

SERIES 13 REGIONAL GROWTH FORECAST



Major Statistical Area 3 - East Suburban

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	491,851	518,900	577,433	610,599	118,748	24%
Household Population	483,250	510,930	568,303	600,638	117,388	24%
Group Quarters Population	8,601	7,970	9,130	9,961	1,360	16%
Civilian	8,601	7,970	9,130	9,961	1,360	16%
Military	0	0	0	0	0	0%
Total Housing Units	179,497	187,228	206,476	221,128	41,631	23%
Single Family	112,894	119,591	132,311	136,319	23,425	21%
Multiple Family	54,060	55,544	62,564	73,565	19,505	36%
Mobile Homes	12,543	12,093	11,601	11,244	-1,299	-10%
Occupied Housing Units	173,297	179,475	199,489	211,838	38,541	22%
Single Family	108,520	114,479	127,828	130,519	21,999	20%
Multiple Family	52,940	53,534	60,644	70,858	17,918	34%
Mobile Homes	11,837	11,462	11,017	10,461	-1,376	-12%
Vacancy Rate	3.5%	4.1%	3.4%	4.2%	0.7	20%
Single Family	3.9%	4.3%	3.4%	4.3%	0.4	10%
Multiple Family	2.1%	3.6%	3.1%	3.7%	1.6	76%
Mobile Homes	5.6%	5.2%	5.0%	7.0%	1.4	25%
Persons per Household	2.79	2.85	2.85	2.84	0.0	2%

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	13,585	13,312	12,445	11,219	-2,366	-17%
\$15,000-\$29,999	21,382	20,786	20,095	18,661	-2,721	-13%
\$30,000-\$44,999	22,767	23,006	23,188	22,418	-349	-2%
\$45,000-\$59,999	21,282	21,938	23,119	22,929	1,647	8%
\$60,000-\$74,999	19,696	19,293	20,874	21,475	1,779	9%
\$75,000-\$99,999	23,899	25,478	28,843	30,583	6,684	28%
\$100,000-\$124,999	16,696	17,954	21,204	23,521	6,825	41%
\$125,000-\$149,999	10,726	12,349	15,066	17,290	6,564	61%
\$150,000-\$199,999	12,364	13,836	17,961	21,513	9,149	74%
\$200,000 or more	10,900	11,523	16,694	22,229	11,329	104%
Total Households	173,297	179,475	199,489	211,838	38,541	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.

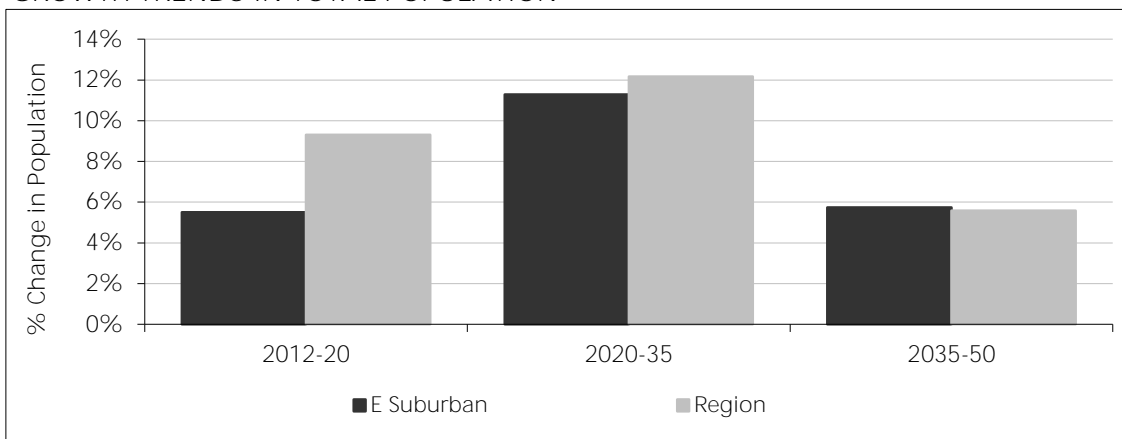
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	491,851	518,900	577,433	610,599	118,748	24%
Under 5	31,116	37,050	36,710	40,811	9,695	31%
5 to 9	30,706	33,816	35,496	39,320	8,614	28%
10 to 14	32,369	31,497	35,735	37,353	4,984	15%
15 to 17	22,220	19,072	22,549	22,090	-130	-1%
18 to 19	15,764	11,536	13,251	12,065	-3,699	-23%
20 to 24	35,662	34,627	35,725	34,743	-919	-3%
25 to 29	34,260	36,437	34,392	37,587	3,327	10%
30 to 34	31,397	32,829	32,650	37,394	5,997	19%
35 to 39	28,403	33,283	34,976	36,169	7,766	27%
40 to 44	31,562	30,191	37,803	34,723	3,161	10%
45 to 49	34,708	30,931	37,004	35,363	655	2%
50 to 54	38,357	33,560	38,449	39,049	692	2%
55 to 59	34,131	35,979	32,324	39,823	5,692	17%
60 to 61	11,733	14,410	11,965	14,205	2,472	21%
62 to 64	16,105	19,785	17,734	21,071	4,966	31%
65 to 69	20,515	28,629	29,456	33,289	12,774	62%
70 to 74	13,432	22,030	29,145	26,327	12,895	96%
75 to 79	10,707	14,108	26,174	22,742	12,035	112%
80 to 84	8,781	8,670	18,281	18,447	9,666	110%
85 and over	9,923	10,460	17,614	28,028	18,105	182%
Median Age	37.2	38.4	41.0	41.1	3.9	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	491,851	518,900	577,433	610,599	118,748	24%
Hispanic	127,392	152,983	202,277	247,379	119,987	94%
Non-Hispanic	364,459	365,917	375,156	363,220	-1,239	0%
White	294,945	288,584	271,786	238,696	-56,249	-19%
Black	25,473	28,695	36,161	42,808	17,335	68%
American Indian	3,050	2,528	1,859	1,478	-1,572	-52%
Asian	19,683	22,799	35,155	44,547	24,864	126%
Hawaiian / Pacific Islander	2,375	2,679	3,461	4,327	1,952	82%
Other	920	933	1,078	1,179	259	28%
Two or More Races	18,013	19,699	25,656	30,185	12,172	68%

GROWTH TRENDS IN TOTAL POPULATION



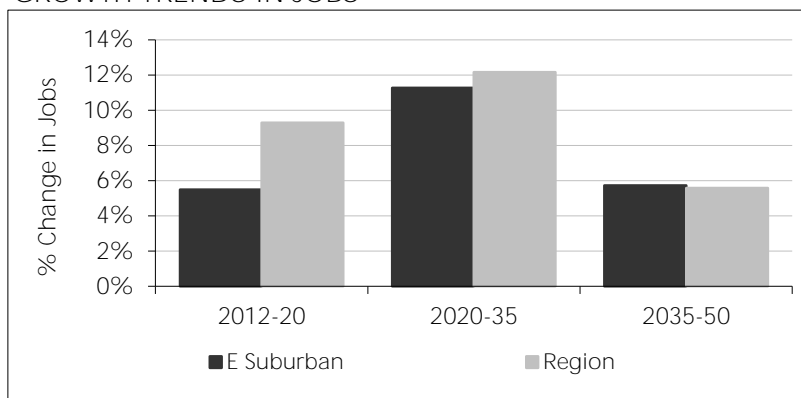
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	133,901	149,298	165,136	179,968	46,067	34%
Civilian Jobs	133,901	149,298	165,136	179,968	46,067	34%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	370,486	370,486	370,486	370,486	0	0%
Developed Acres	136,022	156,449	171,502	179,667	43,645	32%
Low Density Single Family	53,767	71,453	84,210	90,723	36,957	69%
Single Family	29,218	30,584	33,032	34,093	4,875	17%
Multiple Family	2,204	2,247	2,298	2,513	309	14%
Mobile Homes	1,727	1,564	1,148	1,015	-711	-41%
Other Residential	789	799	793	787	-2	0%
Mixed Use	0	69	238	363	363	--
Industrial	3,045	3,293	3,527	3,909	864	28%
Commercial/Services	5,513	6,177	6,148	6,232	719	13%
Office	209	239	278	295	87	42%
Schools	2,220	2,216	2,222	2,221	2	0%
Roads and Freeways	13,447	13,546	13,546	13,546	98	1%
Agricultural and Extractive ²	11,302	11,039	10,922	10,800	-502	-4%
Parks and Military Use	12,581	13,222	13,141	13,169	587	5%
Vacant Developable Acres	80,005	59,606	44,553	36,388	-43,618	-55%
Low Density Single Family	71,711	54,024	41,268	34,754	-36,957	-52%
Single Family	5,107	3,860	1,970	936	-4,172	-82%
Multiple Family	162	135	95	20	-142	-88%
Mixed Use	20	15	9	5	-15	-75%
Industrial	1,176	946	706	305	-872	-74%
Commercial/Services	792	269	186	111	-681	-86%
Office	72	57	44	36	-36	-50%
Schools	10	7	0	0	-10	-100%
Parks and Other	811	149	132	78	-734	-90%
Future Roads and Freeways	144	144	144	144	0	0%
Constrained Acres	154,432	154,432	154,432	154,432	0	0%
Employment Density ³	12.2	12.5	13.4	14.0	1.8	15%
Residential Density ⁴	2.0	1.8	1.7	1.7	-0.3	-16%

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