

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



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,507	12,030	12,131	12,346	12,490	7,983	177%
Household Population	4,507	12,030	12,131	12,346	12,490	7,983	177%
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	2,067	5,394	5,400	5,400	5,400	3,333	161%
Single Family	1,546	4,020	4,020	4,020	4,020	2,474	160%
Multiple Family	521	1,374	1,380	1,380	1,380	859	165%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	2,033	5,322	5,338	5,339	5,343	3,310	163%
Single Family	1,519	3,966	3,974	3,974	3,977	2,458	162%
Multiple Family	514	1,356	1,364	1,365	1,366	852	166%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	1.6%	1.3%	1.1%	1.1%	1.1%	-0.5	-31%
Single Family	1.7%	1.3%	1.1%	1.1%	1.1%	-0.6	-35%
Multiple Family	1.3%	1.3%	1.2%	1.1%	1.0%	-0.3	-23%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.22	2.26	2.27	2.31	2.34	0.12	5%

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	83	669	496	461	429	346	417%
\$15,000-\$29,999	71	748	611	579	550	479	675%
\$30,000-\$44,999	114	678	595	574	553	439	385%
\$45,000-\$59,999	148	574	535	523	511	363	245%
\$60,000-\$74,999	144	473	464	459	453	309	215%
\$75,000-\$99,999	209	603	627	628	628	419	200%
\$100,000-\$124,999	260	427	474	481	488	228	88%
\$125,000-\$149,999	199	304	356	367	376	177	89%
\$150,000-\$199,999	190	376	471	493	514	324	171%
\$200,000 or more	615	470	709	774	841	226	37%
Total Households	2,033	5,322	5,338	5,339	5,343	3,310	163%
Median Household Income							
Adjusted for inflation (\$1999)	\$123,798	\$59,791	\$73,966	\$77,926	\$81,986	(\$41,812)	-34%

***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.

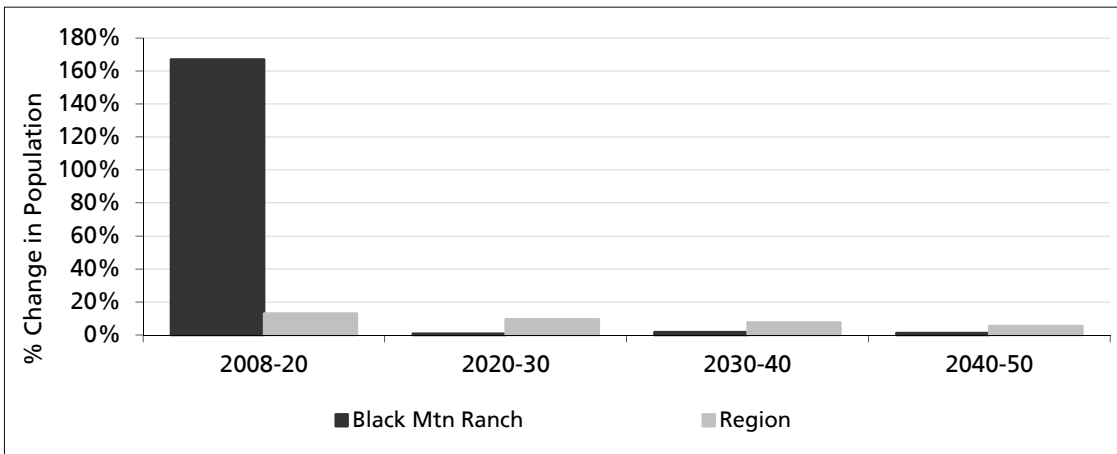
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,507	12,030	12,131	12,346	12,490	7,983	177%
Under 5	187	708	685	754	690	503	269%
5 to 9	245	630	589	572	658	413	169%
10 to 14	323	740	759	825	850	527	163%
15 to 17	196	507	496	510	558	362	185%
18 to 19	176	328	323	297	295	119	68%
20 to 24	322	876	923	891	984	662	206%
25 to 29	285	673	688	655	649	364	128%
30 to 34	181	445	438	490	491	310	171%
35 to 39	146	474	575	550	528	382	262%
40 to 44	303	678	717	620	715	412	136%
45 to 49	357	816	693	861	805	448	125%
50 to 54	444	915	799	889	907	463	104%
55 to 59	373	1,156	900	810	972	599	161%
60 to 61	123	352	367	304	415	292	237%
62 to 64	201	648	529	436	455	254	126%
65 to 69	226	764	818	680	485	259	115%
70 to 74	96	532	640	589	518	422	440%
75 to 79	108	245	463	494	416	308	285%
80 to 84	123	176	346	436	347	224	182%
85 and over	92	367	383	683	752	660	717%
Median Age	43.2	44.7	44.1	45.1	43.8	0.6	1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	4,507	12,030	12,131	12,346	12,490	7,983	177%
Hispanic	234	1,053	1,147	1,266	1,372	1,138	486%
Non-Hispanic	4,273	10,977	10,984	11,080	11,118	6,845	160%
White	3,412	8,032	7,753	7,649	7,443	4,031	118%
Black	28	226	273	189	233	205	732%
American Indian	10	70	139	134	93	83	830%
Asian	669	2,227	2,300	2,534	2,702	2,033	304%
Hawaiian / Pacific Islander	3	48	83	67	96	93	3100%
Other	0	46	53	65	51	51	--
Two or More Races	151	328	383	442	500	349	231%

GROWTH TRENDS IN TOTAL POPULATION



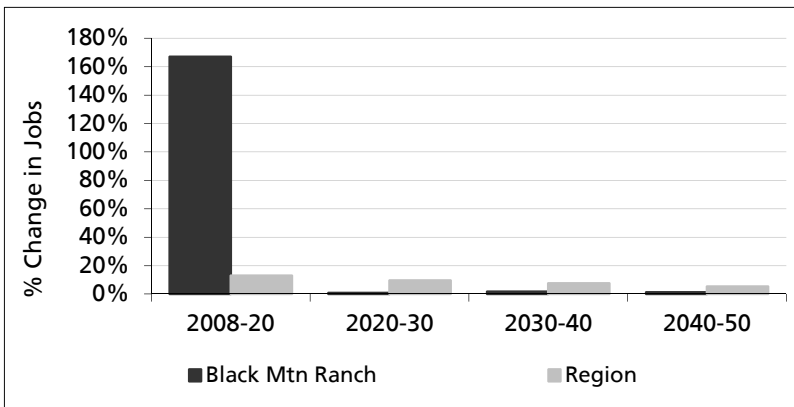
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	579	1,161	1,368	1,598	1,821	1,242	215%
Civilian Jobs	579	1,161	1,368	1,598	1,821	1,242	215%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	5,108	5,108	5,108	5,108	5,108	0	0%
Developed Acres	4,404	5,007	5,033	5,065	5,086	683	15%
Low Density Single Family	45	0	0	0	0	-45	-100%
Single Family	515	1,452	1,452	1,452	1,452	937	182%
Multiple Family	26	54	54	54	54	28	108%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	7	7	7	7	7	--
Industrial	12	13	14	16	17	5	39%
Commercial/Services	283	314	318	323	325	42	15%
Office	0	0	0	0	0	0	0%
Schools	0	14	36	59	77	77	--
Roads and Freeways	348	348	348	348	348	0	0%
Agricultural and Extractive ²	388	17	6	6	6	-382	-98%
Parks and Military Use	2,788	2,788	2,799	2,801	2,801	14	0%
Vacant Developable Acres	704	101	74	42	21	-683	-97%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	525	0	0	0	0	-525	-100%
Multiple Family	28	0	0	0	0	-28	-100%
Mixed Use	3	0	0	0	0	-3	-100%
Industrial	5	4	3	1	0	-5	-100%
Commercial/Services	42	11	7	2	0	-42	-100%
Office	0	0	0	0	0	0	0%
Schools	77	62	41	18	0	-77	-100%
Parks and Other	3	3	3	0	0	-3	-100%
Future Roads and Freeways	21	21	21	21	21	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	2.0	3.4	3.7	4.0	4.3	2.4	120%
Residential Density⁴	3.5	3.6	3.6	3.6	3.6	0.0	1%

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).