

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



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	76,822	86,067	108,316	113,340	114,943	38,121	50%
Household Population	76,282	85,345	107,272	111,901	113,214	36,932	48%
Group Quarters Population	540	722	1,044	1,439	1,729	1,189	220%
Civilian	540	722	1,044	1,439	1,729	1,189	220%
Military	0	0	0	0	0	0	0%
Total Housing Units	24,964	27,628	34,241	35,723	36,181	11,217	45%
Single Family	16,262	16,457	16,457	16,555	16,726	464	3%
Multiple Family	8,416	11,171	17,784	19,168	19,455	11,039	131%
Mobile Homes	286	0	0	0	0	-286	-100%
Occupied Housing Units	24,110	26,833	33,379	34,848	35,329	11,219	47%
Single Family	15,683	15,981	16,045	16,149	16,335	652	4%
Multiple Family	8,159	10,852	17,334	18,699	18,994	10,835	133%
Mobile Homes	268	0	0	0	0	-268	-100%
Vacancy Rate	3.4%	2.9%	2.5%	2.4%	2.4%	-1.0	-29%
Single Family	3.6%	2.9%	2.5%	2.5%	2.3%	-1.3	-36%
Multiple Family	3.1%	2.9%	2.5%	2.4%	2.4%	-0.7	-23%
Mobile Homes	6.3%	0.0%	0.0%	0.0%	0.0%	-6.3	-100%
Persons per Household	3.16	3.18	3.21	3.21	3.20	0.04	1%

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	1,311	1,109	1,028	820	680	-631	-48%
\$15,000-\$29,999	2,549	2,100	1,985	1,596	1,324	-1,225	-48%
\$30,000-\$44,999	3,488	3,245	3,264	2,759	2,367	-1,121	-32%
\$45,000-\$59,999	3,893	3,844	4,140	3,701	3,297	-596	-15%
\$60,000-\$74,999	3,666	3,838	4,437	4,202	3,895	229	6%
\$75,000-\$99,999	4,527	5,318	6,742	6,896	6,742	2,215	49%
\$100,000-\$124,999	2,398	3,504	4,980	5,602	5,849	3,451	144%
\$125,000-\$149,999	1,113	1,991	3,162	3,902	4,347	3,234	291%
\$150,000-\$199,999	832	1,505	2,757	3,842	4,663	3,831	460%
\$200,000 or more	333	379	884	1,528	2,165	1,832	550%
Total Households	24,110	26,833	33,379	34,848	35,329	11,219	47%
Median Household Income							
Adjusted for inflation (\$1999)	\$63,331	\$72,188	\$81,806	\$90,756	\$97,625	\$34,294	54%

***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.

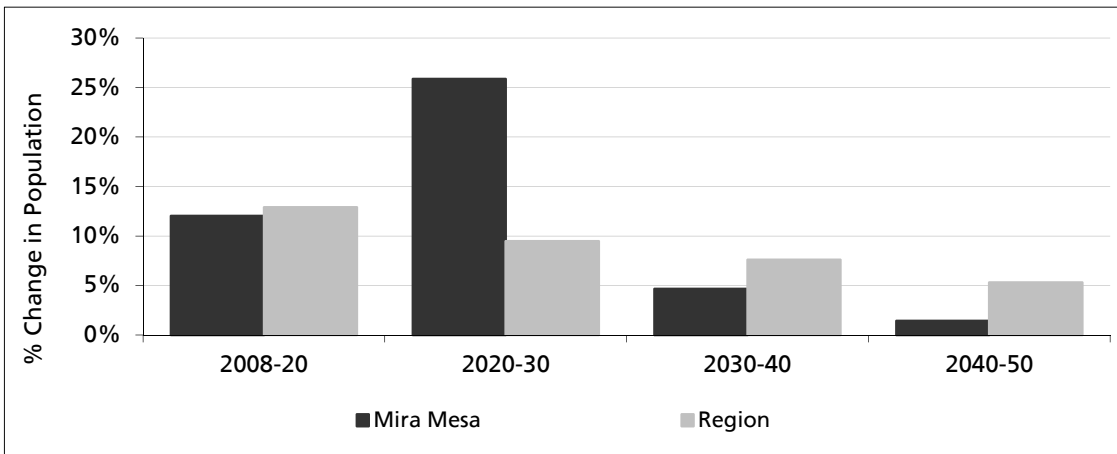
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	76,822	86,067	108,316	113,340	114,943	38,121	50%
Under 5	5,266	5,277	6,255	6,318	6,034	768	15%
5 to 9	4,709	5,357	6,262	6,267	6,200	1,491	32%
10 to 14	4,418	5,299	6,107	6,084	6,118	1,700	38%
15 to 17	2,551	2,668	3,369	3,351	3,399	848	33%
18 to 19	1,761	1,458	1,989	1,950	1,946	185	11%
20 to 24	4,279	4,023	5,695	5,397	5,235	956	22%
25 to 29	5,102	5,493	6,798	6,951	6,772	1,670	33%
30 to 34	6,564	7,219	8,117	9,217	8,633	2,069	32%
35 to 39	7,792	7,465	9,787	10,071	10,014	2,222	29%
40 to 44	7,177	7,111	8,992	8,587	9,563	2,386	33%
45 to 49	6,589	6,260	6,994	7,791	7,856	1,267	19%
50 to 54	5,645	5,775	6,806	7,314	6,866	1,221	22%
55 to 59	4,627	6,074	6,888	6,624	7,310	2,683	58%
60 to 61	1,605	2,353	2,698	2,761	3,128	1,523	95%
62 to 64	1,690	3,128	3,701	3,742	3,879	2,189	130%
65 to 69	2,160	4,175	5,935	5,878	5,657	3,497	162%
70 to 74	1,598	2,669	4,377	4,490	4,558	2,960	185%
75 to 79	1,413	1,796	3,615	4,459	4,518	3,105	220%
80 to 84	970	1,128	2,091	3,014	3,169	2,199	227%
85 and over	906	1,339	1,840	3,074	4,088	3,182	351%
Median Age	37.4	39.2	39.9	40.6	41.6	4.2	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	76,822	86,067	108,316	113,340	114,943	38,121	50%
Hispanic	8,436	10,171	13,538	15,079	16,098	7,662	91%
Non-Hispanic	68,386	75,896	94,778	98,261	98,845	30,459	45%
White	25,972	24,755	28,594	26,229	22,889	-3,083	-12%
Black	3,361	3,988	4,726	4,899	4,997	1,636	49%
American Indian	205	617	898	985	966	761	371%
Asian	34,325	40,330	51,378	55,339	57,978	23,653	69%
Hawaiian / Pacific Islander	417	893	1,402	1,693	1,870	1,453	348%
Other	233	445	803	914	958	725	311%
Two or More Races	3,873	4,868	6,977	8,202	9,187	5,314	137%

GROWTH TRENDS IN TOTAL POPULATION



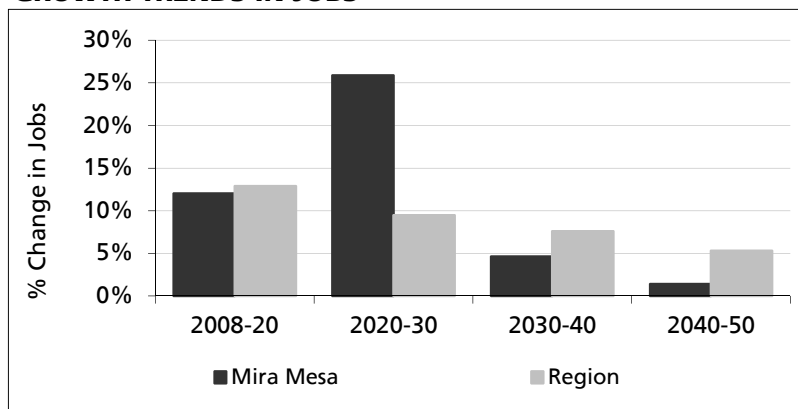
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	76,172	80,889	82,549	85,516	91,091	14,919	20%
Civilian Jobs	76,172	80,889	82,549	85,516	91,091	14,919	20%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	10,996	10,996	10,996	10,996	10,996	0	0%
Developed Acres	10,250	10,421	10,688	10,800	10,965	714	7%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	2,225	2,266	2,266	2,266	2,266	41	2%
Multiple Family	383	482	590	592	593	210	55%
Mobile Homes	35	0	0	0	0	-35	-100%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	33	101	104	104	104	--
Industrial	1,878	1,908	1,983	2,014	2,115	237	13%
Commercial/Services	538	560	584	588	588	50	9%
Office	264	290	291	340	343	80	30%
Schools	252	254	256	259	265	13	5%
Roads and Freeways	1,587	1,587	1,587	1,587	1,587	0	0%
Agricultural and Extractive ²	169	136	125	125	125	-44	-26%
Parks and Military Use	2,919	2,905	2,905	2,925	2,977	58	2%
Vacant Developable Acres	746	575	308	196	32	-714	-96%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	41	0	0	0	0	-41	-99%
Multiple Family	175	111	3	1	0	-175	-100%
Mixed Use	60	60	3	1	0	-60	-100%
Industrial	233	203	128	100	0	-233	-100%
Commercial/Services	54	32	7	1	0	-54	-100%
Office	65	53	52	3	0	-65	-100%
Schools	13	12	10	7	0	-13	-99%
Parks and Other	73	73	73	53	0	-73	-100%
Future Roads and Freeways	31	31	31	31	31	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	26.0	26.7	26.1	26.3	27.1	1.1	4%
Residential Density⁴	9.4	10.0	11.8	12.3	12.4	3.0	32%

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).