

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 33 - La Mesa



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	58,452	64,330	68,128	75,553	80,413	21,961	38%
Household Population	57,406	62,832	66,277	73,270	77,799	20,393	36%
Group Quarters Population	1,046	1,498	1,851	2,283	2,614	1,568	150%
Civilian	1,046	1,498	1,851	2,283	2,614	1,568	150%
Military	0	0	0	0	0	0	0%
Total Housing Units	25,844	27,653	28,907	31,409	33,419	7,575	29%
Single Family	14,593	14,942	14,939	14,882	14,887	294	2%
Multiple Family	10,919	12,401	13,658	16,221	18,226	7,307	67%
Mobile Homes	332	310	310	306	306	-26	-8%
Occupied Housing Units	24,822	26,742	28,060	30,509	32,489	7,667	31%
Single Family	14,072	14,510	14,561	14,513	14,533	461	3%
Multiple Family	10,451	11,949	13,214	15,713	17,672	7,221	69%
Mobile Homes	299	283	285	283	284	-15	-5%
Vacancy Rate	4.0%	3.3%	2.9%	2.9%	2.8%	-1.2	-30%
Single Family	3.6%	2.9%	2.5%	2.5%	2.4%	-1.2	-33%
Multiple Family	4.3%	3.6%	3.3%	3.1%	3.0%	-1.3	-30%
Mobile Homes	9.9%	8.7%	8.1%	7.5%	7.2%	-2.7	-27%
Persons per Household	2.31	2.35	2.36	2.40	2.39	0.08	3%

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	2,964	2,424	1,942	1,709	1,540	-1,424	-48%
\$15,000-\$29,999	4,457	3,947	3,356	3,063	2,825	-1,632	-37%
\$30,000-\$44,999	4,805	4,694	4,332	4,185	4,021	-784	-16%
\$45,000-\$59,999	4,050	4,325	4,325	4,427	4,442	392	10%
\$60,000-\$74,999	3,277	3,513	3,801	4,116	4,302	1,025	31%
\$75,000-\$99,999	2,493	3,847	4,584	5,319	5,854	3,361	135%
\$100,000-\$124,999	1,319	2,014	2,684	3,382	3,959	2,640	200%
\$125,000-\$149,999	660	1,058	1,511	2,020	2,480	1,820	276%
\$150,000-\$199,999	524	702	1,155	1,699	2,223	1,699	324%
\$200,000 or more	273	218	370	589	843	570	209%
Total Households	24,822	26,742	28,060	30,509	32,489	7,667	31%
Median Household Income							
Adjusted for inflation (\$1999)	\$45,685	\$52,998	\$60,296	\$66,817	\$71,912	\$26,227	57%

***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.

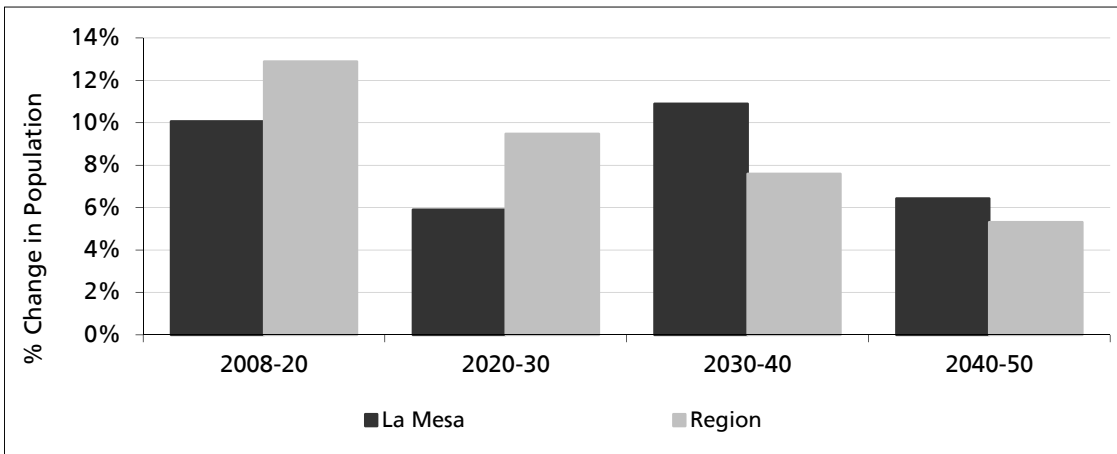
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	58,452	64,330	68,128	75,553	80,413	21,961	38%
Under 5	3,662	3,731	3,866	4,122	4,244	582	16%
5 to 9	3,364	3,504	3,661	3,945	4,074	710	21%
10 to 14	3,214	3,506	3,456	3,800	3,979	765	24%
15 to 17	1,984	1,996	1,939	2,152	2,278	294	15%
18 to 19	1,345	1,272	1,217	1,310	1,386	41	3%
20 to 24	3,095	3,162	3,440	3,587	3,847	752	24%
25 to 29	3,717	4,743	4,795	5,008	5,399	1,682	45%
30 to 34	4,821	5,309	5,188	6,049	6,219	1,398	29%
35 to 39	4,836	4,150	5,138	5,512	5,692	856	18%
40 to 44	4,380	3,838	4,238	4,392	5,051	671	15%
45 to 49	4,647	4,115	3,612	4,739	5,036	389	8%
50 to 54	4,239	4,030	3,610	4,252	4,364	125	3%
55 to 59	3,574	4,395	3,755	3,471	4,530	956	27%
60 to 61	1,307	1,738	1,566	1,441	1,874	567	43%
62 to 64	1,423	2,344	2,113	2,076	2,232	809	57%
65 to 69	1,977	3,566	4,048	3,740	3,456	1,479	75%
70 to 74	1,674	3,032	3,913	3,752	3,550	1,876	112%
75 to 79	1,671	2,122	3,393	4,140	3,791	2,120	127%
80 to 84	1,529	1,483	2,536	3,556	3,433	1,904	125%
85 and over	1,993	2,294	2,644	4,509	5,978	3,985	200%
Median Age	39.2	41.0	41.6	42.6	43.1	3.9	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	58,452	64,330	68,128	75,553	80,413	21,961	38%
Hispanic	9,636	12,724	15,093	18,558	21,471	11,835	123%
Non-Hispanic	48,816	51,606	53,035	56,995	58,942	10,126	21%
White	40,161	40,581	40,056	41,261	40,853	692	2%
Black	3,041	4,143	5,063	6,292	7,423	4,382	144%
American Indian	299	318	303	300	288	-11	-4%
Asian	2,823	3,673	4,359	5,342	6,184	3,361	119%
Hawaiian / Pacific Islander	246	327	371	439	484	238	97%
Other	133	176	204	238	264	131	98%
Two or More Races	2,113	2,388	2,679	3,123	3,446	1,333	63%

GROWTH TRENDS IN TOTAL POPULATION



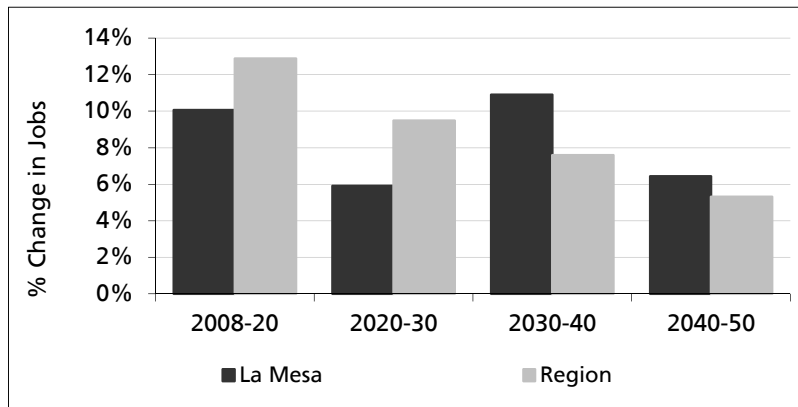
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	27,721	28,956	30,600	31,788	32,161	4,440	16%
Civilian Jobs	27,721	28,956	30,600	31,788	32,161	4,440	16%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	6,383	6,383	6,383	6,383	6,383	0	0%
Developed Acres	6,206	6,301	6,339	6,351	6,360	154	2%
Low Density Single Family	1	1	1	1	1	0	0%
Single Family	3,146	3,227	3,239	3,236	3,240	95	3%
Multiple Family	437	441	445	446	446	9	2%
Mobile Homes	21	20	13	7	7	-13	-64%
Other Residential	25	28	28	27	22	-3	-13%
Mixed Use	0	41	89	136	221	221	--
Industrial	60	63	69	69	69	9	15%
Commercial/Services	553	529	509	486	415	-138	-25%
Office	56	54	50	47	43	-13	-23%
Schools	181	178	177	177	177	-4	-2%
Roads and Freeways	1,461	1,461	1,461	1,461	1,461	0	0%
Agricultural and Extractive ²	10	0	0	0	0	-10	-100%
Parks and Military Use	256	257	257	257	257	1	0%
Vacant Developable Acres	168	73	34	23	14	-154	-92%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	113	35	13	12	6	-107	-95%
Multiple Family	13	4	3	2	0	-13	-97%
Mixed Use	7	7	5	1	1	-7	-92%
Industrial	13	10	4	1	0	-13	-97%
Commercial/Services	14	10	4	2	0	-13	-97%
Office	1	0	0	0	0	-1	-95%
Schools	0	0	0	0	0	0	0%
Parks and Other	1	0	0	0	0	-1	-100%
Future Roads and Freeways	5	5	5	5	5	0	0%
Constrained Acres	9	9	9	9	9	0	0%
Employment Density³	32.6	34.3	36.0	37.5	39.5	6.9	21%
Residential Density⁴	7.1	7.4	7.7	8.3	8.7	1.6	23%

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).