

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Cajon Valley Union Elementary School District**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>160,720</b>	<b>176,367</b>	<b>200,186</b>	<b>218,402</b>	<b>220,387</b>	<b>59,667</b>	<b>37%</b>
Household Population	157,488	172,655	195,511	212,575	213,717	56,229	36%
Group Quarters Population	3,232	3,712	4,675	5,827	6,670	3,438	106%
Civilian	3,232	3,712	4,675	5,827	6,670	3,438	106%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>58,110</b>	<b>62,615</b>	<b>69,896</b>	<b>74,723</b>	<b>74,883</b>	<b>16,773</b>	<b>29%</b>
Single Family	27,994	29,584	30,504	30,546	30,611	2,617	9%
Multiple Family	24,029	27,041	33,470	38,442	38,775	14,746	61%
Mobile Homes	6,087	5,990	5,922	5,735	5,497	-590	-10%
<b>Occupied Housing Units</b>	<b>55,324</b>	<b>60,020</b>	<b>67,297</b>	<b>72,271</b>	<b>72,522</b>	<b>17,198</b>	<b>31%</b>
Single Family	26,801	28,445	29,434	29,719	29,821	3,020	11%
Multiple Family	22,973	26,053	32,387	37,235	37,593	14,620	64%
Mobile Homes	5,550	5,522	5,476	5,317	5,108	-442	-8%
<b>Vacancy Rate</b>	<b>4.8%</b>	<b>4.1%</b>	<b>3.7%</b>	<b>3.3%</b>	<b>3.2%</b>	<b>-1.6</b>	<b>-33%</b>
Single Family	4.3%	3.9%	3.5%	2.7%	2.6%	-1.7	-40%
Multiple Family	4.4%	3.7%	3.2%	3.1%	3.0%	-1.4	-32%
Mobile Homes	8.8%	7.8%	7.5%	7.3%	7.1%	-1.7	-19%
<b>Persons per Household</b>	<b>2.85</b>	<b>2.88</b>	<b>2.91</b>	<b>2.94</b>	<b>2.95</b>	<b>0.10</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	7,311	6,308	5,762	5,106	4,409	-2,902	-40%
\$15,000-\$29,999	10,493	9,846	9,538	8,902	7,988	-2,505	-24%
\$30,000-\$44,999	10,188	10,076	10,390	10,240	9,589	-599	-6%
\$45,000-\$59,999	8,015	8,707	9,497	9,830	9,525	1,510	19%
\$60,000-\$74,999	5,978	6,724	7,712	8,360	8,384	2,406	40%
\$75,000-\$99,999	5,896	7,792	9,465	10,780	11,184	5,288	90%
\$100,000-\$124,999	3,275	4,511	5,915	7,096	7,627	4,352	133%
\$125,000-\$149,999	1,499	2,539	3,562	4,497	5,049	3,550	237%
\$150,000-\$199,999	1,326	2,276	3,408	4,526	5,208	3,882	293%
\$200,000 or more	1,343	1,241	2,048	2,934	3,559	2,216	165%
Total Households	55,324	60,020	67,297	72,271	72,522	17,198	31%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$44,514	\$51,512	\$57,570	\$63,692	\$68,498	\$23,984	54%

**\*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.

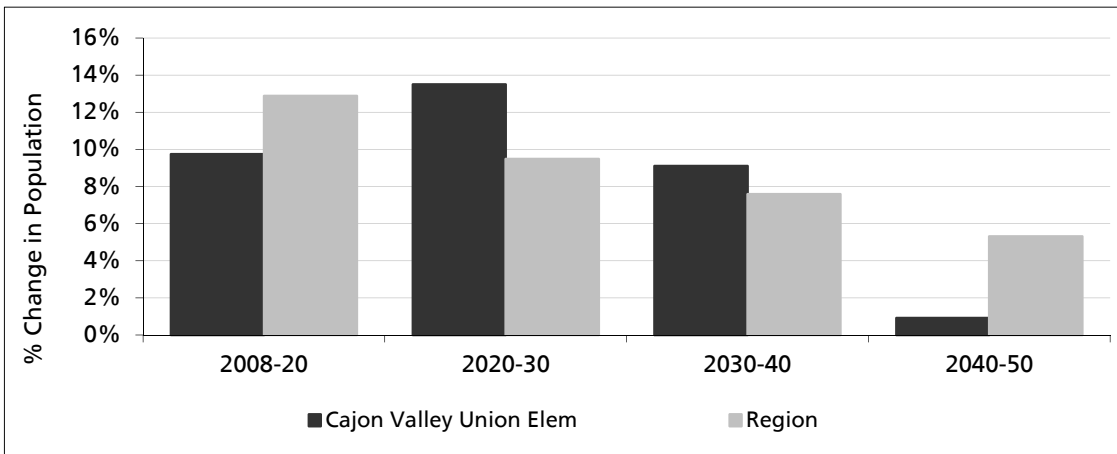
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>160,720</b>	<b>176,367</b>	<b>200,186</b>	<b>218,402</b>	<b>220,387</b>	<b>59,667</b>	<b>37%</b>
Under 5	11,735	12,043	13,762	14,977	14,657	2,922	25%
5 to 9	11,271	12,029	13,611	15,002	14,645	3,374	30%
10 to 14	11,588	12,703	13,757	15,154	15,143	3,555	31%
15 to 17	7,487	7,710	8,113	8,927	9,112	1,625	22%
18 to 19	4,887	4,555	4,850	5,210	5,330	443	9%
20 to 24	11,638	11,612	13,763	14,293	14,568	2,930	25%
25 to 29	11,383	14,334	15,733	16,296	16,600	5,217	46%
30 to 34	11,194	12,360	13,067	15,545	15,295	4,101	37%
35 to 39	10,715	9,425	12,818	13,805	13,774	3,059	29%
40 to 44	11,234	10,210	12,249	12,487	14,030	2,796	25%
45 to 49	11,971	10,786	10,346	13,297	13,436	1,465	12%
50 to 54	10,937	10,537	10,562	12,377	11,927	990	9%
55 to 59	9,237	11,364	10,792	10,161	12,314	3,077	33%
60 to 61	3,490	4,540	4,463	4,191	5,047	1,557	45%
62 to 64	3,983	6,368	6,255	6,204	6,299	2,316	58%
65 to 69	5,050	8,860	10,693	9,980	8,719	3,669	73%
70 to 74	3,970	7,036	9,568	9,081	8,265	4,295	108%
75 to 79	3,459	4,185	7,184	8,607	7,583	4,124	119%
80 to 84	2,739	2,617	4,877	6,633	6,072	3,333	122%
85 and over	2,752	3,093	3,723	6,175	7,571	4,819	175%
Median Age	34.6	35.4	36.3	36.4	36.8	2.2	6%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>160,720</b>	<b>176,367</b>	<b>200,186</b>	<b>218,402</b>	<b>220,387</b>	<b>59,667</b>	<b>37%</b>
Hispanic	35,638	48,715	64,004	79,496	89,185	53,547	150%
Non-Hispanic	125,082	127,652	136,182	138,906	131,202	6,120	5%
White	103,627	100,478	101,570	97,244	85,284	-18,343	-18%
Black	7,522	10,400	13,701	16,913	19,096	11,574	154%
American Indian	1,051	958	897	823	747	-304	-29%
Asian	4,747	6,776	9,255	11,719	13,355	8,608	181%
Hawaiian / Pacific Islander	593	762	957	1,116	1,183	590	99%
Other	475	537	610	687	717	242	51%
Two or More Races	7,067	7,741	9,192	10,404	10,820	3,753	53%

## GROWTH TRENDS IN TOTAL POPULATION



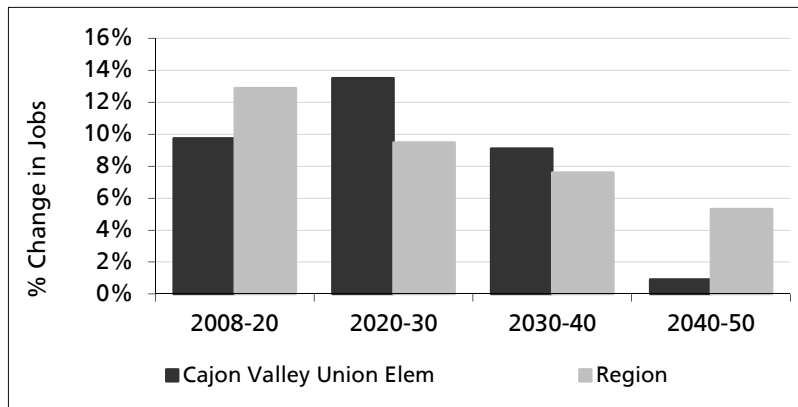
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>47,915</b>	<b>49,864</b>	<b>54,258</b>	<b>58,417</b>	<b>62,495</b>	<b>14,580</b>	<b>30%</b>
Civilian Jobs	47,915	49,864	54,258	58,417	62,495	14,580	30%
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>41,462</b>	<b>41,462</b>	<b>41,462</b>	<b>41,462</b>	<b>41,462</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>35,050</b>	<b>37,420</b>	<b>39,179</b>	<b>39,266</b>	<b>39,295</b>	<b>4,245</b>	<b>12%</b>
Low Density Single Family	5,278	7,883	9,666	9,627	9,618	4,339	82%
Single Family	9,166	9,469	9,688	9,701	9,697	531	6%
Multiple Family	987	1,004	1,065	1,155	1,171	184	19%
Mobile Homes	670	668	663	651	637	-33	-5%
Other Residential	88	88	88	87	87	0	0%
Mixed Use	0	31	89	135	135	135	--
Industrial	849	838	840	855	856	7	1%
Commercial/Services	1,754	1,742	1,714	1,679	1,705	-49	-3%
Office	56	63	72	81	92	36	65%
Schools	800	800	800	802	804	4	0%
Roads and Freeways	3,452	3,469	3,469	3,469	3,469	17	0%
Agricultural and Extractive <sup>2</sup>	1,218	633	293	286	285	-933	-77%
Parks and Military Use	10,731	10,731	10,732	10,736	10,739	7	0%
<b>Vacant Developable Acres</b>	<b>4,963</b>	<b>2,592</b>	<b>834</b>	<b>747</b>	<b>717</b>	<b>-4,245</b>	<b>-86%</b>
Low Density Single Family	4,114	1,994	496	496	496	-3,619	-88%
Single Family	595	369	145	96	81	-515	-86%
Multiple Family	40	36	27	6	5	-35	-87%
Mixed Use	3	3	1	0	0	-3	-100%
Industrial	37	29	16	12	12	-25	-68%
Commercial/Services	43	33	20	15	4	-39	-91%
Office	1	1	1	0	0	-1	-98%
Schools	4	4	4	2	0	-4	-99%
Parks and Other	5	5	4	0	0	-5	-100%
Future Roads and Freeways	119	119	119	119	119	0	0%
<b>Constrained Acres</b>	<b>1,450</b>	<b>1,450</b>	<b>1,450</b>	<b>1,450</b>	<b>1,450</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>13.9</b>	<b>14.4</b>	<b>15.6</b>	<b>16.8</b>	<b>17.7</b>	<b>3.9</b>	<b>28%</b>
<b>Residential Density<sup>4</sup></b>	<b>3.6</b>	<b>3.3</b>	<b>3.3</b>	<b>3.5</b>	<b>3.5</b>	<b>-0.1</b>	<b>-2%</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).