

# SERIES 13 REGIONAL GROWTH FORECAST



## Grossmont-Cuyamaca Community College

### POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	472,033	497,935	553,004	585,801	113,768	24%
Household Population	465,319	491,421	545,398	577,401	112,082	24%
Group Quarters Population	6,714	6,514	7,606	8,400	1,686	25%
Civilian	6,714	6,514	7,606	8,400	1,686	25%
Military	0	0	0	0	0	0%
Total Housing Units	173,891	181,405	199,699	214,177	40,286	23%
Single Family	108,071	114,123	125,891	129,425	21,354	20%
Multiple Family	53,296	55,208	62,226	73,527	20,231	38%
Mobile Homes	12,524	12,074	11,582	11,225	-1,299	-10%
Occupied Housing Units	167,676	173,590	192,588	204,786	37,110	22%
Single Family	103,565	108,842	121,193	123,418	19,853	19%
Multiple Family	52,278	53,290	60,381	70,912	18,634	36%
Mobile Homes	11,833	11,458	11,014	10,456	-1,377	-12%
Vacancy Rate	3.6%	4.3%	3.6%	4.4%	0.8	22%
Single Family	4.2%	4.6%	3.7%	4.6%	0.4	10%
Multiple Family	1.9%	3.5%	3.0%	3.6%	1.7	89%
Mobile Homes	5.5%	5.1%	4.9%	6.9%	1.4	25%
Persons per Household	2.78	2.83	2.83	2.82	0.0	1%

### HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Households by Income Category						
Less than \$15,000	13,601	13,353	12,486	11,288	-2,313	-17%
\$15,000-\$29,999	21,062	20,588	19,878	18,523	-2,539	-12%
\$30,000-\$44,999	22,872	22,754	22,976	22,281	-591	-3%
\$45,000-\$59,999	21,107	21,621	22,734	22,679	1,572	7%
\$60,000-\$74,999	19,326	18,910	20,544	21,183	1,857	10%
\$75,000-\$99,999	22,897	24,640	27,943	29,855	6,958	30%
\$100,000-\$124,999	16,051	17,168	20,388	22,729	6,678	42%
\$125,000-\$149,999	9,961	11,537	14,288	16,509	6,548	66%
\$150,000-\$199,999	11,153	12,682	16,538	20,031	8,878	80%
\$200,000 or more	9,646	10,337	14,813	19,708	10,062	104%
Total Households	167,676	173,590	192,588	204,786	37,110	22%
Median Household Income						
Adjusted for inflation (\$2010)	\$64,033	\$66,726	\$73,303	\$80,392	\$16,359	26%

#### \*IMPORTANT INFORMATION ABOUT THIS FORECAST:

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.

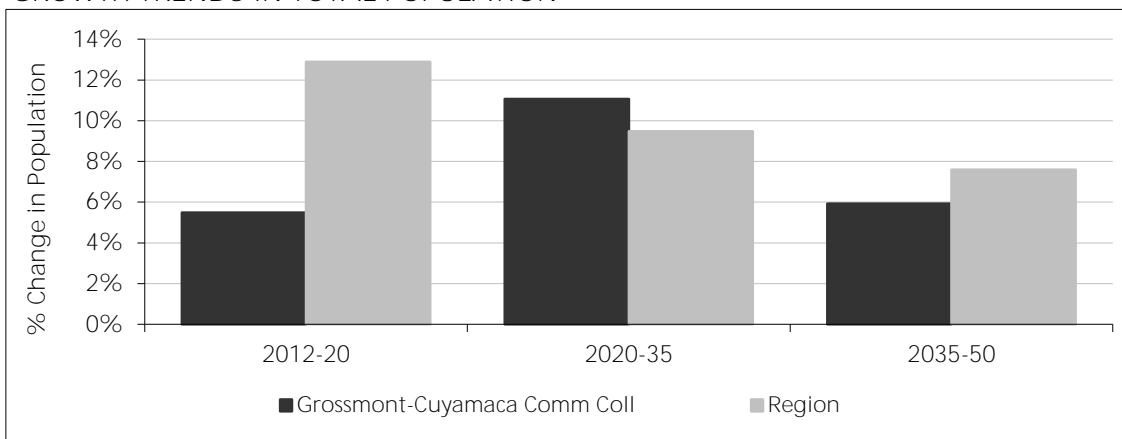
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	472,033	497,935	553,004	585,801	113,768	24%
Under 5	30,373	36,082	35,691	39,692	9,319	31%
5 to 9	29,625	32,397	34,127	37,742	8,117	27%
10 to 14	30,932	30,030	34,002	35,614	4,682	15%
15 to 17	21,157	18,073	21,278	20,996	-161	-1%
18 to 19	15,175	11,232	12,813	11,810	-3,365	-22%
20 to 24	34,095	33,189	34,086	33,249	-846	-2%
25 to 29	33,230	35,292	33,271	36,308	3,078	9%
30 to 34	30,490	31,984	31,741	36,189	5,699	19%
35 to 39	27,483	32,127	33,725	34,739	7,256	26%
40 to 44	29,988	28,718	36,003	33,161	3,173	11%
45 to 49	32,863	29,345	34,926	33,467	604	2%
50 to 54	36,295	31,777	36,227	36,867	572	2%
55 to 59	32,323	34,079	30,562	37,733	5,410	17%
60 to 61	11,281	13,764	11,489	13,623	2,342	21%
62 to 64	15,354	18,895	16,881	19,976	4,622	30%
65 to 69	19,694	27,440	28,124	31,812	12,118	62%
70 to 74	13,023	21,230	28,053	25,410	12,387	95%
75 to 79	10,439	13,657	25,329	22,226	11,787	113%
80 to 84	8,477	8,379	17,470	17,786	9,309	110%
85 and over	9,736	10,245	17,206	27,401	17,665	181%
Median Age	37.0	38.2	40.8	41.0	4.0	11%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	472,033	497,935	553,004	585,801	113,768	24%
Hispanic	124,428	149,034	196,322	241,218	116,790	94%
Non-Hispanic	347,605	348,901	356,682	344,583	-3,022	-1%
White	276,683	270,008	252,517	219,440	-57,243	-21%
Black	26,123	29,275	36,174	42,428	16,305	62%
American Indian	3,403	2,803	2,008	1,548	-1,855	-55%
Asian	20,186	23,589	35,854	45,519	25,333	125%
Hawaiian / Pacific Islander	2,400	2,717	3,528	4,377	1,977	82%
Other	902	945	1,089	1,187	285	32%
Two or More Races	17,908	19,564	25,512	30,084	12,176	68%

## GROWTH TRENDS IN TOTAL POPULATION



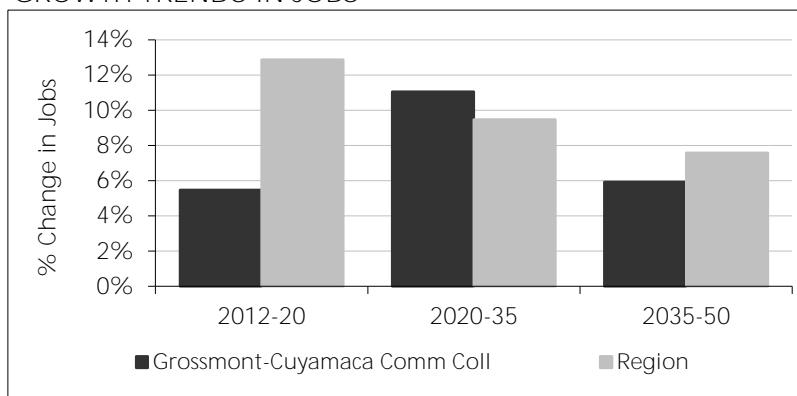
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	133,146	149,026	165,132	180,865	47,719	36%
Civilian Jobs	133,146	149,026	165,132	180,865	47,719	36%
Military Jobs	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	723,634	723,634	723,634	723,634	0	0%
Developed Acres	147,322	171,497	203,071	218,838	71,516	49%
Low Density Single Family	62,128	83,933	113,163	127,146	65,018	105%
Single Family	27,826	28,917	31,304	32,401	4,575	16%
Multiple Family	2,173	2,250	2,302	2,494	322	15%
Mobile Homes	1,772	1,611	1,198	1,067	-705	-40%
Other Residential	543	561	555	547	4	1%
Mixed Use	0	90	264	408	408	--
Industrial	3,819	2,998	3,222	3,588	-231	-6%
Commercial/Services	5,647	6,098	6,131	6,194	548	10%
Office	196	223	263	286	90	46%
Schools	2,140	2,131	2,137	2,136	-4	0%
Roads and Freeways	17,211	18,359	18,359	18,359	1,149	7%
Agricultural and Extractive <sup>2</sup>	11,257	11,211	11,135	11,145	-111	-1%
Parks and Military Use	12,611	13,116	13,038	13,066	455	4%
Vacant Developable Acres	136,844	112,697	81,123	65,356	-71,488	-52%
Low Density Single Family	127,879	106,072	76,829	62,762	-65,116	-51%
Single Family	5,375	4,349	2,448	1,374	-4,001	-74%
Multiple Family	181	118	78	20	-161	-89%
Mixed Use	20	15	9	5	-15	-75%
Industrial	1,213	992	755	359	-854	-70%
Commercial/Services	1,272	758	648	547	-725	-57%
Office	88	72	58	46	-42	-48%
Schools	10	7	0	0	-10	-100%
Parks and Other	641	149	132	78	-564	-88%
Future Roads and Freeways	165	165	165	165	0	0%
Constrained Acres	439,440	439,440	439,440	439,440	0	0%
Employment Density <sup>3</sup>	11.3	13.0	13.9	14.6	3.3	29%
Residential Density <sup>4</sup>	1.8	1.5	1.3	1.3	-0.5	-29%

## 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