2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Pendleton - De Luz Community Plan Area
County of San Diego

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**43,061**	**51,429**	**52,032**	**52,326**	**52,490**	**9,429**	**22%**
Household Population	20,496	26,148	26,715	26,969	27,099	6,603	32%
Group Quarters Population	22,565	25,281	25,317	25,357	25,391	2,826	13%
Civilian	30	47	83	123	157	127	423%
Military	22,535	25,234	25,234	25,234	25,234	2,699	12%
Total Housing Units	**6,667**	**8,533**	**8,684**	**8,779**	**8,802**	**2,135**	**32%**
Single Family	5,978	6,425	6,576	6,671	6,694	716	12%
Multiple Family	441	2,108	2,108	2,108	2,108	1,667	378%
Mobile Homes	248	0	0	0	0	-248	-100%
Occupied Housing Units	**5,835**	**7,502**	**7,751**	**7,883**	**7,937**	**2,102**	**36%**
Single Family	5,265	5,784	5,995	6,111	6,154	889	17%
Multiple Family	346	1,718	1,756	1,772	1,783	1,437	415%
Mobile Homes	224	0	0	0	0	-224	-100%
Vacancy Rate	**12.5%**	**12.1%**	**10.7%**	**10.2%**	**9.8%**	**-2.7**	**-22%**
Single Family	11.9%	10.0%	8.8%	8.4%	8.1%	-3.8	-32%
Multiple Family	21.5%	18.5%	16.7%	15.9%	15.4%	-6.1	-28%
Mobile Homes	9.7%	0.0%	0.0%	0.0%	0.0%	-9.7	-100%
Persons per Household	**3.51**	**3.49**	**3.45**	**3.42**	**3.41**	**-0.10**	**-3%**

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	431	508	345	237	187	-244	-57%
$15,000-$29,999	2,104	1,927	1,564	1,246	1,067	-1,037	-49%
$30,000-$44,999	1,607	2,102	2,029	1,864	1,732	125	8%
$45,000-$59,999	824	1,439	1,619	1,687	1,687	863	105%
$60,000-$74,999	454	797	1,027	1,197	1,277	823	181%
$75,000-$99,999	242	533	797	1,052	1,208	966	399%
$100,000-$124,999	115	146	260	397	496	381	331%
$125,000-$149,999	37	37	78	136	184	147	397%
$150,000-$199,999	17	12	30	59	87	70	412%
$200,000 or more	4	1	2	8	12	8	200%
Total Households	5,835	7,502	7,751	7,883	7,937	2,102	36%
Median Household Income							
Adjusted for inflation ($1999)	$33,570	$39,391	$44,538	$50,286	$53,736	$20,166	60%

*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.
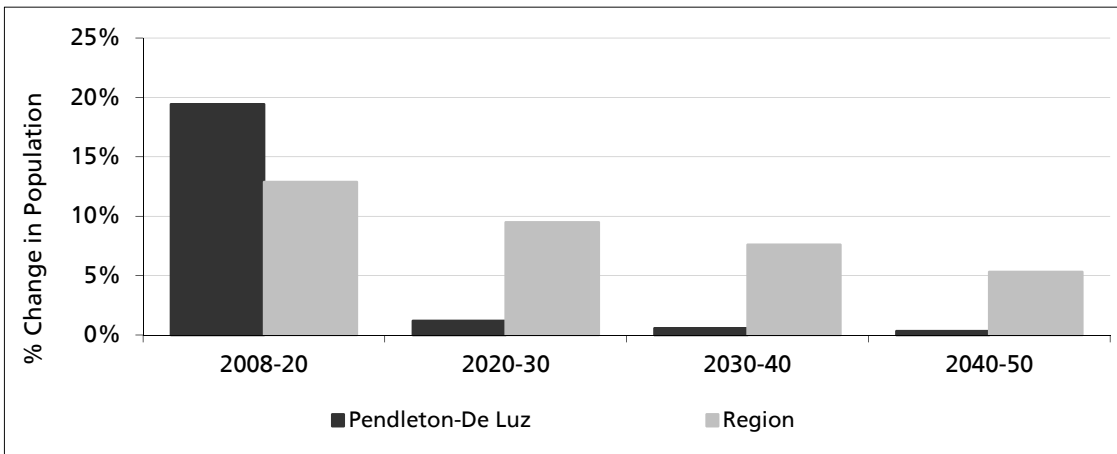
Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Pendleton-De Luz
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**43,061**	**51,429**	**52,032**	**52,326**	**52,490**	**9,429**	**22%**
Under 5	4,177	4,944	4,965	4,986	5,000	823	20%
5 to 9	2,287	2,804	2,834	2,855	2,838	551	24%
10 to 14	1,299	1,563	1,584	1,598	1,595	296	23%
15 to 17	472	534	543	556	551	79	17%
18 to 19	4,679	5,761	5,770	5,774	5,780	1,101	24%
20 to 24	17,198	20,660	20,716	20,711	20,743	3,545	21%
25 to 29	5,729	6,932	6,965	6,964	6,994	1,265	22%
30 to 34	3,196	3,741	3,754	3,763	3,766	570	18%
35 to 39	2,197	2,593	2,609	2,611	2,624	427	19%
40 to 44	967	1,194	1,211	1,223	1,242	275	28%
45 to 49	326	355	367	404	402	76	23%
50 to 54	169	127	158	187	187	18	11%
55 to 59	73	50	90	103	115	42	58%
60 to 61	15	16	40	37	45	30	200%
62 to 64	27	26	52	55	59	32	119%
65 to 69	76	50	92	102	122	46	61%
70 to 74	47	26	97	104	111	64	136%
75 to 79	49	29	91	120	102	53	108%
80 to 84	37	9	53	90	81	44	119%
85 and over	41	15	41	83	133	92	224%
Median Age	22.5	22.4	22.5	22.5	22.5	0.0	0%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**43,061**	**51,429**	**52,032**	**52,326**	**52,490**	**9,429**	**22%**
Hispanic	8,723	10,430	10,644	10,799	10,920	2,197	25%
Non-Hispanic	34,338	40,999	41,388	41,527	41,570	7,232	21%
White	25,587	30,468	30,826	30,940	30,958	5,371	21%
Black	5,542	6,718	6,719	6,716	6,734	1,192	22%
American Indian	479	566	565	569	566	87	18%
Asian	1,493	1,817	1,839	1,853	1,860	367	25%
Hawaiian / Pacific Islander	119	119	120	122	121	2	2%
Other	52	52	52	55	54	2	4%
Two or More Races	1,066	1,259	1,267	1,272	1,277	211	20%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Pendleton-De Luz
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**30,959**	**35,459**	**35,459**	**35,459**	**35,459**	**4,500**	**15%**
Civilian Jobs	826	826	826	826	826	0	0%
Military Jobs	30,133	34,633	34,633	34,633	34,633	4,500	15%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**163,358**	**163,358**	**163,358**	**163,358**	**163,358**	**0**	**0%**
Developed Acres	**152,246**	**153,643**	**156,666**	**159,238**	**160,009**	**7,763**	**5%**
Low Density Single Family	2,339	4,593	8,314	11,380	12,151	9,812	419%
Single Family	1,281	1,344	1,344	1,344	1,344	63	5%
Multiple Family	755	1,120	1,120	1,120	1,120	364	48%
Mobile Homes	63	0	0	0	0	-63	-100%
Other Residential	56	56	56	56	56	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1,022	1,022	1,022	1,022	1,022	0	0%
Commercial/Services	392	392	392	392	392	0	0%
Office	43	43	43	43	43	0	0%
Schools	73	73	73	73	73	0	0%
Roads and Freeways	1,084	1,084	1,084	1,084	1,084	0	0%
Agricultural and Extractive[2]	4,313	3,092	2,394	1,901	1,901	-2,413	-56%
Parks and Military Use	140,823	140,823	140,823	140,823	140,823	0	0%
Vacant Developable Acres	**9,381**	**7,984**	**4,961**	**2,389**	**1,618**	**-7,763**	**-83%**
Low Density Single Family	9,187	7,790	4,767	2,195	1,424	-7,763	-85%
Single Family	0	0	0	0	0	0	0%
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	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	194	194	194	194	194	0	0%
Constrained Acres	**1,730**	**1,730**	**1,730**	**1,730**	**1,730**	**0**	**0%**
Employment Density[3]	**0.5**	**0.5**	**0.5**	**0.5**	**0.5**	**0.0**	**0%**
Residential Density[4]	**1.5**	**1.2**	**0.8**	**0.6**	**0.6**	**-0.9**	**-60%**

GROWTH TRENDS IN JOBS
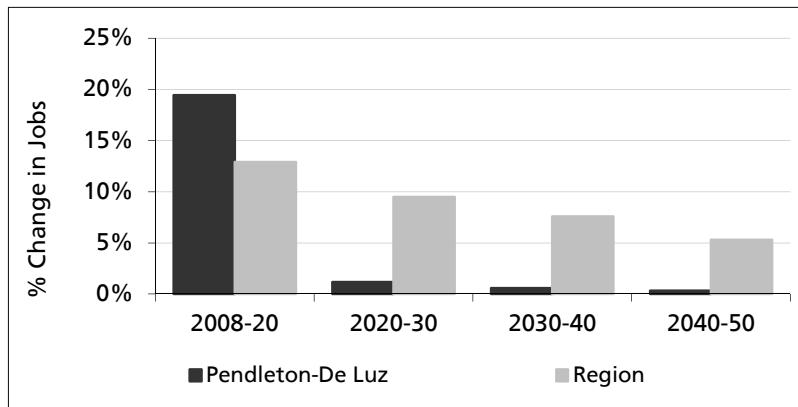
Notes:

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).

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Adopted October 2011
Pendleton-De Luz
Page 3 of 3