

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Otay Mesa - Nestor Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	63,346	67,219	70,582	74,655	79,584	16,238	26%
Household Population	62,909	66,603	69,638	73,279	77,884	14,975	24%
Group Quarters Population	437	616	944	1,376	1,700	1,263	289%
Civilian	437	616	944	1,376	1,700	1,263	289%
Military	0	0	0	0	0	0	0%
Total Housing Units	17,299	18,092	18,628	19,566	20,682	3,383	20%
Single Family	10,004	10,236	10,227	10,240	10,597	593	6%
Multiple Family	5,374	6,098	7,012	8,390	9,901	4,527	84%
Mobile Homes	1,921	1,758	1,389	936	184	-1,737	-90%
Occupied Housing Units	16,281	17,207	17,835	18,783	19,904	3,623	22%
Single Family	9,359	9,691	9,747	9,780	10,139	780	8%
Multiple Family	5,136	5,867	6,776	8,120	9,591	4,455	87%
Mobile Homes	1,786	1,649	1,312	883	174	-1,612	-90%
Vacancy Rate	5.9%	4.9%	4.3%	4.0%	3.8%	-2.1	-36%
Single Family	6.4%	5.3%	4.7%	4.5%	4.3%	-2.1	-33%
Multiple Family	4.4%	3.8%	3.4%	3.2%	3.1%	-1.3	-30%
Mobile Homes	7.0%	6.2%	5.5%	5.7%	5.4%	-1.6	-23%
Persons per Household	3.86	3.87	3.90	3.90	3.91	0.05	1%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	1,903	1,531	1,209	1,025	904	-999	-52%
\$15,000-\$29,999	3,212	2,643	2,215	1,951	1,767	-1,445	-45%
\$30,000-\$44,999	3,133	3,154	2,875	2,686	2,547	-586	-19%
\$45,000-\$59,999	2,793	2,913	2,889	2,868	2,850	57	2%
\$60,000-\$74,999	2,085	2,316	2,495	2,628	2,734	649	31%
\$75,000-\$99,999	1,779	2,478	2,953	3,347	3,690	1,911	107%
\$100,000-\$124,999	721	1,231	1,659	2,056	2,432	1,711	237%
\$125,000-\$149,999	305	553	837	1,129	1,427	1,122	368%
\$150,000-\$199,999	240	327	571	855	1,175	935	390%
\$200,000 or more	110	61	132	238	378	268	244%
Total Households	16,281	17,207	17,835	18,783	19,904	3,623	22%
Median Household Income							
Adjusted for inflation (\$1999)	\$44,485	\$51,568	\$58,596	\$64,917	\$70,337	\$25,852	58%

***IMPORTANT INFORMATION ABOUT THIS FORECAST:**

This forecast was accepted by the SANDAG Board of Directors in October 2011 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 2050 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 2008 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.

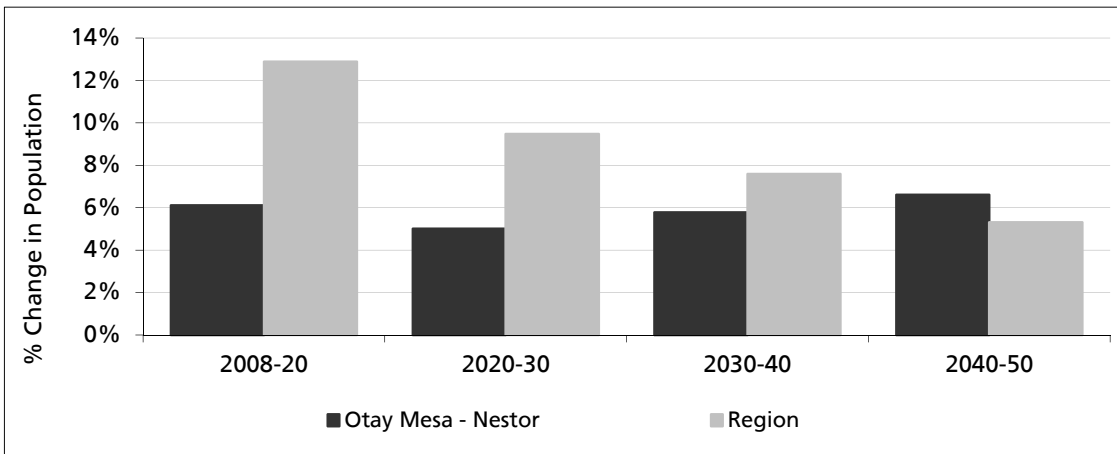
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	63,346	67,219	70,582	74,655	79,584	16,238	26%
Under 5	6,965	6,836	6,647	6,815	6,806	-159	-2%
5 to 9	4,555	5,275	4,822	4,961	5,063	508	11%
10 to 14	4,157	4,715	4,290	4,301	4,533	376	9%
15 to 17	3,339	3,231	3,203	3,131	3,336	-3	0%
18 to 19	2,437	2,060	2,324	2,226	2,425	-12	0%
20 to 24	5,952	5,124	6,246	6,020	6,233	281	5%
25 to 29	5,468	5,282	5,166	5,532	5,573	105	2%
30 to 34	4,407	3,911	3,405	4,214	4,260	-147	-3%
35 to 39	3,609	3,103	3,367	3,500	3,988	379	11%
40 to 44	3,311	3,146	3,135	2,833	3,790	479	14%
45 to 49	3,654	3,758	3,436	3,856	4,125	471	13%
50 to 54	3,517	4,104	4,440	4,626	4,387	870	25%
55 to 59	3,151	4,274	4,612	4,512	5,155	2,004	64%
60 to 61	1,125	1,649	1,828	1,965	2,209	1,084	96%
62 to 64	1,347	2,191	2,378	2,654	2,698	1,351	100%
65 to 69	2,028	3,217	3,815	3,987	3,845	1,817	90%
70 to 74	1,705	2,437	3,312	3,669	4,031	2,326	136%
75 to 79	1,313	1,434	2,244	2,971	3,389	2,076	158%
80 to 84	823	835	1,213	1,790	2,134	1,311	159%
85 and over	483	637	699	1,092	1,604	1,121	232%
Median Age	28.9	31.4	33.8	35.2	37.0	8.1	28%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	63,346	67,219	70,582	74,655	79,584	16,238	26%
Hispanic	40,196	44,959	48,910	54,237	60,482	20,286	50%
Non-Hispanic	23,150	22,260	21,672	20,418	19,102	-4,048	-17%
White	8,686	7,230	6,222	4,800	3,155	-5,531	-64%
Black	1,343	1,402	1,421	1,379	1,343	0	0%
American Indian	116	64	36	16	12	-104	-90%
Asian	10,529	11,052	11,445	11,667	12,014	1,485	14%
Hawaiian / Pacific Islander	374	270	185	117	78	-296	-79%
Other	77	32	12	7	2	-75	-97%
Two or More Races	2,025	2,210	2,351	2,432	2,498	473	23%

GROWTH TRENDS IN TOTAL POPULATION



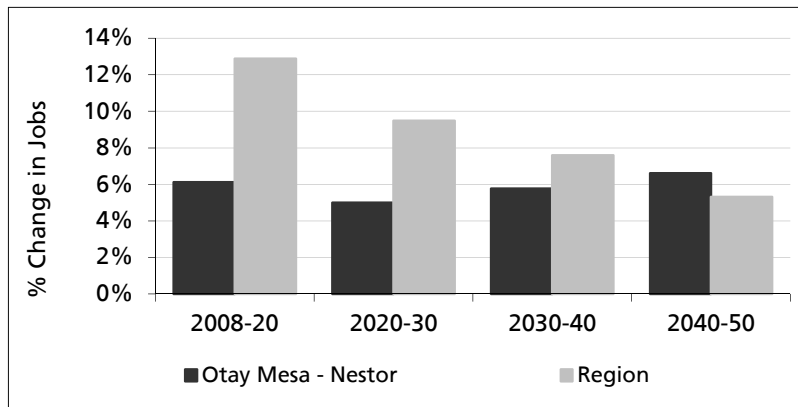
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	7,888	8,377	9,457	10,145	10,529	2,641	33%
Civilian Jobs	7,888	8,377	9,457	10,145	10,529	2,641	33%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	5,427	5,427	5,427	5,427	5,427	0	0%
Developed Acres	5,374	5,402	5,417	5,424	5,426	52	1%
Low Density Single Family	14	11	11	11	11	-3	-19%
Single Family	1,409	1,456	1,454	1,453	1,451	43	3%
Multiple Family	277	330	373	415	468	190	69%
Mobile Homes	173	154	105	63	11	-161	-94%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	10	26	42	42	--
Industrial	87	94	111	100	99	12	14%
Commercial/Services	182	180	180	181	168	-13	-7%
Office	1	1	1	2	2	1	138%
Schools	295	271	271	271	271	-24	-8%
Roads and Freeways	989	989	989	989	989	0	0%
Agricultural and Extractive ²	826	794	778	776	776	-50	-6%
Parks and Military Use	1,122	1,122	1,134	1,138	1,138	16	1%
Vacant Developable Acres	53	24	9	3	0	-52	-99%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	27	0	0	0	0	-27	-100%
Multiple Family	1	0	0	0	0	-1	-100%
Mixed Use	1	1	1	1	0	-1	-100%
Industrial	4	3	2	1	0	-4	-95%
Commercial/Services	3	3	2	1	0	-3	-95%
Office	1	1	1	0	0	-1	-93%
Schools	0	0	0	0	0	0	0%
Parks and Other	16	16	4	0	0	-16	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	14.0	15.4	16.7	17.9	18.8	4.8	34%
Residential Density⁴	9.2	9.3	9.6	10.0	10.5	1.3	14%

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 residential acre (single family, multiple family, mobile home, other, and half of mixed use acres).