

SERIES 13 REGIONAL GROWTH FORECAST

Miramar Ranch North Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	12,703	12,875	12,973	12,896	193	2%
Household Population	12,703	12,875	12,973	12,896	193	2%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	4,331	4,331	4,331	4,331	0	0%
Single Family	2,892	2,892	2,892	2,892	0	0%
Multiple Family	1,439	1,439	1,439	1,439	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	4,290	4,260	4,270	4,263	-27	-1%
Single Family	2,882	2,881	2,886	2,881	-1	0%
Multiple Family	1,408	1,379	1,384	1,382	-26	-2%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	0.9%	1.6%	1.4%	1.6%	0.7	78%
Single Family	0.3%	0.4%	0.2%	0.4%	0.1	33%
Multiple Family	2.2%	4.2%	3.8%	4.0%	1.8	82%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.96	3.02	3.04	3.03	0.1	2%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

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.

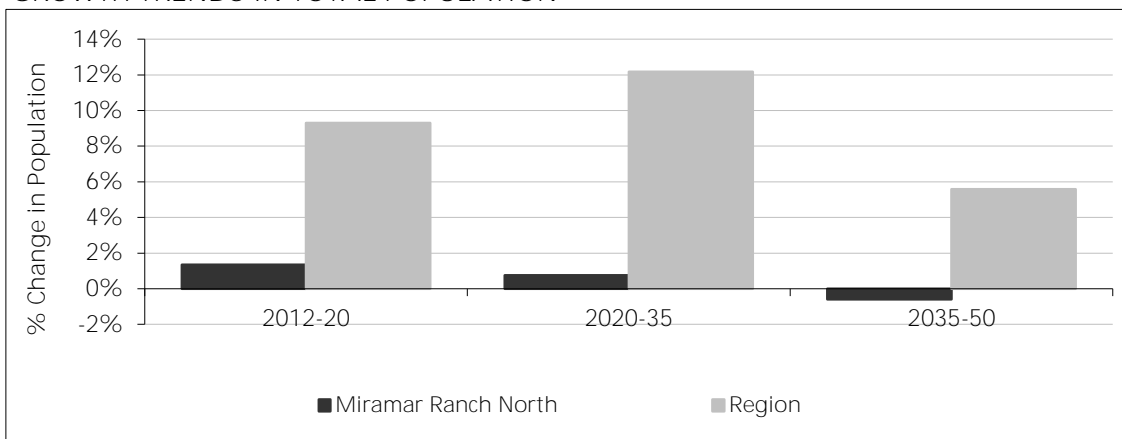
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	12,703	12,875	12,973	12,896	193	2%
Under 5	862	1,061	915	1,025	163	19%
5 to 9	1,062	1,196	1,109	1,218	156	15%
10 to 14	1,159	1,067	1,130	1,082	-77	-7%
15 to 17	659	517	607	493	-166	-25%
18 to 19	400	262	313	261	-139	-35%
20 to 24	411	370	379	317	-94	-23%
25 to 29	537	560	427	484	-53	-10%
30 to 34	730	751	626	735	5	1%
35 to 39	1,027	1,138	1,042	1,077	50	5%
40 to 44	1,278	1,240	1,338	1,134	-144	-11%
45 to 49	1,256	1,113	1,202	1,016	-240	-19%
50 to 54	1,156	967	1,095	986	-170	-15%
55 to 59	844	875	729	809	-35	-4%
60 to 61	204	236	193	229	25	12%
62 to 64	346	390	358	349	3	1%
65 to 69	322	501	471	527	205	64%
70 to 74	153	268	351	337	184	120%
75 to 79	106	145	271	254	148	140%
80 to 84	89	101	206	194	105	118%
85 and over	102	117	211	369	267	262%
Median Age	37.6	37.9	39.7	38.9	1.3	3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	12,703	12,875	12,973	12,896	193	2%
Hispanic	1,133	1,314	1,538	1,769	636	56%
Non-Hispanic	11,570	11,561	11,435	11,127	-443	-4%
White	6,739	6,290	5,118	4,221	-2,518	-37%
Black	256	309	312	324	68	27%
American Indian	19	29	45	31	12	63%
Asian	3,954	4,248	5,115	5,577	1,623	41%
Hawaiian / Pacific Islander	20	34	76	97	77	385%
Other	32	39	45	43	11	34%
Two or More Races	550	612	724	834	284	52%

GROWTH TRENDS IN TOTAL POPULATION



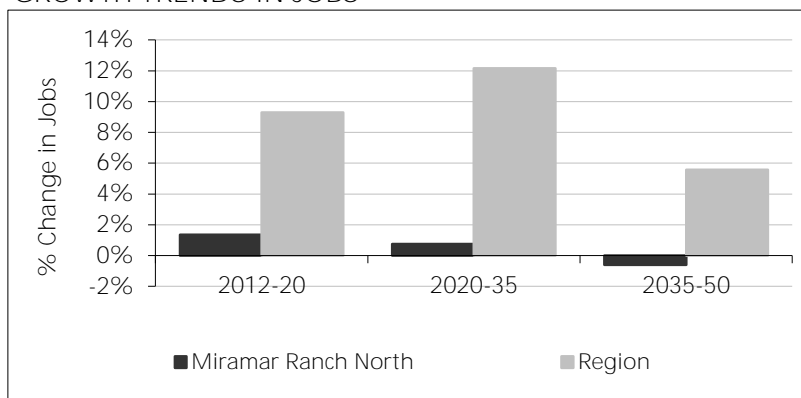
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,492	4,263	4,634	4,634	2,142	86%
Civilian Jobs	2,492	4,263	4,634	4,634	2,142	86%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,894	1,894	1,894	1,894	0	0%
Developed Acres	1,637	1,664	1,676	1,676	39	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	452	452	452	452	0	0%
Multiple Family	93	93	93	93	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	12	12	12	12	0	0%
Commercial/Services	46	55	60	60	14	30%
Office	29	47	54	54	25	88%
Schools	18	18	18	18	0	0%
Roads and Freeways	317	317	317	317	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	670	670	670	670	0	0%
Vacant Developable Acres	39	13	0	0	-39	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	14	6	0	0	-14	-100%
Office	25	7	0	0	-25	-100%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	217	217	217	217	0	0%
Employment Density ³	23.8	32.4	32.1	32.1	8.4	35%
Residential Density ⁴	7.9	7.9	7.9	7.9	0.0	0%

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