

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Tierrasanta Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	31,077	32,619	33,491	34,134	34,460	3,383	11%
Household Population	31,057	32,591	33,455	34,089	34,401	3,344	11%
Group Quarters Population	20	28	36	45	59	39	195%
Civilian	20	28	36	45	59	39	195%
Military	0	0	0	0	0	0	0%
Total Housing Units	11,434	11,810	11,945	11,945	11,945	511	4%
Single Family	8,504	8,880	9,015	9,015	9,015	511	6%
Multiple Family	2,930	2,930	2,930	2,930	2,930	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	11,091	11,514	11,684	11,692	11,702	611	6%
Single Family	8,230	8,648	8,810	8,816	8,824	594	7%
Multiple Family	2,861	2,866	2,874	2,876	2,878	17	1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.0%	2.5%	2.2%	2.1%	2.0%	-1.0	-33%
Single Family	3.2%	2.6%	2.3%	2.2%	2.1%	-1.1	-34%
Multiple Family	2.4%	2.2%	1.9%	1.8%	1.8%	-0.6	-25%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.80	2.83	2.86	2.92	2.94	0.14	5%

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	576	428	318	235	186	-390	-68%
\$15,000-\$29,999	1,356	1,240	999	792	659	-697	-51%
\$30,000-\$44,999	2,016	1,679	1,460	1,239	1,081	-935	-46%
\$45,000-\$59,999	1,767	1,709	1,590	1,432	1,305	-462	-26%
\$60,000-\$74,999	1,560	1,514	1,495	1,420	1,345	-215	-14%
\$75,000-\$99,999	1,373	1,916	2,025	2,048	2,030	657	48%
\$100,000-\$124,999	1,059	1,232	1,407	1,526	1,591	532	50%
\$125,000-\$149,999	523	747	915	1,055	1,152	629	120%
\$150,000-\$199,999	519	696	927	1,154	1,332	813	157%
\$200,000 or more	342	353	548	791	1,021	679	199%
Total Households	11,091	11,514	11,684	11,692	11,702	611	6%
Median Household Income							
Adjusted for inflation (\$1999)	\$58,561	\$66,945	\$74,799	\$83,887	\$90,702	\$32,141	55%

***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.

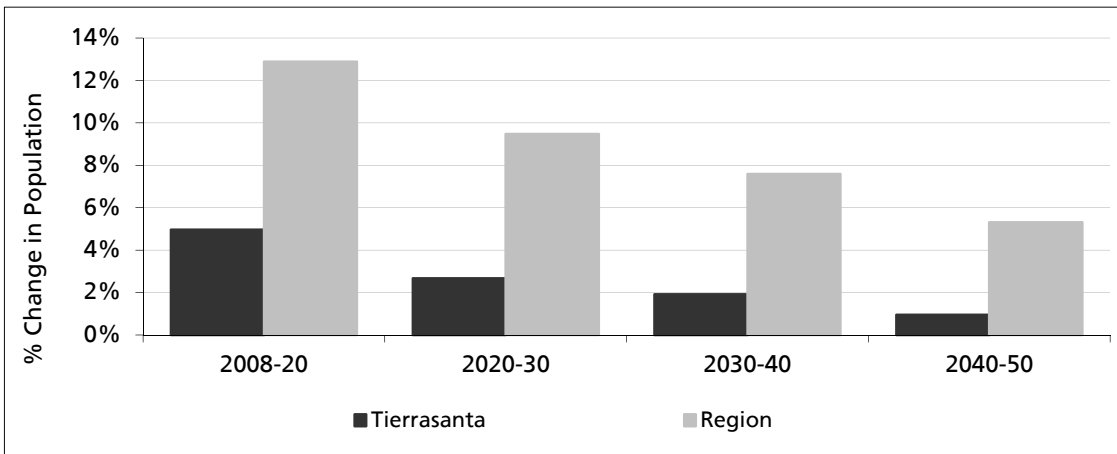
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	31,077	32,619	33,491	34,134	34,460	3,383	11%
Under 5	3,339	3,338	3,417	3,447	3,400	61	2%
5 to 9	3,040	3,126	3,269	3,379	3,390	350	12%
10 to 14	2,454	2,696	2,750	2,869	2,900	446	18%
15 to 17	1,221	1,300	1,278	1,334	1,366	145	12%
18 to 19	604	576	546	540	560	-44	-7%
20 to 24	1,509	1,527	1,608	1,621	1,755	246	16%
25 to 29	1,923	2,252	2,326	2,331	2,377	454	24%
30 to 34	2,772	2,835	2,842	2,959	2,868	96	3%
35 to 39	3,001	2,649	2,965	3,021	2,890	-111	-4%
40 to 44	2,200	1,830	1,966	1,903	1,962	-238	-11%
45 to 49	1,996	1,628	1,403	1,684	1,748	-248	-12%
50 to 54	1,691	1,545	1,301	1,509	1,485	-206	-12%
55 to 59	1,627	1,802	1,496	1,284	1,585	-42	-3%
60 to 61	681	782	662	569	772	91	13%
62 to 64	840	1,251	1,102	985	1,031	191	23%
65 to 69	909	1,615	1,790	1,587	1,348	439	48%
70 to 74	550	1,016	1,372	1,251	1,086	536	97%
75 to 79	301	390	721	795	719	418	139%
80 to 84	212	211	374	522	502	290	137%
85 and over	207	250	303	544	716	509	246%
Median Age	32.6	32.6	32.7	32.6	32.6	0.0	0%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	31,077	32,619	33,491	34,134	34,460	3,383	11%
Hispanic	3,495	4,148	4,507	4,815	5,094	1,599	46%
Non-Hispanic	27,582	28,471	28,984	29,319	29,366	1,784	6%
White	19,894	19,793	19,626	19,448	19,160	-734	-4%
Black	2,261	2,661	2,906	3,022	3,091	830	37%
American Indian	182	206	228	241	238	56	31%
Asian	3,552	3,873	4,167	4,456	4,656	1,104	31%
Hawaiian / Pacific Islander	212	248	263	285	296	84	40%
Other	102	122	113	112	119	17	17%
Two or More Races	1,379	1,568	1,681	1,755	1,806	427	31%

GROWTH TRENDS IN TOTAL POPULATION



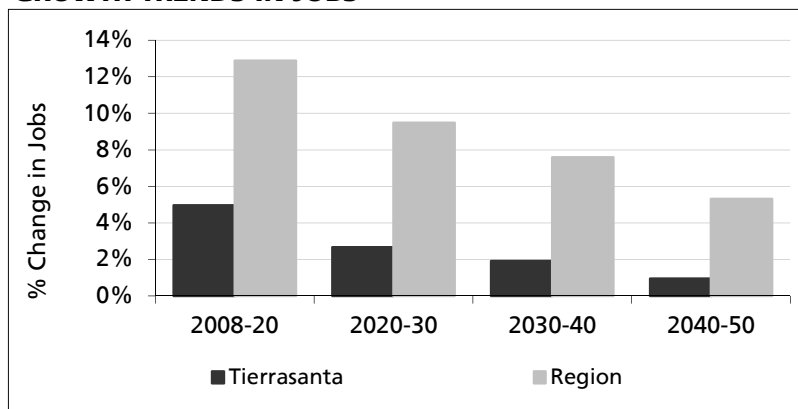
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	3,950	4,409	5,174	5,978	7,078	3,128	79%
Civilian Jobs	3,950	4,409	5,174	5,978	7,078	3,128	79%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	7,232	7,232	7,232	7,232	7,232	0	0%
Developed Acres	7,015	7,077	7,123	7,156	7,199	184	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1,182	1,225	1,240	1,240	1,240	58	5%
Multiple Family	139	139	139	139	139	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	33	43	60	78	102	69	207%
Commercial/Services	429	429	429	429	429	0	0%
Office	3	3	3	3	3	0	0%
Schools	171	180	194	209	229	57	33%
Roads and Freeways	770	770	770	770	770	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	4,288	4,288	4,288	4,288	4,288	0	0%
Vacant Developable Acres	217	156	109	76	33	-184	-85%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	58	15	0	0	0	-58	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	88	78	62	44	20	-69	-78%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	68	60	46	30	11	-57	-84%
Parks and Other	2	2	2	2	2	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	6.2	6.7	7.5	8.3	9.3	3.1	50%
Residential Density⁴	8.7	8.7	8.7	8.7	8.7	0.0	0%

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).