

## GROWTH PROJECTION

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The Plan establishes an overall limitation on growth and development in the future that is less than existing zoning permits, and less than the Mission-Pacific Beach Community Plan suggests.

There is no specific timeframe in which this development is likely to occur. That depends entirely upon action within the private market. In order to place the density proposals into perspective, the following table shows the recent population and housing situation compared to a projection of total dwelling units and population if the Plan is carried out.

The limitation of 36 dwelling units per acre could result in an eventual density of 42 dwelling units per acre overall, because much property is already developed well over the 36-unit per acre density. If families can be encouraged to locate in Mission Beach the declining number of people per dwelling unit can be checked and reversed, resulting in the 8,000 population figure.

### MISSION BEACH POPULATION AND HOUSING PROJECTION\*

	<b>Overall DU/AC</b>	<b>Total Dwelling Units</b>	<b>Occupied Dwelling Units</b>	<b>People/DU</b>	<b>Population</b>
<b>1960</b>	28	2,700	2,250	2.3	5,200
<b>1965</b>	30	2,850	2,550	2.1	5,400
<b>1970</b>	33	3,200	2,850	2.0	5,700
<b>1971</b>	34	3,250	2,900	2.0	5,800
<b>1972</b>	35	3,350	3,000	2.0	6,000
<b>Fully Developed</b>	<b>42</b>	<b>4,000</b>	<b>3,800**</b>	<b>2.1</b>	<b>8,000</b>

\*Based on 96 acres of residential land.

\*\*5% vacancy factor.