

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**City of Imperial Beach**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>28,092</b>	<b>28,233</b>	<b>30,216</b>	<b>33,131</b>	<b>36,125</b>	<b>8,033</b>	<b>29%</b>
Household Population	27,426	27,903	29,881	32,781	35,768	8,342	30%
Group Quarters Population	666	330	335	350	357	-309	-46%
Civilian	666	330	335	350	357	-309	-46%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>9,851</b>	<b>9,866</b>	<b>10,389</b>	<b>11,176</b>	<b>12,148</b>	<b>2,297</b>	<b>23%</b>
Single Family	5,537	5,606	6,036	6,097	5,878	341	6%
Multiple Family	4,005	3,951	4,078	4,967	6,177	2,172	54%
Mobile Homes	309	309	275	112	93	-216	-70%
<b>Occupied Housing Units</b>	<b>9,326</b>	<b>9,425</b>	<b>9,982</b>	<b>10,761</b>	<b>11,709</b>	<b>2,383</b>	<b>26%</b>
Single Family	5,278	5,391	5,833	5,899	5,696	418	8%
Multiple Family	3,779	3,760	3,902	4,761	5,929	2,150	57%
Mobile Homes	269	274	247	101	84	-185	-69%
<b>Vacancy Rate</b>	<b>5.3%</b>	<b>4.5%</b>	<b>3.9%</b>	<b>3.7%</b>	<b>3.6%</b>	<b>-1.7</b>	<b>-32%</b>
Single Family	4.7%	3.8%	3.4%	3.2%	3.1%	-1.6	-34%
Multiple Family	5.6%	4.8%	4.3%	4.1%	4.0%	-1.6	-29%
Mobile Homes	12.9%	11.3%	10.2%	9.8%	9.7%	-3.2	-25%
<b>Persons per Household</b>	<b>2.94</b>	<b>2.96</b>	<b>2.99</b>	<b>3.05</b>	<b>3.05</b>	<b>0.11</b>	<b>4%</b>

**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.

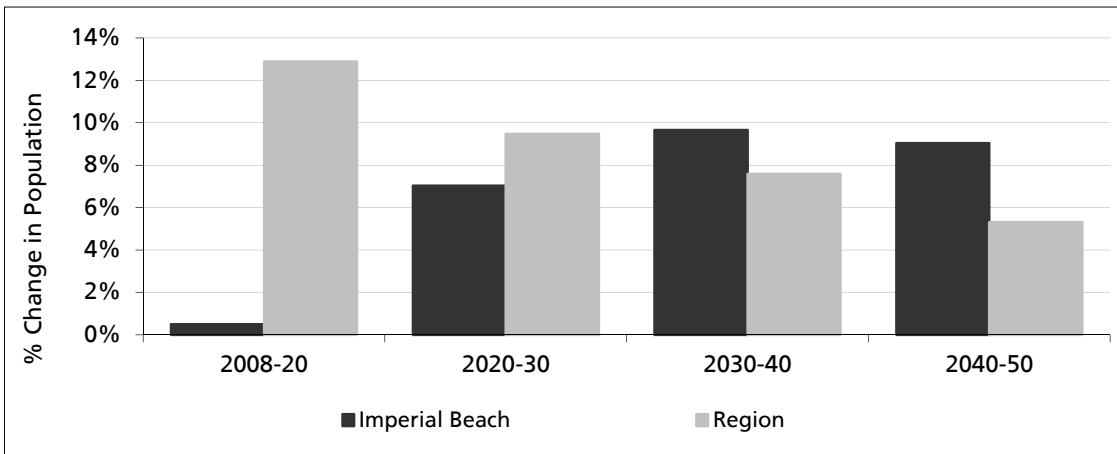
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>28,092</b>	<b>28,233</b>	<b>30,216</b>	<b>33,131</b>	<b>36,125</b>	<b>8,033</b>	<b>29%</b>
Under 5	2,206	2,178	2,240	2,410	2,467	261	12%
5 to 9	2,195	2,426	2,408	2,586	2,688	493	22%
10 to 14	1,855	2,064	1,993	2,105	2,255	400	22%
15 to 17	1,201	1,167	1,193	1,245	1,383	182	15%
18 to 19	885	757	848	876	973	88	10%
20 to 24	1,912	1,711	2,101	2,145	2,277	365	19%
25 to 29	2,452	2,480	2,473	2,657	2,730	278	11%
30 to 34	2,408	2,082	1,915	2,387	2,473	65	3%
35 to 39	2,103	1,613	1,864	1,989	2,221	118	6%
40 to 44	1,864	1,548	1,676	1,633	2,061	197	11%
45 to 49	2,026	1,669	1,581	1,879	2,015	-11	-1%
50 to 54	1,735	1,639	1,712	1,883	1,835	100	6%
55 to 59	1,359	1,634	1,640	1,587	1,937	578	43%
60 to 61	403	542	534	529	675	272	67%
62 to 64	466	712	714	770	825	359	77%
65 to 69	677	1,077	1,267	1,270	1,221	544	80%
70 to 74	613	966	1,253	1,250	1,305	692	113%
75 to 79	626	726	1,156	1,436	1,504	878	140%
80 to 84	548	533	851	1,205	1,358	810	148%
85 and over	558	709	797	1,289	1,922	1,364	244%
Median Age	32.8	33.2	34.8	35.4	36.8	4.0	12%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>28,092</b>	<b>28,233</b>	<b>30,216</b>	<b>33,131</b>	<b>36,125</b>	<b>8,033</b>	<b>29%</b>
Hispanic	13,064	14,872	17,309	21,030	25,323	12,259	94%
Non-Hispanic	15,028	13,361	12,907	12,101	10,802	-4,226	-28%
White	10,544	8,789	7,953	6,666	4,846	-5,698	-54%
Black	846	839	928	1,030	1,131	285	34%
American Indian	197	105	56	30	16	-181	-92%
Asian	2,028	2,153	2,364	2,617	2,877	849	42%
Hawaiian / Pacific Islander	154	117	88	72	57	-97	-63%
Other	33	16	11	9	9	-24	-73%
Two or More Races	1,226	1,342	1,507	1,677	1,866	640	52%

## GROWTH TRENDS IN TOTAL POPULATION



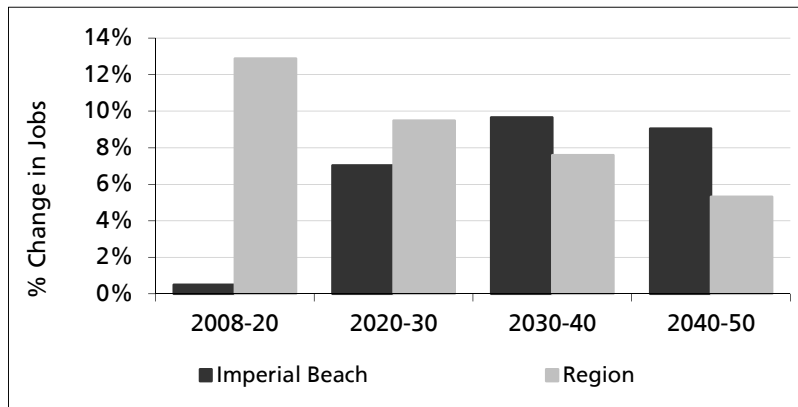
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>7,543</b>	<b>8,835</b>	<b>9,560</b>	<b>9,992</b>	<b>10,240</b>	<b>2,697</b>	<b>36%</b>
Civilian Jobs	7,187	7,479	8,204	8,636	8,884	1,697	24%
Military Jobs	356	1,356	1,356	1,356	1,356	1,000	281%

## LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>2,839</b>	<b>2,839</b>	<b>2,839</b>	<b>2,839</b>	<b>2,839</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>2,827</b>	<b>2,829</b>	<b>2,832</b>	<b>2,833</b>	<b>2,835</b>	<b>8</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	609	604	606	602	579	-29	-5%
Multiple Family	113	112	102	106	126	12	11%
Mobile Homes	17	17	13	3	2	-15	-89%
Other Residential	27	27	27	27	27	0	-1%
Mixed Use	0	8	31	47	52	52	--
Industrial	226	225	222	222	222	-4	-2%
Commercial/Services	90	90	86	81	83	-8	-8%
Office	2	2	2	2	2	0	0%
Schools	78	78	78	78	78	0	0%
Roads and Freeways	380	380	380	380	380	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0	0%
Parks and Military Use	1,285	1,285	1,285	1,285	1,285	0	0%
<b>Vacant Developable Acres</b>	<b>11</b>	<b>10</b>	<b>7</b>	<b>5</b>	<b>3</b>	<b>-8</b>	<b>-71%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	7	6	4	3	3	-3	-51%
Multiple Family	1	1	1	0	0	-1	-95%
Mixed Use	2	1	1	1	0	-2	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	2	2	1	0	0	-2	-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%
<b>Constrained Acres</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>18.1</b>	<b>18.7</b>	<b>20.3</b>	<b>21.2</b>	<b>21.6</b>	<b>3.5</b>	<b>19%</b>
<b>Residential Density<sup>4</sup></b>	<b>12.9</b>	<b>12.9</b>	<b>13.6</b>	<b>14.7</b>	<b>16.0</b>	<b>3.1</b>	<b>24%</b>

## 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).