

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 13 - Del Mar-Mira Mesa



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	163,648	191,481	216,013	224,669	231,328	67,680	41%
Household Population	162,891	190,520	214,689	222,901	229,239	66,348	41%
Group Quarters Population	757	961	1,324	1,768	2,089	1,332	176%
Civilian	757	961	1,324	1,768	2,089	1,332	176%
Military	0	0	0	0	0	0	0%
Total Housing Units	56,475	65,563	72,519	74,664	76,483	20,008	35%
Single Family	38,479	42,294	42,637	42,905	43,856	5,377	14%
Multiple Family	17,710	23,269	29,882	31,759	32,627	14,917	84%
Mobile Homes	286	0	0	0	0	-286	-100%
Occupied Housing Units	53,834	63,033	70,085	72,256	74,121	20,287	38%
Single Family	36,695	40,706	41,226	41,529	42,515	5,820	16%
Multiple Family	16,871	22,327	28,859	30,727	31,606	14,735	87%
Mobile Homes	268	0	0	0	0	-268	-100%
Vacancy Rate	4.7%	3.9%	3.4%	3.2%	3.1%	-1.6	-34%
Single Family	4.6%	3.8%	3.3%	3.2%	3.1%	-1.5	-33%
Multiple Family	4.7%	4.0%	3.4%	3.2%	3.1%	-1.6	-34%
Mobile Homes	6.3%	0.0%	0.0%	0.0%	0.0%	-6.3	-100%
Persons per Household	3.03	3.02	3.06	3.08	3.09	0.06	2%

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	2,667	2,947	2,567	2,246	2,077	-590	-22%
\$15,000-\$29,999	4,083	4,369	3,942	3,414	3,104	-979	-24%
\$30,000-\$44,999	5,701	5,900	5,637	4,993	4,571	-1,130	-20%
\$45,000-\$59,999	6,188	6,833	6,873	6,303	5,872	-316	-5%
\$60,000-\$74,999	6,433	7,054	7,471	7,129	6,809	376	6%
\$75,000-\$99,999	9,491	10,510	11,809	11,884	11,762	2,271	24%
\$100,000-\$124,999	6,527	8,047	9,589	10,258	10,614	4,087	63%
\$125,000-\$149,999	3,978	5,486	6,822	7,655	8,234	4,256	107%
\$150,000-\$199,999	3,965	6,073	7,770	9,142	10,258	6,293	159%
\$200,000 or more	4,801	5,814	7,605	9,232	10,820	6,019	125%
Total Households	53,834	63,033	70,085	72,256	74,121	20,287	38%
Median Household Income							
Adjusted for inflation (\$1999)	\$79,860	\$85,498	\$93,106	\$100,388	\$106,749	\$26,889	34%

***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.

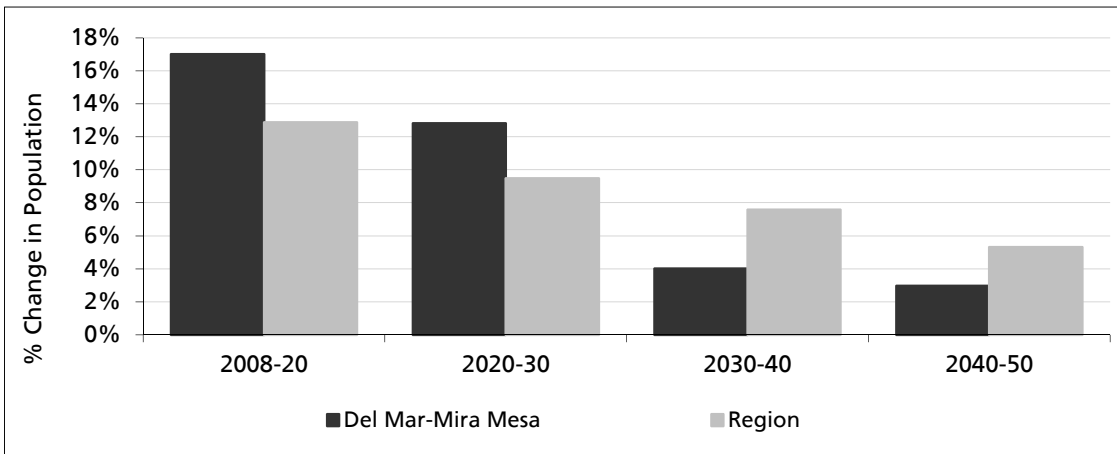
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	163,648	191,481	216,013	224,669	231,328	67,680	41%
Under 5	10,597	11,249	12,410	12,656	12,486	1,889	18%
5 to 9	10,277	11,840	13,046	13,327	13,443	3,166	31%
10 to 14	11,533	14,186	14,772	15,248	15,550	4,017	35%
15 to 17	7,139	7,917	8,531	8,851	9,024	1,885	26%
18 to 19	4,728	4,468	4,861	4,883	4,943	215	5%
20 to 24	11,005	11,595	14,196	13,651	13,870	2,865	26%
25 to 29	9,217	11,275	12,733	12,917	13,118	3,901	42%
30 to 34	10,178	11,868	12,343	14,105	13,591	3,413	34%
35 to 39	12,784	12,309	15,149	15,796	15,822	3,038	24%
40 to 44	14,195	13,825	16,374	15,865	17,807	3,612	25%
45 to 49	14,956	14,248	13,959	16,204	16,843	1,887	13%
50 to 54	13,512	13,997	14,210	15,721	15,247	1,735	13%
55 to 59	11,118	14,816	14,408	13,406	15,536	4,418	40%
60 to 61	3,800	5,554	5,583	5,330	6,299	2,499	66%
62 to 64	4,265	7,852	8,063	7,800	8,209	3,944	92%
65 to 69	5,103	10,295	12,976	12,025	11,390	6,287	123%
70 to 74	3,363	6,277	9,197	8,943	8,802	5,439	162%
75 to 79	2,474	3,372	6,248	7,422	7,169	4,695	190%
80 to 84	1,809	2,130	3,845	5,337	5,350	3,541	196%
85 and over	1,595	2,408	3,109	5,182	6,829	5,234	328%
Median Age	37.8	39.6	40.0	40.3	41.1	3.3	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	163,648	191,481	216,013	224,669	231,328	67,680	41%
Hispanic	14,583	19,457	23,863	26,964	29,848	15,265	105%
Non-Hispanic	149,065	172,024	192,150	197,705	201,480	52,415	35%
White	82,872	87,178	90,101	85,136	79,324	-3,548	-4%
Black	4,319	5,286	6,035	6,287	6,502	2,183	51%
American Indian	364	1,222	1,770	1,970	2,000	1,636	449%
Asian	53,814	66,933	78,841	85,910	92,527	38,713	72%
Hawaiian / Pacific Islander	662	1,579	2,335	2,857	3,254	2,592	392%
Other	493	1,049	1,470	1,703	1,869	1,376	279%
Two or More Races	6,541	8,777	11,598	13,842	16,004	9,463	145%

GROWTH TRENDS IN TOTAL POPULATION



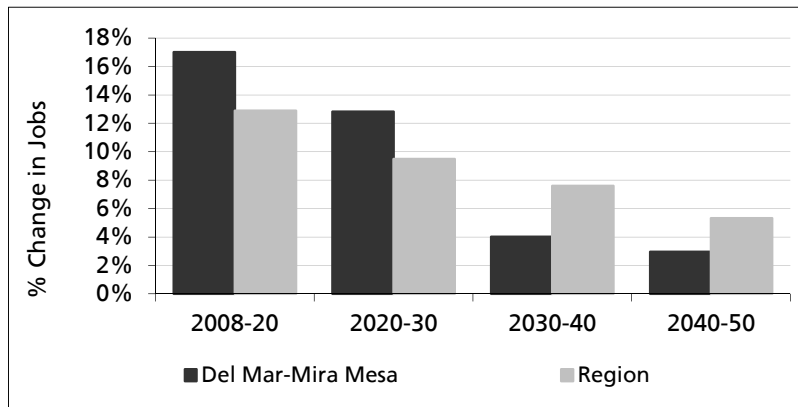
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	112,092	119,137	123,569	128,876	135,872	23,780	21%
Civilian Jobs	112,092	119,137	123,569	128,876	135,872	23,780	21%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	30,789	30,789	30,789	30,789	30,789	0	0%
Developed Acres	28,646	29,959	30,376	30,544	30,736	2,090	7%
Low Density Single Family	168	414	425	425	423	255	152%
Single Family	6,398	7,425	7,513	7,513	7,513	1,115	17%
Multiple Family	851	1,062	1,169	1,172	1,174	323	38%
Mobile Homes	35	0	0	0	0	-35	-100%
Other Residential	5	5	5	5	5	0	0%
Mixed Use	0	71	139	146	150	150	--
Industrial	2,256	2,287	2,367	2,416	2,518	262	12%
Commercial/Services	1,489	1,525	1,544	1,539	1,533	44	3%
Office	476	534	551	609	618	142	30%
Schools	686	719	745	760	774	89	13%
Roads and Freeways	4,214	4,214	4,214	4,214	4,214	0	0%
Agricultural and Extractive ²	469	159	141	131	131	-338	-72%
Parks and Military Use	11,598	11,543	11,562	11,614	11,681	83	1%
Vacant Developable Acres	2,142	830	412	244	52	-2,090	-98%
Low Density Single Family	158	13	3	3	3	-154	-98%
Single Family	929	90	2	2	2	-927	-100%
Multiple Family	252	111	3	1	0	-252	-100%
Mixed Use	89	60	3	1	0	-89	-100%
Industrial	258	227	148	102	0	-258	-100%
Commercial/Services	92	54	16	5	0	-92	-100%
Office	136	92	75	13	0	-136	-100%
Schools	75	48	29	14	0	-75	-100%
Parks and Other	108	88	86	58	0	-108	-100%
Future Roads and Freeways	46	46	46	46	46	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	22.8	23.4	23.4	23.9	24.6	1.8	8%
Residential Density⁴	7.6	7.3	7.9	8.1	8.3	0.7	10%

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).