

SERIES 13 REGIONAL GROWTH FORECAST
Rancho Penasquitos Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	44,920	47,008	47,580	47,311	2,391	5%
Household Population	44,877	46,975	47,537	47,266	2,389	5%
Group Quarters Population	43	33	43	45	2	5%
Civilian	43	33	43	45	2	5%
Military	0	0	0	0	0	0%
Total Housing Units	15,220	15,640	15,702	15,748	528	3%
Single Family	11,203	11,280	11,326	11,372	169	2%
Multiple Family	4,017	4,360	4,376	4,376	359	9%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	14,937	15,332	15,474	15,458	521	3%
Single Family	11,046	11,098	11,203	11,200	154	1%
Multiple Family	3,891	4,234	4,271	4,258	367	9%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.9%	2.0%	1.5%	1.8%	-0.1	-5%
Single Family	1.4%	1.6%	1.1%	1.5%	0.1	7%
Multiple Family	3.1%	2.9%	2.4%	2.7%	-0.4	-13%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.00	3.06	3.07	3.06	0.1	2%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Households by Income Category						
Less than \$15,000	745	750	640	541	-204	-27%
\$15,000-\$29,999	836	720	607	508	-328	-39%
\$30,000-\$44,999	797	965	835	710	-87	-11%
\$45,000-\$59,999	1,106	1,115	986	863	-243	-22%
\$60,000-\$74,999	1,418	1,197	1,088	970	-448	-32%
\$75,000-\$99,999	1,981	2,002	1,882	1,733	-248	-13%
\$100,000-\$124,999	2,014	1,832	1,798	1,721	-293	-15%
\$125,000-\$149,999	1,554	1,583	1,607	1,584	30	2%
\$150,000-\$199,999	1,979	2,307	2,480	2,589	610	31%
\$200,000 or more	2,507	2,861	3,551	4,239	1,732	69%
Total Households	14,937	15,332	15,474	15,458	521	3%
Median Household Income						
Adjusted for inflation (\$2010)	\$107,268	\$112,514	\$123,623	\$135,780	\$28,512	27%

*IMPORTANT INFORMATION ABOUT THIS FORECAST:

This forecast was accepted by the SANDAG Board of Directors in October 2013 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 Series 13 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 2012 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.

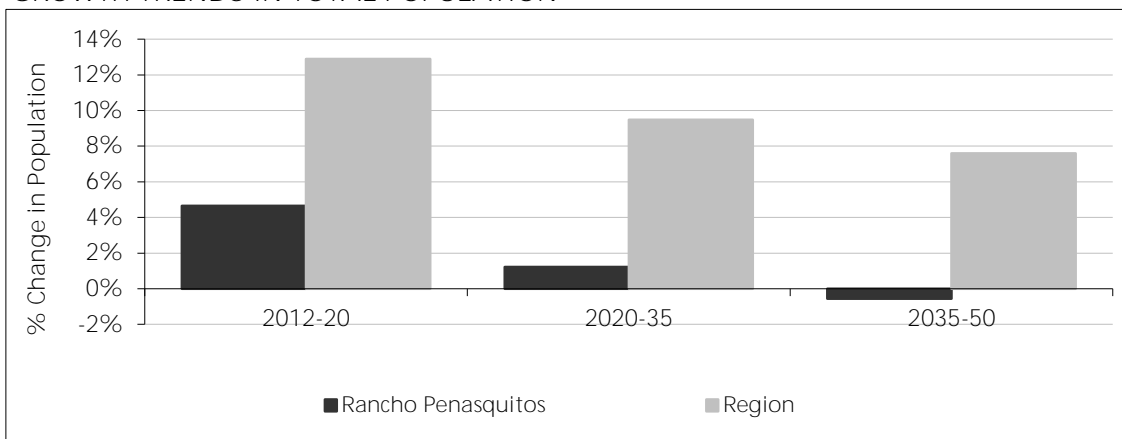
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	44,920	47,008	47,580	47,311	2,391	5%
Under 5	2,260	2,749	2,356	2,500	240	11%
5 to 9	2,869	3,196	2,963	3,103	234	8%
10 to 14	3,466	3,266	3,441	3,312	-154	-4%
15 to 17	2,445	2,098	2,379	2,147	-298	-12%
18 to 19	1,701	1,087	1,217	912	-789	-46%
20 to 24	2,497	2,286	2,205	1,996	-501	-20%
25 to 29	2,441	2,625	2,177	2,183	-258	-11%
30 to 34	2,368	2,481	2,084	2,283	-85	-4%
35 to 39	2,892	3,318	2,843	2,959	67	2%
40 to 44	3,397	3,347	3,616	3,069	-328	-10%
45 to 49	3,767	3,394	3,679	3,148	-619	-16%
50 to 54	4,111	3,618	3,879	3,362	-749	-18%
55 to 59	3,599	3,793	3,297	3,549	-50	-1%
60 to 61	1,161	1,372	1,107	1,304	143	12%
62 to 64	1,525	1,957	1,726	1,879	354	23%
65 to 69	1,726	2,632	2,614	2,957	1,231	71%
70 to 74	1,020	1,697	2,210	2,146	1,126	110%
75 to 79	655	877	1,594	1,618	963	147%
80 to 84	492	548	1,117	1,195	703	143%
85 and over	528	667	1,076	1,689	1,161	220%
Median Age	39.2	40.6	42.9	43.7	4.5	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	44,920	47,008	47,580	47,311	2,391	5%
Hispanic	4,581	5,511	6,174	6,886	2,305	50%
Non-Hispanic	40,339	41,497	41,406	40,425	86	0%
White	23,429	22,755	18,539	14,706	-8,723	-37%
Black	1,016	1,113	1,115	1,123	107	11%
American Indian	76	144	263	261	185	243%
Asian	13,268	14,489	17,456	19,406	6,138	46%
Hawaiian / Pacific Islander	134	256	525	741	607	453%
Other	111	139	200	206	95	86%
Two or More Races	2,305	2,601	3,308	3,982	1,677	73%

GROWTH TRENDS IN TOTAL POPULATION



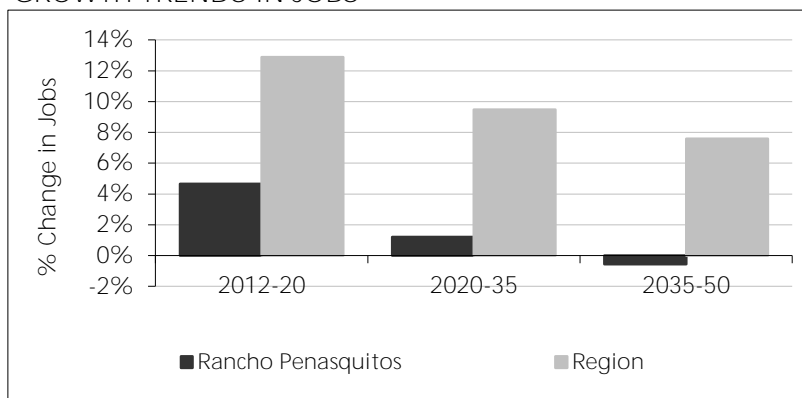
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	4,359	4,548	4,577	4,577	218	5%
Civilian Jobs	4,359	4,548	4,577	4,577	218	5%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	6,423	6,423	6,423	6,423	0	0%
Developed Acres	5,898	5,936	5,947	5,974	76	1%
Low Density Single Family	0	0	0	13	13	--
Single Family	2,212	2,235	2,247	2,261	49	2%
Multiple Family	253	262	262	262	8	3%
Mobile Homes	0	0	0	0	0	0%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	13	13	13	13	0	0%
Commercial/Services	233	237	239	239	6	2%
Office	6	6	6	6	0	0%
Schools	179	179	179	179	0	0%
Roads and Freeways	1,033	1,033	1,033	1,033	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	1,967	1,969	1,967	1,966	-1	0%
Vacant Developable Acres	86	48	37	10	-76	-88%
Low Density Single Family	13	13	13	0	-13	-100%
Single Family	47	24	13	0	-47	-100%
Multiple Family	8	0	0	0	-8	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	6	1	0	0	-6	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	2	0	0	0	-2	-100%
Future Roads and Freeways	10	10	10	10	0	0%
Constrained Acres	439	439	439	439	0	0%
Employment Density ³	10.1	10.4	10.5	10.5	0.4	4%
Residential Density ⁴	6.2	6.3	6.3	6.2	0.0	1%

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