2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Carmel Mtn. Ranch Community Planning Area
City of San Diego

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**13,013**	**13,490**	**13,646**	**13,958**	**14,131**	**1,118**	**9%**
Household Population	12,881	13,335	13,459	13,737	13,878	997	8%
Group Quarters Population	132	155	187	221	253	121	92%
Civilian	132	155	187	221	253	121	92%
Military	0	0	0	0	0	0	0%
Total Housing Units	**5,029**	**5,104**	**5,104**	**5,104**	**5,104**	**75**	**1%**
Single Family	2,885	2,960	2,960	2,960	2,960	75	3%
Multiple Family	2,144	2,144	2,144	2,144	2,144	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**4,789**	**4,902**	**4,924**	**4,933**	**4,940**	**151**	**3%**
Single Family	2,791	2,882	2,891	2,895	2,898	107	4%
Multiple Family	1,998	2,020	2,033	2,038	2,042	44	2%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**4.8%**	**4.0%**	**3.5%**	**3.4%**	**3.2%**	**-1.6**	**-33%**
Single Family	3.3%	2.6%	2.3%	2.2%	2.1%	-1.2	-36%
Multiple Family	6.8%	5.8%	5.2%	4.9%	4.8%	-2.0	-29%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.69**	**2.72**	**2.73**	**2.78**	**2.81**	**0.12**	**4%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

*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.
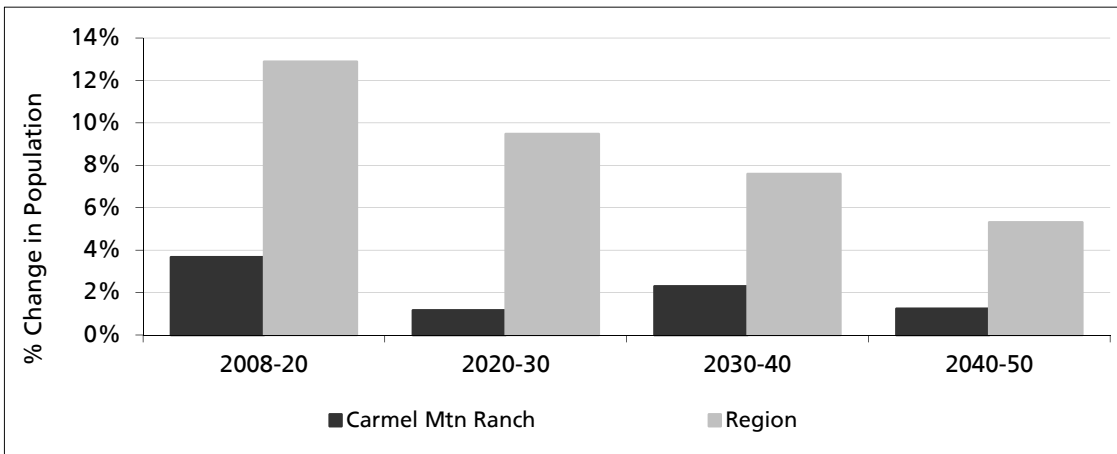
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**13,013**	**13,490**	**13,646**	**13,958**	**14,131**	**1,118**	**9%**
Under 5	792	795	767	746	742	-50	-6%
5 to 9	915	997	985	998	970	55	6%
10 to 14	959	1,048	986	996	979	20	2%
15 to 17	502	499	486	518	504	2	0%
18 to 19	364	298	301	271	273	-91	-25%
20 to 24	725	648	712	689	669	-56	-8%
25 to 29	608	732	702	693	698	90	15%
30 to 34	688	712	698	730	690	2	0%
35 to 39	1,162	979	1,086	1,115	1,106	-56	-5%
40 to 44	1,328	1,093	1,162	1,104	1,225	-103	-8%
45 to 49	1,386	1,164	994	1,109	1,135	-251	-18%
50 to 54	1,110	1,053	944	1,040	975	-135	-12%
55 to 59	870	1,031	929	837	917	47	5%
60 to 61	330	420	352	333	396	66	20%
62 to 64	259	462	428	385	413	154	59%
65 to 69	314	556	649	547	509	195	62%
70 to 74	198	326	431	411	379	181	91%
75 to 79	188	260	444	537	494	306	163%
80 to 84	177	195	316	495	474	297	168%
85 and over	138	222	274	404	583	445	322%
Median Age	39.1	40.2	40.4	41.0	41.8	2.7	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**13,013**	**13,490**	**13,646**	**13,958**	**14,131**	**1,118**	**9%**
Hispanic	911	1,154	1,270	1,405	1,501	590	65%
Non-Hispanic	12,102	12,336	12,376	12,553	12,630	528	4%
White	7,866	7,608	7,317	7,106	6,895	-971	-12%
Black	324	398	435	482	512	188	58%
American Indian	23	39	55	57	48	25	109%
Asian	3,393	3,730	3,923	4,175	4,367	974	29%
Hawaiian / Pacific Islander	26	49	70	77	105	79	304%
Other	22	41	44	59	47	25	114%
Two or More Races	448	471	532	597	656	208	46%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**10,247**	**10,938**	**12,292**	**13,710**	**14,503**	**4,256**	**42%**
Civilian Jobs	10,247	10,938	12,292	13,710	14,503	4,256	42%
Military Jobs	0	0	0	0	0	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**1,517**	**1,517**	**1,517**	**1,517**	**1,517**	**0**	**0%**
Developed Acres	**1,513**	**1,513**	**1,515**	**1,516**	**1,517**	**4**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	350	350	350	350	350	0	0%
Multiple Family	107	107	107	107	107	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	12	12	12	12	12	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	121	122	123	124	124	3	3%
Commercial/Services	353	353	353	353	354	1	0%
Office	19	19	19	19	19	0	0%
Schools	33	33	33	33	33	0	0%
Roads and Freeways	288	288	288	288	288	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	230	230	230	230	230	0	0%
Vacant Developable Acres	**4**	**3**	**2**	**1**	**0**	**-4**	**-100%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	3	3	2	1	0	-3	-100%
Commercial/Services	1	1	1	0	0	-1	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**19.5**	**20.8**	**23.3**	**25.9**	**27.4**	**7.9**	**40%**
Residential Density[4]	**10.7**	**10.9**	**10.9**	**10.9**	**10.9**	**0.2**	**1%**

GROWTH TRENDS IN JOBS

Bar chart legend: ■ Carmel Mtn Ranch ■ Region. Y-axis: % Change in Jobs (0% to 14%). X-axis categories: 2008-20, 2020-30, 2030-40, 2040-50.
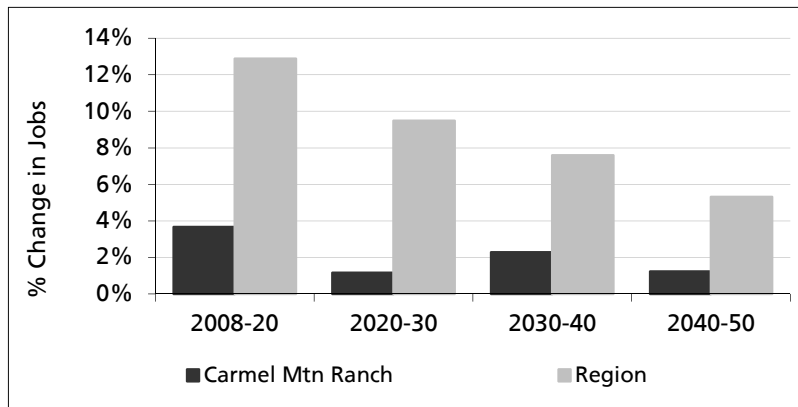
Notes:

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).

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