2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 62 - Mountain Empire

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,168**	**7,122**	**9,012**	*10,657*	*12,079*	**5,911**	**96%**
Household Population	5,758	6,683	8,514	*10,093*	*11,473*	5,715	99%
Group Quarters Population	410	439	498	*564*	*606*	196	48%
Civilian	410	439	498	*564*	*606*	196	48%
Military	0	0	0	*0*	*0*	0	0%
Total Housing Units	**2,775**	**3,143**	**3,997**	*4,640*	*5,273*	**2,498**	**90%**
Single Family	2,524	2,891	3,745	*4,388*	*5,021*	2,497	99%
Multiple Family	68	69	69	*69*	*69*	1	1%
Mobile Homes	183	183	183	*183*	*183*	0	0%
Occupied Housing Units	**2,381**	**2,731**	**3,503**	*4,104*	*4,701*	**2,320**	**97%**
Single Family	2,142	2,492	3,278	*3,878*	*4,471*	2,329	109%
Multiple Family	68	66	65	*67*	*68*	0	0%
Mobile Homes	171	173	160	*159*	*162*	-9	-5%
Vacancy Rate	**14.2%**	**13.1%**	**12.4%**	*11.6%*	*10.8%*	**-3.4**	**-24%**
Single Family	15.1%	13.8%	12.5%	*11.6%*	*11.0%*	-4.1	-27%
Multiple Family	0.0%	4.3%	5.8%	*2.9%*	*1.4%*	1.4	0%
Mobile Homes	6.6%	5.5%	12.6%	*13.1%*	*11.5%*	4.9	74%
Persons per Household	**2.42**	**2.45**	**2.43**	*2.46*	*2.44*	**0.02**	**1%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

*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.
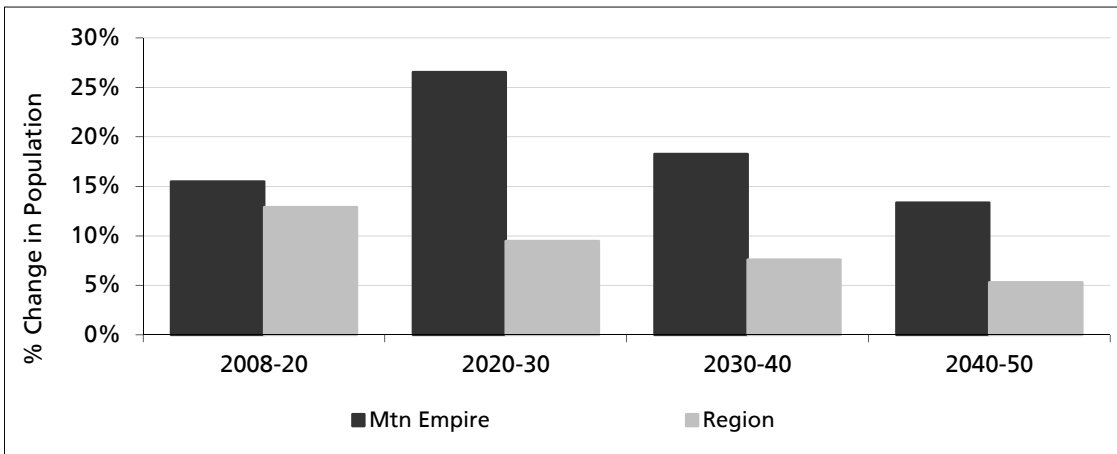
Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Mtn Empire
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,168**	**7,122**	**9,012**	**10,657**	**12,079**	**5,911**	**96%**
Under 5	328	328	379	418	423	95	29%
5 to 9	376	416	472	532	551	175	47%
10 to 14	387	433	476	533	570	183	47%
15 to 17	285	280	316	349	376	91	32%
18 to 19	212	192	239	260	284	72	34%
20 to 24	700	660	941	1,025	1,101	401	57%
25 to 29	424	540	664	810	914	490	116%
30 to 34	258	271	289	374	395	137	53%
35 to 39	294	283	391	438	504	210	71%
40 to 44	373	370	438	453	577	204	55%
45 to 49	428	407	417	546	579	151	35%
50 to 54	375	404	465	540	540	165	44%
55 to 59	422	555	625	629	787	365	86%
60 to 61	137	194	223	231	286	149	109%
62 to 64	174	288	319	349	369	195	112%
65 to 69	265	466	649	691	665	400	151%
70 to 74	197	336	507	529	541	344	175%
75 to 79	184	235	441	633	694	510	277%
80 to 84	141	171	333	538	636	495	351%
85 and over	208	293	428	779	1,287	1,079	519%
Median Age	36.9	42.1	43.9	46.3	48.0	11.1	30%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**6,168**	**7,122**	**9,012**	**10,657**	**12,079**	**5,911**	**96%**
Hispanic	2,553	3,436	4,799	6,178	7,520	4,967	195%
Non-Hispanic	3,615	3,686	4,213	4,479	4,559	944	26%
White	2,593	2,582	2,846	2,848	2,661	68	3%
Black	341	418	543	645	738	397	116%
American Indian	374	260	186	122	81	-293	-78%
Asian	27	96	198	320	450	423	1567%
Hawaiian / Pacific Islander	11	21	32	47	55	44	400%
Other	14	16	20	26	31	17	121%
Two or More Races	255	293	388	471	543	288	113%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Mtn Empire
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**2,182**	**2,201**	**2,455**	**3,460**	**5,120**	**2,938**	**135%**
Civilian Jobs	2,182	2,201	2,455	3,460	5,120	2,938	135%
Military Jobs	0	0	0	0	0	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**282,078**	**282,078**	**282,078**	**282,078**	**282,078**	**0**	**0%**
Developed Acres	**124,028**	**136,314**	**147,222**	**156,460**	**163,639**	**39,611**	**32%**
Low Density Single Family	25,230	37,573	50,351	60,168	68,156	42,925	170%
Single Family	599	618	640	643	645	46	8%
Multiple Family	4	11	11	11	11	7	176%
Mobile Homes	153	153	153	153	153	0	0%
Other Residential	239	239	239	239	239	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	295	295	299	330	374	79	27%
Commercial/Services	404	405	415	450	503	100	25%
Office	0	0	0	0	0	0	0%
Schools	76	76	76	76	76	0	0%
Roads and Freeways	4,776	4,776	4,776	4,776	4,776	0	0%
Agricultural and Extractive[2]	6,907	6,823	4,917	4,269	3,361	-3,546	-51%
Parks and Military Use	85,345	85,345	85,345	85,345	85,345	0	0%
Vacant Developable Acres	**62,081**	**49,796**	**38,888**	**29,650**	**22,471**	**-39,611**	**-64%**
Low Density Single Family	61,483	49,212	38,340	29,167	22,079	-39,404	-64%
Single Family	68	61	38	35	32	-36	-53%
Multiple Family	8	1	1	1	1	-7	-88%
Mixed Use	0	0	0	0	0	0	0%
Industrial	207	207	204	174	142	-66	-32%
Commercial/Services	315	314	305	274	217	-98	-31%
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%
Constrained Acres	**95,968**	**95,968**	**95,968**	**95,968**	**95,968**	**0**	**0%**
Employment Density[3]	**2.8**	**2.8**	**3.1**	**4.0**	**5.4**	**2.6**	**91%**
Residential Density[4]	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.0**	**-28%**

GROWTH TRENDS IN JOBS
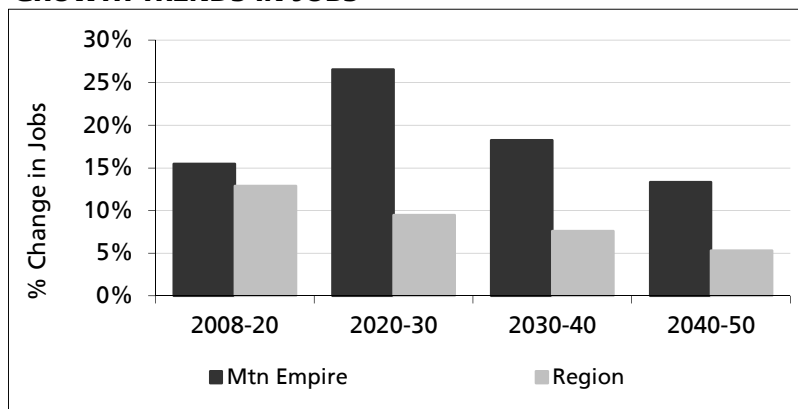
Notes:

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).

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Adopted October 2011
Mtn Empire
Page 3 of 3