

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
City of El Cajon



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	97,555	109,587	128,816	143,661	144,229	46,674	48%
Household Population	94,982	106,679	125,214	139,210	139,178	44,196	47%
Group Quarters Population	2,573	2,908	3,602	4,451	5,051	2,478	96%
Civilian	2,573	2,908	3,602	4,451	5,051	2,478	96%
Military	0	0	0	0	0	0	0%
Total Housing Units	35,596	39,187	45,256	49,761	49,797	14,201	40%
Single Family	14,955	15,683	15,577	15,523	15,585	630	4%
Multiple Family	18,354	21,272	27,510	32,096	32,339	13,985	76%
Mobile Homes	2,287	2,232	2,169	2,142	1,873	-414	-18%
Occupied Housing Units	33,970	37,688	43,730	48,152	48,238	14,268	42%
Single Family	14,244	15,073	15,046	15,011	15,094	850	6%
Multiple Family	17,587	20,510	26,631	31,111	31,372	13,785	78%
Mobile Homes	2,139	2,105	2,053	2,030	1,772	-367	-17%
Vacancy Rate	4.6%	3.8%	3.4%	3.2%	3.1%	-1.5	-33%
Single Family	4.8%	3.9%	3.4%	3.3%	3.2%	-1.6	-33%
Multiple Family	4.2%	3.6%	3.2%	3.1%	3.0%	-1.2	-29%
Mobile Homes	6.5%	5.7%	5.3%	5.2%	5.4%	-1.1	-17%
Persons per Household	2.80	2.83	2.86	2.89	2.89	0.09	3%

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	5,458	4,883	4,641	4,212	3,625	-1,833	-34%
\$15,000-\$29,999	7,548	7,373	7,521	7,253	6,514	-1,034	-14%
\$30,000-\$44,999	7,012	7,111	7,781	7,980	7,494	482	7%
\$45,000-\$59,999	4,835	5,678	6,618	7,176	7,018	2,183	45%
\$60,000-\$74,999	3,400	4,145	5,113	5,831	5,918	2,518	74%
\$75,000-\$99,999	2,814	4,252	5,601	6,775	7,180	4,366	155%
\$100,000-\$124,999	1,516	2,168	3,084	3,993	4,450	2,934	194%
\$125,000-\$149,999	567	1,064	1,625	2,240	2,615	2,048	361%
\$150,000-\$199,999	461	773	1,281	1,901	2,344	1,883	408%
\$200,000 or more	359	241	465	791	1,080	721	201%
Total Households	33,970	37,688	43,730	48,152	48,238	14,268	42%
Median Household Income							
Adjusted for inflation (\$1999)	\$38,512	\$43,897	\$49,356	\$54,680	\$58,863	\$20,351	53%

***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.

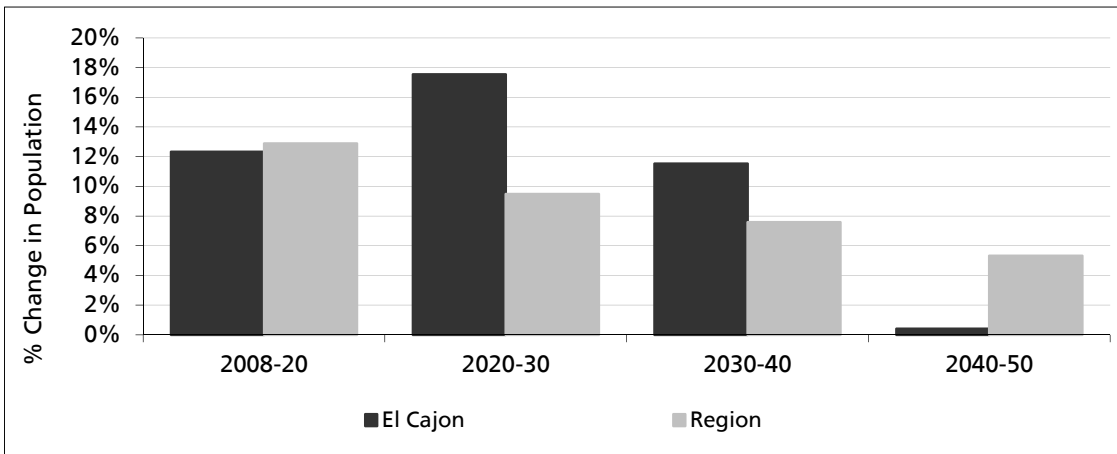
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	97,555	109,587	128,816	143,661	144,229	46,674	48%
Under 5	7,361	7,888	9,307	10,247	9,963	2,602	35%
5 to 9	7,172	7,998	9,287	10,290	10,039	2,867	40%
10 to 14	7,430	8,438	9,376	10,479	10,542	3,112	42%
15 to 17	4,577	4,634	5,211	5,837	5,898	1,321	29%
18 to 19	2,883	2,811	3,123	3,450	3,430	547	19%
20 to 24	6,546	6,638	8,312	8,896	8,957	2,411	37%
25 to 29	7,332	9,317	10,549	11,170	11,176	3,844	52%
30 to 34	7,604	8,460	9,317	11,269	11,062	3,458	45%
35 to 39	7,040	6,427	8,840	9,541	9,614	2,574	37%
40 to 44	6,932	6,744	8,188	8,556	9,553	2,621	38%
45 to 49	6,823	6,609	6,601	8,635	8,594	1,771	26%
50 to 54	6,042	6,145	6,320	7,466	7,096	1,054	17%
55 to 59	4,878	6,351	6,386	6,164	7,351	2,473	51%
60 to 61	1,896	2,548	2,605	2,534	3,009	1,113	59%
62 to 64	2,146	3,381	3,528	3,665	3,689	1,543	72%
65 to 69	2,912	5,083	6,414	6,314	5,689	2,777	95%
70 to 74	2,366	4,012	5,723	5,635	5,230	2,864	121%
75 to 79	2,077	2,499	4,337	5,335	4,800	2,723	131%
80 to 84	1,753	1,667	3,052	4,278	3,946	2,193	125%
85 and over	1,785	1,937	2,340	3,900	4,591	2,806	157%
Median Age	33.6	34.2	35.0	35.1	35.5	1.9	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	97,555	109,587	128,816	143,661	144,229	46,674	48%
Hispanic	24,710	34,756	46,762	58,953	65,488	40,778	165%
Non-Hispanic	72,845	74,831	82,054	84,708	78,741	5,896	8%
White	58,557	56,819	58,363	55,781	47,257	-11,300	-19%
Black	5,334	7,332	9,967	12,489	13,848	8,514	160%
American Indian	656	655	635	558	531	-125	-19%
Asian	2,884	4,290	6,037	7,736	8,722	5,838	202%
Hawaiian / Pacific Islander	404	521	693	828	864	460	114%
Other	267	295	366	415	453	186	70%
Two or More Races	4,743	4,919	5,993	6,901	7,066	2,323	49%

GROWTH TRENDS IN TOTAL POPULATION



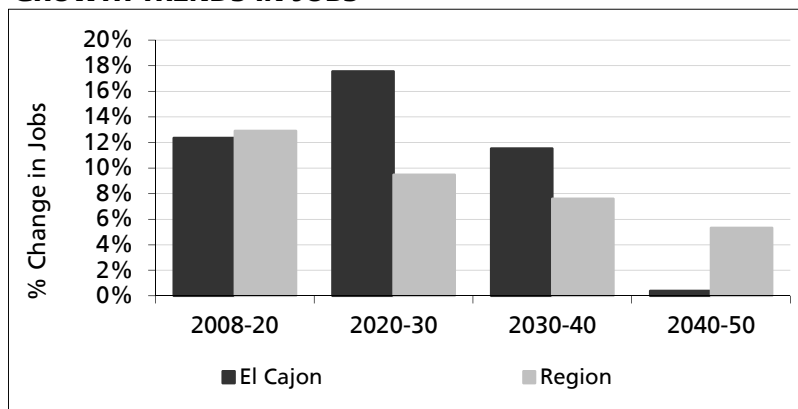
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	41,686	44,463	49,247	54,213	58,630	16,944	41%
Civilian Jobs	41,686	44,463	49,247	54,213	58,630	16,944	41%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	9,262	9,262	9,262	9,262	9,262	0	0%
Developed Acres	8,975	9,089	9,145	9,205	9,238	262	3%
Low Density Single Family	6	0	0	0	0	-6	-100%
Single Family	3,282	3,329	3,303	3,277	3,265	-17	-1%
Multiple Family	721	732	779	827	842	121	17%
Mobile Homes	159	157	153	153	139	-20	-13%
Other Residential	35	35	35	35	35	0	-1%
Mixed Use	0	31	89	135	135	135	--
Industrial	976	1,004	1,016	1,040	1,058	83	8%
Commercial/Services	845	823	781	737	745	-99	-12%
Office	51	60	68	78	89	38	74%
Schools	495	497	500	503	505	10	2%
Roads and Freeways	1,915	1,931	1,931	1,931	1,931	16	1%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	489	489	490	490	493	3	1%
Vacant Developable Acres	265	151	96	35	3	-262	-99%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	91	32	19	9	1	-89	-99%
Multiple Family	9	8	4	0	0	-9	-100%
Mixed Use	3	3	1	0	0	-3	-100%
Industrial	130	83	55	18	0	-130	-100%
Commercial/Services	19	13	9	4	0	-19	-100%
Office	1	1	1	0	0	-1	-98%
Schools	10	9	5	2	0	-10	-99%
Parks and Other	1	1	0	0	0	-1	-100%
Future Roads and Freeways	1	1	1	1	1	0	0%
Constrained Acres	21	21	21	21	21	0	0%
Employment Density³	17.6	18.5	20.4	22.4	23.8	6.2	35%
Residential Density⁴	8.5	9.2	10.5	11.4	11.5	3.0	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 residential acre (single family, multiple family, mobile home, other, and half of mixed use acres).