

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Rancho Penasquitos 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>49,069</b>	<b>52,632</b>	<b>53,373</b>	<b>54,858</b>	<b>56,510</b>	<b>7,441</b>	<b>15%</b>
Household Population	48,981	52,538	53,272	54,748	56,389	7,408	15%
Group Quarters Population	88	94	101	110	121	33	38%
Civilian	88	94	101	110	121	33	38%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>15,059</b>	<b>15,987</b>	<b>16,000</b>	<b>16,176</b>	<b>16,486</b>	<b>1,427</b>	<b>9%</b>
Single Family	11,202	11,396	11,409	11,452	11,470	268	2%
Multiple Family	3,857	4,591	4,591	4,724	5,016	1,159	30%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>14,603</b>	<b>15,587</b>	<b>15,650</b>	<b>15,830</b>	<b>16,150</b>	<b>1,547</b>	<b>11%</b>
Single Family	10,836	11,095	11,147	11,194	11,225	389	4%
Multiple Family	3,767	4,492	4,503	4,636	4,925	1,158	31%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>3.0%</b>	<b>2.5%</b>	<b>2.2%</b>	<b>2.1%</b>	<b>2.0%</b>	<b>-1.0</b>	<b>-33%</b>
Single Family	3.3%	2.6%	2.3%	2.3%	2.1%	-1.2	-36%
Multiple Family	2.3%	2.2%	1.9%	1.9%	1.8%	-0.5	-22%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.35</b>	<b>3.37</b>	<b>3.40</b>	<b>3.46</b>	<b>3.49</b>	<b>0.14</b>	<b>4%</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	620	515	404	338	301	-319	-51%
\$15,000-\$29,999	1,078	743	573	471	413	-665	-62%
\$30,000-\$44,999	1,318	1,212	974	823	736	-582	-44%
\$45,000-\$59,999	1,690	1,585	1,333	1,163	1,062	-628	-37%
\$60,000-\$74,999	1,917	1,790	1,582	1,428	1,334	-583	-30%
\$75,000-\$99,999	2,789	2,964	2,806	2,658	2,565	-224	-8%
\$100,000-\$124,999	2,372	2,462	2,540	2,558	2,570	198	8%
\$125,000-\$149,999	1,341	1,763	1,981	2,121	2,220	879	66%
\$150,000-\$199,999	869	1,800	2,274	2,649	2,936	2,067	238%
\$200,000 or more	609	753	1,183	1,621	2,013	1,404	231%
Total Households	14,603	15,587	15,650	15,830	16,150	1,547	11%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$81,082	\$91,435	\$101,506	\$110,106	\$116,187	\$35,105	43%

**\*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.

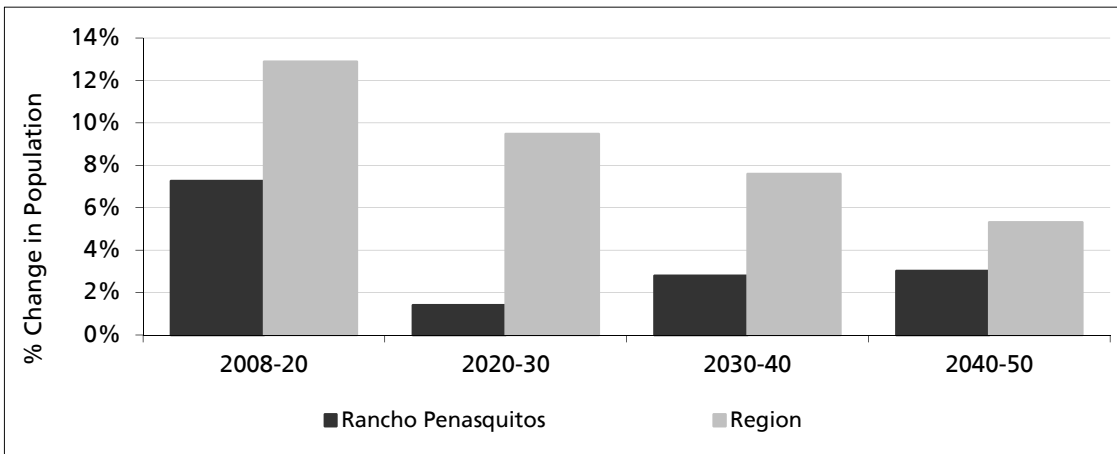
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>49,069</b>	<b>52,632</b>	<b>53,373</b>	<b>54,858</b>	<b>56,510</b>	<b>7,441</b>	<b>15%</b>
Under 5	2,659	2,540	2,557	2,485	2,474	-185	-7%
5 to 9	2,692	2,802	2,798	2,788	2,843	151	6%
10 to 14	3,822	4,151	3,969	4,113	3,995	173	5%
15 to 17	2,532	2,485	2,399	2,515	2,498	-34	-1%
18 to 19	1,817	1,565	1,579	1,518	1,519	-298	-16%
20 to 24	4,463	4,299	4,691	4,499	4,525	62	1%
25 to 29	3,135	3,598	3,600	3,575	3,646	511	16%
30 to 34	2,316	2,536	2,298	2,619	2,547	231	10%
35 to 39	2,698	2,376	2,562	2,632	2,717	19	1%
40 to 44	3,734	3,269	3,508	3,309	3,641	-93	-2%
45 to 49	4,846	4,184	3,709	4,287	4,376	-470	-10%
50 to 54	4,631	4,429	4,113	4,470	4,246	-385	-8%
55 to 59	3,747	4,638	4,160	3,818	4,481	734	20%
60 to 61	1,238	1,784	1,640	1,589	1,839	601	49%
62 to 64	1,249	2,219	2,224	2,114	2,221	972	78%
65 to 69	1,370	2,548	3,036	2,880	2,790	1,420	104%
70 to 74	818	1,412	1,875	1,908	1,957	1,139	139%
75 to 79	501	652	1,101	1,340	1,306	805	161%
80 to 84	415	502	810	1,173	1,214	799	193%
85 and over	386	643	744	1,226	1,675	1,289	334%
Median Age	37.0	39.9	40.3	41.0	42.0	5.0	14%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>49,069</b>	<b>52,632</b>	<b>53,373</b>	<b>54,858</b>	<b>56,510</b>	<b>7,441</b>	<b>15%</b>
Hispanic	4,659	5,805	6,330	6,991	7,706	3,047	65%
Non-Hispanic	44,410	46,827	47,043	47,867	48,804	4,394	10%
White	25,432	24,333	23,405	22,155	20,984	-4,448	-17%
Black	1,341	1,604	1,739	1,900	2,062	721	54%
American Indian	96	191	233	254	263	167	174%
Asian	14,964	17,435	17,915	19,237	20,652	5,688	38%
Hawaiian / Pacific Islander	176	377	503	620	701	525	298%
Other	143	262	300	365	385	242	169%
Two or More Races	2,258	2,625	2,948	3,336	3,757	1,499	66%

## GROWTH TRENDS IN TOTAL POPULATION



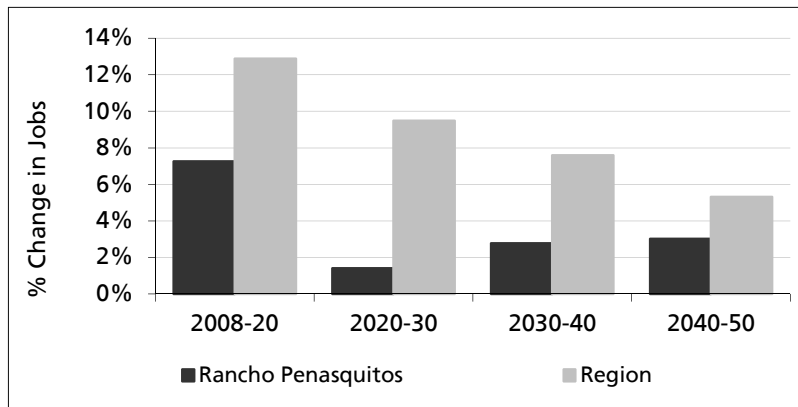
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>6,495</b>	<b>6,623</b>	<b>6,733</b>	<b>6,775</b>	<b>6,784</b>	<b>289</b>	<b>4%</b>
Civilian Jobs	6,495	6,623	6,733	6,775	6,784	289	4%
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>6,453</b>	<b>6,453</b>	<b>6,453</b>	<b>6,453</b>	<b>6,453</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>6,363</b>	<b>6,435</b>	<b>6,442</b>	<b>6,443</b>	<b>6,443</b>	<b>80</b>	<b>1%</b>
Low Density Single Family	0	13	13	13	13	13	--
Single Family	2,212	2,256	2,259	2,259	2,259	47	2%
Multiple Family	253	261	261	261	261	8	3%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	15	14	13	13	13	-2	-12%
Commercial/Services	229	235	239	240	240	11	5%
Office	6	6	6	6	6	0	0%
Schools	179	179	179	179	179	0	0%
Roads and Freeways	1,035	1,035	1,035	1,035	1,035	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	2,432	2,434	2,434	2,434	2,434	2	0%
<b>Vacant Developable Acres</b>	<b>91</b>	<b>18</b>	<b>12</b>	<b>11</b>	<b>10</b>	<b>-80</b>	<b>-89%</b>
Low Density Single Family	13	0	0	0	0	-13	-100%
Single Family	48	3	0	0	0	-47	-100%
Multiple Family	8	0	0	0	0	-8	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	9	4	1	0	0	-9	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	2	0	0	0	0	-2	-100%
Future Roads and Freeways	10	10	10	10	10	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>15.1</b>	<b>15.3</b>	<b>15.4</b>	<b>15.5</b>	<b>15.5</b>	<b>0.3</b>	<b>2%</b>
<b>Residential Density<sup>4</sup></b>	<b>6.1</b>	<b>6.3</b>	<b>6.3</b>	<b>6.4</b>	<b>6.5</b>	<b>0.4</b>	<b>6%</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).