

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Otay Mesa Community Planning Area**  
**City of San Diego**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>12,938</b>	<b>37,102</b>	<b>46,898</b>	<b>55,813</b>	<b>66,376</b>	<b>53,438</b>	<b>413%</b>
Household Population	12,938	37,102	46,898	55,813	66,376	53,438	413%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>3,790</b>	<b>10,931</b>	<b>13,937</b>	<b>16,711</b>	<b>19,905</b>	<b>16,115</b>	<b>425%</b>
Single Family	2,684	4,461	5,225	5,227	5,305	2,621	98%
Multiple Family	1,106	6,470	8,712	11,484	14,600	13,494	1220%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>3,697</b>	<b>10,675</b>	<b>13,646</b>	<b>16,362</b>	<b>19,498</b>	<b>15,801</b>	<b>427%</b>
Single Family	2,623	4,379	5,142	5,144	5,226	2,603	99%
Multiple Family	1,074	6,296	8,504	11,218	14,272	13,198	1229%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>2.5%</b>	<b>2.3%</b>	<b>2.1%</b>	<b>2.1%</b>	<b>2.0%</b>	<b>-0.5</b>	<b>-20%</b>
Single Family	2.3%	1.8%	1.6%	1.6%	1.5%	-0.8	-35%
Multiple Family	2.9%	2.7%	2.4%	2.3%	2.2%	-0.7	-24%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.50</b>	<b>3.48</b>	<b>3.44</b>	<b>3.41</b>	<b>3.40</b>	<b>-0.10</b>	<b>-3%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	83	342	296	247	219	136	164%
\$15,000-\$29,999	192	1,131	1,036	900	815	623	324%
\$30,000-\$44,999	379	2,013	2,057	1,951	1,881	1,502	396%
\$45,000-\$59,999	599	2,291	2,646	2,772	2,879	2,280	381%
\$60,000-\$74,999	642	1,947	2,552	2,965	3,329	2,687	419%
\$75,000-\$99,999	947	1,935	2,979	3,960	4,926	3,979	420%
\$100,000-\$124,999	512	733	1,384	2,179	3,082	2,570	502%
\$125,000-\$149,999	173	216	497	924	1,482	1,309	757%
\$150,000-\$199,999	161	65	188	426	796	635	394%
\$200,000 or more	9	2	11	38	89	80	889%
Total Households	3,697	10,675	13,646	16,362	19,498	15,801	427%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$73,914	\$57,122	\$64,632	\$71,691	\$78,177	\$4,263	6%

**\*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.

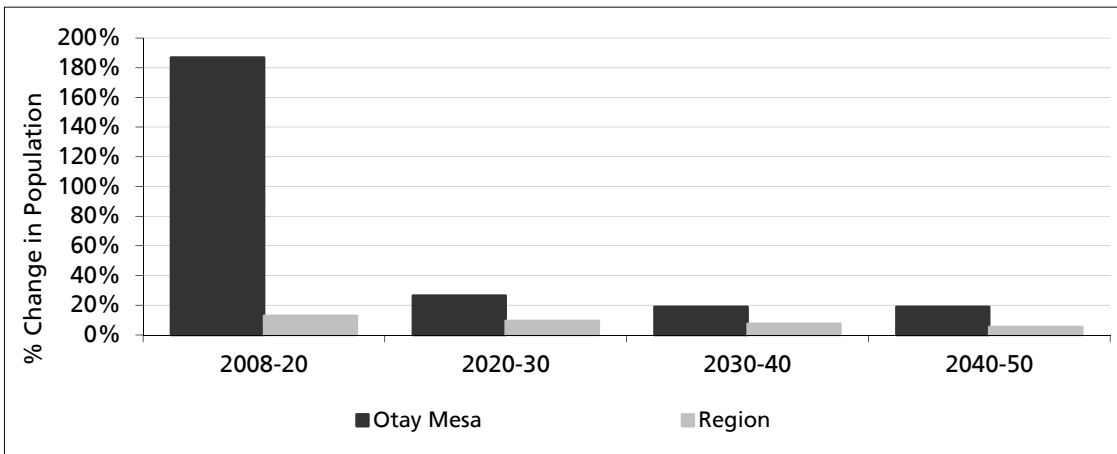
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>12,938</b>	<b>37,102</b>	<b>46,898</b>	<b>55,813</b>	<b>66,376</b>	<b>53,438</b>	<b>413%</b>
Under 5	426	2,057	2,565	2,896	3,295	2,869	673%
5 to 9	481	2,309	2,854	3,234	3,776	3,295	685%
10 to 14	464	2,274	2,709	3,072	3,548	3,084	665%
15 to 17	288	1,317	1,603	1,778	2,160	1,872	650%
18 to 19	217	711	1,096	1,184	1,306	1,089	502%
20 to 24	460	1,815	3,207	3,585	4,186	3,726	810%
25 to 29	1,261	3,447	3,709	4,339	4,714	3,453	274%
30 to 34	1,724	3,321	3,257	4,152	4,276	2,552	148%
35 to 39	1,668	2,750	3,466	3,392	3,837	2,169	130%
40 to 44	1,689	3,107	3,282	3,342	4,350	2,661	158%
45 to 49	1,728	3,396	3,325	4,099	4,479	2,751	159%
50 to 54	978	2,454	2,759	2,854	3,057	2,079	213%
55 to 59	541	2,195	2,631	2,778	3,641	3,100	573%
60 to 61	153	695	992	1,031	1,302	1,149	751%
62 to 64	226	1,109	1,524	1,889	2,004	1,778	787%
65 to 69	256	1,724	3,099	4,162	4,663	4,407	1721%
70 to 74	164	1,085	2,113	3,152	4,076	3,912	2385%
75 to 79	107	621	1,371	2,397	3,489	3,382	3161%
80 to 84	56	364	790	1,456	2,294	2,238	3996%
85 and over	51	351	546	1,021	1,923	1,872	3671%
Median Age	38.4	37.4	38.5	40.4	42.4	4.0	10%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>12,938</b>	<b>37,102</b>	<b>46,898</b>	<b>55,813</b>	<b>66,376</b>	<b>53,438</b>	<b>413%</b>
Hispanic	5,787	25,673	35,785	45,179	56,093	50,306	869%
Non-Hispanic	7,151	11,429	11,113	10,634	10,283	3,132	44%
White	3,151	5,041	4,298	3,442	2,548	-603	-19%
Black	2,957	4,001	4,581	5,136	5,780	2,823	95%
American Indian	18	64	49	23	9	-9	-50%
Asian	837	1,927	1,842	1,732	1,682	845	101%
Hawaiian / Pacific Islander	30	78	59	45	28	-2	-7%
Other	60	49	21	6	0	-60	-100%
Two or More Races	98	269	263	250	236	138	141%

## GROWTH TRENDS IN TOTAL POPULATION



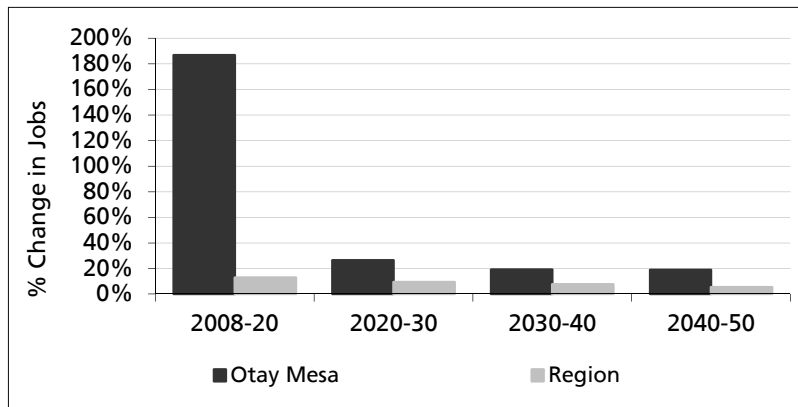
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>14,360</b>	<b>22,268</b>	<b>31,412</b>	<b>39,589</b>	<b>51,110</b>	<b>36,750</b>	<b>256%</b>
Civilian Jobs	14,360	22,268	31,412	39,589	51,110	36,750	256%
Military Jobs	0	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>9,326</b>	<b>9,326</b>	<b>9,326</b>	<b>9,326</b>	<b>9,326</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>6,745</b>	<b>7,337</b>	<b>7,649</b>	<b>7,827</b>	<b>8,021</b>	<b>1,277</b>	<b>19%</b>
Low Density Single Family	2	0	0	0	0	-2	-100%
Single Family	364	608	626	626	628	264	73%
Multiple Family	60	252	313	356	391	331	553%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	30	90	102	117	117	--
Industrial	2,210	2,271	2,369	2,474	2,586	376	17%
Commercial/Services	120	151	195	217	282	162	134%
Office	15	40	58	74	97	82	561%
Schools	88	101	121	133	151	63	71%
Roads and Freeways	879	895	895	895	895	16	2%
Agricultural and Extractive <sup>2</sup>	277	251	242	212	136	-140	-51%
Parks and Military Use	2,730	2,738	2,738	2,738	2,738	9	0%
<b>Vacant Developable Acres</b>	<b>2,445</b>	<b>1,853</b>	<b>1,542</b>	<b>1,363</b>	<b>1,169</b>	<b>-1,277</b>	<b>-52%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	384	161	145	145	145	-239	-62%
Multiple Family	281	89	28	5	3	-278	-99%
Mixed Use	90	60	0	0	0	-90	-100%
Industrial	877	785	673	569	452	-426	-49%
Commercial/Services	178	162	137	114	79	-98	-55%
Office	145	128	110	94	71	-74	-51%
Schools	118	105	85	72	55	-63	-53%
Parks and Other	57	48	48	48	48	-9	-16%
Future Roads and Freeways	316	316	316	316	316	0	0%
<b>Constrained Acres</b>	<b>136</b>	<b>136</b>	<b>136</b>	<b>136</b>	<b>136</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>5.9</b>	<b>8.6</b>	<b>11.3</b>	<b>13.4</b>	<b>16.1</b>	<b>10.2</b>	<b>173%</b>
<b>Residential Density<sup>4</sup></b>	<b>8.9</b>	<b>12.5</b>	<b>14.2</b>	<b>16.2</b>	<b>18.5</b>	<b>9.6</b>	<b>108%</b>

## 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).