

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Subregional Area 34 - El Cajon**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>122,487</b>	<b>135,757</b>	<b>156,326</b>	<b>171,956</b>	<b>172,890</b>	<b>50,403</b>	<b>41%</b>
Household Population	119,709	132,587	152,369	167,057	167,319	47,610	40%
Group Quarters Population	2,778	3,170	3,957	4,899	5,571	2,793	101%
Civilian	2,778	3,170	3,957	4,899	5,571	2,793	101%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>44,742</b>	<b>48,611</b>	<b>54,949</b>	<b>59,470</b>	<b>59,508</b>	<b>14,766</b>	<b>33%</b>
Single Family	20,861	21,898	22,063	22,040	22,102	1,241	6%
Multiple Family	20,782	23,700	29,938	34,524	34,767	13,985	67%
Mobile Homes	3,099	3,013	2,948	2,906	2,639	-460	-15%
<b>Occupied Housing Units</b>	<b>42,596</b>	<b>46,623</b>	<b>52,980</b>	<b>57,454</b>	<b>57,562</b>	<b>14,966</b>	<b>35%</b>
Single Family	19,903	21,013	21,284	21,306	21,399	1,496	8%
Multiple Family	19,842	22,806	28,940	33,426	33,691	13,849	70%
Mobile Homes	2,851	2,804	2,756	2,722	2,472	-379	-13%
<b>Vacancy Rate</b>	<b>4.8%</b>	<b>4.1%</b>	<b>3.6%</b>	<b>3.4%</b>	<b>3.3%</b>	<b>-1.5</b>	<b>-31%</b>
Single Family	4.6%	4.0%	3.5%	3.3%	3.2%	-1.4	-30%
Multiple Family	4.5%	3.8%	3.3%	3.2%	3.1%	-1.4	-31%
Mobile Homes	8.0%	6.9%	6.5%	6.3%	6.3%	-1.7	-21%
<b>Persons per Household</b>	<b>2.81</b>	<b>2.84</b>	<b>2.88</b>	<b>2.91</b>	<b>2.91</b>	<b>0.10</b>	<b>4%</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	6,263	5,514	5,137	4,609	3,961	-2,302	-37%
\$15,000-\$29,999	8,846	8,487	8,427	8,005	7,176	-1,670	-19%
\$30,000-\$44,999	8,566	8,546	9,057	9,101	8,534	-32	0%
\$45,000-\$59,999	6,066	6,899	7,789	8,257	8,049	1,983	33%
\$60,000-\$74,999	4,322	5,162	6,154	6,847	6,892	2,570	59%
\$75,000-\$99,999	3,788	5,483	6,980	8,224	8,657	4,869	129%
\$100,000-\$124,999	2,128	3,031	4,157	5,180	5,718	3,590	169%
\$125,000-\$149,999	890	1,570	2,326	3,072	3,531	2,641	297%
\$150,000-\$199,999	863	1,291	1,975	2,771	3,334	2,471	286%
\$200,000 or more	864	640	978	1,388	1,710	846	98%
Total Households	42,596	46,623	52,980	57,454	57,562	14,966	35%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$40,838	\$46,662	\$52,451	\$57,738	\$62,309	\$21,471	53%

**\*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.

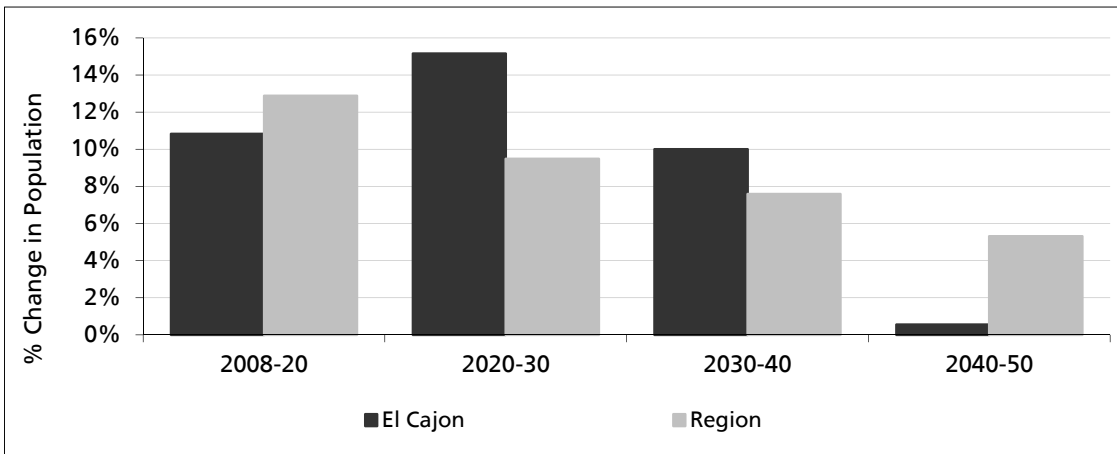
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>122,487</b>	<b>135,757</b>	<b>156,326</b>	<b>171,956</b>	<b>172,890</b>	<b>50,403</b>	<b>41%</b>
Under 5	9,166	9,587	11,063	12,060	11,808	2,642	29%
5 to 9	9,042	9,839	11,226	12,329	12,081	3,039	34%
10 to 14	9,106	10,235	11,216	12,457	12,514	3,408	37%
15 to 17	5,682	5,829	6,319	7,005	7,127	1,445	25%
18 to 19	3,614	3,442	3,735	4,035	4,126	512	14%
20 to 24	8,360	8,467	10,362	10,871	11,021	2,661	32%
25 to 29	8,929	11,352	12,493	13,147	13,190	4,261	48%
30 to 34	9,223	10,174	10,875	13,032	12,812	3,589	39%
35 to 39	8,509	7,598	10,287	11,076	11,153	2,644	31%
40 to 44	8,619	7,989	9,646	9,924	11,105	2,486	29%
45 to 49	8,819	7,999	7,809	10,126	10,147	1,328	15%
50 to 54	7,710	7,514	7,628	8,890	8,484	774	10%
55 to 59	6,345	7,893	7,745	7,403	8,873	2,528	40%
60 to 61	2,470	3,258	3,247	3,095	3,688	1,218	49%
62 to 64	2,831	4,543	4,490	4,567	4,610	1,779	63%
65 to 69	3,819	6,701	8,205	7,740	6,808	2,989	78%
70 to 74	3,094	5,446	7,500	7,203	6,608	3,514	114%
75 to 79	2,705	3,331	5,669	6,864	6,101	3,396	126%
80 to 84	2,221	2,115	3,844	5,279	4,849	2,628	118%
85 and over	2,223	2,445	2,967	4,853	5,785	3,562	160%
Median Age	34.0	34.5	35.4	35.5	35.8	1.8	5%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>122,487</b>	<b>135,757</b>	<b>156,326</b>	<b>171,956</b>	<b>172,890</b>	<b>50,403</b>	<b>41%</b>
Hispanic	29,437	40,634	54,084	67,657	75,713	46,276	157%
Non-Hispanic	93,050	95,123	102,242	104,299	97,177	4,127	4%
White	76,302	73,597	74,398	70,562	60,197	-16,105	-21%
Black	6,175	8,527	11,422	14,151	15,877	9,702	157%
American Indian	799	775	752	708	628	-171	-21%
Asian	3,456	5,052	7,025	8,998	10,255	6,799	197%
Hawaiian / Pacific Islander	455	642	814	960	1,013	558	123%
Other	371	415	490	554	574	203	55%
Two or More Races	5,492	6,115	7,341	8,366	8,633	3,141	57%

## GROWTH TRENDS IN TOTAL POPULATION



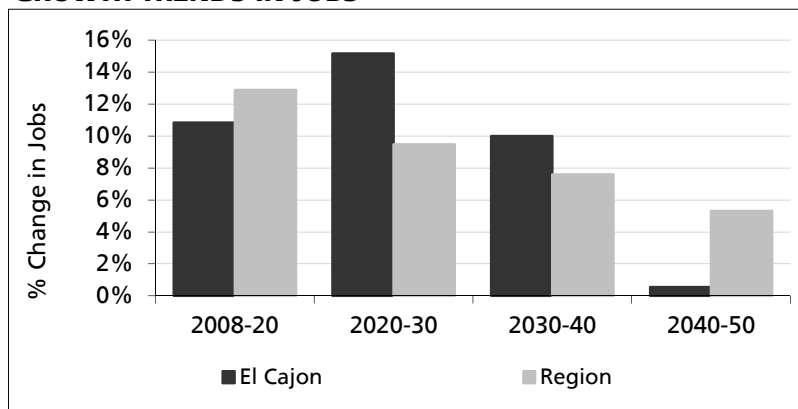
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>44,639</b>	<b>47,142</b>	<b>51,993</b>	<b>56,937</b>	<b>61,368</b>	<b>16,729</b>	<b>37%</b>
Civilian Jobs	44,639	47,142	51,993	56,937	61,368	16,729	37%
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>15,801</b>	<b>15,801</b>	<b>15,801</b>	<b>15,801</b>	<b>15,801</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>14,766</b>	<b>15,140</b>	<b>15,447</b>	<b>15,563</b>	<b>15,607</b>	<b>841</b>	<b>6%</b>
Low Density Single Family	730	902	1,013	1,052	1,063	333	46%
Single Family	6,897	7,058	7,195	7,186	7,174	277	4%
Multiple Family	831	841	888	937	952	121	15%
Mobile Homes	255	253	249	249	235	-20	-8%
Other Residential	40	40	40	40	40	0	-1%
Mixed Use	0	31	89	135	135	135	--
Industrial	1,129	1,125	1,136	1,160	1,178	50	4%
Commercial/Services	943	924	882	839	848	-95	-10%
Office	62	70	79	88	99	38	61%
Schools	427	427	427	429	431	4	1%
Roads and Freeways	2,467	2,483	2,483	2,483	2,483	16	1%
Agricultural and Extractive <sup>2</sup>	20	18	0	0	0	-20	-100%
Parks and Military Use	966	966	967	967	969	3	0%
<b>Vacant Developable Acres</b>	<b>975</b>	<b>602</b>	<b>294</b>	<b>178</b>	<b>134</b>	<b>-841</b>	<b>-86%</b>
Low Density Single Family	422	239	129	90	78	-344	-81%
Single Family	412	241	83	55	47	-364	-88%
Multiple Family	14	13	10	6	5	-9	-62%
Mixed Use	3	3	1	0	0	-3	-100%
Industrial	95	83	55	18	0	-95	-100%
Commercial/Services	22	15	10	5	1	-20	-94%
Office	1	1	1	0	0	-1	-98%
Schools	4	4	4	2	0	-4	-99%
Parks and Other	1	1	0	0	0	-1	-100%
Future Roads and Freeways	1	1	1	1	1	0	0%
<b>Constrained Acres</b>	<b>60</b>	<b>60</b>	<b>60</b>	<b>60</b>	<b>60</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>17.4</b>	<b>18.4</b>	<b>20.2</b>	<b>22.0</b>	<b>23.4</b>	<b>6.0</b>	<b>34%</b>
<b>Residential Density<sup>4</sup></b>	<b>5.1</b>	<b>5.3</b>	<b>5.8</b>	<b>6.2</b>	<b>6.2</b>	<b>1.1</b>	<b>22%</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).