

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Miramar Ranch North 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>11,976</b>	<b>12,148</b>	<b>12,319</b>	<b>12,553</b>	<b>12,665</b>	<b>689</b>	<b>6%</b>
Household Population	11,976	12,148	12,319	12,553	12,665	689	6%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>4,331</b>	<b>4,331</b>	<b>4,331</b>	<b>4,331</b>	<b>4,331</b>	<b>0</b>	<b>0%</b>
Single Family	2,892	2,892	2,892	2,892	2,892	0	0%
Multiple Family	1,439	1,439	1,439	1,439	1,439	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>4,214</b>	<b>4,232</b>	<b>4,243</b>	<b>4,247</b>	<b>4,250</b>	<b>36</b>	<b>1%</b>
Single Family	2,811	2,827	2,835	2,837	2,839	28	1%
Multiple Family	1,403	1,405	1,408	1,410	1,411	8	1%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>2.7%</b>	<b>2.3%</b>	<b>2.0%</b>	<b>1.9%</b>	<b>1.9%</b>	<b>-0.8</b>	<b>-30%</b>
Single Family	2.8%	2.2%	2.0%	1.9%	1.8%	-1.0	-36%
Multiple Family	2.5%	2.4%	2.2%	2.0%	1.9%	-0.6	-24%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.84</b>	<b>2.87</b>	<b>2.90</b>	<b>2.96</b>	<b>2.98</b>	<b>0.14</b>	<b>5%</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	76	51	37	30	27	-49	-64%
\$15,000-\$29,999	261	170	131	108	98	-163	-62%
\$30,000-\$44,999	295	311	252	215	199	-96	-33%
\$45,000-\$59,999	454	418	355	313	294	-160	-35%
\$60,000-\$74,999	636	470	419	381	364	-272	-43%
\$75,000-\$99,999	794	770	729	691	671	-123	-15%
\$100,000-\$124,999	716	645	653	649	644	-72	-10%
\$125,000-\$149,999	345	481	519	538	545	200	58%
\$150,000-\$199,999	318	554	648	711	738	420	132%
\$200,000 or more	319	362	500	611	670	351	110%
Total Households	4,214	4,232	4,243	4,247	4,250	36	1%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$87,122	\$97,597	\$107,600	\$114,850	\$118,323	\$31,201	36%

**\*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.

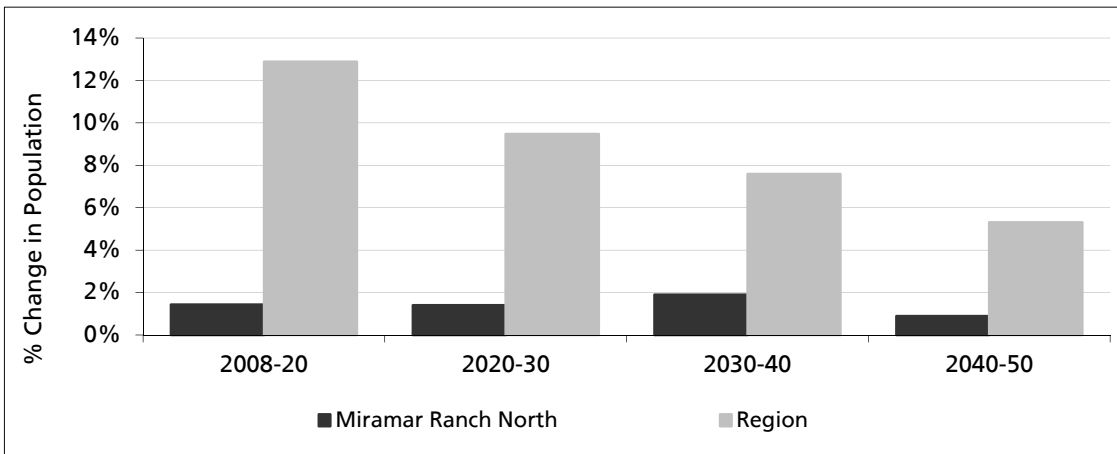
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>11,976</b>	<b>12,148</b>	<b>12,319</b>	<b>12,553</b>	<b>12,665</b>	<b>689</b>	<b>6%</b>
Under 5	965	917	933	922	907	-58	-6%
5 to 9	1,095	1,085	1,067	1,049	1,006	-89	-8%
10 to 14	1,052	1,077	1,005	1,038	1,000	-52	-5%
15 to 17	516	442	429	418	454	-62	-12%
18 to 19	314	262	242	229	239	-75	-24%
20 to 24	515	494	488	460	455	-60	-12%
25 to 29	339	398	416	414	432	93	27%
30 to 34	507	560	520	544	511	4	1%
35 to 39	1,170	1,017	1,191	1,167	1,107	-63	-5%
40 to 44	1,494	1,242	1,355	1,289	1,298	-196	-13%
45 to 49	1,347	1,126	980	1,149	1,205	-142	-11%
50 to 54	991	954	865	971	978	-13	-1%
55 to 59	623	914	732	643	778	155	25%
60 to 61	227	301	292	274	301	74	33%
62 to 64	218	376	354	367	379	161	74%
65 to 69	184	388	527	489	447	263	143%
70 to 74	136	226	351	364	313	177	130%
75 to 79	111	149	240	293	300	189	170%
80 to 84	79	98	170	227	233	154	195%
85 and over	93	122	162	246	322	229	246%
Median Age	37.9	39.1	39.4	40.1	40.9	3.0	8%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>11,976</b>	<b>12,148</b>	<b>12,319</b>	<b>12,553</b>	<b>12,665</b>	<b>689</b>	<b>6%</b>
Hispanic	1,015	1,285	1,482	1,678	1,856	841	83%
Non-Hispanic	10,961	10,863	10,837	10,875	10,809	-152	-1%
White	7,509	7,047	6,652	6,363	6,031	-1,478	-20%
Black	330	426	475	527	591	261	79%
American Indian	15	35	40	37	31	16	107%
Asian	2,583	2,808	3,068	3,273	3,437	854	33%
Hawaiian / Pacific Islander	33	56	50	77	85	52	158%
Other	29	26	44	40	27	-2	-7%
Two or More Races	462	465	508	558	607	145	31%

## GROWTH TRENDS IN TOTAL POPULATION



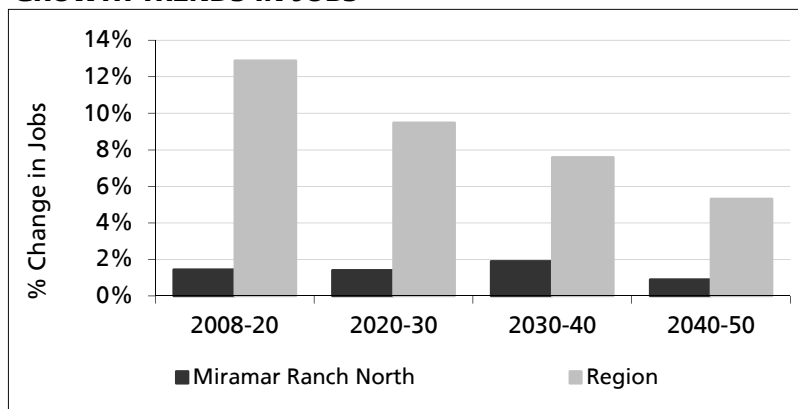
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>3,652</b>	<b>5,101</b>	<b>5,345</b>	<b>5,683</b>	<b>5,802</b>	<b>2,150</b>	<b>59%</b>
Civilian Jobs	3,652	5,101	5,345	5,683	5,802	2,150	59%
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>1,878</b>	<b>1,878</b>	<b>1,878</b>	<b>1,878</b>	<b>1,878</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,839</b>	<b>1,866</b>	<b>1,870</b>	<b>1,875</b>	<b>1,878</b>	<b>38</b>	<b>2%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	452	452	452	452	452	0	0%
Multiple Family	93	93	93	93	93	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	13	13	12	12	12	-1	-9%
Commercial/Services	46	55	57	59	60	14	30%
Office	29	47	50	53	54	25	88%
Schools	18	18	18	18	18	0	0%
Roads and Freeways	318	318	318	318	318	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	870	870	870	870	870	0	0%
<b>Vacant Developable Acres</b>	<b>38</b>	<b>11</b>	<b>7</b>	<b>2</b>	<b>0</b>	<b>-38</b>	<b>-100%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	13	4	3	1	0	-13	-100%
Office	25	7	4	1	0	-25	-100%
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%
<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>34.5</b>	<b>38.4</b>	<b>39.0</b>	<b>40.0</b>	<b>40.2</b>	<b>5.8</b>	<b>17%</b>
<b>Residential Density<sup>4</sup></b>	<b>7.9</b>	<b>7.9</b>	<b>7.9</b>	<b>7.9</b>	<b>7.9</b>	<b>0.0</b>	<b>0%</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).