

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



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,498	3,042	3,055	3,079	581	23%
Household Population	2,498	3,042	3,055	3,079	581	23%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	790	944	948	962	172	22%
Single Family	684	838	842	856	172	25%
Multiple Family	106	106	106	106	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	790	944	948	960	170	22%
Single Family	684	838	842	854	170	25%
Multiple Family	106	106	106	106	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.0%	0.0%	0.0%	0.2%	0.2	0%
Single Family	0.0%	0.0%	0.0%	0.2%	0.2	0%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.16	3.22	3.22	3.21	0.0	2%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

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.

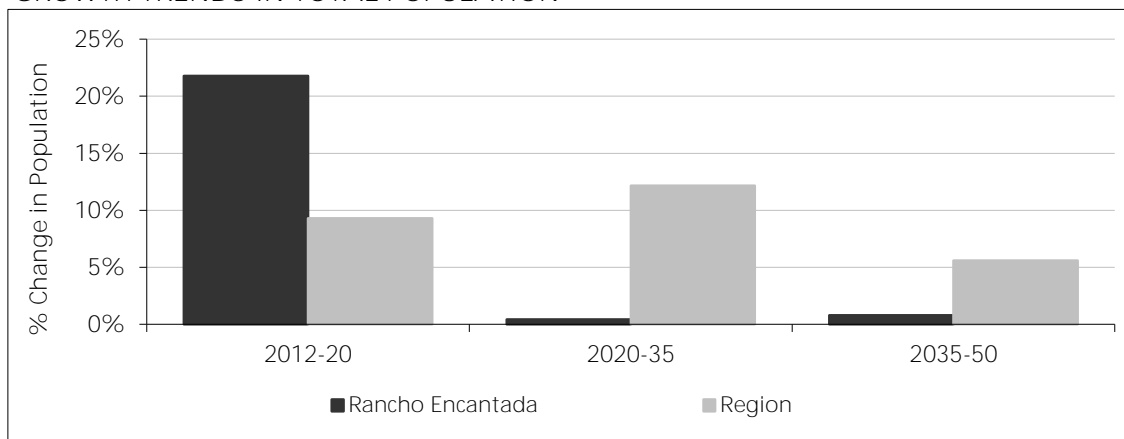
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,498	3,042	3,055	3,079	581	23%
Under 5	158	217	207	211	53	34%
5 to 9	195	303	246	290	95	49%
10 to 14	232	253	280	283	51	22%
15 to 17	140	139	189	160	20	14%
18 to 19	127	70	101	59	-68	-54%
20 to 24	157	165	133	151	-6	-4%
25 to 29	132	140	111	126	-6	-5%
30 to 34	77	128	92	116	39	51%
35 to 39	118	190	168	192	74	63%
40 to 44	158	192	215	184	26	16%
45 to 49	232	216	251	189	-43	-19%
50 to 54	193	216	236	223	30	16%
55 to 59	207	257	232	246	39	19%
60 to 61	52	97	81	90	38	73%
62 to 64	90	135	97	107	17	19%
65 to 69	93	130	156	148	55	59%
70 to 74	46	75	96	99	53	115%
75 to 79	37	54	76	80	43	116%
80 to 84	27	30	40	45	18	67%
85 and over	27	35	48	80	53	196%
Median Age	36.3	37.8	40.0	38.7	2.4	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	2,498	3,042	3,055	3,079	581	23%
Hispanic	193	265	300	353	160	83%
Non-Hispanic	2,305	2,777	2,755	2,726	421	18%
White	1,593	1,875	1,647	1,465	-128	-8%
Black	46	60	84	104	58	126%
American Indian	5	5	8	3	-2	-40%
Asian	572	699	851	967	395	69%
Hawaiian / Pacific Islander	8	10	12	11	3	38%
Other	4	3	5	8	4	100%
Two or More Races	77	125	148	168	91	118%

GROWTH TRENDS IN TOTAL POPULATION



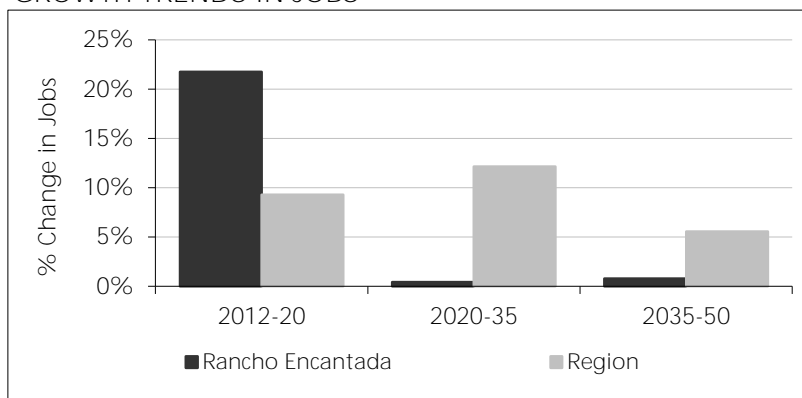
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	94	185	202	225	131	139%
Civilian Jobs	94	185	202	225	131	139%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	2,699	2,699	2,699	2,699	0	0%
Developed Acres	1,129	1,230	1,236	1,251	122	11%
Low Density Single Family	26	26	30	44	18	71%
Single Family	252	331	331	331	79	31%
Multiple Family	8	8	8	8	0	0%
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	1	1	1	1	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	18	24	25	27	9	51%
Roads and Freeways	147	147	147	147	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	678	693	694	694	17	2%
Vacant Developable Acres	122	22	15	0	-122	-100%
Low Density Single Family	18	17	13	0	-18	-100%
Single Family	79	0	0	0	-79	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	9	3	2	0	-9	-100%
Parks and Other	17	2	0	0	-17	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	1,448	1,448	1,448	1,448	0	0%
Employment Density ³	5.1	7.5	7.8	8.2	3.1	61%
Residential Density ⁴	2.8	2.6	2.6	2.5	-0.2	-9%

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