

SERIES 13 REGIONAL GROWTH FORECAST
Carmel Mtn. Ranch Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	13,021	13,287	13,339	13,292	271	2%
Household Population	12,836	13,108	13,149	13,096	260	2%
Group Quarters Population	185	179	190	196	11	6%
Civilian	185	179	190	196	11	6%
Military	0	0	0	0	0	0%
Total Housing Units	5,072	5,072	5,072	5,072	0	0%
Single Family	2,925	2,925	2,925	2,925	0	0%
Multiple Family	2,147	2,147	2,147	2,147	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	4,961	4,963	4,968	4,955	-6	0%
Single Family	2,818	2,816	2,821	2,815	-3	0%
Multiple Family	2,143	2,147	2,147	2,140	-3	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.2%	2.1%	2.1%	2.3%	0.1	5%
Single Family	3.7%	3.7%	3.6%	3.8%	0.1	3%
Multiple Family	0.2%	0.0%	0.0%	0.3%	0.1	50%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.59	2.64	2.65	2.64	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	222	220	183	153	-69	-31%
\$15,000-\$29,999	195	247	204	168	-27	-14%
\$30,000-\$44,999	223	343	291	245	22	10%
\$45,000-\$59,999	461	407	356	308	-153	-33%
\$60,000-\$74,999	444	439	396	352	-92	-21%
\$75,000-\$99,999	951	730	685	631	-320	-34%
\$100,000-\$124,999	627	653	644	621	-6	-1%
\$125,000-\$149,999	501	536	554	558	57	11%
\$150,000-\$199,999	734	719	795	851	117	16%
\$200,000 or more	603	669	860	1,068	465	77%
Total Households	4,961	4,963	4,968	4,955	-6	0%
Median Household Income						
Adjusted for inflation (\$2010)	\$99,593	\$103,656	\$114,325	\$124,980	\$25,387	25%

*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.

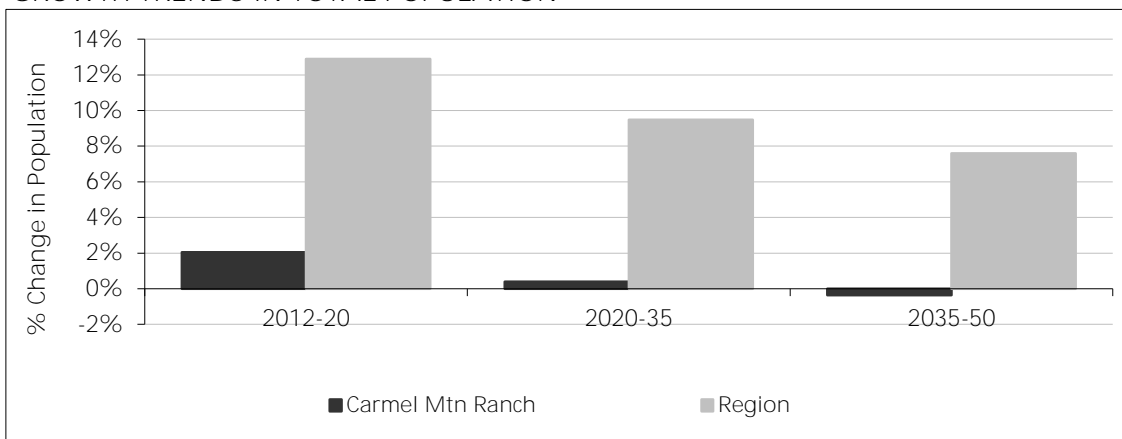
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	13,021	13,287	13,339	13,292	271	2%
Under 5	896	1,084	943	1,017	121	14%
5 to 9	885	985	866	923	38	4%
10 to 14	751	690	747	737	-14	-2%
15 to 17	499	393	482	401	-98	-20%
18 to 19	320	198	230	174	-146	-46%
20 to 24	636	559	553	445	-191	-30%
25 to 29	970	954	766	774	-196	-20%
30 to 34	1,048	1,038	847	976	-72	-7%
35 to 39	1,036	1,162	973	994	-42	-4%
40 to 44	1,147	1,050	1,144	967	-180	-16%
45 to 49	1,044	932	969	812	-232	-22%
50 to 54	1,000	840	948	797	-203	-20%
55 to 59	866	858	746	797	-69	-8%
60 to 61	289	331	281	310	21	7%
62 to 64	340	399	352	399	59	17%
65 to 69	434	613	577	632	198	46%
70 to 74	259	388	525	501	242	93%
75 to 79	220	319	539	497	277	126%
80 to 84	179	190	380	397	218	122%
85 and over	202	304	471	742	540	267%
Median Age	37.4	38.2	41.1	41.1	3.7	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	13,021	13,287	13,339	13,292	271	2%
Hispanic	1,201	1,428	1,602	1,786	585	49%
Non-Hispanic	11,820	11,859	11,737	11,506	-314	-3%
White	7,309	7,029	5,935	5,089	-2,220	-30%
Black	315	338	365	385	70	22%
American Indian	35	49	76	73	38	109%
Asian	3,522	3,749	4,442	4,836	1,314	37%
Hawaiian / Pacific Islander	45	71	153	227	182	404%
Other	27	28	41	41	14	52%
Two or More Races	567	595	725	855	288	51%

GROWTH TRENDS IN TOTAL POPULATION



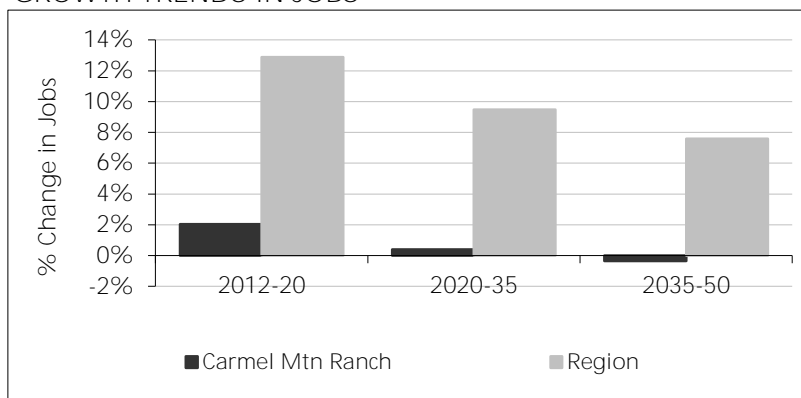
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	9,199	10,638	11,098	11,662	2,463	27%
Civilian Jobs	9,199	10,638	11,098	11,662	2,463	27%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,515	1,515	1,515	1,515	0	0%
Developed Acres	1,514	1,515	1,515	1,515	1	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	350	350	350	350	0	0%
Multiple Family	107	107	107	107	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	12	12	12	12	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	124	124	124	124	0	0%
Commercial/Services	353	354	354	354	1	0%
Office	19	19	19	19	0	0%
Schools	33	33	33	33	0	0%
Roads and Freeways	286	286	286	286	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	230	230	230	230	0	0%
Vacant Developable Acres	1	0	0	0	-1	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	1	0	0	0	-1	-100%
Office	0	0	0	0	0	0%
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	0	0	0	0	0	0%
Employment Density ³	17.4	20.1	20.9	22.0	4.6	27%
Residential Density ⁴	10.8	10.8	10.8	10.8	0.0	0%

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