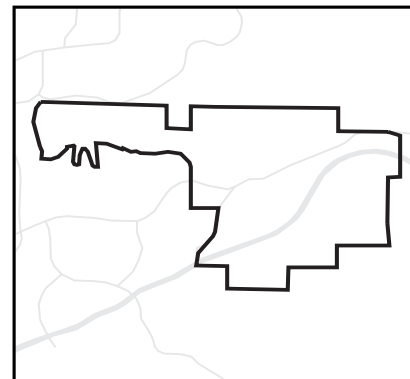


**2030 REGIONAL GROWTH FORECAST UPDATE**  
**Pacific Highlands Ranch Community Planning**  
**Area**  
**City of San Diego**



**POPULATION AND HOUSING (2004 to 2030)**

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
<b>Total Population</b>	<b>1,799</b>	<b>2,617</b>	<b>14,942</b>	<b>15,986</b>	<b>14,187</b>	<b>789%</b>
Household Population	1,721	2,502	14,804	15,822	14,101	819%
Group Quarters Population	78	115	138	164	86	110%
Civilian	78	115	138	164	86	110%
Military	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>585</b>	<b>847</b>	<b>4,985</b>	<b>5,101</b>	<b>4,516</b>	<b>772%</b>
Single Family	433	692	3,173	3,192	2,759	637%
Multiple Family	152	155	1,812	1,909	1,757	1156%
Mobile Homes	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>566</b>	<b>822</b>	<b>4,800</b>	<b>4,978</b>	<b>4,412</b>	<b>780%</b>
Single Family	414	667	3,047	3,092	2,678	647%
Multiple Family	152	155	1,753	1,886	1,734	1141%
Mobile Homes	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>3.2%</b>	<b>3.0%</b>	<b>3.7%</b>	<b>2.4%</b>	<b>-0.8</b>	<b>-25%</b>
Single Family	4.4%	3.6%	4.0%	3.1%	-1.3	-30%
Multiple Family	0.0%	0.0%	3.3%	1.2%	1.2	--
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.04</b>	<b>3.04</b>	<b>3.08</b>	<b>3.18</b>	<b>0.14</b>	<b>5%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
<b>Households by Income Category</b>						
Less than \$15,000	15	19	82	62	47	313%
\$15,000-\$29,999	22	28	127	101	79	359%
\$30,000-\$44,999	19	25	119	99	80	421%
\$45,000-\$59,999	7	9	44	38	31	443%
\$60,000-\$74,999	25	34	174	156	131	524%
\$75,000-\$99,999	69	96	511	479	410	594%
\$100,000-\$124,999	51	73	408	401	350	686%
\$125,000-\$149,999	63	92	543	564	501	795%
\$150,000-\$199,999	97	146	910	998	901	929%
\$200,000 or more	198	300	1,882	2,080	1,882	951%
Total Households	566	822	4,800	4,978	4,412	780%
<b>Median Household Income</b>						
Adjusted for inflation (\$1999)	\$156,186	\$161,986	\$171,538	\$179,509	\$23,323	15%

**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.

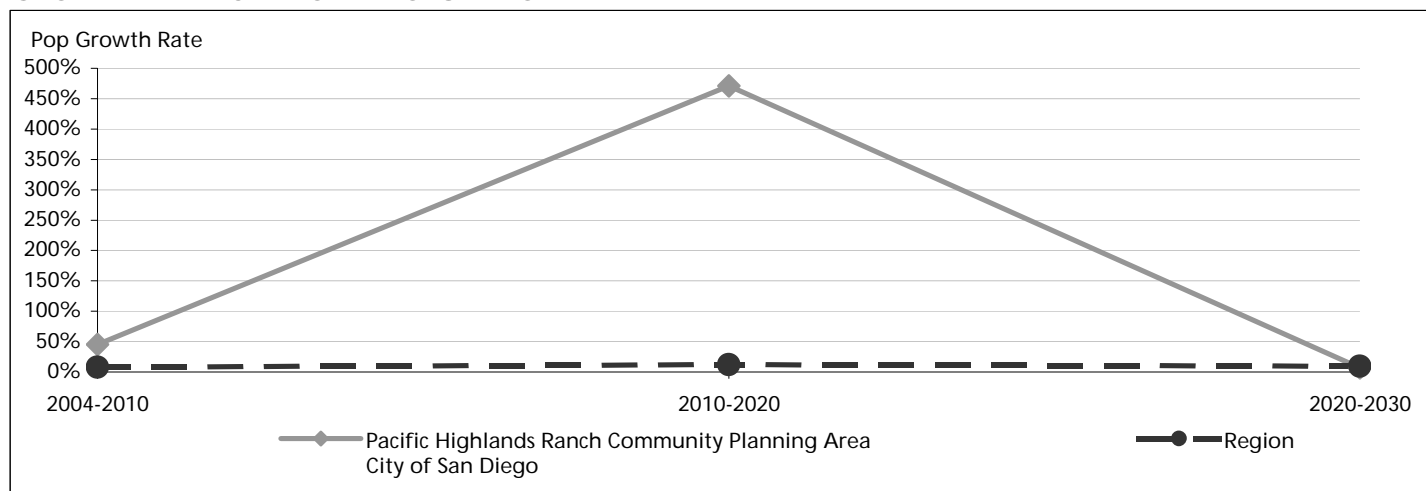
## POPULATION BY AGE

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
<b>Total Population</b>	<b>1,799</b>	<b>2,617</b>	<b>14,942</b>	<b>15,986</b>	<b>14,187</b>	<b>789%</b>
Under 5	110	164	827	865	755	686%
5 to 9	153	216	1,252	1,304	1,151	752%
10 to 14	183	238	1,253	1,335	1,152	630%
15 to 17	89	131	710	686	597	671%
18 to 19	61	77	371	409	348	570%
20 to 24	93	155	797	817	724	778%
25 to 29	70	89	572	541	471	673%
30 to 34	59	96	510	588	529	897%
35 to 39	117	167	980	882	765	654%
40 to 44	165	238	1,145	1,222	1,057	641%
45 to 49	171	233	1,163	1,232	1,061	620%
50 to 54	193	246	1,246	1,216	1,023	530%
55 to 59	101	167	1,070	1,080	979	969%
60 to 61	31	80	469	556	525	1694%
62 to 64	56	72	628	590	534	954%
65 to 69	48	77	837	904	856	1783%
70 to 74	37	63	516	728	691	1868%
75 to 79	26	39	239	448	422	1623%
80 to 84	21	25	169	336	315	1500%
85 and over	15	44	188	247	232	1547%
Median Age	38.5	39.3	40.9	42.3	3.8	10%

## POPULATION BY RACE AND ETHNICITY

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
<b>Total Population</b>	<b>1,799</b>	<b>2,617</b>	<b>14,942</b>	<b>15,986</b>	<b>14,187</b>	<b>789%</b>
Hispanic	204	324	1,882	2,097	1,893	928%
Non-Hispanic	1,595	2,293	13,060	13,889	12,294	771%
White	1,247	1,604	7,948	7,539	6,292	505%
Black	8	9	93	111	103	1288%
American Indian	10	26	213	276	266	2660%
Asian	273	475	3,381	3,994	3,721	1363%
Hawaiian / Pacific Islander	14	81	597	710	696	4971%
Other	4	1	82	88	84	2100%
Two or More Races	39	97	746	1,171	1,132	2903%

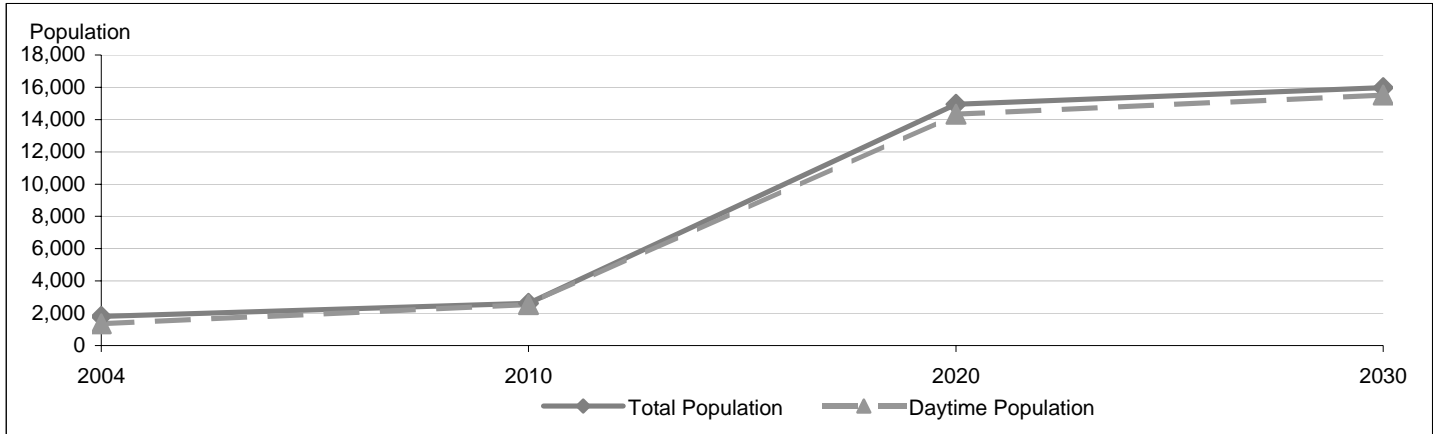
## GROWTH TRENDS IN TOTAL POPULATION



## DAYTIME POPULATION

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
<b>Total Population</b>	<b>1,799</b>	<b>2,617</b>	<b>14,942</b>	<b>15,986</b>	<b>14,187</b>	<b>789%</b>
Daytime Population	1,340	2,541	14,340	15,521	14,181	1058%
Difference	459	76	602	465	6	1%

## DAYTIME POPULATION TRENDS



## EMPLOYMENT<sup>1</sup>

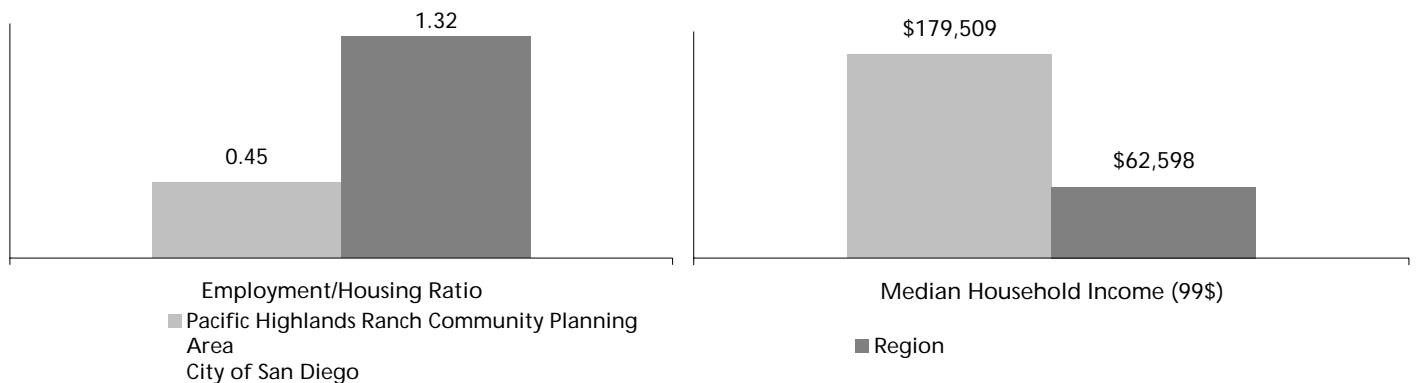
	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
<b>Employment</b>	<b>106</b>	<b>441</b>	<b>1,564</b>	<b>2,296</b>	<b>2,190</b>	<b>2066%</b>
Civilian Employment	106	441	1,564	2,296	2,190	2066%
Military Employment	0	0	0	0	0	0%
<b>Employment/Housing Ratio<sup>2</sup></b>	<b>0.18</b>	<b>0.52</b>	<b>0.31</b>	<b>0.45</b>	<b>0.27</b>	<b>148%</b>

Notes:

1 - The number of jobs within this area.

2 - Civilian employment per housing unit.

## EMPLOYMENT/HOUSING RATIO AND MEDIAN HOUSEHOLD INCOME IN 2030



## LAND USE<sup>1</sup>

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
<b>Total Acres</b>	<b>2,648</b>	<b>2,648</b>	<b>2,648</b>	<b>2,648</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,686</b>	<b>1,853</b>	<b>2,406</b>	<b>2,454</b>	<b>768</b>	<b>46%</b>
Low Density Single Family	31	32	32	35	4	12%
Single Family	132	235	775	777	645	487%
Multiple Family	9	9	135	143	134	1492%
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	3	11	16	16	--
Commercial/Services	0	2	23	33	33	--
Office	0	0	0	0	0	0%
Schools	0	59	99	124	124	--
Roads and Freeways	81	81	81	81	0	0%
Agricultural and Extractive <sup>2</sup>	447	447	242	237	-210	-47%
Parks and Military Use	985	985	1,007	1,007	22	2%
<b>Vacant Developable Acres</b>	<b>954</b>	<b>786</b>	<b>234</b>	<b>186</b>	<b>-768</b>	<b>-81%</b>
Low Density Single Family	4	3	3	0	-4	-88%
Single Family	527	424	4	1	-526	-100%
Multiple Family	84	83	7	0	-84	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	18	15	6	1	-16	-94%
Commercial/Services	30	28	12	2	-28	-95%
Office	0	0	0	0	0	0%
Schools	115	56	25	5	-110	-96%
Parks and Other	7	7	7	7	0	0%
Future Roads and Freeways	169	169	169	169	0	0%
<b>Constrained Acres</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>--</b>	<b>6.9</b>	<b>11.7</b>	<b>13.3</b>	<b>--</b>	<b>--</b>
<b>Residential Density<sup>4</sup></b>	<b>3.4</b>	<b>3.1</b>	<b>5.3</b>	<b>5.3</b>	<b>1.9</b>	<b>57%</b>

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).