

SERIES 13 REGIONAL GROWTH FORECAST

Central Mountain Community Plan Area
County of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,179	5,535	6,388	6,353	1,174	23%
Household Population	4,890	5,258	6,091	6,041	1,151	24%
Group Quarters Population	289	277	297	312	23	8%
Civilian	289	277	297	312	23	8%
Military	0	0	0	0	0	0%
Total Housing Units	2,199	2,328	2,635	2,646	447	20%
Single Family	1,988	2,117	2,424	2,435	447	22%
Multiple Family	10	10	10	10	0	0%
Mobile Homes	201	201	201	201	0	0%
Occupied Housing Units	2,004	2,094	2,421	2,403	399	20%
Single Family	1,794	1,883	2,211	2,200	406	23%
Multiple Family	9	10	10	8	-1	-11%
Mobile Homes	201	201	200	195	-6	-3%
Vacancy Rate	8.9%	10.1%	8.1%	9.2%	0.3	3%
Single Family	9.8%	11.1%	8.8%	9.7%	-0.1	-1%
Multiple Family	10.0%	0.0%	0.0%	20.0%	10.0	100%
Mobile Homes	0.0%	0.0%	0.5%	3.0%	3.0	0%
Persons per Household	2.44	2.51	2.52	2.51	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	187	159	155	130	-57	-30%
\$15,000-\$29,999	174	190	184	155	-19	-11%
\$30,000-\$44,999	305	243	252	216	-89	-29%
\$45,000-\$59,999	228	291	281	254	26	11%
\$60,000-\$74,999	323	328	341	297	-26	-8%
\$75,000-\$99,999	289	376	491	506	217	75%
\$100,000-\$124,999	243	212	284	315	72	30%
\$125,000-\$149,999	118	129	179	202	84	71%
\$150,000-\$199,999	71	111	167	208	137	193%
\$200,000 or more	66	55	87	120	54	82%
Total Households	2,004	2,094	2,421	2,403	399	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.

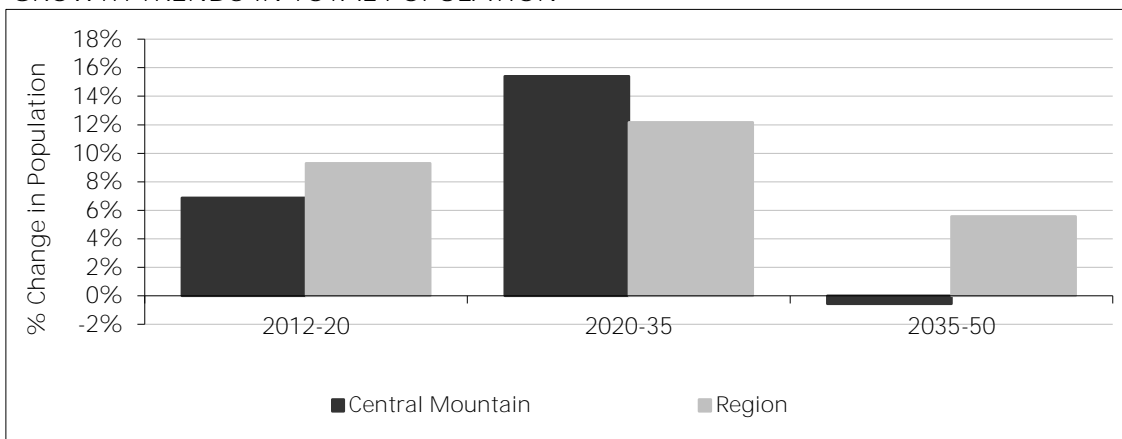
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,179	5,535	6,388	6,353	1,174	23%
Under 5	260	330	339	374	114	44%
5 to 9	242	274	291	314	72	30%
10 to 14	235	247	303	292	57	24%
15 to 17	194	177	211	179	-15	-8%
18 to 19	265	168	203	154	-111	-42%
20 to 24	317	279	325	262	-55	-17%
25 to 29	216	227	212	213	-3	-1%
30 to 34	214	213	202	234	20	9%
35 to 39	228	265	265	292	64	28%
40 to 44	296	292	362	319	23	8%
45 to 49	325	293	350	270	-55	-17%
50 to 54	486	410	499	438	-48	-10%
55 to 59	517	555	519	560	43	8%
60 to 61	204	250	220	247	43	21%
62 to 64	302	350	314	362	60	20%
65 to 69	349	491	490	550	201	58%
70 to 74	202	320	467	408	206	102%
75 to 79	142	179	368	291	149	105%
80 to 84	79	84	200	189	110	139%
85 and over	106	131	248	405	299	282%
Median Age	46.9	50.0	51.3	53.1	6.2	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,179	5,535	6,388	6,353	1,174	23%
Hispanic	857	1,098	1,440	1,554	697	81%
Non-Hispanic	4,322	4,437	4,948	4,799	477	11%
White	3,765	3,922	4,397	4,244	479	13%
Black	79	80	105	97	18	23%
American Indian	218	175	63	23	-195	-89%
Asian	91	90	177	218	127	140%
Hawaiian / Pacific Islander	16	17	11	10	-6	-38%
Other	17	9	2	5	-12	-71%
Two or More Races	136	144	193	202	66	49%

GROWTH TRENDS IN TOTAL POPULATION



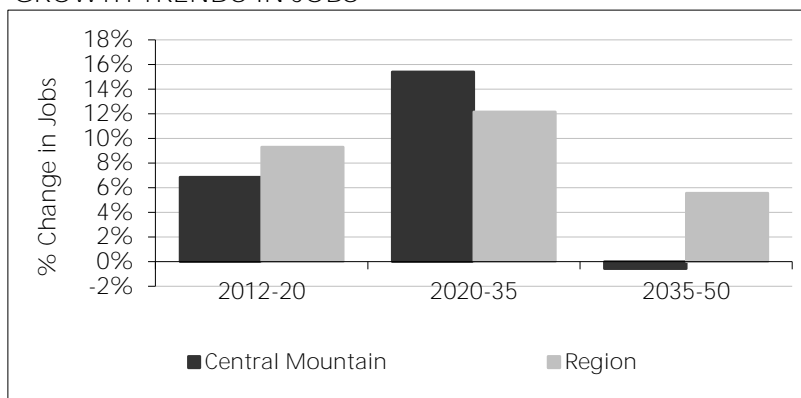
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	745	825	899	1,027	282	38%
Civilian Jobs	745	825	899	1,027	282	38%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	203,270	203,270	203,270	203,270	0	0%
Developed Acres	13,994	18,811	31,194	31,593	17,599	126%
Low Density Single Family	6,306	10,952	23,263	23,599	17,293	274%
Single Family	641	687	768	770	130	20%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	61	61	61	61	0	0%
Other Residential	167	167	167	167	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	45	46	46	46	1	2%
Commercial/Services	644	773	775	838	193	30%
Office	0	1	2	3	3	--
Schools	25	25	25	25	0	0%
Roads and Freeways	2,412	2,412	2,412	2,412	0	0%
Agricultural and Extractive ²	1,796	1,792	1,786	1,783	-13	-1%
Parks and Military Use	1,897	1,895	1,888	1,888	-9	0%
Vacant Developable Acres	25,955	21,139	8,755	8,356	-17,599	-68%
Low Density Single Family	25,569	20,923	8,613	8,276	-17,293	-68%
Single Family	173	132	60	58	-115	-66%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	209	81	80	20	-188	-90%
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	0	0	0	0	0	0%
Constrained Acres	163,321	163,321	163,321	163,321	0	0%
Employment Density ³	1.0	1.0	1.1	1.1	0.1	8%
Residential Density ⁴	0.3	0.2	0.1	0.1	-0.2	-65%

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