POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,096**	**5,715**	**6,653**	**7,209**	**7,502**	**2,406**	**47%**
Household Population	5,084	5,690	6,605	7,139	7,413	2,329	46%
Group Quarters Population	12	25	48	70	89	77	642%
Civilian	12	25	48	70	89	77	642%
Military	0	0	0	0	0	0	0%
Total Housing Units	**3,614**	**3,798**	**4,336**	**4,665**	**4,833**	**1,219**	**34%**
Single Family	1,863	1,706	1,220	665	272	-1,591	-85%
Multiple Family	1,751	2,092	3,116	4,000	4,561	2,810	160%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**2,690**	**2,963**	**3,418**	**3,698**	**3,847**	**1,157**	**43%**
Single Family	1,426	1,371	999	551	228	-1,198	-84%
Multiple Family	1,264	1,592	2,419	3,147	3,619	2,355	186%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**25.6%**	**22.0%**	**21.2%**	**20.7%**	**20.4%**	**-5.2**	**-20%**
Single Family	23.5%	19.6%	18.1%	17.1%	16.2%	-7.3	-31%
Multiple Family	27.8%	23.9%	22.4%	21.3%	20.7%	-7.1	-26%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**1.89**	**1.92**	**1.93**	**1.93**	**1.93**	**0.04**	**2%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

*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.

Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Mission Beach
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,096**	**5,715**	**6,653**	**7,209**	**7,502**	**2,406**	**47%**
Under 5	224	237	270	255	223	-1	0%
5 to 9	201	177	224	243	244	43	21%
10 to 14	128	128	139	149	166	38	30%
15 to 17	60	75	103	107	129	69	115%
18 to 19	44	58	56	71	87	43	98%
20 to 24	96	101	129	149	155	59	61%
25 to 29	669	890	983	951	1,032	363	54%
30 to 34	1,033	1,114	1,183	1,281	1,235	202	20%
35 to 39	706	481	705	761	683	-23	-3%
40 to 44	387	279	337	347	361	-26	-7%
45 to 49	304	257	231	309	292	-12	-4%
50 to 54	267	269	252	316	333	66	25%
55 to 59	254	356	298	281	387	133	52%
60 to 61	107	154	136	124	196	89	83%
62 to 64	150	271	269	275	321	171	114%
65 to 69	143	331	435	416	411	268	187%
70 to 74	106	247	363	361	338	232	219%
75 to 79	105	155	310	403	366	261	249%
80 to 84	47	54	122	195	229	182	387%
85 and over	65	81	108	215	314	249	383%
Median Age	35.7	35.8	36.7	37.6	38.5	2.8	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**5,096**	**5,715**	**6,653**	**7,209**	**7,502**	**2,406**	**47%**
Hispanic	421	517	649	734	798	377	90%
Non-Hispanic	4,675	5,198	6,004	6,475	6,704	2,029	43%
White	4,299	4,745	5,480	5,902	6,079	1,780	41%
Black	73	80	98	114	129	56	77%
American Indian	17	17	24	18	7	-10	-59%
Asian	113	157	194	220	257	144	127%
Hawaiian / Pacific Islander	5	3	1	0	0	-5	-100%
Other	10	15	5	2	3	-7	-70%
Two or More Races	158	181	202	219	229	71	45%
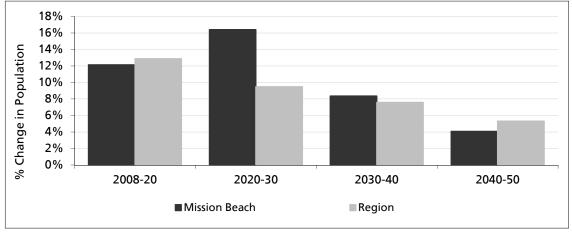
GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Mission Beach
Page 2 of 3

EMPLOYMENT
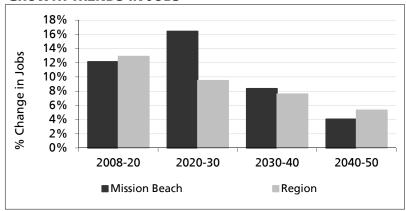
	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**1,297**	**1,335**	**1,380**	**1,386**	**1,386**	**89**	**7%**
Civilian Jobs	1,297	1,335	1,380	1,386	1,386	89	7%
Military Jobs	0	0	0	0	0	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**221**	**221**	**221**	**221**	**221**	**0**	**0%**
Developed Acres	**213**	**214**	**219**	**221**	**221**	**8**	**4%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	59	55	41	19	5	-54	-92%
Multiple Family	35	38	52	74	89	54	155%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	2	4	4	4	4	--
Industrial	3	3	3	3	3	0	-9%
Commercial/Services	21	20	19	21	21	0	1%
Office	0	0	0	0	0	0	0%
Schools	2	2	2	2	2	0	0%
Roads and Freeways	56	56	56	56	56	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	37	37	41	41	41	4	10%
Vacant Developable Acres	**8**	**7**	**2**	**0**	**0**	**-8**	**-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	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	3	3	2	0	0	-3	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	4	4	0	0	0	-4	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**48.3**	**50.4**	**51.0**	**48.0**	**48.0**	**-0.3**	**-1%**
Residential Density[4]	**38.6**	**40.3**	**45.6**	**48.9**	**50.6**	**12.0**	**31%**

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).

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Adopted October 2011
Mission Beach
Page 3 of 3