

# SERIES 13 REGIONAL GROWTH FORECAST



## Subregional Area 13 - Del Mar-Mira Mesa

### POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	160,089	194,316	209,579	209,399	49,310	31%
Household Population	159,778	194,089	209,200	208,911	49,133	31%
Group Quarters Population	311	227	379	488	177	57%
Civilian	311	227	379	488	177	57%
Military	0	0	0	0	0	0%
Total Housing Units	57,237	67,544	72,032	72,464	15,227	27%
Single Family	39,128	42,601	42,723	42,853	3,725	10%
Multiple Family	17,823	24,657	29,229	29,611	11,788	66%
Mobile Homes	286	286	80	0	-286	-100%
Occupied Housing Units	55,108	65,164	70,032	70,215	15,107	27%
Single Family	37,751	41,145	41,577	41,569	3,818	10%
Multiple Family	17,132	23,793	28,391	28,646	11,514	67%
Mobile Homes	225	226	64	0	-225	-100%
Vacancy Rate	3.7%	3.5%	2.8%	3.1%	-0.6	-16%
Single Family	3.5%	3.4%	2.7%	3.0%	-0.5	-14%
Multiple Family	3.9%	3.5%	2.9%	3.3%	-0.6	-15%
Mobile Homes	21.3%	21.0%	20.0%	0.0%	-21.3	-100%
Persons per Household	2.90	2.98	2.99	2.98	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	2,134	2,397	2,156	1,815	-319	-15%
\$15,000-\$29,999	2,594	3,336	3,051	2,514	-80	-3%
\$30,000-\$44,999	3,803	4,358	4,187	3,638	-165	-4%
\$45,000-\$59,999	4,058	5,082	4,882	4,290	232	6%
\$60,000-\$74,999	4,665	5,158	5,268	4,798	133	3%
\$75,000-\$99,999	7,965	8,011	8,354	7,988	23	0%
\$100,000-\$124,999	6,289	7,143	7,630	7,322	1,033	16%
\$125,000-\$149,999	4,688	6,067	6,509	6,510	1,822	39%
\$150,000-\$199,999	7,202	8,899	9,926	10,436	3,234	45%
\$200,000 or more	11,710	14,713	18,069	20,904	9,194	79%
Total Households	55,108	65,164	70,032	70,215	15,107	27%
Median Household Income						
Adjusted for inflation (\$2010)	\$109,282	\$114,840	\$123,322	\$135,532	\$26,250	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.

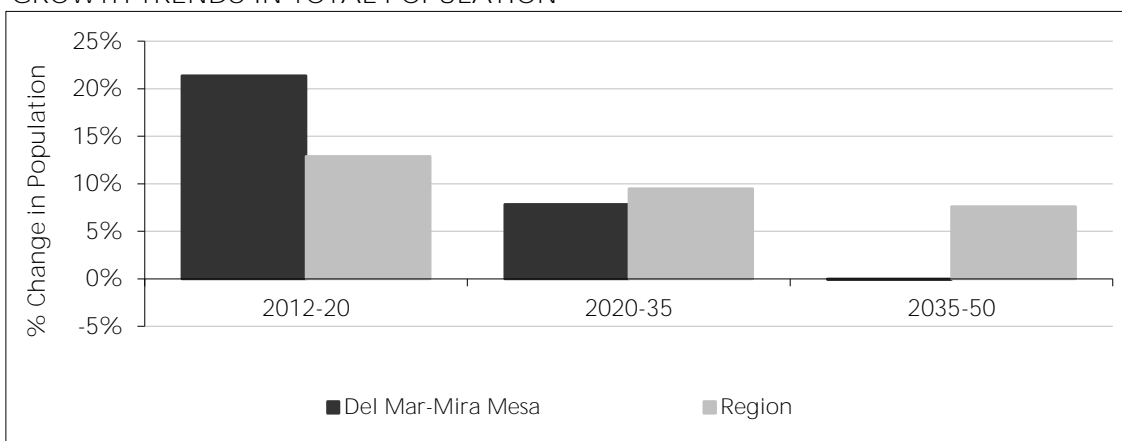
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	160,089	194,316	209,579	209,399	49,310	31%
Under 5	9,253	13,162	12,345	12,984	3,731	40%
5 to 9	10,552	13,988	13,988	14,481	3,929	37%
10 to 14	11,750	12,849	14,883	14,405	2,655	23%
15 to 17	7,566	7,538	9,194	8,423	857	11%
18 to 19	5,082	3,583	4,508	3,804	-1,278	-25%
20 to 24	8,449	8,701	9,106	8,468	19	0%
25 to 29	10,044	12,231	10,739	11,360	1,316	13%
30 to 34	10,841	13,125	11,990	13,252	2,411	22%
35 to 39	11,536	15,495	14,527	14,971	3,435	30%
40 to 44	13,319	14,871	17,227	14,833	1,514	11%
45 to 49	13,399	14,328	16,378	14,250	851	6%
50 to 54	13,070	13,597	15,679	13,913	843	6%
55 to 59	11,179	13,496	12,782	13,968	2,789	25%
60 to 61	3,626	5,080	4,501	4,989	1,363	38%
62 to 64	4,961	7,012	6,743	7,347	2,386	48%
65 to 69	6,136	10,370	10,869	12,203	6,067	99%
70 to 74	3,738	7,031	9,285	9,010	5,272	141%
75 to 79	2,445	3,658	6,901	6,695	4,250	174%
80 to 84	1,658	2,077	4,361	4,614	2,956	178%
85 and over	1,485	2,124	3,573	5,429	3,944	266%
Median Age	37.8	38.9	41.0	40.9	3.1	8%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	160,089	194,316	209,579	209,399	49,310	31%
Hispanic	16,518	22,537	26,742	29,971	13,453	81%
Non-Hispanic	143,571	171,779	182,837	179,428	35,857	25%
White	75,851	84,415	69,877	52,643	-23,208	-31%
Black	3,498	4,261	4,056	3,658	160	5%
American Indian	253	682	1,326	1,400	1,147	453%
Asian	56,334	71,509	91,240	100,977	44,643	79%
Hawaiian / Pacific Islander	576	1,217	2,506	3,602	3,026	525%
Other	421	714	1,079	1,203	782	186%
Two or More Races	6,638	8,981	12,753	15,945	9,307	140%

## GROWTH TRENDS IN TOTAL POPULATION



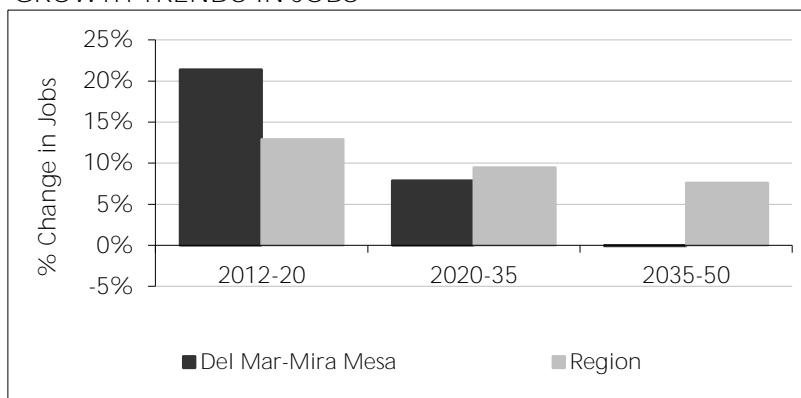
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	110,401	122,227	129,549	136,633	26,232	24%
Civilian Jobs	110,401	122,227	129,549	136,633	26,232	24%
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	29,537	29,537	29,537	29,537	0	0%
Developed Acres	23,038	24,423	24,733	24,953	1,915	8%
Low Density Single Family	170	171	187	206	37	22%
Single Family	6,387	7,147	7,171	7,190	803	13%
Multiple Family	835	1,009	1,105	1,118	282	34%
Mobile Homes	35	35	10	0	-35	-100%
Other Residential	5	5	5	5	0	0%
Mixed Use	0	102	141	141	141	--
Industrial	2,370	2,333	2,398	2,487	117	5%
Commercial/Services	1,169	1,207	1,262	1,266	97	8%
Office	480	558	582	625	144	30%
Schools	686	714	738	751	65	9%
Roads and Freeways	4,148	4,273	4,276	4,279	131	3%
Agricultural and Extractive <sup>2</sup>	252	211	172	172	-80	-32%
Parks and Military Use	6,499	6,657	6,687	6,714	214	3%
Vacant Developable Acres	2,003	618	308	87	-1,915	-96%
Low Density Single Family	48	46	31	11	-37	-77%
Single Family	799	47	22	1	-798	-100%
Multiple Family	227	56	1	1	-227	-100%
Mixed Use	69	0	0	0	-69	-100%
Industrial	255	163	100	12	-243	-95%
Commercial/Services	117	70	9	3	-114	-97%
Office	137	73	51	8	-129	-94%
Schools	53	33	11	0	-53	-100%
Parks and Other	257	85	39	11	-246	-96%
Future Roads and Freeways	40	46	43	40	0	0%
Constrained Acres	4,496	4,496	4,496	4,496	0	0%
Employment Density <sup>3</sup>	23.5	25.1	25.7	26.3	2.8	12%
Residential Density <sup>4</sup>	7.7	8.0	8.4	8.4	0.7	10%

## 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