

SERIES 13 REGIONAL GROWTH FORECAST



Mountain Empire Unified School District

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	12,805	13,564	15,950	17,304	4,499	35%
Household Population	12,406	13,183	15,527	16,848	4,442	36%
Group Quarters Population	399	381	423	456	57	14%
Civilian	399	381	423	456	57	14%
Military	0	0	0	0	0	0%
Total Housing Units	4,958	5,191	6,037	6,591	1,633	33%
Single Family	4,330	4,563	5,409	5,963	1,633	38%
Multiple Family	202	202	202	202	0	0%
Mobile Homes	426	426	426	426	0	0%
Occupied Housing Units	4,626	4,810	5,671	6,124	1,498	32%
Single Family	4,016	4,184	5,046	5,510	1,494	37%
Multiple Family	188	202	202	200	12	6%
Mobile Homes	422	424	423	414	-8	-2%
Vacancy Rate	6.7%	7.3%	6.1%	7.1%	0.4	6%
Single Family	7.3%	8.3%	6.7%	7.6%	0.3	4%
Multiple Family	6.9%	0.0%	0.0%	1.0%	-5.9	-86%
Mobile Homes	0.9%	0.5%	0.7%	2.8%	1.9	211%
Persons per Household	2.68	2.74	2.74	2.75	0.1	3%

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	527	541	684	720	193	37%
\$15,000-\$29,999	525	544	545	498	-27	-5%
\$30,000-\$44,999	758	634	674	641	-117	-15%
\$45,000-\$59,999	560	651	703	703	143	26%
\$60,000-\$74,999	549	571	631	670	121	22%
\$75,000-\$99,999	661	725	866	929	268	41%
\$100,000-\$124,999	461	482	610	710	249	54%
\$125,000-\$149,999	245	289	387	468	223	91%
\$150,000-\$199,999	212	262	388	507	295	139%
\$200,000 or more	128	111	183	278	150	117%
Total Households	4,626	4,810	5,671	6,124	1,498	32%

*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.

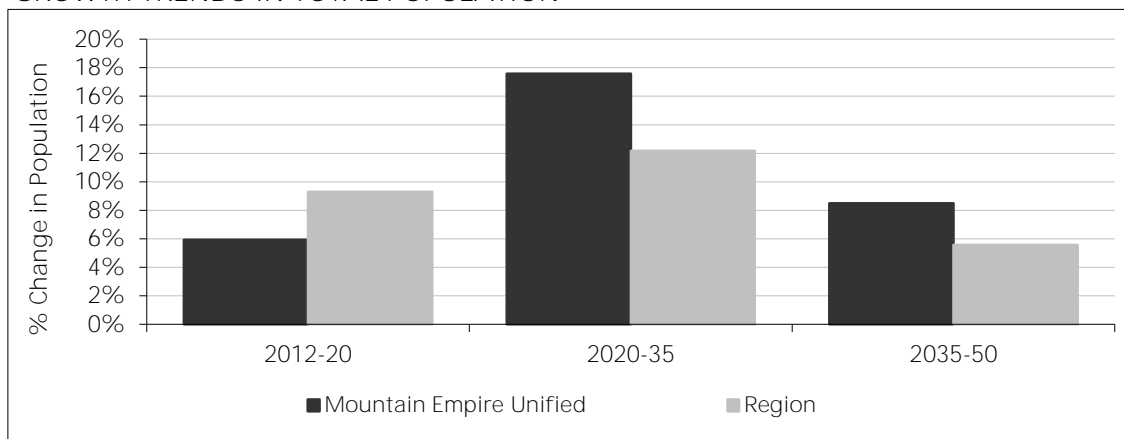
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	12,805	13,564	15,950	17,304	4,499	35%
Under 5	800	940	1,004	1,134	334	42%
5 to 9	711	771	813	921	210	30%
10 to 14	770	748	882	946	176	23%
15 to 17	619	512	619	623	4	1%
18 to 19	602	432	514	495	-107	-18%
20 to 24	710	688	743	721	11	2%
25 to 29	604	675	648	682	78	13%
30 to 34	616	634	635	706	90	15%
35 to 39	688	772	848	890	202	29%
40 to 44	745	698	917	841	96	13%
45 to 49	803	717	888	844	41	5%
50 to 54	1,039	889	1,021	1,019	-20	-2%
55 to 59	1,012	1,081	1,010	1,236	224	22%
60 to 61	422	484	428	520	98	23%
62 to 64	630	738	682	804	174	28%
65 to 69	717	1,021	1,125	1,308	591	82%
70 to 74	485	791	1,170	1,107	622	128%
75 to 79	345	448	901	849	504	146%
80 to 84	219	214	500	546	327	149%
85 and over	268	311	602	1,112	844	315%
Median Age	41.9	44.4	47.0	49.1	7.2	17%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	12,805	13,564	15,950	17,304	4,499	35%
Hispanic	3,971	4,761	6,702	8,398	4,427	111%
Non-Hispanic	8,834	8,803	9,248	8,906	72	1%
White	7,458	7,430	7,618	6,974	-484	-6%
Black	263	290	339	354	91	35%
American Indian	524	390	160	68	-456	-87%
Asian	162	217	484	729	567	350%
Hawaiian / Pacific Islander	38	42	62	82	44	116%
Other	29	20	22	25	-4	-14%
Two or More Races	360	414	563	674	314	87%

GROWTH TRENDS IN TOTAL POPULATION



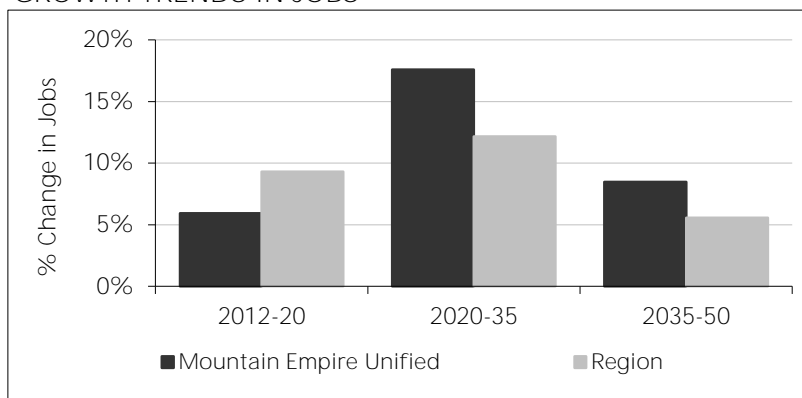
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,478	3,059	3,911	4,702	2,224	90%
Civilian Jobs	2,478	3,059	3,911	4,702	2,224	90%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	425,737	425,737	425,737	425,737	0	0%
Developed Acres	42,456	50,037	70,549	80,966	38,510	91%
Low Density Single Family	25,675	33,048	53,215	63,441	37,765	147%
Single Family	1,239	1,287	1,575	1,717	478	39%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	177	177	177	177	0	0%
Other Residential	290	290	290	288	-2	-1%
Mixed Use	0	1	1	1	1	--
Industrial	1,360	322	339	342	-1,018	-75%
Commercial/Services	1,156	1,309	1,361	1,427	270	23%
Office	0	1	2	3	3	--
Schools	84	84	84	84	0	0%
Roads and Freeways	5,107	6,157	6,157	6,157	1,050	21%
Agricultural and Extractive ²	7,021	7,017	7,011	6,993	-29	0%
Parks and Military Use	346	344	337	337	-9	-2%
Vacant Developable Acres	74,713	67,132	46,620	36,203	-38,510	-52%
Low Density Single Family	72,626	65,254	45,087	34,861	-37,765	-52%
Single Family	1,250	1,205	927	787	-463	-37%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	119	106	85	79	-40	-34%
Commercial/Services	713	564	518	475	-238	-33%
Office	3	3	2	1	-3	-78%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	308,568	308,568	308,568	308,568	0	0%
Employment Density ³	1.0	1.8	2.2	2.5	1.6	166%
Residential Density ⁴	0.2	0.1	0.1	0.1	-0.1	-45%

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