

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 6 - Mid City

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	164,903	176,998	218,878	253,088	88,185	53%
Household Population	160,897	171,156	212,746	246,733	85,836	53%
Group Quarters Population	4,006	5,842	6,132	6,355	2,349	59%
Civilian	4,006	5,842	6,132	6,355	2,349	59%
Military	0	0	0	0	0	0%
Total Housing Units	59,952	62,737	78,231	90,739	30,787	51%
Single Family	30,645	30,638	29,422	27,758	-2,887	-9%
Multiple Family	28,866	31,676	48,557	62,729	33,863	117%
Mobile Homes	441	423	252	252	-189	-43%
Occupied Housing Units	57,587	60,172	75,734	87,359	29,772	52%
Single Family	29,396	29,322	28,476	26,668	-2,728	-9%
Multiple Family	27,750	30,427	47,007	60,445	32,695	118%
Mobile Homes	441	423	251	246	-195	-44%
Vacancy Rate	3.9%	4.1%	3.2%	3.7%	-0.2	-5%
Single Family	4.1%	4.3%	3.2%	3.9%	-0.2	-5%
Multiple Family	3.9%	3.9%	3.2%	3.6%	-0.3	-8%
Mobile Homes	0.0%	0.0%	0.4%	2.4%	2.4	0%
Persons per Household	2.79	2.84	2.81	2.82	0.0	1%

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	8,806	8,863	9,871	9,760	954	11%
\$15,000-\$29,999	10,965	11,104	12,297	12,888	1,923	18%
\$30,000-\$44,999	10,030	9,997	11,742	12,954	2,924	29%
\$45,000-\$59,999	7,521	7,846	9,671	11,108	3,587	48%
\$60,000-\$74,999	5,444	5,884	7,613	9,020	3,576	66%
\$75,000-\$99,999	5,853	6,549	8,940	11,003	5,150	88%
\$100,000-\$124,999	3,527	3,871	5,624	7,149	3,622	103%
\$125,000-\$149,999	1,928	2,266	3,493	4,620	2,692	140%
\$150,000-\$199,999	1,953	2,183	3,589	4,839	2,886	148%
\$200,000 or more	1,560	1,609	2,894	4,018	2,458	158%
Total Households	57,587	60,172	75,734	87,359	29,772	52%
Median Household Income						
Adjusted for inflation (\$2010)	\$43,493	\$45,233	\$51,137	\$55,908	\$12,415	29%

*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.

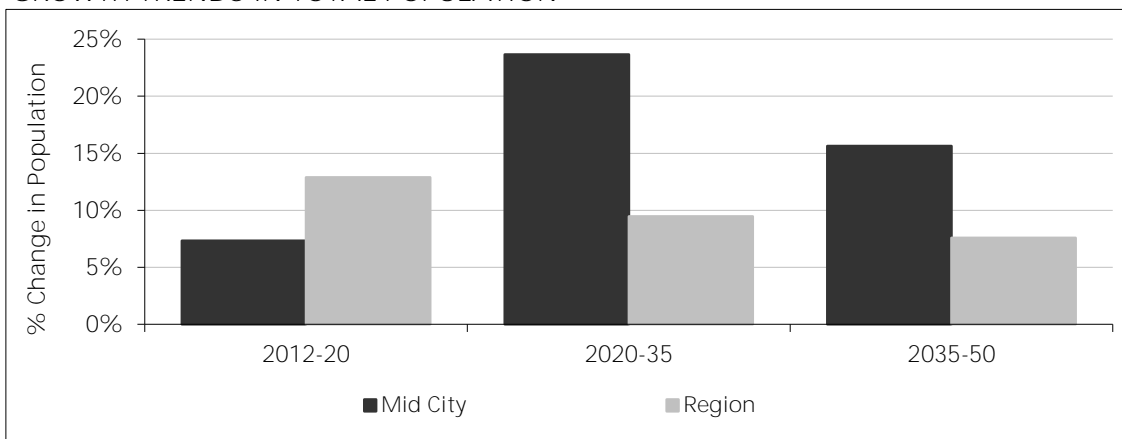
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	164,903	176,998	218,878	253,088	88,185	53%
Under 5	12,261	14,973	17,062	18,744	6,483	53%
5 to 9	11,336	12,334	15,826	17,989	6,653	59%
10 to 14	10,876	10,739	13,974	16,768	5,892	54%
15 to 17	6,995	6,384	8,249	10,100	3,105	44%
18 to 19	6,965	6,756	10,607	11,746	4,781	69%
20 to 24	18,073	19,611	24,424	27,312	9,239	51%
25 to 29	14,818	16,464	16,939	19,095	4,277	29%
30 to 34	13,090	13,578	16,038	17,410	4,320	33%
35 to 39	11,854	13,013	16,287	16,521	4,667	39%
40 to 44	11,427	10,736	15,609	16,044	4,617	40%
45 to 49	10,063	9,570	11,836	14,466	4,403	44%
50 to 54	9,341	9,001	10,206	13,475	4,134	44%
55 to 59	8,149	8,838	8,648	12,578	4,429	54%
60 to 61	2,789	3,405	3,329	4,267	1,478	53%
62 to 64	3,707	4,582	4,760	5,729	2,022	55%
65 to 69	4,380	6,188	7,566	8,959	4,579	105%
70 to 74	2,813	4,207	6,287	6,839	4,026	143%
75 to 79	2,098	2,529	4,653	5,378	3,280	156%
80 to 84	1,770	1,850	3,458	4,658	2,888	163%
85 and over	2,098	2,240	3,120	5,010	2,912	139%
Median Age	30.4	30.5	30.7	31.4	1.0	3%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	164,903	176,998	218,878	253,088	88,185	53%
Hispanic	71,270	86,404	129,473	169,986	98,716	139%
Non-Hispanic	93,633	90,594	89,405	83,102	-10,531	-11%
White	45,619	40,455	26,679	16,217	-29,402	-64%
Black	18,380	18,260	17,534	14,466	-3,914	-21%
American Indian	468	471	576	588	120	26%
Asian	23,624	25,200	35,492	40,581	16,957	72%
Hawaiian / Pacific Islander	577	740	1,191	1,652	1,075	186%
Other	396	386	467	529	133	34%
Two or More Races	4,569	5,082	7,466	9,069	4,500	98%

GROWTH TRENDS IN TOTAL POPULATION



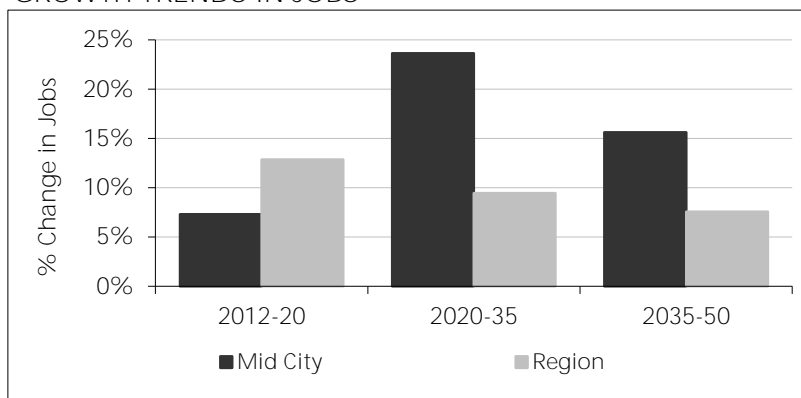
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	35,675	39,247	43,487	47,141	11,466	32%
Civilian Jobs	35,675	39,247	43,487	47,141	11,466	32%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	10,071	10,071	10,071	10,071	0	0%
Developed Acres	9,283	9,322	9,349	9,370	88	1%
Low Density Single Family	1	1	1	1	0	0%
Single Family	4,121	4,112	4,021	3,901	-219	-5%
Multiple Family	773	790	925	1,005	231	30%
Mobile Homes	68	65	44	43	-25	-37%
Other Residential	47	53	52	50	3	7%
Mixed Use	0	135	358	553	553	--
Industrial	173	167	164	158	-15	-9%
Commercial/Services	596	502	296	189	-407	-68%
Office	28	25	11	6	-23	-80%
Schools	497	494	499	487	-10	-2%
Roads and Freeways	2,548	2,549	2,549	2,549	1	0%
Agricultural and Extractive ²	3	3	2	0	-3	-100%
Parks and Military Use	427	426	427	427	1	0%
Vacant Developable Acres	103	73	46	24	-79	-77%
Low Density Single Family	4	4	4	4	0	0%
Single Family	44	27	21	18	-27	-60%
Multiple Family	22	20	11	0	-21	-98%
Mixed Use	24	14	5	0	-23	-98%
Industrial	3	3	2	1	-3	-83%
Commercial/Services	1	0	0	0	-1	-100%
Office	1	1	1	0	-1	-93%
Schools	2	1	1	0	-2	-88%
Parks and Other	2	2	1	0	-1	-90%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	677	677	677	677	0	0%
Employment Density ³	27.5	31.3	37.9	42.2	14.7	53%
Residential Density ⁴	12.0	12.3	15.0	17.2	5.2	44%

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