

SERIES 13 REGIONAL GROWTH FORECAST

Pacific Beach Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	40,670	43,247	49,053	53,175	12,505	31%
Household Population	40,155	42,789	48,505	52,565	12,410	31%
Group Quarters Population	515	458	548	610	95	18%
Civilian	515	458	548	610	95	18%
Military	0	0	0	0	0	0%
Total Housing Units	22,052	22,905	25,605	28,063	6,011	27%
Single Family	8,429	7,685	6,142	5,643	-2,786	-33%
Multiple Family	13,623	15,220	19,463	22,420	8,797	65%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	20,887	21,589	24,328	26,396	5,509	26%
Single Family	8,135	7,383	5,953	5,424	-2,711	-33%
Multiple Family	12,752	14,206	18,375	20,972	8,220	64%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.3%	5.7%	5.0%	5.9%	0.6	11%
Single Family	3.5%	3.9%	3.1%	3.9%	0.4	11%
Multiple Family	6.4%	6.7%	5.6%	6.5%	0.1	2%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.92	1.98	1.99	1.99	0.1	4%

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	1,790	1,793	1,719	1,587	-203	-11%
\$15,000-\$29,999	2,187	2,513	2,519	2,431	244	11%
\$30,000-\$44,999	2,868	2,606	2,716	2,702	-166	-6%
\$45,000-\$59,999	2,687	2,329	2,497	2,564	-123	-5%
\$60,000-\$74,999	1,505	2,021	2,226	2,342	837	56%
\$75,000-\$99,999	2,589	2,709	3,070	3,315	726	28%
\$100,000-\$124,999	2,035	2,002	2,345	2,611	576	28%
\$125,000-\$149,999	1,216	1,458	1,759	2,014	798	66%
\$150,000-\$199,999	1,780	1,844	2,307	2,729	949	53%
\$200,000 or more	2,230	2,314	3,170	4,101	1,871	84%
Total Households	20,887	21,589	24,328	26,396	5,509	26%

*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.

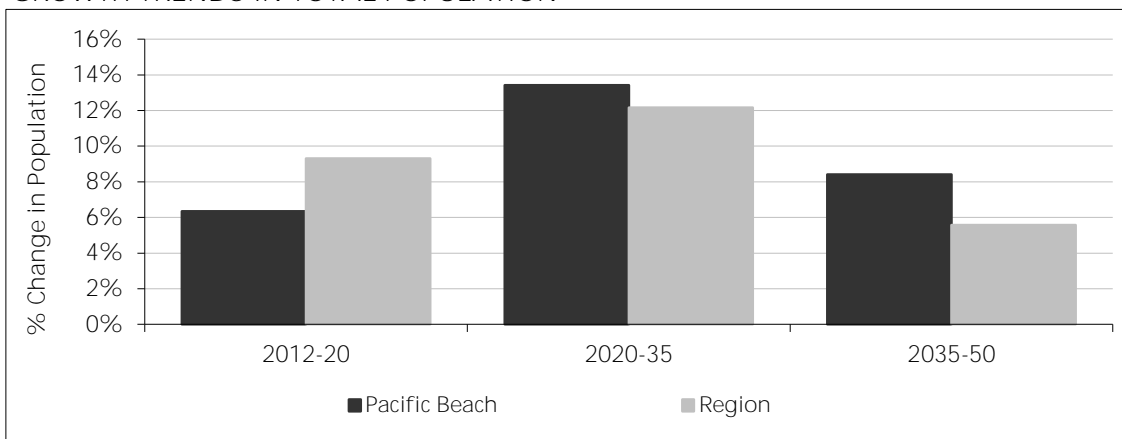
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	40,670	43,247	49,053	53,175	12,505	31%
Under 5	1,467	1,604	1,734	1,892	425	29%
5 to 9	1,145	1,264	1,309	1,465	320	28%
10 to 14	983	1,090	1,253	1,304	321	33%
15 to 17	531	534	644	622	91	17%
18 to 19	442	429	486	500	58	13%
20 to 24	5,901	6,194	7,365	7,974	2,073	35%
25 to 29	8,609	9,023	10,185	11,100	2,491	29%
30 to 34	5,408	5,690	6,026	6,732	1,324	24%
35 to 39	3,152	3,501	3,671	4,000	848	27%
40 to 44	2,315	2,371	2,748	2,822	507	22%
45 to 49	1,976	1,989	2,299	2,309	333	17%
50 to 54	1,823	1,815	2,065	2,166	343	19%
55 to 59	1,535	1,584	1,772	1,962	427	28%
60 to 61	585	653	663	768	183	31%
62 to 64	845	950	985	1,128	283	33%
65 to 69	1,095	1,362	1,389	1,625	530	48%
70 to 74	842	1,091	1,308	1,301	459	55%
75 to 79	580	691	957	835	255	44%
80 to 84	646	643	1,112	1,089	443	69%
85 and over	790	769	1,082	1,581	791	100%
Median Age	31.2	31.3	31.3	31.3	0.1	0%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	40,670	43,247	49,053	53,175	12,505	31%
Hispanic	5,334	5,931	6,704	7,231	1,897	36%
Non-Hispanic	35,336	37,316	42,349	45,944	10,608	30%
White	31,747	33,366	37,587	40,603	8,856	28%
Black	564	629	685	745	181	32%
American Indian	110	111	146	138	28	25%
Asian	1,504	1,643	1,994	2,309	805	54%
Hawaiian / Pacific Islander	92	109	177	201	109	118%
Other	170	180	177	197	27	16%
Two or More Races	1,149	1,278	1,583	1,751	602	52%

GROWTH TRENDS IN TOTAL POPULATION



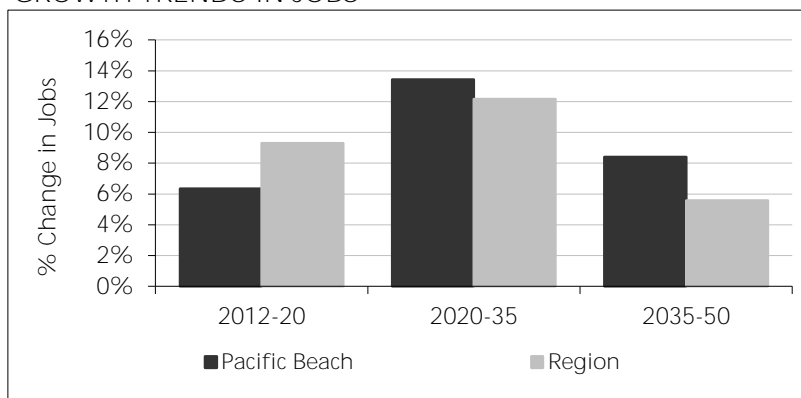
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	12,210	13,008	13,880	14,698	2,488	20%
Civilian Jobs	12,210	13,008	13,880	14,698	2,488	20%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	2,611	2,611	2,611	2,611	0	0%
Developed Acres	2,486	2,491	2,496	2,503	17	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,026	980	889	857	-169	-16%
Multiple Family	326	359	450	476	149	46%
Mobile Homes	0	0	0	0	0	0%
Other Residential	37	37	35	34	-3	-7%
Mixed Use	0	28	85	135	135	--
Industrial	15	15	14	14	-1	-6%
Commercial/Services	170	162	117	80	-90	-53%
Office	8	5	4	4	-5	-56%
Schools	89	89	89	89	0	0%
Roads and Freeways	748	748	748	748	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	66	66	66	66	0	0%
Vacant Developable Acres	22	18	12	6	-16	-75%
Low Density Single Family	0	0	0	0	0	0%
Single Family	6	5	5	5	-1	-18%
Multiple Family	3	3	1	0	-3	-96%
Mixed Use	9	7	4	0	-9	-100%
Industrial	0	0	0	0	0	-100%
Commercial/Services	3	2	1	0	-3	-100%
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	1	1	1	1	0	0%
Constrained Acres	103	103	103	103	0	0%
Employment Density ³	43.3	45.6	52.3	57.9	14.6	34%
Residential Density ⁴	15.9	16.5	18.1	19.6	3.7	23%

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