

SERIES 13 REGIONAL GROWTH FORECAST



City of El Cajon

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	100,562	102,761	109,383	115,465	14,903	15%
Household Population	98,080	100,439	106,780	112,671	14,591	15%
Group Quarters Population	2,482	2,322	2,603	2,794	312	13%
Civilian	2,482	2,322	2,603	2,794	312	13%
Military	0	0	0	0	0	0%
Total Housing Units	35,934	36,180	38,163	40,758	4,824	13%
Single Family	15,023	15,231	15,306	15,102	79	1%
Multiple Family	18,719	18,768	20,959	23,868	5,149	28%
Mobile Homes	2,192	2,181	1,898	1,788	-404	-18%
Occupied Housing Units	34,486	34,631	36,786	38,981	4,495	13%
Single Family	14,516	14,633	14,793	14,468	-48	0%
Multiple Family	17,936	17,972	20,200	22,850	4,914	27%
Mobile Homes	2,034	2,026	1,793	1,663	-371	-18%
Vacancy Rate	4.0%	4.3%	3.6%	4.4%	0.4	10%
Single Family	3.4%	3.9%	3.4%	4.2%	0.8	24%
Multiple Family	4.2%	4.2%	3.6%	4.3%	0.1	2%
Mobile Homes	7.2%	7.1%	5.5%	7.0%	-0.2	-3%
Persons per Household	2.84	2.90	2.90	2.89	0.1	2%

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	4,194	3,971	3,560	3,218	-976	-23%
\$15,000-\$29,999	5,987	5,830	5,602	5,348	-639	-11%
\$30,000-\$44,999	6,074	5,591	5,657	5,655	-419	-7%
\$45,000-\$59,999	4,291	4,667	4,922	5,119	828	19%
\$60,000-\$74,999	3,447	3,584	3,907	4,244	797	23%
\$75,000-\$99,999	3,614	4,156	4,698	5,204	1,590	44%
\$100,000-\$124,999	2,499	2,548	2,995	3,438	939	38%
\$125,000-\$149,999	1,375	1,576	1,892	2,241	866	63%
\$150,000-\$199,999	1,604	1,579	2,005	2,451	847	53%
\$200,000 or more	1,401	1,129	1,548	2,063	662	47%
Total Households	34,486	34,631	36,786	38,981	4,495	13%
Median Household Income						
Adjusted for inflation (\$2010)	\$48,454	\$51,182	\$55,892	\$60,532	\$12,078	25%

*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.

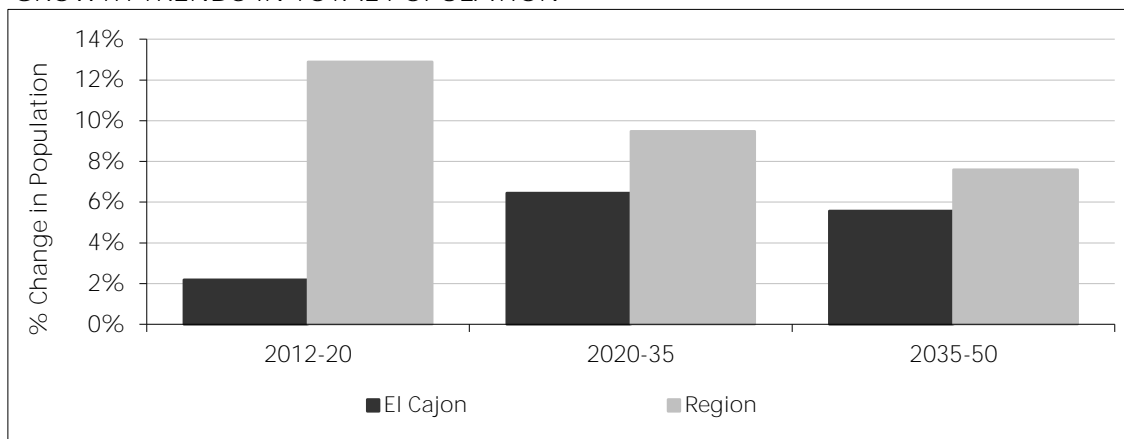
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	100,562	102,761	109,383	115,465	14,903	15%
Under 5	7,214	8,368	8,094	8,782	1,568	22%
5 to 9	6,872	7,312	7,436	7,904	1,032	15%
10 to 14	6,750	6,377	7,000	7,405	655	10%
15 to 17	4,539	3,766	4,189	4,280	-259	-6%
18 to 19	3,256	2,317	2,563	2,524	-732	-22%
20 to 24	7,897	7,388	7,267	7,324	-573	-7%
25 to 29	7,807	8,249	7,602	8,221	414	5%
30 to 34	6,967	7,137	7,054	7,716	749	11%
35 to 39	5,984	6,801	7,266	7,161	1,177	20%
40 to 44	6,334	5,983	7,262	6,844	510	8%
45 to 49	6,834	6,012	6,767	6,907	73	1%
50 to 54	7,173	6,180	6,810	7,237	64	1%
55 to 59	6,020	6,205	5,373	6,861	841	14%
60 to 61	1,981	2,362	1,926	2,211	230	12%
62 to 64	2,865	3,348	2,916	3,392	527	18%
65 to 69	3,708	4,922	4,857	5,363	1,655	45%
70 to 74	2,638	3,985	4,881	4,378	1,740	66%
75 to 79	2,128	2,606	4,321	3,674	1,546	73%
80 to 84	1,768	1,644	3,097	3,181	1,413	80%
85 and over	1,827	1,799	2,702	4,100	2,273	124%
Median Age	34.3	35.3	37.4	37.5	3.2	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	100,562	102,761	109,383	115,465	14,903	15%
Hispanic	29,148	34,745	46,148	57,873	28,725	99%
Non-Hispanic	71,414	68,016	63,235	57,592	-13,822	-19%
White	56,687	51,931	41,775	31,514	-25,173	-44%
Black	5,623	6,276	7,929	9,386	3,763	67%
American Indian	439	399	331	319	-120	-27%
Asian	3,314	3,895	6,256	8,190	4,876	147%
Hawaiian / Pacific Islander	467	558	755	953	486	104%
Other	268	250	280	305	37	14%
Two or More Races	4,616	4,707	5,909	6,925	2,309	50%

GROWTH TRENDS IN TOTAL POPULATION



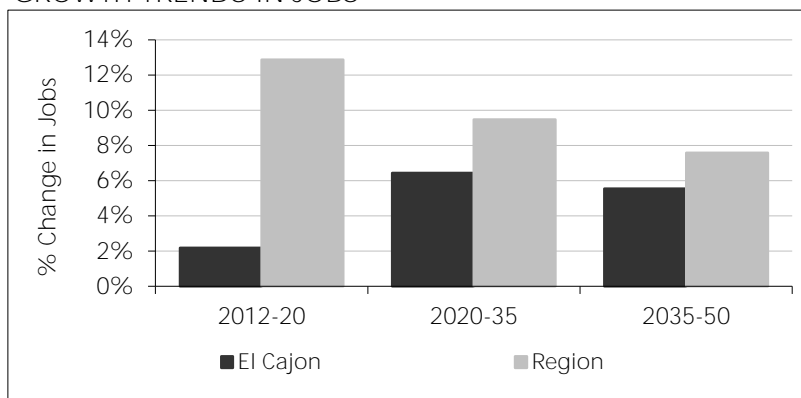
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	38,393	41,410	45,201	49,825	11,432	30%
Civilian Jobs	38,393	41,410	45,201	49,825	11,432	30%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	9,251	9,251	9,251	9,251	0	0%
Developed Acres	8,631	8,722	8,803	8,850	220	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3,271	3,303	3,316	3,289	18	1%
Multiple Family	723	723	729	767	44	6%
Mobile Homes	159	159	146	139	-20	-13%
Other Residential	34	35	35	35	1	3%
Mixed Use	0	7	41	54	54	--
Industrial	1,015	1,027	1,039	1,053	38	4%
Commercial/Services	844	843	830	824	-20	-2%
Office	50	62	84	106	56	111%
Schools	494	498	504	504	10	2%
Roads and Freeways	1,871	1,898	1,898	1,898	26	1%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	167	168	180	180	13	8%
Vacant Developable Acres	261	169	89	41	-220	-84%
Low Density Single Family	0	0	0	0	0	0%
Single Family	93	57	35	25	-68	-73%
Multiple Family	8	8	7	2	-6	-74%
Mixed Use	5	5	4	4	-2	-29%
Industrial	108	62	33	3	-105	-97%
Commercial/Services	14	9	3	1	-13	-96%
Office	2	2	1	1	-1	-63%
Schools	10	7	0	0	-10	-100%
Parks and Other	19	18	5	5	-14	-76%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	360	360	360	360	0	0%
Employment Density ³	16.0	17.0	18.2	19.8	3.8	24%
Residential Density ⁴	8.6	8.6	9.0	9.6	1.0	12%

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