

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Carlsbad Unified School District**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>72,448</b>	<b>83,938</b>	<b>89,358</b>	<b>92,205</b>	<b>93,363</b>	<b>20,915</b>	<b>29%</b>
Household Population	71,624	83,047	88,303	90,950	91,962	20,338	28%
Group Quarters Population	824	891	1,055	1,255	1,401	577	70%
Civilian	824	891	1,055	1,255	1,401	577	70%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>30,148</b>	<b>34,049</b>	<b>35,766</b>	<b>36,166</b>	<b>36,184</b>	<b>6,036</b>	<b>20%</b>
Single Family	19,613	21,776	22,609	22,835	22,849	3,236	16%
Multiple Family	9,236	11,013	11,905	12,099	12,099	2,863	31%
Mobile Homes	1,299	1,260	1,252	1,232	1,236	-63	-5%
<b>Occupied Housing Units</b>	<b>27,629</b>	<b>31,700</b>	<b>33,569</b>	<b>34,041</b>	<b>34,136</b>	<b>6,507</b>	<b>24%</b>
Single Family	18,117	20,445	21,395	21,666	21,728	3,611	20%
Multiple Family	8,342	10,095	11,014	11,229	11,255	2,913	35%
Mobile Homes	1,170	1,160	1,160	1,146	1,153	-17	-1%
<b>Vacancy Rate</b>	<b>8.4%</b>	<b>6.9%</b>	<b>6.1%</b>	<b>5.9%</b>	<b>5.7%</b>	<b>-2.7</b>	<b>-32%</b>
Single Family	7.6%	6.1%	5.4%	5.1%	4.9%	-2.7	-36%
Multiple Family	9.7%	8.3%	7.5%	7.2%	7.0%	-2.7	-28%
Mobile Homes	9.9%	7.9%	7.3%	7.0%	6.7%	-3.2	-32%
<b>Persons per Household</b>	<b>2.59</b>	<b>2.62</b>	<b>2.63</b>	<b>2.67</b>	<b>2.69</b>	<b>0.10</b>	<b>4%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	2,085	1,820	1,497	1,238	1,040	-1,045	-50%
\$15,000-\$29,999	3,296	3,103	2,693	2,307	2,001	-1,295	-39%
\$30,000-\$44,999	3,892	3,709	3,395	3,032	2,712	-1,180	-30%
\$45,000-\$59,999	3,349	3,676	3,515	3,259	2,996	-353	-11%
\$60,000-\$74,999	3,108	3,328	3,325	3,193	3,021	-87	-3%
\$75,000-\$99,999	4,047	4,661	4,874	4,881	4,775	728	18%
\$100,000-\$124,999	2,824	3,372	3,668	3,791	3,858	1,034	37%
\$125,000-\$149,999	1,751	2,426	2,800	2,952	3,020	1,269	72%
\$150,000-\$199,999	1,294	3,030	3,835	4,221	4,440	3,146	243%
\$200,000 or more	1,983	2,575	3,967	5,167	6,273	4,290	216%
Total Households	27,629	31,700	33,569	34,041	34,136	6,507	24%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$65,755	\$76,148	\$87,102	\$95,444	\$103,389	\$37,634	57%

**\*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.

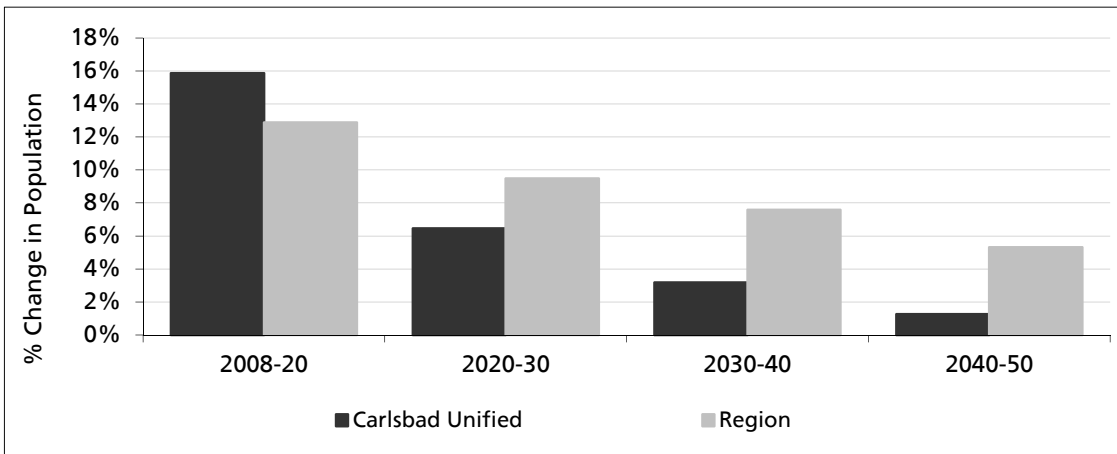
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>72,448</b>	<b>83,938</b>	<b>89,358</b>	<b>92,205</b>	<b>93,363</b>	<b>20,915</b>	<b>29%</b>
Under 5	3,961	4,168	4,389	4,383	4,292	331	8%
5 to 9	4,420	4,814	5,035	5,087	5,012	592	13%
10 to 14	4,530	5,169	5,037	5,178	5,183	653	14%
15 to 17	2,908	3,089	2,906	2,996	3,028	120	4%
18 to 19	1,898	1,838	1,737	1,735	1,695	-203	-11%
20 to 24	4,632	4,900	5,329	5,091	5,270	638	14%
25 to 29	3,644	4,757	4,884	4,775	4,907	1,263	35%
30 to 34	4,142	4,715	4,543	5,024	4,897	755	18%
35 to 39	5,274	4,668	5,628	5,670	5,518	244	5%
40 to 44	5,526	5,135	5,747	5,525	6,082	556	10%
45 to 49	6,270	5,779	5,010	6,107	6,315	45	1%
50 to 54	5,685	5,793	5,172	5,760	5,649	-36	-1%
55 to 59	4,944	6,533	5,605	4,755	5,960	1,016	21%
60 to 61	1,746	2,426	2,162	1,783	2,286	540	31%
62 to 64	1,901	3,324	2,946	2,641	2,782	881	46%
65 to 69	2,620	5,040	5,700	4,769	4,127	1,507	58%
70 to 74	2,232	4,368	5,868	5,235	4,596	2,364	106%
75 to 79	2,154	2,946	4,901	5,648	4,827	2,673	124%
80 to 84	1,895	1,933	3,615	4,766	4,201	2,306	122%
85 and over	2,066	2,543	3,144	5,277	6,736	4,670	226%
Median Age	40.7	43.7	44.5	45.5	45.6	4.9	12%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>72,448</b>	<b>83,938</b>	<b>89,358</b>	<b>92,205</b>	<b>93,363</b>	<b>20,915</b>	<b>29%</b>
Hispanic	12,626	16,115	17,628	18,643	19,069	6,443	51%
Non-Hispanic	59,822	67,823	71,730	73,562	74,294	14,472	24%
White	52,546	59,293	62,650	64,194	64,854	12,308	23%
Black	1,047	1,190	1,148	1,043	918	-129	-12%
American Indian	239	202	176	141	117	-122	-51%
Asian	3,606	4,601	5,089	5,452	5,670	2,064	57%
Hawaiian / Pacific Islander	220	220	210	205	207	-13	-6%
Other	169	138	127	124	124	-45	-27%
Two or More Races	1,995	2,179	2,330	2,403	2,404	409	21%

## GROWTH TRENDS IN TOTAL POPULATION



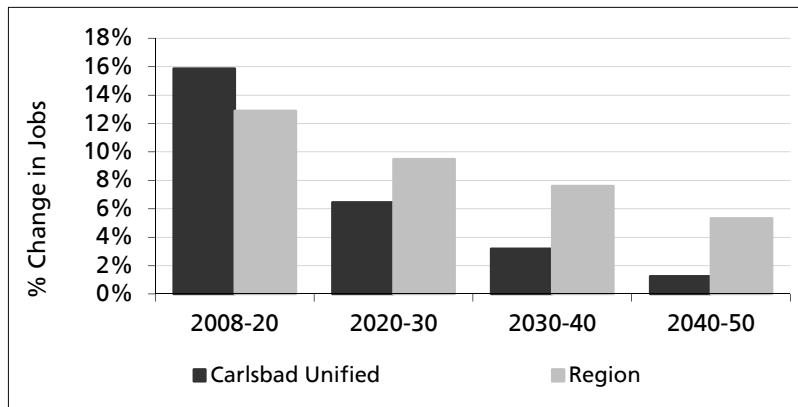
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>60,328</b>	<b>68,445</b>	<b>76,178</b>	<b>81,829</b>	<b>85,017</b>	<b>24,689</b>	<b>41%</b>
Civilian Jobs	60,328	68,445	76,178	81,829	85,017	24,689	41%
Military Jobs	0	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>18,690</b>	<b>18,690</b>	<b>18,690</b>	<b>18,690</b>	<b>18,690</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>17,405</b>	<b>18,103</b>	<b>18,429</b>	<b>18,558</b>	<b>18,609</b>	<b>1,204</b>	<b>7%</b>
Low Density Single Family	26	108	169	185	185	159	609%
Single Family	3,445	4,018	4,224	4,271	4,272	827	24%
Multiple Family	525	585	603	607	607	83	16%
Mobile Homes	180	180	179	179	179	-1	-1%
Other Residential	22	22	22	22	22	0	0%
Mixed Use	0	82	151	179	179	179	--
Industrial	1,545	1,748	1,856	1,936	1,984	439	28%
Commercial/Services	1,676	1,715	1,750	1,781	1,805	129	8%
Office	279	279	283	283	283	3	1%
Schools	215	277	280	280	280	65	30%
Roads and Freeways	2,718	2,720	2,720	2,720	2,720	2	0%
Agricultural and Extractive <sup>2</sup>	738	355	178	99	77	-661	-90%
Parks and Military Use	6,036	6,015	6,016	6,016	6,016	-20	0%
<b>Vacant Developable Acres</b>	<b>1,280</b>	<b>582</b>	<b>256</b>	<b>127</b>	<b>76</b>	<b>-1,204</b>	<b>-94%</b>
Low Density Single Family	18	1	1	1	1	-17	-93%
Single Family	513	162	19	5	4	-508	-99%
Multiple Family	47	13	4	0	0	-47	-100%
Mixed Use	45	21	4	0	0	-45	-100%
Industrial	477	270	158	77	29	-447	-94%
Commercial/Services	149	98	57	31	29	-120	-80%
Office	14	6	6	6	6	-8	-59%
Schools	12	6	2	2	2	-10	-83%
Parks and Other	1	1	0	0	0	-1	-100%
Future Roads and Freeways	5	5	5	5	5	0	0%
<b>Constrained Acres</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>16.2</b>	<b>16.9</b>	<b>17.9</b>	<b>18.7</b>	<b>19.1</b>	<b>2.9</b>	<b>18%</b>
<b>Residential Density<sup>4</sup></b>	<b>7.2</b>	<b>6.9</b>	<b>6.8</b>	<b>6.8</b>	<b>6.8</b>	<b>-0.4</b>	<b>-6%</b>

## 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).