

SERIES 13 REGIONAL GROWTH FORECAST

Mira Mesa Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	73,230	90,338	103,999	103,685	30,455	42%
Household Population	72,924	90,115	103,634	103,220	30,296	42%
Group Quarters Population	306	223	365	465	159	52%
Civilian	306	223	365	465	159	52%
Military	0	0	0	0	0	0%
Total Housing Units	24,971	30,270	34,601	34,712	9,741	39%
Single Family	16,259	16,434	16,449	16,450	191	1%
Multiple Family	8,426	13,550	18,072	18,262	9,836	117%
Mobile Homes	286	286	80	0	-286	-100%
Occupied Housing Units	24,299	29,408	33,794	33,798	9,499	39%
Single Family	15,838	15,981	16,057	16,015	177	1%
Multiple Family	8,236	13,201	17,673	17,783	9,547	116%
Mobile Homes	225	226	64	0	-225	-100%
Vacancy Rate	2.7%	2.8%	2.3%	2.6%	-0.1	-4%
Single Family	2.6%	2.8%	2.4%	2.6%	0.0	0%
Multiple Family	2.3%	2.6%	2.2%	2.6%	0.3	13%
Mobile Homes	21.3%	21.0%	20.0%	0.0%	-21.3	-100%
Persons per Household	3.00	3.06	3.07	3.05	0.0	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	1,098	1,208	1,126	918	-180	-16%
\$15,000-\$29,999	1,479	1,974	1,898	1,571	92	6%
\$30,000-\$44,999	2,296	2,689	2,694	2,311	15	1%
\$45,000-\$59,999	2,598	3,025	3,156	2,804	206	8%
\$60,000-\$74,999	2,625	3,041	3,291	3,027	402	15%
\$75,000-\$99,999	4,190	4,573	5,161	4,958	768	18%
\$100,000-\$124,999	2,994	3,638	4,304	4,338	1,344	45%
\$125,000-\$149,999	1,871	2,714	3,336	3,508	1,637	87%
\$150,000-\$199,999	2,610	3,342	4,291	4,748	2,138	82%
\$200,000 or more	2,538	3,204	4,537	5,615	3,077	121%
Total Households	24,299	29,408	33,794	33,798	9,499	39%
Median Household Income						
Adjusted for inflation (\$2010)	\$87,252	\$90,127	\$97,922	\$107,550	\$20,298	23%

*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.

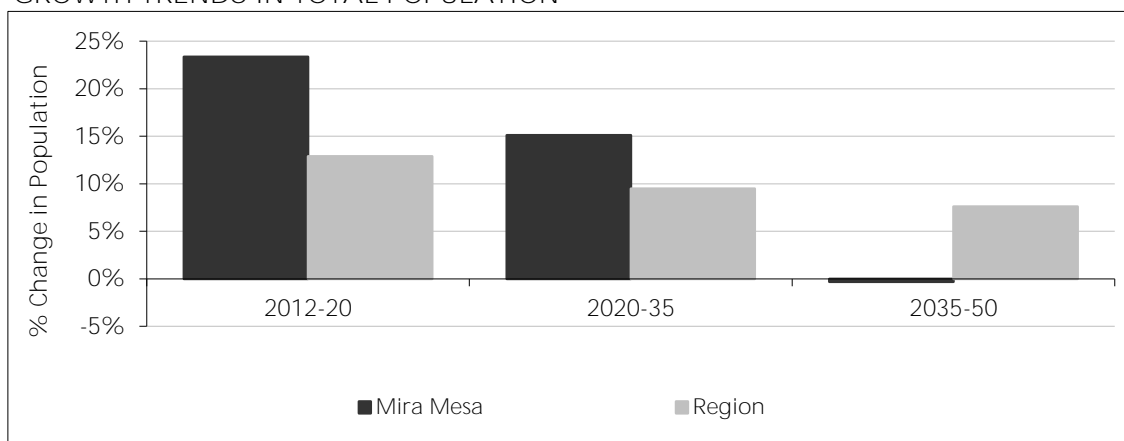
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	73,230	90,338	103,999	103,685	30,455	42%
Under 5	4,544	6,536	6,474	6,420	1,876	41%
5 to 9	4,070	5,276	5,697	5,515	1,445	36%
10 to 14	3,938	4,212	5,279	5,003	1,065	27%
15 to 17	2,605	2,597	3,295	3,118	513	20%
18 to 19	1,848	1,259	1,806	1,680	-168	-9%
20 to 24	4,796	4,878	5,282	4,969	173	4%
25 to 29	6,639	8,234	7,415	7,730	1,091	16%
30 to 34	6,519	8,027	7,822	8,260	1,741	27%
35 to 39	5,813	7,784	7,924	7,722	1,909	33%
40 to 44	5,600	6,210	7,754	6,486	886	16%
45 to 49	5,159	5,592	6,745	5,948	789	15%
50 to 54	5,187	5,593	6,875	6,187	1,000	19%
55 to 59	4,775	5,839	6,283	6,881	2,106	44%
60 to 61	1,621	2,293	2,352	2,601	980	60%
62 to 64	2,382	3,413	3,781	4,019	1,637	69%
65 to 69	2,897	5,018	5,979	6,650	3,753	130%
70 to 74	1,867	3,431	4,970	4,915	3,048	163%
75 to 79	1,295	1,867	3,781	3,798	2,503	193%
80 to 84	858	1,079	2,398	2,686	1,828	213%
85 and over	817	1,200	2,087	3,097	2,280	279%
Median Age	36.4	37.7	40.6	41.1	4.7	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	73,230	90,338	103,999	103,685	30,455	42%
Hispanic	9,948	13,288	15,830	16,870	6,922	70%
Non-Hispanic	63,282	77,050	88,169	86,815	23,533	37%
White	22,460	24,605	19,974	13,614	-8,846	-39%
Black	2,629	3,224	3,106	2,733	104	4%
American Indian	139	374	738	747	608	437%
Asian	33,924	42,916	55,301	58,647	24,723	73%
Hawaiian / Pacific Islander	451	952	1,964	2,772	2,321	515%
Other	198	348	527	563	365	184%
Two or More Races	3,481	4,631	6,559	7,739	4,258	122%

GROWTH TRENDS IN TOTAL POPULATION



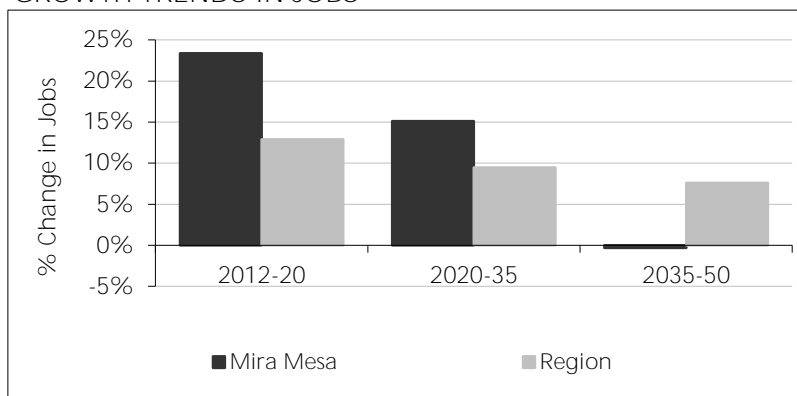
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	75,275	83,882	87,944	93,095	17,820	24%
Civilian Jobs	75,275	83,882	87,944	93,095	17,820	24%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	10,974	10,974	10,974	10,974	0	0%
Developed Acres	9,497	9,961	10,132	10,260	762	8%
Low Density Single Family	0	0	0	0	0	0%
Single Family	2,227	2,268	2,271	2,272	44	2%
Multiple Family	383	489	580	591	208	54%
Mobile Homes	35	35	10	0	-35	-100%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	65	104	104	104	--
Industrial	1,935	1,969	2,029	2,097	162	8%
Commercial/Services	538	573	585	588	50	9%
Office	267	304	314	344	77	29%
Schools	251	264	264	264	13	5%
Roads and Freeways	1,499	1,547	1,550	1,553	54	4%
Agricultural and Extractive ²	72	39	0	0	-72	-100%
Parks and Military Use	2,291	2,408	2,425	2,448	157	7%
Vacant Developable Acres	812	348	177	49	-762	-94%
Low Density Single Family	0	0	0	0	0	0%
Single Family	45	4	0	0	-44	-100%
Multiple Family	158	52	1	1	-158	-100%
Mixed Use	33	0	0	0	-33	-100%
Industrial	223	136	79	12	-211	-95%
Commercial/Services	54	18	4	0	-54	-99%
Office	68	45	36	6	-63	-92%
Schools	13	0	0	0	-13	-100%
Parks and Other	198	66	34	11	-186	-94%
Future Roads and Freeways	20	25	22	20	0	0%
Constrained Acres	665	665	665	665	0	0%
Employment Density ³	25.2	26.7	27.1	27.8	2.7	11%
Residential Density ⁴	9.4	10.7	11.9	11.9	2.5	26%

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