

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



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	40,593	42,465	45,442	49,996	57,144	16,551	41%
Household Population	40,169	41,913	44,645	48,923	55,845	15,676	39%
Group Quarters Population	424	552	797	1,073	1,299	875	206%
Civilian	424	552	797	1,073	1,299	875	206%
Military	0	0	0	0	0	0	0%
Total Housing Units	21,957	22,315	23,475	25,202	28,811	6,854	31%
Single Family	8,423	8,013	7,112	6,037	5,087	-3,336	-40%
Multiple Family	13,534	14,302	16,363	19,165	23,724	10,190	75%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	20,150	20,745	21,967	23,622	27,024	6,874	34%
Single Family	7,860	7,570	6,766	5,755	4,859	-3,001	-38%
Multiple Family	12,290	13,175	15,201	17,867	22,165	9,875	80%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	8.2%	7.0%	6.4%	6.3%	6.2%	-2.0	-24%
Single Family	6.7%	5.5%	4.9%	4.7%	4.5%	-2.2	-33%
Multiple Family	9.2%	7.9%	7.1%	6.8%	6.6%	-2.6	-28%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.99	2.02	2.03	2.07	2.07	0.08	4%

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	2,415	1,939	1,661	1,476	1,452	-963	-40%
\$15,000-\$29,999	3,228	2,816	2,510	2,296	2,302	-926	-29%
\$30,000-\$44,999	3,545	3,282	3,106	2,981	3,095	-450	-13%
\$45,000-\$59,999	3,222	3,120	3,133	3,157	3,395	173	5%
\$60,000-\$74,999	2,429	2,634	2,802	2,960	3,295	866	36%
\$75,000-\$99,999	2,126	3,133	3,579	4,009	4,662	2,536	119%
\$100,000-\$124,999	1,400	1,834	2,283	2,745	3,364	1,964	140%
\$125,000-\$149,999	609	990	1,337	1,720	2,215	1,606	264%
\$150,000-\$199,999	715	761	1,137	1,593	2,186	1,471	206%
\$200,000 or more	461	236	419	685	1,058	597	130%
Total Households	20,150	20,745	21,967	23,622	27,024	6,874	34%
Median Household Income							
Adjusted for inflation (\$1999)	\$49,129	\$56,228	\$63,070	\$69,633	\$74,877	\$25,748	52%

***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.

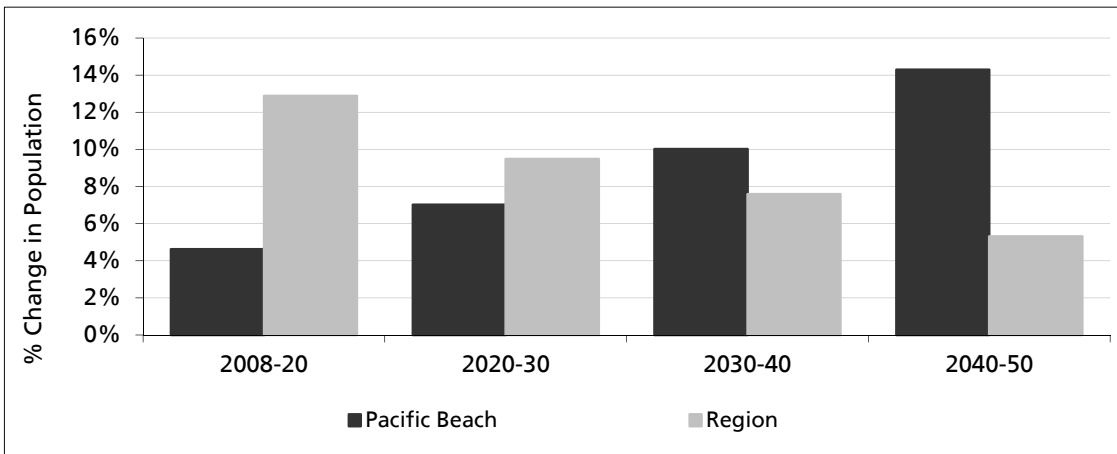
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	40,593	42,465	45,442	49,996	57,144	16,551	41%
Under 5	1,617	1,600	1,699	1,814	2,021	404	25%
5 to 9	1,557	1,588	1,687	1,838	2,015	458	29%
10 to 14	1,296	1,457	1,443	1,583	1,774	478	37%
15 to 17	746	745	730	790	902	156	21%
18 to 19	470	420	404	416	455	-15	-3%
20 to 24	1,000	1,045	1,181	1,198	1,397	397	40%
25 to 29	2,617	3,390	3,579	3,702	4,399	1,782	68%
30 to 34	8,272	8,945	9,036	10,400	11,421	3,149	38%
35 to 39	7,216	5,836	7,468	8,186	8,800	1,584	22%
40 to 44	4,231	3,600	4,068	4,290	5,248	1,017	24%
45 to 49	2,670	2,306	1,972	2,686	3,210	540	20%
50 to 54	1,966	1,856	1,606	1,907	2,200	234	12%
55 to 59	1,734	2,160	1,800	1,618	2,464	730	42%
60 to 61	652	854	725	629	938	286	44%
62 to 64	821	1,317	1,116	1,067	1,289	468	57%
65 to 69	999	1,743	1,936	1,698	1,686	687	69%
70 to 74	680	1,326	1,669	1,552	1,586	906	133%
75 to 79	657	830	1,310	1,461	1,412	755	115%
80 to 84	599	580	1,024	1,405	1,392	793	132%
85 and over	793	867	989	1,756	2,535	1,742	220%
Median Age	36.9	36.7	37.0	37.0	37.4	0.5	1%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	40,593	42,465	45,442	49,996	57,144	16,551	41%
Hispanic	5,638	6,461	7,171	8,120	9,244	3,606	64%
Non-Hispanic	34,955	36,004	38,271	41,876	47,900	12,945	37%
White	31,257	31,666	33,317	36,146	41,090	9,833	31%
Black	690	818	904	1,003	1,133	443	64%
American Indian	124	139	133	136	152	28	23%
Asian	1,426	1,798	2,178	2,642	3,266	1,840	129%
Hawaiian / Pacific Islander	115	160	191	209	244	129	112%
Other	219	163	141	142	152	-67	-31%
Two or More Races	1,124	1,260	1,407	1,598	1,863	739	66%

GROWTH TRENDS IN TOTAL POPULATION



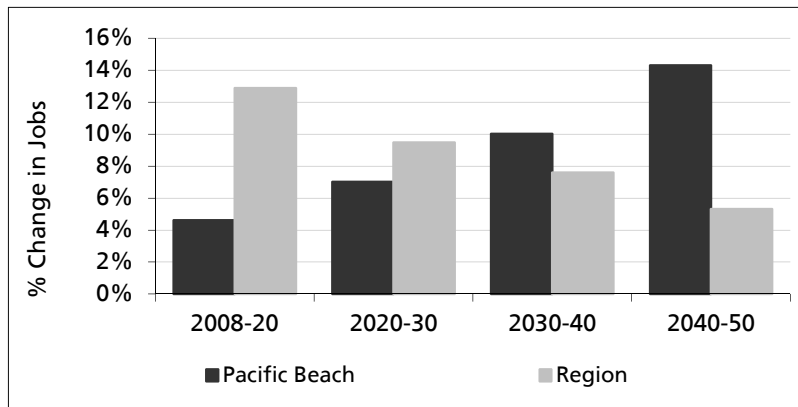
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	12,271	12,710	13,661	14,355	14,886	2,615	21%
Civilian Jobs	12,271	12,710	13,661	14,355	14,886	2,615	21%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	2,620	2,620	2,620	2,620	2,620	0	0%
Developed Acres	2,605	2,606	2,609	2,617	2,619	14	1%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1,026	1,001	938	864	796	-230	-22%
Multiple Family	326	343	402	478	540	214	66%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	37	37	35	35	34	-3	-7%
Mixed Use	0	9	43	88	138	138	--
Industrial	22	22	19	16	14	-8	-35%
Commercial/Services	171	174	152	117	79	-92	-54%
Office	8	5	5	4	4	-4	-56%
Schools	89	89	89	89	89	0	0%
Roads and Freeways	755	755	755	755	755	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	171	171	171	171	171	0	0%
Vacant Developable Acres	15	14	11	3	1	-14	-93%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	6	5	5	0	0	-6	-99%
Multiple Family	3	3	2	2	0	-3	-94%
Mixed Use	2	2	2	0	0	-2	-100%
Industrial	0	0	0	0	0	0	-100%
Commercial/Services	3	3	2	1	0	-3	-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	1	1	1	1	1	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	42.4	43.2	47.8	53.0	58.7	16.3	38%
Residential Density⁴	15.8	16.1	16.8	17.7	20.0	4.2	27%

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).