

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Solana Beach Elementary School District



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	39,695	44,314	45,613	46,982	49,214	9,519	24%
Household Population	39,455	44,021	45,223	46,483	48,635	9,180	23%
Group Quarters Population	240	293	390	499	579	339	141%
Civilian	240	293	390	499	579	339	141%
Military	0	0	0	0	0	0	0%
Total Housing Units	16,327	17,905	18,210	18,415	19,102	2,775	17%
Single Family	10,965	12,457	12,478	12,582	12,796	1,831	17%
Multiple Family	5,336	5,423	5,709	5,810	6,283	947	18%
Mobile Homes	26	25	23	23	23	-3	-12%
Occupied Housing Units	15,211	16,790	17,187	17,412	18,100	2,889	19%
Single Family	10,411	11,885	11,970	12,091	12,305	1,894	18%
Multiple Family	4,782	4,887	5,199	5,305	5,780	998	21%
Mobile Homes	18	18	18	16	15	-3	-17%
Vacancy Rate	6.8%	6.2%	5.6%	5.4%	5.2%	-1.6	-24%
Single Family	5.1%	4.6%	4.1%	3.9%	3.8%	-1.3	-25%
Multiple Family	10.4%	9.9%	8.9%	8.7%	8.0%	-2.4	-23%
Mobile Homes	30.8%	28.0%	21.7%	30.4%	34.8%	4.0	13%
Persons per Household	2.59	2.62	2.63	2.67	2.69	0.10	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	993	1,067	925	859	824	-169	-17%
\$15,000-\$29,999	1,019	1,226	1,100	1,034	999	-20	-2%
\$30,000-\$44,999	1,300	1,413	1,312	1,256	1,231	-69	-5%
\$45,000-\$59,999	1,291	1,454	1,393	1,353	1,341	50	4%
\$60,000-\$74,999	1,192	1,310	1,284	1,261	1,271	79	7%
\$75,000-\$99,999	1,847	1,874	1,883	1,876	1,915	68	4%
\$100,000-\$124,999	1,746	1,699	1,743	1,762	1,804	58	3%
\$125,000-\$149,999	1,100	1,281	1,346	1,376	1,443	343	31%
\$150,000-\$199,999	1,391	1,765	1,899	1,975	2,103	712	51%
\$200,000 or more	3,332	3,701	4,302	4,660	5,169	1,837	55%
Total Households	15,211	16,790	17,187	17,412	18,100	2,889	19%
Median Household Income							
Adjusted for inflation (\$1999)	\$99,506	\$100,750	\$109,990	\$115,139	\$120,358	\$20,852	21%

***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.

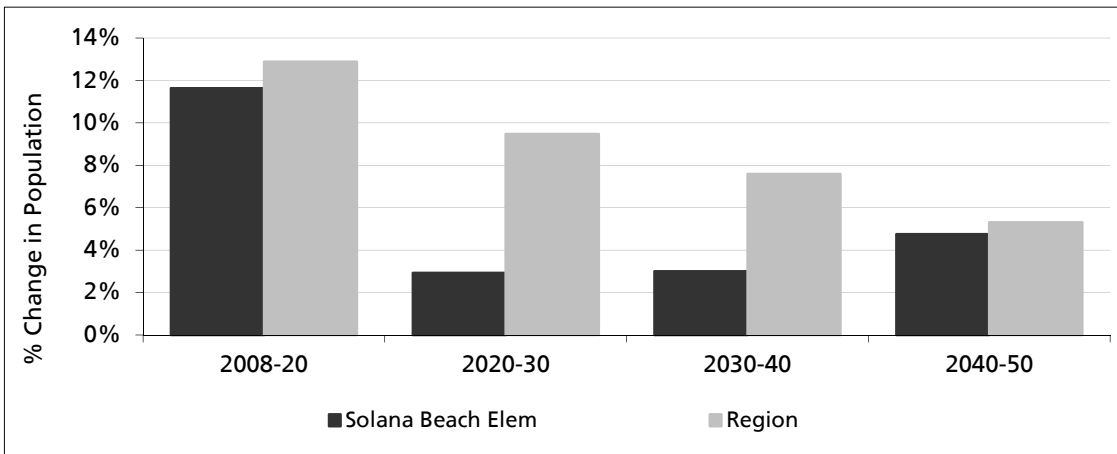
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	39,695	44,314	45,613	46,982	49,214	9,519	24%
Under 5	2,263	2,310	2,393	2,438	2,571	308	14%
5 to 9	2,100	2,305	2,363	2,512	2,605	505	24%
10 to 14	2,524	2,841	2,770	2,871	3,070	546	22%
15 to 17	1,750	1,820	1,726	1,879	1,881	131	7%
18 to 19	1,135	1,077	995	1,008	1,024	-111	-10%
20 to 24	2,764	2,766	2,949	2,946	3,145	381	14%
25 to 29	1,811	2,281	2,360	2,326	2,528	717	40%
30 to 34	1,850	2,149	1,974	2,208	2,262	412	22%
35 to 39	2,364	2,016	2,324	2,431	2,484	120	5%
40 to 44	2,699	2,273	2,541	2,482	2,812	113	4%
45 to 49	3,220	2,766	2,413	2,990	3,231	11	0%
50 to 54	3,495	3,263	2,817	3,188	3,307	-188	-5%
55 to 59	3,275	3,822	3,155	2,767	3,456	181	6%
60 to 61	1,333	1,678	1,391	1,134	1,503	170	13%
62 to 64	1,472	2,429	2,091	1,917	2,108	636	43%
65 to 69	1,872	3,393	3,796	3,159	2,828	956	51%
70 to 74	1,268	2,250	3,053	2,767	2,535	1,267	100%
75 to 79	975	1,246	2,056	2,359	1,995	1,020	105%
80 to 84	840	847	1,506	1,981	1,793	953	113%
85 and over	685	782	940	1,619	2,076	1,391	203%
Median Age	42.4	45.6	45.9	45.7	45.3	2.9	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	39,695	44,314	45,613	46,982	49,214	9,519	24%
Hispanic	4,140	5,166	5,768	6,389	7,047	2,907	70%
Non-Hispanic	35,555	39,148	39,845	40,593	42,167	6,612	19%
White	29,787	31,452	31,648	31,400	31,534	1,747	6%
Black	249	278	313	337	362	113	45%
American Indian	105	182	212	245	274	169	161%
Asian	4,357	5,794	6,020	6,688	7,731	3,374	77%
Hawaiian / Pacific Islander	64	144	185	233	258	194	303%
Other	95	122	139	149	192	97	102%
Two or More Races	898	1,176	1,328	1,541	1,816	918	102%

GROWTH TRENDS IN TOTAL POPULATION



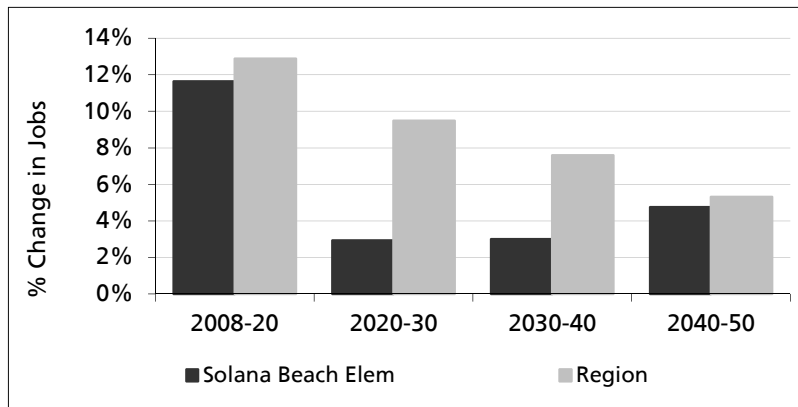
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	15,888	16,608	17,629	18,821	19,410	3,522	22%
Civilian Jobs	15,888	16,608	17,629	18,821	19,410	3,522	22%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	13,541	13,541	13,541	13,541	13,541	0	0%
Developed Acres	12,301	12,715	12,837	13,034	13,415	1,114	9%
Low Density Single Family	1,004	1,129	1,246	1,422	1,764	760	76%
Single Family	4,020	4,405	4,426	4,437	4,495	475	12%
Multiple Family	280	283	284	284	284	4	1%
Mobile Homes	1	1	0	0	0	-1	-100%
Other Residential	9	9	9	9	9	0	0%
Mixed Use	0	7	23	32	32	32	--
Industrial	76	74	71	66	65	-11	-14%
Commercial/Services	1,548	1,550	1,546	1,550	1,552	4	0%
Office	66	74	83	88	91	25	38%
Schools	170	170	170	176	182	12	7%
Roads and Freeways	1,402	1,402	1,402	1,402	1,402	0	0%
Agricultural and Extractive ²	463	350	316	309	274	-189	-41%
Parks and Military Use	3,262	3,262	3,261	3,261	3,266	4	0%
Vacant Developable Acres	1,196	782	659	462	81	-1,114	-93%
Low Density Single Family	630	613	531	362	55	-575	-91%
Single Family	502	120	94	83	25	-477	-95%
Multiple Family	4	1	0	0	0	-4	-100%
Mixed Use	1	1	0	0	0	-1	-100%
Industrial	0	0	0	0	0	0	-100%
Commercial/Services	11	7	6	2	0	-11	-100%
Office	30	22	12	4	1	-29	-98%
Schools	12	12	12	6	0	-12	-100%
Parks and Other	5	5	5	5	0	-5	-100%
Future Roads and Freeways	1	1	1	1	1	0	0%
Constrained Acres	45	45	45	45	45	0	0%
Employment Density³	8.5	8.9	9.4	9.9	10.2	1.6	19%
Residential Density⁴	3.1	3.1	3.0	3.0	2.9	-0.2	-5%

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).