Suburban exodus will continue

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in the field of highway research.

Income shift

Ganz told the group that by 1985 the portion of households with incomes of $15,000 or more will increase from the current 9.7 to about one third of those living in metropolitan areas. Accompanying this shift will be a change in age composition, with an increase in the number of single families under 34, raising this portion to one-third of all metropolitan area households.

This combination of age-income is characterized by a preference for single-family homes in low density residential areas, he pointed out, which means the population shift away from the central cities can be expected to increase at a rate faster than the population. The 45-and-over age group, whose style could support a return to the central city, will increase only marginally during the same period.

Auto population to double

Based on these projected changes in income, age composition, employment and housing, he predicted that by 1985 the automobile population will be: 1.3 times the size, and metropolitan area population, he said, is characterized by a preference for single-family homes in low density residential areas, he pointed out, which means the population shift away from the central cities can be expected to increase at a rate faster than the population. The 45-and-over age group, whose style could support a return to the central city, will increase only marginally during the same period.

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