SERIES 13 REGIONAL GROWTH FORECAST
Mission Beach Community Planning Area
City of San Diego

SANDAG

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	2012 to 2050 Change* Percent
Total Population	4,652	5,018	5,789	5,665	1,013	22%
Household Population	4,611	4,981	5,748	5,624	1,013	22%
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	3,620	3,885	4,133	4,252	632	17%
Single Family	1,821	1,759	1,603	1,435	-386	-21%
Multiple Family	1,799	2,126	2,530	2,817	1,018	57%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,451	2,563	2,955	2,896	445	18%
Single Family	1,285	1,207	1,213	1,036	-249	-19%
Multiple Family	1,166	1,356	1,742	1,860	694	60%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	32.3%	34.0%	28.5%	31.9%	-0.4	-1%
Single Family	29.4%	31.4%	24.3%	27.8%	-1.6	-5%
Multiple Family	35.2%	36.2%	31.1%	34.0%	-1.2	-3%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.88	1.94	1.95	1.94	0.1	3%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	2012 to 2050 Change* Percent
Households by Income Category						
Less than $15,000	405	404	417	368	-37	-9%
$15,000-$29,999	329	355	380	343	14	4%
$30,000-$44,999	248	308	337	314	66	27%
$45,000-$59,999	368	258	290	275	-93	-25%
$60,000-$74,999	151	212	244	235	84	56%
$75,000-$99,999	261	271	320	317	56	21%
$100,000-$124,999	170	195	235	240	70	41%
$125,000-$149,999	111	141	175	181	70	63%
$150,000-$199,999	198	179	227	242	44	22%
$200,000 or more	210	240	330	381	171	81%
Total Households	2,451	2,563	2,955	2,896	445	18%
Median Household Income Adjusted for inflation ($2010)	$54,925	$57,471	$63,289	$69,447	$14,522	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.
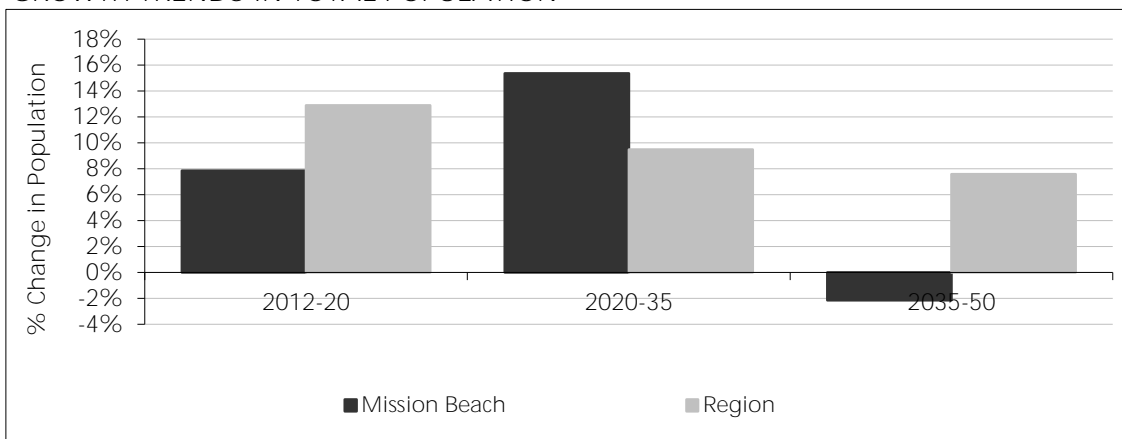
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,652	5,018	5,789	5,665	1,013	22%
Under 5	72	89	106	97	25	35%
5 to 9	75	74	97	96	21	28%
10 to 14	70	79	83	84	14	20%
15 to 17	54	50	59	58	4	7%
18 to 19	94	99	114	121	27	29%
20 to 24	1,131	1,270	1,472	1,421	290	26%
25 to 29	713	750	869	845	132	19%
30 to 34	439	452	521	520	81	18%
35 to 39	299	298	338	347	48	16%
40 to 44	241	241	263	258	17	7%
45 to 49	224	233	273	262	38	17%
50 to 54	217	248	282	277	60	28%
55 to 59	240	274	309	292	52	22%
60 to 61	110	116	143	140	30	27%
62 to 64	181	201	228	224	43	24%
65 to 69	193	222	266	257	64	33%
70 to 74	107	107	129	127	20	19%
75 to 79	77	87	96	92	15	19%
80 to 84	54	61	62	65	11	20%
85 and over	61	67	79	82	21	34%
Median Age	31.3	31.1	30.9	31.1	-0.2	-1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	4,652	5,018	5,789	5,665	1,013	22%
Hispanic	408	415	472	477	69	17%
Non-Hispanic	4,244	4,603	5,317	5,188	944	22%
White	3,959	4,274	4,941	4,831	872	22%
Black	46	40	45	46	0	0%
American Indian	11	13	15	15	4	36%
Asian	112	132	144	140	28	25%
Hawaiian / Pacific Islander	14	11	11	10	-4	-29%
Other	9	10	10	10	1	11%
Two or More Races	93	123	151	136	43	46%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	2,110	2,115	2,137	2,137	27	1%
Civilian Jobs	2,110	2,115	2,137	2,137	27	1%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	245	245	245	245	0	0%
Developed Acres	234	235	245	245	11	5%
Low Density Single Family	0	0	0	0	0	0%
Single Family	59	55	46	39	-20	-35%
Multiple Family	35	38	49	57	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	54	54	54	54	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	63	63	70	70	7	11%
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	91.4	89.3	89.3	-0.2	0%
Residential Density[4]	38.6	41.0	42.6	43.7	5.1	13%

GROWTH TRENDS IN JOBS

Legend: ■ Mission Beach ■ Region
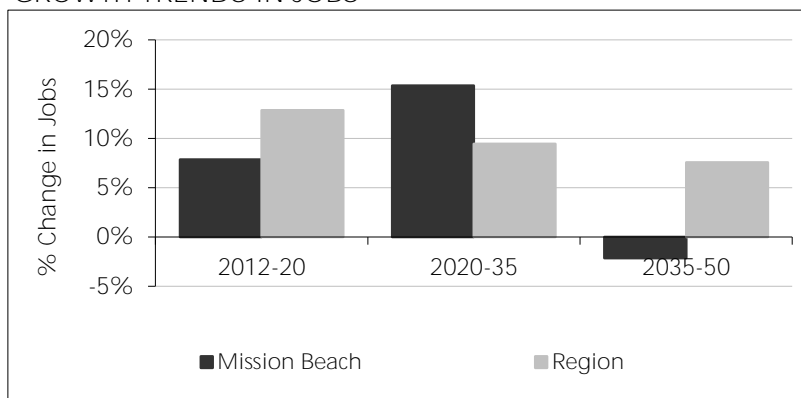
Notes:

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

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