SERIES 13 REGIONAL GROWTH FORECAST

SANDAG

Cajon Valley Union Elementary School District

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	162,300	167,159	187,148	197,177	34,877	21%
Household Population	159,462	164,533	184,122	193,881	34,419	22%
Group Quarters Population	2,838	2,626	3,026	3,296	458	16%
Civilian	2,838	2,626	3,026	3,296	458	16%
Military	0	0	0	0	0	0%
Total Housing Units	58,447	59,212	65,593	69,907	11,460	20%
Single Family	28,341	29,357	33,841	34,728	6,387	23%
Multiple Family	24,225	24,223	26,441	30,167	5,942	25%
Mobile Homes	5,881	5,632	5,311	5,012	-869	-15%
Occupied Housing Units	56,218	56,843	63,417	67,032	10,814	19%
Single Family	27,341	28,237	32,805	33,372	6,031	22%
Multiple Family	23,341	23,308	25,598	29,040	5,699	24%
Mobile Homes	5,536	5,298	5,014	4,620	-916	-17%
Vacancy Rate	3.8%	4.0%	3.3%	4.1%	0.3	8%
Single Family	3.5%	3.8%	3.1%	3.9%	0.4	11%
Multiple Family	3.6%	3.8%	3.2%	3.7%	0.1	3%
Mobile Homes	5.9%	5.9%	5.6%	7.8%	1.9	32%
Persons per Household	2.84	2.89	2.90	2.89	0.1	2%

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	5,514	5,215	4,843	4,316	-1,198	-22%
$15,000-$29,999	7,801	7,849	7,699	7,297	-504	-6%
$30,000-$44,999	8,660	8,038	8,355	8,146	-514	-6%
$45,000-$59,999	6,731	7,171	7,687	7,899	1,168	17%
$60,000-$74,999	5,949	5,863	6,733	7,021	1,072	18%
$75,000-$99,999	7,069	7,372	8,617	9,379	2,310	33%
$100,000-$124,999	4,710	4,949	5,924	6,562	1,852	39%
$125,000-$149,999	3,030	3,274	4,055	4,729	1,699	56%
$150,000-$199,999	3,303	3,703	4,763	5,633	2,330	71%
$200,000 or more	3,451	3,409	4,741	6,050	2,599	75%
Total Households	56,218	56,843	63,417	67,032	10,814	19%
Median Household Income Adjusted for inflation ($2010)	$58,670	$60,380	$66,961	$72,515	$13,845	24%

*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.
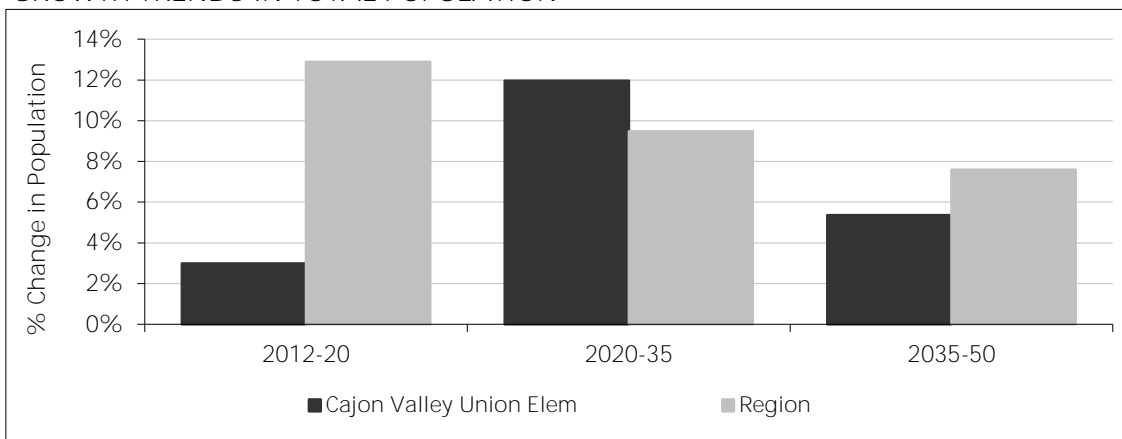
Source: Series 13 Regional Growth Forecast
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October 2013
Cajon Valley Union Elem
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	162,300	167,159	187,148	197,177	34,877	21%
Under 5	10,772	12,628	12,724	14,077	3,305	31%
5 to 9	10,362	11,107	12,026	13,082	2,720	26%
10 to 14	11,051	10,474	12,199	12,652	1,601	14%
15 to 17	7,440	6,195	7,321	7,162	-278	-4%
18 to 19	5,148	3,753	4,324	4,111	-1,037	-20%
20 to 24	12,384	11,670	12,046	11,949	-435	-4%
25 to 29	11,607	12,159	11,678	12,647	1,040	9%
30 to 34	10,570	10,888	11,097	12,447	1,877	18%
35 to 39	9,265	10,627	11,386	11,603	2,338	25%
40 to 44	10,096	9,547	12,225	11,307	1,211	12%
45 to 49	11,255	9,867	11,990	11,617	362	3%
50 to 54	12,075	10,453	12,063	12,562	487	4%
55 to 59	10,701	11,045	10,134	12,835	2,134	20%
60 to 61	3,763	4,377	3,684	4,312	549	15%
62 to 64	5,124	6,069	5,502	6,329	1,205	24%
65 to 69	6,696	8,884	9,059	10,186	3,490	52%
70 to 74	4,441	6,886	9,002	8,175	3,734	84%
75 to 79	3,564	4,603	7,959	6,749	3,185	89%
80 to 84	2,894	2,762	5,535	5,570	2,676	92%
85 and over	3,092	3,165	5,194	7,805	4,713	152%
Median Age	36.0	37.2	39.5	39.5	3.5	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	Numeric	Percent
Total Population	162,300	167,159	187,148	197,177	34,877	21%
Hispanic	41,806	50,384	69,935	88,590	46,784	112%
Non-Hispanic	120,494	116,775	117,213	108,587	-11,907	-10%
White	98,458	92,272	83,203	66,497	-31,961	-32%
Black	7,921	8,986	11,650	14,183	6,262	79%
American Indian	761	636	561	502	-259	-34%
Asian	5,463	6,440	10,770	14,244	8,781	161%
Hawaiian / Pacific Islander	648	740	1,059	1,379	731	113%
Other	357	357	391	456	99	28%
Two or More Races	6,886	7,344	9,579	11,326	4,440	64%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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October 2013
Cajon Valley Union Elem
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	46,535	51,068	54,879	59,103	12,568	27%
Civilian Jobs	46,535	51,068	54,879	59,103	12,568	27%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	41,462	41,462	41,462	41,462	0	0%
Developed Acres	25,241	28,883	30,292	30,607	5,366	21%
Low Density Single Family	5,214	8,111	9,077	9,230	4,016	77%
Single Family	9,241	9,315	10,038	10,227	986	11%
Multiple Family	973	972	978	1,048	75	8%
Mobile Homes	651	609	410	330	-321	-49%
Other Residential	87	88	77	77	-9	-11%
Mixed Use	0	7	41	54	54	--
Industrial	853	899	885	871	18	2%
Commercial/Services	1,280	1,423	1,415	1,412	132	10%
Office	55	75	105	127	72	130%
Schools	797	798	800	800	4	0%
Roads and Freeways	3,422	3,443	3,443	3,443	21	1%
Agricultural and Extractive[2]	1,177	1,172	1,127	1,115	-62	-5%
Parks and Military Use	1,492	1,972	1,895	1,872	380	25%
Vacant Developable Acres	5,973	2,332	922	608	-5,366	-90%
Low Density Single Family	4,418	1,521	555	402	-4,016	-91%
Single Family	712	640	221	77	-635	-89%
Multiple Family	15	13	12	4	-10	-71%
Mixed Use	5	5	4	4	-2	-29%
Industrial	38	8	3	0	-38	-100%
Commercial/Services	178	19	6	0	-178	-100%
Office	2	2	1	1	-2	-69%
Schools	4	2	0	0	-4	-100%
Parks and Other	486	6	5	5	-482	-99%
Future Roads and Freeways	115	115	115	115	0	0%
Constrained Acres	10,248	10,248	10,248	10,248	0	0%
Employment Density[3]	15.6	16.0	17.0	18.3	2.7	17%
Residential Density[4]	3.6	3.1	3.2	3.3	-0.3	-8%

GROWTH TRENDS IN JOBS

Legend: Cajon Valley Union Elem, Region
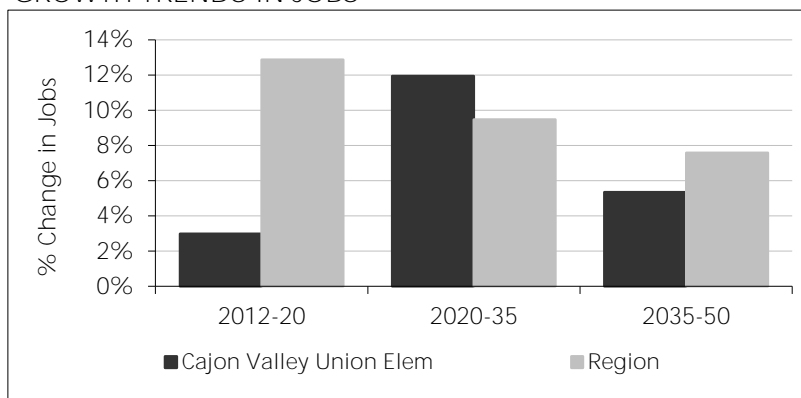
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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

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October 2013
Cajon Valley Union Elem
Page 3 of 3