

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Subregional Area 61 - Laguna-Pine Valley**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,498</b>	<b>6,077</b>	<b>6,921</b>	<b>7,304</b>	<b>7,718</b>	<b>2,220</b>	<b>40%</b>
Household Population	4,873	5,425	6,227	6,547	6,918	2,045	42%
Group Quarters Population	625	652	694	757	800	175	28%
Civilian	625	652	694	757	800	175	28%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,156</b>	<b>2,284</b>	<b>2,559</b>	<b>2,634</b>	<b>2,732</b>	<b>576</b>	<b>27%</b>
Single Family	1,962	2,094	2,369	2,445	2,541	579	30%
Multiple Family	17	17	17	17	17	0	0%
Mobile Homes	177	173	173	172	174	-3	-2%
<b>Occupied Housing Units</b>	<b>1,812</b>	<b>1,991</b>	<b>2,266</b>	<b>2,344</b>	<b>2,445</b>	<b>633</b>	<b>35%</b>
Single Family	1,636	1,821	2,094	2,173	2,272	636	39%
Multiple Family	17	13	13	13	13	-4	-24%
Mobile Homes	159	157	159	158	160	1	1%
<b>Vacancy Rate</b>	<b>16.0%</b>	<b>12.8%</b>	<b>11.4%</b>	<b>11.0%</b>	<b>10.5%</b>	<b>-5.5</b>	<b>-34%</b>
Single Family	16.6%	13.0%	11.6%	11.1%	10.6%	-6.0	-36%
Multiple Family	0.0%	23.5%	23.5%	23.5%	23.5%	23.5	0%
Mobile Homes	10.2%	9.2%	8.1%	8.1%	8.0%	-2.2	-22%
<b>Persons per Household</b>	<b>2.69</b>	<b>2.72</b>	<b>2.75</b>	<b>2.79</b>	<b>2.83</b>	<b>0.14</b>	<b>5%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

Income Forecast Under Review

**\*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.

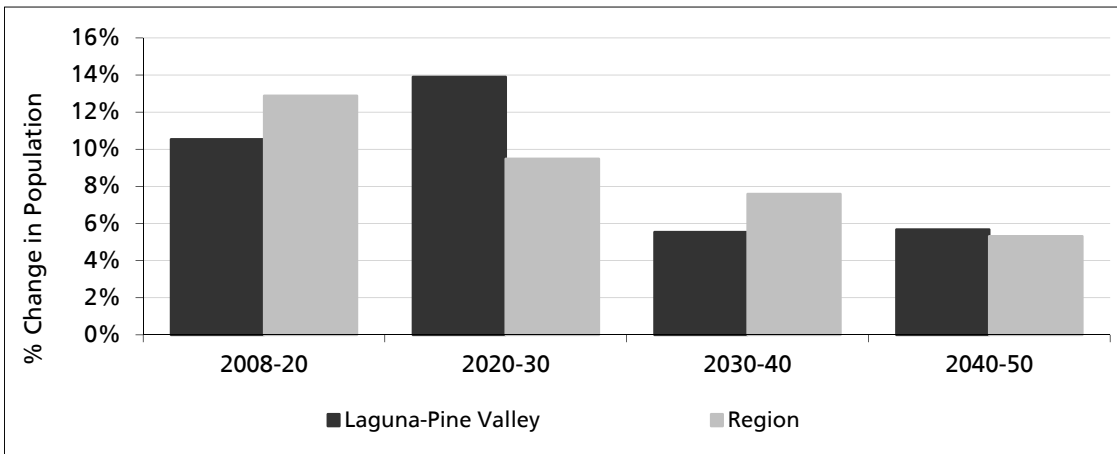
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,498</b>	<b>6,077</b>	<b>6,921</b>	<b>7,304</b>	<b>7,718</b>	<b>2,220</b>	<b>40%</b>
Under 5	178	165	186	193	192	14	8%
5 to 9	229	228	258	267	261	32	14%
10 to 14	287	294	310	333	336	49	17%
15 to 17	210	208	223	244	254	44	21%
18 to 19	172	149	142	149	149	-23	-13%
20 to 24	466	444	522	520	545	79	17%
25 to 29	447	535	574	578	600	153	34%
30 to 34	285	280	288	319	316	31	11%
35 to 39	262	218	290	284	286	24	9%
40 to 44	322	276	329	326	356	34	11%
45 to 49	420	363	332	419	431	11	3%
50 to 54	471	453	446	502	503	32	7%
55 to 59	496	603	573	496	642	146	29%
60 to 61	201	263	258	223	295	94	47%
62 to 64	185	294	288	265	284	99	54%
65 to 69	273	483	609	542	470	197	72%
70 to 74	163	286	420	394	357	194	119%
75 to 79	149	194	360	466	450	301	202%
80 to 84	114	117	219	310	298	184	161%
85 and over	168	224	294	474	693	525	313%
Median Age	43.3	48.3	50.1	50.2	51.3	8.0	18%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,498</b>	<b>6,077</b>	<b>6,921</b>	<b>7,304</b>	<b>7,718</b>	<b>2,220</b>	<b>40%</b>
Hispanic	1,299	1,568	1,843	1,994	2,129	830	64%
Non-Hispanic	4,199	4,509	5,078	5,310	5,589	1,390	33%
White	3,585	3,851	4,344	4,530	4,760	1,175	33%
Black	335	392	453	480	504	169	50%
American Indian	112	72	43	23	13	-99	-88%
Asian	20	49	84	118	151	131	655%
Hawaiian / Pacific Islander	14	12	11	11	11	-3	-21%
Other	15	8	3	3	3	-12	-80%
Two or More Races	118	125	140	145	147	29	25%

## GROWTH TRENDS IN TOTAL POPULATION



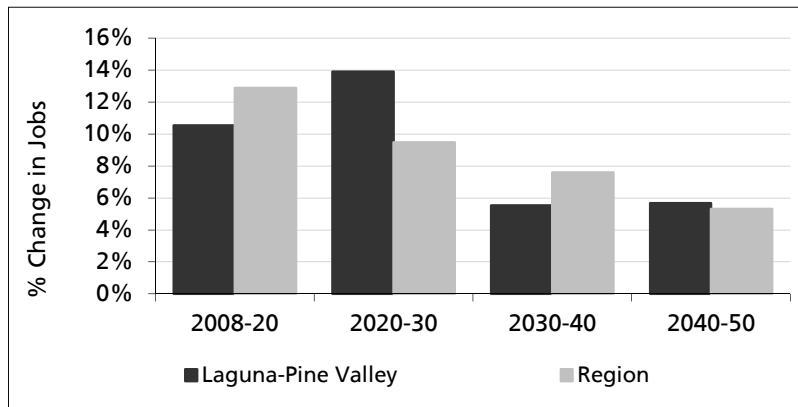
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>973</b>	<b>995</b>	<b>1,061</b>	<b>1,098</b>	<b>1,138</b>	<b>165</b>	<b>17%</b>
Civilian Jobs	973	995	1,061	1,098	1,138	165	17%
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>144,579</b>	<b>144,579</b>	<b>144,579</b>	<b>144,579</b>	<b>144,579</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>46,428</b>	<b>49,854</b>	<b>52,042</b>	<b>52,615</b>	<b>54,479</b>	<b>8,051</b>	<b>17%</b>
Low Density Single Family	6,599	10,031	12,357	12,976	14,930	8,331	126%
Single Family	688	709	742	750	769	81	12%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	61	61	61	61	61	0	0%
Other Residential	187	187	187	187	187	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	30	30	30	30	30	0	0%
Commercial/Services	1,112	1,115	1,120	1,122	1,123	12	1%
Office	0	0	0	0	0	0	0%
Schools	7	7	7	7	7	0	0%
Roads and Freeways	1,433	1,433	1,433	1,433	1,433	0	0%
Agricultural and Extractive <sup>2</sup>	1,481	1,451	1,274	1,219	1,108	-373	-25%
Parks and Military Use	34,830	34,830	34,830	34,830	34,830	0	0%
<b>Vacant Developable Acres</b>	<b>12,358</b>	<b>8,932</b>	<b>6,745</b>	<b>6,171</b>	<b>4,307</b>	<b>-8,051</b>	<b>-65%</b>
Low Density Single Family	12,212	8,801	6,648	6,084	4,240	-7,972	-65%
Single Family	121	106	73	65	46	-75	-62%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	6	5	4	2	1	-5	-83%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	20	20	20	20	20	0	0%
<b>Constrained Acres</b>	<b>85,792</b>	<b>85,792</b>	<b>85,792</b>	<b>85,792</b>	<b>85,792</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>0.8</b>	<b>0.9</b>	<b>0.9</b>	<b>0.9</b>	<b>1.0</b>	<b>0.1</b>	<b>16%</b>
<b>Residential Density<sup>4</sup></b>	<b>0.3</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>-0.1</b>	<b>-40%</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).