

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 62 - Mountain Empire

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,563	9,119	10,966	12,335	3,772	44%
Household Population	8,265	8,836	10,647	11,989	3,724	45%
Group Quarters Population	298	283	319	346	48	16%
Civilian	298	283	319	346	48	16%
Military	0	0	0	0	0	0%
Total Housing Units	3,053	3,229	3,894	4,441	1,388	45%
Single Family	2,670	2,846	3,511	4,058	1,388	52%
Multiple Family	121	121	121	121	0	0%
Mobile Homes	262	262	262	262	0	0%
Occupied Housing Units	2,868	3,021	3,675	4,137	1,269	44%
Single Family	2,499	2,638	3,293	3,763	1,264	51%
Multiple Family	111	123	123	122	11	10%
Mobile Homes	258	260	259	252	-6	-2%
Vacancy Rate	6.1%	6.4%	5.6%	6.8%	0.7	11%
Single Family	6.4%	7.3%	6.2%	7.3%	0.9	14%
Multiple Family	8.3%	-1.7%	-1.7%	-0.8%	-9.1	-110%
Mobile Homes	1.5%	0.8%	1.1%	3.8%	2.3	153%
Persons per Household	2.88	2.92	2.90	2.90	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	358	393	538	600	242	68%
\$15,000-\$29,999	344	353	371	353	9	3%
\$30,000-\$44,999	470	405	440	442	-28	-6%
\$45,000-\$59,999	362	401	456	469	107	30%
\$60,000-\$74,999	319	346	393	430	111	35%
\$75,000-\$99,999	395	434	525	591	196	50%
\$100,000-\$124,999	239	284	360	451	212	89%
\$125,000-\$149,999	158	171	229	288	130	82%
\$150,000-\$199,999	144	161	240	325	181	126%
\$200,000 or more	79	73	123	188	109	138%
Total Households	2,868	3,021	3,675	4,137	1,269	44%
Median Household Income						
Adjusted for inflation (\$2010)	\$55,856	\$58,448	\$61,240	\$67,134	\$11,278	20%

*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.

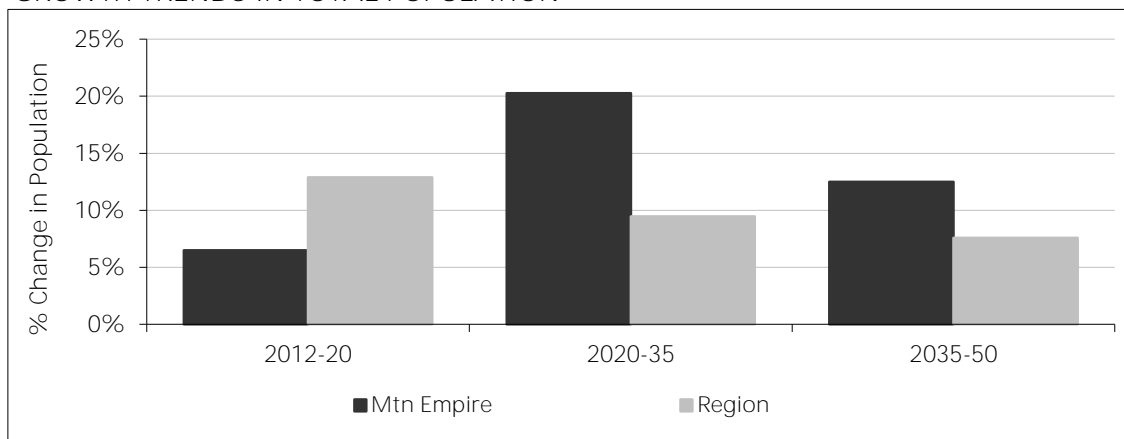
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,563	9,119	10,966	12,335	3,772	44%
Under 5	588	681	760	850	262	45%
5 to 9	519	559	628	703	184	35%
10 to 14	582	565	660	713	131	23%
15 to 17	443	380	449	479	36	8%
18 to 19	371	295	341	359	-12	-3%
20 to 24	452	444	466	500	48	11%
25 to 29	432	474	468	517	85	20%
30 to 34	448	459	469	527	79	18%
35 to 39	497	561	645	660	163	33%
40 to 44	498	467	631	590	92	18%
45 to 49	553	494	611	638	85	15%
50 to 54	625	546	624	676	51	8%
55 to 59	623	651	615	800	177	28%
60 to 61	234	284	253	314	80	34%
62 to 64	369	452	436	529	160	43%
65 to 69	442	614	731	855	413	93%
70 to 74	339	549	831	822	483	142%
75 to 79	224	291	614	630	406	181%
80 to 84	150	147	335	385	235	157%
85 and over	174	206	399	788	614	353%
Median Age	39.5	41.5	44.7	47.1	7.6	19%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,563	9,119	10,966	12,335	3,772	44%
Hispanic	3,226	3,914	5,634	7,254	4,028	125%
Non-Hispanic	5,337	5,205	5,332	5,081	-256	-5%
White	4,394	4,256	4,108	3,550	-844	-19%
Black	206	222	258	277	71	34%
American Indian	329	234	104	51	-278	-84%
Asian	88	137	347	554	466	530%
Hawaiian / Pacific Islander	27	34	56	79	52	193%
Other	16	16	20	23	7	44%
Two or More Races	277	306	439	547	270	97%

GROWTH TRENDS IN TOTAL POPULATION



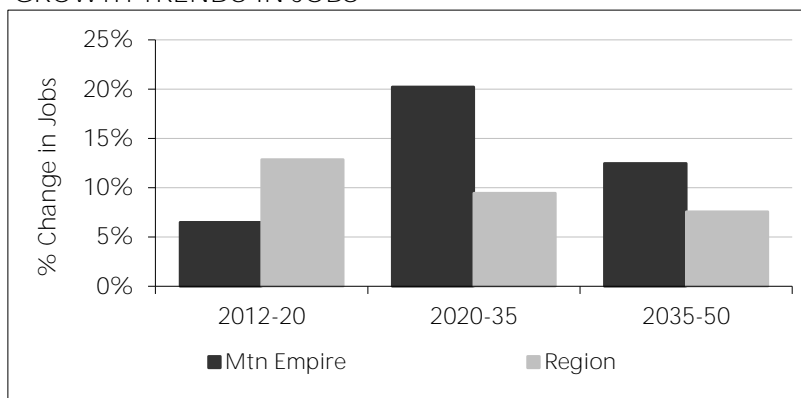
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,932	2,448	3,231	3,901	1,969	102%
Civilian Jobs	1,932	2,448	3,231	3,901	1,969	102%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	288,324	288,324	288,324	288,324	0	0%
Developed Acres	36,347	42,142	60,811	71,108	34,760	96%
Low Density Single Family	22,700	28,329	46,725	56,835	34,134	150%
Single Family	631	633	838	978	348	55%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	154	154	154	154	0	0%
Other Residential	203	203	203	201	-2	-1%
Mixed Use	0	1	1	1	1	--
Industrial	1,002	296	313	315	-686	-69%
Commercial/Services	626	778	829	890	263	42%
Office	0	0	0	0	0	0%
Schools	76	76	76	76	0	0%
Roads and Freeways	3,699	4,417	4,417	4,417	717	19%
Agricultural and Extractive ²	6,575	6,575	6,575	6,560	-15	0%
Parks and Military Use	680	680	680	680	0	0%
Vacant Developable Acres	70,203	64,408	45,740	35,443	-34,759	-50%
Low Density Single Family	68,315	62,686	44,290	34,181	-34,134	-50%
Single Family	1,077	1,073	867	729	-348	-32%
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	691	543	497	454	-237	-34%
Office	0	0	0	0	0	0%
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	181,774	181,774	181,774	181,774	0	0%
Employment Density ³	1.1	2.1	2.7	3.0	1.9	168%
Residential Density ⁴	0.1	0.1	0.1	0.1	-0.1	-41%

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