



# Appendix D: Community Context Analysis

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To: San Diego Association of Governments and Caltrans District 11

From: North County Comprehensive Multimodal Corridor Plan (CMCP) Project Team

Date: October 2022

Subject: North County Comprehensive Multimodal Corridor Plan (CMCP) – Community Context Analysis

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## Overview

The North County Comprehensive Multimodal Corridor Plan (CMCP) identifies integrated transportation solutions that enhance the way people travel throughout North County. The study area's existing conditions were analyzed and projected trends to identify mobility needs and future opportunities to develop a balanced transportation system. This memo documents North County's population and job trends. In addition, this memo also documents trends related to social equity focus communities and populations with unique mobility challenges.

# Population and Employment Trends

Figure 1: Population and Job Trends in North County CMCP Study Area

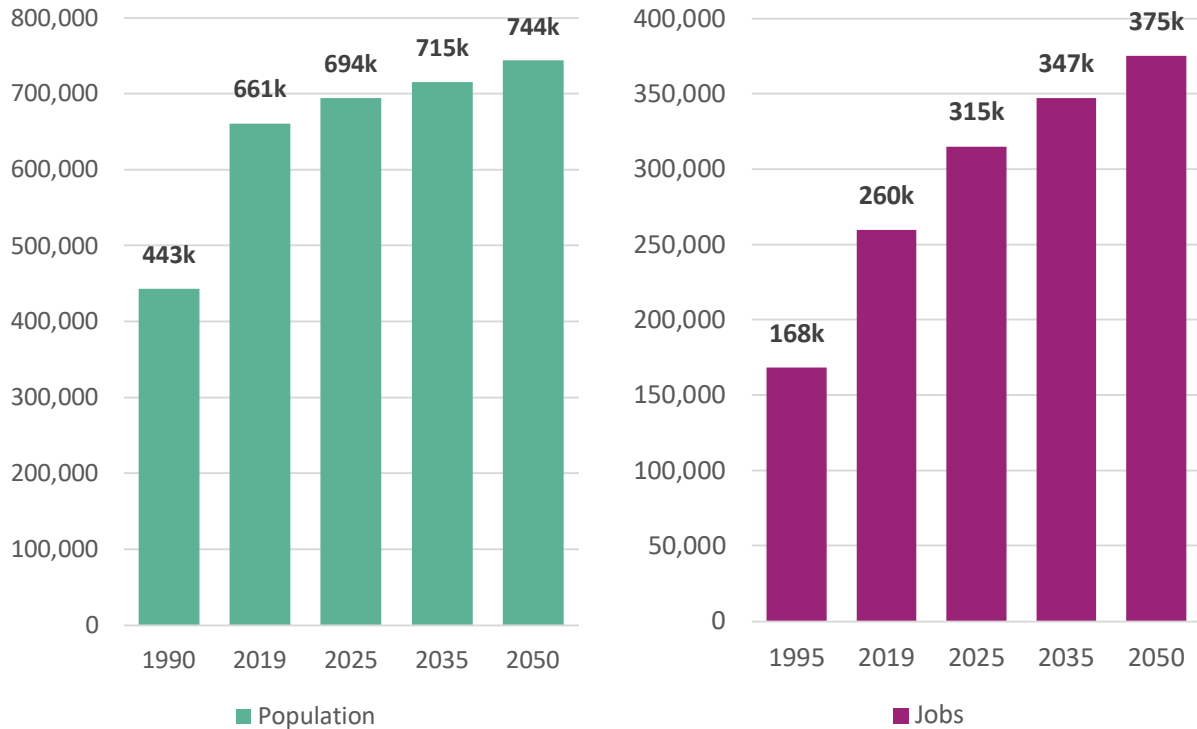
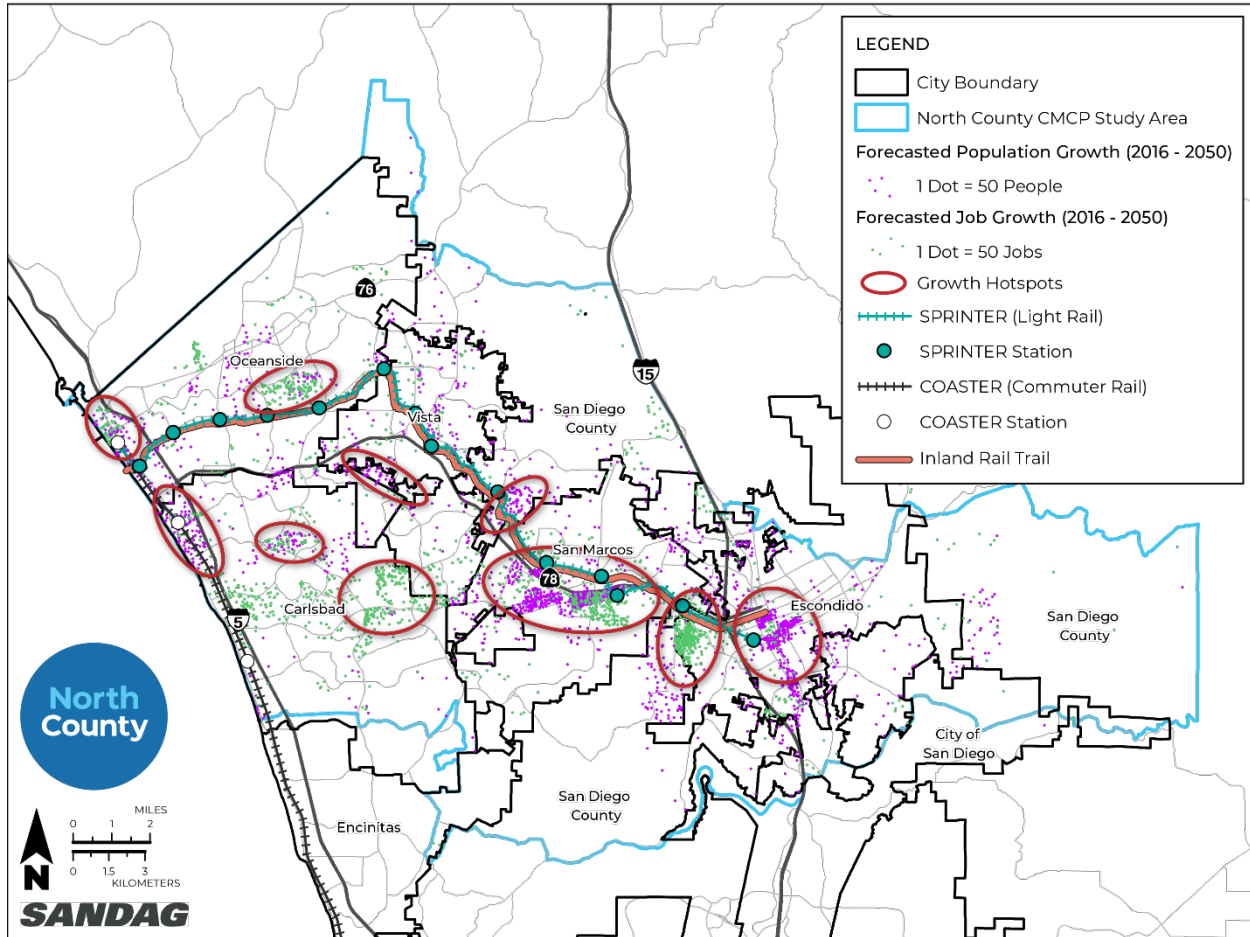


Table 1: Employment Status in North County CMCP Study Area

Individuals between 16 and 65	Population in Study Area	% in Study Area
Employed (Civilian)	318,801	61%
Unemployed	17,116	3%
Not in Labor Force	179,726	35%

**Figure 2** displays growth hot spots for population and jobs by 2050. The biggest growth hot spots for population growth is in San Marcos and Escondido. There are also smaller hot spots for population growth between Vista and San Marcos, Oceanside, and Carlsbad. The biggest growth hot spots for job growth are in San Marcos, and between San Marcos and Escondido. Other smaller hot spots for forecasted job growth are in Oceanside and Carlsbad.

Figure 2: Growth Hot Spots for Forecasted Population and Jobs by 2050



Source: SANDSG DS39 Forecast Estimates (2021)

**Table 2** summarizes demographic information for social equity focus communities within the study area and how it compares to the region. Compared to the region, North County has a higher population of People of Color and people considered low-income.

Table 2: Social Equity Focus Communities within the Study Area (2019)

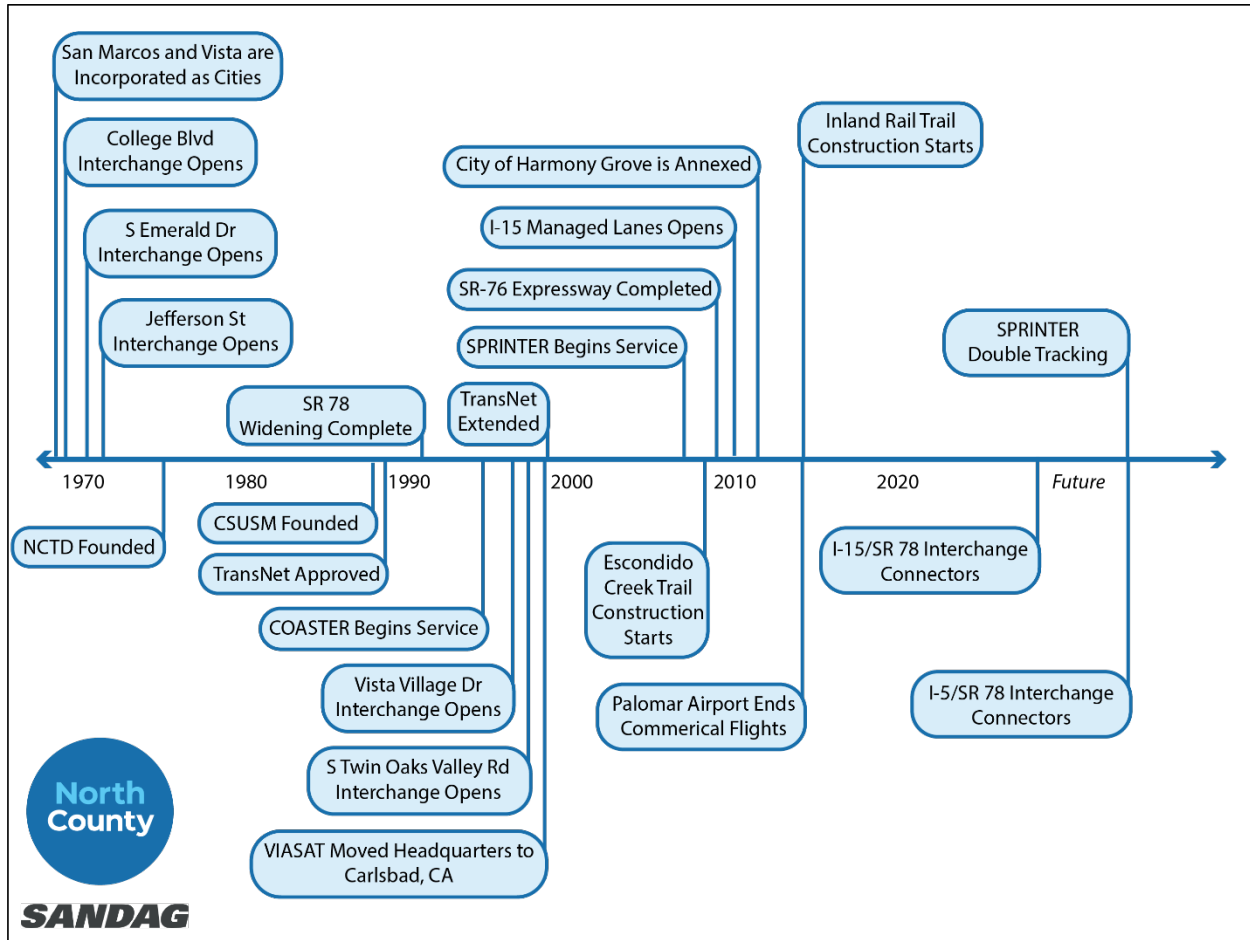
Category	Population	% of Population in Study Area	% of Population in Region
Study Area Total Population	660,721	--	19.9%
Senior Population (65 years of age and older)	94,351	14.3%	20.8%
Senior Population (75 years of age and older)	40,566	6.1%	21.1%
Low-Income Households (200% of Federal Poverty Level)	62,403*	28.3%*	19.5%*
People of Color (Non-White, Hispanic)	346,220	52.4%	19.2%

\*Note: Number and percentage based on total households within the study area, which is 220,261 total households.

Source: American Community Survey (ACS) 2019 5-Year Estimate.

**Figure 3** shows a timeline of when areas were incorporated as cities back in 1970, through current projects underway today, to known future projects in the North County subregion.

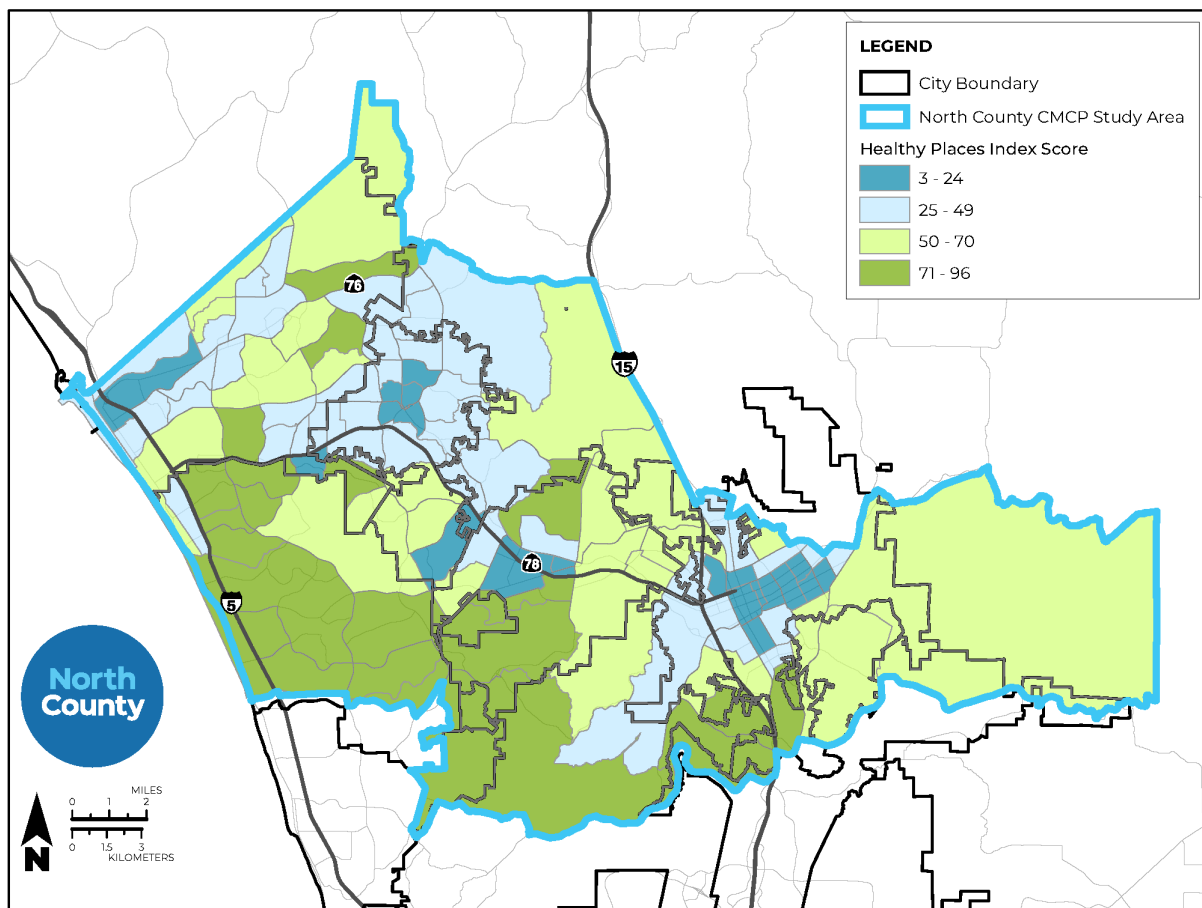
Figure 3: North County Land Use and Transportation Highlights Timeline



# Healthy Places Index

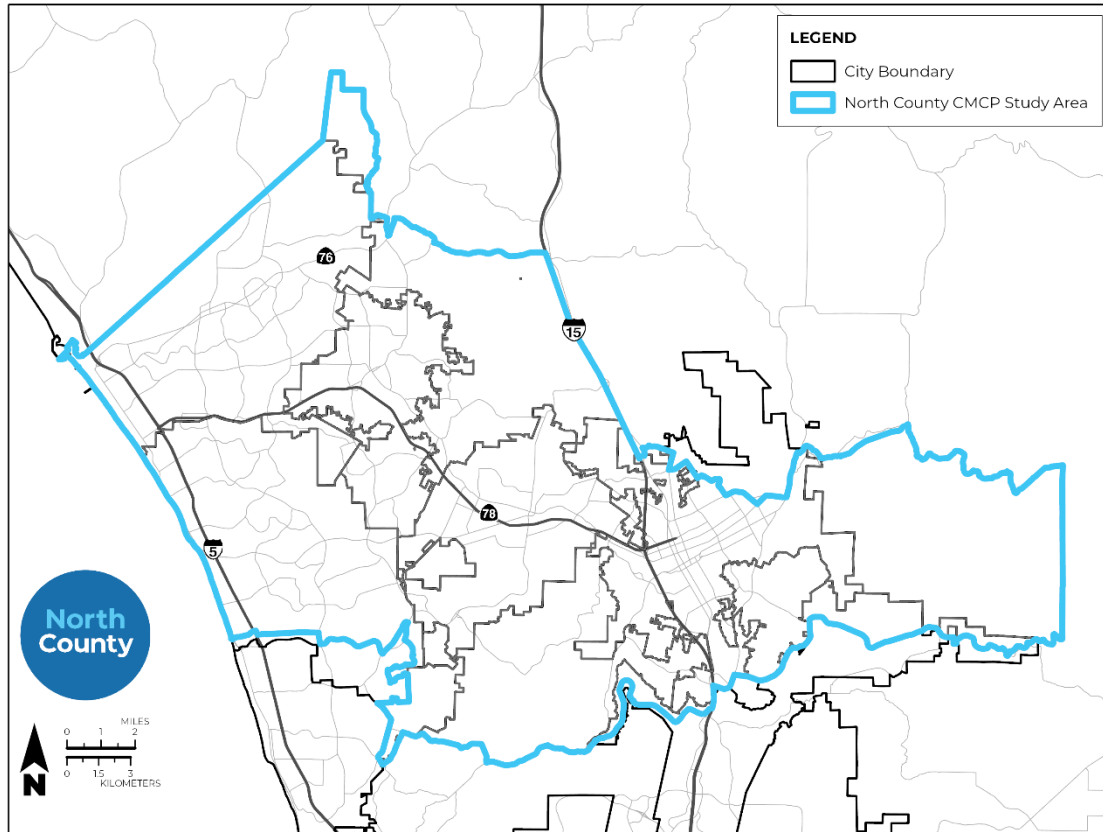
The index score is a compilation 25 community characteristics weighted into one index score. A higher index score represents a community that shows more indication of a healthy community. **Figure 4** below shows that the North County study area scores highly on the Healthy Places Index indicating that North County is a relatively healthy community with factors that support a higher predicted life expectancy. However, some of the densest areas of North County—such as Escondido, Vista, San Marcos and Oceanside—have significantly lower scores. As the transportation network continues to develop, it will be important to understand how the built environment, socioeconomic factors, and community factors contribute to lower scores in these areas. This will help ensure that the implementation of the CMCP does not adversely impact the North County communities, but rather improves the health and wellbeing in these lower-scoring areas.

Figure 4: Healthy Places Index Score for North County CMCP



**Figure 5** below shows that there are no identified SB 535 disadvantaged communities in the North County Study Area as there are no census tracts that score in the top 25% of CalEnviroScreen 4.0. While there are no communities that are identified as disadvantaged through SB 535, it is important to note that there are other socioeconomic indicators utilized to identify areas of need for social equity focus communities.

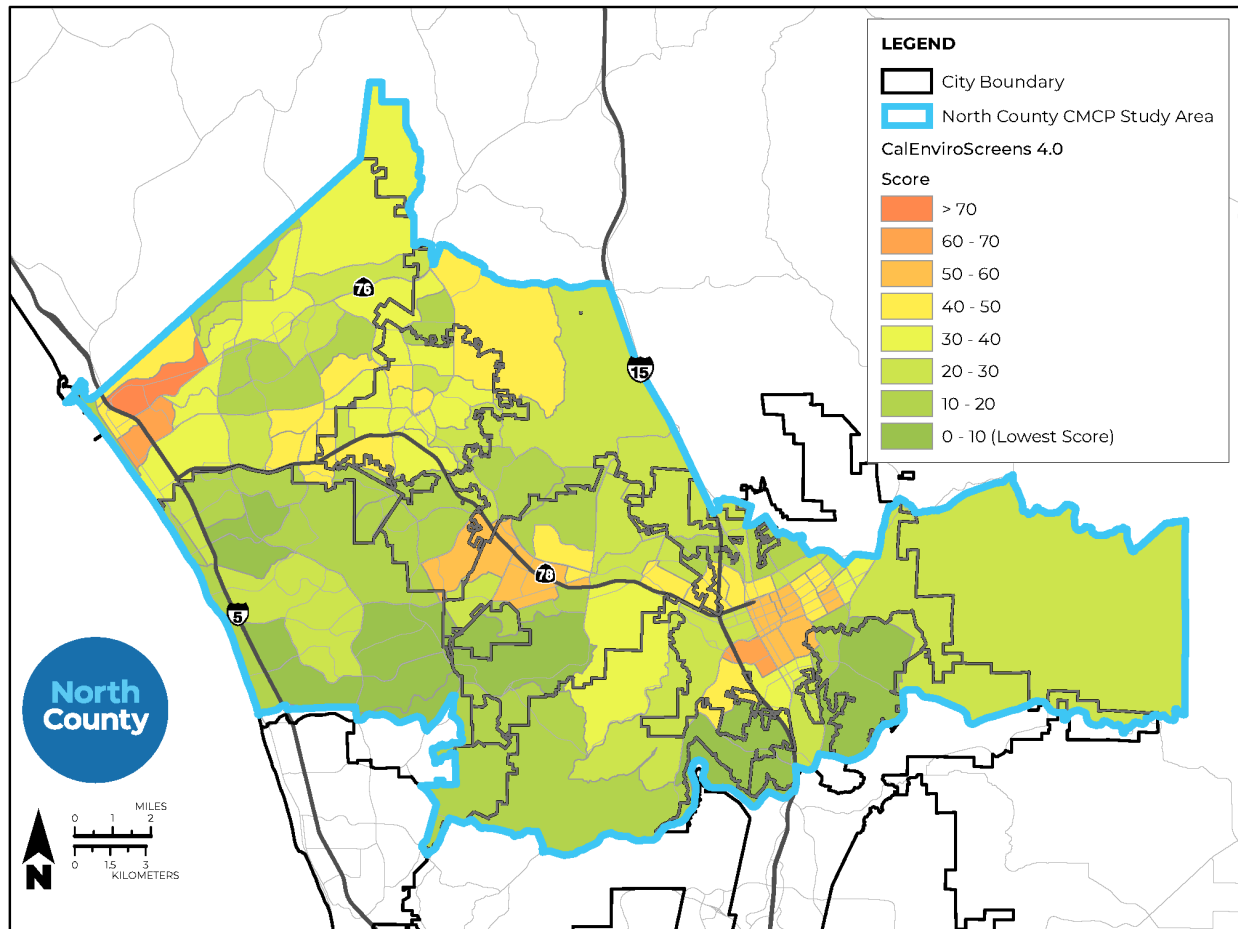
Figure 5: SB 535 Disadvantaged Communities in North County CMCP



Note: There are no SB 535 disadvantaged communities in North County subregion

Figure 6 shows that downtown Escondido, the San Marcos area, and Oceanside score higher than the surrounding communities indicating higher cumulative impacts as a result of pollution exposure.

Figure 6: CalEnviroScreen 4.0 Score for North County CMCP



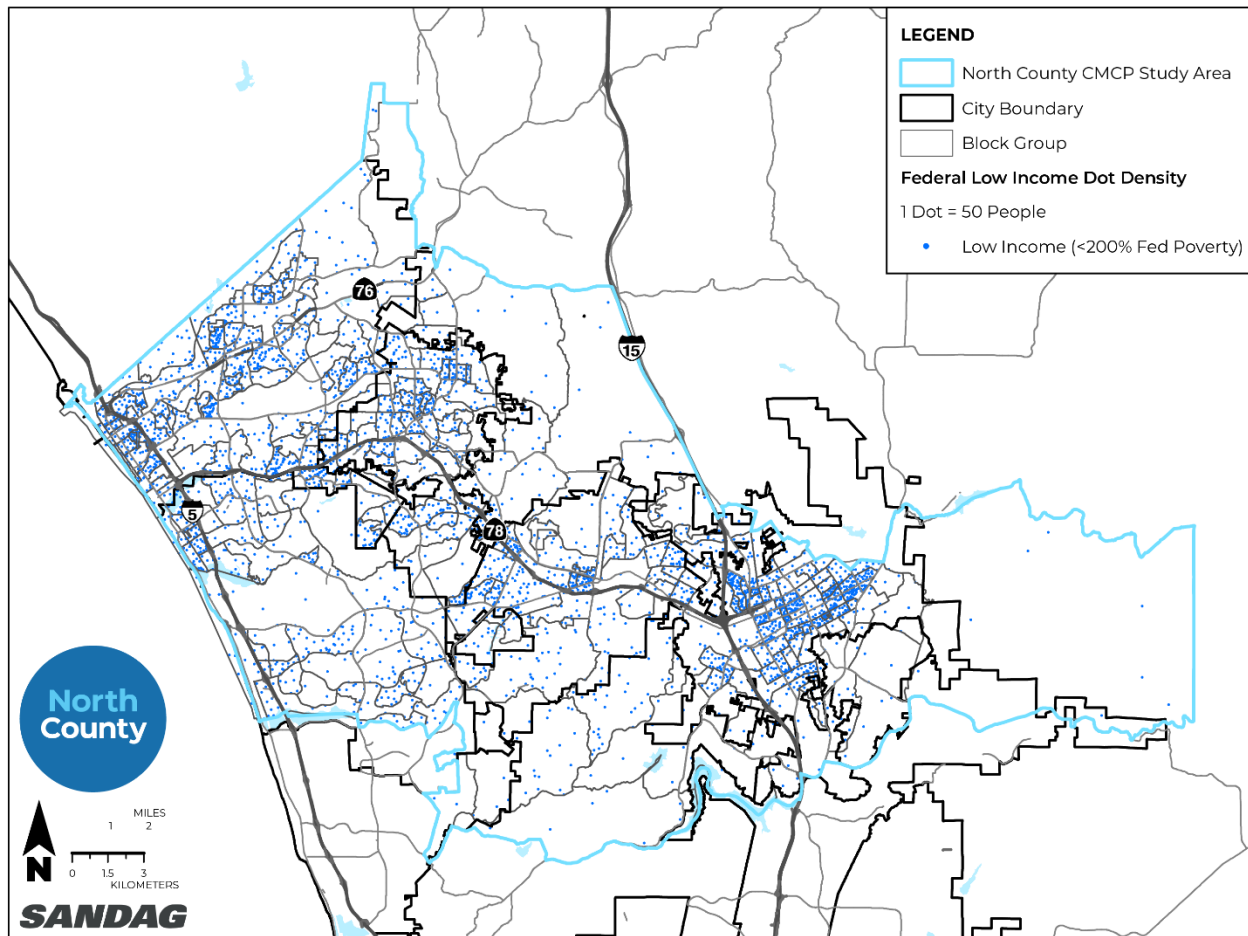


# Low-Income Communities

## LOW-INCOME DEFINED BY POVERTY

The low-income population is based on reported incomes of 200% of the Federal Poverty Level. Through this lens of low-income definitions, for a family of four in North County, the threshold for “low-income” cannot exceed 200% of \$26,500 (i.e., \$53,000). A substantial portion of the study area is considered low-income (28%). There are concentrations of low-income households in the cities of Oceanside, Vista, San Marcos, and Escondido (see **Figure 7**).

Figure 7: Federal Low-Income Population (2019)



Source: American Community Survey (ACS) 2019 5-Year Estimate

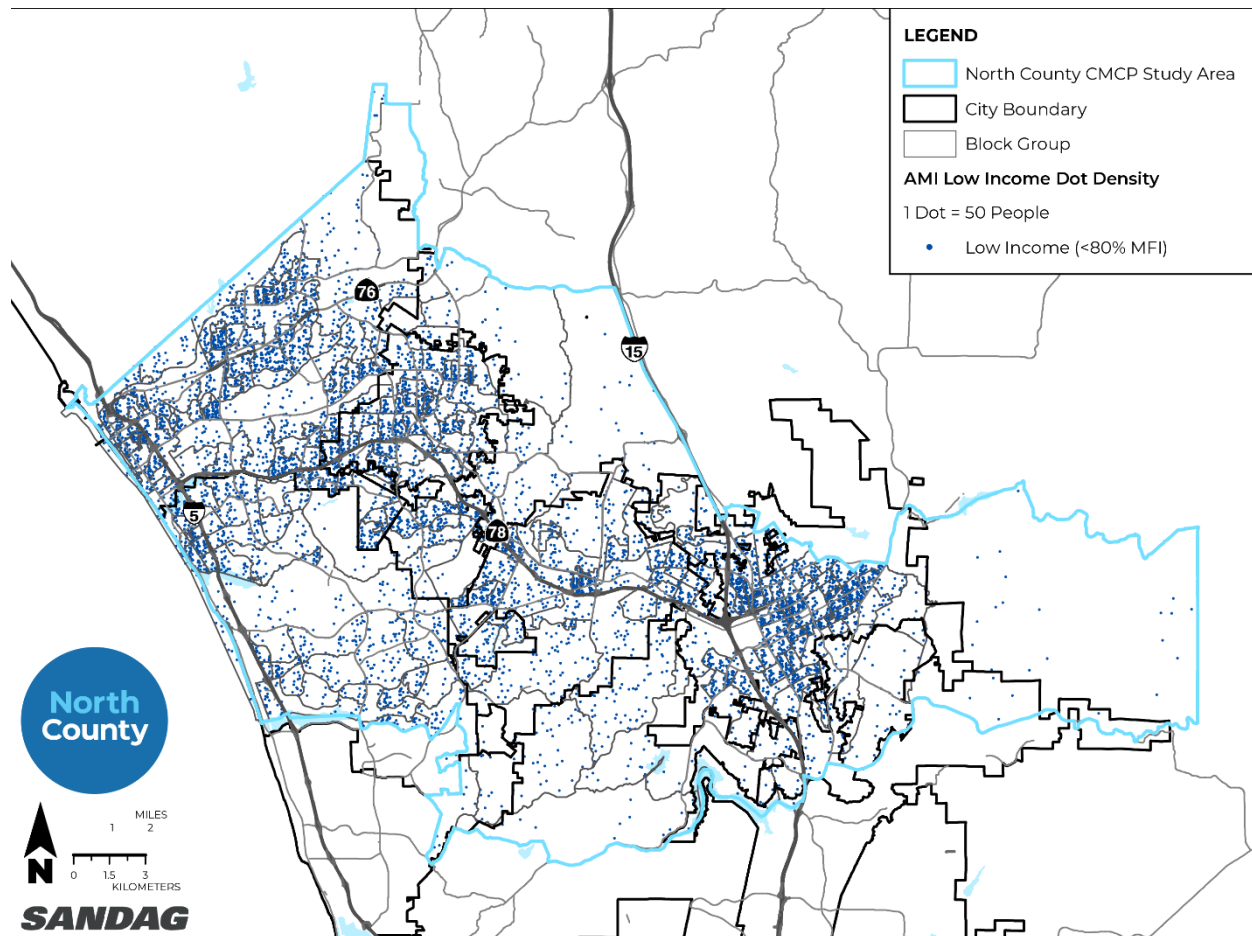
## LOW-INCOME DEFINED BY AFFORDABILITY OF HOUSING

The second definition of low-income is on the threshold designated by the California Department of Housing and Community Development's (HCD) State Income Limits. The HCD State Income Limits vary by household size for each county and provide income thresholds for "Extremely Low," "Very Low," "Low," "Median," and "Moderate" income categories. AB 1550 refers to the "Low" income thresholds (80% of County of San Diego AMI) within this dataset.

*The North County CMCP will reference HCD's low-income limits (80% of AMI), as appropriate, to acknowledge that San Diego County is less affordable than other counties in California.*

**Figure 8** demonstrates the larger proportion of North County's population meeting HCD's definition of a "low-income" household. This shows that a larger portion of North County's population is categorized as low-income with regards to housing affordability due to higher housing costs in the region.

Figure 8: Housing-Defined Low-Income Population (2019)



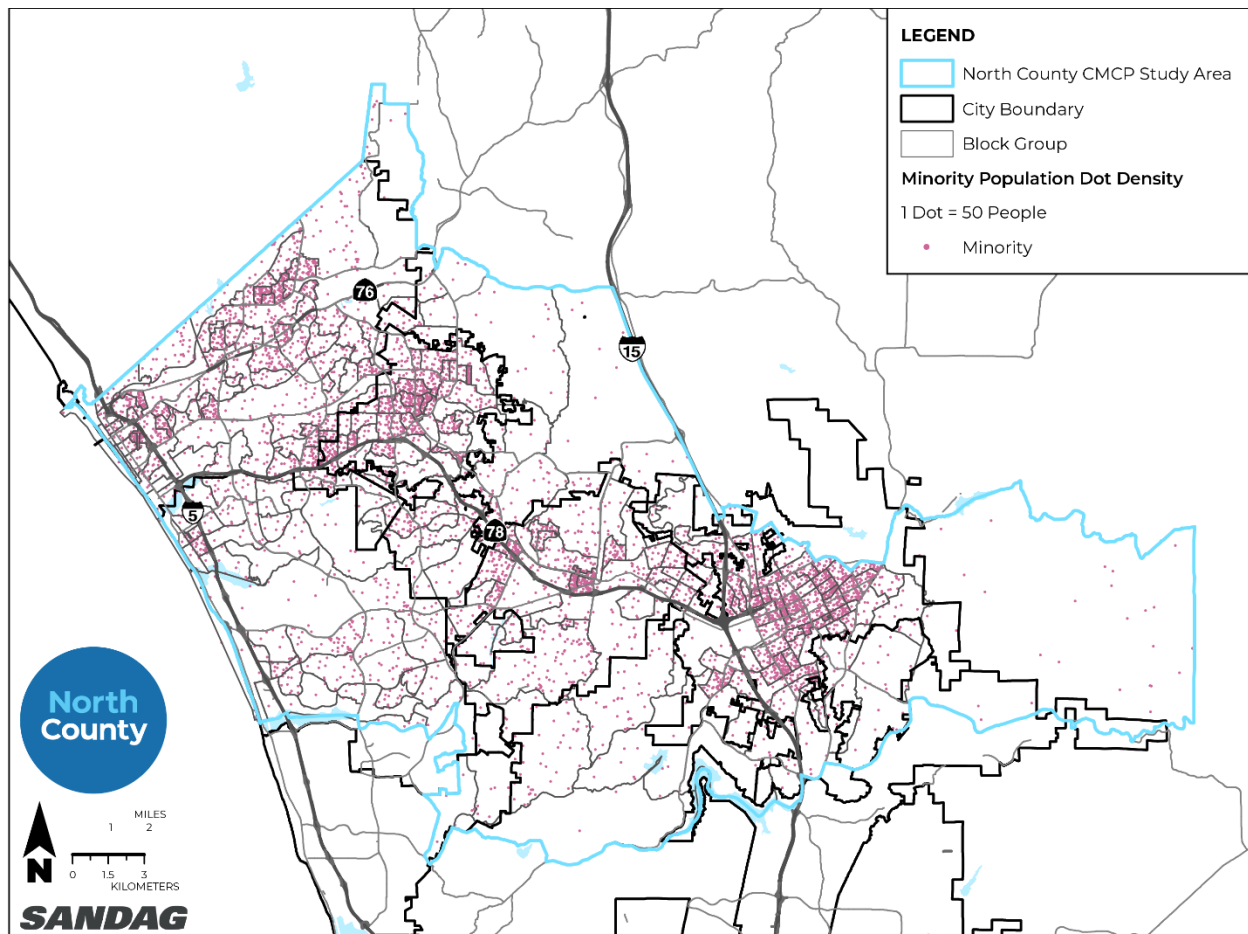
Source: American Community Survey (ACS) 2019 5-Year Estimate

Through the application of various social equity lenses to better understand the locations of underrepresented populations, the communities of Escondido, San Marcos, Vista, and Oceanside will need to be considered during the identification and implementation of projects and programs within the CMCP. Projects that serve and better connect the downtown areas of Escondido, San Marcos, Vista, and Oceanside have the potential to impact a larger number of individuals due to a higher population density. However, it is vital that the implementation of projects consider potential adverse health effects or increased cost of housing which may displace low-income households.

## People of Color

People of Color are persons who identify as non-white or Hispanic. This group has been historically underrepresented in planning processes. Understanding where these populations are concentrated can help to ensure that transportation projects and programs do not impose adverse impacts on minority communities, but rather support and better connect them for job and education opportunities. More than half of the population within the study area identifies as People of Color. There are concentrations of People of Color in the cities of Oceanside, Vista, San Marcos, and Escondido (see **Figure 9**).

Figure 9: North County CMCP Study Area People of Color (Minority Population) (2019)

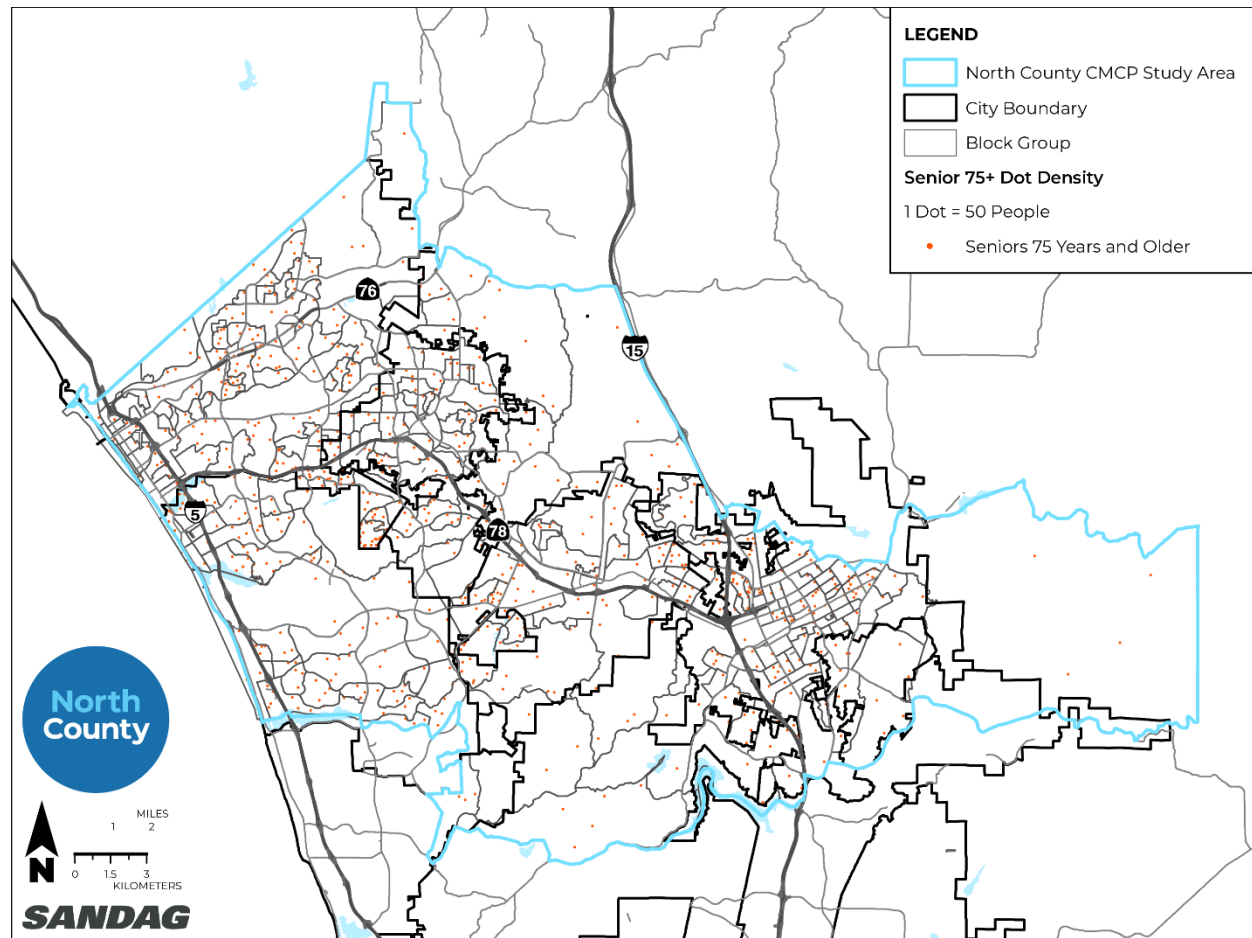


Source: American Community Survey (ACS) 2019 5-Year Estimate

## Current and Future Senior Population Over the Age of 75

Persons over the age of 75 years are categorized by SANDAG policy as seniors. While constituting less than 10% of North County's total population, seniors are of special interest as their daily living and travel patterns are intrinsically different from that of other community members. North County's senior population is more likely to depend on walkable distances, on-demand services, or transit to access their destinations. The majority of people age 75 years and older reside in communities located in Oceanside, Carlsbad, and San Marcos (see **Figure 10**).

Figure 10: North County CMCP Study Area Senior (75+) Population (2019)



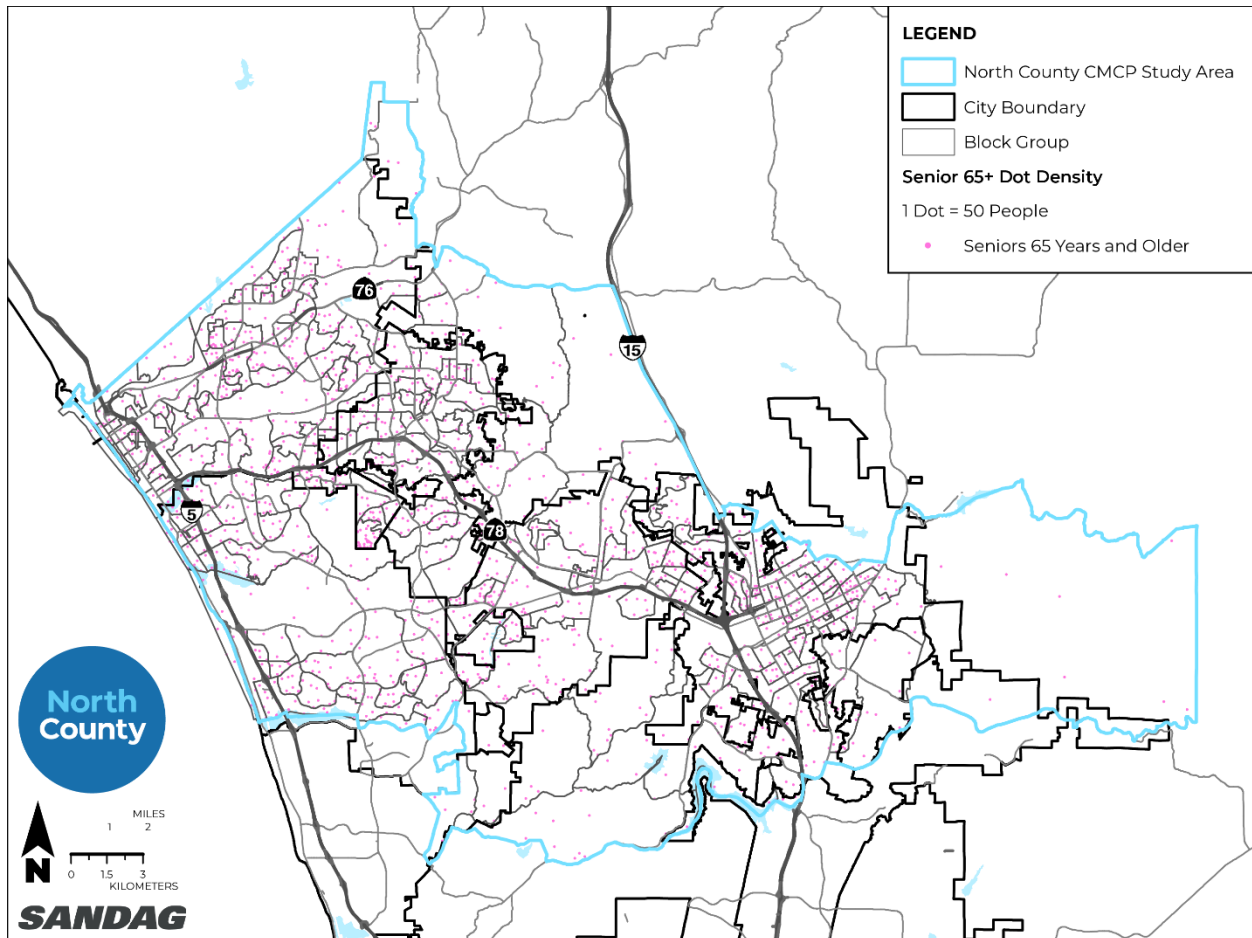
Source: American Community Survey (ACS) 2019 5-Year Estimate



This CMCP will explore the transportation system strategies over the next 10 to 30 years—the first 10 years being instrumental in the overall success of the CMCP. With a 10-year horizon in mind, an additional assessment was performed for persons over the age of 65 years—as this population would become (or continue to be) seniors as categorized by SANDAG policy. **Figure 11** below highlights the seniors who are 65 years and older today to approximate the senior population by 2030. There are no concentrations of seniors who are 65 and older but it is worthwhile to note that those who do are evenly distributed across the study area along SR 78.

**SANDAG estimates a senior population approaching 90,000 by 2050, more than doubling the estimated senior population in 2016.**

Figure 11: North County CMCP Study Area Senior (65+) Population (2019)



Source: American Community Survey (ACS) 2019 5-Year Estimate