

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Rancho Bernardo Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	42,310	43,761	44,964	45,856	46,448	4,138	10%
Household Population	41,796	43,180	44,275	45,022	45,507	3,711	9%
Group Quarters Population	514	581	689	834	941	427	83%
Civilian	514	581	689	834	941	427	83%
Military	0	0	0	0	0	0	0%
Total Housing Units	17,457	17,713	18,008	18,008	18,008	551	3%
Single Family	13,025	13,281	13,576	13,576	13,576	551	4%
Multiple Family	4,432	4,432	4,432	4,432	4,432	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	16,849	17,200	17,549	17,561	17,580	731	4%
Single Family	12,519	12,862	13,201	13,212	13,228	709	6%
Multiple Family	4,330	4,338	4,348	4,349	4,352	22	1%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.5%	2.9%	2.5%	2.5%	2.4%	-1.1	-31%
Single Family	3.9%	3.2%	2.8%	2.7%	2.6%	-1.3	-33%
Multiple Family	2.3%	2.1%	1.9%	1.9%	1.8%	-0.5	-22%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.48	2.51	2.52	2.56	2.59	0.11	4%

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	958	730	552	423	352	-606	-63%
\$15,000-\$29,999	2,106	1,562	1,249	998	852	-1,254	-60%
\$30,000-\$44,999	2,396	2,091	1,783	1,501	1,324	-1,072	-45%
\$45,000-\$59,999	2,255	2,225	2,016	1,783	1,623	-632	-28%
\$60,000-\$74,999	2,107	2,095	2,008	1,858	1,742	-365	-17%
\$75,000-\$99,999	2,806	2,878	2,952	2,888	2,808	2	0%
\$100,000-\$124,999	1,785	2,043	2,267	2,364	2,397	612	34%
\$125,000-\$149,999	950	1,354	1,614	1,785	1,880	930	98%
\$150,000-\$199,999	696	1,396	1,822	2,172	2,404	1,708	245%
\$200,000 or more	790	826	1,286	1,789	2,198	1,408	178%
Total Households	16,849	17,200	17,549	17,561	17,580	731	4%
Median Household Income							
Adjusted for inflation (\$1999)	\$65,051	\$74,263	\$84,879	\$94,196	\$100,928	\$35,877	55%

***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.

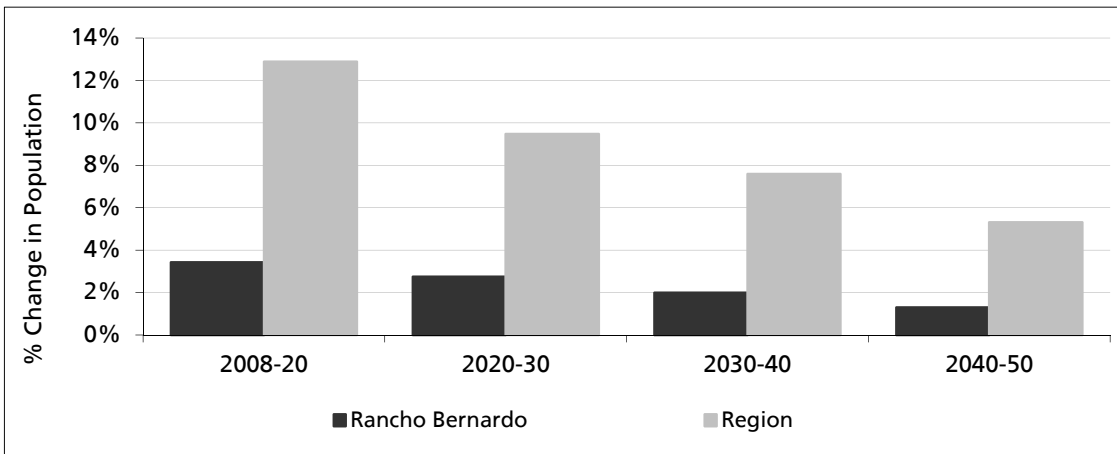
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	42,310	43,761	44,964	45,856	46,448	4,138	10%
Under 5	2,378	2,307	2,286	2,283	2,263	-115	-5%
5 to 9	2,172	2,171	2,212	2,212	2,238	66	3%
10 to 14	2,394	2,482	2,310	2,394	2,447	53	2%
15 to 17	1,615	1,581	1,504	1,509	1,532	-83	-5%
18 to 19	1,124	908	804	786	804	-320	-28%
20 to 24	2,938	2,652	2,734	2,576	2,624	-314	-11%
25 to 29	2,077	2,310	2,253	2,180	2,304	227	11%
30 to 34	1,996	2,088	1,982	2,126	2,059	63	3%
35 to 39	2,565	2,094	2,420	2,488	2,476	-89	-3%
40 to 44	2,612	2,165	2,334	2,261	2,535	-77	-3%
45 to 49	3,111	2,451	2,091	2,467	2,690	-421	-14%
50 to 54	2,886	2,429	2,067	2,368	2,283	-603	-21%
55 to 59	2,466	2,746	2,192	1,835	2,379	-87	-4%
60 to 61	963	1,197	984	756	994	31	3%
62 to 64	1,223	1,779	1,419	1,295	1,345	122	10%
65 to 69	1,753	2,966	3,038	2,472	2,148	395	23%
70 to 74	1,782	3,036	3,576	2,928	2,583	801	45%
75 to 79	1,893	2,277	3,314	3,449	2,813	920	49%
80 to 84	1,969	1,708	2,792	3,374	2,881	912	46%
85 and over	2,393	2,414	2,652	4,097	5,050	2,657	111%
Median Age	43.6	47.3	48.9	49.3	48.6	5.0	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	42,310	43,761	44,964	45,856	46,448	4,138	10%
Hispanic	3,527	4,333	4,902	5,473	5,971	2,444	69%
Non-Hispanic	38,783	39,428	40,062	40,383	40,477	1,694	4%
White	30,218	29,613	29,277	28,686	28,025	-2,193	-7%
Black	989	1,186	1,293	1,433	1,543	554	56%
American Indian	146	267	304	288	284	138	95%
Asian	5,820	6,414	6,888	7,367	7,740	1,920	33%
Hawaiian / Pacific Islander	126	262	354	417	478	352	279%
Other	97	195	200	230	240	143	147%
Two or More Races	1,387	1,491	1,746	1,962	2,167	780	56%

GROWTH TRENDS IN TOTAL POPULATION



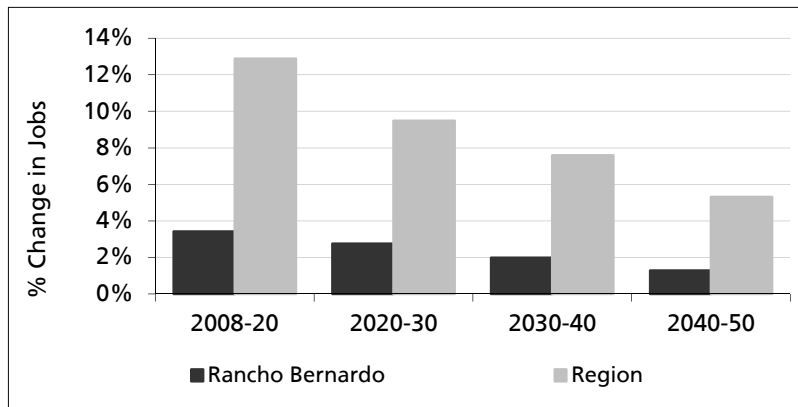
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	20,786	23,000	24,161	24,987	26,532	5,746	28%
Civilian Jobs	20,786	23,000	24,161	24,987	26,532	5,746	28%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	6,583	6,583	6,583	6,583	6,583	0	0%
Developed Acres	6,263	6,383	6,552	6,562	6,580	317	5%
Low Density Single Family	1	16	32	32	32	31	2766%
Single Family	2,364	2,399	2,536	2,536	2,536	172	7%
Multiple Family	277	277	277	277	277	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	10	10	10	10	10	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	379	397	386	378	376	-3	-1%
Commercial/Services	748	747	749	750	743	-4	-1%
Office	173	223	245	261	284	111	64%
Schools	98	101	104	106	109	11	11%
Roads and Freeways	1,157	1,157	1,157	1,157	1,157	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	1,056	1,056	1,056	1,056	1,056	0	0%
Vacant Developable Acres	317	197	28	18	0	-317	-100%
Low Density Single Family	31	16	0	0	0	-31	-100%
Single Family	173	138	0	0	0	-172	-100%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	44	26	17	11	0	-44	-100%
Commercial/Services	4	4	2	0	0	-4	-100%
Office	55	6	4	2	0	-55	-100%
Schools	11	8	5	3	0	-11	-100%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	3	3	3	3	3	0	0%
Employment Density³	14.9	15.7	16.3	16.7	17.6	2.7	18%
Residential Density⁴	6.6	6.6	6.3	6.3	6.3	-0.3	-4%

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).