

SERIES 13 REGIONAL GROWTH FORECAST



City of Solana Beach

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	13,000	13,376	14,207	14,870	1,870	14%
Household Population	13,000	13,376	14,207	14,870	1,870	14%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	6,521	6,583	6,833	7,121	600	9%
Single Family	3,823	3,823	3,849	3,840	17	0%
Multiple Family	2,672	2,760	2,984	3,281	609	23%
Mobile Homes	26	0	0	0	-26	-100%
Occupied Housing Units	5,673	5,687	6,005	6,294	621	11%
Single Family	3,606	3,587	3,642	3,614	8	0%
Multiple Family	2,051	2,100	2,363	2,680	629	31%
Mobile Homes	16	0	0	0	-16	-100%
Vacancy Rate	13.0%	13.6%	12.1%	11.6%	-1.4	-11%
Single Family	5.7%	6.2%	5.4%	5.9%	0.2	4%
Multiple Family	23.2%	23.9%	20.8%	18.3%	-4.9	-21%
Mobile Homes	38.5%	0.0%	0.0%	0.0%	-38.5	-100%
Persons per Household	2.29	2.35	2.37	2.36	0.1	3%

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	373	353	321	292	-81	-22%
\$15,000-\$29,999	367	419	390	359	-8	-2%
\$30,000-\$44,999	552	460	439	414	-138	-25%
\$45,000-\$59,999	476	460	448	432	-44	-9%
\$60,000-\$74,999	436	437	435	428	-8	-2%
\$75,000-\$99,999	639	653	666	669	30	5%
\$100,000-\$124,999	652	549	575	593	-59	-9%
\$125,000-\$149,999	369	451	484	511	142	38%
\$150,000-\$199,999	564	661	732	795	231	41%
\$200,000 or more	1,245	1,244	1,515	1,801	556	45%
Total Households	5,673	5,687	6,005	6,294	621	11%
Median Household Income						
Adjusted for inflation (\$2010)	\$99,746	\$102,801	\$113,196	\$123,314	\$23,568	24%

*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.

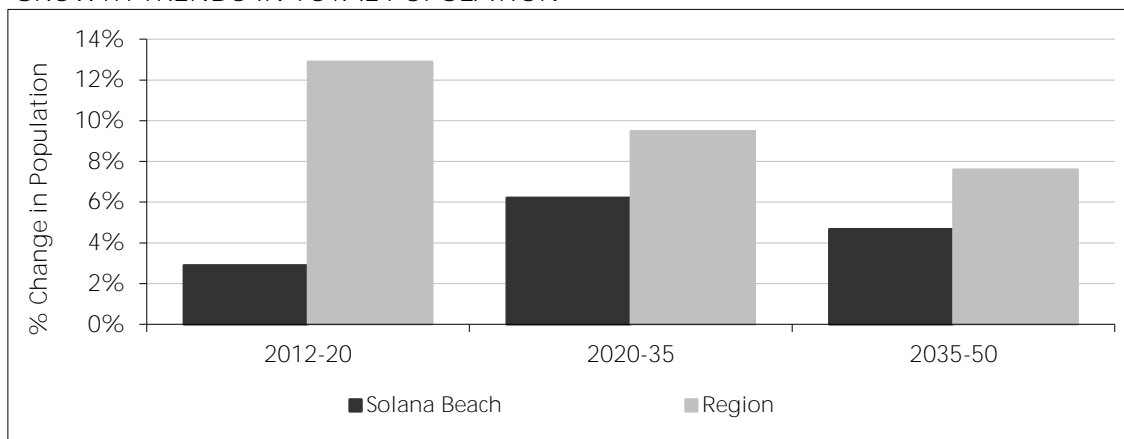
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	13,000	13,376	14,207	14,870	1,870	14%
Under 5	585	685	611	739	154	26%
5 to 9	689	739	673	805	116	17%
10 to 14	663	613	658	671	8	1%
15 to 17	477	382	456	408	-69	-14%
18 to 19	328	225	242	204	-124	-38%
20 to 24	500	459	464	424	-76	-15%
25 to 29	661	651	582	646	-15	-2%
30 to 34	890	878	739	943	53	6%
35 to 39	859	982	871	973	114	13%
40 to 44	948	852	967	862	-86	-9%
45 to 49	893	753	868	741	-152	-17%
50 to 54	1,046	799	878	803	-243	-23%
55 to 59	905	890	785	908	3	0%
60 to 61	350	404	300	368	18	5%
62 to 64	589	687	567	668	79	13%
65 to 69	886	1,178	1,060	1,250	364	41%
70 to 74	615	981	1,240	1,099	484	79%
75 to 79	433	558	975	777	344	79%
80 to 84	315	293	622	588	273	87%
85 and over	368	367	649	993	625	170%
Median Age	44.5	46.5	49.8	50.1	5.6	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	13,000	13,376	14,207	14,870	1,870	14%
Hispanic	2,134	2,488	2,950	3,358	1,224	57%
Non-Hispanic	10,866	10,888	11,257	11,512	646	6%
White	9,900	9,935	10,110	10,237	337	3%
Black	58	60	62	65	7	12%
American Indian	29	21	14	10	-19	-66%
Asian	537	542	705	802	265	49%
Hawaiian / Pacific Islander	27	24	21	18	-9	-33%
Other	30	19	11	8	-22	-73%
Two or More Races	285	287	334	372	87	31%

GROWTH TRENDS IN TOTAL POPULATION



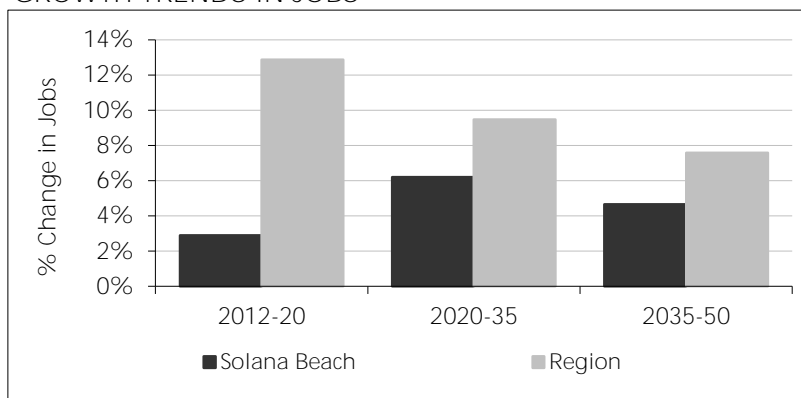
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	7,568	8,156	8,533	8,803	1,235	16%
Civilian Jobs	7,568	8,156	8,533	8,803	1,235	16%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	2,184	2,184	2,184	2,184	0	0%
Developed Acres	2,075	2,088	2,107	2,110	35	2%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,024	1,026	1,040	1,039	15	1%
Multiple Family	136	137	137	137	1	1%
Mobile Homes	1	0	0	0	-1	-100%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	11	20	34	34	--
Industrial	65	30	29	29	-36	-55%
Commercial/Services	295	296	295	284	-10	-4%
Office	42	41	40	40	-2	-4%
Schools	66	66	66	66	0	0%
Roads and Freeways	396	430	430	430	34	9%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	50	50	50	50	0	0%
Vacant Developable Acres	37	23	4	1	-35	-96%
Low Density Single Family	0	0	0	0	0	0%
Single Family	23	16	1	1	-22	-95%
Multiple Family	1	0	0	0	-1	-100%
Mixed Use	3	2	0	0	-3	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	5	3	1	0	-4	-92%
Office	5	2	2	0	-5	-100%
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	72	72	72	72	0	0%
Employment Density ³	16.2	18.6	19.4	20.2	4.0	24%
Residential Density ⁴	5.6	5.6	5.8	6.0	0.4	6%

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