

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



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	965	1,923	1,970	2,037	2,085	1,120	116%
Household Population	965	1,923	1,970	2,037	2,085	1,120	116%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
Total Housing Units	524	1,016	1,016	1,016	1,016	492	94%
Single Family	418	910	910	910	910	492	118%
Multiple Family	106	106	106	106	106	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	515	997	999	998	999	484	94%
Single Family	409	895	897	896	897	488	119%
Multiple Family	106	102	102	102	102	-4	-4%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	1.7%	1.9%	1.7%	1.8%	1.7%	0.0	0%
Single Family	2.2%	1.6%	1.4%	1.5%	1.4%	-0.8	-36%
Multiple Family	0.0%	3.8%	3.8%	3.8%	3.8%	3.8	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.87	1.93	1.97	2.04	2.09	0.22	12%

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	0	128	99	80	68	68	0%
\$15,000-\$29,999	18	142	119	103	91	73	406%
\$30,000-\$44,999	19	128	115	104	95	76	400%
\$45,000-\$59,999	15	108	102	95	90	75	500%
\$60,000-\$74,999	27	89	88	85	82	55	204%
\$75,000-\$99,999	54	112	117	117	116	62	115%
\$100,000-\$124,999	15	79	87	91	93	78	520%
\$125,000-\$149,999	57	56	65	70	74	17	30%
\$150,000-\$199,999	61	69	85	96	104	43	70%
\$200,000 or more	249	86	122	157	186	-63	-25%
Total Households	515	997	999	998	999	484	94%
Median Household Income							
Adjusted for inflation (\$1999)	\$193,033	\$58,958	\$70,994	\$81,838	\$90,841	(\$102,192)	-53%

***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.

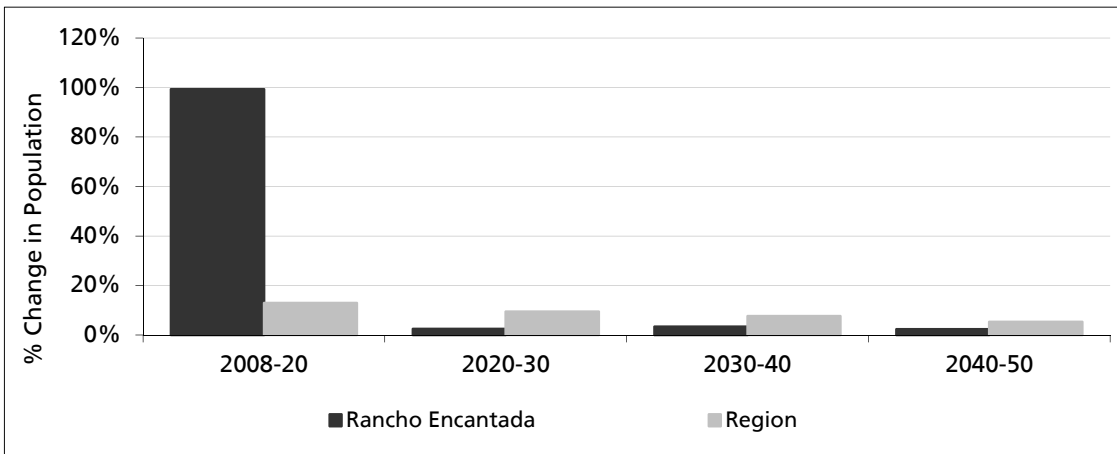
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	965	1,923	1,970	2,037	2,085	1,120	116%
Under 5	72	147	187	194	181	109	151%
5 to 9	64	154	166	156	155	91	142%
10 to 14	104	177	176	211	204	100	96%
15 to 17	74	121	129	140	172	98	132%
18 to 19	34	85	76	87	67	33	97%
20 to 24	89	204	217	198	211	122	137%
25 to 29	65	182	176	174	192	127	195%
30 to 34	19	39	55	76	48	29	153%
35 to 39	28	63	69	52	71	43	154%
40 to 44	49	76	84	86	90	41	84%
45 to 49	73	106	87	107	119	46	63%
50 to 54	136	97	96	99	99	-37	-27%
55 to 59	74	134	108	105	115	41	55%
60 to 61	23	57	41	31	49	26	113%
62 to 64	17	66	38	43	54	37	218%
65 to 69	13	96	91	66	64	51	392%
70 to 74	11	70	102	108	84	73	664%
75 to 79	5	19	33	32	44	39	780%
80 to 84	6	17	25	46	24	18	300%
85 and over	9	13	14	26	42	33	367%
Median Age	28.5	27.0	26.0	25.9	26.4	-2.1	-7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	965	1,923	1,970	2,037	2,085	1,120	116%
Hispanic	105	186	201	224	252	147	140%
Non-Hispanic	860	1,737	1,769	1,813	1,833	973	113%
White	743	1,417	1,404	1,408	1,396	653	88%
Black	21	51	72	78	88	67	319%
American Indian	1	14	8	8	8	7	700%
Asian	86	175	195	221	234	148	172%
Hawaiian / Pacific Islander	0	8	8	7	7	7	--
Other	0	4	7	5	6	6	--
Two or More Races	9	68	75	86	94	85	944%

GROWTH TRENDS IN TOTAL POPULATION



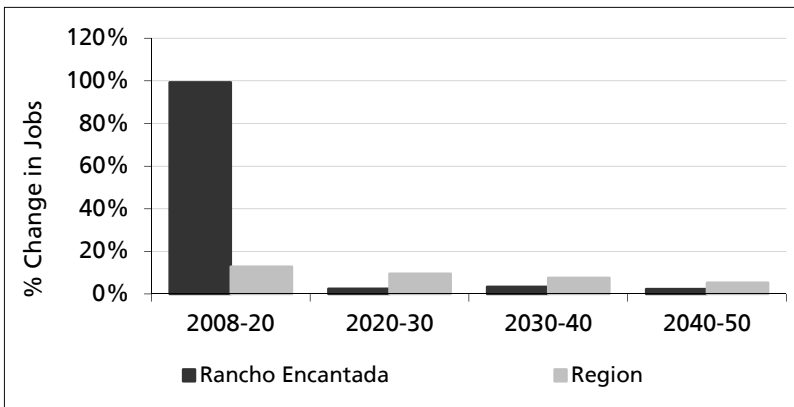
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	28	78	177	252	280	252	900%
Civilian Jobs	28	78	177	252	280	252	900%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	2,697	2,697	2,697	2,697	2,697	0	0%
Developed Acres	2,435	2,661	2,674	2,686	2,689	254	10%
Low Density Single Family	26	44	44	44	44	18	71%
Single Family	130	331	331	331	331	201	154%
Multiple Family	8	8	8	8	8	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	1	1	1	1	1	0	0%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	3	8	14	17	17	--
Roads and Freeways	145	145	145	145	145	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	2,125	2,130	2,138	2,143	2,143	18	1%
Vacant Developable Acres	254	28	15	3	0	-254	-100%
Low Density Single Family	18	0	0	0	0	-18	-100%
Single Family	201	0	0	0	0	-201	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	17	15	10	3	0	-17	-100%
Parks and Other	18	14	6	0	0	-18	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	8	8	8	8	8	0	0%
Employment Density³	38.3	23.6	21.1	17.0	15.6	-22.7	-59%
Residential Density⁴	3.2	2.7	2.7	2.7	2.7	-0.5	-17%

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).