2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Major Statistical Area 3 - East Suburban

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**487,856**	**531,792**	**591,204**	**637,560**	**651,406**	**163,550**	**34%**
Household Population	479,301	521,419	577,877	620,689	631,902	152,601	32%
Group Quarters Population	8,555	10,373	13,327	16,871	19,504	10,949	128%
Civilian	8,555	10,373	13,327	16,871	19,504	10,949	128%
Military	0	0	0	0	0	0	0%
Total Housing Units	**176,385**	**188,996**	**206,553**	**217,882**	**221,110**	**44,725**	**25%**
Single Family	110,434	117,440	125,014	127,394	128,151	17,717	16%
Multiple Family	53,186	59,158	69,311	78,581	81,300	28,114	53%
Mobile Homes	12,765	12,398	12,228	11,907	11,659	-1,106	-9%
Occupied Housing Units	**168,733**	**181,843**	**199,413**	**211,449**	**214,831**	**46,098**	**27%**
Single Family	106,140	113,423	121,041	124,260	125,137	18,997	18%
Multiple Family	50,901	56,934	66,979	76,056	78,765	27,864	55%
Mobile Homes	11,692	11,486	11,393	11,133	10,929	-763	-7%
Vacancy Rate	**4.3%**	**3.8%**	**3.5%**	**3.0%**	**2.8%**	**-1.5**	**-35%**
Single Family	3.9%	3.4%	3.2%	2.5%	2.4%	-1.5	-38%
Multiple Family	4.3%	3.8%	3.4%	3.2%	3.1%	-1.2	-28%
Mobile Homes	8.4%	7.4%	6.8%	6.5%	6.3%	-2.1	-25%
Persons per Household	**2.84**	**2.87**	**2.90**	**2.94**	**2.94**	**0.10**	**4%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

*IMPORTANT INFORMATION ABOUT THIS FORECAST:

This forecast was accepted by the SANDAG Board of Directors in October 2011 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 2050 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 2008 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.
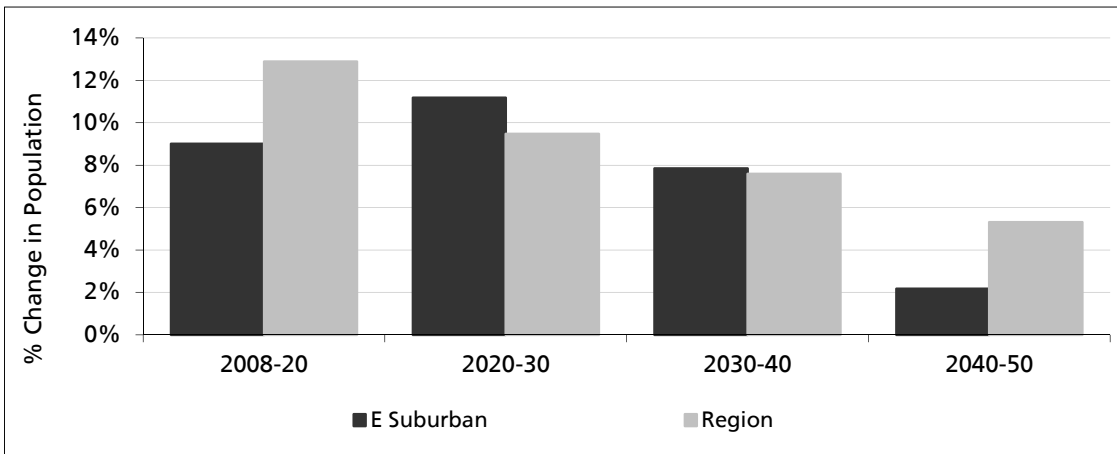
Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
E Suburban
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**487,856**	**531,792**	**591,204**	**637,560**	**651,406**	**163,550**	**34%**
Under 5	33,177	33,311	36,756	38,694	38,136	4,959	15%
5 to 9	31,504	33,090	36,481	38,966	38,559	7,055	22%
10 to 14	33,914	36,775	38,622	41,879	42,099	8,185	24%
15 to 17	22,282	22,180	22,871	24,956	25,415	3,133	14%
18 to 19	15,141	14,011	14,248	14,999	15,285	144	1%
20 to 24	35,777	35,662	41,527	42,415	43,599	7,822	22%
25 to 29	32,598	40,880	43,732	44,859	46,158	13,560	42%
30 to 34	30,849	33,328	34,131	39,656	39,314	8,465	27%
35 to 39	31,935	27,388	35,640	37,567	37,528	5,593	18%
40 to 44	34,398	30,590	35,718	36,138	40,261	5,863	17%
45 to 49	38,882	34,053	31,605	40,661	41,423	2,541	7%
50 to 54	36,220	34,627	33,406	38,514	37,570	1,350	4%
55 to 59	30,149	37,186	34,767	31,978	39,622	9,473	31%
60 to 61	11,169	14,812	14,402	13,182	16,211	5,042	45%
62 to 64	12,415	20,290	19,839	19,576	20,182	7,767	63%
65 to 69	15,836	28,220	34,416	31,722	28,061	12,225	77%
70 to 74	12,510	22,296	30,943	29,715	27,429	14,919	119%
75 to 79	10,930	13,685	23,323	28,293	25,391	14,461	132%
80 to 84	8,961	8,729	15,685	21,807	20,675	11,714	131%
85 and over	9,209	10,679	13,092	21,983	28,488	19,279	209%
Median Age	36.4	38.0	38.8	39.3	39.9	3.5	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**487,856**	**531,792**	**591,204**	**637,560**	**651,406**	**163,550**	**34%**
Hispanic	103,144	134,378	167,908	201,180	223,855	120,711	117%
Non-Hispanic	384,712	397,414	423,296	436,380	427,551	42,839	11%
White	316,932	315,052	323,952	320,478	299,980	-16,952	-5%
Black	25,063	32,692	40,834	48,783	55,103	30,040	120%
American Indian	3,625	3,129	2,709	2,359	2,025	-1,600	-44%
Asian	16,927	22,137	27,777	33,566	37,874	20,947	124%
Hawaiian / Pacific Islander	2,044	2,457	2,792	3,123	3,279	1,235	60%
Other	1,204	1,328	1,510	1,671	1,753	549	46%
Two or More Races	18,917	20,619	23,722	26,400	27,537	8,620	46%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
E Suburban
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**143,081**	**150,749**	**163,472**	**176,287**	**189,822**	**46,741**	**33%**
Civilian Jobs	143,081	150,749	163,472	176,287	189,822	46,741	33%
Military Jobs	0	0	0	0	0	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**372,120**	**372,120**	**372,120**	**372,120**	**372,120**	**0**	**0%**
Developed Acres	**240,185**	**249,340**	**269,754**	**292,892**	**301,498**	**61,313**	**26%**
Low Density Single Family	50,158	58,511	79,422	103,181	112,116	61,958	124%
Single Family	29,057	31,318	32,911	33,171	33,221	4,164	14%
Multiple Family	2,289	2,420	2,638	2,767	2,791	502	22%
Mobile Homes	1,660	1,657	1,641	1,623	1,609	-51	-3%
Other Residential	764	767	767	767	783	19	3%
Mixed Use	0	74	258	377	483	483	--
Industrial	3,062	3,271	3,640	4,071	4,315	1,254	41%
Commercial/Services	6,653	6,682	6,713	6,727	6,780	128	2%
Office	206	224	242	267	299	93	45%
Schools	2,232	2,234	2,240	2,251	2,263	31	1%
Roads and Freeways	13,523	13,565	13,565	13,565	13,565	42	0%
Agricultural and Extractive[2]	13,077	11,070	8,167	6,566	5,711	-7,366	-56%
Parks and Military Use	117,504	117,547	117,548	117,559	117,561	57	0%
Vacant Developable Acres	**75,015**	**65,860**	**45,446**	**22,308**	**13,702**	**-61,313**	**-82%**
Low Density Single Family	68,070	61,152	42,992	20,601	12,434	-55,637	-82%
Single Family	4,113	2,245	628	316	225	-3,887	-95%
Multiple Family	341	245	105	38	30	-311	-91%
Mixed Use	75	73	6	1	1	-74	-99%
Industrial	1,191	1,016	684	432	224	-967	-81%
Commercial/Services	795	713	634	558	462	-334	-42%
Office	75	64	50	33	7	-67	-90%
Schools	26	24	19	13	2	-24	-91%
Parks and Other	85	83	83	72	72	-13	-15%
Future Roads and Freeways	245	245	245	245	245	0	0%
Constrained Acres	**56,920**	**56,920**	**56,920**	**56,920**	**56,920**	**0**	**0%**
Employment Density[3]	**11.8**	**12.1**	**12.6**	**13.1**	**13.7**	**1.9**	**16%**
Residential Density[4]	**2.1**	**2.0**	**1.8**	**1.5**	**1.5**	**-0.6**	**-30%**

GROWTH TRENDS IN JOBS
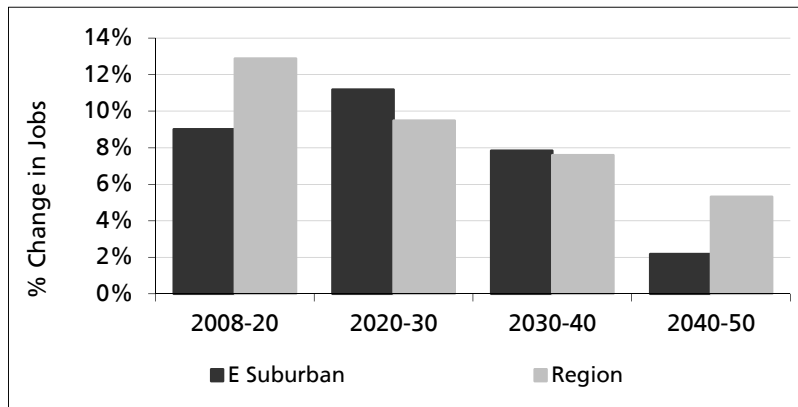
Notes:

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 residential acre (single family, multiple family, mobile home, other, and half of mixed use acres).

Source: Final Series 12 - 2050 Regional Growth Forecast
SANDAG
www.sandag.org

Adopted October 2011
E Suburban
Page 3 of 3