

SERIES 13 REGIONAL GROWTH FORECAST



City of Imperial Beach

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	26,609	27,506	30,369	31,691	5,082	19%
Household Population	25,972	26,873	29,726	31,042	5,070	20%
Group Quarters Population	637	633	643	649	12	2%
Civilian	637	633	643	649	12	2%
Military	0	0	0	0	0	0%
Total Housing Units	9,863	10,001	10,926	11,528	1,665	17%
Single Family	5,555	5,454	5,362	5,192	-363	-7%
Multiple Family	3,999	4,238	5,350	6,122	2,123	53%
Mobile Homes	309	309	214	214	-95	-31%
Occupied Housing Units	9,202	9,323	10,285	10,755	1,553	17%
Single Family	5,238	5,115	5,083	4,873	-365	-7%
Multiple Family	3,690	3,932	5,017	5,701	2,011	54%
Mobile Homes	274	276	185	181	-93	-34%
Vacancy Rate	6.7%	6.8%	5.9%	6.7%	0.0	0%
Single Family	5.7%	6.2%	5.2%	6.1%	0.4	7%
Multiple Family	7.7%	7.2%	6.2%	6.9%	-0.8	-10%
Mobile Homes	11.3%	10.7%	13.6%	15.4%	4.1	36%
Persons per Household	2.82	2.88	2.89	2.89	0.1	2%

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	1,084	982	920	812	-272	-25%
\$15,000-\$29,999	1,679	1,594	1,570	1,460	-219	-13%
\$30,000-\$44,999	1,588	1,595	1,643	1,602	14	1%
\$45,000-\$59,999	1,509	1,358	1,463	1,480	-29	-2%
\$60,000-\$74,999	870	1,064	1,198	1,259	389	45%
\$75,000-\$99,999	951	1,193	1,419	1,565	614	65%
\$100,000-\$124,999	644	674	855	1,001	357	55%
\$125,000-\$149,999	321	370	496	611	290	90%
\$150,000-\$199,999	293	319	452	587	294	100%
\$200,000 or more	263	174	269	378	115	44%
Total Households	9,202	9,323	10,285	10,755	1,553	17%
Median Household Income						
Adjusted for inflation (\$2010)	\$47,485	\$50,418	\$55,350	\$60,280	\$12,795	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.

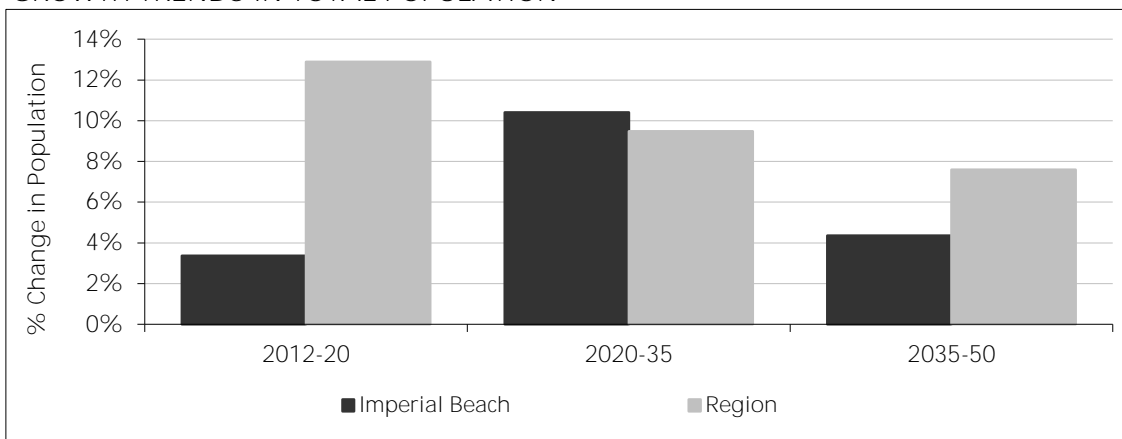
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	26,609	27,506	30,369	31,691	5,082	19%
Under 5	1,976	2,302	2,284	2,224	248	13%
5 to 9	1,758	1,796	1,915	1,921	163	9%
10 to 14	1,710	1,629	1,723	1,818	108	6%
15 to 17	1,061	936	952	1,018	-43	-4%
18 to 19	851	696	726	811	-40	-5%
20 to 24	2,371	2,335	2,220	2,342	-29	-1%
25 to 29	2,451	2,508	2,298	2,237	-214	-9%
30 to 34	1,949	1,862	1,990	1,910	-39	-2%
35 to 39	1,718	1,716	1,945	1,711	-7	0%
40 to 44	1,698	1,478	1,871	1,690	-8	0%
45 to 49	1,591	1,401	1,558	1,640	49	3%
50 to 54	1,855	1,661	1,769	1,966	111	6%
55 to 59	1,540	1,705	1,601	2,146	606	39%
60 to 61	536	676	622	706	170	32%
62 to 64	671	862	856	940	269	40%
65 to 69	809	1,172	1,419	1,510	701	87%
70 to 74	630	1,014	1,441	1,300	670	106%
75 to 79	582	774	1,469	1,451	869	149%
80 to 84	409	432	840	987	578	141%
85 and over	443	551	870	1,363	920	208%
Median Age	32.9	34.2	37.8	39.6	6.7	20%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	26,609	27,506	30,369	31,691	5,082	19%
Hispanic	13,382	15,757	19,984	24,754	11,372	85%
Non-Hispanic	13,227	11,749	10,385	6,937	-6,290	-48%
White	9,292	8,122	5,941	2,052	-7,240	-78%
Black	1,002	883	1,089	1,174	172	17%
American Indian	137	88	30	10	-127	-93%
Asian	1,659	1,540	1,987	2,211	552	33%
Hawaiian / Pacific Islander	161	147	117	98	-63	-39%
Other	59	31	12	8	-51	-86%
Two or More Races	917	938	1,209	1,384	467	51%

GROWTH TRENDS IN TOTAL POPULATION



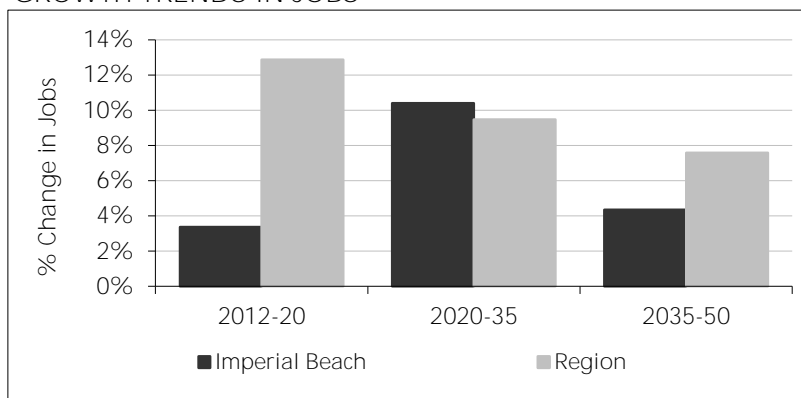
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	3,665	4,555	4,839	4,857	1,192	33%
Civilian Jobs	3,421	4,311	4,595	4,613	1,192	35%
Military Jobs	244	244	244	244	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	2,834	2,834	2,834	2,834	0	0%
Developed Acres	1,719	1,724	1,728	1,729	10	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	600	592	584	567	-34	-6%
Multiple Family	112	104	114	126	15	13%
Mobile Homes	17	17	13	13	-4	-21%
Other Residential	27	27	27	27	0	-1%
Mixed Use	0	23	36	46	46	--
Industrial	226	222	221	221	-5	-2%
Commercial/Services	86	88	82	79	-8	-9%
Office	2	2	2	2	0	0%
Schools	78	78	78	78	0	0%
Roads and Freeways	371	372	372	372	1	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	199	199	199	199	0	0%
Vacant Developable Acres	14	9	4	3	-10	-76%
Low Density Single Family	0	0	0	0	0	0%
Single Family	5	3	1	1	-3	-72%
Multiple Family	1	1	0	0	-1	-84%
Mixed Use	7	4	2	1	-5	-79%
Industrial	0	0	0	0	0	0%
Commercial/Services	1	1	1	1	-1	-66%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	1,101	1,101	1,101	1,101	0	0%
Employment Density ³	8.7	10.7	11.5	11.5	2.7	31%
Residential Density ⁴	13.0	13.3	14.4	15.2	2.2	17%

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