

SERIES 13 REGIONAL GROWTH FORECAST

Mountain Empire Community Plan Area
County of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,370	8,842	10,596	11,997	3,627	43%
Household Population	8,072	8,559	10,277	11,651	3,579	44%
Group Quarters Population	298	283	319	346	48	16%
Civilian	298	283	319	346	48	16%
Military	0	0	0	0	0	0%
Total Housing Units	3,038	3,171	3,783	4,329	1,291	42%
Single Family	2,620	2,753	3,365	3,911	1,291	49%
Multiple Family	193	193	193	193	0	0%
Mobile Homes	225	225	225	225	0	0%
Occupied Housing Units	2,852	2,964	3,574	4,046	1,194	42%
Single Family	2,450	2,548	3,158	3,635	1,185	48%
Multiple Family	181	193	193	192	11	6%
Mobile Homes	221	223	223	219	-2	-1%
Vacancy Rate	6.1%	6.5%	5.5%	6.5%	0.4	7%
Single Family	6.5%	7.4%	6.2%	7.1%	0.6	9%
Multiple Family	6.2%	0.0%	0.0%	0.5%	-5.7	-92%
Mobile Homes	1.8%	0.9%	0.9%	2.7%	0.9	50%
Persons per Household	2.83	2.89	2.88	2.88	0.0	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	372	393	541	601	229	62%
\$15,000-\$29,999	361	361	371	352	-9	-2%
\$30,000-\$44,999	467	398	433	436	-31	-7%
\$45,000-\$59,999	340	394	441	462	122	36%
\$60,000-\$74,999	309	334	373	416	107	35%
\$75,000-\$99,999	402	413	494	567	165	41%
\$100,000-\$124,999	231	276	349	435	204	88%
\$125,000-\$149,999	148	166	220	277	129	87%
\$150,000-\$199,999	145	157	233	315	170	117%
\$200,000 or more	77	72	119	185	108	140%
Total Households	2,852	2,964	3,574	4,046	1,194	42%

*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.

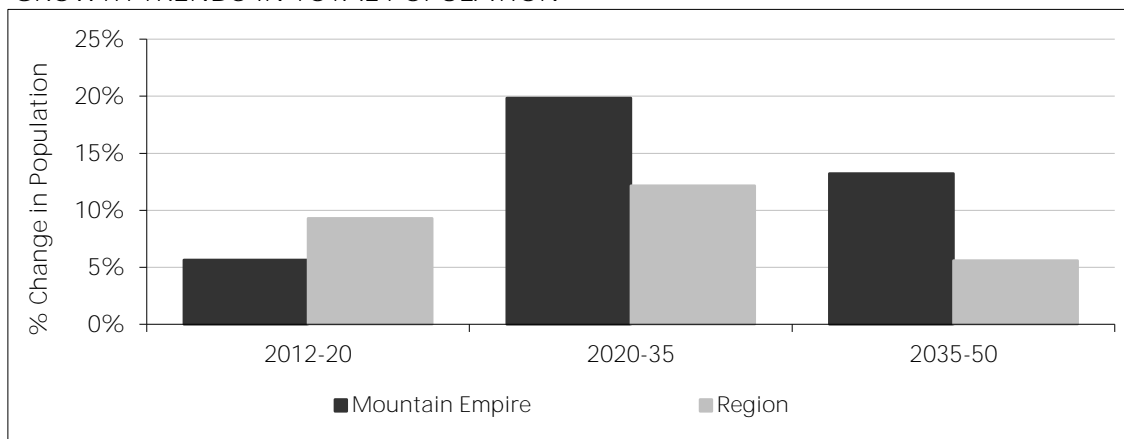
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,370	8,842	10,596	11,997	3,627	43%
Under 5	568	661	729	829	261	46%
5 to 9	510	535	592	673	163	32%
10 to 14	559	539	636	702	143	26%
15 to 17	446	368	439	471	25	6%
18 to 19	367	282	333	352	-15	-4%
20 to 24	437	437	461	490	53	12%
25 to 29	407	468	457	502	95	23%
30 to 34	436	452	456	511	75	17%
35 to 39	486	540	625	643	157	32%
40 to 44	488	447	606	571	83	17%
45 to 49	535	474	588	615	80	15%
50 to 54	616	528	592	648	32	5%
55 to 59	572	621	589	775	203	35%
60 to 61	238	279	244	312	74	31%
62 to 64	371	438	422	510	139	37%
65 to 69	436	607	713	842	406	93%
70 to 74	340	532	803	792	452	133%
75 to 79	227	289	597	616	389	171%
80 to 84	156	145	324	379	223	143%
85 and over	175	200	390	764	589	337%
Median Age	39.7	41.6	44.7	47.1	7.4	19%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	8,370	8,842	10,596	11,997	3,627	43%
Hispanic	3,185	3,829	5,485	7,092	3,907	123%
Non-Hispanic	5,185	5,013	5,111	4,905	-280	-5%
White	4,283	4,106	3,953	3,444	-839	-20%
Black	192	214	243	267	75	39%
American Indian	322	227	101	46	-276	-86%
Asian	89	132	332	539	450	506%
Hawaiian / Pacific Islander	27	31	54	76	49	181%
Other	16	16	20	21	5	31%
Two or More Races	256	287	408	512	256	100%

GROWTH TRENDS IN TOTAL POPULATION



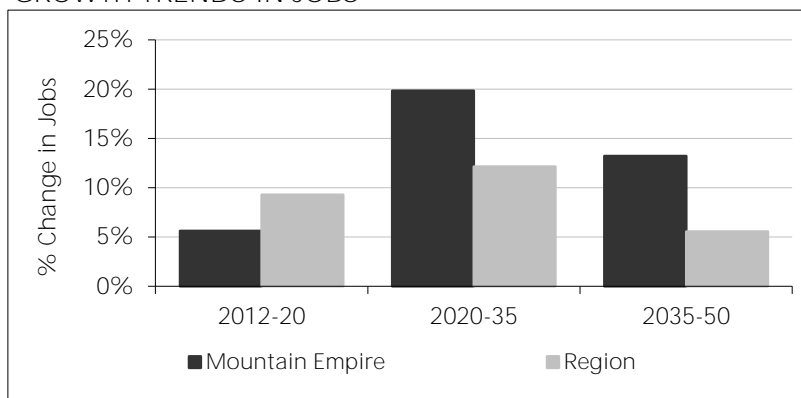
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,833	2,349	3,132	3,802	1,969	107%
Civilian Jobs	1,833	2,349	3,132	3,802	1,969	107%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	304,265	304,265	304,265	304,265	0	0%
Developed Acres	33,387	37,708	51,581	61,806	28,419	85%
Low Density Single Family	21,420	25,575	39,176	49,213	27,793	130%
Single Family	631	633	838	978	348	55%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	116	116	116	116	0	0%
Other Residential	203	203	203	201	-2	-1%
Mixed Use	0	1	1	1	1	--
Industrial	1,318	279	296	299	-1,019	-77%
Commercial/Services	698	850	900	961	263	38%
Office	0	0	0	0	0	0%
Schools	59	59	59	59	0	0%
Roads and Freeways	2,963	4,013	4,013	4,013	1,050	35%
Agricultural and Extractive ²	5,379	5,379	5,379	5,364	-15	0%
Parks and Military Use	600	600	600	600	0	0%
Vacant Developable Acres	60,542	56,221	42,348	32,123	-28,418	-47%
Low Density Single Family	58,654	54,499	40,898	30,861	-27,793	-47%
Single Family	1,077	1,073	867	729	-348	-32%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	119	106	85	79	-40	-34%
Commercial/Services	691	543	497	454	-237	-34%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	210,336	210,336	210,336	210,336	0	0%
Employment Density ³	0.9	2.0	2.5	2.9	2.0	226%
Residential Density ⁴	0.1	0.1	0.1	0.1	-0.1	-37%

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