

SERIES 13 REGIONAL GROWTH FORECAST
 Clairemont Mesa Community Planning Area
 City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	78,462	81,498	86,765	94,965	16,503	21%
Household Population	78,221	81,309	86,486	94,622	16,401	21%
Group Quarters Population	241	189	279	343	102	42%
Civilian	241	189	279	343	102	42%
Military	0	0	0	0	0	0%
Total Housing Units	32,912	33,490	35,234	38,960	6,048	18%
Single Family	23,047	23,074	23,259	23,317	270	1%
Multiple Family	9,548	10,167	11,765	15,523	5,975	63%
Mobile Homes	317	249	210	120	-197	-62%
Occupied Housing Units	31,808	32,294	34,253	37,580	5,772	18%
Single Family	22,396	22,354	22,722	22,668	272	1%
Multiple Family	9,117	9,705	11,332	14,796	5,679	62%
Mobile Homes	295	235	199	116	-179	-61%
Vacancy Rate	3.4%	3.6%	2.8%	3.5%	0.1	3%
Single Family	2.8%	3.1%	2.3%	2.8%	0.0	0%
Multiple Family	4.5%	4.5%	3.7%	4.7%	0.2	4%
Mobile Homes	6.9%	5.6%	5.2%	3.3%	-3.6	-52%
Persons per Household	2.46	2.52	2.52	2.52	0.1	2%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Households by Income Category						
Less than \$15,000	2,580	2,406	2,138	1,964	-616	-24%
\$15,000-\$29,999	3,668	3,628	3,336	3,155	-513	-14%
\$30,000-\$44,999	4,037	4,148	3,977	3,907	-130	-3%
\$45,000-\$59,999	4,051	4,020	4,010	4,082	31	1%
\$60,000-\$74,999	4,103	3,572	3,694	3,891	-212	-5%
\$75,000-\$99,999	4,486	4,717	5,094	5,588	1,102	25%
\$100,000-\$124,999	3,083	3,300	3,743	4,306	1,223	40%
\$125,000-\$149,999	2,054	2,220	2,631	3,159	1,105	54%
\$150,000-\$199,999	2,103	2,425	3,033	3,841	1,738	83%
\$200,000 or more	1,643	1,858	2,597	3,687	2,044	124%
Total Households	31,808	32,294	34,253	37,580	5,772	18%
Median Household Income						
Adjusted for inflation (\$2010)	\$65,732	\$68,168	\$74,884	\$83,013	\$17,281	26%

*IMPORTANT INFORMATION ABOUT THIS FORECAST:

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.

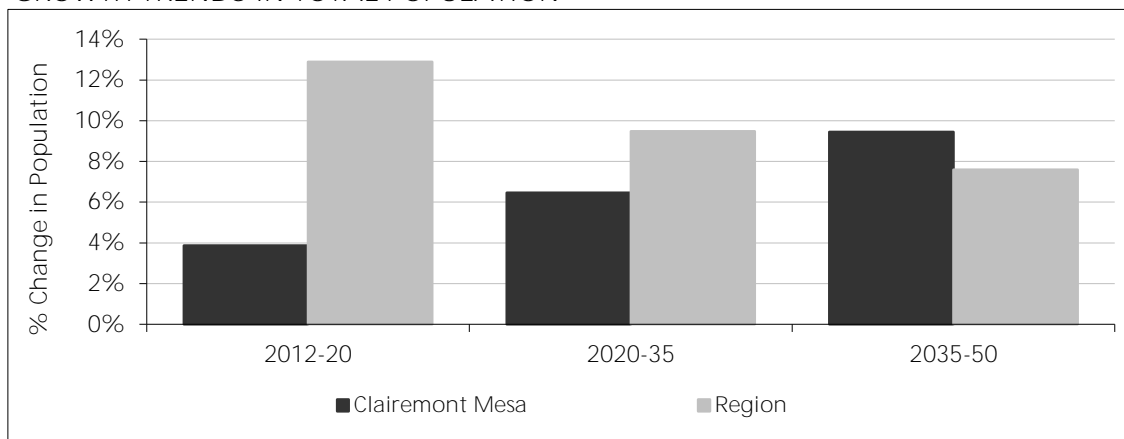
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	78,462	81,498	86,765	94,965	16,503	21%
Under 5	4,289	5,014	4,700	5,482	1,193	28%
5 to 9	3,964	4,425	4,457	5,070	1,106	28%
10 to 14	3,965	3,918	4,375	4,749	784	20%
15 to 17	2,617	2,319	2,674	2,759	142	5%
18 to 19	1,986	1,616	1,991	2,116	130	7%
20 to 24	5,117	4,767	4,845	5,127	10	0%
25 to 29	6,950	6,931	6,044	6,983	33	0%
30 to 34	6,361	6,308	5,680	6,760	399	6%
35 to 39	5,101	5,754	5,448	5,908	807	16%
40 to 44	5,051	4,733	5,489	5,246	195	4%
45 to 49	5,609	4,948	5,641	5,582	-27	0%
50 to 54	5,876	5,005	5,491	5,592	-284	-5%
55 to 59	5,410	5,536	4,818	5,963	553	10%
60 to 61	1,761	2,107	1,643	1,978	217	12%
62 to 64	2,548	3,010	2,621	3,173	625	25%
65 to 69	3,163	4,294	4,138	4,866	1,703	54%
70 to 74	2,521	4,010	4,977	4,709	2,188	87%
75 to 79	2,241	2,902	4,916	4,399	2,158	96%
80 to 84	2,038	1,983	3,913	4,005	1,967	97%
85 and over	1,894	1,918	2,904	4,498	2,604	137%
Median Age	38.9	39.7	42.9	42.4	3.5	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	78,462	81,498	86,765	94,965	16,503	21%
Hispanic	16,374	20,145	26,826	34,750	18,376	112%
Non-Hispanic	62,088	61,353	59,939	60,215	-1,873	-3%
White	48,890	47,023	41,743	38,140	-10,750	-22%
Black	1,918	2,079	2,294	2,578	660	34%
American Indian	274	263	283	295	21	8%
Asian	7,616	8,272	10,895	13,249	5,633	74%
Hawaiian / Pacific Islander	293	343	459	611	318	109%
Other	230	222	223	243	13	6%
Two or More Races	2,867	3,151	4,042	5,099	2,232	78%

GROWTH TRENDS IN TOTAL POPULATION



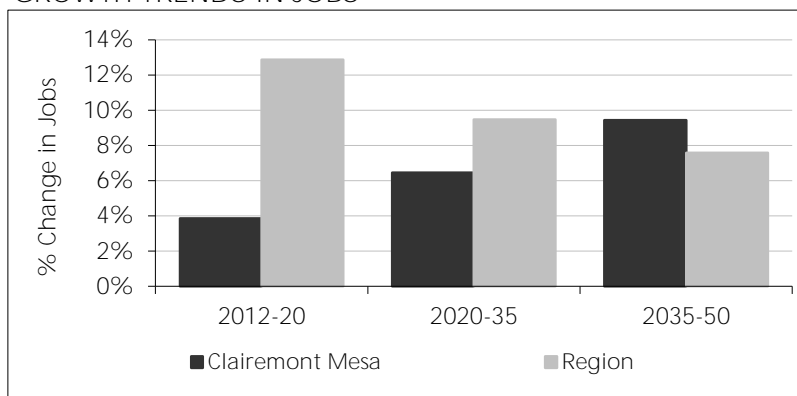
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	19,592	21,171	23,023	24,622	5,030	26%
Civilian Jobs	19,592	21,171	23,023	24,622	5,030	26%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	8,557	8,557	8,557	8,557	0	0%
Developed Acres	8,377	8,391	8,435	8,457	80	1%
Low Density Single Family	0	9	42	52	52	--
Single Family	3,862	3,859	3,857	3,850	-12	0%
Multiple Family	340	349	361	377	37	11%
Mobile Homes	16	13	11	6	-10	-62%
Other Residential	1	1	1	1	0	0%
Mixed Use	0	32	70	125	125	--
Industrial	241	179	178	180	-61	-25%
Commercial/Services	413	384	350	304	-109	-26%
Office	45	43	43	39	-6	-13%
Schools	462	462	463	463	1	0%
Roads and Freeways	1,832	1,896	1,896	1,896	64	3%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	1,164	1,164	1,164	1,164	0	0%
Vacant Developable Acres	100	86	42	20	-80	-80%
Low Density Single Family	56	47	14	4	-52	-93%
Single Family	24	22	14	9	-15	-62%
Multiple Family	3	3	1	0	-3	-100%
Mixed Use	2	2	2	0	-2	-100%
Industrial	4	3	2	0	-4	-100%
Commercial/Services	3	3	2	0	-3	-100%
Office	0	0	0	0	0	0%
Schools	1	1	0	0	-1	-100%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	7	7	7	7	0	0%
Constrained Acres	80	80	80	80	0	0%
Employment Density ³	16.9	19.5	21.5	23.5	6.6	39%
Residential Density ⁴	7.8	7.9	8.2	9.0	1.2	15%

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