

SERIES 13 REGIONAL GROWTH FORECAST

Mission Bay Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	571	505	496	307	-264	-46%
Household Population	498	448	386	164	-334	-67%
Group Quarters Population	73	57	110	143	70	96%
Civilian	73	57	110	143	70	96%
Military	0	0	0	0	0	0%
Total Housing Units	276	242	203	80	-196	-71%
Single Family	0	0	0	0	0	0%
Multiple Family	44	44	44	44	0	0%
Mobile Homes	232	198	159	36	-196	-84%
Occupied Housing Units	239	206	175	69	-170	-71%
Single Family	0	0	0	0	0	0%
Multiple Family	43	39	39	39	-4	-9%
Mobile Homes	196	167	136	30	-166	-85%
Vacancy Rate	13.4%	14.9%	13.8%	13.8%	0.4	3%
Single Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Multiple Family	2.3%	11.4%	11.4%	11.4%	9.1	396%
Mobile Homes	15.5%	15.7%	14.5%	16.7%	1.2	8%
Persons per Household	2.08	2.17	2.21	2.38	0.3	14%

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	22	12	9	4	-18	-82%
\$15,000-\$29,999	10	5	6	1	-9	-90%
\$30,000-\$44,999	162	98	78	30	-132	-81%
\$45,000-\$59,999	7	17	15	6	-1	-14%
\$60,000-\$74,999	0	7	6	1	1	0%
\$75,000-\$99,999	14	16	15	7	-7	-50%
\$100,000-\$124,999	0	21	19	8	8	0%
\$125,000-\$149,999	6	5	5	1	-5	-83%
\$150,000-\$199,999	7	8	7	2	-5	-71%
\$200,000 or more	11	17	15	9	-2	-18%
Total Households	239	206	175	69	-170	-71%
Median Household Income						
Adjusted for inflation (\$2010)	\$38,102	\$43,163	\$43,942	\$44,750	\$6,648	17%

*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.

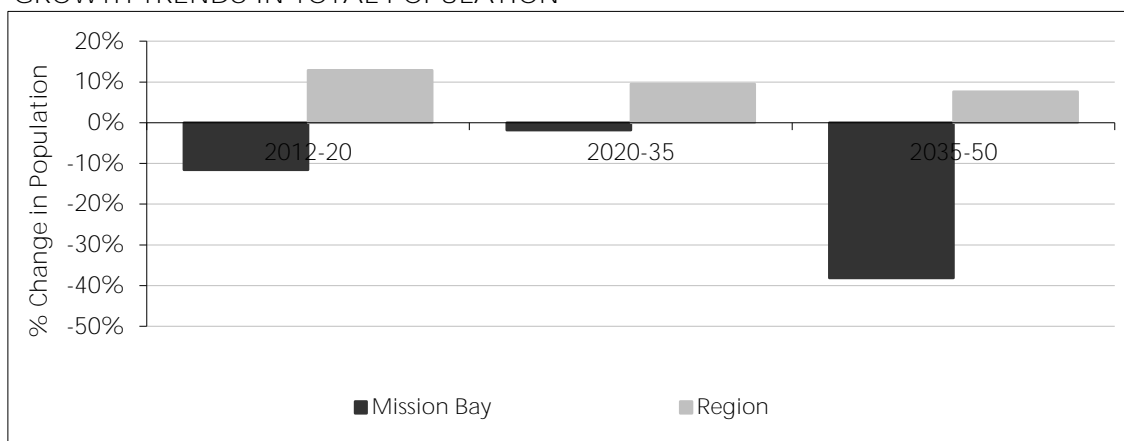
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	571	505	496	307	-264	-46%
Under 5	20	7	2	4	-16	-80%
5 to 9	3	10	6	1	-2	-67%
10 to 14	7	2	7	1	-6	-86%
15 to 17	2	5	3	1	-1	-50%
18 to 19	12	7	13	4	-8	-67%
20 to 24	142	112	111	73	-69	-49%
25 to 29	75	80	71	39	-36	-48%
30 to 34	57	60	52	31	-26	-46%
35 to 39	21	34	26	12	-9	-43%
40 to 44	19	19	19	14	-5	-26%
45 to 49	27	32	22	20	-7	-26%
50 to 54	40	24	33	31	-9	-23%
55 to 59	33	23	39	22	-11	-33%
60 to 61	14	11	11	7	-7	-50%
62 to 64	20	18	14	10	-10	-50%
65 to 69	39	29	31	19	-20	-51%
70 to 74	14	11	8	5	-9	-64%
75 to 79	8	5	8	11	3	38%
80 to 84	13	10	10	2	-11	-85%
85 and over	5	6	10	0	-5	-100%
Median Age	32.1	32.5	33.4	34.9	2.8	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	571	505	496	307	-264	-46%
Hispanic	32	43	39	18	-14	-44%
Non-Hispanic	539	462	457	289	-250	-46%
White	490	434	420	260	-230	-47%
Black	1	7	4	3	2	200%
American Indian	3	2	2	0	-3	-100%
Asian	18	6	11	9	-9	-50%
Hawaiian / Pacific Islander	0	1	5	3	3	--
Other	0	0	1	1	1	--
Two or More Races	27	12	14	13	-14	-52%

GROWTH TRENDS IN TOTAL POPULATION



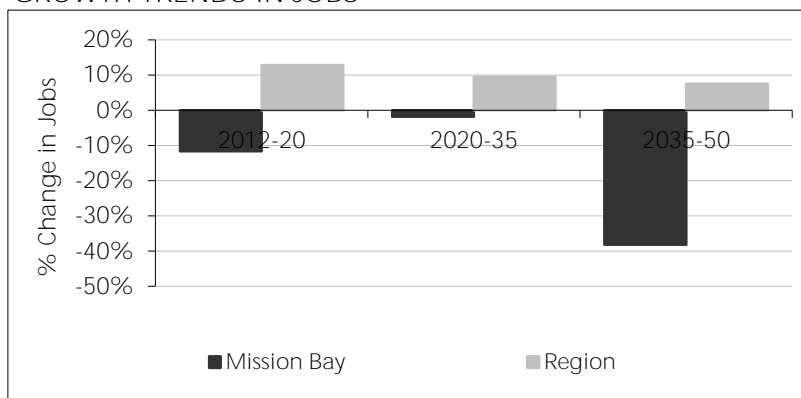
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	5,703	6,542	7,359	9,662	3,959	69%
Civilian Jobs	5,703	6,542	7,359	9,662	3,959	69%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	4,278	4,278	4,278	4,278	0	0%
Developed Acres	1,919	1,964	1,975	2,003	84	4%
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%
Mobile Homes	81	69	56	13	-68	-84%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	2	2	2	2	0	0%
Commercial/Services	465	496	521	591	126	27%
Office	1	1	1	1	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	252	252	252	252	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	1,118	1,144	1,143	1,143	26	2%
Vacant Developable Acres	110	65	54	26	-84	-77%
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	62	47	37	10	-52	-85%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	48	17	17	16	-32	-67%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	2,249	2,249	2,249	2,249	0	0%
Employment Density ³	12.2	13.1	14.0	16.2	4.1	33%
Residential Density ⁴	3.4	3.5	3.7	6.2	2.7	80%

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