2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Mountain Empire Community Plan Area
County of San Diego

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**5,952**	**6,960**	**8,845**	***10,240***	***11,665***	**5,713**	**96%**
Household Population	5,554	6,540	8,377	*9,716*	*11,107*	5,553	100%
Group Quarters Population	398	420	468	*524*	*558*	160	40%
Civilian	398	420	468	*524*	*558*	160	40%
Military	0	0	0	*0*	*0*	0	0%
Total Housing Units	**2,694**	**3,056**	**3,913**	***4,479***	***5,112***	**2,418**	**90%**
Single Family	2,480	2,841	3,698	*4,264*	*4,897*	2,417	97%
Multiple Family	68	69	69	*69*	*69*	1	1%
Mobile Homes	146	146	146	*146*	*146*	0	0%
Occupied Housing Units	**2,301**	**2,677**	**3,451**	***3,983***	***4,580***	**2,279**	**99%**
Single Family	2,099	2,475	3,262	*3,793*	*4,386*	2,287	109%
Multiple Family	68	66	65	*67*	*68*	0	0%
Mobile Homes	134	136	124	*123*	*126*	-8	-6%
Vacancy Rate	**14.6%**	**12.4%**	**11.8%**	***11.1%***	***10.4%***	**-4.2**	**-29%**
Single Family	15.4%	12.9%	11.8%	*11.0%*	*10.4%*	-5.0	-32%
Multiple Family	0.0%	4.3%	5.8%	*2.9%*	*1.4%*	1.4	0%
Mobile Homes	8.2%	6.8%	15.1%	*15.8%*	*13.7%*	5.5	67%
Persons per Household	**2.41**	**2.44**	**2.43**	***2.44***	***2.43***	**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.
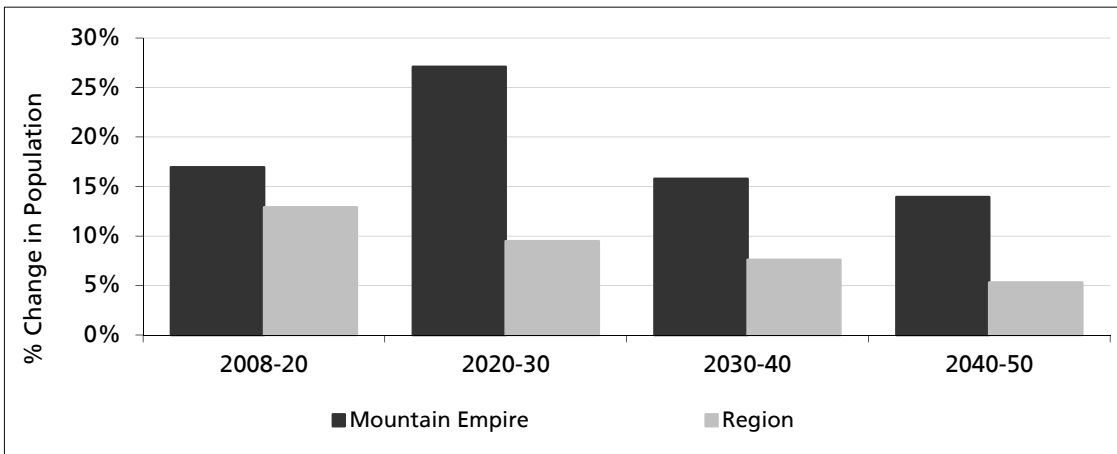
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,952**	**6,960**	**8,845**	**10,240**	**11,665**	**5,713**	**96%**
Under 5	320	319	369	404	415	95	30%
5 to 9	372	405	460	510	532	160	43%
10 to 14	374	427	473	517	552	178	48%
15 to 17	279	278	313	337	371	92	33%
18 to 19	194	189	236	251	277	83	43%
20 to 24	673	651	929	980	1,057	384	57%
25 to 29	417	525	657	789	888	471	113%
30 to 34	250	263	280	356	375	125	50%
35 to 39	268	274	383	416	491	223	83%
40 to 44	366	363	428	437	556	190	52%
45 to 49	424	399	405	522	540	116	27%
50 to 54	355	394	456	512	522	167	47%
55 to 59	400	537	614	609	759	359	90%
60 to 61	137	190	222	224	272	135	99%
62 to 64	171	280	311	344	362	191	112%
65 to 69	263	449	628	645	637	374	142%
70 to 74	176	328	499	517	523	347	197%
75 to 79	178	232	437	594	672	494	278%
80 to 84	131	169	328	525	619	488	373%
85 and over	204	288	417	751	1,245	1,041	510%
Median Age	36.8	42.1	43.8	46.2	47.9	11.1	30%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,952**	**6,960**	**8,845**	**10,240**	**11,665**	**5,713**	**96%**
Hispanic	2,503	3,368	4,728	5,962	7,285	4,782	191%
Non-Hispanic	3,449	3,592	4,117	4,278	4,380	931	27%
White	2,467	2,514	2,777	2,717	2,555	88	4%
Black	331	409	531	622	714	383	116%
American Indian	361	255	184	117	79	-282	-78%
Asian	27	94	195	310	438	411	1522%
Hawaiian / Pacific Islander	11	21	32	43	51	40	364%
Other	14	16	20	26	28	14	100%
Two or More Races	238	283	378	443	515	277	116%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**1,904**	**1,923**	**2,177**	**3,182**	**4,842**	**2,938**	**154%**
Civilian Jobs	1,904	1,923	2,177	3,182	4,842	2,938	154%
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	**304,263**	**304,263**	**304,263**	**304,263**	**304,263**	**0**	**0%**
Developed Acres	**197,241**	**209,024**	**220,168**	**226,754**	**233,934**	**36,693**	**19%**
Low Density Single Family	24,177	36,017	49,030	56,177	64,165	39,988	165%
Single Family	599	618	640	643	645	46	8%
Multiple Family	4	11	11	11	11	7	176%
Mobile Homes	115	115	115	115	115	0	0%
Other Residential	200	200	200	200	200	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	279	279	283	314	358	79	28%
Commercial/Services	479	480	490	525	579	100	21%
Office	0	0	0	0	0	0	0%
Schools	59	59	59	59	59	0	0%
Roads and Freeways	4,224	4,224	4,224	4,224	4,224	0	0%
Agricultural and Extractive[2]	5,643	5,559	3,654	3,025	2,116	-3,527	-63%
Parks and Military Use	161,463	161,463	161,463	161,463	161,463	0	0%
Vacant Developable Acres	**58,868**	**47,085**	**35,942**	**29,355**	**22,176**	**-36,693**	**-62%**
Low Density Single Family	58,282	46,514	35,406	28,885	21,797	-36,486	-63%
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	302	302	293	261	204	-98	-32%
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	**48,153**	**48,153**	**48,153**	**48,153**	**48,153**	**0**	**0%**
Employment Density[3]	**2.3**	**2.4**	**2.6**	**3.5**	**4.9**	**2.5**	**109%**
Residential Density[4]	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.0**	**-27%**

GROWTH TRENDS IN JOBS
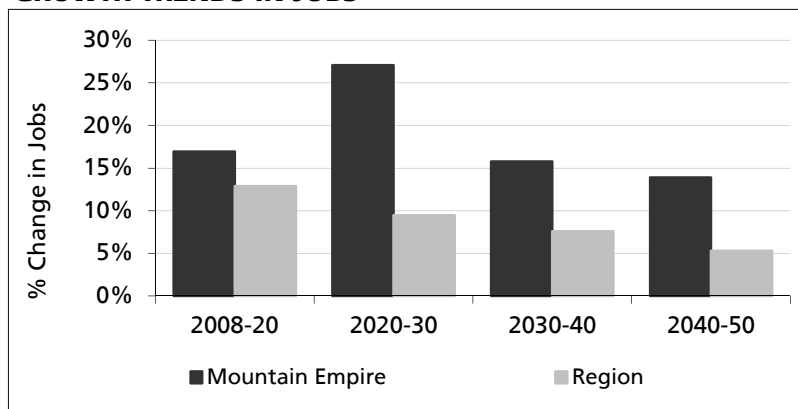
Notes:

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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