

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 62 - Mountain Empire



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,168	7,122	9,012	10,657	12,079	5,911	96%
Household Population	5,758	6,683	8,514	10,093	11,473	5,715	99%
Group Quarters Population	410	439	498	564	606	196	48%
Civilian	410	439	498	564	606	196	48%
Military	0	0	0	0	0	0	0%
Total Housing Units	2,775	3,143	3,997	4,640	5,273	2,498	90%
Single Family	2,524	2,891	3,745	4,388	5,021	2,497	99%
Multiple Family	68	69	69	69	69	1	1%
Mobile Homes	183	183	183	183	183	0	0%
Occupied Housing Units	2,381	2,731	3,503	4,104	4,701	2,320	97%
Single Family	2,142	2,492	3,278	3,878	4,471	2,329	109%
Multiple Family	68	66	65	67	68	0	0%
Mobile Homes	171	173	160	159	162	-9	-5%
Vacancy Rate	14.2%	13.1%	12.4%	11.6%	10.8%	-3.4	-24%
Single Family	15.1%	13.8%	12.5%	11.6%	11.0%	-4.1	-27%
Multiple Family	0.0%	4.3%	5.8%	2.9%	1.4%	1.4	0%
Mobile Homes	6.6%	5.5%	12.6%	13.1%	11.5%	4.9	74%
Persons per Household	2.42	2.45	2.43	2.46	2.44	0.02	1%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	408	388	446	509	602	194	48%
\$15,000-\$29,999	354	390	441	491	562	208	59%
\$30,000-\$44,999	454	438	510	564	638	184	41%
\$45,000-\$59,999	438	418	510	562	630	192	44%
\$60,000-\$74,999	306	356	474	534	594	288	94%
\$75,000-\$99,999	201	384	555	669	763	562	280%
\$100,000-\$124,999	91	186	285	363	425	334	367%
\$125,000-\$149,999	69	91	146	195	228	159	230%
\$150,000-\$199,999	52	64	106	156	186	134	258%
\$200,000 or more	8	16	30	61	73	65	813%
Total Households	2,381	2,731	3,503	4,104	4,701	2,320	97%
Median Household Income							
Adjusted for inflation (\$1999)	\$44,157	\$50,365	\$55,426	\$58,025	\$58,060	\$13,903	31%

***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.

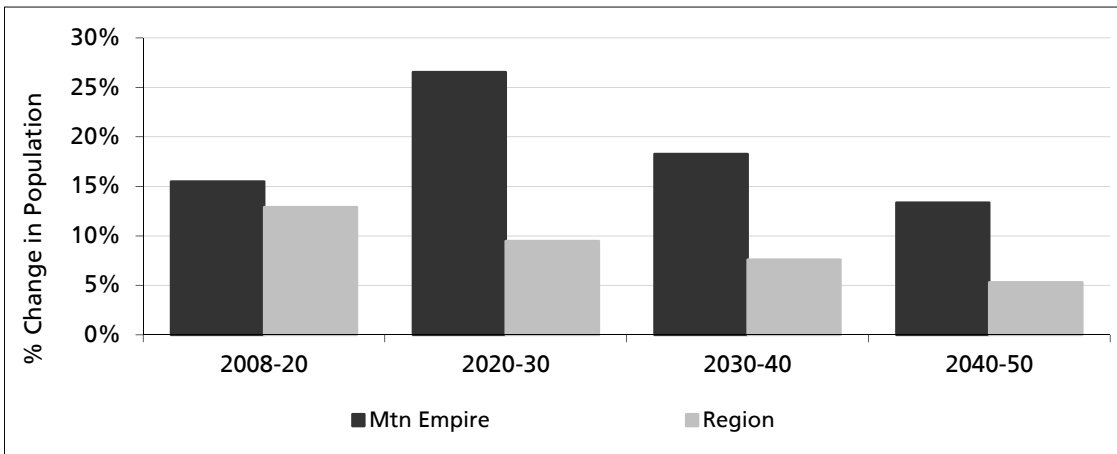
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,168	7,122	9,012	10,657	12,079	5,911	96%
Under 5	328	328	379	418	423	95	29%
5 to 9	376	416	472	532	551	175	47%
10 to 14	387	433	476	533	570	183	47%
15 to 17	285	280	316	349	376	91	32%
18 to 19	212	192	239	260	284	72	34%
20 to 24	700	660	941	1,025	1,101	401	57%
25 to 29	424	540	664	810	914	490	116%
30 to 34	258	271	289	374	395	137	53%
35 to 39	294	283	391	438	504	210	71%
40 to 44	373	370	438	453	577	204	55%
45 to 49	428	407	417	546	579	151	35%
50 to 54	375	404	465	540	540	165	44%
55 to 59	422	555	625	629	787	365	86%
60 to 61	137	194	223	231	286	149	109%
62 to 64	174	288	319	349	369	195	112%
65 to 69	265	466	649	691	665	400	151%
70 to 74	197	336	507	529	541	344	175%
75 to 79	184	235	441	633	694	510	277%
80 to 84	141	171	333	538	636	495	351%
85 and over	208	293	428	779	1,287	1,079	519%
Median Age	36.9	42.1	43.9	46.3	48.0	11.1	30%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	6,168	7,122	9,012	10,657	12,079	5,911	96%
Hispanic	2,553	3,436	4,799	6,178	7,520	4,967	195%
Non-Hispanic	3,615	3,686	4,213	4,479	4,559	944	26%
White	2,593	2,582	2,846	2,848	2,661	68	3%
Black	341	418	543	645	738	397	116%
American Indian	374	260	186	122	81	-293	-78%
Asian	27	96	198	320	450	423	1567%
Hawaiian / Pacific Islander	11	21	32	47	55	44	400%
Other	14	16	20	26	31	17	121%
Two or More Races	255	293	388	471	543	288	113%

GROWTH TRENDS IN TOTAL POPULATION



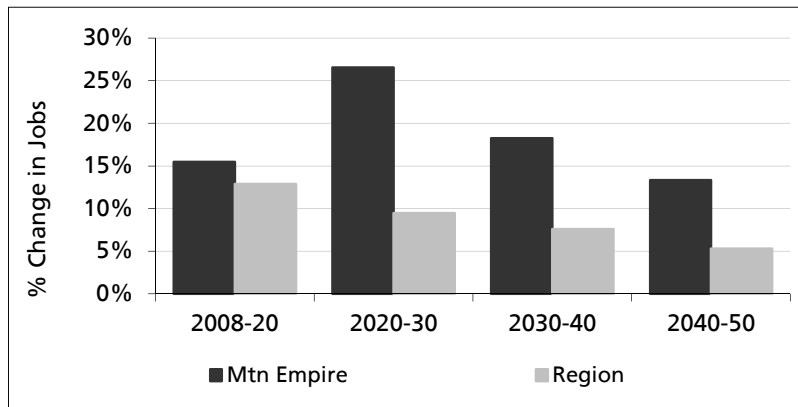
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,182	2,201	2,455	3,460	5,120	2,938	135%
Civilian Jobs	2,182	2,201	2,455	3,460	5,120	2,938	135%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	282,078	282,078	282,078	282,078	282,078	0	0%
Developed Acres	124,028	136,314	147,222	156,460	163,639	39,611	32%
Low Density Single Family	25,230	37,573	50,351	60,168	68,156	42,925	170%
Single Family	599	618	640	643	645	46	8%
Multiple Family	4	11	11	11	11	7	176%
Mobile Homes	153	153	153	153	153	0	0%
Other Residential	239	239	239	239	239	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	295	295	299	330	374	79	27%
Commercial/Services	404	405	415	450	503	100	25%
Office	0	0	0	0	0	0	0%
Schools	76	76	76	76	76	0	0%
Roads and Freeways	4,776	4,776	4,776	4,776	4,776	0	0%
Agricultural and Extractive ²	6,907	6,823	4,917	4,269	3,361	-3,546	-51%
Parks and Military Use	85,345	85,345	85,345	85,345	85,345	0	0%
Vacant Developable Acres	62,081	49,796	38,888	29,650	22,471	-39,611	-64%
Low Density Single Family	61,483	49,212	38,340	29,167	22,079	-39,404	-64%
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	315	314	305	274	217	-98	-31%
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	95,968	95,968	95,968	95,968	95,968	0	0%
Employment Density³	2.8	2.8	3.1	4.0	5.4	2.6	91%
Residential Density⁴	0.1	0.1	0.1	0.1	0.1	0.0	-28%

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).