

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



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,113	3,687	4,252	4,905	5,241	2,128	68%
Household Population	2,991	3,560	4,114	4,754	5,079	2,088	70%
Group Quarters Population	122	127	138	151	162	40	33%
Civilian	122	127	138	151	162	40	33%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,514	1,759	2,001	2,261	2,384	870	57%
Single Family	1,104	1,359	1,601	1,865	1,986	882	80%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	410	400	400	396	398	-12	-3%
Occupied Housing Units	1,212	1,427	1,639	1,865	1,973	761	63%
Single Family	842	1,061	1,270	1,498	1,603	761	90%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	370	366	369	367	370	0	0%
Vacancy Rate	19.9%	18.9%	18.1%	17.5%	17.2%	-2.7	-14%
Single Family	23.7%	21.9%	20.7%	19.7%	19.3%	-4.4	-19%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	9.8%	8.5%	7.8%	7.3%	7.0%	-2.8	-29%
Persons per Household	2.47	2.49	2.51	2.55	2.57	0.10	4%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	157	143	131	125	118	-39	-25%
\$15,000-\$29,999	257	249	244	245	238	-19	-7%
\$30,000-\$44,999	238	269	283	298	299	61	26%
\$45,000-\$59,999	212	231	260	288	298	86	41%
\$60,000-\$74,999	144	176	211	245	260	116	81%
\$75,000-\$99,999	59	184	240	294	322	263	446%
\$100,000-\$124,999	62	93	133	174	198	136	219%
\$125,000-\$149,999	10	44	69	95	113	103	1030%
\$150,000-\$199,999	25	29	51	76	94	69	276%
\$200,000 or more	48	9	17	25	33	-15	-31%
Total Households	1,212	1,427	1,639	1,865	1,973	761	63%
Median Household Income							
Adjusted for inflation (\$1999)	\$42,101	\$48,409	\$54,317	\$58,776	\$61,933	\$19,832	47%

***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.

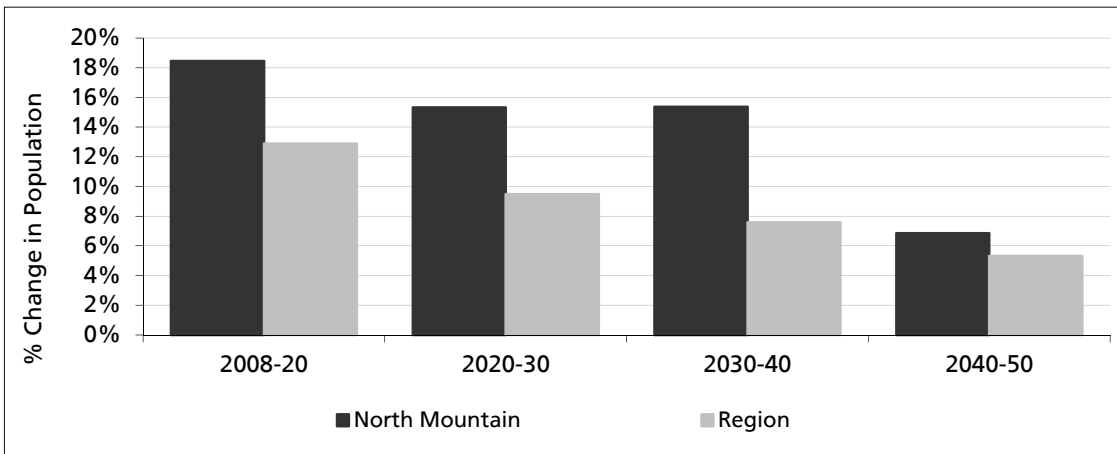
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,113	3,687	4,252	4,905	5,241	2,128	68%
Under 5	102	106	115	125	128	26	25%
5 to 9	178	206	218	242	244	66	37%
10 to 14	167	194	212	243	252	85	51%
15 to 17	137	154	157	176	174	37	27%
18 to 19	90	83	87	90	90	0	0%
20 to 24	208	187	216	232	248	40	19%
25 to 29	185	215	236	266	278	93	50%
30 to 34	138	145	144	177	176	38	28%
35 to 39	185	160	203	219	224	39	21%
40 to 44	251	249	287	284	326	75	30%
45 to 49	270	235	221	283	294	24	9%
50 to 54	268	275	299	353	372	104	39%
55 to 59	265	346	323	343	436	171	65%
60 to 61	61	109	92	82	119	58	95%
62 to 64	109	207	210	218	217	108	99%
65 to 69	114	210	234	214	201	87	76%
70 to 74	101	221	335	353	312	211	209%
75 to 79	100	150	274	360	338	238	238%
80 to 84	96	97	187	253	217	121	126%
85 and over	88	138	202	392	595	507	576%
Median Age	43.3	48.1	50.5	51.6	52.5	9.2	21%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,113	3,687	4,252	4,905	5,241	2,128	68%
Hispanic	921	1,181	1,441	1,719	1,875	954	104%
Non-Hispanic	2,192	2,506	2,811	3,186	3,366	1,174	54%
White	1,580	1,893	2,200	2,535	2,681	1,101	70%
Black	124	204	248	303	340	216	174%
American Indian	400	280	178	105	58	-342	-86%
Asian	26	55	98	143	182	156	600%
Hawaiian / Pacific Islander	6	7	9	10	12	6	100%
Other	11	9	9	9	12	1	9%
Two or More Races	45	58	69	81	81	36	80%

GROWTH TRENDS IN TOTAL POPULATION



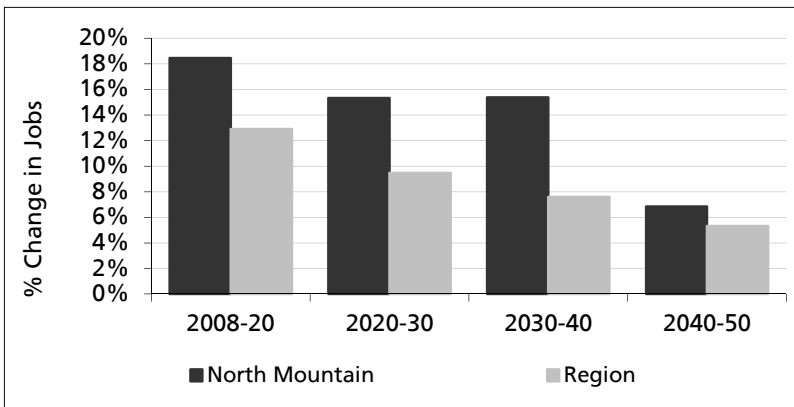
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	1,556	1,646	1,719	1,815	2,034	478	31%
Civilian Jobs	1,556	1,646	1,719	1,815	2,034	478	31%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	311,752	311,752	311,752	311,752	311,752	0	0%
Developed Acres	100,115	104,163	106,673	112,800	116,137	16,022	16%
Low Density Single Family	9,948	13,993	17,110	23,712	27,241	17,294	174%
Single Family	164	169	173	178	180	16	10%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	221	221	221	221	221	0	0%
Other Residential	38	38	38	38	38	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	198	198	200	202	211	13	7%
Commercial/Services	2,382	2,385	2,387	2,390	2,394	12	1%
Office	2	2	2	2	2	0	15%
Schools	15	15	15	15	15	0	0%
Roads and Freeways	1,599	1,599	1,599	1,599	1,599	0	0%
Agricultural and Extractive ²	14,155	14,150	13,534	13,049	12,841	-1,314	-9%
Parks and Military Use	71,393	71,393	71,393	71,393	71,393	0	0%
Vacant Developable Acres	35,526	31,477	28,967	22,840	19,504	-16,022	-45%
Low Density Single Family	35,399	31,357	28,855	22,739	19,417	-15,982	-45%
Single Family	42	37	32	26	24	-18	-43%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	57	57	55	53	44	-13	-23%
Commercial/Services	26	26	24	22	18	-8	-29%
Office	1	0	0	0	0	0	-52%
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%
Constrained Acres	176,112	176,112	176,112	176,112	176,112	0	0%
Employment Density³	0.6	0.6	0.7	0.7	0.8	0.2	29%
Residential Density⁴	0.1	0.1	0.1	0.1	0.1	-0.1	-41%

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).