

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Del Mar Union Elementary School District



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	40,199	50,426	51,439	54,058	57,391	17,192	43%
Household Population	40,115	50,327	51,306	53,885	57,194	17,079	43%
Group Quarters Population	84	99	133	173	197	113	135%
Civilian	84	99	133	173	197	113	135%
Military	0	0	0	0	0	0	0%
Total Housing Units	16,616	20,348	20,496	21,116	22,013	5,397	32%
Single Family	10,562	12,075	12,223	12,350	13,093	2,531	24%
Multiple Family	6,054	8,273	8,273	8,766	8,920	2,866	47%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	15,294	19,125	19,370	20,017	20,934	5,640	37%
Single Family	9,720	11,364	11,571	11,720	12,476	2,756	28%
Multiple Family	5,574	7,761	7,799	8,297	8,458	2,884	52%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	8.0%	6.0%	5.5%	5.2%	4.9%	-3.1	-39%
Single Family	8.0%	5.9%	5.3%	5.1%	4.7%	-3.3	-41%
Multiple Family	7.9%	6.2%	5.7%	5.4%	5.2%	-2.7	-34%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.62	2.63	2.65	2.69	2.73	0.11	4%

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	825	1,171	969	890	867	42	5%
\$15,000-\$29,999	918	1,454	1,243	1,149	1,125	207	23%
\$30,000-\$44,999	1,327	1,595	1,428	1,345	1,330	3	0%
\$45,000-\$59,999	1,101	1,573	1,458	1,401	1,402	301	27%
\$60,000-\$74,999	1,195	1,538	1,474	1,448	1,460	265	22%
\$75,000-\$99,999	2,378	2,374	2,349	2,363	2,423	45	2%
\$100,000-\$124,999	1,696	1,895	1,943	2,005	2,097	401	24%
\$125,000-\$149,999	1,311	1,619	1,702	1,787	1,883	572	44%
\$150,000-\$199,999	1,879	2,503	2,721	2,912	3,089	1,210	64%
\$200,000 or more	2,664	3,403	4,083	4,717	5,258	2,594	97%
Total Households	15,294	19,125	19,370	20,017	20,934	5,640	37%
Median Household Income							
Adjusted for inflation (\$1999)	\$98,980	\$98,499	\$109,830	\$117,612	\$122,175	\$23,195	23%

***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.

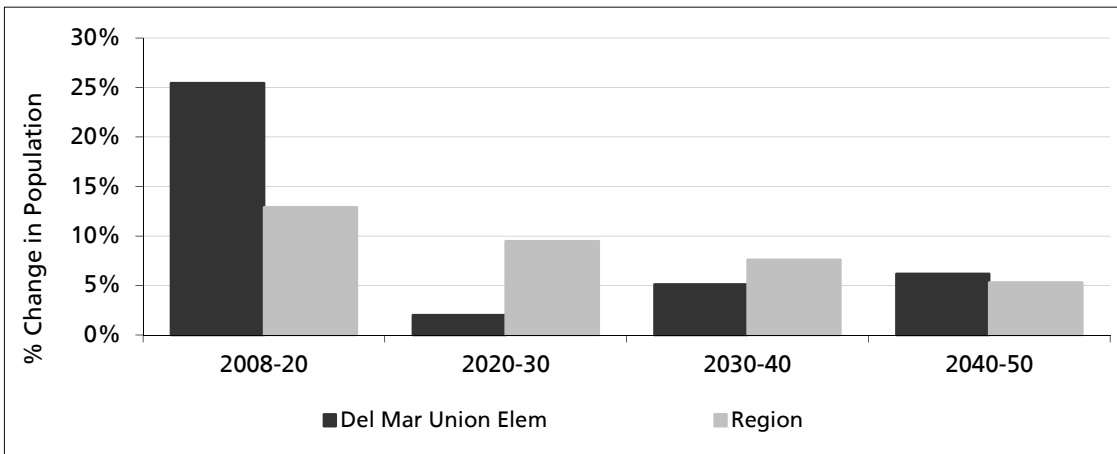
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	40,199	50,426	51,439	54,058	57,391	17,192	43%
Under 5	2,543	2,951	3,009	3,171	3,245	702	28%
5 to 9	2,765	3,242	3,422	3,615	3,769	1,004	36%
10 to 14	3,172	4,183	4,069	4,438	4,643	1,471	46%
15 to 17	1,924	2,312	2,243	2,454	2,620	696	36%
18 to 19	1,144	1,240	1,130	1,205	1,286	142	12%
20 to 24	2,461	2,985	3,318	3,279	3,583	1,122	46%
25 to 29	1,478	2,336	2,377	2,415	2,693	1,215	82%
30 to 34	1,826	2,395	2,181	2,540	2,659	833	46%
35 to 39	2,858	2,800	3,137	3,442	3,435	577	20%
40 to 44	3,734	3,692	4,048	4,119	4,720	986	26%
45 to 49	3,890	3,819	3,261	4,105	4,479	589	15%
50 to 54	3,320	3,528	3,086	3,642	3,752	432	13%
55 to 59	2,783	3,785	3,189	2,870	3,687	904	32%
60 to 61	1,039	1,499	1,312	1,118	1,477	438	42%
62 to 64	1,288	2,331	2,109	1,929	2,075	787	61%
65 to 69	1,522	3,212	3,640	3,123	2,873	1,351	89%
70 to 74	940	2,005	2,607	2,354	2,151	1,211	129%
75 to 79	678	996	1,641	1,839	1,608	930	137%
80 to 84	454	546	980	1,277	1,172	718	158%
85 and over	380	569	680	1,123	1,464	1,084	285%
Median Age	39.9	41.0	41.0	40.6	40.8	0.9	2%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	40,199	50,426	51,439	54,058	57,391	17,192	43%
Hispanic	2,997	4,927	5,468	6,418	7,552	4,555	152%
Non-Hispanic	37,202	45,499	45,971	47,640	49,839	12,637	34%
White	28,860	32,718	32,267	31,595	30,864	2,004	7%
Black	421	599	604	668	733	312	74%
American Indian	90	360	518	597	625	535	594%
Asian	6,343	9,225	9,481	10,904	12,857	6,514	103%
Hawaiian / Pacific Islander	116	363	503	636	771	655	565%
Other	147	351	373	450	536	389	265%
Two or More Races	1,225	1,883	2,225	2,790	3,453	2,228	182%

GROWTH TRENDS IN TOTAL POPULATION



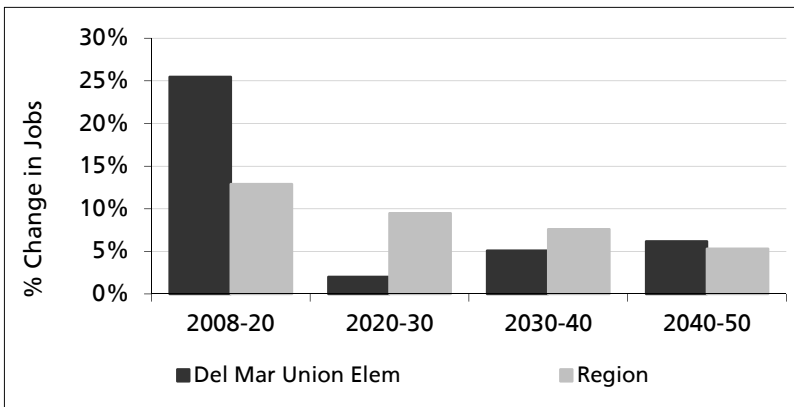
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	22,934	24,232	25,849	27,179	28,122	5,188	23%
Civilian Jobs	22,934	24,232	25,849	27,179	28,122	5,188	23%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	10,014	10,014	10,014	10,014	10,014	0	0%
Developed Acres	9,370	9,886	9,979	9,995	10,008	638	7%
Low Density Single Family	125	257	264	264	262	137	109%
Single Family	1,934	2,307	2,371	2,371	2,371	438	23%
Multiple Family	307	402	402	402	403	96	31%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	38	38	42	46	46	--
Industrial	114	114	119	122	124	10	9%
Commercial/Services	639	643	632	621	613	-27	-4%
Office	181	186	194	196	199	18	10%
Schools	217	225	237	241	243	25	12%
Roads and Freeways	1,418	1,418	1,418	1,418	1,418	0	0%
Agricultural and Extractive ²	185	21	14	4	4	-181	-98%
Parks and Military Use	4,248	4,273	4,291	4,313	4,323	75	2%
Vacant Developable Acres	643	127	34	18	6	-638	-99%
Low Density Single Family	147	10	3	3	3	-144	-98%
Single Family	322	66	1	1	1	-321	-100%
Multiple Family	60	0	0	0	0	-60	-100%
Mixed Use	29	0	0	0	0	-29	-100%
Industrial	10	10	5	2	0	-10	-100%
Commercial/Services	17	11	5	2	0	-17	-98%
Office	26	21	14	7	0	-26	-99%
Schools	12	9	5	2	0	-12	-100%
Parks and Other	19	0	0	0	0	-19	-100%
Future Roads and Freeways	1	1	1	1	1	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	19.9	20.4	21.5	22.6	23.4	3.5	18%
Residential Density⁴	7.0	6.8	6.7	6.9	7.2	0.2	2%

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).