

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 10 - Kearny Mesa

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	152,441	167,277	187,536	207,907	55,466	36%
Household Population	148,511	163,504	183,511	203,707	55,196	37%
Group Quarters Population	3,930	3,773	4,025	4,200	270	7%
Civilian	3,930	3,773	4,025	4,200	270	7%
Military	0	0	0	0	0	0%
Total Housing Units	64,437	70,364	78,807	88,231	23,794	37%
Single Family	34,675	35,132	35,717	35,930	1,255	4%
Multiple Family	28,900	34,763	42,660	51,961	23,061	80%
Mobile Homes	862	469	430	340	-522	-61%
Occupied Housing Units	61,011	66,187	74,885	83,110	22,099	36%
Single Family	33,456	33,784	34,619	34,582	1,126	3%
Multiple Family	26,715	31,948	39,848	48,198	21,483	80%
Mobile Homes	840	455	418	330	-510	-61%
Vacancy Rate	5.3%	5.9%	5.0%	5.8%	0.5	9%
Single Family	3.5%	3.8%	3.1%	3.8%	0.3	9%
Multiple Family	7.6%	8.1%	6.6%	7.2%	-0.4	-5%
Mobile Homes	2.6%	3.0%	2.8%	2.9%	0.3	12%
Persons per Household	2.43	2.47	2.45	2.45	0.0	1%

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	4,577	4,394	4,069	3,786	-791	-17%
\$15,000-\$29,999	7,109	7,466	7,238	6,922	-187	-3%
\$30,000-\$44,999	8,194	8,815	8,958	8,951	757	9%
\$45,000-\$59,999	8,008	8,467	9,099	9,523	1,515	19%
\$60,000-\$74,999	7,726	7,718	8,439	8,958	1,232	16%
\$75,000-\$99,999	9,102	10,051	11,739	13,057	3,955	43%
\$100,000-\$124,999	5,938	6,855	8,376	9,896	3,958	67%
\$125,000-\$149,999	3,733	4,512	5,822	7,003	3,270	88%
\$150,000-\$199,999	3,853	4,679	6,345	8,177	4,324	112%
\$200,000 or more	2,771	3,230	4,800	6,837	4,066	147%
Total Households	61,011	66,187	74,885	83,110	22,099	36%
Median Household Income						
Adjusted for inflation (\$2010)	\$65,082	\$67,680	\$74,359	\$81,539	\$16,457	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.

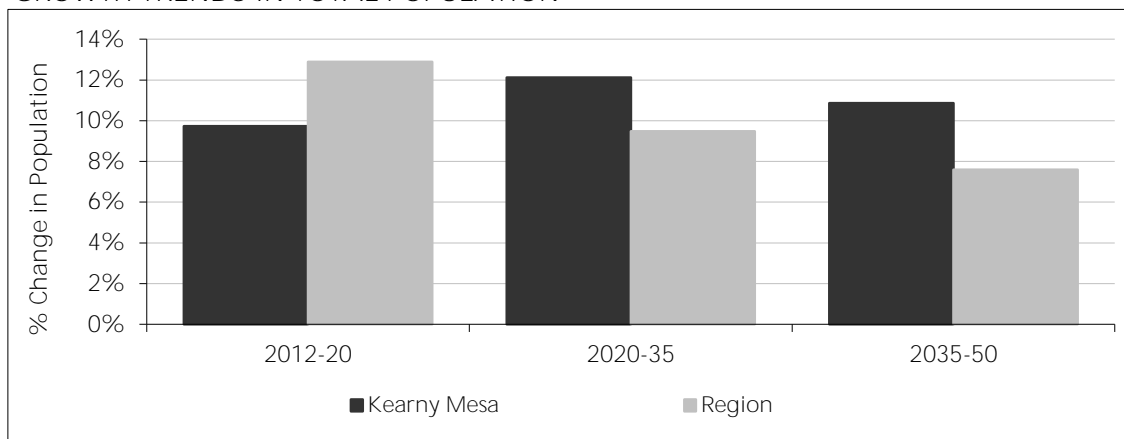
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	152,441	167,277	187,536	207,907	55,466	36%
Under 5	9,495	11,612	11,607	13,193	3,698	39%
5 to 9	7,708	8,780	9,423	10,594	2,886	37%
10 to 14	7,210	7,334	8,497	9,420	2,210	31%
15 to 17	4,566	4,249	5,024	5,351	785	17%
18 to 19	4,434	3,788	4,463	5,648	1,214	27%
20 to 24	11,522	11,408	12,116	12,907	1,385	12%
25 to 29	16,136	17,452	16,325	18,180	2,044	13%
30 to 34	14,389	15,455	15,168	17,667	3,278	23%
35 to 39	11,020	13,107	13,552	14,498	3,478	32%
40 to 44	9,912	9,877	12,236	11,759	1,847	19%
45 to 49	9,818	9,230	11,005	11,121	1,303	13%
50 to 54	10,001	9,222	10,637	11,153	1,152	12%
55 to 59	9,171	9,982	9,359	11,765	2,594	28%
60 to 61	3,034	3,826	3,411	4,160	1,126	37%
62 to 64	4,346	5,475	5,215	6,339	1,993	46%
65 to 69	5,354	7,722	8,255	9,776	4,422	83%
70 to 74	4,032	6,666	8,799	8,422	4,390	109%
75 to 79	3,681	4,929	9,055	8,356	4,675	127%
80 to 84	3,327	3,480	7,252	7,795	4,468	134%
85 and over	3,285	3,683	6,137	9,803	6,518	198%
Median Age	35.3	36.4	39.1	38.8	3.5	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	152,441	167,277	187,536	207,907	55,466	36%
Hispanic	34,846	43,725	58,687	75,444	40,598	117%
Non-Hispanic	117,595	123,552	128,849	132,463	14,868	13%
White	83,559	84,775	78,883	72,919	-10,640	-13%
Black	6,484	7,355	8,260	9,157	2,673	41%
American Indian	571	589	632	658	87	15%
Asian	19,702	22,489	30,225	36,259	16,557	84%
Hawaiian / Pacific Islander	789	965	1,312	1,723	934	118%
Other	459	454	470	514	55	12%
Two or More Races	6,031	6,925	9,067	11,233	5,202	86%

GROWTH TRENDS IN TOTAL POPULATION



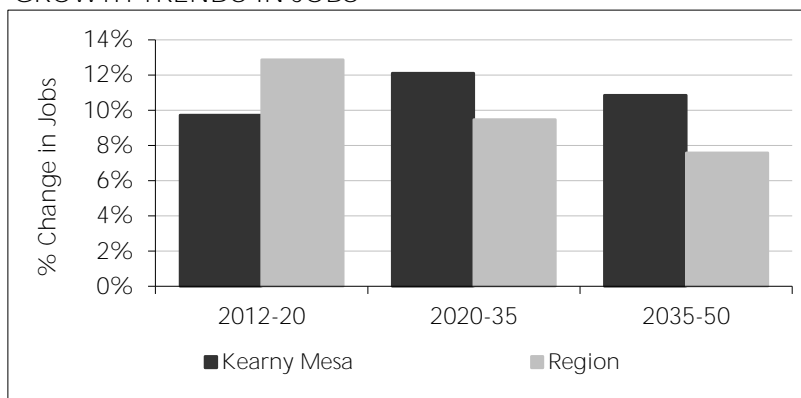
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	177,403	198,650	213,281	219,791	42,388	24%
Civilian Jobs	177,403	198,650	213,281	219,791	42,388	24%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	20,748	20,748	20,748	20,748	0	0%
Developed Acres	19,478	19,763	19,958	20,062	584	3%
Low Density Single Family	0	9	42	52	52	--
Single Family	5,542	5,545	5,542	5,534	-8	0%
Multiple Family	1,041	1,083	1,207	1,282	240	23%
Mobile Homes	81	43	41	37	-44	-54%
Other Residential	46	53	67	67	21	45%
Mixed Use	0	245	332	425	425	--
Industrial	2,198	2,102	2,079	2,085	-113	-5%
Commercial/Services	2,062	1,975	1,897	1,821	-241	-12%
Office	831	905	948	958	127	15%
Schools	853	856	857	858	5	1%
Roads and Freeways	4,341	4,442	4,442	4,442	101	2%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	2,483	2,503	2,503	2,502	19	1%
Vacant Developable Acres	606	320	129	24	-581	-96%
Low Density Single Family	56	47	14	4	-52	-93%
Single Family	65	51	26	9	-55	-86%
Multiple Family	153	120	40	0	-152	-100%
Mixed Use	132	7	4	0	-132	-100%
Industrial	55	29	10	0	-55	-100%
Commercial/Services	50	31	16	0	-50	-100%
Office	62	23	7	0	-62	-100%
Schools	3	2	1	0	-3	-100%
Parks and Other	20	0	0	0	-20	-100%
Future Roads and Freeways	11	11	11	11	0	0%
Constrained Acres	665	665	665	665	0	0%
Employment Density ³	29.8	33.3	35.9	37.0	7.2	24%
Residential Density ⁴	9.6	10.3	11.2	12.3	2.7	28%

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