

SERIES 13 REGIONAL GROWTH FORECAST

Crest - Dehesa Community Plan Area
County of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,937	10,680	11,049	11,062	1,125	11%
Household Population	9,919	10,666	11,003	10,995	1,076	11%
Group Quarters Population	18	14	46	67	49	272%
Civilian	18	14	46	67	49	272%
Military	0	0	0	0	0	0%
Total Housing Units	3,586	3,806	3,893	3,932	346	10%
Single Family	3,380	3,600	3,687	3,726	346	10%
Multiple Family	98	98	98	98	0	0%
Mobile Homes	108	108	108	108	0	0%
Occupied Housing Units	3,497	3,711	3,819	3,834	337	10%
Single Family	3,293	3,505	3,614	3,632	339	10%
Multiple Family	96	98	98	98	2	2%
Mobile Homes	108	108	107	104	-4	-4%
Vacancy Rate	2.5%	2.5%	1.9%	2.5%	0.0	0%
Single Family	2.6%	2.6%	2.0%	2.5%	-0.1	-4%
Multiple Family	2.0%	0.0%	0.0%	0.0%	-2.0	-100%
Mobile Homes	0.0%	0.0%	0.9%	3.7%	3.7	0%
Persons per Household	2.84	2.87	2.88	2.87	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	119	133	111	90	-29	-24%
\$15,000-\$29,999	159	300	258	219	60	38%
\$30,000-\$44,999	384	363	335	288	-96	-25%
\$45,000-\$59,999	437	366	342	324	-113	-26%
\$60,000-\$74,999	352	363	347	316	-36	-10%
\$75,000-\$99,999	422	527	532	515	93	22%
\$100,000-\$124,999	423	408	428	436	13	3%
\$125,000-\$149,999	271	320	345	349	78	29%
\$150,000-\$199,999	427	411	470	511	84	20%
\$200,000 or more	503	520	651	786	283	56%
Total Households	3,497	3,711	3,819	3,834	337	10%

*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.

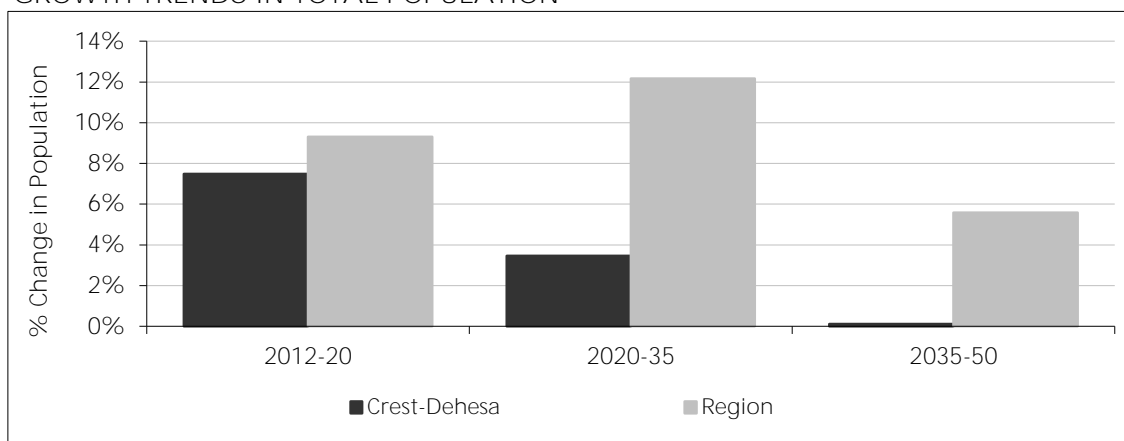
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,937	10,680	11,049	11,062	1,125	11%
Under 5	424	569	543	551	127	30%
5 to 9	496	530	558	633	137	28%
10 to 14	649	690	751	708	59	9%
15 to 17	522	421	435	411	-111	-21%
18 to 19	339	258	270	186	-153	-45%
20 to 24	746	728	729	649	-97	-13%
25 to 29	552	526	507	519	-33	-6%
30 to 34	494	545	521	537	43	9%
35 to 39	484	592	512	498	14	3%
40 to 44	625	597	627	560	-65	-10%
45 to 49	688	667	734	654	-34	-5%
50 to 54	858	764	850	774	-84	-10%
55 to 59	898	969	789	849	-49	-5%
60 to 61	330	386	291	340	10	3%
62 to 64	400	520	399	512	112	28%
65 to 69	522	736	652	756	234	45%
70 to 74	337	523	621	599	262	78%
75 to 79	273	312	611	498	225	82%
80 to 84	160	155	315	318	158	99%
85 and over	140	192	334	510	370	264%
Median Age	42.1	44.0	45.5	47.1	5.0	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	9,937	10,680	11,049	11,062	1,125	11%
Hispanic	1,754	2,286	2,852	3,443	1,689	96%
Non-Hispanic	8,183	8,394	8,197	7,619	-564	-7%
White	7,225	7,352	6,865	6,036	-1,189	-16%
Black	175	197	210	294	119	68%
American Indian	130	118	72	51	-79	-61%
Asian	237	306	506	608	371	157%
Hawaiian / Pacific Islander	34	20	47	56	22	65%
Other	15	10	14	14	-1	-7%
Two or More Races	367	391	483	560	193	53%

GROWTH TRENDS IN TOTAL POPULATION



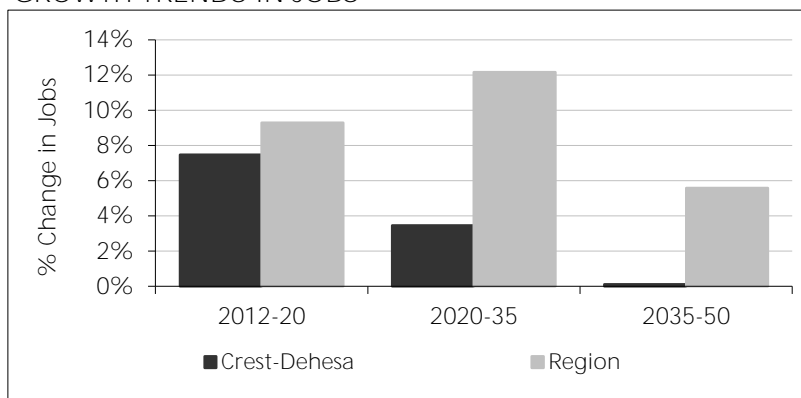
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,912	3,025	3,025	3,025	113	4%
Civilian Jobs	2,912	3,025	3,025	3,025	113	4%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	20,213	20,213	20,213	20,213	0	0%
Developed Acres	8,607	10,413	11,827	12,574	3,968	46%
Low Density Single Family	4,031	5,808	7,221	7,968	3,937	98%
Single Family	1,638	1,646	1,647	1,647	9	1%
Multiple Family	6	6	6	6	0	0%
Mobile Homes	56	56	56	56	0	0%
Other Residential	1	1	1	1	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	10	10	10	10	0	0%
Commercial/Services	475	497	497	497	22	5%
Office	0	0	0	0	0	0%
Schools	24	24	24	24	0	0%
Roads and Freeways	436	436	436	436	0	0%
Agricultural and Extractive ²	258	258	258	258	0	0%
Parks and Military Use	1,671	1,671	1,671	1,671	0	0%
Vacant Developable Acres	5,997	4,190	2,776	2,029	-3,968	-66%
Low Density Single Family	5,965	4,189	2,776	2,028	-3,937	-66%
Single Family	11	1	1	1	-10	-95%
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	21	0	0	0	-21	-100%
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	0	0	0	0	0	0%
Constrained Acres	5,610	5,610	5,610	5,610	0	0%
Employment Density ³	5.7	5.7	5.7	5.7	0.0	0%
Residential Density ⁴	0.6	0.5	0.4	0.4	-0.2	-35%

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