

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Central Mountain Community Plan Area**  
**County of San Diego**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,289</b>	<b>5,930</b>	<b>6,810</b>	<b>7,182</b>	<b>7,495</b>	<b>2,206</b>	<b>42%</b>
Household Population	4,913	5,531	6,373	6,697	6,973	2,060	42%
Group Quarters Population	376	399	437	485	522	146	39%
Civilian	376	399	437	485	522	146	39%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,127</b>	<b>2,305</b>	<b>2,589</b>	<b>2,664</b>	<b>2,734</b>	<b>607</b>	<b>29%</b>
Single Family	1,950	2,132	2,416	2,492	2,560	610	31%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	177	173	173	172	174	-3	-2%
<b>Occupied Housing Units</b>	<b>1,792</b>	<b>1,996</b>	<b>2,281</b>	<b>2,362</b>	<b>2,437</b>	<b>645</b>	<b>36%</b>
Single Family	1,633	1,839	2,122	2,204	2,277	644	39%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	159	157	159	158	160	1	1%
<b>Vacancy Rate</b>	<b>15.7%</b>	<b>13.4%</b>	<b>11.9%</b>	<b>11.3%</b>	<b>10.9%</b>	<b>-4.8</b>	<b>-31%</b>
Single Family	16.3%	13.7%	12.2%	11.6%	11.1%	-5.2	-32%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	10.2%	9.2%	8.1%	8.1%	8.0%	-2.2	-22%
<b>Persons per Household</b>	<b>2.74</b>	<b>2.77</b>	<b>2.79</b>	<b>2.84</b>	<b>2.86</b>	<b>0.12</b>	<b>4%</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	146	117	99	85	80	-66	-45%
\$15,000-\$29,999	232	194	170	149	141	-91	-39%
\$30,000-\$44,999	312	282	275	250	242	-70	-22%
\$45,000-\$59,999	279	318	345	330	323	44	16%
\$60,000-\$74,999	304	305	348	347	349	45	15%
\$75,000-\$99,999	283	384	466	493	508	225	80%
\$100,000-\$124,999	147	217	287	327	351	204	139%
\$125,000-\$149,999	49	104	153	189	211	162	331%
\$150,000-\$199,999	2	63	110	150	177	175	8750%
\$200,000 or more	38	12	28	42	55	17	45%
Total Households	1,792	1,996	2,281	2,362	2,437	645	36%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$56,075	\$64,279	\$70,841	\$76,014	\$79,109	\$23,034	41%

**\*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.

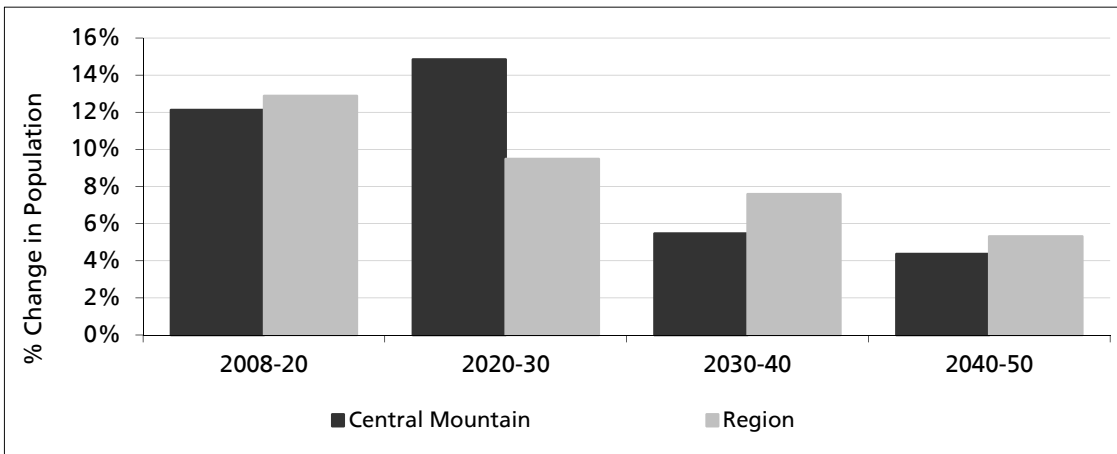
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,289</b>	<b>5,930</b>	<b>6,810</b>	<b>7,182</b>	<b>7,495</b>	<b>2,206</b>	<b>42%</b>
Under 5	158	151	174	175	168	10	6%
5 to 9	214	224	251	250	254	40	19%
10 to 14	300	274	295	323	324	24	8%
15 to 17	209	200	216	246	252	43	21%
18 to 19	165	145	134	139	139	-26	-16%
20 to 24	464	446	535	526	552	88	19%
25 to 29	430	527	564	578	589	159	37%
30 to 34	270	266	253	297	286	16	6%
35 to 39	262	222	298	277	263	1	0%
40 to 44	295	262	330	313	346	51	17%
45 to 49	373	338	318	404	410	37	10%
50 to 54	454	427	436	482	468	14	3%
55 to 59	477	588	558	489	628	151	32%
60 to 61	193	259	254	222	283	90	47%
62 to 64	177	302	272	255	278	101	57%
65 to 69	276	474	624	553	487	211	76%
70 to 74	155	308	432	404	355	200	129%
75 to 79	146	206	382	486	450	304	208%
80 to 84	120	106	212	326	321	201	168%
85 and over	151	205	272	437	642	491	325%
Median Age	42.9	48.7	50.4	50.7	51.8	8.9	21%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>5,289</b>	<b>5,930</b>	<b>6,810</b>	<b>7,182</b>	<b>7,495</b>	<b>2,206</b>	<b>42%</b>
Hispanic	1,168	1,509	1,785	1,920	2,023	855	73%
Non-Hispanic	4,121	4,421	5,025	5,262	5,472	1,351	33%
White	3,547	3,821	4,342	4,527	4,699	1,152	32%
Black	314	359	424	457	475	161	51%
American Indian	108	58	35	18	10	-98	-91%
Asian	17	41	71	103	131	114	671%
Hawaiian / Pacific Islander	12	13	15	12	11	-1	-8%
Other	12	8	3	3	2	-10	-83%
Two or More Races	111	121	135	142	144	33	30%

## GROWTH TRENDS IN TOTAL POPULATION



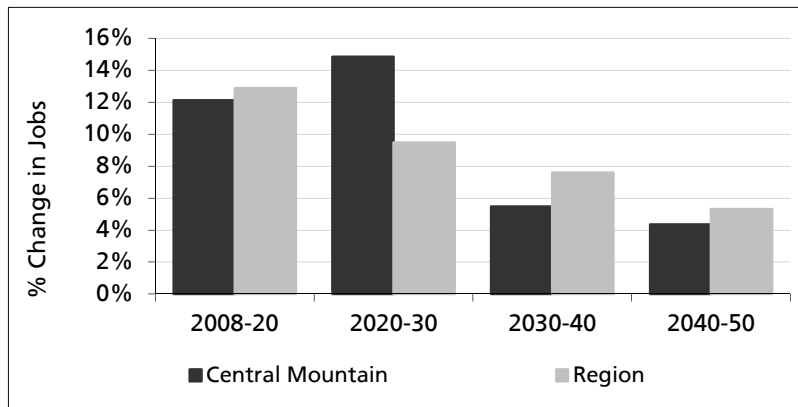
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,210</b>	<b>1,232</b>	<b>1,298</b>	<b>1,335</b>	<b>1,375</b>	<b>165</b>	<b>14%</b>
Civilian Jobs	1,210	1,232	1,298	1,335	1,375	165	14%
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>203,287</b>	<b>203,287</b>	<b>203,287</b>	<b>203,287</b>	<b>203,287</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>49,936</b>	<b>55,242</b>	<b>57,504</b>	<b>58,077</b>	<b>58,409</b>	<b>8,473</b>	<b>17%</b>
Low Density Single Family	5,326	10,638	13,080	13,699	14,091	8,764	165%
Single Family	630	652	684	693	711	81	13%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	61	61	61	61	61	0	0%
Other Residential	176	176	176	176	176	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	46	46	46	46	46	0	0%
Commercial/Services	701	704	710	711	713	12	2%
Office	0	0	0	0	0	0	0%
Schools	25	25	25	25	25	0	0%
Roads and Freeways	2,428	2,428	2,428	2,428	2,428	0	0%
Agricultural and Extractive <sup>2</sup>	2,036	2,006	1,789	1,733	1,653	-384	-19%
Parks and Military Use	38,506	38,506	38,506	38,506	38,506	0	0%
<b>Vacant Developable Acres</b>	<b>13,164</b>	<b>7,858</b>	<b>5,596</b>	<b>5,022</b>	<b>4,691</b>	<b>-8,473</b>	<b>-64%</b>
Low Density Single Family	13,025	7,733	5,506	4,942	4,631	-8,394	-64%
Single Family	134	119	86	78	59	-75	-56%
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	0	0	0	0	0	0	0%
<b>Constrained Acres</b>	<b>140,187</b>	<b>140,187</b>	<b>140,187</b>	<b>140,187</b>	<b>140,187</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>1.6</b>	<b>1.6</b>	<b>1.7</b>	<b>1.7</b>	<b>1.8</b>	<b>0.2</b>	<b>12%</b>
<b>Residential Density<sup>4</sup></b>	<b>0.3</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>-0.2</b>	<b>-47%</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).