

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Desert 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>4,927</b>	<b>5,372</b>	<b>6,754</b>	<b>8,616</b>	<b>10,810</b>	<b>5,883</b>	<b>119%</b>
Household Population	4,899	5,331	6,692	8,531	10,713	5,814	119%
Group Quarters Population	28	41	62	85	97	69	246%
Civilian	28	41	62	85	97	69	246%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>3,230</b>	<b>3,434</b>	<b>4,295</b>	<b>5,459</b>	<b>6,869</b>	<b>3,639</b>	<b>113%</b>
Single Family	2,254	2,447	3,140	4,068	5,278	3,024	134%
Multiple Family	119	149	329	583	793	674	566%
Mobile Homes	857	838	826	808	798	-59	-7%
<b>Occupied Housing Units</b>	<b>2,649</b>	<b>2,860</b>	<b>3,651</b>	<b>4,691</b>	<b>5,940</b>	<b>3,291</b>	<b>124%</b>
Single Family	1,809	1,995	2,620	3,435	4,495	2,686	148%
Multiple Family	112	137	304	541	736	624	557%
Mobile Homes	728	728	727	715	709	-19	-3%
<b>Vacancy Rate</b>	<b>18.0%</b>	<b>16.7%</b>	<b>15.0%</b>	<b>14.1%</b>	<b>13.5%</b>	<b>-4.5</b>	<b>-25%</b>
Single Family	19.7%	18.5%	16.6%	15.6%	14.8%	-4.9	-25%
Multiple Family	5.9%	8.1%	7.6%	7.2%	7.2%	1.3	22%
Mobile Homes	15.1%	13.1%	12.0%	11.5%	11.2%	-3.9	-26%
<b>Persons per Household</b>	<b>1.85</b>	<b>1.86</b>	<b>1.83</b>	<b>1.82</b>	<b>1.80</b>	<b>-0.05</b>	<b>-3%</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	342	287	306	361	434	92	27%
\$15,000-\$29,999	572	522	589	710	863	291	51%
\$30,000-\$44,999	552	566	680	840	1,035	483	88%
\$45,000-\$59,999	602	481	610	773	968	366	61%
\$60,000-\$74,999	193	357	477	621	789	596	309%
\$75,000-\$99,999	170	356	508	683	889	719	423%
\$100,000-\$124,999	110	167	257	362	484	374	340%
\$125,000-\$149,999	58	73	121	179	246	188	324%
\$150,000-\$199,999	1	44	81	126	177	176	17600%
\$200,000 or more	49	7	22	36	55	6	12%
Total Households	2,649	2,860	3,651	4,691	5,940	3,291	124%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$41,155	\$46,715	\$51,160	\$53,431	\$54,886	\$13,731	33%

**\*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.

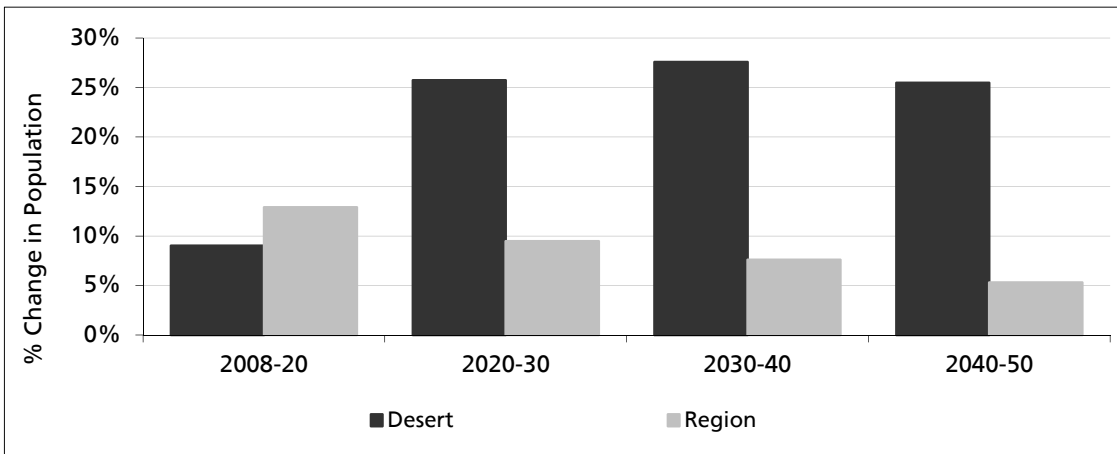
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,927</b>	<b>5,372</b>	<b>6,754</b>	<b>8,616</b>	<b>10,810</b>	<b>5,883</b>	<b>119%</b>
Under 5	186	179	206	256	291	105	56%
5 to 9	240	294	328	412	482	242	101%
10 to 14	234	275	310	373	454	220	94%
15 to 17	193	189	231	268	330	137	71%
18 to 19	161	133	183	210	260	99	61%
20 to 24	381	328	487	572	683	302	79%
25 to 29	243	261	284	357	408	165	68%
30 to 34	277	267	273	414	480	203	73%
35 to 39	288	272	378	436	570	282	98%
40 to 44	336	353	408	452	666	330	98%
45 to 49	261	258	271	374	436	175	67%
50 to 54	285	289	334	416	444	159	56%
55 to 59	257	318	355	374	517	260	101%
60 to 61	121	155	188	225	300	179	148%
62 to 64	160	231	262	326	382	222	139%
65 to 69	240	358	456	515	554	314	131%
70 to 74	302	435	592	655	744	442	146%
75 to 79	279	289	485	674	755	476	171%
80 to 84	215	184	318	522	650	435	202%
85 and over	268	304	405	785	1,404	1,136	424%
Median Age	43.9	47.6	50.3	52.2	53.9	10.0	23%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,927</b>	<b>5,372</b>	<b>6,754</b>	<b>8,616</b>	<b>10,810</b>	<b>5,883</b>	<b>119%</b>
Hispanic	2,511	3,106	4,252	5,861	7,854	5,343	213%
Non-Hispanic	2,416	2,266	2,502	2,755	2,956	540	22%
White	2,034	1,849	1,973	2,069	2,072	38	2%
Black	264	306	406	532	690	426	161%
American Indian	37	22	15	11	8	-29	-78%
Asian	18	28	39	56	79	61	339%
Hawaiian / Pacific Islander	13	12	10	11	12	-1	-8%
Other	8	5	4	4	5	-3	-38%
Two or More Races	42	44	55	72	90	48	114%

## GROWTH TRENDS IN TOTAL POPULATION



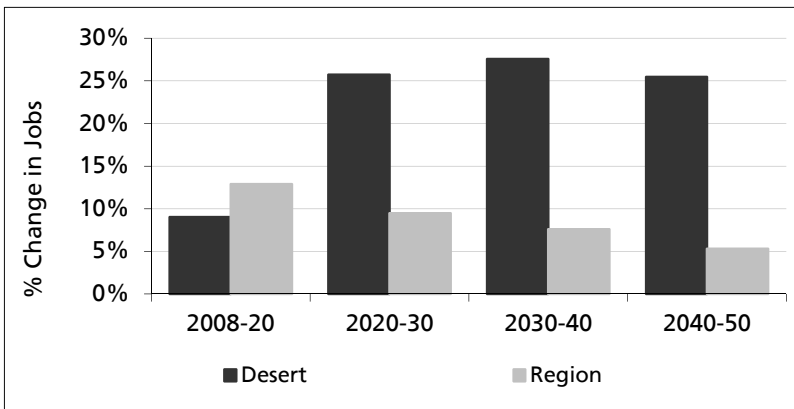
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>2,129</b>	<b>2,155</b>	<b>2,712</b>	<b>3,288</b>	<b>4,063</b>	<b>1,934</b>	<b>91%</b>
Civilian Jobs	2,129	2,155	2,712	3,288	4,063	1,934	91%
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>599,124</b>	<b>599,124</b>	<b>599,124</b>	<b>599,124</b>	<b>599,124</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>528,297</b>	<b>530,843</b>	<b>535,774</b>	<b>538,455</b>	<b>543,531</b>	<b>15,234</b>	<b>3%</b>
Low Density Single Family	4,125	6,586	11,257	13,768	18,409	14,285	346%
Single Family	497	576	739	898	1,243	747	150%
Multiple Family	5	7	29	42	68	63	1382%
Mobile Homes	267	267	264	260	256	-10	-4%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	467	468	489	498	513	45	10%
Commercial/Services	1,679	1,681	1,739	1,763	1,814	135	8%
Office	1	1	2	3	4	3	495%
Schools	44	44	44	44	44	0	0%
Roads and Freeways	2,243	2,243	2,243	2,243	2,243	0	0%
Agricultural and Extractive <sup>2</sup>	3,518	3,518	3,518	3,485	3,485	-33	-1%
Parks and Military Use	515,451	515,451	515,451	515,451	515,451	0	0%
<b>Vacant Developable Acres</b>	<b>66,271</b>	<b>63,725</b>	<b>58,794</b>	<b>56,113</b>	<b>51,037</b>	<b>-15,234</b>	<b>-23%</b>
Low Density Single Family	63,445	60,967	56,296	53,818	49,176	-14,269	-22%
Single Family	2,030	1,967	1,804	1,645	1,298	-731	-36%
Multiple Family	62	60	38	25	0	-62	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	186	186	165	156	143	-44	-24%
Commercial/Services	461	459	405	384	337	-124	-27%
Office	19	19	18	17	16	-3	-17%
Schools	0	0	0	0	0	0	0%
Parks and Other	21	21	21	21	21	0	0%
Future Roads and Freeways	46	46	46	46	46	0	0%
<b>Constrained Acres</b>	<b>4,556</b>	<b>4,556</b>	<b>4,556</b>	<b>4,556</b>	<b>4,556</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>1.0</b>	<b>1.0</b>	<b>1.2</b>	<b>1.4</b>	<b>1.7</b>	<b>0.7</b>	<b>76%</b>
<b>Residential Density<sup>4</sup></b>	<b>0.7</b>	<b>0.5</b>	<b>0.3</b>	<b>0.4</b>	<b>0.3</b>	<b>-0.3</b>	<b>-48%</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).