

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



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	23,040	24,388	24,967	25,645	26,612	3,572	16%
Household Population	21,912	23,187	23,651	24,185	25,066	3,154	14%
Group Quarters Population	1,128	1,201	1,316	1,460	1,546	418	37%
Civilian	1,128	1,201	1,316	1,460	1,546	418	37%
Military	0	0	0	0	0	0	0%
Total Housing Units	8,365	8,710	8,776	8,803	9,035	670	8%
Single Family	4,583	4,659	4,653	4,653	4,653	70	2%
Multiple Family	3,782	4,051	4,123	4,150	4,382	600	16%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	8,052	8,430	8,528	8,561	8,797	745	9%
Single Family	4,387	4,496	4,511	4,515	4,521	134	3%
Multiple Family	3,665	3,934	4,017	4,046	4,276	611	17%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	3.7%	3.2%	2.8%	2.7%	2.6%	-1.1	-30%
Single Family	4.3%	3.5%	3.1%	3.0%	2.8%	-1.5	-35%
Multiple Family	3.1%	2.9%	2.6%	2.5%	2.4%	-0.7	-23%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.72	2.75	2.77	2.83	2.85	0.13	5%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	577	451	339	267	233	-344	-60%
\$15,000-\$29,999	1,375	1,103	894	743	669	-706	-51%
\$30,000-\$44,999	1,516	1,418	1,246	1,100	1,029	-487	-32%
\$45,000-\$59,999	1,354	1,377	1,305	1,218	1,181	-173	-13%
\$60,000-\$74,999	1,140	1,156	1,173	1,153	1,156	16	1%
\$75,000-\$99,999	1,071	1,347	1,483	1,550	1,616	545	51%
\$100,000-\$124,999	560	766	927	1,042	1,137	577	103%
\$125,000-\$149,999	227	405	535	641	730	503	222%
\$150,000-\$199,999	189	308	452	587	704	515	272%
\$200,000 or more	43	99	174	260	342	299	695%
Total Households	8,052	8,430	8,528	8,561	8,797	745	9%
Median Household Income							
Adjusted for inflation (\$1999)	\$51,182	\$58,540	\$66,138	\$72,392	\$77,019	\$25,837	50%

***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.

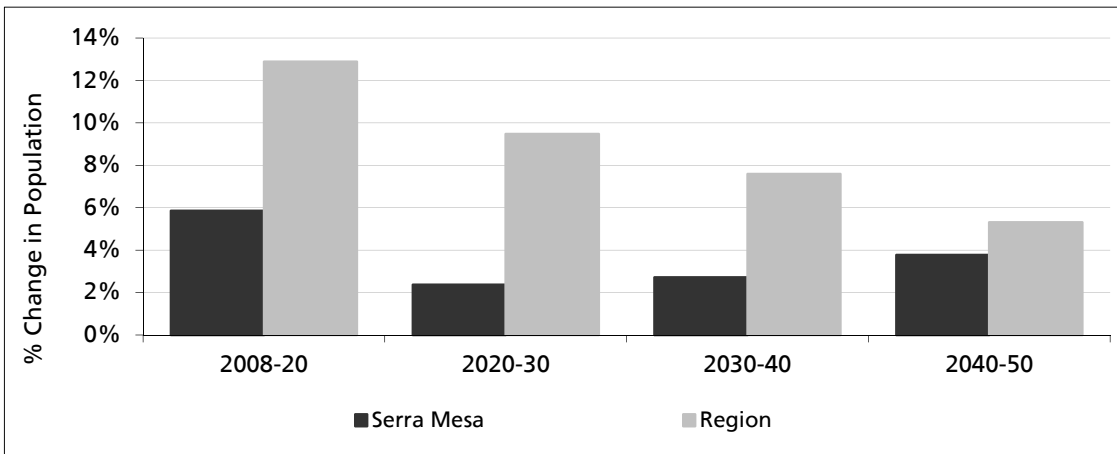
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	23,040	24,388	24,967	25,645	26,612	3,572	16%
Under 5	2,298	2,347	2,338	2,354	2,325	27	1%
5 to 9	1,856	1,915	1,866	1,790	1,852	-4	0%
10 to 14	1,097	1,186	1,140	1,162	1,237	140	13%
15 to 17	619	728	565	610	698	79	13%
18 to 19	392	322	308	351	318	-74	-19%
20 to 24	1,686	1,763	1,905	1,858	1,953	267	16%
25 to 29	1,939	2,245	2,175	2,182	2,214	275	14%
30 to 34	2,161	2,217	2,125	2,047	2,006	-155	-7%
35 to 39	1,844	1,659	1,842	1,829	1,875	31	2%
40 to 44	1,644	1,557	1,530	1,370	1,544	-100	-6%
45 to 49	1,494	1,361	1,119	1,353	1,319	-175	-12%
50 to 54	1,348	1,220	1,171	1,266	1,208	-140	-10%
55 to 59	1,068	1,232	1,043	883	1,216	148	14%
60 to 61	376	473	541	457	545	169	45%
62 to 64	408	600	595	638	587	179	44%
65 to 69	592	930	1,036	1,079	977	385	65%
70 to 74	601	946	1,174	1,095	1,191	590	98%
75 to 79	718	768	1,245	1,400	1,325	607	85%
80 to 84	464	432	699	923	927	463	100%
85 and over	435	487	550	998	1,295	860	198%
Median Age	33.8	33.8	35.2	36.3	36.9	3.1	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	23,040	24,388	24,967	25,645	26,612	3,572	16%
Hispanic	3,755	4,706	5,361	6,112	6,933	3,178	85%
Non-Hispanic	19,285	19,682	19,606	19,533	19,679	394	2%
White	12,205	11,698	11,159	10,589	10,128	-2,077	-17%
Black	2,116	2,332	2,519	2,633	2,875	759	36%
American Indian	149	184	191	191	177	28	19%
Asian	3,041	3,514	3,665	3,924	4,167	1,126	37%
Hawaiian / Pacific Islander	245	238	228	240	257	12	5%
Other	79	110	99	77	77	-2	-3%
Two or More Races	1,450	1,606	1,745	1,879	1,998	548	38%

GROWTH TRENDS IN TOTAL POPULATION



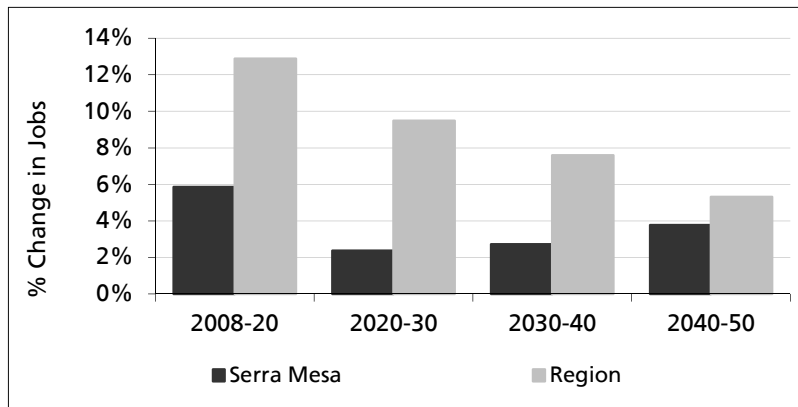
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	12,336	12,356	13,074	13,577	13,824	1,488	12%
Civilian Jobs	12,336	12,356	13,074	13,577	13,824	1,488	12%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	2,232	2,232	2,232	2,232	2,232	0	0%
Developed Acres	2,194	2,218	2,226	2,230	2,232	38	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	812	831	830	830	830	18	2%
Multiple Family	151	157	159	159	159	7	5%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	35	35	35	35	35	0	0%
Mixed Use	0	4	5	5	5	5	--
Industrial	78	78	80	82	83	4	5%
Commercial/Services	109	106	110	112	114	4	4%
Office	11	11	11	11	11	0	0%
Schools	93	93	93	93	93	0	0%
Roads and Freeways	532	532	532	532	532	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	372	372	372	372	372	0	0%
Vacant Developable Acres	38	14	6	2	0	-38	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	19	0	0	0	0	-19	-100%
Multiple Family	7	1	0	0	0	-7	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	4	4	2	1	0	-4	-100%
Commercial/Services	8	8	4	2	0	-8	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	42.3	42.6	44.1	45.2	45.7	3.4	8%
Residential Density⁴	8.4	8.5	8.6	8.6	8.8	0.4	5%

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).