

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Rainbow Community Plan Area**  
**County of San Diego**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>1,845</b>	<b>2,059</b>	<b>2,439</b>	<b>2,682</b>	<b>2,766</b>	<b>921</b>	<b>50%</b>
Household Population	1,738	1,947	2,321	2,553	2,632	894	51%
Group Quarters Population	107	112	118	129	134	27	25%
Civilian	107	112	118	129	134	27	25%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>683</b>	<b>750</b>	<b>881</b>	<b>949</b>	<b>968</b>	<b>285</b>	<b>42%</b>
Single Family	578	647	778	846	865	287	50%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	105	103	103	103	103	-2	-2%
<b>Occupied Housing Units</b>	<b>633</b>	<b>703</b>	<b>831</b>	<b>897</b>	<b>917</b>	<b>284</b>	<b>45%</b>
Single Family	528	600	728	794	814	286	54%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	105	103	103	103	103	-2	-2%
<b>Vacancy Rate</b>	<b>7.3%</b>	<b>6.3%</b>	<b>5.7%</b>	<b>5.5%</b>	<b>5.3%</b>	<b>-2.0</b>	<b>-27%</b>
Single Family	8.7%	7.3%	6.4%	6.1%	5.9%	-2.8	-32%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.75</b>	<b>2.77</b>	<b>2.79</b>	<b>2.85</b>	<b>2.87</b>	<b>0.12</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	55	47	44	40	39	-16	-29%
\$15,000-\$29,999	107	91	91	87	84	-23	-21%
\$30,000-\$44,999	102	107	114	113	111	9	9%
\$45,000-\$59,999	96	102	114	117	117	21	22%
\$60,000-\$74,999	91	87	102	108	110	19	21%
\$75,000-\$99,999	86	107	133	146	151	65	76%
\$100,000-\$124,999	56	67	89	103	108	52	93%
\$125,000-\$149,999	17	40	57	68	72	55	324%
\$150,000-\$199,999	10	37	56	71	76	66	660%
\$200,000 or more	13	18	31	44	49	36	277%
Total Households	633	703	831	897	917	284	45%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$53,203	\$60,776	\$67,721	\$72,708	\$74,659	\$21,456	40%

**\*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.

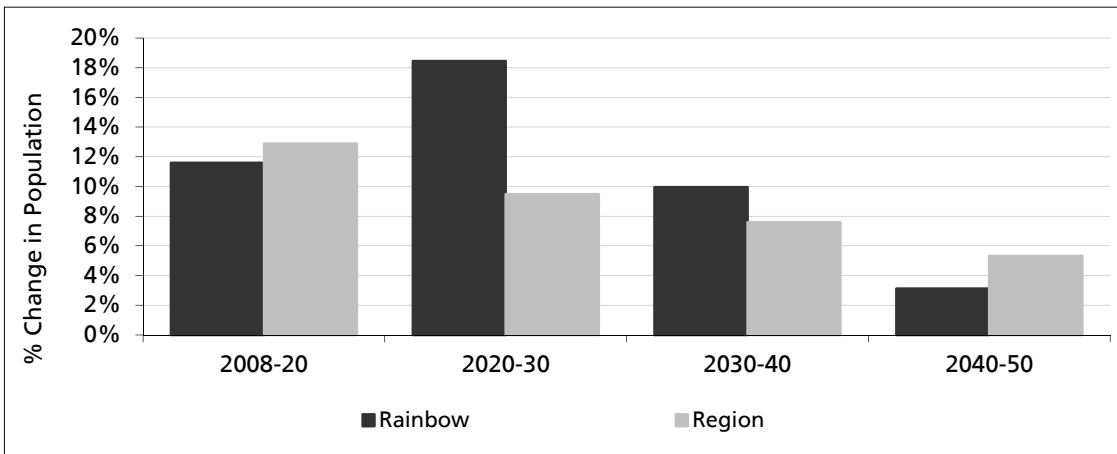
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>1,845</b>	<b>2,059</b>	<b>2,439</b>	<b>2,682</b>	<b>2,766</b>	<b>921</b>	<b>50%</b>
Under 5	153	86	101	113	108	-45	-29%
5 to 9	106	126	119	146	161	55	52%
10 to 14	97	120	134	136	148	51	53%
15 to 17	74	65	97	83	68	-6	-8%
18 to 19	57	46	48	47	54	-3	-5%
20 to 24	120	102	117	124	116	-4	-3%
25 to 29	96	94	90	109	86	-10	-10%
30 to 34	73	68	75	100	96	23	32%
35 to 39	98	90	122	119	108	10	10%
40 to 44	102	83	93	99	127	25	25%
45 to 49	126	142	125	134	107	-19	-15%
50 to 54	110	117	137	155	126	16	15%
55 to 59	112	161	194	161	189	77	69%
60 to 61	42	62	59	50	82	40	95%
62 to 64	63	89	93	89	107	44	70%
65 to 69	101	172	210	208	191	90	89%
70 to 74	60	137	194	187	163	103	172%
75 to 79	90	103	168	196	211	121	134%
80 to 84	58	61	105	155	180	122	210%
85 and over	107	135	158	271	338	231	216%
Median Age	42.4	50.3	53.6	54.2	57.1	14.7	35%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>1,845</b>	<b>2,059</b>	<b>2,439</b>	<b>2,682</b>	<b>2,766</b>	<b>921</b>	<b>50%</b>
Hispanic	775	886	1,203	1,407	1,485	710	92%
Non-Hispanic	1,070	1,173	1,236	1,275	1,281	211	20%
White	987	1,012	1,035	1,050	1,017	30	3%
Black	4	16	21	22	23	19	475%
American Indian	16	25	20	10	5	-11	-69%
Asian	24	46	71	90	116	92	383%
Hawaiian / Pacific Islander	12	21	29	25	32	20	167%
Other	4	9	3	6	9	5	125%
Two or More Races	23	44	57	72	79	56	243%

## GROWTH TRENDS IN TOTAL POPULATION



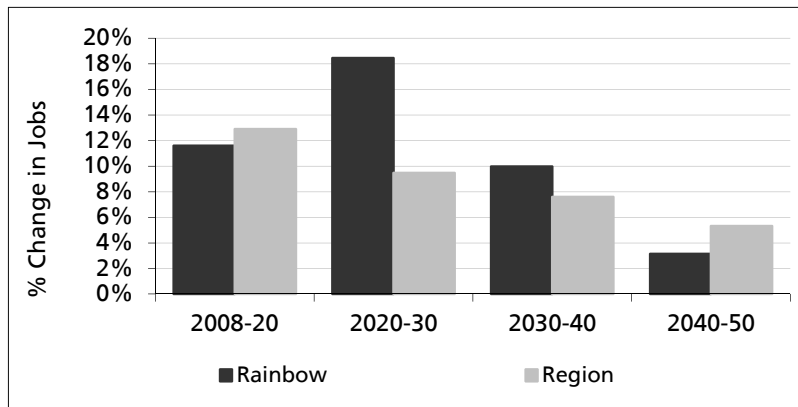
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,179</b>	<b>1,397</b>	<b>1,996</b>	<b>2,521</b>	<b>3,106</b>	<b>1,927</b>	<b>163%</b>
Civilian Jobs	1,179	1,397	1,996	2,521	3,106	1,927	163%
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>9,662</b>	<b>9,662</b>	<b>9,662</b>	<b>9,662</b>	<b>9,662</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>5,383</b>	<b>6,047</b>	<b>6,954</b>	<b>7,743</b>	<b>7,890</b>	<b>2,507</b>	<b>47%</b>
Low Density Single Family	2,242	3,142	4,589	5,446	5,682	3,440	153%
Single Family	12	12	12	12	12	0	-1%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	81	81	81	81	81	0	0%
Other Residential	44	44	44	44	44	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	54	70	113	151	204	149	276%
Commercial/Services	19	27	38	46	56	37	191%
Office	0	0	0	0	0	0	0%
Schools	9	9	9	9	9	0	0%
Roads and Freeways	315	315	315	315	315	0	0%
Agricultural and Extractive <sup>2</sup>	2,331	2,071	1,477	1,363	1,212	-1,119	-48%
Parks and Military Use	277	277	277	277	277	0	0%
<b>Vacant Developable Acres</b>	<b>4,191</b>	<b>3,528</b>	<b>2,620</b>	<b>1,831</b>	<b>1,684</b>	<b>-2,507</b>	<b>-60%</b>
Low Density Single Family	4,044	3,393	2,534	1,779	1,677	-2,367	-59%
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	137	124	81	48	6	-130	-95%
Commercial/Services	11	11	6	5	1	-9	-88%
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	0	0	0	0	0	0	0%
<b>Constrained Acres</b>	<b>87</b>	<b>87</b>	<b>87</b>	<b>87</b>	<b>87</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>14.4</b>	<b>13.2</b>	<b>12.5</b>	<b>12.2</b>	<b>11.6</b>	<b>-2.8</b>	<b>-20%</b>
<b>Residential Density<sup>4</sup></b>	<b>0.3</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>-0.1</b>	<b>-42%</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).