

SERIES 13 REGIONAL GROWTH FORECAST



Grossmont-Cuyamaca Community College

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	472,465	498,372	553,440	586,258	113,793	24%
Household Population	465,751	491,858	545,834	577,858	112,107	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	174,030	181,544	199,838	214,323	40,293	23%
Single Family	108,210	114,262	126,030	129,571	21,361	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	167,815	173,728	192,726	204,932	37,117	22%
Single Family	103,704	108,980	121,331	123,564	19,860	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	13,604	13,362	12,494	11,296	-2,308	-17%
\$15,000-\$29,999	21,064	20,610	19,897	18,539	-2,525	-12%
\$30,000-\$44,999	22,886	22,776	22,993	22,296	-590	-3%
\$45,000-\$59,999	21,119	21,642	22,752	22,699	1,580	7%
\$60,000-\$74,999	19,342	18,923	20,561	21,206	1,864	10%
\$75,000-\$99,999	22,925	24,659	27,964	29,874	6,949	30%
\$100,000-\$124,999	16,070	17,180	20,400	22,742	6,672	42%
\$125,000-\$149,999	9,979	11,550	14,299	16,519	6,540	66%
\$150,000-\$199,999	11,167	12,686	16,548	20,047	8,880	80%
\$200,000 or more	9,659	10,340	14,818	19,714	10,055	104%
Total Households	167,815	173,728	192,726	204,932	37,117	22%

*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.

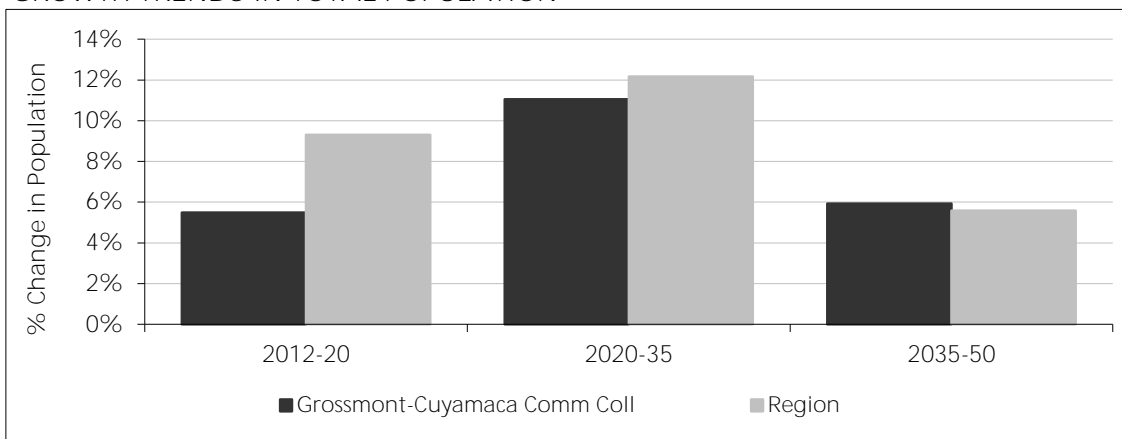
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	472,465	498,372	553,440	586,258	113,793	24%
Under 5	30,406	36,108	35,710	39,724	9,318	31%
5 to 9	29,649	32,431	34,157	37,780	8,131	27%
10 to 14	30,957	30,059	34,023	35,634	4,677	15%
15 to 17	21,180	18,090	21,305	21,012	-168	-1%
18 to 19	15,193	11,245	12,820	11,825	-3,368	-22%
20 to 24	34,122	33,210	34,119	33,269	-853	-2%
25 to 29	33,250	35,330	33,295	36,340	3,090	9%
30 to 34	30,528	32,005	31,761	36,210	5,682	19%
35 to 39	27,511	32,154	33,763	34,769	7,258	26%
40 to 44	30,022	28,733	36,026	33,176	3,154	11%
45 to 49	32,891	29,373	34,955	33,497	606	2%
50 to 54	36,321	31,802	36,238	36,904	583	2%
55 to 59	32,347	34,119	30,599	37,770	5,423	17%
60 to 61	11,297	13,778	11,500	13,638	2,341	21%
62 to 64	15,371	18,915	16,899	19,990	4,619	30%
65 to 69	19,714	27,469	28,147	31,834	12,120	61%
70 to 74	13,037	21,254	28,080	25,439	12,402	95%
75 to 79	10,448	13,663	25,345	22,245	11,797	113%
80 to 84	8,480	8,382	17,478	17,794	9,314	110%
85 and over	9,741	10,252	17,220	27,408	17,667	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	472,465	498,372	553,440	586,258	113,793	24%
Hispanic	124,606	149,180	196,500	241,417	116,811	94%
Non-Hispanic	347,859	349,192	356,940	344,841	-3,018	-1%
White	276,839	270,165	252,637	219,558	-57,281	-21%
Black	26,153	29,323	36,208	42,450	16,297	62%
American Indian	3,405	2,803	2,011	1,551	-1,854	-54%
Asian	20,246	23,647	35,926	45,599	25,353	125%
Hawaiian / Pacific Islander	2,400	2,722	3,531	4,383	1,983	83%
Other	902	945	1,090	1,187	285	32%
Two or More Races	17,914	19,587	25,537	30,113	12,199	68%

GROWTH TRENDS IN TOTAL POPULATION



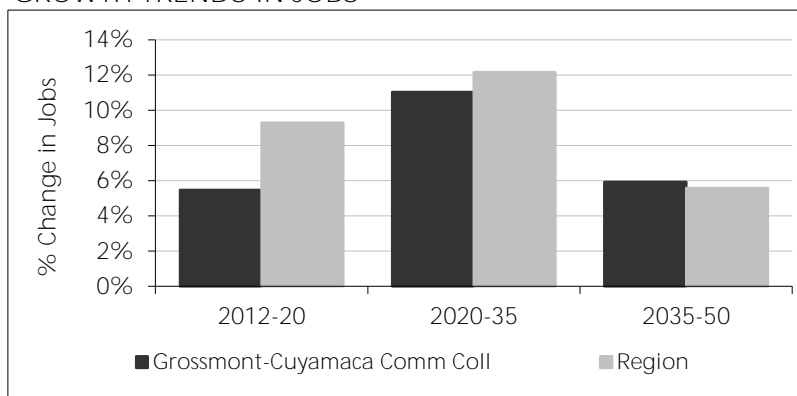
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	133,180	149,060	165,166	180,899	47,719	36%
Civilian Jobs	133,180	149,060	165,166	180,899	47,719	36%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	725,000	725,000	725,000	725,000	0	0%
Developed Acres	147,787	171,963	203,537	219,546	71,759	49%
Low Density Single Family	62,402	84,207	113,437	127,663	65,261	105%
Single Family	27,843	28,934	31,321	32,419	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	17,266	18,414	18,414	18,414	1,149	7%
Agricultural and Extractive ²	11,257	11,211	11,135	11,145	-111	-1%
Parks and Military Use	12,730	13,235	13,157	13,185	455	4%
Vacant Developable Acres	137,151	113,004	81,430	65,421	-71,731	-52%
Low Density Single Family	128,177	106,370	77,127	62,818	-65,359	-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	1,281	767	657	556	-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	440,033	440,033	440,033	440,033	0	0%
Employment Density ³	11.3	13.0	13.9	14.6	3.3	29%
Residential Density ⁴	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