

# SERIES 13 REGIONAL GROWTH FORECAST



## Major Statistical Area 6 - East County

### POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	25,379	27,298	32,160	34,510	9,131	36%
Household Population	24,608	26,582	31,337	33,606	8,998	37%
Group Quarters Population	771	716	823	904	133	17%
Civilian	771	716	823	904	133	17%
Military	0	0	0	0	0	0%
Total Housing Units	12,329	13,099	14,822	16,388	4,059	33%
Single Family	10,110	10,880	12,546	14,112	4,002	40%
Multiple Family	516	516	573	573	57	11%
Mobile Homes	1,703	1,703	1,703	1,703	0	0%
Occupied Housing Units	10,078	10,607	12,478	13,367	3,289	33%
Single Family	8,345	8,840	10,681	11,606	3,261	39%
Multiple Family	456	483	520	516	60	13%
Mobile Homes	1,277	1,284	1,277	1,245	-32	-3%
Vacancy Rate	18.3%	19.0%	15.8%	18.4%	0.1	1%
Single Family	17.5%	18.8%	14.9%	17.8%	0.3	2%
Multiple Family	11.6%	6.4%	9.2%	9.9%	-1.7	-15%
Mobile Homes	25.0%	24.6%	25.0%	26.9%	1.9	8%
Persons per Household	2.44	2.51	2.51	2.51	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	1,283	1,412	1,604	1,600	317	25%
\$15,000-\$29,999	1,388	1,305	1,378	1,324	-64	-5%
\$30,000-\$44,999	1,496	1,350	1,437	1,405	-91	-6%
\$45,000-\$59,999	1,276	1,422	1,576	1,583	307	24%
\$60,000-\$74,999	1,012	1,167	1,321	1,361	349	34%
\$75,000-\$99,999	1,213	1,379	1,694	1,874	661	54%
\$100,000-\$124,999	918	895	1,137	1,309	391	43%
\$125,000-\$149,999	541	573	757	903	362	67%
\$150,000-\$199,999	457	585	817	1,024	567	124%
\$200,000 or more	494	519	757	984	490	99%
Total Households	10,078	10,607	12,478	13,367	3,289	33%

#### \*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.

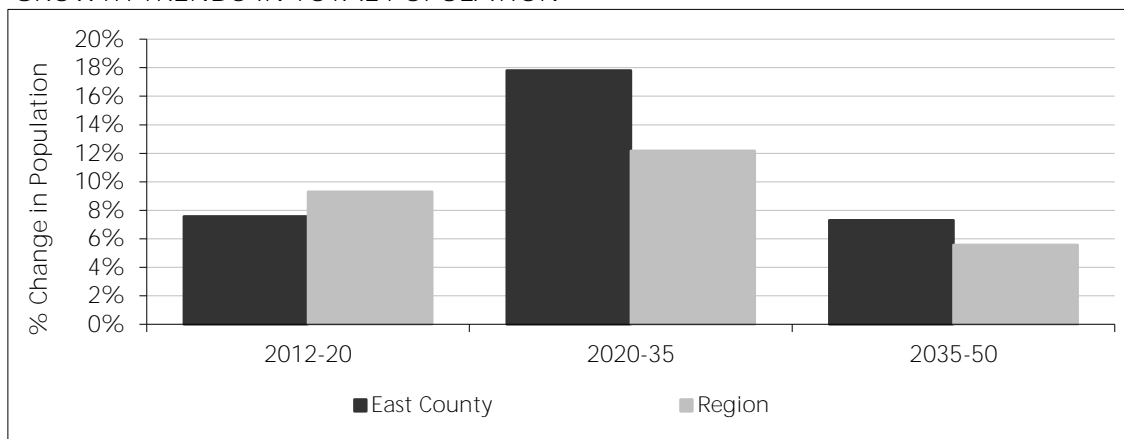
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	25,379	27,298	32,160	34,510	9,131	36%
Under 5	1,343	1,554	1,688	1,868	525	39%
5 to 9	1,294	1,411	1,544	1,730	436	34%
10 to 14	1,433	1,391	1,617	1,726	293	20%
15 to 17	1,012	881	1,042	1,065	53	5%
18 to 19	921	702	812	785	-136	-15%
20 to 24	1,274	1,221	1,308	1,295	21	2%
25 to 29	1,076	1,171	1,148	1,270	194	18%
30 to 34	1,135	1,180	1,196	1,356	221	19%
35 to 39	1,148	1,313	1,463	1,509	361	31%
40 to 44	1,295	1,218	1,603	1,466	171	13%
45 to 49	1,545	1,367	1,708	1,650	105	7%
50 to 54	1,954	1,680	1,980	1,961	7	0%
55 to 59	2,219	2,277	2,109	2,566	347	16%
60 to 61	893	1,060	864	1,021	128	14%
62 to 64	1,384	1,634	1,430	1,718	334	24%
65 to 69	1,836	2,498	2,643	3,026	1,190	65%
70 to 74	1,333	2,142	2,909	2,632	1,299	97%
75 to 79	961	1,236	2,355	2,014	1,053	110%
80 to 84	644	609	1,323	1,325	681	106%
85 and over	679	753	1,418	2,527	1,848	272%
Median Age	47.5	50.7	52.4	53.9	6.4	13%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	25,379	27,298	32,160	34,510	9,131	36%
Hispanic	7,125	8,686	12,258	15,367	8,242	116%
Non-Hispanic	18,254	18,612	19,902	19,143	889	5%
White	15,647	16,053	17,035	15,900	253	2%
Black	390	444	568	641	251	64%
American Indian	1,203	891	353	125	-1,078	-90%
Asian	307	418	837	1,170	863	281%
Hawaiian / Pacific Islander	51	65	99	127	76	149%
Other	41	35	34	41	0	0%
Two or More Races	615	706	976	1,139	524	85%

## GROWTH TRENDS IN TOTAL POPULATION



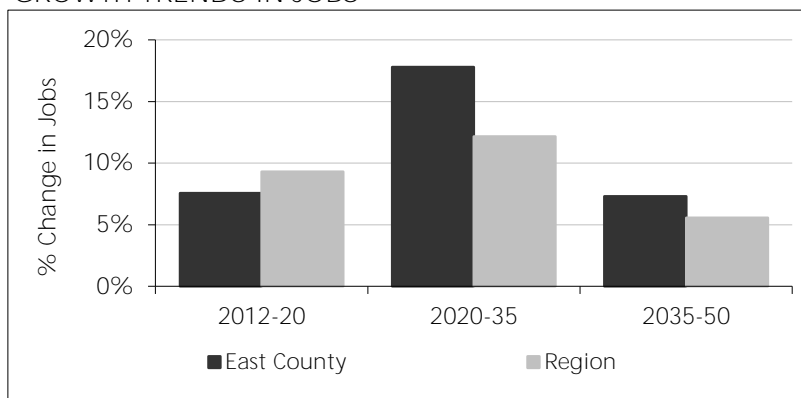
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	6,065	7,061	8,368	10,021	3,956	65%
Civilian Jobs	6,065	7,061	8,368	10,021	3,956	65%
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	1,480,499	1,480,499	1,480,499	1,480,499	0	0%
Developed Acres	106,348	130,476	175,376	191,305	84,957	80%
Low Density Single Family	50,693	73,541	117,830	132,864	82,171	162%
Single Family	2,211	2,344	2,877	3,649	1,438	65%
Multiple Family	5	5	8	8	3	64%
Mobile Homes	615	612	607	604	-10	-2%
Other Residential	530	530	530	528	-2	0%
Mixed Use	0	1	1	1	1	--
Industrial	2,041	1,009	1,036	1,055	-986	-48%
Commercial/Services	5,683	6,818	6,895	7,052	1,370	24%
Office	2	1	3	5	3	120%
Schools	176	176	176	176	0	0%
Roads and Freeways	9,793	10,843	10,843	10,843	1,050	11%
Agricultural and Extractive <sup>2</sup>	22,258	22,248	22,228	22,181	-78	0%
Parks and Military Use	12,340	12,347	12,343	12,338	-2	0%
Vacant Developable Acres	222,384	198,256	153,357	137,428	-84,956	-38%
Low Density Single Family	215,083	192,235	147,946	132,913	-82,171	-38%
Single Family	4,435	4,306	3,794	3,045	-1,390	-31%
Multiple Family	26	26	23	23	-3	-12%
Mixed Use	0	0	0	0	0	0%
Industrial	264	246	217	200	-65	-24%
Commercial/Services	2,295	1,173	1,109	983	-1,313	-57%
Office	23	22	21	19	-4	-17%
Schools	0	0	0	0	0	0%
Parks and Other	191	182	179	179	-12	-6%
Future Roads and Freeways	67	67	67	67	0	0%
Constrained Acres	1,151,766	1,151,766	1,151,766	1,151,766	0	0%
Employment Density <sup>3</sup>	0.8	0.9	1.0	1.2	0.4	58%
Residential Density <sup>4</sup>	0.2	0.2	0.1	0.1	-0.1	-48%

## 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