

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
Total Population	5,498	6,077	6,921	7,304	7,718	2,220	40%
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%
Total Housing Units	2,156	2,284	2,559	2,634	2,732	576	27%
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%
Occupied Housing Units	1,812	1,991	2,266	2,344	2,445	633	35%
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%
Vacancy Rate	16.0%	12.8%	11.4%	11.0%	10.5%	-5.5	-34%
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%
Persons per Household	2.69	2.72	2.75	2.79	2.83	0.14	5%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	146	120	105	91	86	-60	-41%
\$15,000-\$29,999	242	209	188	167	159	-83	-34%
\$30,000-\$44,999	334	297	287	263	256	-78	-23%
\$45,000-\$59,999	261	310	326	313	308	47	18%
\$60,000-\$74,999	305	298	335	334	335	30	10%
\$75,000-\$99,999	279	341	422	446	460	181	65%
\$100,000-\$124,999	159	210	281	319	345	186	117%
\$125,000-\$149,999	47	100	149	184	206	159	338%
\$150,000-\$199,999	1	89	140	180	216	215	21500%
\$200,000 or more	38	17	33	47	74	36	95%
Total Households	1,812	1,991	2,266	2,344	2,445	633	35%
Median Household Income							
Adjusted for inflation (\$1999)	\$55,575	\$62,995	\$70,164	\$75,224	\$79,266	\$23,691	43%

***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.

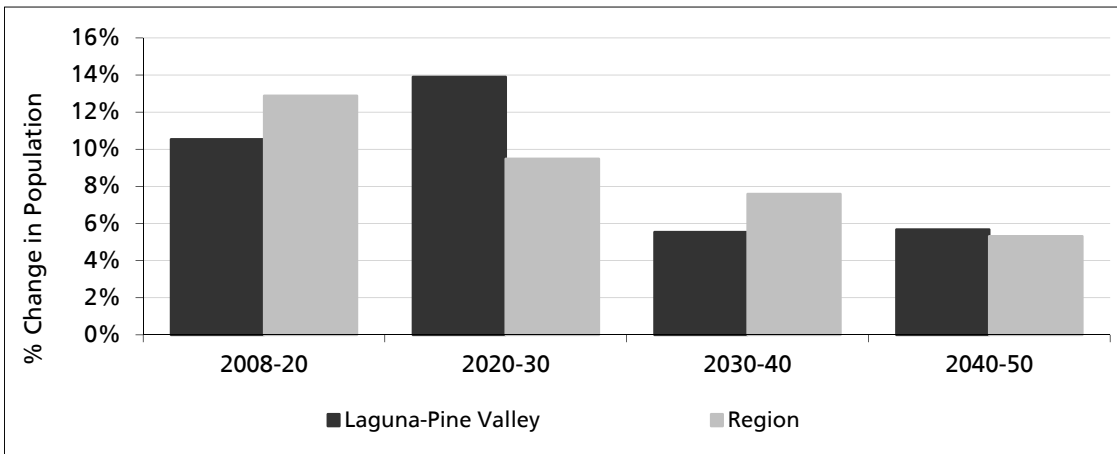
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,498	6,077	6,921	7,304	7,718	2,220	40%
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
Total Population	5,498	6,077	6,921	7,304	7,718	2,220	40%
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



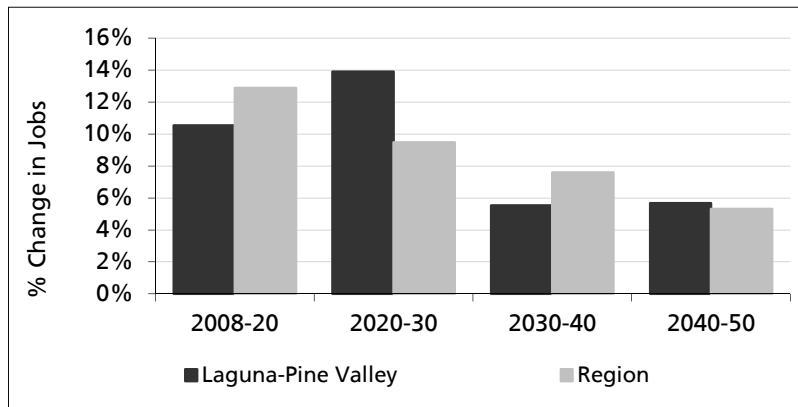
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	973	995	1,061	1,098	1,138	165	17%
Civilian Jobs	973	995	1,061	1,098	1,138	165	17%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	144,579	144,579	144,579	144,579	144,579	0	0%
Developed Acres	46,428	49,854	52,042	52,615	54,479	8,051	17%
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 ²	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%
Vacant Developable Acres	12,358	8,932	6,745	6,171	4,307	-8,051	-65%
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%
Constrained Acres	85,792	85,792	85,792	85,792	85,792	0	0%
Employment Density³	0.8	0.9	0.9	0.9	1.0	0.1	16%
Residential Density⁴	0.3	0.2	0.2	0.2	0.2	-0.1	-40%

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).