2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Miramar MCAS Community Planning Area
City of San Diego

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**5,064**	**11,957**	**12,053**	*12,179*	*12,263*	**7,199**	**142%**
Household Population	1,987	7,076	7,152	*7,257*	*7,319*	5,332	268%
Group Quarters Population	3,077	4,881	4,901	*4,922*	*4,944*	1,867	61%
Civilian	12	22	42	*63*	*85*	73	608%
Military	3,065	4,859	4,859	*4,859*	*4,859*	1,794	59%
Total Housing Units	**557**	**1,957**	**1,957**	*1,957*	*1,957*	**1,400**	**251%**
Single Family	557	557	557	*557*	*557*	0	0%
Multiple Family	0	1,400	1,400	*1,400*	*1,400*	1,400	0%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Occupied Housing Units	**544**	**1,933**	**1,936**	*1,935*	*1,935*	**1,391**	**256%**
Single Family	544	547	548	*547*	*547*	3	1%
Multiple Family	0	1,386	1,388	*1,388*	*1,388*	1,388	0%
Mobile Homes	0	0	0	*0*	*0*	0	0%
Vacancy Rate	**2.3%**	**1.2%**	**1.1%**	*1.1%*	*1.1%*	**-1.2**	**-52%**
Single Family	2.3%	1.8%	1.6%	*1.8%*	*1.8%*	-0.5	-22%
Multiple Family	0.0%	1.0%	0.9%	*0.9%*	*0.9%*	0.9	0%
Mobile Homes	0.0%	0.0%	0.0%	*0.0%*	*0.0%*	0.0	0%
Persons per Household	**3.65**	**3.66**	**3.69**	*3.75*	*3.78*	**0.13**	**4%**

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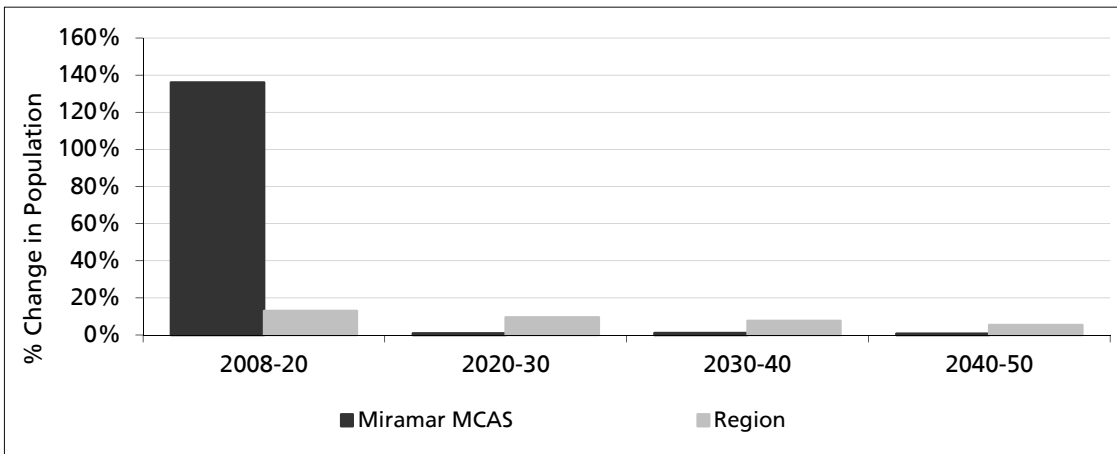
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,064**	**11,957**	**12,053**	**12,179**	**12,263**	**7,199**	**142%**
Under 5	361	878	882	886	888	527	146%
5 to 9	274	629	632	638	642	368	134%
10 to 14	146	345	356	368	373	227	155%
15 to 17	29	110	110	110	113	84	290%
18 to 19	433	842	849	858	863	430	99%
20 to 24	2,950	7,132	7,187	7,259	7,306	4,356	148%
25 to 29	371	911	919	927	934	563	152%
30 to 34	229	569	572	580	586	357	156%
35 to 39	179	310	311	313	314	135	75%
40 to 44	71	210	214	219	223	152	214%
45 to 49	13	13	13	13	13	0	0%
50 to 54	6	6	6	6	6	0	0%
55 to 59	2	2	2	2	2	0	0%
60 to 61	0	0	0	0	0	0	0%
62 to 64	0	0	0	0	0	0	0%
65 to 69	0	0	0	0	0	0	0%
70 to 74	0	0	0	0	0	0	0%
75 to 79	0	0	0	0	0	0	0%
80 to 84	0	0	0	0	0	0	0%
85 and over	0	0	0	0	0	0	0%
Median Age	22.2	22.2	22.2	22.2	22.2	0.0	0%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,064**	**11,957**	**12,053**	**12,179**	**12,263**	**7,199**	**142%**
Hispanic	1,141	2,692	2,708	2,731	2,746	1,605	141%
Non-Hispanic	3,923	9,265	9,345	9,448	9,517	5,594	143%
White	2,896	6,856	6,910	6,978	7,023	4,127	143%
Black	607	1,437	1,450	1,471	1,486	879	145%
American Indian	30	108	108	108	108	78	260%
Asian	247	568	573	579	583	336	136%
Hawaiian / Pacific Islander	20	20	20	20	20	0	0%
Other	2	2	2	2	2	0	0%
Two or More Races	121	274	282	290	295	174	144%

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	**10,580**	**10,660**	**10,906**	**11,267**	**11,267**	**687**	**6%**
Civilian Jobs	1,210	1,290	1,536	1,897	1,897	687	57%
Military Jobs	9,370	9,370	9,370	9,370	9,370	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	**22,617**	**22,617**	**22,617**	**22,617**	**22,617**	**0**	**0%**
Developed Acres	**17,260**	**17,408**	**17,450**	**17,513**	**17,513**	**253**	**1%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	75	75	75	75	75	0	0%
Multiple Family	0	142	142	142	142	142	--
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	70	70	70	70	70	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	1,295	1,301	1,319	1,344	1,344	49	4%
Commercial/Services	656	664	689	727	727	71	11%
Office	24	24	24	24	24	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	1,030	1,030	1,030	1,030	1,030	0	0%
Agricultural and Extractive[2]	1,010	1,003	1,002	1,002	1,002	-8	-1%
Parks and Military Use	13,099	13,099	13,099	13,099	13,099	0	0%
Vacant Developable Acres	**1,396**	**1,247**	**1,206**	**1,143**	**1,143**	**-253**	**-18%**
Low Density Single Family	1,143	1,143	1,143	1,143	1,143	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	142	0	0	0	0	-142	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	49	43	25	0	0	-49	-100%
Commercial/Services	63	62	38	0	0	-63	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**3,961**	**3,961**	**3,961**	**3,961**	**3,961**	**0**	**0%**
Employment Density[3]	**0.6**	**0.6**	**0.8**	**0.9**	**0.9**	**0.3**	**48%**
Residential Density[4]	**3.8**	**6.8**	**6.8**	**6.8**	**6.8**	**3.0**	**78%**

GROWTH TRENDS IN JOBS
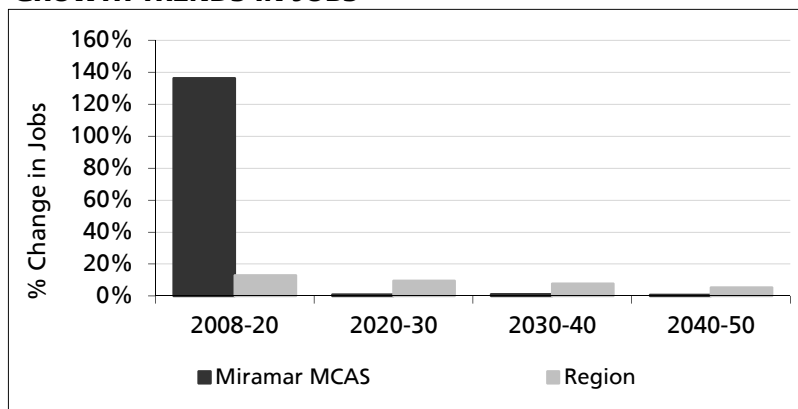
Notes:

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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