2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Ocean Beach Community Planning Area
City of San Diego

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**13,413**	**14,242**	**15,058**	**16,034**	**17,062**	**3,649**	**27%**
Household Population	13,356	14,145	14,900	15,781	16,754	3,398	25%
Group Quarters Population	57	97	158	253	308	251	440%
Civilian	57	97	158	253	308	251	440%
Military	0	0	0	0	0	0	0%
Total Housing Units	**7,825**	**8,053**	**8,364**	**8,755**	**9,301**	**1,476**	**19%**
Single Family	3,515	3,502	3,104	2,578	1,990	-1,525	-43%
Multiple Family	4,310	4,551	5,260	6,177	7,311	3,001	70%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**7,126**	**7,443**	**7,792**	**8,174**	**8,696**	**1,570**	**22%**
Single Family	3,222	3,260	2,914	2,427	1,878	-1,344	-42%
Multiple Family	3,904	4,183	4,878	5,747	6,818	2,914	75%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**8.9%**	**7.6%**	**6.8%**	**6.6%**	**6.5%**	**-2.4**	**-27%**
Single Family	8.3%	6.9%	6.1%	5.9%	5.6%	-2.7	-33%
Multiple Family	9.4%	8.1%	7.3%	7.0%	6.7%	-2.7	-29%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**1.87**	**1.90**	**1.91**	**1.93**	**1.93**	**0.06**	**3%**

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	896	730	582	465	397	-499	-56%
$15,000-$29,999	1,561	1,394	1,203	1,028	920	-641	-41%
$30,000-$44,999	1,643	1,553	1,476	1,372	1,304	-339	-21%
$45,000-$59,999	1,133	1,307	1,363	1,375	1,388	255	23%
$60,000-$74,999	835	942	1,074	1,172	1,253	418	50%
$75,000-$99,999	517	894	1,131	1,357	1,556	1,039	201%
$100,000-$124,999	380	383	551	741	925	545	143%
$125,000-$149,999	83	151	244	365	493	410	494%
$150,000-$199,999	59	77	143	243	362	303	514%
$200,000 or more	19	12	25	56	98	79	416%
Total Households	7,126	7,443	7,792	8,174	8,696	1,570	22%
Median Household Income							
Adjusted for inflation ($1999)	$40,097	$45,511	$51,988	$58,331	$64,058	$23,961	60%

*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.
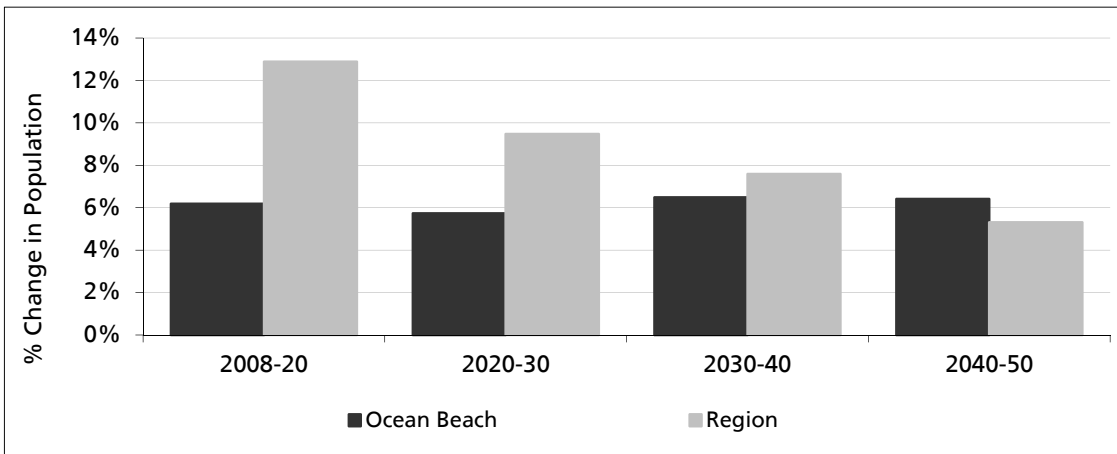
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**13,413**	**14,242**	**15,058**	**16,034**	**17,062**	**3,649**	**27%**
Under 5	859	850	892	896	919	60	7%
5 to 9	671	672	706	708	729	58	9%
10 to 14	358	407	385	408	410	52	15%
15 to 17	210	201	180	200	212	2	1%
18 to 19	142	120	118	123	110	-32	-23%
20 to 24	291	293	319	330	346	55	19%
25 to 29	778	1,053	1,099	1,063	1,217	439	56%
30 to 34	2,287	2,457	2,443	2,635	2,705	418	18%
35 to 39	2,157	1,731	2,210	2,317	2,237	80	4%
40 to 44	1,284	1,064	1,197	1,239	1,353	69	5%
45 to 49	978	836	703	930	985	7	1%
50 to 54	925	884	783	916	973	48	5%
55 to 59	807	1,031	870	772	1,041	234	29%
60 to 61	268	387	345	309	413	145	54%
62 to 64	274	499	471	473	510	236	86%
65 to 69	317	613	738	684	629	312	98%
70 to 74	252	458	592	549	527	275	109%
75 to 79	162	216	336	399	375	213	131%
80 to 84	152	162	286	416	432	280	184%
85 and over	241	308	385	667	939	698	290%
Median Age	37.6	38.1	38.1	38.6	39.2	1.6	4%

POPULATION BY RACE AND ETHNICITY

|	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**13,413**	**14,242**	**15,058**	**16,034**	**17,062**	**3,649**	**27%**
Hispanic	1,436	1,752	1,903	2,102	2,313	877	61%
Non-Hispanic	11,977	12,490	13,155	13,932	14,749	2,772	23%
White	10,703	11,088	11,663	12,343	13,046	2,343	22%
Black	299	297	283	265	246	-53	-18%
American Indian	61	64	49	45	42	-19	-31%
Asian	277	371	446	517	607	330	119%
Hawaiian / Pacific Islander	45	54	59	65	71	26	58%
Other	131	95	81	74	69	-62	-47%
Two or More Races	461	521	574	623	668	207	45%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**2,890**	**2,982**	**3,270**	**3,648**	**3,714**	**824**	**29%**
Civilian Jobs	2,890	2,982	3,270	3,648	3,714	824	29%
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	**649**	**649**	**649**	**649**	**649**	**0**	**0%**
Developed Acres	**647**	**648**	**648**	**649**	**649**	**2**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	207	199	178	155	123	-83	-40%
Multiple Family	114	120	139	158	188	74	65%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	5	20	38	46	46	--
Industrial	7	7	6	3	3	-4	-55%
Commercial/Services	52	50	40	28	22	-30	-57%
Office	1	1	1	0	0	-1	-88%
Schools	6	6	6	6	6	0	0%
Roads and Freeways	204	204	204	204	204	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	56	56	56	56	56	0	0%
Vacant Developable Acres	**2**	**2**	**1**	**0**	**0**	**-2**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	-100%
Multiple Family	1	1	1	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	-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 Density[3]	**43.2**	**45.0**	**52.6**	**64.1**	**67.6**	**24.4**	**56%**
Residential Density[4]	**24.4**	**25.0**	**25.6**	**26.4**	**27.8**	**3.4**	**14%**

GROWTH TRENDS IN JOBS
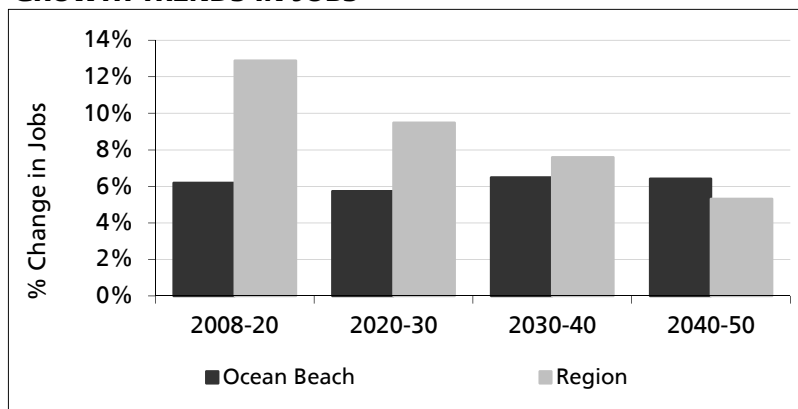
Notes:

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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