

SERIES 13 REGIONAL GROWTH FORECAST

Miramar MCAS Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,073	8,771	8,787	8,743	3,670	72%
Household Population	1,910	5,608	5,624	5,580	3,670	192%
Group Quarters Population	3,163	3,163	3,163	3,163	0	0%
Civilian	0	0	0	0	0	0%
Military	3,163	3,163	3,163	3,163	0	0%
Total Housing Units	528	1,928	1,928	1,928	1,400	265%
Single Family	527	527	527	527	0	0%
Multiple Family	1	1,401	1,401	1,401	1,400	140000%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	489	1,795	1,798	1,792	1,303	266%
Single Family	489	488	489	488	-1	0%
Multiple Family	0	1,307	1,309	1,304	1,304	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	7.4%	6.9%	6.7%	7.1%	-0.3	-4%
Single Family	7.2%	7.4%	7.2%	7.4%	0.2	3%
Multiple Family	100.0%	6.7%	6.6%	6.9%	-93.1	-93%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.91	3.12	3.13	3.11	-0.8	-20%

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	26	116	83	58	32	123%
\$15,000-\$29,999	117	235	187	144	27	23%
\$30,000-\$44,999	116	280	242	206	90	78%
\$45,000-\$59,999	128	252	251	241	113	88%
\$60,000-\$74,999	39	202	207	205	166	426%
\$75,000-\$99,999	31	231	250	263	232	748%
\$100,000-\$124,999	21	150	174	196	175	833%
\$125,000-\$149,999	8	95	118	141	133	1663%
\$150,000-\$199,999	1	109	134	159	158	15800%
\$200,000 or more	2	125	152	179	177	8850%
Total Households	489	1,795	1,798	1,792	1,303	266%
Median Household Income						
Adjusted for inflation (\$2010)	\$43,125	\$61,077	\$69,855	\$78,992	\$35,867	83%

*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.

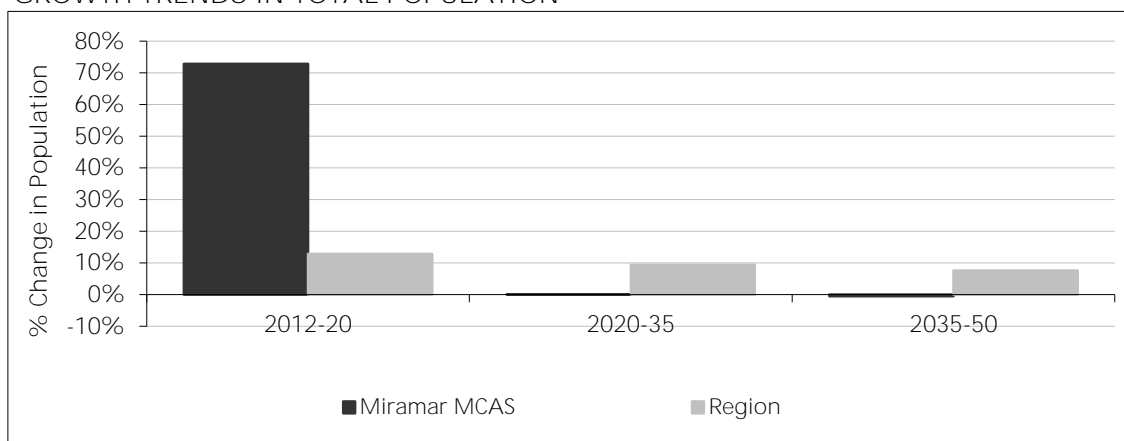
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,073	8,771	8,787	8,743	3,670	72%
Under 5	352	572	574	571	219	62%
5 to 9	261	535	539	534	273	105%
10 to 14	192	237	237	238	46	24%
15 to 17	63	148	148	148	85	135%
18 to 19	406	728	728	727	321	79%
20 to 24	2,605	4,535	4,541	4,514	1,909	73%
25 to 29	591	1,022	1,023	1,019	428	72%
30 to 34	239	387	387	386	147	62%
35 to 39	179	322	323	320	141	79%
40 to 44	96	135	136	135	39	41%
45 to 49	64	94	94	94	30	47%
50 to 54	10	42	42	42	32	320%
55 to 59	7	7	8	8	1	14%
60 to 61	0	0	0	0	0	0%
62 to 64	1	1	1	1	0	0%
65 to 69	5	4	4	4	-1	-20%
70 to 74	2	2	2	2	0	0%
75 to 79	0	0	0	0	0	0%
80 to 84	0	0	0	0	0	0%
85 and over	0	0	0	0	0	0%
Median Age	22.4	22.4	22.4	22.4	0.0	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	5,073	8,771	8,787	8,743	3,670	72%
Hispanic	1,042	1,809	1,810	1,804	762	73%
Non-Hispanic	4,031	6,962	6,977	6,939	2,908	72%
White	3,033	5,260	5,269	5,242	2,209	73%
Black	475	825	827	823	348	73%
American Indian	46	83	82	82	36	78%
Asian	225	397	400	398	173	77%
Hawaiian / Pacific Islander	25	25	25	25	0	0%
Other	16	16	16	16	0	0%
Two or More Races	211	356	358	353	142	67%

GROWTH TRENDS IN TOTAL POPULATION



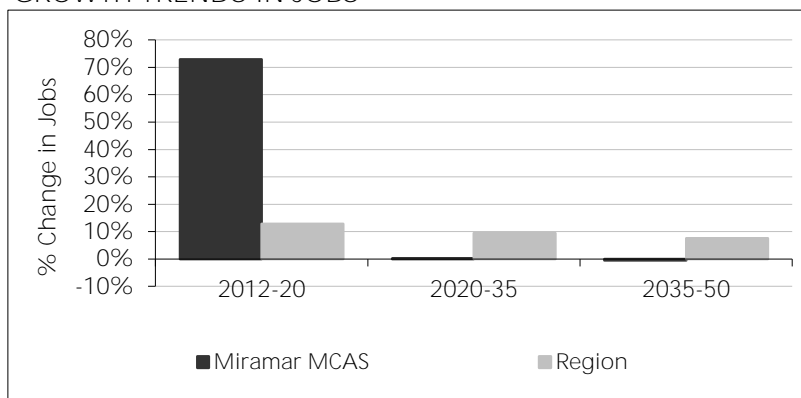
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	14,910	15,171	15,171	15,171	261	2%
Civilian Jobs	4,456	4,717	4,717	4,717	261	6%
Military Jobs	10,454	10,454	10,454	10,454	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	22,599	22,599	22,599	22,599	0	0%
Developed Acres	17,118	17,415	17,415	17,415	297	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	75	75	75	75	0	0%
Multiple Family	0	142	142	142	142	--
Mobile Homes	0	0	0	0	0	0%
Other Residential	70	70	70	70	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	1,313	1,332	1,332	1,332	18	1%
Commercial/Services	653	653	653	653	0	0%
Office	27	27	27	27	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	1,000	1,030	1,030	1,030	30	3%
Agricultural and Extractive ²	1,001	1,108	1,108	1,108	106	11%
Parks and Military Use	12,978	12,978	12,978	12,978	0	0%
Vacant Developable Acres	297	0	0	0	-297	-100%
Low Density Single Family	106	0	0	0	-106	-100%
Single Family	0	0	0	0	0	0%
Multiple Family	142	0	0	0	-142	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	49	0	0	0	-49	-100%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	5,184	5,184	5,184	5,184	0	0%
Employment Density ³	2.2	2.3	2.3	2.3	0.1	5%
Residential Density ⁴	3.6	6.7	6.7	6.7	3.1	85%

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