

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 34 - El Cajon

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	126,073	128,879	139,001	146,370	20,297	16%
Household Population	123,452	126,432	136,226	143,378	19,926	16%
Group Quarters Population	2,621	2,447	2,775	2,992	371	14%
Civilian	2,621	2,447	2,775	2,992	371	14%
Military	0	0	0	0	0	0%
Total Housing Units	45,180	45,488	48,635	51,867	6,687	15%
Single Family	21,103	21,385	22,499	22,612	1,509	7%
Multiple Family	21,052	21,100	23,385	26,711	5,659	27%
Mobile Homes	3,025	3,003	2,751	2,544	-481	-16%
Occupied Housing Units	43,488	43,675	47,016	49,722	6,234	14%
Single Family	20,326	20,484	21,746	21,638	1,312	6%
Multiple Family	20,281	20,328	22,654	25,713	5,432	27%
Mobile Homes	2,881	2,863	2,616	2,371	-510	-18%
Vacancy Rate	3.7%	4.0%	3.3%	4.1%	0.4	11%
Single Family	3.7%	4.2%	3.3%	4.3%	0.6	16%
Multiple Family	3.7%	3.7%	3.1%	3.7%	0.0	0%
Mobile Homes	4.8%	4.7%	4.9%	6.8%	2.0	42%
Persons per Household	2.84	2.89	2.90	2.88	0.0	1%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

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.

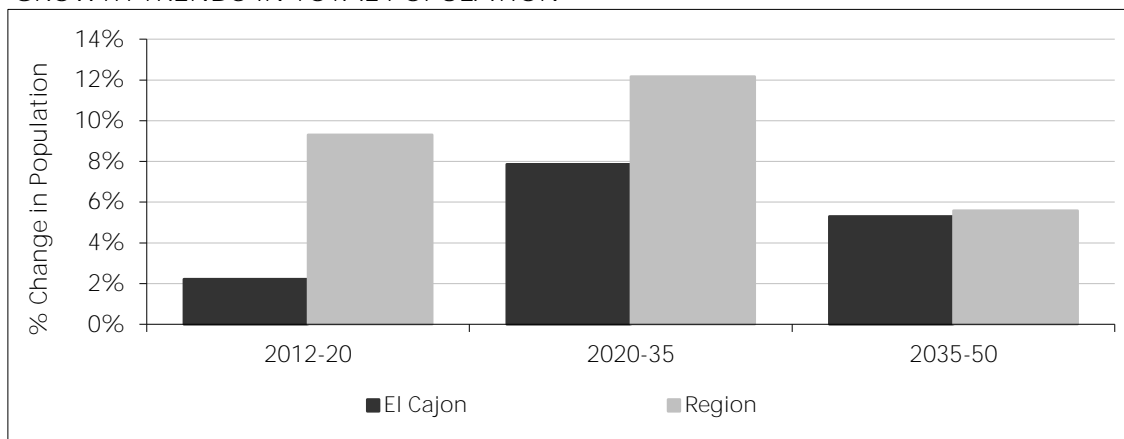
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	126,073	128,879	139,001	146,370	20,297	16%
Under 5	8,814	10,226	10,072	10,873	2,059	23%
5 to 9	8,334	8,862	9,200	9,960	1,626	20%
10 to 14	8,482	8,041	8,867	9,327	845	10%
15 to 17	5,701	4,768	5,381	5,363	-338	-6%
18 to 19	4,046	2,919	3,221	3,124	-922	-23%
20 to 24	9,888	9,355	9,327	9,310	-578	-6%
25 to 29	9,624	10,043	9,374	10,139	515	5%
30 to 34	8,443	8,609	8,638	9,529	1,086	13%
35 to 39	7,281	8,250	8,712	8,713	1,432	20%
40 to 44	7,790	7,226	9,008	8,365	575	7%
45 to 49	8,560	7,428	8,596	8,624	64	1%
50 to 54	9,229	7,856	8,657	9,206	-23	0%
55 to 59	7,900	8,060	7,039	8,887	987	12%
60 to 61	2,625	3,103	2,492	2,951	326	12%
62 to 64	3,709	4,370	3,800	4,446	737	20%
65 to 69	4,922	6,536	6,388	7,055	2,133	43%
70 to 74	3,392	5,295	6,565	5,874	2,482	73%
75 to 79	2,797	3,518	5,945	4,998	2,201	79%
80 to 84	2,220	2,096	4,092	4,085	1,865	84%
85 and over	2,316	2,318	3,627	5,541	3,225	139%
Median Age	34.8	36.0	38.1	38.2	3.4	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	126,073	128,879	139,001	146,370	20,297	16%
Hispanic	34,899	41,625	56,419	71,244	36,345	104%
Non-Hispanic	91,174	87,254	82,582	75,126	-16,048	-18%
White	73,326	67,470	55,773	42,352	-30,974	-42%
Black	6,701	7,523	9,608	11,520	4,819	72%
American Indian	551	490	454	405	-146	-26%
Asian	4,067	4,795	7,877	10,387	6,320	155%
Hawaiian / Pacific Islander	564	661	923	1,198	634	112%
Other	306	294	324	349	43	14%
Two or More Races	5,659	6,021	7,623	8,915	3,256	58%

GROWTH TRENDS IN TOTAL POPULATION



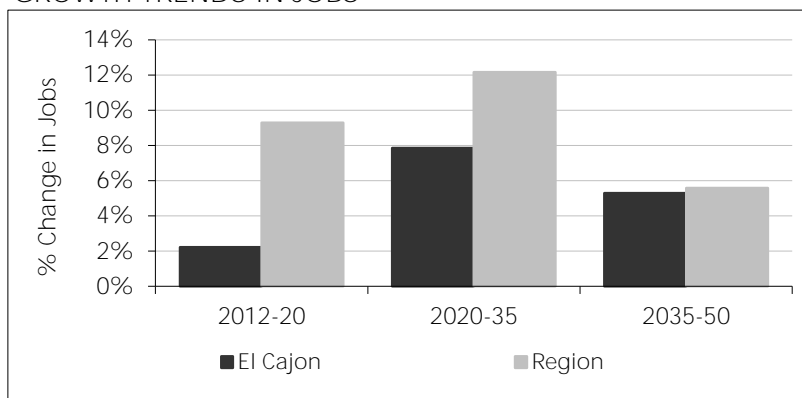
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	40,792	43,761	47,647	52,064	11,272	28%
Civilian Jobs	40,792	43,761	47,647	52,064	11,272	28%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	15,845	15,845	15,845	15,845	0	0%
Developed Acres	14,336	14,593	14,918	15,169	833	6%
Low Density Single Family	786	980	1,032	1,165	379	48%
Single Family	6,919	6,946	7,258	7,336	417	6%
Multiple Family	821	821	831	889	68	8%
Mobile Homes	255	250	206	177	-79	-31%
Other Residential	39	40	39	39	0	0%
Mixed Use	0	7	41	54	54	--
Industrial	1,160	1,145	1,155	1,170	9	1%
Commercial/Services	942	956	946	940	-3	0%
Office	61	68	90	107	47	77%
Schools	426	428	430	430	4	1%
Roads and Freeways	2,472	2,499	2,499	2,499	26	1%
Agricultural and Extractive ²	22	22	8	4	-18	-81%
Parks and Military Use	431	431	382	360	-71	-17%
Vacant Developable Acres	958	701	376	124	-833	-87%
Low Density Single Family	446	252	201	67	-379	-85%
Single Family	375	337	117	39	-336	-90%
Multiple Family	12	11	10	4	-8	-65%
Mixed Use	5	5	4	4	-2	-29%
Industrial	73	62	33	3	-71	-96%
Commercial/Services	23	12	3	1	-22	-97%
Office	2	2	1	1	-2	-69%
Schools	4	2	0	0	-4	-100%
Parks and Other	16	15	5	5	-11	-71%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	552	552	552	552	0	0%
Employment Density ³	15.8	16.8	18.0	19.5	3.7	24%
Residential Density ⁴	5.1	5.0	5.2	5.4	0.3	5%

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