	4	-35	-89%
Schools	23	18	8	2	-21	-90%
Parks and Other	9	9	9	9	0	0%
Future Roads and Freeways	47	47	47	47	0	0%
Constrained Acres	**1**	**1**	**1**	**1**	**0**	**0%**
Employment Density[3]	**7.1**	**9.0**	**17.4**	**19.7**	**12.6**	**178%**
Residential Density[4]	**5.3**	**5.4**	**5.8**	**5.8**	**0.5**	**9%**

Notes:

1 - Figures may not add to total due to independent rounding.

2 - This is not a forecast of agricultural land, because the 2030 Regional Growth Forecast Update 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 not preclude the continuation of existing agricultural use.

3 - Civilian employment 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).

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