

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Mountain Empire Unified School District**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>10,375</b>	<b>11,861</b>	<b>14,482</b>	<b>16,174</b>	<b>17,861</b>	<b>7,486</b>	<b>72%</b>
Household Population	9,838	11,298	13,866	15,496	17,140	7,302	74%
Group Quarters Population	537	563	616	678	721	184	34%
Civilian	537	563	616	678	721	184	34%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>4,575</b>	<b>5,052</b>	<b>6,151</b>	<b>6,786</b>	<b>7,485</b>	<b>2,910</b>	<b>64%</b>
Single Family	4,184	4,664	5,763	6,399	7,096	2,912	70%
Multiple Family	68	69	69	69	69	1	1%
Mobile Homes	323	319	319	318	320	-3	-1%
<b>Occupied Housing Units</b>	<b>3,884</b>	<b>4,411</b>	<b>5,434</b>	<b>6,041</b>	<b>6,708</b>	<b>2,824</b>	<b>73%</b>
Single Family	3,523	4,052	5,086	5,693	6,354	2,831	80%
Multiple Family	68	66	65	67	68	0	0%
Mobile Homes	293	293	283	281	286	-7	-2%
<b>Vacancy Rate</b>	<b>15.1%</b>	<b>12.7%</b>	<b>11.7%</b>	<b>11.0%</b>	<b>10.4%</b>	<b>-4.7</b>	<b>-31%</b>
Single Family	15.8%	13.1%	11.7%	11.0%	10.5%	-5.3	-34%
Multiple Family	0.0%	4.3%	5.8%	2.9%	1.4%	1.4	0%
Mobile Homes	9.3%	8.2%	11.3%	11.6%	10.6%	1.3	14%
<b>Persons per Household</b>	<b>2.53</b>	<b>2.56</b>	<b>2.55</b>	<b>2.57</b>	<b>2.56</b>	<b>0.03</b>	<b>1%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	542	497	540	589	677	135	25%
\$15,000-\$29,999	559	569	601	628	691	132	24%
\$30,000-\$44,999	740	687	749	781	848	108	15%
\$45,000-\$59,999	659	687	790	828	891	232	35%
\$60,000-\$74,999	541	600	747	802	863	322	60%
\$75,000-\$99,999	416	683	927	1,058	1,166	750	180%
\$100,000-\$124,999	229	366	534	639	722	493	215%
\$125,000-\$149,999	111	178	283	356	409	298	268%
\$150,000-\$199,999	51	119	208	280	336	285	559%
\$200,000 or more	36	25	55	80	105	69	192%
Total Households	3,884	4,411	5,434	6,041	6,708	2,824	73%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$47,299	\$54,880	\$60,743	\$63,638	\$64,293	\$16,994	36%

**\*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.

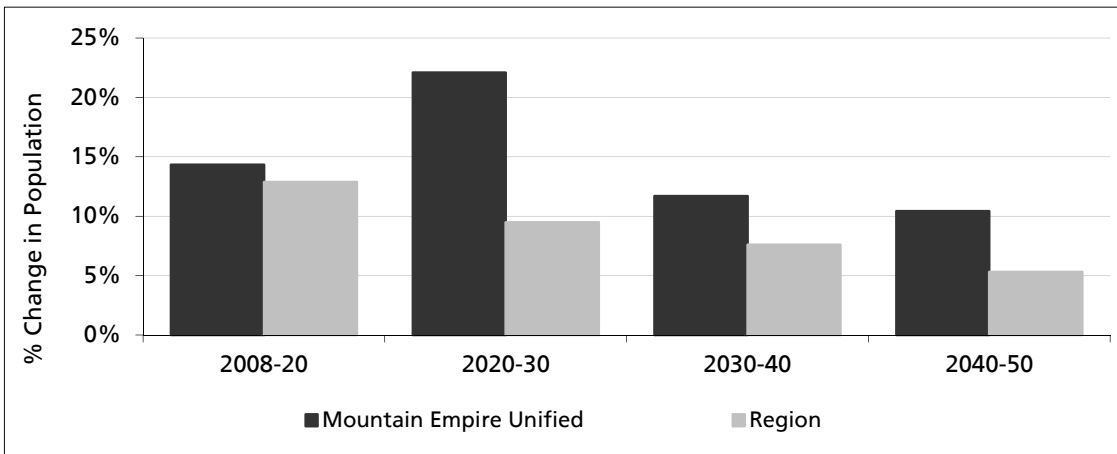
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>10,375</b>	<b>11,861</b>	<b>14,482</b>	<b>16,174</b>	<b>17,861</b>	<b>7,486</b>	<b>72%</b>
Under 5	461	462	526	561	553	92	20%
5 to 9	564	599	667	716	742	178	32%
10 to 14	618	657	728	798	831	213	34%
15 to 17	455	447	487	539	579	124	27%
18 to 19	339	298	338	363	403	64	19%
20 to 24	1,065	1,015	1,374	1,422	1,507	442	42%
25 to 29	782	979	1,145	1,288	1,394	612	78%
30 to 34	480	493	507	606	620	140	29%
35 to 39	488	455	626	655	719	231	47%
40 to 44	624	586	707	701	854	230	37%
45 to 49	748	693	680	879	891	143	19%
50 to 54	745	743	820	899	907	162	22%
55 to 59	787	1,022	1,081	1,021	1,279	492	63%
60 to 61	306	419	433	404	509	203	66%
62 to 64	315	523	548	557	591	276	88%
65 to 69	478	841	1,132	1,094	1,022	544	114%
70 to 74	284	550	831	827	800	516	182%
75 to 79	288	380	718	977	1,024	736	256%
80 to 84	222	254	491	772	863	641	289%
85 and over	326	445	643	1,095	1,773	1,447	444%
Median Age	39.3	44.5	46.0	47.5	49.1	9.8	25%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>10,375</b>	<b>11,861</b>	<b>14,482</b>	<b>16,174</b>	<b>17,861</b>	<b>7,486</b>	<b>72%</b>
Hispanic	3,555	4,644	6,249	7,596	9,007	5,452	153%
Non-Hispanic	6,820	7,217	8,233	8,578	8,854	2,034	30%
White	5,359	5,623	6,309	6,393	6,375	1,016	19%
Black	613	733	910	1,024	1,130	517	84%
American Indian	448	306	216	134	88	-360	-80%
Asian	44	127	252	396	547	503	1143%
Hawaiian / Pacific Islander	16	31	42	52	61	45	281%
Other	26	23	23	27	29	3	12%
Two or More Races	314	374	481	552	624	310	99%

## GROWTH TRENDS IN TOTAL POPULATION



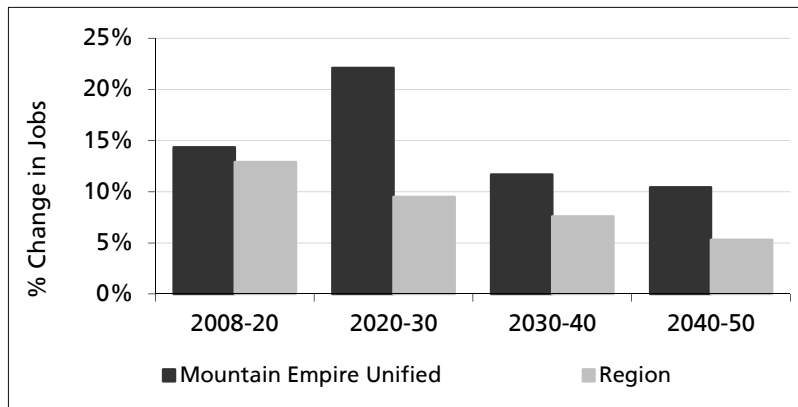
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>2,972</b>	<b>3,013</b>	<b>3,333</b>	<b>4,375</b>	<b>6,075</b>	<b>3,103</b>	<b>104%</b>
Civilian Jobs	2,972	3,013	3,333	4,375	6,075	3,103	104%
Military Jobs	0	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>424,446</b>	<b>424,446</b>	<b>424,446</b>	<b>424,446</b>	<b>424,446</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>229,454</b>	<b>243,898</b>	<b>255,390</b>	<b>262,337</b>	<b>269,559</b>	<b>40,105</b>	<b>17%</b>
Low Density Single Family	28,005	42,512	56,012	63,564	71,656	43,651	156%
Single Family	1,196	1,236	1,290	1,302	1,323	127	11%
Multiple Family	4	11	11	11	11	7	176%
Mobile Homes	176	176	176	176	176	0	0%
Other Residential	296	296	296	296	296	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	321	321	325	356	400	79	25%
Commercial/Services	975	979	995	1,031	1,087	111	11%
Office	0	0	0	0	0	0	0%
Schools	84	84	84	84	84	0	0%
Roads and Freeways	6,367	6,367	6,367	6,367	6,367	0	0%
Agricultural and Extractive <sup>2</sup>	7,346	7,231	5,150	4,465	3,476	-3,870	-53%
Parks and Military Use	184,684	184,684	184,684	184,684	184,684	0	0%
<b>Vacant Developable Acres</b>	<b>64,721</b>	<b>50,278</b>	<b>38,785</b>	<b>31,839</b>	<b>24,616</b>	<b>-40,105</b>	<b>-62%</b>
Low Density Single Family	64,009	49,596	38,173	31,302	24,191	-39,818	-62%
Single Family	189	167	112	99	78	-111	-59%
Multiple Family	8	1	1	1	1	-7	-88%
Mixed Use	0	0	0	0	0	0	0%
Industrial	207	207	204	174	142	-66	-32%
Commercial/Services	308	307	296	263	205	-102	-33%
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	0	0	0	0	0	0	0%
<b>Constrained Acres</b>	<b>130,270</b>	<b>130,270</b>	<b>130,270</b>	<b>130,270</b>	<b>130,270</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>2.2</b>	<b>2.2</b>	<b>2.4</b>	<b>3.0</b>	<b>3.9</b>	<b>1.7</b>	<b>80%</b>
<b>Residential Density<sup>4</sup></b>	<b>0.2</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>-0.1</b>	<b>-34%</b>

## 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).