

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 41 - Carlsbad

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	117,427	128,132	135,204	135,248	17,821	15%
Household Population	116,629	126,787	133,767	133,753	17,124	15%
Group Quarters Population	798	1,345	1,437	1,495	697	87%
Civilian	798	1,345	1,437	1,495	697	87%
Military	0	0	0	0	0	0%
Total Housing Units	49,782	52,971	55,157	55,428	5,646	11%
Single Family	34,478	36,399	37,348	37,374	2,896	8%
Multiple Family	13,505	14,772	16,009	16,254	2,749	20%
Mobile Homes	1,799	1,800	1,800	1,800	1	0%
Occupied Housing Units	46,559	49,419	52,121	52,258	5,699	12%
Single Family	32,475	34,130	35,576	35,463	2,988	9%
Multiple Family	12,560	13,758	15,025	15,306	2,746	22%
Mobile Homes	1,524	1,531	1,520	1,489	-35	-2%
Vacancy Rate	6.5%	6.7%	5.5%	5.7%	-0.8	-12%
Single Family	5.8%	6.2%	4.7%	5.1%	-0.7	-12%
Multiple Family	7.0%	6.9%	6.1%	5.8%	-1.2	-17%
Mobile Homes	15.3%	14.9%	15.6%	17.3%	2.0	13%
Persons per Household	2.50	2.57	2.57	2.56	0.1	2%

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	2,711	2,863	2,520	2,130	-581	-21%
\$15,000-\$29,999	4,048	4,298	4,030	3,503	-545	-13%
\$30,000-\$44,999	5,012	4,974	4,766	4,288	-724	-14%
\$45,000-\$59,999	4,489	4,879	4,832	4,527	38	1%
\$60,000-\$74,999	4,569	4,532	4,586	4,321	-248	-5%
\$75,000-\$99,999	6,529	6,588	6,839	6,680	151	2%
\$100,000-\$124,999	5,054	5,132	5,554	5,591	537	11%
\$125,000-\$149,999	3,588	3,958	4,317	4,495	907	25%
\$150,000-\$199,999	4,138	5,182	5,907	6,380	2,242	54%
\$200,000 or more	6,421	7,013	8,770	10,343	3,922	61%
Total Households	46,559	49,419	52,121	52,258	5,699	12%
Median Household Income						
Adjusted for inflation (\$2010)	\$84,383	\$87,005	\$94,471	\$103,041	\$18,658	22%

*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.

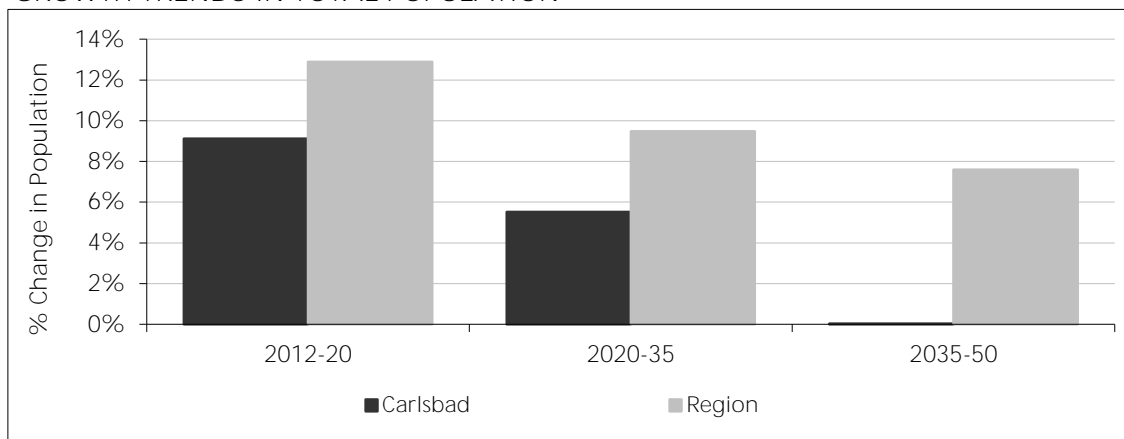
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	117,427	128,132	135,204	135,248	17,821	15%
Under 5	6,316	7,809	6,949	7,917	1,601	25%
5 to 9	7,444	8,660	8,067	8,950	1,506	20%
10 to 14	8,072	8,009	8,597	8,391	319	4%
15 to 17	5,014	4,364	5,085	4,435	-579	-12%
18 to 19	3,311	2,308	2,609	1,897	-1,414	-43%
20 to 24	5,384	5,173	5,157	4,325	-1,059	-20%
25 to 29	6,210	6,571	5,595	5,915	-295	-5%
30 to 34	6,931	7,458	6,350	7,528	597	9%
35 to 39	7,228	8,920	7,845	8,480	1,252	17%
40 to 44	8,917	8,850	9,892	8,486	-431	-5%
45 to 49	8,884	8,031	9,134	7,500	-1,384	-16%
50 to 54	9,144	8,021	8,887	7,666	-1,478	-16%
55 to 59	8,070	8,602	7,260	8,038	-32	0%
60 to 61	2,983	3,738	2,817	3,175	192	6%
62 to 64	4,256	5,308	4,269	4,958	702	16%
65 to 69	5,645	8,139	7,474	8,381	2,736	48%
70 to 74	3,819	6,634	8,078	6,964	3,145	82%
75 to 79	3,248	4,543	8,025	6,343	3,095	95%
80 to 84	2,980	3,090	6,500	5,894	2,914	98%
85 and over	3,571	3,904	6,614	10,005	6,434	180%
Median Age	41.6	42.7	45.8	45.9	4.3	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	117,427	128,132	135,204	135,248	17,821	15%
Hispanic	17,794	21,688	25,011	26,766	8,972	50%
Non-Hispanic	99,633	106,444	110,193	108,482	8,849	9%
White	85,260	90,307	90,937	88,155	2,895	3%
Black	1,566	1,657	1,375	1,007	-559	-36%
American Indian	316	266	170	122	-194	-61%
Asian	8,372	9,631	12,397	13,506	5,134	61%
Hawaiian / Pacific Islander	258	299	340	386	128	50%
Other	285	219	125	105	-180	-63%
Two or More Races	3,576	4,065	4,849	5,201	1,625	45%

GROWTH TRENDS IN TOTAL POPULATION



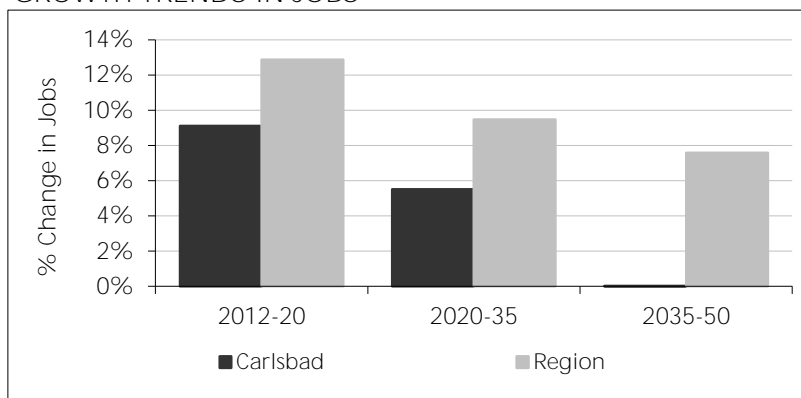
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	68,895	80,242	87,646	89,063	20,168	29%
Civilian Jobs	68,895	80,242	87,646	89,063	20,168	29%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	25,488	25,488	25,488	25,488	0	0%
Developed Acres	15,747	16,654	17,087	17,146	1,400	9%
Low Density Single Family	39	84	258	262	223	573%
Single Family	6,289	6,768	7,014	7,019	730	12%
Multiple Family	753	846	863	864	111	15%
Mobile Homes	241	241	240	240	-1	0%
Other Residential	29	73	73	73	44	152%
Mixed Use	0	33	93	113	113	--
Industrial	1,852	1,938	2,067	2,106	254	14%
Commercial/Services	1,230	1,359	1,391	1,400	170	14%
Office	300	315	319	317	18	6%
Schools	327	384	413	406	79	24%
Roads and Freeways	3,548	3,675	3,675	3,675	127	4%
Agricultural and Extractive ²	572	363	104	100	-472	-83%
Parks and Military Use	568	574	577	572	4	1%
Vacant Developable Acres	1,457	554	122	63	-1,394	-96%
Low Density Single Family	18	7	3	3	-14	-82%
Single Family	638	228	18	13	-625	-98%
Multiple Family	74	10	1	0	-74	-100%
Mixed Use	15	8	0	0	-15	-99%
Industrial	408	194	62	22	-385	-95%
Commercial/Services	164	57	21	8	-156	-95%
Office	25	4	1	0	-24	-99%
Schools	86	28	0	0	-86	-100%
Parks and Other	14	2	0	0	-14	-100%
Future Roads and Freeways	16	16	16	16	0	0%
Constrained Acres	8,279	8,279	8,279	8,279	0	0%
Employment Density ³	18.6	20.0	20.7	20.8	2.2	12%
Residential Density ⁴	6.8	6.6	6.5	6.5	-0.3	-4%

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