

SERIES 13 REGIONAL GROWTH FORECAST

Midway - Pacific Hwy. Corridor Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,672	4,751	10,452	12,805	8,133	174%
Household Population	4,187	4,271	9,955	12,293	8,106	194%
Group Quarters Population	485	480	497	512	27	6%
Civilian	485	480	497	512	27	6%
Military	0	0	0	0	0	0%
Total Housing Units	1,851	1,840	4,256	5,311	3,460	187%
Single Family	497	487	481	481	-16	-3%
Multiple Family	1,354	1,353	3,775	4,830	3,476	257%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	1,758	1,749	4,053	5,012	3,254	185%
Single Family	490	480	475	475	-15	-3%
Multiple Family	1,268	1,269	3,578	4,537	3,269	258%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.0%	4.9%	4.8%	5.6%	0.6	12%
Single Family	1.4%	1.4%	1.2%	1.2%	-0.2	-14%
Multiple Family	6.4%	6.2%	5.2%	6.1%	-0.3	-5%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.38	2.44	2.46	2.45	0.1	3%

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	246	233	467	499	253	103%
\$15,000-\$29,999	150	268	554	609	459	306%
\$30,000-\$44,999	419	278	601	689	270	64%
\$45,000-\$59,999	262	246	556	664	402	153%
\$60,000-\$74,999	186	199	470	583	397	213%
\$75,000-\$99,999	214	231	575	747	533	249%
\$100,000-\$124,999	88	135	358	493	405	460%
\$125,000-\$149,999	66	75	210	305	239	362%
\$150,000-\$199,999	55	61	185	287	232	422%
\$200,000 or more	72	23	77	136	64	89%
Total Households	1,758	1,749	4,053	5,012	3,254	185%
Median Household Income						
Adjusted for inflation (\$2010)	\$48,664	\$50,823	\$55,913	\$61,158	\$12,494	26%

*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.

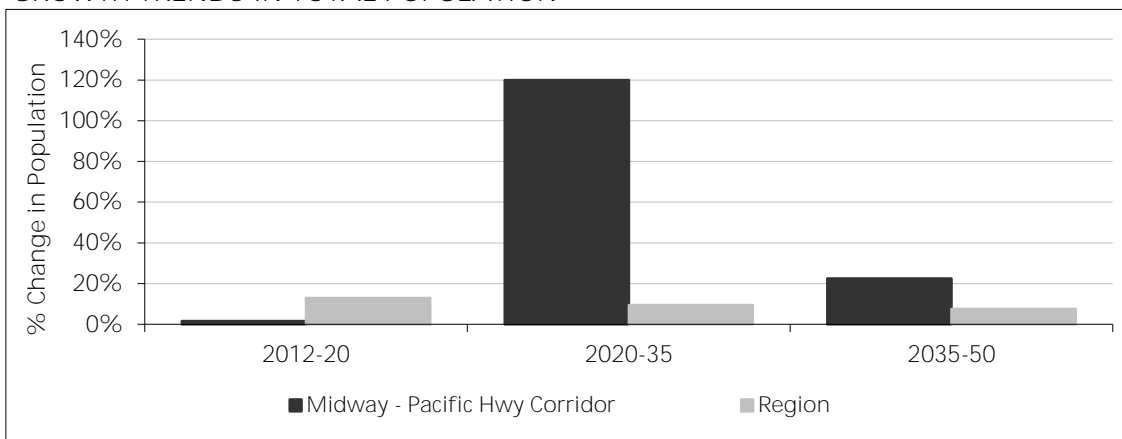
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,672	4,751	10,452	12,805	8,133	174%
Under 5	593	590	907	1,080	487	82%
5 to 9	422	420	627	713	291	69%
10 to 14	244	274	456	590	346	142%
15 to 17	118	92	160	189	71	60%
18 to 19	49	46	89	105	56	114%
20 to 24	309	300	632	703	394	128%
25 to 29	637	628	1,013	1,278	641	101%
30 to 34	605	602	1,052	1,430	825	136%
35 to 39	382	385	786	1,001	619	162%
40 to 44	223	200	487	526	303	136%
45 to 49	196	198	529	598	402	205%
50 to 54	148	172	472	506	358	242%
55 to 59	152	187	493	704	552	363%
60 to 61	56	61	183	214	158	282%
62 to 64	119	112	319	436	317	266%
65 to 69	107	182	466	642	535	500%
70 to 74	82	115	547	564	482	588%
75 to 79	57	66	450	430	373	654%
80 to 84	72	54	423	445	373	518%
85 and over	101	67	361	651	550	545%
Median Age	29.7	30.2	36.8	36.6	6.9	23%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,672	4,751	10,452	12,805	8,133	174%
Hispanic	1,150	1,308	2,763	3,560	2,410	210%
Non-Hispanic	3,522	3,443	7,689	9,245	5,723	162%
White	2,217	2,137	5,194	6,161	3,944	178%
Black	617	626	975	1,062	445	72%
American Indian	15	14	28	31	16	107%
Asian	298	316	848	1,197	899	302%
Hawaiian / Pacific Islander	45	45	106	131	86	191%
Other	16	13	12	12	-4	-25%
Two or More Races	314	292	526	651	337	107%

GROWTH TRENDS IN TOTAL POPULATION



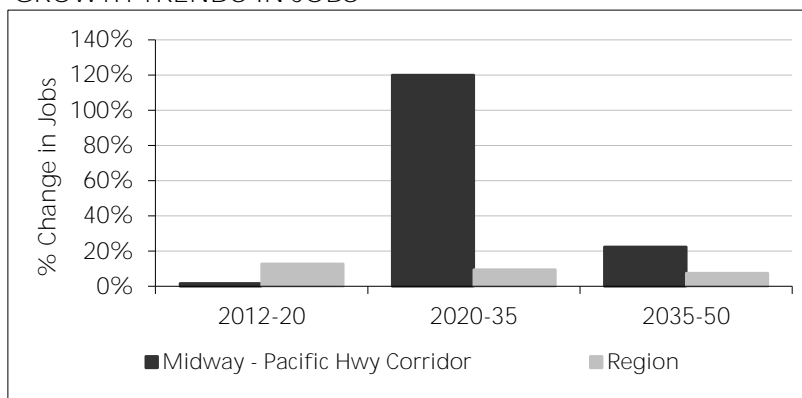
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	15,223	16,778	17,866	18,100	2,877	19%
Civilian Jobs	14,882	16,437	17,525	17,759	2,877	19%
Military Jobs	341	341	341	341	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	886	886	886	886	0	0%
Developed Acres	864	874	880	883	19	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	31	31	30	30	-1	-3%
Multiple Family	33	33	34	66	33	101%
Mobile Homes	0	0	0	0	0	0%
Other Residential	14	15	15	15	1	10%
Mixed Use	0	32	78	82	82	--
Industrial	181	145	130	129	-52	-28%
Commercial/Services	276	272	248	215	-61	-22%
Office	41	40	37	36	-5	-12%
Schools	9	11	12	13	4	39%
Roads and Freeways	278	295	295	295	18	6%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	2	2	2	2	0	0%
Vacant Developable Acres	22	12	5	3	-19	-88%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	0	0	0	-1	-100%
Multiple Family	2	2	1	0	-2	-100%
Mixed Use	0	0	0	0	0	-100%
Industrial	5	3	1	0	-5	-96%
Commercial/Services	8	3	1	0	-8	-95%
Office	0	0	0	0	0	0%
Schools	5	4	3	2	-4	-66%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density ³	29.3	34.0	37.7	40.9	11.6	39%
Residential Density ⁴	23.9	19.5	36.0	34.9	11.1	46%

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