

# 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	5,335	5,608	6,354	6,329	994	19%
Household Population	5,057	5,345	6,060	6,011	954	19%
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	2,195	2,305	2,569	2,579	384	17%
Single Family	1,966	2,076	2,340	2,350	384	20%
Multiple Family	28	28	28	28	0	0%
Mobile Homes	201	201	201	201	0	0%
Occupied Housing Units	2,071	2,121	2,407	2,390	319	15%
Single Family	1,846	1,894	2,181	2,171	325	18%
Multiple Family	24	26	26	24	0	0%
Mobile Homes	201	201	200	195	-6	-3%
Vacancy Rate	5.6%	8.0%	6.3%	7.3%	1.7	30%
Single Family	6.1%	8.8%	6.8%	7.6%	1.5	25%
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	2.44	2.52	2.52	2.52	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	181	156	147	120	-61	-34%
\$15,000-\$29,999	187	186	180	153	-34	-18%
\$30,000-\$44,999	338	260	253	213	-125	-37%
\$45,000-\$59,999	228	272	278	265	37	16%
\$60,000-\$74,999	274	288	302	262	-12	-4%
\$75,000-\$99,999	318	363	434	446	128	40%
\$100,000-\$124,999	286	249	315	319	33	12%
\$125,000-\$149,999	122	149	201	235	113	93%
\$150,000-\$199,999	70	126	189	234	164	234%
\$200,000 or more	67	72	108	143	76	113%
Total Households	2,071	2,121	2,407	2,390	319	15%

#### \*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.

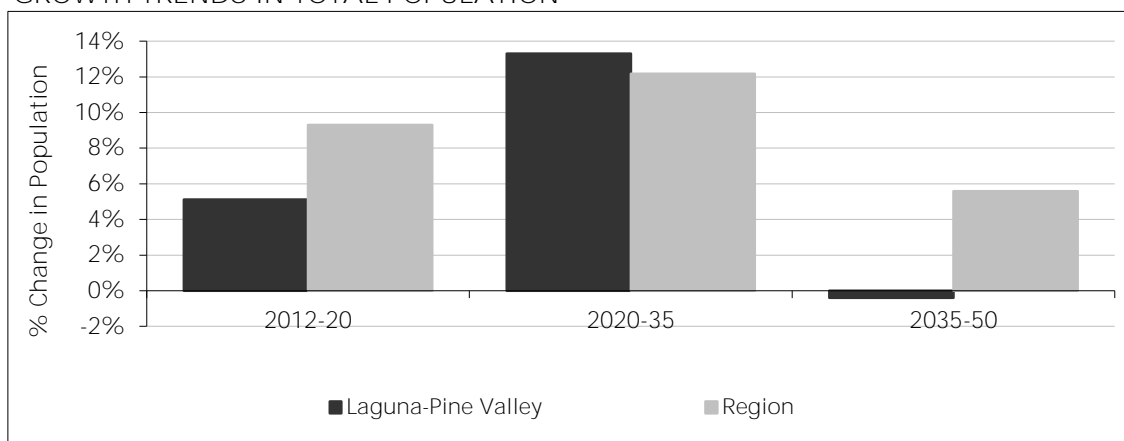
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,335	5,608	6,354	6,329	994	19%
Under 5	275	316	318	347	72	26%
5 to 9	242	271	262	295	53	22%
10 to 14	262	250	283	278	16	6%
15 to 17	199	173	203	175	-24	-12%
18 to 19	279	198	232	188	-91	-33%
20 to 24	334	298	340	277	-57	-17%
25 to 29	215	223	204	217	2	1%
30 to 34	215	220	201	228	13	6%
35 to 39	240	274	271	280	40	17%
40 to 44	307	283	357	307	0	0%
45 to 49	334	282	341	275	-59	-18%
50 to 54	508	431	519	440	-68	-13%
55 to 59	532	541	504	552	20	4%
60 to 61	216	270	222	252	36	17%
62 to 64	294	350	302	353	59	20%
65 to 69	349	497	508	569	220	63%
70 to 74	185	311	443	376	191	103%
75 to 79	141	191	367	267	126	89%
80 to 84	80	89	203	211	131	164%
85 and over	128	140	274	442	314	245%
Median Age	46.5	50.2	51.6	53.4	6.9	15%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,335	5,608	6,354	6,329	994	19%
Hispanic	924	1,078	1,379	1,483	559	60%
Non-Hispanic	4,411	4,530	4,975	4,846	435	10%
White	3,811	3,945	4,393	4,269	458	12%
Black	78	85	100	98	20	26%
American Indian	277	205	75	20	-257	-93%
Asian	87	111	186	228	141	162%
Hawaiian / Pacific Islander	14	18	17	15	1	7%
Other	14	9	3	4	-10	-71%
Two or More Races	130	157	201	212	82	63%

## GROWTH TRENDS IN TOTAL POPULATION



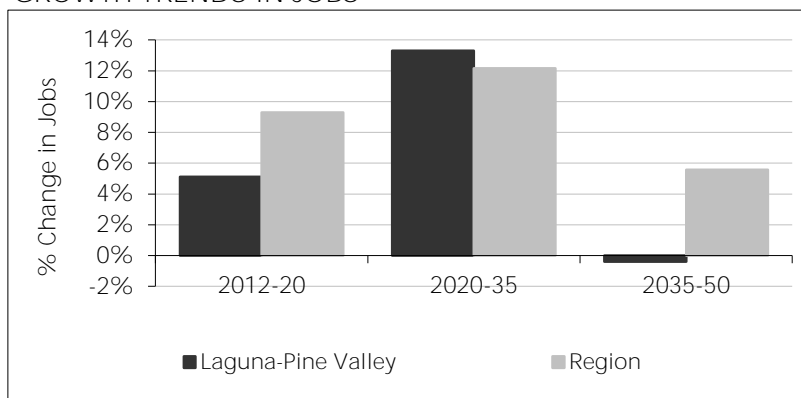
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	673	753	827	955	282	42%
Civilian Jobs	673	753	827	955	282	42%
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	145,028	145,028	145,028	145,028	0	0%
Developed Acres	12,390	16,164	24,020	24,347	11,957	97%
Low Density Single Family	7,047	10,651	18,434	18,699	11,651	165%
Single Family	695	741	823	825	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	1,008	1,137	1,138	1,201	193	19%
Office	0	1	2	3	3	--
Schools	7	7	7	7	0	0%
Roads and Freeways	1,379	1,379	1,379	1,379	0	0%
Agricultural and Extractive <sup>2</sup>	1,174	1,169	1,163	1,160	-13	-1%
Parks and Military Use	812	810	803	803	-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	114,729	114,729	114,729	114,729	0	0%
Employment Density <sup>3</sup>	0.6	0.6	0.7	0.8	0.1	19%
Residential Density <sup>4</sup>	0.3	0.2	0.1	0.1	-0.1	-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