

# SERIES 13 REGIONAL GROWTH FORECAST

Kearny Mesa Community Planning Area  
City of San Diego



## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,711	7,781	8,280	8,235	2,524	44%
Household Population	5,644	7,726	8,197	8,128	2,484	44%
Group Quarters Population	67	55	83	107	40	60%
Civilian	67	55	83	107	40	60%
Military	0	0	0	0	0	0%
Total Housing Units	2,884	3,965	4,092	4,093	1,209	42%
Single Family	599	599	599	599	0	0%
Multiple Family	1,960	3,366	3,493	3,494	1,534	78%
Mobile Homes	325	0	0	0	-325	-100%
Occupied Housing Units	2,545	3,400	3,586	3,561	1,016	40%
Single Family	550	550	551	550	0	0%
Multiple Family	1,670	2,850	3,035	3,011	1,341	80%
Mobile Homes	325	0	0	0	-325	-100%
Vacancy Rate	11.8%	14.2%	12.4%	13.0%	1.2	10%
Single Family	8.2%	8.2%	8.0%	8.2%	0.0	0%
Multiple Family	14.8%	15.3%	13.1%	13.8%	-1.0	-7%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.22	2.27	2.29	2.28	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	79	99	83	65	-14	-18%
\$15,000-\$29,999	128	173	146	116	-12	-9%
\$30,000-\$44,999	270	265	232	191	-79	-29%
\$45,000-\$59,999	159	328	299	255	96	60%
\$60,000-\$74,999	276	357	339	299	23	8%
\$75,000-\$99,999	534	578	580	536	2	0%
\$100,000-\$124,999	356	490	521	510	154	43%
\$125,000-\$149,999	284	373	421	435	151	53%
\$150,000-\$199,999	257	441	539	599	342	133%
\$200,000 or more	202	296	426	555	353	175%
Total Households	2,545	3,400	3,586	3,561	1,016	40%
Median Household Income						
Adjusted for inflation (\$2010)	\$91,877	\$95,675	\$105,470	\$115,613	\$23,736	26%

### \*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.

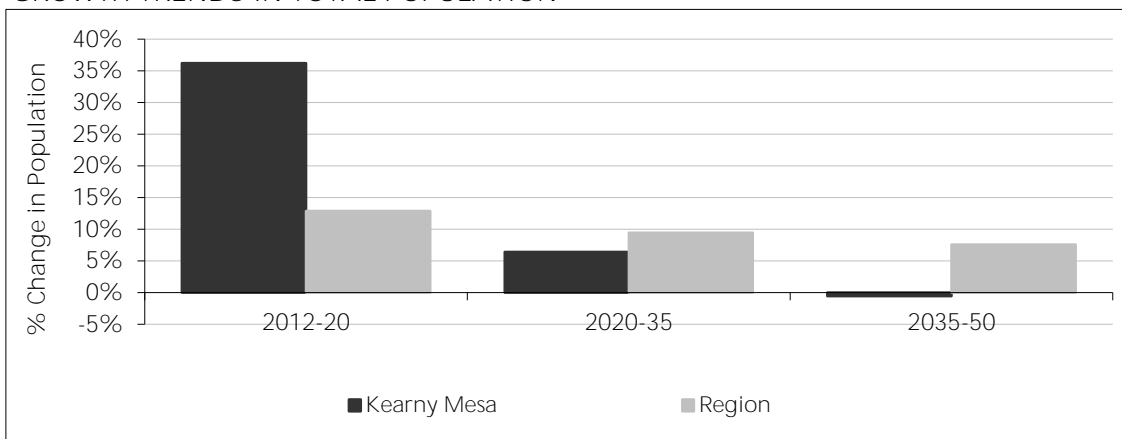
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,711	7,781	8,280	8,235	2,524	44%
Under 5	412	636	613	664	252	61%
5 to 9	285	430	428	367	82	29%
10 to 14	265	332	316	314	49	18%
15 to 17	108	157	172	166	58	54%
18 to 19	90	111	131	118	28	31%
20 to 24	368	424	449	448	80	22%
25 to 29	702	929	817	843	141	20%
30 to 34	645	899	819	906	261	40%
35 to 39	487	698	728	714	227	47%
40 to 44	398	464	561	479	81	20%
45 to 49	388	458	502	445	57	15%
50 to 54	391	429	489	473	82	21%
55 to 59	324	442	385	434	110	34%
60 to 61	81	136	119	121	40	49%
62 to 64	148	241	204	212	64	43%
65 to 69	158	274	344	323	165	104%
70 to 74	139	255	352	290	151	109%
75 to 79	107	163	306	273	166	155%
80 to 84	120	148	316	288	168	140%
85 and over	95	155	229	357	262	276%
Median Age	34.8	34.8	37.7	37.0	2.2	6%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,711	7,781	8,280	8,235	2,524	44%
Hispanic	1,059	1,610	2,036	2,262	1,203	114%
Non-Hispanic	4,652	6,171	6,244	5,973	1,321	28%
White	2,948	3,651	3,168	2,631	-317	-11%
Black	360	554	531	504	144	40%
American Indian	17	27	42	34	17	100%
Asian	1,023	1,493	1,955	2,183	1,160	113%
Hawaiian / Pacific Islander	50	83	90	122	72	144%
Other	17	16	24	17	0	0%
Two or More Races	237	347	434	482	245	103%

## GROWTH TRENDS IN TOTAL POPULATION



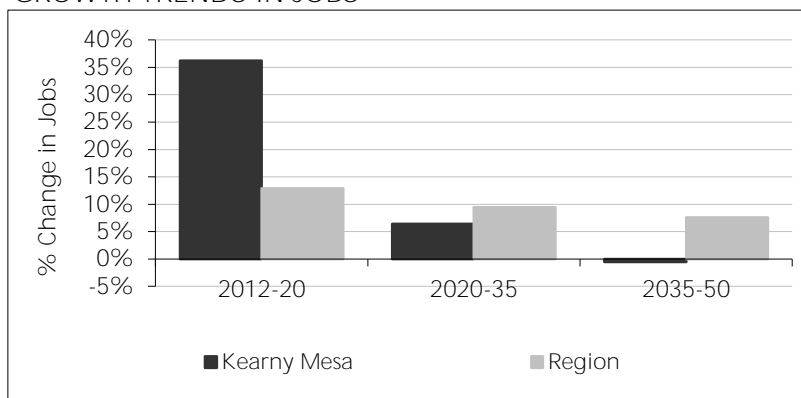
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	88,830	97,612	103,844	106,197	17,367	20%
Civilian Jobs	88,830	97,612	103,844	106,197	17,367	20%
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	4,420	4,420	4,420	4,420	0	0%
Developed Acres	4,194	4,253	4,287	4,300	106	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	70	70	70	70	0	0%
Multiple Family	81	97	98	98	17	21%
Mobile Homes	34	0	0	0	-34	-100%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	8	10	10	10	--
Industrial	1,684	1,690	1,667	1,670	-14	-1%
Commercial/Services	595	598	600	596	1	0%
Office	483	544	594	607	124	26%
Schools	43	43	43	43	0	0%
Roads and Freeways	908	908	908	908	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0%
Parks and Military Use	296	297	297	297	1	0%
Vacant Developable Acres	103	44	13	0	-103	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	17	2	0	0	-17	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	46	24	7	0	-46	-100%
Commercial/Services	7	4	2	0	-7	-100%
Office	33	14	4	0	-33	-100%
Schools	0	0	0	0	0	0%
Parks and Other	1	0	0	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	123	123	123	123	0	0%
Employment Density <sup>3</sup>	31.7	33.9	35.7	36.3	4.7	15%
Residential Density <sup>4</sup>	15.5	23.2	23.5	23.5	8.0	52%

## 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