

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



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>48,357</b>	<b>55,047</b>	<b>57,970</b>	<b>61,758</b>	<b>65,381</b>	<b>17,024</b>	<b>35%</b>
Household Population	48,060	54,586	57,253	60,699	64,071	16,011	33%
Group Quarters Population	297	461	717	1,059	1,310	1,013	341%
Civilian	297	461	717	1,059	1,310	1,013	341%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>13,073</b>	<b>14,807</b>	<b>15,626</b>	<b>16,639</b>	<b>17,615</b>	<b>4,542</b>	<b>35%</b>
Single Family	10,032	10,292	9,802	9,203	9,233	-799	-8%
Multiple Family	2,431	4,000	5,571	7,186	8,382	5,951	245%
Mobile Homes	610	515	253	250	0	-610	-100%
<b>Occupied Housing Units</b>	<b>12,419</b>	<b>14,208</b>	<b>15,085</b>	<b>16,095</b>	<b>17,069</b>	<b>4,650</b>	<b>37%</b>
Single Family	9,505	9,847	9,431	8,868	8,912	-593	-6%
Multiple Family	2,339	3,871	5,412	6,988	8,157	5,818	249%
Mobile Homes	575	490	242	239	0	-575	-100%
<b>Vacancy Rate</b>	<b>5.0%</b>	<b>4.0%</b>	<b>3.5%</b>	<b>3.3%</b>	<b>3.1%</b>	<b>-1.9</b>	<b>-38%</b>
Single Family	5.3%	4.3%	3.8%	3.6%	3.5%	-1.8	-34%
Multiple Family	3.8%	3.2%	2.9%	2.8%	2.7%	-1.1	-29%
Mobile Homes	5.7%	4.9%	4.3%	4.4%	0.0%	-5.7	-100%
<b>Persons per Household</b>	<b>3.87</b>	<b>3.84</b>	<b>3.80</b>	<b>3.77</b>	<b>3.75</b>	<b>-0.12</b>	<b>-3%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	2,223	2,076	1,835	1,640	1,506	-717	-32%
\$15,000-\$29,999	2,694	2,705	2,532	2,373	2,254	-440	-16%
\$30,000-\$44,999	2,489	2,645	2,647	2,628	2,606	117	5%
\$45,000-\$59,999	1,771	2,146	2,286	2,400	2,480	709	40%
\$60,000-\$74,999	1,295	1,574	1,780	1,968	2,115	820	63%
\$75,000-\$99,999	1,077	1,601	1,943	2,287	2,578	1,501	139%
\$100,000-\$124,999	419	789	1,042	1,323	1,578	1,159	277%
\$125,000-\$149,999	224	369	527	717	902	678	303%
\$150,000-\$199,999	143	243	382	566	760	617	431%
\$200,000 or more	84	60	111	193	290	206	245%
Total Households	12,419	14,208	15,085	16,095	17,069	4,650	37%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$37,789	\$43,174	\$48,468	\$53,791	\$58,116	\$20,327	54%

**\*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.

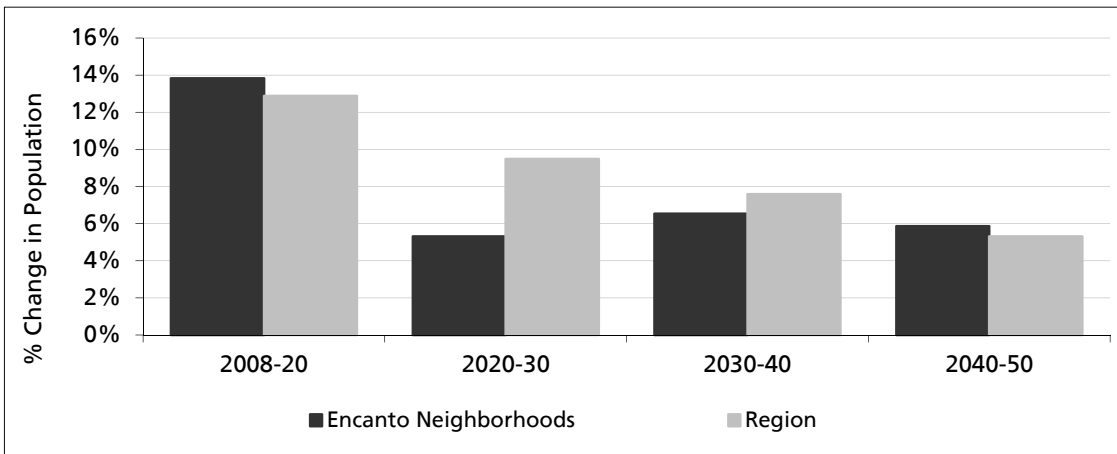
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>48,357</b>	<b>55,047</b>	<b>57,970</b>	<b>61,758</b>	<b>65,381</b>	<b>17,024</b>	<b>35%</b>
Under 5	4,288	4,367	4,263	4,435	4,447	159	4%
5 to 9	3,712	4,402	4,215	4,409	4,484	772	21%
10 to 14	4,100	4,700	4,487	4,538	4,803	703	17%
15 to 17	3,055	2,946	3,011	3,011	3,200	145	5%
18 to 19	2,060	1,836	2,003	1,961	2,057	-3	0%
20 to 24	4,854	4,753	5,478	5,453	5,642	788	16%
25 to 29	4,185	4,747	4,454	4,824	4,867	682	16%
30 to 34	3,464	3,532	3,190	3,927	3,943	479	14%
35 to 39	2,988	2,837	3,201	3,208	3,620	632	21%
40 to 44	2,858	2,944	3,033	2,871	3,670	812	28%
45 to 49	2,739	2,907	2,679	3,141	3,285	546	20%
50 to 54	2,679	3,122	3,071	3,323	3,263	584	22%
55 to 59	2,121	3,122	3,034	2,897	3,490	1,369	65%
60 to 61	677	1,118	1,144	1,161	1,375	698	103%
62 to 64	772	1,497	1,643	1,682	1,780	1,008	131%
65 to 69	1,263	2,338	3,100	3,076	2,967	1,704	135%
70 to 74	1,100	1,782	2,728	2,974	3,038	1,938	176%
75 to 79	644	917	1,576	2,133	2,106	1,462	227%
80 to 84	489	653	1,004	1,626	1,758	1,269	260%
85 and over	309	527	656	1,108	1,586	1,277	413%
Median Age	27.5	29.8	31.7	32.9	34.0	6.5	24%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>48,357</b>	<b>55,047</b>	<b>57,970</b>	<b>61,758</b>	<b>65,381</b>	<b>17,024</b>	<b>35%</b>
Hispanic	20,460	26,172	29,691	33,977	38,142	17,682	86%
Non-Hispanic	27,897	28,875	28,279	27,781	27,239	-658	-2%
White	3,177	2,978	2,667	2,344	2,021	-1,156	-36%
Black	14,165	14,324	13,420	12,353	11,093	-3,072	-22%
American Indian	106	158	182	192	187	81	76%
Asian	8,087	8,849	9,242	9,845	10,593	2,506	31%
Hawaiian / Pacific Islander	652	615	553	534	523	-129	-20%
Other	118	160	190	208	238	120	102%
Two or More Races	1,592	1,791	2,025	2,305	2,584	992	62%

## GROWTH TRENDS IN TOTAL POPULATION



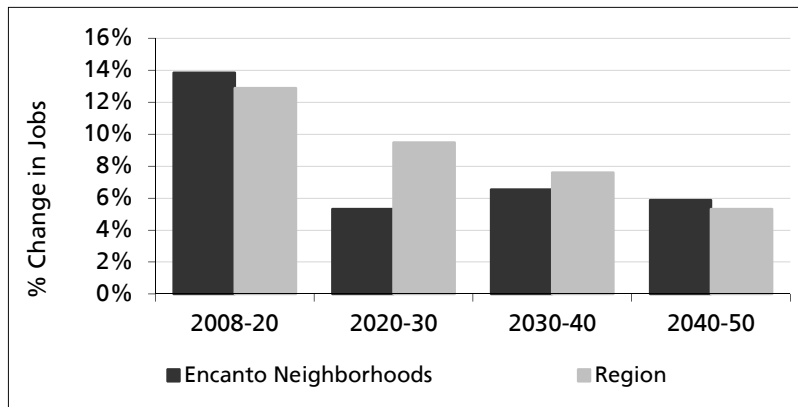
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>4,869</b>	<b>5,146</b>	<b>5,604</b>	<b>5,756</b>	<b>5,845</b>	<b>976</b>	<b>20%</b>
Civilian Jobs	4,869	5,146	5,604	5,756	5,845	976	20%
Military Jobs	0	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>3,805</b>	<b>3,805</b>	<b>3,805</b>	<b>3,805</b>	<b>3,805</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>3,591</b>	<b>3,715</b>	<b>3,737</b>	<b>3,749</b>	<b>3,763</b>	<b>172</b>	<b>5%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1,934	1,999	1,950	1,879	1,880	-53	-3%
Multiple Family	103	158	243	327	362	259	251%
Mobile Homes	51	46	23	22	0	-51	-100%
Other Residential	2	2	2	2	2	0	-7%
Mixed Use	0	24	31	34	40	40	--
Industrial	85	80	82	80	78	-7	-8%
Commercial/Services	146	136	136	133	132	-15	-10%
Office	9	9	9	9	6	-3	-36%
Schools	191	192	193	193	194	2	1%
Roads and Freeways	805	805	805	805	805	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	265	265	264	264	264	0	0%
<b>Vacant Developable Acres</b>	<b>214</b>	<b>90</b>	<b>68</b>	<b>56</b>	<b>42</b>	<b>-172</b>	<b>-81%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	158	57	51	49	40	-118	-75%
Multiple Family	26	21	12	4	0	-26	-100%
Mixed Use	10	0	0	0	0	-10	-100%
Industrial	9	4	1	1	0	-9	-95%
Commercial/Services	5	4	1	0	0	-5	-99%
Office	0	0	0	0	0	0	0%
Schools	3	3	1	0	0	-3	-97%
Parks and Other	1	1	1	1	1	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
<b>Constrained Acres</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>11.3</b>	<b>12.0</b>	<b>12.9</b>	<b>13.3</b>	<b>13.6</b>	<b>2.3</b>	<b>21%</b>
<b>Residential Density<sup>4</sup></b>	<b>6.3</b>	<b>6.7</b>	<b>7.0</b>	<b>7.4</b>	<b>7.8</b>	<b>1.5</b>	<b>24%</b>

## 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).