

# 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	25,699	27,583	32,430	34,766	9,067	35%
Household Population	24,928	26,867	31,607	33,862	8,934	36%
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	12,442	13,212	14,935	16,501	4,059	33%
Single Family	10,223	10,993	12,659	14,225	4,002	39%
Multiple Family	516	516	573	573	57	11%
Mobile Homes	1,703	1,703	1,703	1,703	0	0%
Occupied Housing Units	10,191	10,703	12,567	13,451	3,260	32%
Single Family	8,458	8,936	10,770	11,690	3,232	38%
Multiple Family	456	483	520	516	60	13%
Mobile Homes	1,277	1,284	1,277	1,245	-32	-3%
Vacancy Rate	18.1%	19.0%	15.9%	18.5%	0.4	2%
Single Family	17.3%	18.7%	14.9%	17.8%	0.5	3%
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	2.45	2.51	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	1,298	1,415	1,607	1,603	305	23%
\$15,000-\$29,999	1,400	1,311	1,383	1,328	-72	-5%
\$30,000-\$44,999	1,506	1,359	1,446	1,411	-95	-6%
\$45,000-\$59,999	1,288	1,430	1,581	1,589	301	23%
\$60,000-\$74,999	1,026	1,170	1,325	1,367	341	33%
\$75,000-\$99,999	1,244	1,395	1,705	1,882	638	51%
\$100,000-\$124,999	923	901	1,142	1,317	394	43%
\$125,000-\$149,999	547	585	767	909	362	66%
\$150,000-\$199,999	463	599	829	1,037	574	124%
\$200,000 or more	496	538	782	1,008	512	103%
Total Households	10,191	10,703	12,567	13,451	3,260	32%
Median Household Income						
Adjusted for inflation (\$2010)	\$55,382	\$58,285	\$63,017	\$68,718	\$13,336	24%

#### \*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.

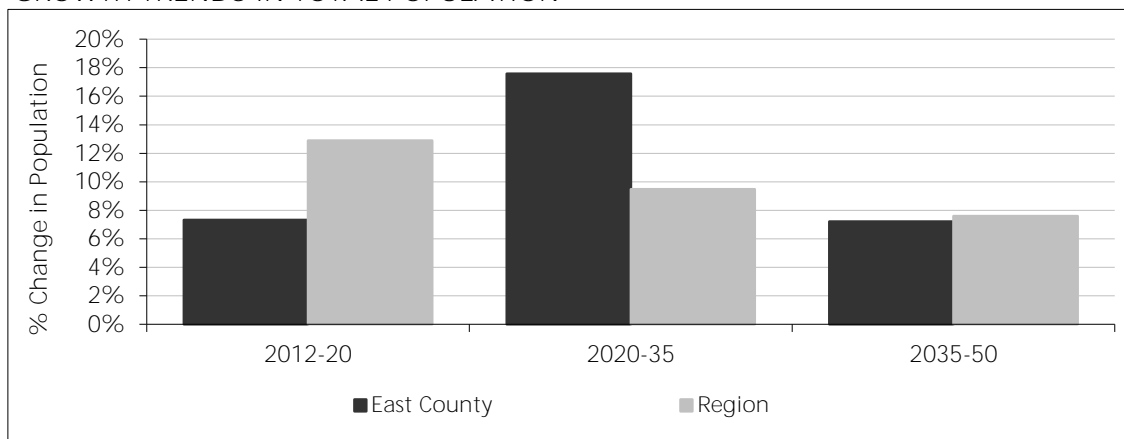
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	25,699	27,583	32,430	34,766	9,067	35%
Under 5	1,359	1,565	1,698	1,885	526	39%
5 to 9	1,311	1,421	1,561	1,748	437	33%
10 to 14	1,447	1,405	1,637	1,740	293	20%
15 to 17	1,027	885	1,053	1,071	44	4%
18 to 19	936	722	823	788	-148	-16%
20 to 24	1,305	1,260	1,328	1,309	4	0%
25 to 29	1,092	1,182	1,158	1,276	184	17%
30 to 34	1,151	1,192	1,204	1,366	215	19%
35 to 39	1,157	1,328	1,471	1,521	364	31%
40 to 44	1,308	1,238	1,611	1,473	165	13%
45 to 49	1,564	1,376	1,724	1,657	93	6%
50 to 54	1,976	1,692	1,996	1,980	4	0%
55 to 59	2,240	2,300	2,124	2,581	341	15%
60 to 61	907	1,071	878	1,033	126	14%
62 to 64	1,400	1,654	1,445	1,732	332	24%
65 to 69	1,864	2,519	2,664	3,048	1,184	64%
70 to 74	1,343	2,157	2,923	2,644	1,301	97%
75 to 79	969	1,240	2,365	2,027	1,058	109%
80 to 84	654	613	1,338	1,336	682	104%
85 and over	689	763	1,429	2,551	1,862	270%
Median Age	47.4	50.6	52.4	53.9	6.5	14%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	25,699	27,583	32,430	34,766	9,067	35%
Hispanic	7,188	8,777	12,364	15,481	8,293	115%
Non-Hispanic	18,511	18,806	20,066	19,285	774	4%
White	15,846	16,228	17,192	16,037	191	1%
Black	395	450	572	644	249	63%
American Indian	1,230	899	354	125	-1,105	-90%
Asian	311	418	837	1,170	859	276%
Hawaiian / Pacific Islander	55	66	99	127	72	131%
Other	41	35	34	41	0	0%
Two or More Races	633	710	978	1,141	508	80%

## GROWTH TRENDS IN TOTAL POPULATION



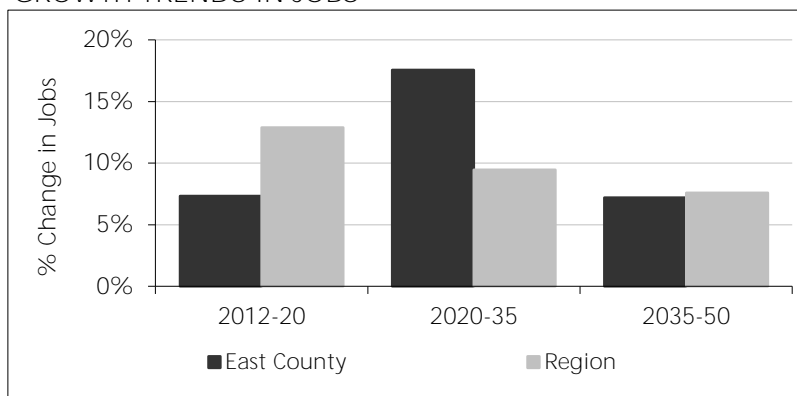
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	8,031	9,077	10,384	12,037	4,006	50%
Civilian Jobs	8,031	9,077	10,384	12,037	4,006	50%
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	1,477,183	1,477,183	1,477,183	1,477,183	0	0%
Developed Acres	106,490	130,619	175,519	191,448	84,957	80%
Low Density Single Family	50,699	73,548	117,836	132,870	82,171	162%
Single Family	2,213	2,346	2,879	3,651	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	5,703	6,839	6,915	7,072	1,370	24%
Office	2	1	3	5	3	120%
Schools	176	176	176	176	0	0%
Roads and Freeways	9,757	10,807	10,807	10,807	1,050	11%
Agricultural and Extractive <sup>2</sup>	22,141	22,131	22,111	22,064	-78	0%
Parks and Military Use	12,609	12,616	12,611	12,606	-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	1,148,307	1,148,307	1,148,307	1,148,307	0	0%
Employment Density <sup>3</sup>	1.0	1.1	1.3	1.4	0.4	43%
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