

SERIES 13 REGIONAL GROWTH FORECAST

Mission Beach Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,574	4,939	5,709	5,621	1,047	23%
Household Population	4,533	4,902	5,668	5,580	1,047	23%
Group Quarters Population	41	37	41	41	0	0%
Civilian	41	37	41	41	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	3,542	3,792	4,038	4,157	615	17%
Single Family	1,790	1,737	1,581	1,413	-377	-21%
Multiple Family	1,752	2,055	2,457	2,744	992	57%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,407	2,520	2,912	2,872	465	19%
Single Family	1,268	1,205	1,209	1,036	-232	-18%
Multiple Family	1,139	1,315	1,703	1,836	697	61%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	32.0%	33.5%	27.9%	30.9%	-1.1	-3%
Single Family	29.2%	30.6%	23.5%	26.7%	-2.5	-9%
Multiple Family	35.0%	36.0%	30.7%	33.1%	-1.9	-5%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.88	1.95	1.95	1.94	0.1	3%

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	395	394	407	363	-32	-8%
\$15,000-\$29,999	320	347	375	341	21	7%
\$30,000-\$44,999	247	301	328	309	62	25%
\$45,000-\$59,999	360	254	285	273	-87	-24%
\$60,000-\$74,999	149	210	241	233	84	56%
\$75,000-\$99,999	257	267	318	315	58	23%
\$100,000-\$124,999	170	193	232	239	69	41%
\$125,000-\$149,999	109	139	174	180	71	65%
\$150,000-\$199,999	193	176	222	240	47	24%
\$200,000 or more	207	239	330	379	172	83%
Total Households	2,407	2,520	2,912	2,872	465	19%

*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.

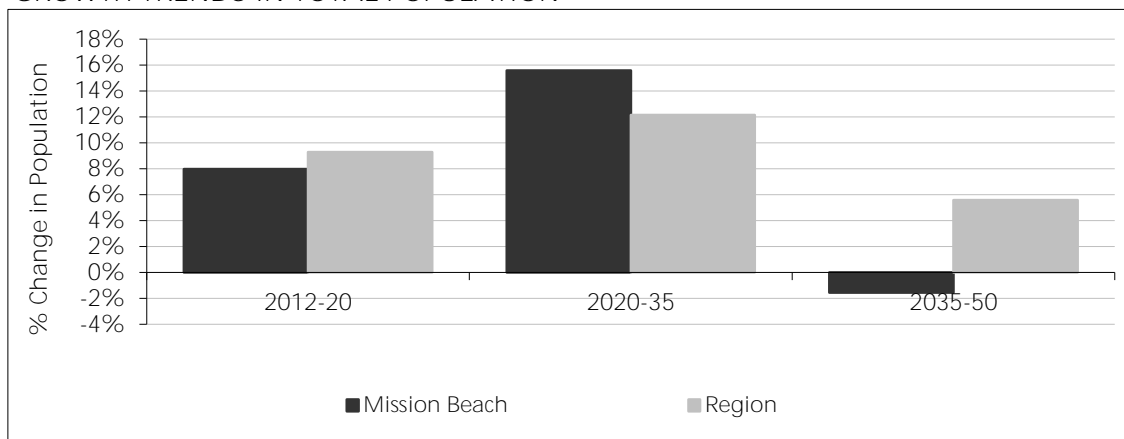
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,574	4,939	5,709	5,621	1,047	23%
Under 5	69	89	104	97	28	41%
5 to 9	73	74	96	96	23	32%
10 to 14	69	79	83	84	15	22%
15 to 17	54	49	59	58	4	7%
18 to 19	92	99	112	119	27	29%
20 to 24	1,116	1,253	1,455	1,411	295	26%
25 to 29	700	738	856	838	138	20%
30 to 34	431	444	513	514	83	19%
35 to 39	294	296	335	346	52	18%
40 to 44	235	235	262	257	22	9%
45 to 49	221	226	267	259	38	17%
50 to 54	212	243	276	274	62	29%
55 to 59	235	268	302	288	53	23%
60 to 61	109	114	140	140	31	28%
62 to 64	178	199	227	223	45	25%
65 to 69	191	216	261	254	63	33%
70 to 74	105	106	127	125	20	19%
75 to 79	76	84	94	92	16	21%
80 to 84	54	60	61	64	10	19%
85 and over	60	67	79	82	22	37%
Median Age	31.3	31.0	30.9	31.0	-0.3	-1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	4,574	4,939	5,709	5,621	1,047	23%
Hispanic	400	411	467	473	73	18%
Non-Hispanic	4,174	4,528	5,242	5,148	974	23%
White	3,890	4,206	4,875	4,797	907	23%
Black	46	39	44	46	0	0%
American Indian	11	13	15	14	3	27%
Asian	112	130	142	139	27	24%
Hawaiian / Pacific Islander	14	9	11	10	-4	-29%
Other	9	10	8	8	-1	-11%
Two or More Races	92	121	147	134	42	46%

GROWTH TRENDS IN TOTAL POPULATION



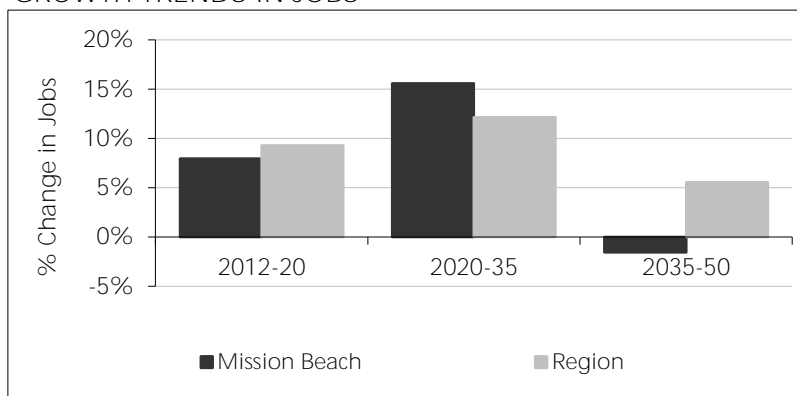
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,108	2,113	2,135	2,135	27	1%
Civilian Jobs	2,108	2,113	2,135	2,135	27	1%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	238	238	238	238	0	0%
Developed Acres	227	227	237	237	11	5%
Low Density Single Family	0	0	0	0	0	0%
Single Family	58	54	45	38	-20	-34%
Multiple Family	33	37	47	55	22	64%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	4	4	4	4	--
Industrial	0	0	0	0	0	-100%
Commercial/Services	21	19	22	22	1	3%
Office	0	0	0	0	0	0%
Schools	2	2	0	0	-2	-88%
Roads and Freeways	53	53	53	53	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	59	59	66	66	7	12%
Vacant Developable Acres	11	10	0	0	-11	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	1	1	0	0	-1	-100%
Mixed Use	0	0	0	0	0	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	3	3	0	0	-3	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	7	7	0	0	-7	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density ³	89.5	91.3	89.2	89.2	-0.2	0%
Residential Density ⁴	38.8	41.1	42.7	43.9	5.1	13%

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