

# SERIES 13 REGIONAL GROWTH FORECAST



## Subregional Area 61 - Laguna-Pine Valley

### POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,655	5,893	6,624	6,585	930	16%
Household Population	5,377	5,630	6,330	6,267	890	17%
Group Quarters Population	278	263	294	318	40	14%
Civilian	278	263	294	318	40	14%
Military	0	0	0	0	0	0%
Total Housing Units	2,308	2,418	2,682	2,692	384	17%
Single Family	2,079	2,189	2,453	2,463	384	18%
Multiple Family	28	28	28	28	0	0%
Mobile Homes	201	201	201	201	0	0%
Occupied Housing Units	2,184	2,217	2,496	2,474	290	13%
Single Family	1,959	1,990	2,270	2,255	296	15%
Multiple Family	24	26	26	24	0	0%
Mobile Homes	201	201	200	195	-6	-3%
Vacancy Rate	5.4%	8.3%	6.9%	8.1%	2.7	50%
Single Family	5.8%	9.1%	7.5%	8.4%	2.6	45%
Multiple Family	14.3%	7.1%	7.1%	14.3%	0.0	0%
Mobile Homes	0.0%	0.0%	0.5%	3.0%	3.0	0%
Persons per Household	2.46	2.54	2.54	2.53	0.1	3%

### 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	196	159	150	123	-73	-37%
\$15,000-\$29,999	199	192	185	157	-42	-21%
\$30,000-\$44,999	348	269	262	219	-129	-37%
\$45,000-\$59,999	240	280	283	271	31	13%
\$60,000-\$74,999	288	291	306	268	-20	-7%
\$75,000-\$99,999	349	379	445	454	105	30%
\$100,000-\$124,999	291	255	320	327	36	12%
\$125,000-\$149,999	128	161	211	241	113	88%
\$150,000-\$199,999	76	140	201	247	171	225%
\$200,000 or more	69	91	133	167	98	142%
Total Households	2,184	2,217	2,496	2,474	290	13%
Median Household Income						
Adjusted for inflation (\$2010)	\$65,677	\$70,747	\$78,483	\$85,958	\$20,281	31%

#### \*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.

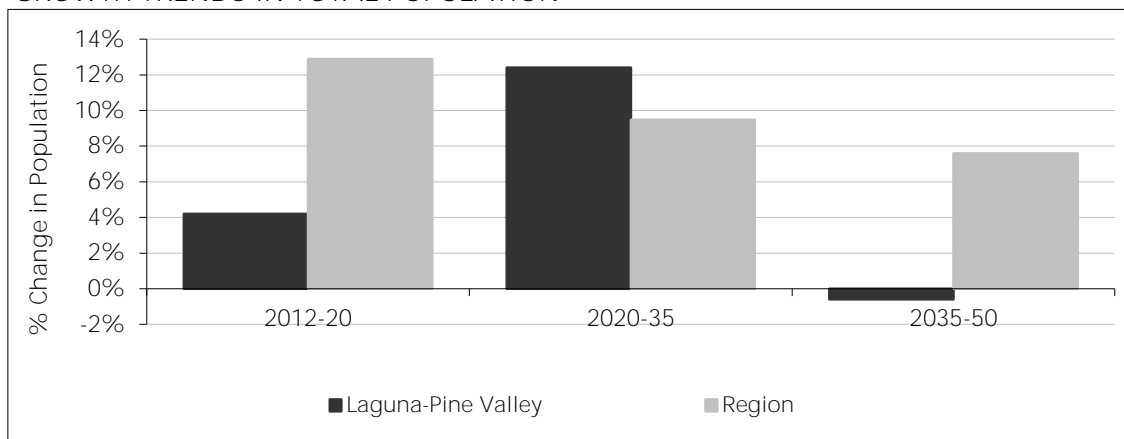
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,655	5,893	6,624	6,585	930	16%
Under 5	291	327	328	364	73	25%
5 to 9	259	281	279	313	54	21%
10 to 14	276	264	303	292	16	6%
15 to 17	214	177	214	181	-33	-15%
18 to 19	294	218	243	191	-103	-35%
20 to 24	365	337	360	291	-74	-20%
25 to 29	231	234	214	223	-8	-3%
30 to 34	231	232	209	238	7	3%
35 to 39	249	289	279	292	43	17%
40 to 44	320	303	365	314	-6	-2%
45 to 49	353	291	357	282	-71	-20%
50 to 54	530	443	535	459	-71	-13%
55 to 59	553	564	519	567	14	3%
60 to 61	230	281	236	264	34	15%
62 to 64	310	370	317	367	57	18%
65 to 69	377	518	529	591	214	57%
70 to 74	195	326	457	388	193	99%
75 to 79	149	195	377	280	131	88%
80 to 84	90	93	218	222	132	147%
85 and over	138	150	285	466	328	238%
Median Age	46.4	49.9	51.5	53.4	7.0	15%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,655	5,893	6,624	6,585	930	16%
Hispanic	987	1,169	1,485	1,597	610	62%
Non-Hispanic	4,668	4,724	5,139	4,988	320	7%
White	4,010	4,120	4,550	4,406	396	10%
Black	83	91	104	101	18	22%
American Indian	304	213	76	20	-284	-93%
Asian	91	111	186	228	137	151%
Hawaiian / Pacific Islander	18	19	17	15	-3	-17%
Other	14	9	3	4	-10	-71%
Two or More Races	148	161	203	214	66	45%

## GROWTH TRENDS IN TOTAL POPULATION



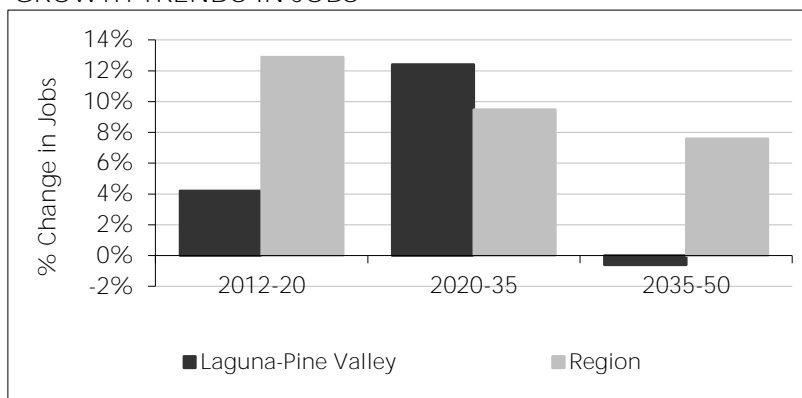
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,639	2,769	2,843	2,971	332	13%
Civilian Jobs	2,639	2,769	2,843	2,971	332	13%
Military Jobs	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	150,393	150,393	150,393	150,393	0	0%
Developed Acres	12,709	16,482	24,339	24,666	11,957	94%
Low Density Single Family	7,053	10,657	18,441	18,705	11,651	165%
Single Family	697	743	825	827	130	19%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	61	61	61	61	0	0%
Other Residential	178	178	178	178	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	29	30	30	30	1	3%
Commercial/Services	1,028	1,157	1,158	1,221	193	19%
Office	0	1	2	3	3	--
Schools	7	7	7	7	0	0%
Roads and Freeways	1,401	1,401	1,401	1,401	0	0%
Agricultural and Extractive <sup>2</sup>	1,174	1,169	1,163	1,160	-13	-1%
Parks and Military Use	1,080	1,078	1,072	1,072	-9	-1%
Vacant Developable Acres	17,909	14,135	6,279	5,952	-11,957	-67%
Low Density Single Family	17,500	13,896	6,113	5,849	-11,651	-67%
Single Family	173	132	60	58	-115	-66%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	209	81	80	20	-188	-90%
Office	3	3	2	1	-3	-78%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	24	24	24	24	0	0%
Constrained Acres	119,775	119,775	119,775	119,775	0	0%
Employment Density <sup>3</sup>	2.5	2.3	2.4	2.4	-0.1	-5%
Residential Density <sup>4</sup>	0.3	0.2	0.1	0.1	-0.2	-53%

## 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