

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Clairemont Mesa Community Planning Area**  
**City of San Diego**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>79,843</b>	<b>83,661</b>	<b>92,475</b>	<b>95,813</b>	<b>96,071</b>	<b>16,228</b>	<b>20%</b>
Household Population	79,360	83,037	91,593	94,590	94,612	15,252	19%
Group Quarters Population	483	624	882	1,223	1,459	976	202%
Civilian	483	624	882	1,223	1,459	976	202%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>32,889</b>	<b>33,824</b>	<b>36,956</b>	<b>38,299</b>	<b>38,346</b>	<b>5,457</b>	<b>17%</b>
Single Family	23,031	23,256	22,748	22,776	22,822	-209	-1%
Multiple Family	9,541	10,256	13,985	15,306	15,306	5,765	60%
Mobile Homes	317	312	223	217	218	-99	-31%
<b>Occupied Housing Units</b>	<b>31,546</b>	<b>32,686</b>	<b>35,877</b>	<b>37,227</b>	<b>37,312</b>	<b>5,766</b>	<b>18%</b>
Single Family	22,044	22,442	22,051	22,100	22,174	130	1%
Multiple Family	9,210	9,953	13,616	14,918	14,928	5,718	62%
Mobile Homes	292	291	210	209	210	-82	-28%
<b>Vacancy Rate</b>	<b>4.1%</b>	<b>3.4%</b>	<b>2.9%</b>	<b>2.8%</b>	<b>2.7%</b>	<b>-1.4</b>	<b>-34%</b>
Single Family	4.3%	3.5%	3.1%	3.0%	2.8%	-1.5	-35%
Multiple Family	3.5%	3.0%	2.6%	2.5%	2.5%	-1.0	-29%
Mobile Homes	7.9%	6.7%	5.8%	3.7%	3.7%	-4.2	-53%
<b>Persons per Household</b>	<b>2.52</b>	<b>2.54</b>	<b>2.55</b>	<b>2.54</b>	<b>2.54</b>	<b>0.02</b>	<b>1%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	3,189	2,630	2,314	2,024	1,824	-1,365	-43%
\$15,000-\$29,999	5,041	4,128	3,783	3,396	3,104	-1,937	-38%
\$30,000-\$44,999	5,248	4,971	4,831	4,520	4,231	-1,017	-19%
\$45,000-\$59,999	4,918	4,852	4,999	4,873	4,672	-246	-5%
\$60,000-\$74,999	4,431	4,196	4,573	4,639	4,553	122	3%
\$75,000-\$99,999	4,198	5,140	6,003	6,398	6,467	2,269	54%
\$100,000-\$124,999	2,027	3,121	3,962	4,482	4,692	2,665	131%
\$125,000-\$149,999	1,118	1,750	2,401	2,873	3,108	1,990	178%
\$150,000-\$199,999	862	1,415	2,141	2,751	3,105	2,243	260%
\$200,000 or more	514	483	870	1,271	1,556	1,042	203%
Total Households	31,546	32,686	35,877	37,227	37,312	5,766	18%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$52,000	\$59,264	\$66,598	\$72,289	\$76,051	\$24,051	46%

**\*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.

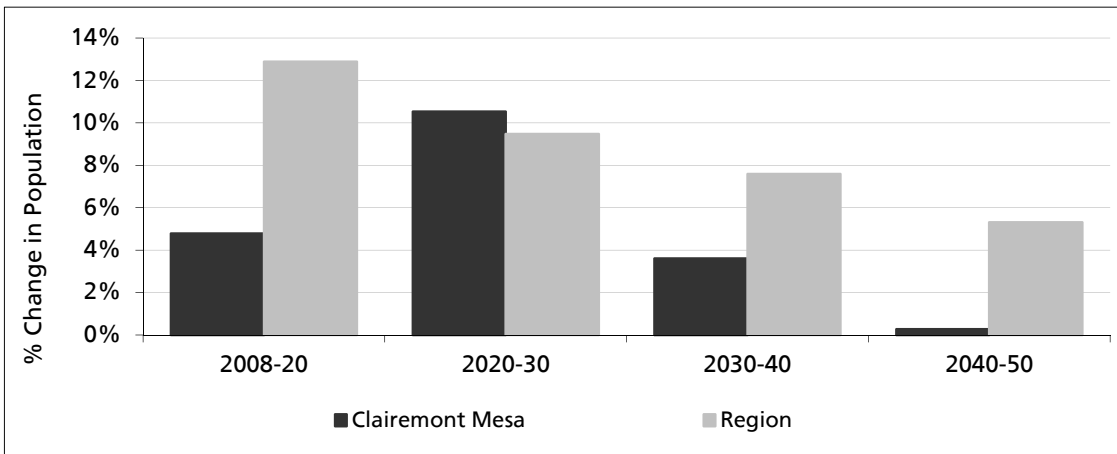
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>79,843</b>	<b>83,661</b>	<b>92,475</b>	<b>95,813</b>	<b>96,071</b>	<b>16,228</b>	<b>20%</b>
Under 5	4,937	4,831	5,214	5,227	5,081	144	3%
5 to 9	4,904	5,052	5,451	5,667	5,591	687	14%
10 to 14	4,794	5,271	5,378	5,662	5,753	959	20%
15 to 17	3,014	3,049	3,123	3,264	3,381	367	12%
18 to 19	2,248	2,200	2,331	2,345	2,384	136	6%
20 to 24	4,773	4,796	5,669	5,626	5,785	1,012	21%
25 to 29	4,713	5,619	5,978	6,061	6,114	1,401	30%
30 to 34	5,335	5,459	5,482	6,084	5,887	552	10%
35 to 39	5,854	4,934	6,139	6,183	6,143	289	5%
40 to 44	6,242	5,367	6,112	5,816	6,534	292	5%
45 to 49	6,569	5,412	4,934	5,910	6,028	-541	-8%
50 to 54	5,710	5,073	4,818	5,332	5,120	-590	-10%
55 to 59	4,685	5,292	4,875	4,344	5,168	483	10%
60 to 61	1,789	2,193	2,036	1,752	2,114	325	18%
62 to 64	2,102	3,168	2,973	2,838	2,885	783	37%
65 to 69	2,955	4,967	5,813	5,216	4,629	1,674	57%
70 to 74	2,777	4,476	6,003	5,499	4,985	2,208	80%
75 to 79	2,521	2,874	4,748	5,372	4,656	2,135	85%
80 to 84	2,133	1,815	3,214	4,115	3,598	1,465	69%
85 and over	1,788	1,813	2,184	3,500	4,235	2,447	137%
Median Age	39.4	40.6	41.2	41.5	41.5	2.1	5%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>79,843</b>	<b>83,661</b>	<b>92,475</b>	<b>95,813</b>	<b>96,071</b>	<b>16,228</b>	<b>20%</b>
Hispanic	14,443	19,194	24,116	28,297	31,638	17,195	119%
Non-Hispanic	65,400	64,467	68,359	67,516	64,433	-967	-1%
White	51,178	48,399	50,068	47,681	43,800	-7,378	-14%
Black	1,795	1,999	2,390	2,623	2,764	969	54%
American Indian	347	380	403	393	368	21	6%
Asian	8,633	9,998	11,139	12,078	12,574	3,941	46%
Hawaiian / Pacific Islander	427	475	525	551	562	135	32%
Other	243	248	293	310	325	82	34%
Two or More Races	2,777	2,968	3,541	3,880	4,040	1,263	45%

## GROWTH TRENDS IN TOTAL POPULATION



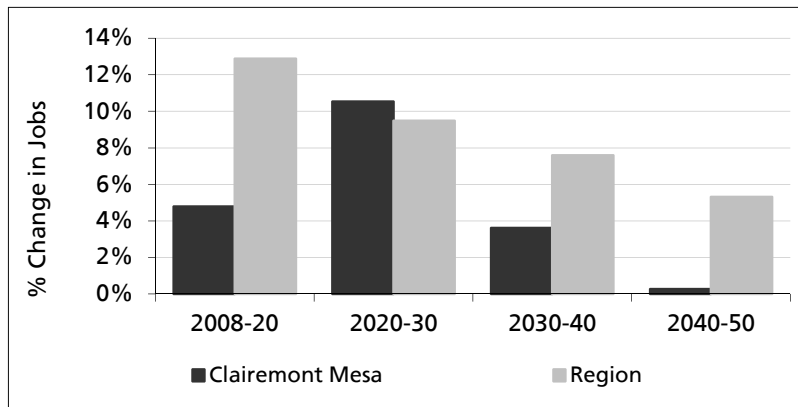
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>22,447</b>	<b>22,909</b>	<b>24,129</b>	<b>24,891</b>	<b>24,891</b>	<b>2,444</b>	<b>11%</b>
Civilian Jobs	22,447	22,909	24,129	24,891	24,891	2,444	11%
Military Jobs	0	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>8,541</b>	<b>8,541</b>	<b>8,541</b>	<b>8,541</b>	<b>8,541</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>8,439</b>	<b>8,514</b>	<b>8,526</b>	<b>8,533</b>	<b>8,533</b>	<b>94</b>	<b>1%</b>
Low Density Single Family	0	51	55	55	55	55	--
Single Family	3,861	3,884	3,834	3,818	3,818	-44	-1%
Multiple Family	340	339	389	408	408	68	20%
Mobile Homes	16	16	12	12	12	-4	-28%
Other Residential	1	1	1	1	1	0	0%
Mixed Use	0	24	117	132	132	132	--
Industrial	179	179	178	180	180	0	0%
Commercial/Services	413	393	314	304	304	-109	-26%
Office	45	44	40	39	39	-6	-13%
Schools	460	461	461	462	462	2	0%
Roads and Freeways	1,887	1,887	1,887	1,887	1,887	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	1,236	1,236	1,236	1,236	1,236	0	0%
<b>Vacant Developable Acres</b>	<b>101</b>	<b>27</b>	<b>15</b>	<b>8</b>	<b>8</b>	<b>-94</b>	<b>-92%</b>
Low Density Single Family	56	5	1	1	1	-55	-99%
Single Family	26	4	0	0	0	-25	-99%
Multiple Family	3	3	2	0	0	-3	-100%
Mixed Use	0	0	0	0	0	0	-100%
Industrial	4	3	2	0	0	-4	-100%
Commercial/Services	4	4	2	0	0	-4	-98%
Office	0	0	0	0	0	0	0%
Schools	2	2	1	0	0	-2	-97%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	7	7	7	7	7	0	0%
<b>Constrained Acres</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>20.5</b>	<b>21.1</b>	<b>22.9</b>	<b>23.7</b>	<b>23.7</b>	<b>3.2</b>	<b>16%</b>
<b>Residential Density<sup>4</sup></b>	<b>7.8</b>	<b>7.9</b>	<b>8.5</b>	<b>8.8</b>	<b>8.8</b>	<b>1.0</b>	<b>13%</b>

## 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).