

SERIES 13 REGIONAL GROWTH FORECAST

Ocean Beach Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	13,651	14,054	15,431	16,405	2,754	20%
Household Population	13,497	13,941	15,271	16,215	2,718	20%
Group Quarters Population	154	113	160	190	36	23%
Civilian	154	113	160	190	36	23%
Military	0	0	0	0	0	0%
Total Housing Units	7,914	7,918	8,543	9,174	1,260	16%
Single Family	3,513	3,518	3,352	3,199	-314	-9%
Multiple Family	4,401	4,400	5,191	5,975	1,574	36%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	7,519	7,513	8,177	8,689	1,170	16%
Single Family	3,367	3,364	3,242	3,070	-297	-9%
Multiple Family	4,152	4,149	4,935	5,619	1,467	35%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	5.0%	5.1%	4.3%	5.3%	0.3	6%
Single Family	4.2%	4.4%	3.3%	4.0%	-0.2	-5%
Multiple Family	5.7%	5.7%	4.9%	6.0%	0.3	5%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.80	1.86	1.87	1.87	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	682	665	598	527	-155	-23%
\$15,000-\$29,999	1,130	1,017	966	906	-224	-20%
\$30,000-\$44,999	1,157	1,090	1,080	1,026	-131	-11%
\$45,000-\$59,999	808	980	1,041	1,069	261	32%
\$60,000-\$74,999	960	848	908	938	-22	-2%
\$75,000-\$99,999	950	1,065	1,210	1,294	344	36%
\$100,000-\$124,999	791	692	841	979	188	24%
\$125,000-\$149,999	383	456	554	643	260	68%
\$150,000-\$199,999	433	423	590	749	316	73%
\$200,000 or more	225	277	389	558	333	148%
Total Households	7,519	7,513	8,177	8,689	1,170	16%
Median Household Income						
Adjusted for inflation (\$2010)	\$59,675	\$60,080	\$66,666	\$73,057	\$13,382	22%

*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.

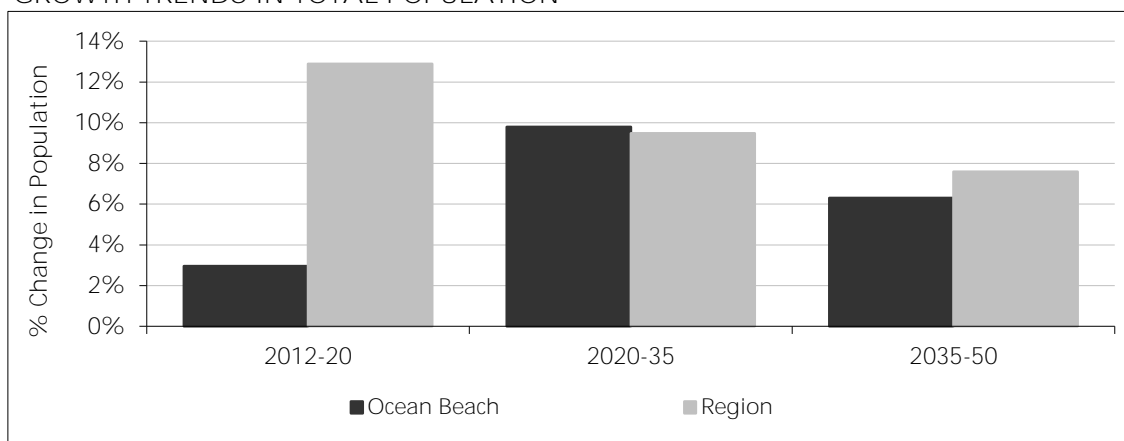
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	13,651	14,054	15,431	16,405	2,754	20%
Under 5	542	609	626	707	165	30%
5 to 9	321	331	361	415	94	29%
10 to 14	289	281	347	374	85	29%
15 to 17	178	173	192	188	10	6%
18 to 19	146	123	138	126	-20	-14%
20 to 24	1,187	1,142	1,348	1,376	189	16%
25 to 29	2,663	2,678	2,916	3,178	515	19%
30 to 34	2,298	2,343	2,315	2,657	359	16%
35 to 39	1,387	1,529	1,501	1,606	219	16%
40 to 44	880	890	1,038	1,017	137	16%
45 to 49	757	728	884	831	74	10%
50 to 54	740	678	791	782	42	6%
55 to 59	740	778	793	852	112	15%
60 to 61	254	283	281	314	60	24%
62 to 64	351	374	401	446	95	27%
65 to 69	356	438	464	510	154	43%
70 to 74	190	274	337	310	120	63%
75 to 79	127	157	267	208	81	64%
80 to 84	111	108	206	205	94	85%
85 and over	134	137	225	303	169	126%
Median Age	33.3	33.6	33.9	33.5	0.2	1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	13,651	14,054	15,431	16,405	2,754	20%
Hispanic	1,571	1,710	1,926	2,134	563	36%
Non-Hispanic	12,080	12,344	13,505	14,271	2,191	18%
White	10,892	11,079	12,034	12,613	1,721	16%
Black	264	268	259	256	-8	-3%
American Indian	63	59	57	58	-5	-8%
Asian	347	390	485	583	236	68%
Hawaiian / Pacific Islander	30	32	36	45	15	50%
Other	74	69	66	80	6	8%
Two or More Races	410	447	568	636	226	55%

GROWTH TRENDS IN TOTAL POPULATION



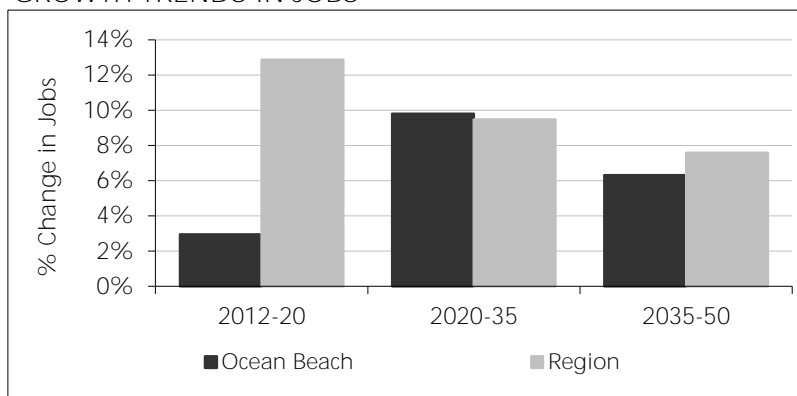
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,525	2,774	3,020	3,348	823	33%
Civilian Jobs	2,525	2,774	3,020	3,348	823	33%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	648	648	648	648	0	0%
Developed Acres	627	631	632	635	8	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	206	204	193	184	-23	-11%
Multiple Family	114	114	124	128	14	12%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	10	23	45	45	--
Industrial	3	3	3	3	0	0%
Commercial/Services	50	46	35	23	-27	-55%
Office	1	1	0	0	-1	-88%
Schools	6	6	6	6	0	0%
Roads and Freeways	203	203	203	203	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	43	43	43	43	0	0%
Vacant Developable Acres	6	5	4	0	-6	-97%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	1	1	1	0	-1	-97%
Mixed Use	4	3	3	0	-4	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	-62%
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	13	13	13	13	0	0%
Employment Density ³	41.7	45.2	53.2	60.9	19.2	46%
Residential Density ⁴	24.7	24.5	26.0	27.4	2.7	11%

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