

SERIES 13 REGIONAL GROWTH FORECAST

North Mountain Community Plan Area
County of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,088	3,336	3,940	3,941	853	28%
Household Population	2,930	3,195	3,769	3,749	819	28%
Group Quarters Population	158	141	171	192	34	22%
Civilian	158	141	171	192	34	22%
Military	0	0	0	0	0	0%
Total Housing Units	1,537	1,629	1,846	1,849	312	20%
Single Family	1,123	1,215	1,432	1,435	312	28%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	414	414	414	414	0	0%
Occupied Housing Units	1,307	1,377	1,601	1,593	286	22%
Single Family	1,018	1,088	1,314	1,314	296	29%
Multiple Family	2	0	0	0	-2	-100%
Mobile Homes	287	289	287	279	-8	-3%
Vacancy Rate	15.0%	15.5%	13.3%	13.8%	-1.2	-8%
Single Family	9.3%	10.5%	8.2%	8.4%	-0.9	-10%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	30.7%	30.2%	30.7%	32.6%	1.9	6%
Persons per Household	2.24	2.32	2.35	2.35	0.1	5%

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	245	322	355	334	89	36%
\$15,000-\$29,999	231	182	201	195	-36	-16%
\$30,000-\$44,999	201	121	130	125	-76	-38%
\$45,000-\$59,999	137	219	262	247	110	80%
\$60,000-\$74,999	100	94	111	112	12	12%
\$75,000-\$99,999	100	109	125	128	28	28%
\$100,000-\$124,999	96	80	96	95	-1	-1%
\$125,000-\$149,999	46	62	79	84	38	83%
\$150,000-\$199,999	59	74	91	99	40	68%
\$200,000 or more	92	114	151	174	82	89%
Total Households	1,307	1,377	1,601	1,593	286	22%
Median Household Income						
Adjusted for inflation (\$2010)	\$43,246	\$49,349	\$51,555	\$53,654	\$10,408	24%

*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.

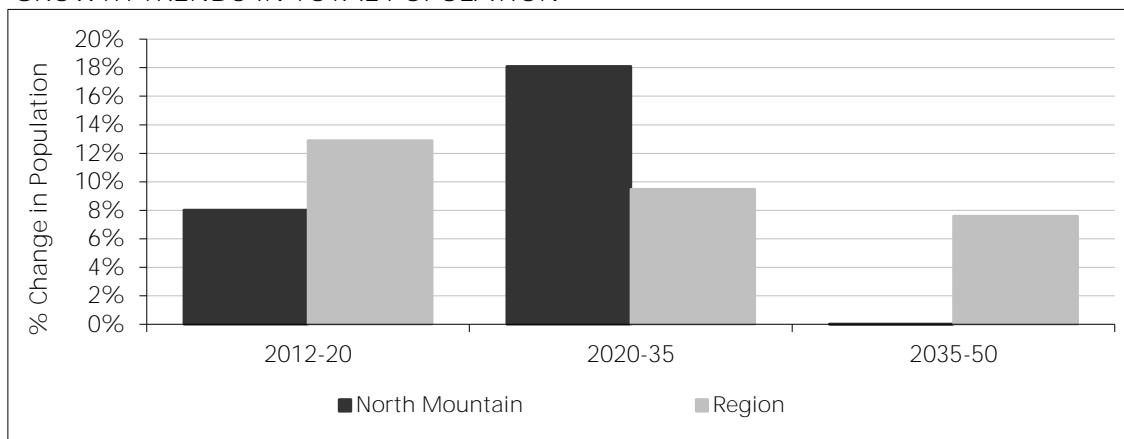
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,088	3,336	3,940	3,941	853	28%
Under 5	121	129	119	127	6	5%
5 to 9	130	126	122	128	-2	-2%
10 to 14	147	125	132	126	-21	-14%
15 to 17	88	66	75	57	-31	-35%
18 to 19	76	51	54	41	-35	-46%
20 to 24	141	113	111	89	-52	-37%
25 to 29	143	139	124	123	-20	-14%
30 to 34	168	181	174	189	21	13%
35 to 39	152	168	180	175	23	15%
40 to 44	153	139	173	131	-22	-14%
45 to 49	191	166	214	191	0	0%
50 to 54	227	183	224	188	-39	-17%
55 to 59	319	325	281	293	-26	-8%
60 to 61	94	130	105	114	20	21%
62 to 64	203	239	210	251	48	24%
65 to 69	270	397	444	512	242	90%
70 to 74	194	317	477	405	211	109%
75 to 79	127	163	322	248	121	95%
80 to 84	66	67	180	179	113	171%
85 and over	78	112	219	374	296	379%
Median Age	50.7	56.3	59.8	62.0	11.3	22%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,088	3,336	3,940	3,941	853	28%
Hispanic	554	698	970	1,064	510	92%
Non-Hispanic	2,534	2,638	2,970	2,877	343	14%
White	1,859	2,032	2,437	2,375	516	28%
Black	57	71	114	124	67	118%
American Indian	477	368	133	40	-437	-92%
Asian	53	69	141	179	126	238%
Hawaiian / Pacific Islander	2	3	6	5	3	150%
Other	4	4	2	5	1	25%
Two or More Races	82	91	137	149	67	82%

GROWTH TRENDS IN TOTAL POPULATION



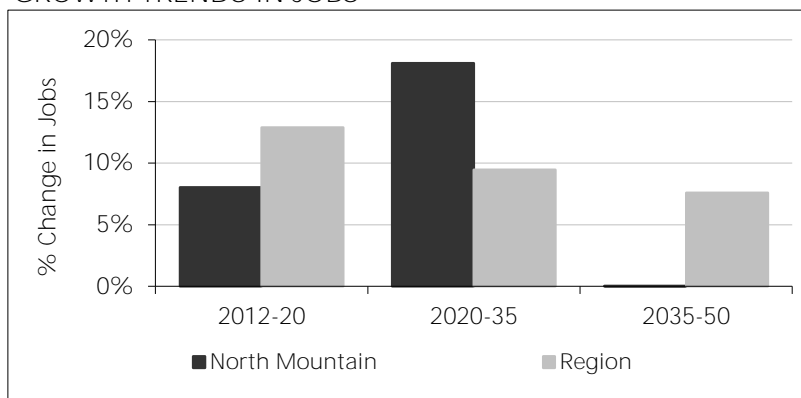
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	890	941	991	1,057	167	19%
Civilian Jobs	890	941	991	1,057	167	19%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	311,776	311,776	311,776	311,776	0	0%
Developed Acres	27,568	32,622	42,712	42,833	15,264	55%
Low Density Single Family	10,204	15,238	25,305	25,422	15,218	149%
Single Family	169	171	188	188	18	11%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	221	221	221	221	0	0%
Other Residential	38	38	38	38	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	191	191	191	191	0	0%
Commercial/Services	1,498	1,509	1,513	1,519	21	1%
Office	2	0	0	0	-2	-96%
Schools	11	11	11	11	0	0%
Roads and Freeways	1,631	1,631	1,631	1,631	0	0%
Agricultural and Extractive ²	10,955	10,955	10,954	10,953	-2	0%
Parks and Military Use	2,648	2,657	2,660	2,660	12	0%
Vacant Developable Acres	47,205	42,151	32,061	31,940	-15,264	-32%
Low Density Single Family	46,914	41,879	31,813	31,695	-15,218	-32%
Single Family	185	182	164	164	-22	-12%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	94	86	84	81	-13	-14%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	12	3	0	0	-12	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	237,003	237,003	237,003	237,003	0	0%
Employment Density ³	0.5	0.6	0.6	0.6	0.1	17%
Residential Density ⁴	0.1	0.1	0.1	0.1	-0.1	-51%

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