

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	491,402	518,492	577,036	610,274	118,872	24%
Household Population	482,801	510,522	567,906	600,313	117,512	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	179,350	187,081	206,329	220,999	41,649	23%
Single Family	112,747	119,444	132,164	136,172	23,425	21%
Multiple Family	54,060	55,544	62,564	73,583	19,523	36%
Mobile Homes	12,543	12,093	11,601	11,244	-1,299	-10%
Occupied Housing Units	173,150	179,346	199,366	211,739	38,589	22%
Single Family	108,373	114,350	127,705	130,403	22,030	20%
Multiple Family	52,940	53,534	60,644	70,875	17,935	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%	4.2%	0.3	8%
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	13,568	13,308	12,442	11,218	-2,350	-17%
\$15,000-\$29,999	21,370	20,779	20,088	18,662	-2,708	-13%
\$30,000-\$44,999	22,751	22,996	23,178	22,414	-337	-1%
\$45,000-\$59,999	21,270	21,928	23,114	22,925	1,655	8%
\$60,000-\$74,999	19,682	19,287	20,868	21,468	1,786	9%
\$75,000-\$99,999	23,860	25,457	28,828	30,573	6,713	28%
\$100,000-\$124,999	16,685	17,943	21,191	23,510	6,825	41%
\$125,000-\$149,999	10,720	12,333	15,053	17,279	6,559	61%
\$150,000-\$199,999	12,352	13,817	17,943	21,493	9,141	74%
\$200,000 or more	10,892	11,498	16,661	22,197	11,305	104%
Total Households	173,150	179,346	199,366	211,739	38,589	22%
Median Household Income						
Adjusted for inflation (\$2010)	\$65,804	\$68,292	\$74,995	\$82,509	\$16,705	25%

*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.

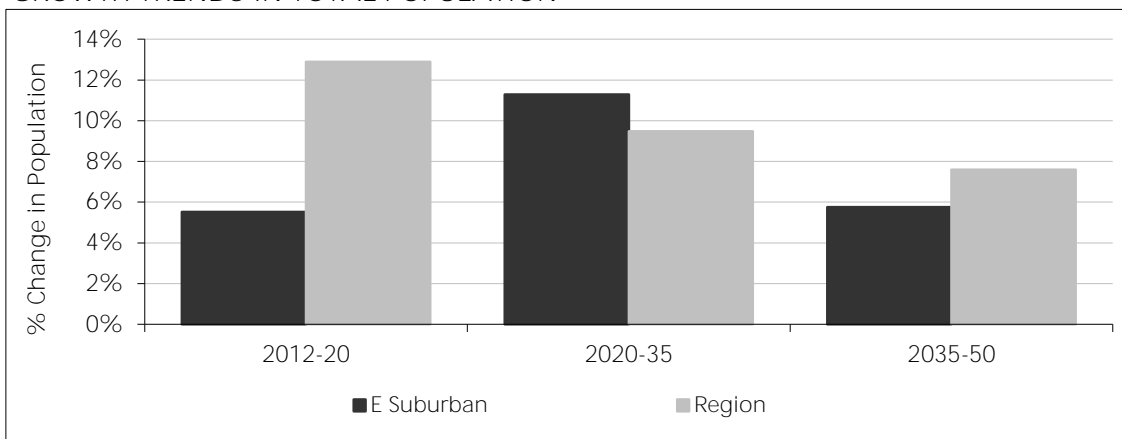
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	491,402	518,492	577,036	610,274	118,872	24%
Under 5	31,093	37,036	36,694	40,787	9,694	31%
5 to 9	30,682	33,796	35,469	39,298	8,616	28%
10 to 14	32,351	31,476	35,709	37,335	4,984	15%
15 to 17	22,200	19,056	22,534	22,082	-118	-1%
18 to 19	15,746	11,516	13,237	12,060	-3,686	-23%
20 to 24	35,619	34,583	35,696	34,726	-893	-3%
25 to 29	34,232	36,420	34,379	37,581	3,349	10%
30 to 34	31,370	32,809	32,635	37,381	6,011	19%
35 to 39	28,383	33,264	34,963	36,158	7,775	27%
40 to 44	31,536	30,157	37,786	34,709	3,173	10%
45 to 49	34,684	30,914	36,986	35,344	660	2%
50 to 54	38,330	33,543	38,423	39,028	698	2%
55 to 59	34,101	35,947	32,298	39,804	5,703	17%
60 to 61	11,717	14,394	11,946	14,192	2,475	21%
62 to 64	16,082	19,763	17,715	21,052	4,970	31%
65 to 69	20,483	28,600	29,422	33,263	12,780	62%
70 to 74	13,420	22,011	29,126	26,313	12,893	96%
75 to 79	10,696	14,100	26,159	22,720	12,024	112%
80 to 84	8,766	8,663	18,262	18,435	9,669	110%
85 and over	9,911	10,444	17,597	28,006	18,095	183%
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	491,402	518,492	577,036	610,274	118,872	24%
Hispanic	127,284	152,844	202,114	247,222	119,938	94%
Non-Hispanic	364,118	365,648	374,922	363,052	-1,066	0%
White	294,703	288,371	271,605	238,569	-56,134	-19%
Black	25,464	28,686	36,149	42,801	17,337	68%
American Indian	3,022	2,520	1,858	1,474	-1,548	-51%
Asian	19,650	22,771	35,126	44,524	24,874	127%
Hawaiian / Pacific Islander	2,371	2,678	3,461	4,326	1,955	82%
Other	920	933	1,078	1,177	257	28%
Two or More Races	17,988	19,689	25,645	30,181	12,193	68%

GROWTH TRENDS IN TOTAL POPULATION



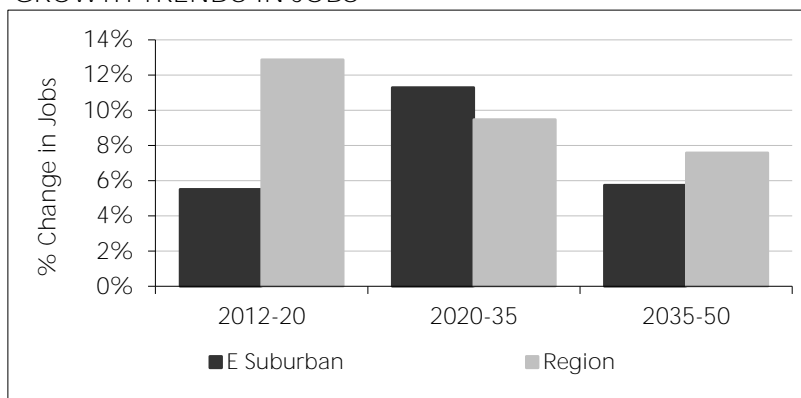
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	131,895	147,242	163,080	177,931	46,036	35%
Civilian Jobs	131,895	147,242	163,080	177,931	46,036	35%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	365,104	365,104	365,104	365,104	0	0%
Developed Acres	135,698	156,125	171,178	179,343	43,645	32%
Low Density Single Family	53,760	71,447	84,204	90,717	36,957	69%
Single Family	29,211	30,578	33,025	34,086	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	364	364	--
Industrial	3,045	3,293	3,527	3,909	864	28%
Commercial/Services	5,493	6,157	6,128	6,211	718	13%
Office	209	239	278	295	87	42%
Schools	2,220	2,216	2,222	2,221	2	0%
Roads and Freeways	13,425	13,524	13,524	13,524	98	1%
Agricultural and Extractive ²	11,302	11,039	10,922	10,800	-502	-4%
Parks and Military Use	12,312	12,954	12,872	12,900	587	5%
Vacant Developable Acres	80,005	59,605	44,553	36,387	-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	149,373	149,373	149,373	149,373	0	0%
Employment Density ³	12.0	12.3	13.3	13.9	1.9	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