

SERIES 13 REGIONAL GROWTH FORECAST



Grossmont Union High School District

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	459,228	484,371	537,054	568,497	109,269	24%
Household Population	452,913	478,238	529,871	560,553	107,640	24%
Group Quarters Population	6,315	6,133	7,183	7,944	1,629	26%
Civilian	6,315	6,133	7,183	7,944	1,629	26%
Military	0	0	0	0	0	0%
Total Housing Units	168,933	176,214	193,662	207,586	38,653	23%
Single Family	103,741	109,560	120,482	123,462	19,721	19%
Multiple Family	53,094	55,006	62,024	73,325	20,231	38%
Mobile Homes	12,098	11,648	11,156	10,799	-1,299	-11%
Occupied Housing Units	163,050	168,780	186,917	198,662	35,612	22%
Single Family	99,549	104,658	116,147	117,908	18,359	18%
Multiple Family	52,090	53,088	60,179	70,712	18,622	36%
Mobile Homes	11,411	11,034	10,591	10,042	-1,369	-12%
Vacancy Rate	3.5%	4.2%	3.5%	4.3%	0.8	23%
Single Family	4.0%	4.5%	3.6%	4.5%	0.5	13%
Multiple Family	1.9%	3.5%	3.0%	3.6%	1.7	89%
Mobile Homes	5.7%	5.3%	5.1%	7.0%	1.3	23%
Persons per Household	2.78	2.83	2.83	2.82	0.0	1%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Households by Income Category						
Less than \$15,000	13,074	12,812	11,802	10,568	-2,506	-19%
\$15,000-\$29,999	20,537	20,044	19,333	18,025	-2,512	-12%
\$30,000-\$44,999	22,114	22,120	22,302	21,640	-474	-2%
\$45,000-\$59,999	20,547	20,970	22,031	21,976	1,429	7%
\$60,000-\$74,999	18,777	18,339	19,913	20,513	1,736	9%
\$75,000-\$99,999	22,236	23,915	27,077	28,926	6,690	30%
\$100,000-\$124,999	15,590	16,686	19,778	22,019	6,429	41%
\$125,000-\$149,999	9,716	11,248	13,901	16,041	6,325	65%
\$150,000-\$199,999	10,941	12,420	16,150	19,524	8,583	78%
\$200,000 or more	9,518	10,226	14,630	19,430	9,912	104%
Total Households	163,050	168,780	186,917	198,662	35,612	22%
Median Household Income						
Adjusted for inflation (\$2010)	\$64,196	\$66,907	\$73,552	\$80,712	\$16,516	26%

*IMPORTANT INFORMATION ABOUT THIS FORECAST:

This forecast was accepted by the SANDAG Board of Directors in October 2013 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 Series 13 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 2012 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.

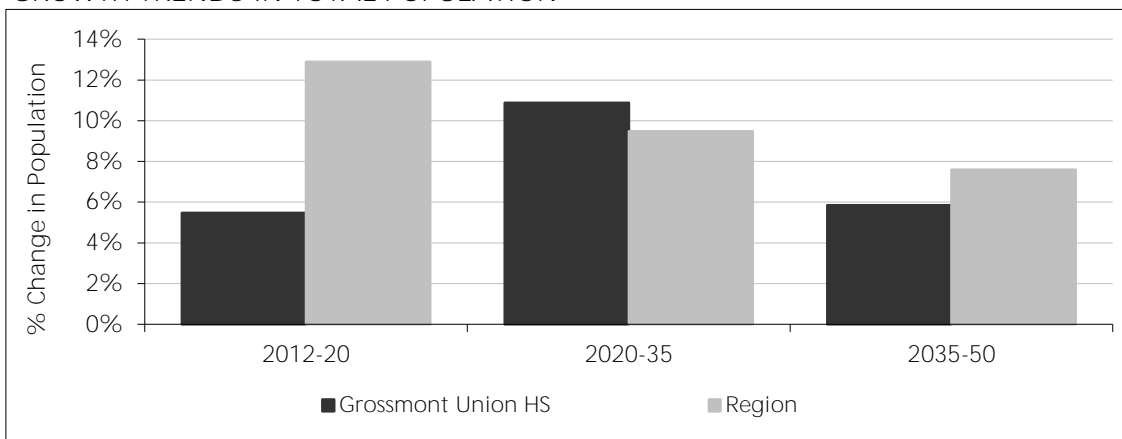
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	459,228	484,371	537,054	568,497	109,269	24%
Under 5	29,573	35,142	34,687	38,558	8,985	30%
5 to 9	28,914	31,626	33,314	36,821	7,907	27%
10 to 14	30,162	29,282	33,120	34,668	4,506	15%
15 to 17	20,538	17,561	20,659	20,373	-165	-1%
18 to 19	14,573	10,800	12,299	11,315	-3,258	-22%
20 to 24	33,385	32,501	33,343	32,528	-857	-3%
25 to 29	32,626	34,617	32,623	35,626	3,000	9%
30 to 34	29,874	31,350	31,106	35,483	5,609	19%
35 to 39	26,795	31,355	32,877	33,849	7,054	26%
40 to 44	29,243	28,020	35,086	32,320	3,077	11%
45 to 49	32,060	28,628	34,038	32,623	563	2%
50 to 54	35,256	30,888	35,206	35,848	592	2%
55 to 59	31,311	32,998	29,552	36,497	5,186	17%
60 to 61	10,859	13,280	11,061	13,103	2,244	21%
62 to 64	14,724	18,157	16,199	19,172	4,448	30%
65 to 69	18,977	26,419	26,999	30,504	11,527	61%
70 to 74	12,538	20,439	26,883	24,303	11,765	94%
75 to 79	10,094	13,209	24,428	21,377	11,283	112%
80 to 84	8,258	8,165	16,970	17,240	8,982	109%
85 and over	9,468	9,934	16,604	26,289	16,821	178%
Median Age	36.9	38.1	40.6	40.8	3.9	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	459,228	484,371	537,054	568,497	109,269	24%
Hispanic	120,457	144,273	189,620	232,820	112,363	93%
Non-Hispanic	338,771	340,098	347,434	335,677	-3,094	-1%
White	269,225	262,578	244,899	212,466	-56,759	-21%
Black	25,860	28,985	35,835	42,074	16,214	63%
American Indian	2,879	2,413	1,848	1,480	-1,399	-49%
Asian	20,024	23,372	35,370	44,790	24,766	124%
Hawaiian / Pacific Islander	2,362	2,675	3,466	4,295	1,933	82%
Other	873	925	1,067	1,162	289	33%
Two or More Races	17,548	19,150	24,949	29,410	11,862	68%

GROWTH TRENDS IN TOTAL POPULATION



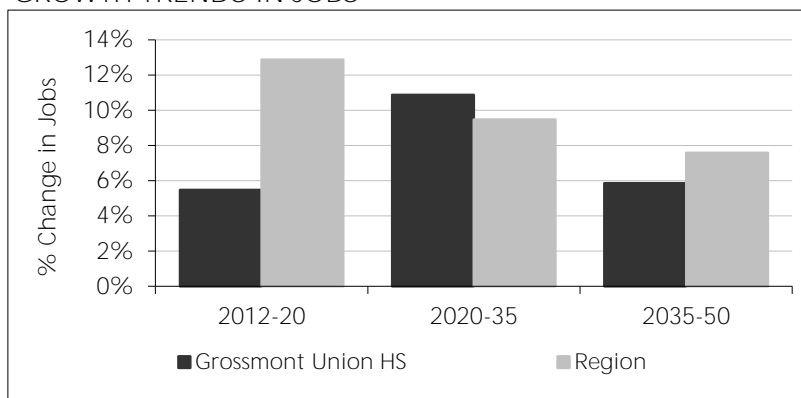
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	130,668	145,967	161,221	176,163	45,495	35%
Civilian Jobs	130,668	145,967	161,221	176,163	45,495	35%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	297,897	297,897	297,897	297,897	0	0%
Developed Acres	104,866	121,460	132,523	137,872	33,006	31%
Low Density Single Family	36,452	50,885	59,948	63,705	27,253	75%
Single Family	26,587	27,629	29,729	30,685	4,098	15%
Multiple Family	2,173	2,250	2,302	2,494	322	15%
Mobile Homes	1,595	1,434	1,021	890	-705	-44%
Other Residential	253	271	265	259	6	2%
Mixed Use	0	89	263	407	407	--
Industrial	2,459	2,675	2,883	3,246	787	32%
Commercial/Services	4,490	4,788	4,770	4,768	278	6%
Office	196	222	261	282	86	44%
Schools	2,057	2,048	2,053	2,052	-4	0%
Roads and Freeways	12,104	12,202	12,203	12,203	98	1%
Agricultural and Extractive ²	4,235	4,194	4,124	4,153	-83	-2%
Parks and Military Use	12,265	12,772	12,701	12,729	464	4%
Vacant Developable Acres	62,132	45,565	34,502	29,153	-32,979	-53%
Low Density Single Family	55,252	40,818	31,743	27,902	-27,351	-50%
Single Family	4,126	3,145	1,521	587	-3,538	-86%
Multiple Family	181	118	78	20	-161	-89%
Mixed Use	20	15	9	5	-15	-75%
Industrial	1,094	886	670	280	-814	-74%
Commercial/Services	559	193	129	73	-486	-87%
Office	84	69	56	45	-39	-47%
Schools	10	7	0	0	-10	-100%
Parks and Other	641	149	132	78	-564	-88%
Future Roads and Freeways	164	164	164	164	0	0%
Constrained Acres	130,872	130,872	130,872	130,872	0	0%
Employment Density ³	14.2	14.9	16.0	16.7	2.5	18%
Residential Density ⁴	2.5	2.1	2.1	2.1	-0.4	-16%

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