

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Mountain Empire Unified School District



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	10,375	11,861	14,482	16,174	17,861	7,486	72%
Household Population	9,838	11,298	13,866	15,496	17,140	7,302	74%
Group Quarters Population	537	563	616	678	721	184	34%
Civilian	537	563	616	678	721	184	34%
Military	0	0	0	0	0	0	0%
Total Housing Units	4,575	5,052	6,151	6,786	7,485	2,910	64%
Single Family	4,184	4,664	5,763	6,399	7,096	2,912	70%
Multiple Family	68	69	69	69	69	1	1%
Mobile Homes	323	319	319	318	320	-3	-1%
Occupied Housing Units	3,884	4,411	5,434	6,041	6,708	2,824	73%
Single Family	3,523	4,052	5,086	5,693	6,354	2,831	80%
Multiple Family	68	66	65	67	68	0	0%
Mobile Homes	293	293	283	281	286	-7	-2%
Vacancy Rate	15.1%	12.7%	11.7%	11.0%	10.4%	-4.7	-31%
Single Family	15.8%	13.1%	11.7%	11.0%	10.5%	-5.3	-34%
Multiple Family	0.0%	4.3%	5.8%	2.9%	1.4%	1.4	0%
Mobile Homes	9.3%	8.2%	11.3%	11.6%	10.6%	1.3	14%
Persons per Household	2.53	2.56	2.55	2.57	2.56	0.03	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.

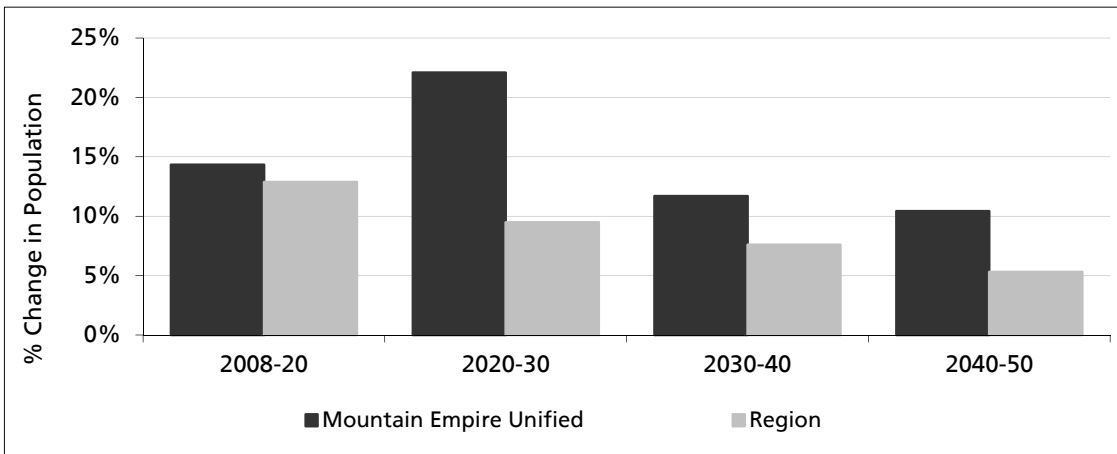
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	10,375	11,861	14,482	16,174	17,861	7,486	72%
Under 5	461	462	526	561	553	92	20%
5 to 9	564	599	667	716	742	178	32%
10 to 14	618	657	728	798	831	213	34%
15 to 17	455	447	487	539	579	124	27%
18 to 19	339	298	338	363	403	64	19%
20 to 24	1,065	1,015	1,374	1,422	1,507	442	42%
25 to 29	782	979	1,145	1,288	1,394	612	78%
30 to 34	480	493	507	606	620	140	29%
35 to 39	488	455	626	655	719	231	47%
40 to 44	624	586	707	701	854	230	37%
45 to 49	748	693	680	879	891	143	19%
50 to 54	745	743	820	899	907	162	22%
55 to 59	787	1,022	1,081	1,021	1,279	492	63%
60 to 61	306	419	433	404	509	203	66%
62 to 64	315	523	548	557	591	276	88%
65 to 69	478	841	1,132	1,094	1,022	544	114%
70 to 74	284	550	831	827	800	516	182%
75 to 79	288	380	718	977	1,024	736	256%
80 to 84	222	254	491	772	863	641	289%
85 and over	326	445	643	1,095	1,773	1,447	444%
Median Age	39.3	44.5	46.0	47.5	49.1	9.8	25%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	10,375	11,861	14,482	16,174	17,861	7,486	72%
Hispanic	3,555	4,644	6,249	7,596	9,007	5,452	153%
Non-Hispanic	6,820	7,217	8,233	8,578	8,854	2,034	30%
White	5,359	5,623	6,309	6,393	6,375	1,016	19%
Black	613	733	910	1,024	1,130	517	84%
American Indian	448	306	216	134	88	-360	-80%
Asian	44	127	252	396	547	503	1143%
Hawaiian / Pacific Islander	16	31	42	52	61	45	281%
Other	26	23	23	27	29	3	12%
Two or More Races	314	374	481	552	624	310	99%

GROWTH TRENDS IN TOTAL POPULATION



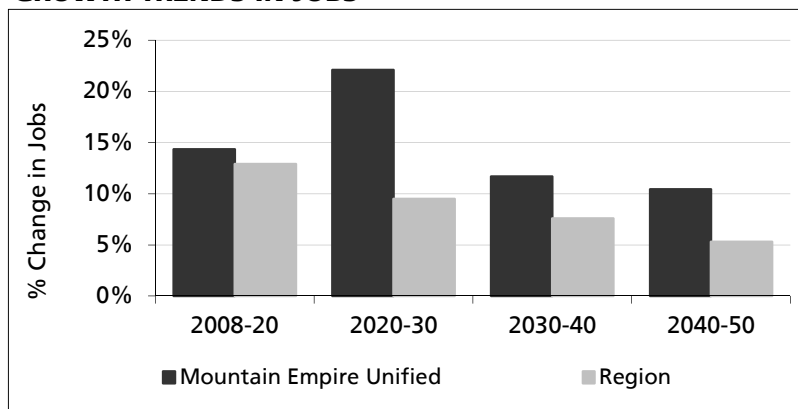
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	2,972	3,013	3,333	4,375	6,075	3,103	104%
Civilian Jobs	2,972	3,013	3,333	4,375	6,075	3,103	104%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	424,446	424,446	424,446	424,446	424,446	0	0%
Developed Acres	229,454	243,898	255,390	262,337	269,559	40,105	17%
Low Density Single Family	28,005	42,512	56,012	63,564	71,656	43,651	156%
Single Family	1,196	1,236	1,290	1,302	1,323	127	11%
Multiple Family	4	11	11	11	11	7	176%
Mobile Homes	176	176	176	176	176	0	0%
Other Residential	296	296	296	296	296	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	321	321	325	356	400	79	25%
Commercial/Services	975	979	995	1,031	1,087	111	11%
Office	0	0	0	0	0	0	0%
Schools	84	84	84	84	84	0	0%
Roads and Freeways	6,367	6,367	6,367	6,367	6,367	0	0%
Agricultural and Extractive ²	7,346	7,231	5,150	4,465	3,476	-3,870	-53%
Parks and Military Use	184,684	184,684	184,684	184,684	184,684	0	0%
Vacant Developable Acres	64,721	50,278	38,785	31,839	24,616	-40,105	-62%
Low Density Single Family	64,009	49,596	38,173	31,302	24,191	-39,818	-62%
Single Family	189	167	112	99	78	-111	-59%
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	308	307	296	263	205	-102	-33%
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	130,270	130,270	130,270	130,270	130,270	0	0%
Employment Density³	2.2	2.2	2.4	3.0	3.9	1.7	80%
Residential Density⁴	0.2	0.1	0.1	0.1	0.1	-0.1	-34%

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).