

SERIES 13 REGIONAL GROWTH FORECAST

Mission Valley Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	19,038	24,894	34,282	36,340	17,302	91%
Household Population	18,712	24,582	33,946	35,989	17,277	92%
Group Quarters Population	326	312	336	351	25	8%
Civilian	326	312	336	351	25	8%
Military	0	0	0	0	0	0%
Total Housing Units	11,233	14,324	19,299	20,734	9,501	85%
Single Family	1,070	1,320	1,620	1,717	647	60%
Multiple Family	10,163	13,004	17,679	19,017	8,854	87%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	10,189	12,931	17,752	18,846	8,657	85%
Single Family	879	1,065	1,386	1,422	543	62%
Multiple Family	9,310	11,866	16,366	17,424	8,114	87%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	9.3%	9.7%	8.0%	9.1%	-0.2	-2%
Single Family	17.9%	19.3%	14.4%	17.2%	-0.7	-4%
Multiple Family	8.4%	8.8%	7.4%	8.4%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.84	1.90	1.91	1.91	0.1	4%

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	572	699	777	666	94	16%
\$15,000-\$29,999	1,014	1,284	1,483	1,320	306	30%
\$30,000-\$44,999	1,458	1,654	2,008	1,868	410	28%
\$45,000-\$59,999	1,414	1,731	2,190	2,117	703	50%
\$60,000-\$74,999	1,358	1,605	2,120	2,144	786	58%
\$75,000-\$99,999	1,612	2,151	3,018	3,196	1,584	98%
\$100,000-\$124,999	1,069	1,481	2,202	2,471	1,402	131%
\$125,000-\$149,999	721	943	1,491	1,769	1,048	145%
\$150,000-\$199,999	661	920	1,555	1,977	1,316	199%
\$200,000 or more	310	463	908	1,318	1,008	325%
Total Households	10,189	12,931	17,752	18,846	8,657	85%
Median Household Income						
Adjusted for inflation (\$2010)	\$67,031	\$70,257	\$77,469	\$85,232	\$18,201	27%

*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.

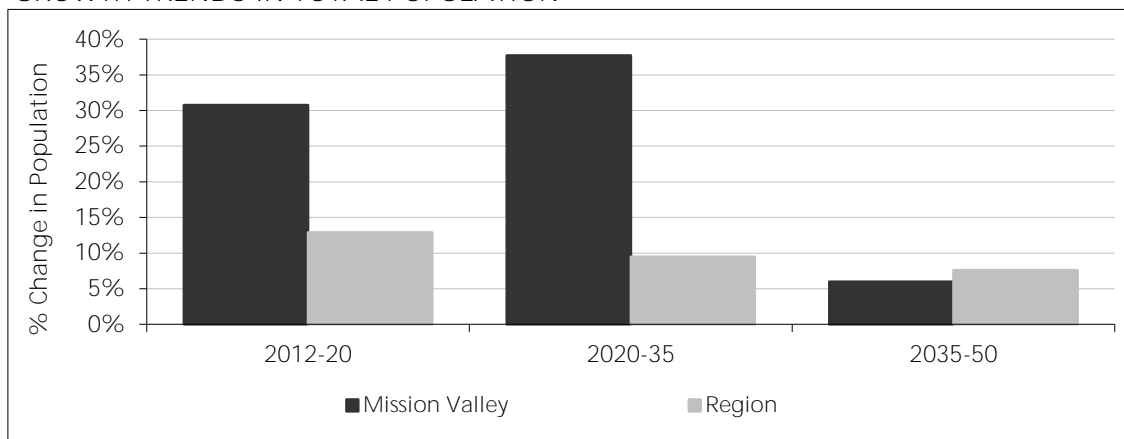
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	19,038	24,894	34,282	36,340	17,302	91%
Under 5	1,149	1,655	2,149	2,408	1,259	110%
5 to 9	464	661	1,025	1,093	629	136%
10 to 14	337	421	669	769	432	128%
15 to 17	226	211	402	399	173	77%
18 to 19	178	139	239	182	4	2%
20 to 24	1,704	1,795	2,411	2,138	434	25%
25 to 29	3,616	4,390	4,791	5,001	1,385	38%
30 to 34	2,888	3,551	4,064	4,669	1,781	62%
35 to 39	1,648	2,433	2,977	3,170	1,522	92%
40 to 44	1,206	1,500	2,347	2,151	945	78%
45 to 49	998	1,140	1,693	1,709	711	71%
50 to 54	974	1,119	1,648	1,665	691	71%
55 to 59	923	1,264	1,554	1,808	885	96%
60 to 61	349	559	606	766	417	119%
62 to 64	400	599	787	886	486	122%
65 to 69	553	1,043	1,460	1,628	1,075	194%
70 to 74	336	763	1,282	1,081	745	222%
75 to 79	350	619	1,509	1,289	939	268%
80 to 84	317	441	1,359	1,405	1,088	343%
85 and over	422	591	1,310	2,123	1,701	403%
Median Age	33.2	34.5	37.3	37.4	4.2	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	19,038	24,894	34,282	36,340	17,302	91%
Hispanic	3,502	5,349	9,005	11,175	7,673	219%
Non-Hispanic	15,536	19,545	25,277	25,165	9,629	62%
White	11,289	13,958	15,878	14,006	2,717	24%
Black	1,005	1,300	1,932	2,008	1,003	100%
American Indian	72	82	115	113	41	57%
Asian	2,191	2,946	5,249	6,433	4,242	194%
Hawaiian / Pacific Islander	98	153	292	366	268	273%
Other	66	65	87	103	37	56%
Two or More Races	815	1,041	1,724	2,136	1,321	162%

GROWTH TRENDS IN TOTAL POPULATION



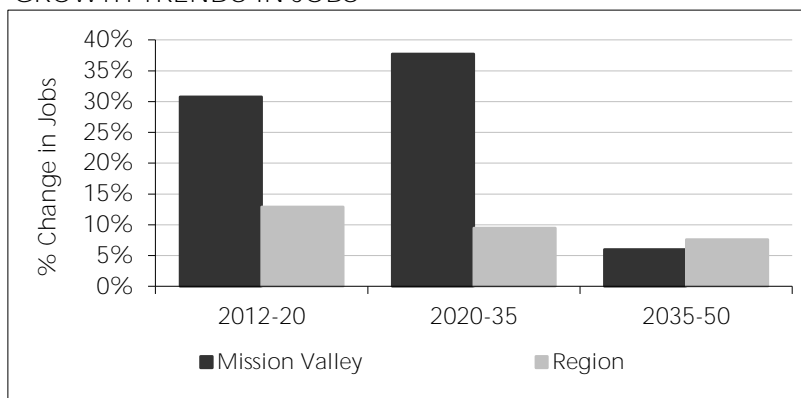
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	45,197	53,673	57,826	59,447	14,250	32%
Civilian Jobs	45,197	53,673	57,826	59,447	14,250	32%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	3,237	3,237	3,237	3,237	0	0%
Developed Acres	2,415	2,603	2,699	2,749	334	14%
Low Density Single Family	0	0	0	0	0	0%
Single Family	75	86	94	97	22	29%
Multiple Family	333	335	424	466	134	40%
Mobile Homes	0	0	0	0	0	0%
Other Residential	14	14	14	13	-1	-9%
Mixed Use	0	182	199	201	201	--
Industrial	102	71	71	71	-31	-30%
Commercial/Services	802	760	747	755	-47	-6%
Office	275	290	287	290	15	5%
Schools	25	25	25	17	-8	-32%
Roads and Freeways	764	795	795	795	31	4%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	25	44	44	44	19	77%
Vacant Developable Acres	338	150	53	4	-334	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	22	11	3	0	-22	-100%
Multiple Family	109	107	33	0	-109	-100%
Mixed Use	124	0	0	0	-124	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	31	20	11	0	-31	-99%
Office	29	9	3	0	-29	-100%
Schools	0	0	0	0	0	0%
Parks and Other	19	0	0	0	-19	-100%
Future Roads and Freeways	3	3	3	3	0	0%
Constrained Acres	484	484	484	484	0	0%
Employment Density ³	37.5	43.4	47.0	48.2	10.6	28%
Residential Density ⁴	26.6	27.2	30.6	30.7	4.0	15%

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