

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 41 - Carlsbad

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	117,387	128,067	135,132	135,177	17,790	15%
Household Population	116,589	126,722	133,695	133,682	17,093	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	49,766	52,947	55,133	55,404	5,638	11%
Single Family	34,462	36,375	37,324	37,350	2,888	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	46,543	49,397	52,097	52,234	5,691	12%
Single Family	32,459	34,108	35,552	35,439	2,980	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	2,703	2,862	2,518	2,128	-575	-21%
\$15,000-\$29,999	4,043	4,298	4,030	3,503	-540	-13%
\$30,000-\$44,999	5,012	4,973	4,766	4,288	-724	-14%
\$45,000-\$59,999	4,489	4,878	4,831	4,526	37	1%
\$60,000-\$74,999	4,568	4,530	4,583	4,319	-249	-5%
\$75,000-\$99,999	6,529	6,585	6,838	6,679	150	2%
\$100,000-\$124,999	5,054	5,130	5,552	5,588	534	11%
\$125,000-\$149,999	3,588	3,957	4,314	4,493	905	25%
\$150,000-\$199,999	4,138	5,179	5,905	6,378	2,240	54%
\$200,000 or more	6,419	7,005	8,760	10,332	3,913	61%
Total Households	46,543	49,397	52,097	52,234	5,691	12%

*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.

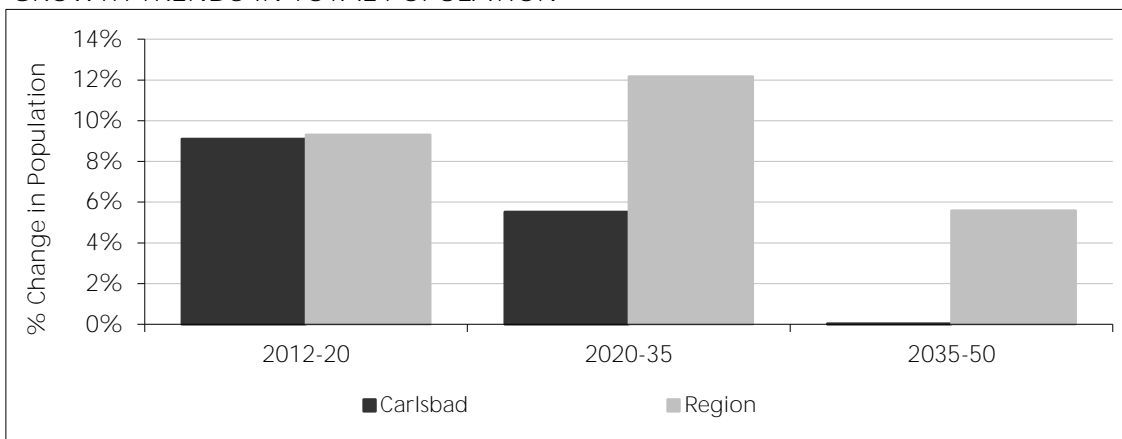
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	117,387	128,067	135,132	135,177	17,790	15%
Under 5	6,315	7,806	6,944	7,912	1,597	25%
5 to 9	7,443	8,658	8,067	8,947	1,504	20%
10 to 14	8,071	8,008	8,594	8,390	319	4%
15 to 17	5,013	4,363	5,084	4,433	-580	-12%
18 to 19	3,309	2,308	2,608	1,896	-1,413	-43%
20 to 24	5,383	5,170	5,153	4,325	-1,058	-20%
25 to 29	6,210	6,567	5,593	5,913	-297	-5%
30 to 34	6,929	7,456	6,346	7,522	593	9%
35 to 39	7,226	8,917	7,841	8,479	1,253	17%
40 to 44	8,917	8,847	9,889	8,484	-433	-5%
45 to 49	8,876	8,023	9,125	7,489	-1,387	-16%
50 to 54	9,139	8,011	8,880	7,662	-1,477	-16%
55 to 59	8,064	8,596	7,255	8,030	-34	0%
60 to 61	2,983	3,738	2,817	3,173	190	6%
62 to 64	4,254	5,305	4,265	4,955	701	16%
65 to 69	5,643	8,135	7,470	8,376	2,733	48%
70 to 74	3,815	6,632	8,075	6,960	3,145	82%
75 to 79	3,247	4,540	8,020	6,341	3,094	95%
80 to 84	2,980	3,087	6,495	5,888	2,908	98%
85 and over	3,570	3,900	6,611	10,002	6,432	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	117,387	128,067	135,132	135,177	17,790	15%
Hispanic	17,790	21,683	25,006	26,760	8,970	50%
Non-Hispanic	99,597	106,384	110,126	108,417	8,820	9%
White	85,231	90,256	90,882	88,103	2,872	3%
Black	1,566	1,656	1,375	1,006	-560	-36%
American Indian	316	265	170	122	-194	-61%
Asian	8,369	9,629	12,391	13,500	5,131	61%
Hawaiian / Pacific Islander	258	299	340	386	128	50%
Other	285	219	125	105	-180	-63%
Two or More Races	3,572	4,060	4,843	5,195	1,623	45%

GROWTH TRENDS IN TOTAL POPULATION



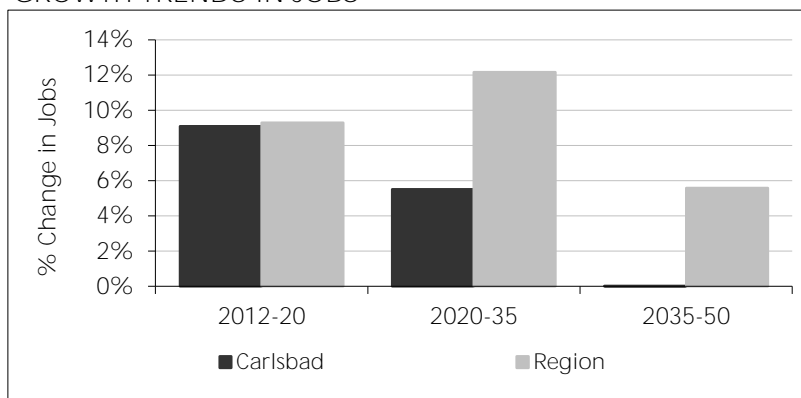
EMPLOYMENT

	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	25,476	25,476	25,476	25,476	0	0%
Developed Acres	15,744	16,650	17,083	17,142	1,398	9%
Low Density Single Family	39	84	258	262	223	573%
Single Family	6,286	6,764	7,011	7,016	729	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	3,547	3,674	3,674	3,674	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	1,455	554	122	63	-1,393	-96%
Low Density Single Family	18	7	3	3	-14	-82%
Single Family	637	228	18	13	-624	-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	8,272	8,272	8,272	8,272	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