

SERIES 13 REGIONAL GROWTH FORECAST

Desert Community Plan Area
County of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,865	5,187	6,242	7,322	2,457	51%
Household Population	4,856	5,184	6,235	7,312	2,456	51%
Group Quarters Population	9	3	7	10	1	11%
Civilian	9	3	7	10	1	11%
Military	0	0	0	0	0	0%
Total Housing Units	3,565	3,726	4,118	5,117	1,552	44%
Single Family	2,506	2,667	3,002	4,001	1,495	60%
Multiple Family	252	252	309	309	57	23%
Mobile Homes	807	807	807	807	0	0%
Occupied Housing Units	2,232	2,305	2,763	3,249	1,017	46%
Single Family	1,507	1,567	1,993	2,491	984	65%
Multiple Family	213	223	258	257	44	21%
Mobile Homes	512	515	512	501	-11	-2%
Vacancy Rate	37.4%	38.1%	32.9%	36.5%	-0.9	-2%
Single Family	39.9%	41.2%	33.6%	37.7%	-2.2	-6%
Multiple Family	15.5%	11.5%	16.5%	16.8%	1.3	8%
Mobile Homes	36.6%	36.2%	36.6%	37.9%	1.3	4%
Persons per Household	2.18	2.25	2.26	2.25	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	327	325	342	354	27	8%
\$15,000-\$29,999	375	362	395	415	40	11%
\$30,000-\$44,999	339	359	394	425	86	25%
\$45,000-\$59,999	340	331	379	412	72	21%
\$60,000-\$74,999	149	231	299	370	221	148%
\$75,000-\$99,999	234	249	322	405	171	73%
\$100,000-\$124,999	179	155	206	266	87	49%
\$125,000-\$149,999	109	99	136	181	72	66%
\$150,000-\$199,999	74	107	152	212	138	186%
\$200,000 or more	106	87	138	209	103	97%
Total Households	2,232	2,305	2,763	3,249	1,017	46%

*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.

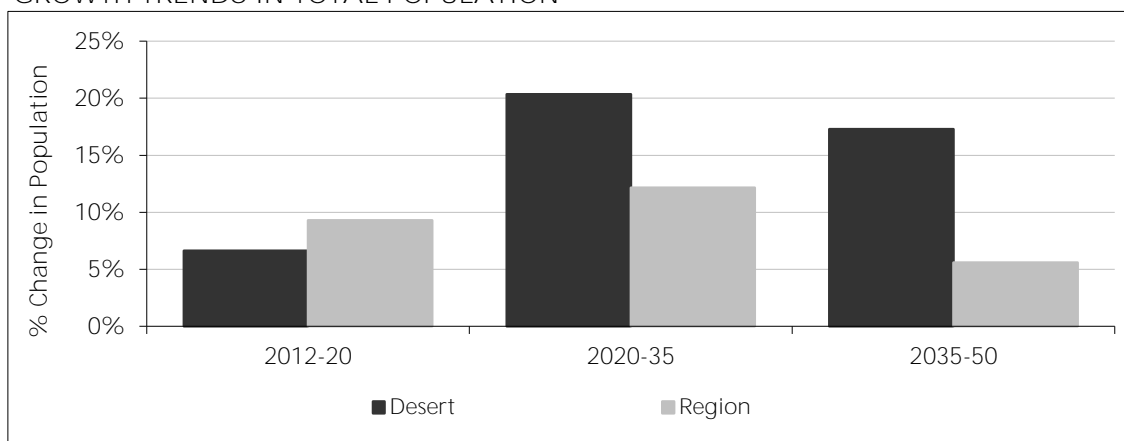
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,865	5,187	6,242	7,322	2,457	51%
Under 5	217	253	307	348	131	60%
5 to 9	252	273	342	404	152	60%
10 to 14	250	249	309	382	132	53%
15 to 17	162	149	178	224	62	38%
18 to 19	113	103	119	149	36	32%
20 to 24	214	228	238	306	92	43%
25 to 29	188	224	252	304	116	62%
30 to 34	154	157	202	241	87	56%
35 to 39	153	163	225	239	86	56%
40 to 44	184	171	254	269	85	46%
45 to 49	262	239	304	356	94	36%
50 to 54	305	275	326	412	107	35%
55 to 59	380	378	357	526	146	38%
60 to 61	188	196	139	173	-15	-8%
62 to 64	274	289	222	287	13	5%
65 to 69	444	524	511	599	155	35%
70 to 74	375	546	622	567	192	51%
75 to 79	308	363	605	526	218	71%
80 to 84	241	205	385	363	122	51%
85 and over	201	202	345	647	446	222%
Median Age	54.6	56.4	55.9	55.3	0.7	1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,865	5,187	6,242	7,322	2,457	51%
Hispanic	1,891	2,291	3,353	4,562	2,671	141%
Non-Hispanic	2,974	2,896	2,889	2,760	-214	-7%
White	2,803	2,716	2,660	2,464	-339	-12%
Black	34	46	74	111	77	226%
American Indian	48	34	14	5	-43	-90%
Asian	32	39	61	81	49	153%
Hawaiian / Pacific Islander	4	4	7	8	4	100%
Other	3	2	2	3	0	0%
Two or More Races	50	55	71	88	38	76%

GROWTH TRENDS IN TOTAL POPULATION



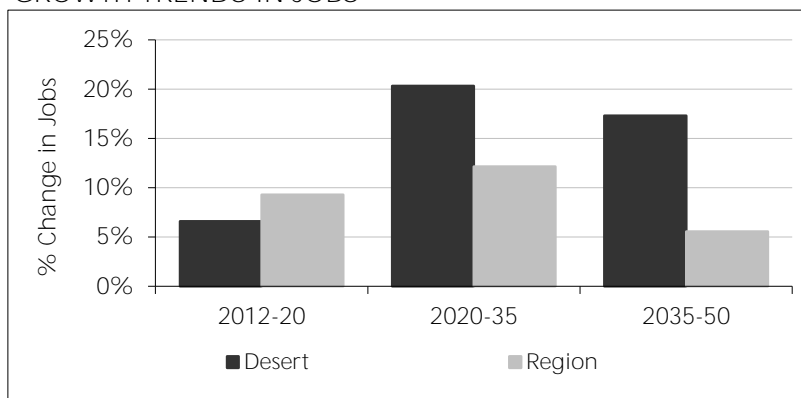
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,018	1,177	1,395	1,856	838	82%
Civilian Jobs	1,018	1,177	1,395	1,856	838	82%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	599,120	599,120	599,120	599,120	0	0%
Developed Acres	16,427	20,770	22,664	27,496	11,070	67%
Low Density Single Family	4,932	8,402	10,066	14,274	9,342	189%
Single Family	357	437	663	1,293	936	262%
Multiple Family	5	5	8	8	3	66%
Mobile Homes	170	170	169	167	-4	-2%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	442	443	446	450	8	2%
Commercial/Services	1,506	2,299	2,310	2,327	821	55%
Office	0	0	1	2	2	--
Schools	44	44	44	44	0	0%
Roads and Freeways	2,236	2,236	2,236	2,236	0	0%
Agricultural and Extractive ²	1,718	1,718	1,706	1,685	-33	-2%
Parks and Military Use	5,017	5,017	5,016	5,011	-5	0%
Vacant Developable Acres	68,113	63,769	61,875	57,043	-11,070	-16%
Low Density Single Family	63,506	60,036	58,372	54,164	-9,342	-15%
Single Family	2,998	2,918	2,703	2,094	-903	-30%
Multiple Family	26	26	23	23	-3	-12%
Mixed Use	0	0	0	0	0	0%
Industrial	121	119	116	112	-9	-7%
Commercial/Services	1,221	430	422	410	-811	-66%
Office	19	19	18	18	-1	-7%
Schools	0	0	0	0	0	0%
Parks and Other	179	179	179	179	0	0%
Future Roads and Freeways	42	42	42	42	0	0%
Constrained Acres	514,581	514,581	514,581	514,581	0	0%
Employment Density ³	0.5	0.4	0.5	0.7	0.1	29%
Residential Density ⁴	0.7	0.4	0.4	0.3	-0.3	-50%

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