

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 16 - Miramar



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,068	11,957	12,053	12,179	12,263	7,195	142%
Household Population	1,991	7,076	7,152	7,257	7,319	5,328	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	558	1,958	1,958	1,958	1,958	1,400	251%
Single Family	558	558	558	558	558	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	545	1,933	1,936	1,935	1,935	1,390	255%
Single Family	545	547	548	547	547	2	0%
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%	1.3%	1.1%	1.2%	1.2%	-1.1	-48%
Single Family	2.3%	2.0%	1.8%	2.0%	2.0%	-0.3	-13%
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)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	26	20	17	15	14	-12	-46%
\$15,000-\$29,999	151	195	169	158	149	-2	-1%
\$30,000-\$44,999	162	413	381	367	354	192	119%
\$45,000-\$59,999	142	453	443	437	431	289	204%
\$60,000-\$74,999	28	355	366	369	371	343	1225%
\$75,000-\$99,999	21	325	355	367	378	357	1700%
\$100,000-\$124,999	10	119	139	148	157	147	1470%
\$125,000-\$149,999	5	37	46	51	55	50	1000%
\$150,000-\$199,999	0	14	18	21	23	23	0%
\$200,000 or more	0	2	2	2	3	3	0%
Total Households	545	1,933	1,936	1,935	1,935	1,390	255%
Median Household Income							
Adjusted for inflation (\$1999)	\$38,843	\$56,209	\$58,578	\$59,674	\$60,788	\$21,945	56%

***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.

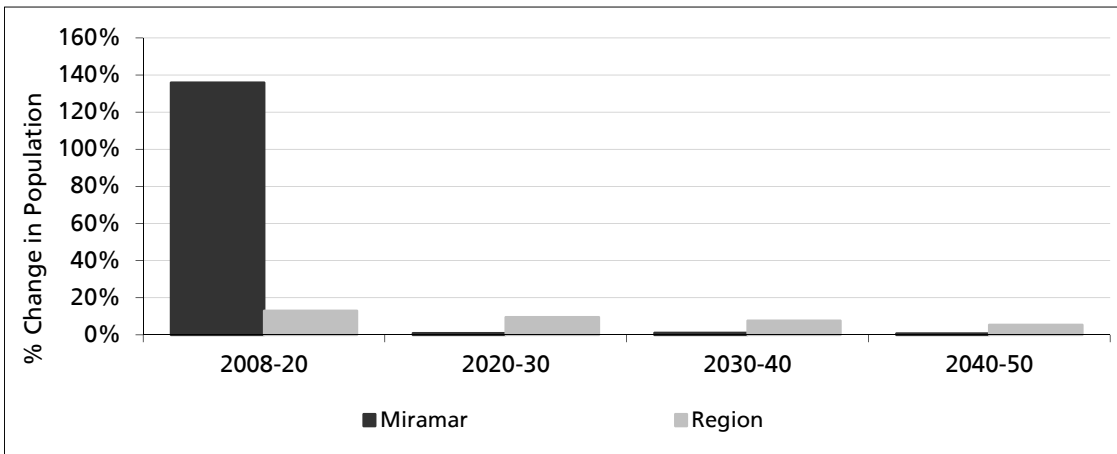
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	5,068	11,957	12,053	12,179	12,263	7,195	142%
Under 5	361	878	882	886	888	527	146%
5 to 9	274	629	632	638	642	368	134%
10 to 14	147	345	356	368	373	226	154%
15 to 17	30	110	110	110	113	83	277%
18 to 19	433	842	849	858	863	430	99%
20 to 24	2,951	7,132	7,187	7,259	7,306	4,355	148%
25 to 29	372	911	919	927	934	562	151%
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	5,068	11,957	12,053	12,179	12,263	7,195	142%
Hispanic	1,141	2,692	2,708	2,731	2,746	1,605	141%
Non-Hispanic	3,927	9,265	9,345	9,448	9,517	5,590	142%
White	2,899	6,856	6,910	6,978	7,023	4,124	142%
Black	608	1,437	1,450	1,471	1,486	878	144%
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



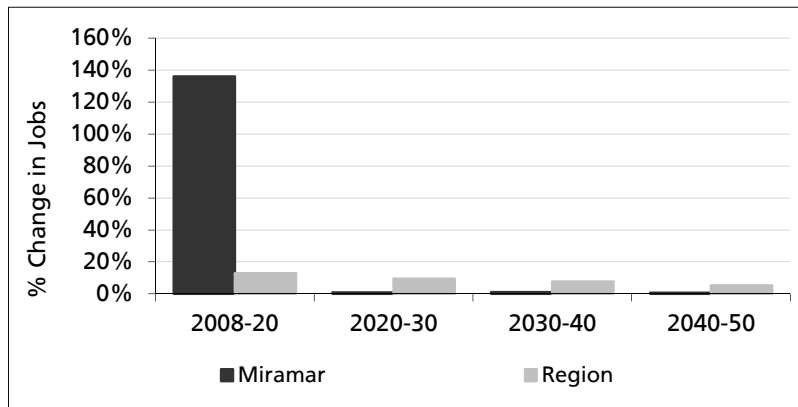
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	10,794	10,874	11,120	11,481	11,481	687	6%
Civilian Jobs	1,424	1,504	1,750	2,111	2,111	687	48%
Military Jobs	9,370	9,370	9,370	9,370	9,370	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	15,573	15,573	15,573	15,573	15,573	0	0%
Developed Acres	12,381	12,529	12,571	12,634	12,634	253	2%
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	1,117	1,123	1,141	1,166	1,166	49	4%
Commercial/Services	669	678	703	740	740	71	11%
Office	24	24	24	24	24	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	1,044	1,044	1,044	1,044	1,044	0	0%
Agricultural and Extractive ²	1,010	1,003	1,002	1,002	1,002	-8	-1%
Parks and Military Use	8,371	8,371	8,371	8,371	8,371	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	1,796	1,796	1,796	1,796	1,796	0	0%
Employment Density³	0.8	0.8	0.9	1.1	1.1	0.3	39%
Residential Density⁴	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).