2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 10 - Kearny Mesa

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**158,189**	**188,070**	**205,606**	**219,363**	**222,047**	**63,858**	**40%**
Household Population	154,279	183,872	200,882	213,965	216,197	61,918	40%
Group Quarters Population	3,910	4,198	4,724	5,398	5,850	1,940	50%
Civilian	3,910	4,198	4,724	5,398	5,850	1,940	50%
Military	0	0	0	0	0	0	0%
Total Housing Units	**63,805**	**76,138**	**81,939**	**86,904**	**87,410**	**23,605**	**37%**
Single Family	34,692	34,975	34,140	34,354	34,623	-69	0%
Multiple Family	28,251	40,311	47,037	51,919	52,366	24,115	85%
Mobile Homes	862	852	762	631	421	-441	-51%
Occupied Housing Units	**60,900**	**73,168**	**79,150**	**84,056**	**84,609**	**23,709**	**39%**
Single Family	33,083	33,649	33,009	33,254	33,561	478	1%
Multiple Family	27,009	38,713	45,414	50,188	50,637	23,628	87%
Mobile Homes	808	806	727	614	411	-397	-49%
Vacancy Rate	**4.6%**	**3.9%**	**3.4%**	**3.3%**	**3.2%**	**-1.4**	**-30%**
Single Family	4.6%	3.8%	3.3%	3.2%	3.1%	-1.5	-33%
Multiple Family	4.4%	4.0%	3.5%	3.3%	3.3%	-1.1	-25%
Mobile Homes	6.3%	5.4%	4.6%	2.7%	2.4%	-3.9	-62%
Persons per Household	**2.53**	**2.51**	**2.54**	**2.55**	**2.56**	**0.03**	**1%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

*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.
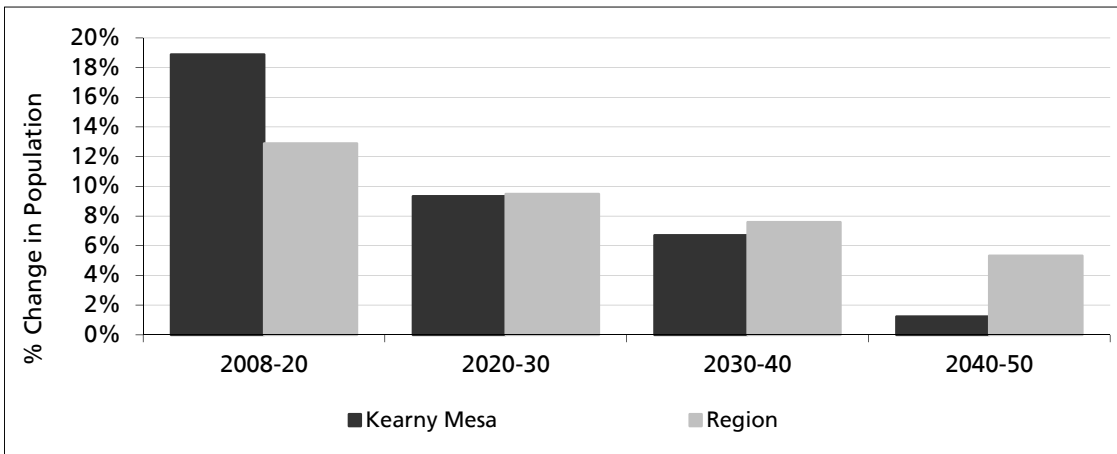
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**158,189**	**188,070**	**205,606**	**219,363**	**222,047**	**63,858**	**40%**
Under 5	11,308	12,491	13,177	13,524	13,261	1,953	17%
5 to 9	10,114	11,924	12,538	13,091	13,020	2,906	29%
10 to 14	8,565	10,631	10,744	11,245	11,406	2,841	33%
15 to 17	5,214	5,802	6,013	6,244	6,384	1,170	22%
18 to 19	4,604	4,724	5,200	6,226	6,307	1,703	37%
20 to 24	9,480	10,416	12,193	12,671	12,899	3,419	36%
25 to 29	10,539	13,620	14,266	14,719	14,878	4,339	41%
30 to 34	13,729	15,897	15,658	17,802	17,290	3,561	26%
35 to 39	13,710	13,253	15,854	16,479	16,410	2,700	20%
40 to 44	12,458	12,251	13,620	13,355	14,862	2,404	19%
45 to 49	11,859	11,466	10,507	12,720	12,944	1,085	9%
50 to 54	10,254	10,783	10,335	11,591	11,160	906	9%
55 to 59	8,374	11,158	10,359	9,557	11,307	2,933	35%
60 to 61	3,147	4,554	4,364	4,057	4,814	1,667	53%
62 to 64	3,645	6,476	6,300	6,215	6,388	2,743	75%
65 to 69	5,147	9,878	11,744	11,002	10,048	4,901	95%
70 to 74	4,786	8,941	11,892	11,358	10,670	5,884	123%
75 to 79	4,437	5,945	9,600	11,144	10,093	5,656	127%
80 to 84	3,636	3,854	6,524	8,767	8,322	4,686	129%
85 and over	3,183	4,006	4,718	7,596	9,584	6,401	201%
Median Age	37.0	38.2	39.1	39.3	39.7	2.7	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**158,189**	**188,070**	**205,606**	**219,363**	**222,047**	**63,858**	**40%**
Hispanic	31,324	44,691	55,153	65,275	72,364	41,040	131%
Non-Hispanic	126,865	143,379	150,453	154,088	149,683	22,818	18%
White	89,868	97,045	98,253	97,151	90,441	573	1%
Black	6,923	9,125	10,412	11,421	12,061	5,138	74%
American Indian	736	916	959	966	912	176	24%
Asian	21,645	26,868	30,058	32,641	33,826	12,181	56%
Hawaiian / Pacific Islander	986	1,237	1,337	1,417	1,444	458	46%
Other	467	588	662	718	743	276	59%
Two or More Races	6,240	7,600	8,772	9,774	10,256	4,016	64%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**189,843**	**199,505**	**206,339**	**215,177**	**224,576**	**34,733**	**18%**
Civilian Jobs	189,843	199,505	206,339	215,177	224,576	34,733	18%
Military Jobs	0	0	0	0	0	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**20,743**	**20,743**	**20,743**	**20,743**	**20,743**	**0**	**0%**
Developed Acres	**20,317**	**20,563**	**20,612**	**20,667**	**20,721**	**404**	**2%**
Low Density Single Family	0	51	55	55	55	55	--
Single Family	5,542	5,588	5,509	5,491	5,491	-52	-1%
Multiple Family	1,012	1,086	1,167	1,187	1,187	175	17%
Mobile Homes	81	81	76	65	42	-38	-47%
Other Residential	58	58	54	54	54	-4	-7%
Mixed Use	0	443	575	646	654	654	--
Industrial	2,090	2,103	2,093	2,090	2,101	11	1%
Commercial/Services	2,134	1,937	1,843	1,795	1,800	-334	-16%
Office	811	829	848	890	944	133	16%
Schools	864	851	855	857	857	-7	-1%
Roads and Freeways	4,424	4,424	4,424	4,424	4,424	0	0%
Agricultural and Extractive[2]	198	0	0	0	0	-198	-100%
Parks and Military Use	3,103	3,111	3,112	3,112	3,112	9	0%
Vacant Developable Acres	**417**	**170**	**122**	**67**	**12**	**-404**	**-97%**
Low Density Single Family	56	5	1	1	1	-55	-99%
Single Family	62	4	0	0	0	-62	-100%
Multiple Family	60	9	4	0	0	-60	-100%
Mixed Use	10	1	0	0	0	-10	-100%
Industrial	96	66	50	24	1	-96	-99%
Commercial/Services	47	34	23	12	1	-47	-99%
Office	63	38	31	20	0	-62	-100%
Schools	4	4	2	0	0	-4	-97%
Parks and Other	9	1	0	0	0	-9	-100%
Future Roads and Freeways	10	10	10	10	10	0	0%
Constrained Acres	**10**	**10**	**10**	**10**	**10**	**0**	**0%**
Employment Density[3]	**32.2**	**33.6**	**34.8**	**36.1**	**37.3**	**5.1**	**16%**
Residential Density[4]	**9.5**	**10.7**	**11.5**	**12.1**	**12.2**	**2.7**	**28%**

GROWTH TRENDS IN JOBS
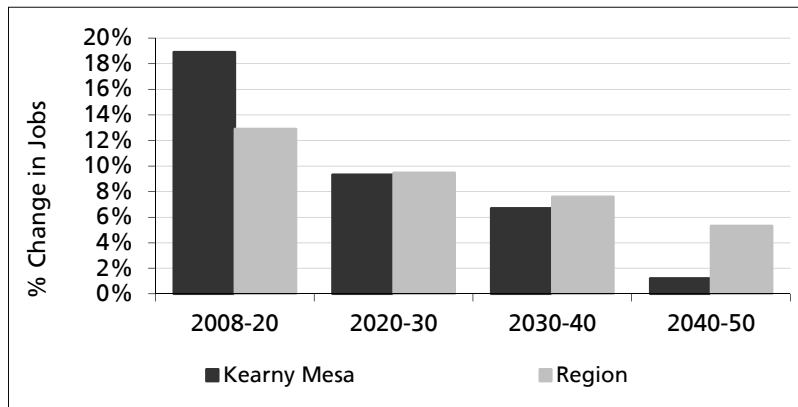
Notes:

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).

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