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Subregional Area 13 - Del Mar-Mira Mesa

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	160,668	195,024	210,313	210,090	49,422	31%
Household Population	160,357	194,797	209,934	209,602	49,245	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	57,419	67,772	72,260	72,692	15,273	27%
Single Family	39,310	42,829	42,951	43,081	3,771	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	55,290	65,384	70,260	70,431	15,141	27%
Single Family	37,933	41,365	41,805	41,785	3,852	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)

Income Forecast Under Review

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.
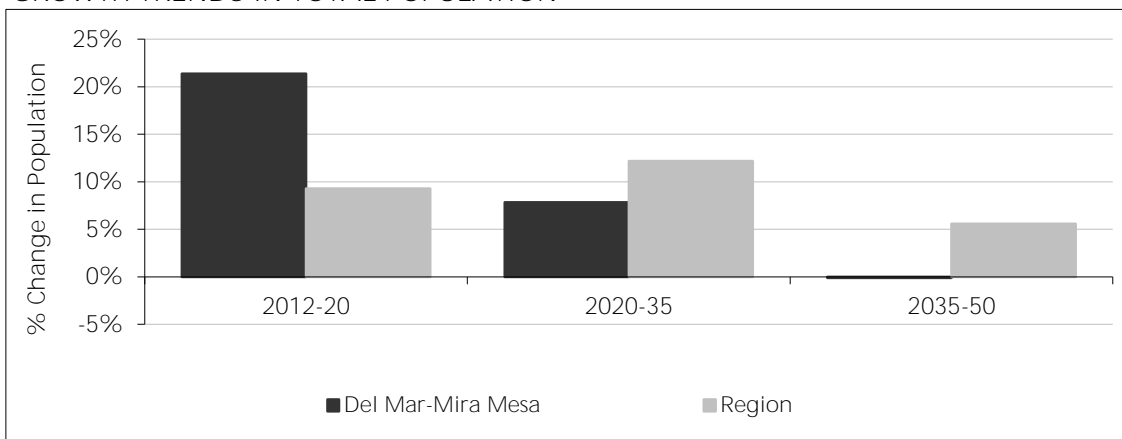
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	160,668	195,024	210,313	210,090	49,422	31%
Under 5	9,290	13,201	12,376	13,010	3,720	40%
5 to 9	10,600	14,045	14,035	14,523	3,923	37%
10 to 14	11,796	12,895	14,935	14,477	2,681	23%
15 to 17	7,589	7,568	9,236	8,459	870	11%
18 to 19	5,096	3,605	4,518	3,818	-1,278	-25%
20 to 24	8,479	8,726	9,129	8,487	8	0%
25 to 29	10,054	12,257	10,755	11,373	1,319	13%
30 to 34	10,855	13,137	12,004	13,266	2,411	22%
35 to 39	11,551	15,524	14,562	15,008	3,457	30%
40 to 44	13,355	14,905	17,295	14,888	1,533	11%
45 to 49	13,446	14,386	16,438	14,303	857	6%
50 to 54	13,130	13,651	15,731	13,952	822	6%
55 to 59	11,239	13,556	12,822	14,012	2,773	25%
60 to 61	3,636	5,111	4,525	5,021	1,385	38%
62 to 64	4,987	7,050	6,767	7,379	2,392	48%
65 to 69	6,160	10,441	10,932	12,264	6,104	99%
70 to 74	3,777	7,064	9,331	9,049	5,272	140%
75 to 79	2,467	3,671	6,951	6,711	4,244	172%
80 to 84	1,665	2,098	4,379	4,634	2,969	178%
85 and over	1,496	2,133	3,592	5,456	3,960	265%
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	160,668	195,024	210,313	210,090	49,422	31%
Hispanic	16,553	22,596	26,811	30,048	13,495	82%
Non-Hispanic	144,115	172,428	183,502	180,042	35,927	25%
White	76,279	84,917	70,345	53,041	-23,238	-30%
Black	3,504	4,270	4,062	3,669	165	5%
American Indian	254	684	1,333	1,402	1,148	452%
Asian	56,405	71,604	91,369	101,114	44,709	79%
Hawaiian / Pacific Islander	576	1,221	2,509	3,611	3,035	527%
Other	421	715	1,083	1,205	784	186%
Two or More Races	6,676	9,017	12,801	16,000	9,324	140%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	110,612	122,438	129,986	137,113	26,501	24%
Civilian Jobs	110,612	122,438	129,986	137,113	26,501	24%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	30,419	30,419	30,419	30,419	0	0%
Developed Acres	23,719	25,159	25,496	25,723	2,004	8%
Low Density Single Family	170	171	187	206	37	22%
Single Family	6,523	7,338	7,362	7,381	858	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	1,337	1,375	1,432	1,440	103	8%
Office	480	558	582	625	144	30%
Schools	686	714	763	778	92	13%
Roads and Freeways	4,201	4,326	4,329	4,331	131	3%
Agricultural and Extractive[2]	252	211	172	172	-80	-32%
Parks and Military Use	6,824	6,982	7,012	7,039	214	3%
Vacant Developable Acres	2,092	651	314	88	-2,004	-96%
Low Density Single Family	48	46	31	11	-37	-77%
Single Family	855	47	22	1	-854	-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	122	75	13	3	-119	-97%
Office	137	73	51	8	-129	-94%
Schools	80	60	14	0	-80	-100%
Parks and Other	257	85	39	11	-246	-96%
Future Roads and Freeways	40	46	43	40	0	0%
Constrained Acres	4,609	4,609	4,609	4,609	0	0%
Employment Density[3]	22.7	24.3	24.8	25.4	2.7	12%
Residential Density[4]	7.6	7.9	8.3	8.3	0.7	9%

GROWTH TRENDS IN JOBS

Legend: ■ Del Mar-Mira Mesa ■ Region
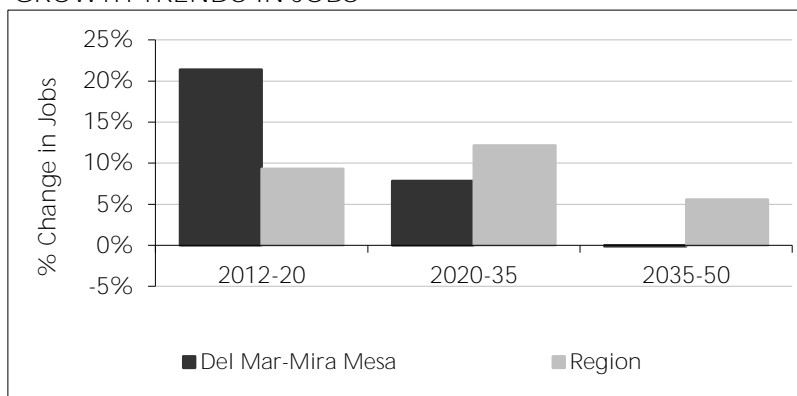
Notes:

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

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