

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Midway - Pacific Hwy. Corridor Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,762	4,390	7,722	10,437	10,505	6,743	179%
Household Population	3,160	3,764	7,057	9,700	9,728	6,568	208%
Group Quarters Population	602	626	665	737	777	175	29%
Civilian	602	626	665	737	777	175	29%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,822	2,133	3,970	5,460	5,483	3,661	201%
Single Family	498	498	488	472	472	-26	-5%
Multiple Family	1,324	1,635	3,482	4,988	5,011	3,687	278%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	1,771	2,079	3,873	5,328	5,354	3,583	202%
Single Family	488	491	481	464	464	-24	-5%
Multiple Family	1,283	1,588	3,392	4,864	4,890	3,607	281%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	2.8%	2.5%	2.4%	2.4%	2.4%	-0.4	-14%
Single Family	2.0%	1.4%	1.4%	1.7%	1.7%	-0.3	-15%
Multiple Family	3.1%	2.9%	2.6%	2.5%	2.4%	-0.7	-23%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.78	1.81	1.82	1.82	1.82	0.04	2%

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	319	294	440	547	521	202	63%
\$15,000-\$29,999	491	512	845	1,094	1,064	573	117%
\$30,000-\$44,999	449	455	822	1,107	1,099	650	145%
\$45,000-\$59,999	174	321	627	874	883	709	407%
\$60,000-\$74,999	124	204	428	615	631	507	409%
\$75,000-\$99,999	95	175	398	593	619	524	552%
\$100,000-\$124,999	41	71	178	275	293	252	615%
\$125,000-\$149,999	28	28	77	123	134	106	379%
\$150,000-\$199,999	30	16	47	79	87	57	190%
\$200,000 or more	20	3	11	21	23	3	15%
Total Households	1,771	2,079	3,873	5,328	5,354	3,583	202%
Median Household Income							
Adjusted for inflation (\$1999)	\$32,522	\$37,698	\$41,889	\$43,862	\$44,904	\$12,382	38%

***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.

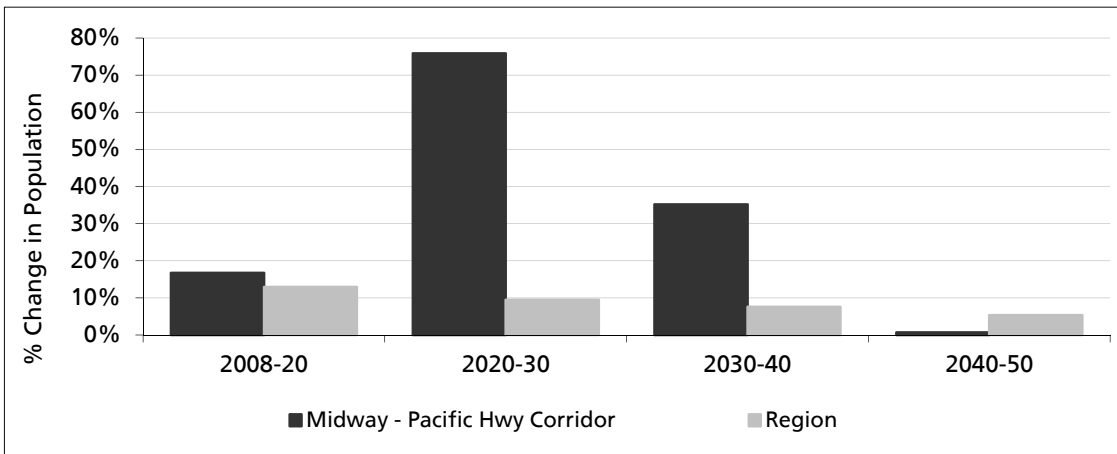
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,762	4,390	7,722	10,437	10,505	6,743	179%
Under 5	448	457	643	839	822	374	83%
5 to 9	295	374	634	776	800	505	171%
10 to 14	153	191	309	406	408	255	167%
15 to 17	98	119	228	278	265	167	170%
18 to 19	73	82	118	177	160	87	119%
20 to 24	337	343	437	568	570	233	69%
25 to 29	352	423	596	777	782	430	122%
30 to 34	520	558	793	1,098	1,066	546	105%
35 to 39	368	367	736	969	967	599	163%
40 to 44	208	215	450	573	635	427	205%
45 to 49	143	148	243	430	438	295	206%
50 to 54	163	187	297	434	438	275	169%
55 to 59	107	128	217	228	326	219	205%
60 to 61	50	62	113	115	157	107	214%
62 to 64	48	103	166	197	215	167	348%
65 to 69	56	129	276	345	314	258	461%
70 to 74	88	217	536	641	553	465	528%
75 to 79	85	121	437	620	531	446	525%
80 to 84	78	66	261	463	405	327	419%
85 and over	92	100	232	503	653	561	610%
Median Age	31.2	31.8	35.7	36.5	37.0	5.8	19%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	3,762	4,390	7,722	10,437	10,505	6,743	179%
Hispanic	810	1,095	2,000	2,736	2,820	2,010	248%
Non-Hispanic	2,952	3,295	5,722	7,701	7,685	4,733	160%
White	2,134	2,387	4,306	5,820	5,769	3,635	170%
Black	349	379	530	653	627	278	80%
American Indian	22	20	26	25	21	-1	-5%
Asian	239	313	560	792	857	618	259%
Hawaiian / Pacific Islander	13	17	34	46	43	30	231%
Other	20	7	12	11	13	-7	-35%
Two or More Races	175	172	254	354	355	180	103%

GROWTH TRENDS IN TOTAL POPULATION



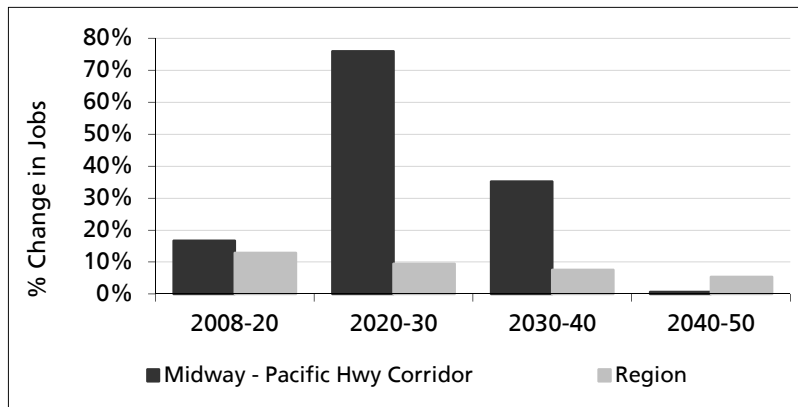
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	21,416	21,448	22,402	23,969	24,000	2,584	12%
Civilian Jobs	21,416	21,448	22,402	23,969	24,000	2,584	12%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	873	873	873	873	873	0	0%
Developed Acres	850	850	857	873	873	23	3%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	47	47	46	45	45	-2	-4%
Multiple Family	33	33	33	62	62	30	91%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	11	13	15	15	14	3	31%
Mixed Use	0	13	98	125	126	126	--
Industrial	164	158	120	118	118	-46	-28%
Commercial/Services	269	264	222	186	186	-83	-31%
Office	41	37	37	36	36	-5	-12%
Schools	15	15	15	15	15	0	0%
Roads and Freeways	271	271	271	271	271	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0	0%
Vacant Developable Acres	23	23	16	0	0	-23	-100%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	1	1	1	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	5	5	3	0	0	-5	-100%
Commercial/Services	17	17	12	0	0	-17	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	43.8	44.8	50.7	57.5	57.5	13.6	31%
Residential Density⁴	20.2	21.4	27.6	29.5	29.7	9.5	47%

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).