

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



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	27,681	29,422	32,460	34,343	34,678	6,997	25%
Household Population	27,575	29,255	32,194	33,947	34,193	6,618	24%
Group Quarters Population	106	167	266	396	485	379	358%
Civilian	106	167	266	396	485	379	358%
Military	0	0	0	0	0	0	0%
Total Housing Units	7,204	7,559	8,190	8,625	8,673	1,469	20%
Single Family	2,630	2,549	2,255	2,259	2,281	-349	-13%
Multiple Family	4,089	4,703	5,669	6,229	6,299	2,210	54%
Mobile Homes	485	307	266	137	93	-392	-81%
Occupied Housing Units	6,829	7,240	7,901	8,338	8,394	1,565	23%
Single Family	2,434	2,391	2,132	2,141	2,166	-268	-11%
Multiple Family	3,943	4,560	5,517	6,066	6,139	2,196	56%
Mobile Homes	452	289	252	131	89	-363	-80%
Vacancy Rate	5.2%	4.2%	3.5%	3.3%	3.2%	-2.0	-38%
Single Family	7.5%	6.2%	5.5%	5.2%	5.0%	-2.5	-33%
Multiple Family	3.6%	3.0%	2.7%	2.6%	2.5%	-1.1	-31%
Mobile Homes	6.8%	5.9%	5.3%	4.4%	4.3%	-2.5	-37%
Persons per Household	4.04	4.04	4.07	4.07	4.07	0.03	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	1,804	1,600	1,426	1,269	1,142	-662	-37%
\$15,000-\$29,999	1,826	1,801	1,770	1,691	1,587	-239	-13%
\$30,000-\$44,999	1,372	1,414	1,526	1,564	1,531	159	12%
\$45,000-\$59,999	659	951	1,116	1,219	1,240	581	88%
\$60,000-\$74,999	520	596	755	873	920	400	77%
\$75,000-\$99,999	410	515	712	879	964	554	135%
\$100,000-\$124,999	145	214	328	438	504	359	248%
\$125,000-\$149,999	57	88	148	212	254	197	346%
\$150,000-\$199,999	13	51	96	149	189	176	1354%
\$200,000 or more	23	10	24	44	63	40	174%
Total Households	6,829	7,240	7,901	8,338	8,394	1,565	23%
Median Household Income							
Adjusted for inflation (\$1999)	\$28,230	\$32,323	\$37,416	\$41,595	\$44,383	\$16,153	57%

***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.

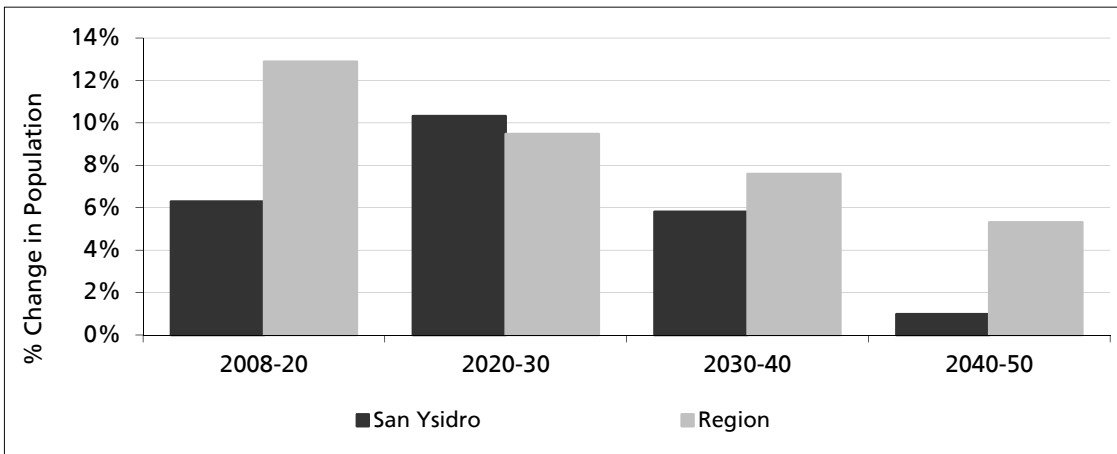
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	27,681	29,422	32,460	34,343	34,678	6,997	25%
Under 5	3,929	3,841	3,837	3,922	3,623	-306	-8%
5 to 9	2,594	3,145	2,953	3,024	2,881	287	11%
10 to 14	2,117	2,396	2,296	2,255	2,211	94	4%
15 to 17	1,697	1,613	1,688	1,583	1,597	-100	-6%
18 to 19	1,119	938	1,157	1,089	1,106	-13	-1%
20 to 24	2,636	2,160	2,907	2,775	2,690	54	2%
25 to 29	2,365	2,242	2,237	2,457	2,264	-101	-4%
30 to 34	1,842	1,579	1,372	1,790	1,753	-89	-5%
35 to 39	1,623	1,404	1,564	1,594	1,749	126	8%
40 to 44	1,466	1,474	1,481	1,322	1,717	251	17%
45 to 49	1,370	1,541	1,491	1,612	1,604	234	17%
50 to 54	1,196	1,602	1,870	1,890	1,645	449	38%
55 to 59	1,020	1,590	1,992	1,916	2,097	1,077	106%
60 to 61	367	639	826	910	958	591	161%
62 to 64	451	817	1,075	1,277	1,221	770	171%
65 to 69	551	841	1,226	1,412	1,310	759	138%
70 to 74	479	644	1,049	1,330	1,496	1,017	212%
75 to 79	403	428	724	1,061	1,232	829	206%
80 to 84	294	302	443	717	925	631	215%
85 and over	162	226	272	407	599	437	270%
Median Age	24.5	26.4	28.1	30.2	32.8	8.3	34%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	27,681	29,422	32,460	34,343	34,678	6,997	25%
Hispanic	25,523	27,478	30,685	32,733	33,306	7,783	30%
Non-Hispanic	2,158	1,944	1,775	1,610	1,372	-786	-36%
White	707	551	445	310	165	-542	-77%
Black	236	235	219	207	182	-54	-23%
American Indian	22	14	12	9	4	-18	-82%
Asian	836	807	776	769	724	-112	-13%
Hawaiian / Pacific Islander	46	33	27	25	23	-23	-50%
Other	15	6	6	3	1	-14	-93%
Two or More Races	296	298	290	287	273	-23	-8%

GROWTH TRENDS IN TOTAL POPULATION



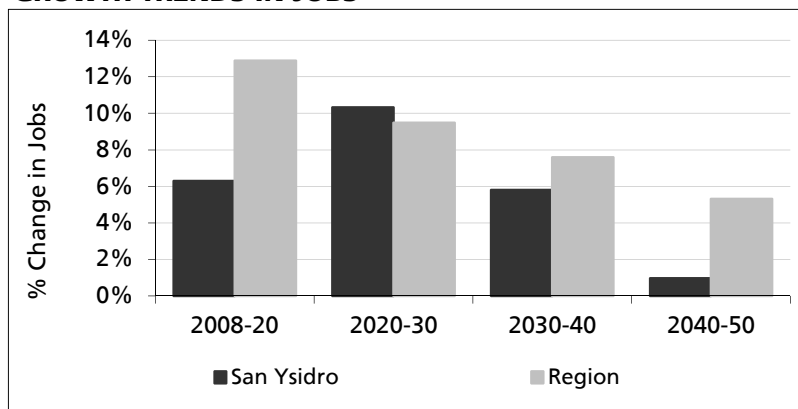
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	11,894	12,836	13,890	15,025	15,904	4,010	34%
Civilian Jobs	11,894	12,836	13,890	15,025	15,904	4,010	34%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	1,867	1,867	1,867	1,867	1,867	0	0%
Developed Acres	1,685	1,741	1,775	1,808	1,830	145	9%
Low Density Single Family	13	13	13	11	11	-2	-16%
Single Family	368	349	311	302	302	-67	-18%
Multiple Family	163	207	252	281	283	120	73%
Mobile Homes	35	27	25	15	11	-25	-70%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	12	15	15	15	--
Industrial	51	65	79	93	101	50	97%
Commercial/Services	179	189	192	201	217	38	21%
Office	17	17	17	17	17	0	0%
Schools	113	113	113	113	113	0	0%
Roads and Freeways	541	541	541	541	541	-1	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	204	220	220	220	220	16	8%
Vacant Developable Acres	152	96	62	29	7	-145	-96%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	19	10	10	8	6	-13	-68%
Multiple Family	26	14	5	1	0	-26	-100%
Mixed Use	0	0	0	0	0	0	-100%
Industrial	47	37	24	10	0	-47	-100%
Commercial/Services	42	34	22	10	0	-42	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	-75%
Parks and Other	16	0	0	0	0	-16	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	30	30	30	30	30	0	0%
Employment Density³	33.0	33.4	34.1	34.8	34.9	1.9	6%
Residential Density⁴	12.4	12.7	13.5	14.0	14.1	1.7	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).