

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
City of Carlsbad



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	103,406	117,667	123,510	127,434	129,352	25,946	25%
Household Population	102,741	116,925	122,593	126,295	128,033	25,292	25%
Group Quarters Population	665	742	917	1,139	1,319	654	98%
Civilian	665	742	917	1,139	1,319	654	98%
Military	0	0	0	0	0	0	0%
Total Housing Units	43,496	48,104	49,867	50,446	50,559	7,063	16%
Single Family	29,390	32,196	33,075	33,356	33,375	3,985	14%
Multiple Family	12,807	14,595	15,487	15,805	15,895	3,088	24%
Mobile Homes	1,299	1,313	1,305	1,285	1,289	-10	-1%
Occupied Housing Units	40,028	45,030	47,008	47,672	47,882	7,854	20%
Single Family	27,306	30,326	31,370	31,711	31,796	4,490	16%
Multiple Family	11,552	13,505	14,437	14,774	14,891	3,339	29%
Mobile Homes	1,170	1,199	1,201	1,187	1,195	25	2%
Vacancy Rate	8.0%	6.4%	5.7%	5.5%	5.3%	-2.7	-34%
Single Family	7.1%	5.8%	5.2%	4.9%	4.7%	-2.4	-34%
Multiple Family	9.8%	7.5%	6.8%	6.5%	6.3%	-3.5	-36%
Mobile Homes	9.9%	8.7%	8.0%	7.6%	7.3%	-2.6	-26%
Persons per Household	2.57	2.60	2.61	2.65	2.67	0.10	4%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	2,553	2,219	1,818	1,495	1,250	-1,303	-51%
\$15,000-\$29,999	4,186	3,911	3,370	2,878	2,475	-1,711	-41%
\$30,000-\$44,999	5,093	4,802	4,345	3,866	3,435	-1,658	-33%
\$45,000-\$59,999	4,552	4,975	4,700	4,334	3,963	-589	-13%
\$60,000-\$74,999	4,450	4,721	4,635	4,411	4,141	-309	-7%
\$75,000-\$99,999	6,029	6,768	6,960	6,875	6,660	631	10%
\$100,000-\$124,999	4,496	5,213	5,653	5,823	5,847	1,351	30%
\$125,000-\$149,999	2,946	3,815	4,344	4,649	4,824	1,878	64%
\$150,000-\$199,999	2,361	4,589	5,565	6,256	6,774	4,413	187%
\$200,000 or more	3,362	4,017	5,618	7,085	8,513	5,151	153%
Total Households	40,028	45,030	47,008	47,672	47,882	7,854	20%
Median Household Income							
Adjusted for inflation (\$1999)	\$72,236	\$81,970	\$91,652	\$99,916	\$108,624	\$36,388	50%

***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.

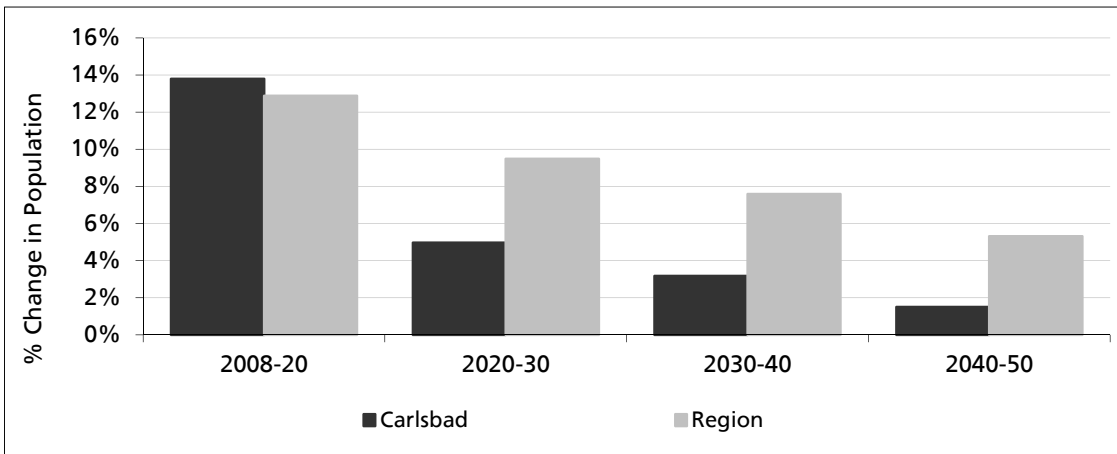
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	103,406	117,667	123,510	127,434	129,352	25,946	25%
Under 5	6,383	6,557	6,811	6,830	6,757	374	6%
5 to 9	6,542	6,853	7,186	7,250	7,157	615	9%
10 to 14	6,823	7,518	7,339	7,650	7,644	821	12%
15 to 17	4,089	4,405	4,130	4,365	4,377	288	7%
18 to 19	2,776	2,599	2,407	2,387	2,363	-413	-15%
20 to 24	6,555	6,867	7,272	7,042	7,307	752	11%
25 to 29	4,571	6,075	6,231	5,999	6,267	1,696	37%
30 to 34	5,034	5,712	5,489	6,042	5,892	858	17%
35 to 39	7,056	6,039	7,324	7,432	7,175	119	2%
40 to 44	7,958	7,043	7,919	7,701	8,424	466	6%
45 to 49	9,044	8,076	6,906	8,534	8,857	-187	-2%
50 to 54	8,453	8,368	7,281	8,316	8,202	-251	-3%
55 to 59	7,595	9,798	8,187	6,876	8,758	1,163	15%
60 to 61	2,739	3,715	3,304	2,687	3,449	710	26%
62 to 64	2,951	5,093	4,428	3,988	4,178	1,227	42%
65 to 69	3,807	7,216	8,108	6,776	5,824	2,017	53%
70 to 74	3,066	5,948	7,896	7,007	6,161	3,095	101%
75 to 79	2,953	3,954	6,563	7,550	6,376	3,423	116%
80 to 84	2,453	2,571	4,714	6,257	5,543	3,090	126%
85 and over	2,558	3,260	4,015	6,745	8,641	6,083	238%
Median Age	41.2	44.4	44.8	45.6	45.7	4.5	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	103,406	117,667	123,510	127,434	129,352	25,946	25%
Hispanic	14,246	18,149	19,710	20,876	21,396	7,150	50%
Non-Hispanic	89,160	99,518	103,800	106,558	107,956	18,796	21%
White	79,042	87,872	91,482	93,786	95,014	15,972	20%
Black	1,188	1,386	1,332	1,222	1,086	-102	-9%
American Indian	296	257	214	165	137	-159	-54%
Asian	5,408	6,657	7,269	7,789	8,121	2,713	50%
Hawaiian / Pacific Islander	220	223	218	208	207	-13	-6%
Other	199	157	145	139	137	-62	-31%
Two or More Races	2,807	2,966	3,140	3,249	3,254	447	16%

GROWTH TRENDS IN TOTAL POPULATION



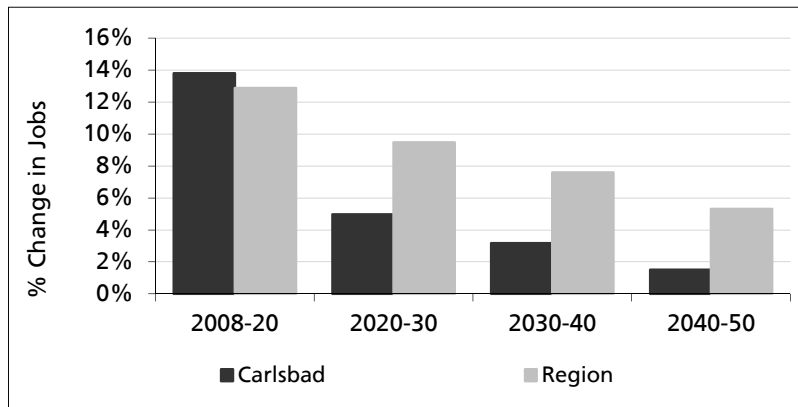
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	61,999	70,228	77,436	83,538	87,109	25,110	41%
Civilian Jobs	61,999	70,228	77,436	83,538	87,109	25,110	41%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	25,041	25,041	25,041	25,041	25,041	0	0%
Developed Acres	23,455	24,378	24,715	24,882	24,951	1,495	6%
Low Density Single Family	26	108	169	188	189	163	625%
Single Family	5,699	6,440	6,667	6,726	6,729	1,030	18%
Multiple Family	797	866	884	896	899	102	13%
Mobile Homes	180	180	179	179	179	-1	-1%
Other Residential	16	16	16	16	16	0	0%
Mixed Use	0	82	151	180	196	196	--
Industrial	1,615	1,838	1,946	2,031	2,080	466	29%
Commercial/Services	1,927	1,991	2,008	2,032	2,048	121	6%
Office	279	279	282	287	288	9	3%
Schools	337	401	412	425	433	95	28%
Roads and Freeways	3,587	3,588	3,588	3,588	3,588	2	0%
Agricultural and Extractive ²	738	355	178	99	77	-661	-90%
Parks and Military Use	8,256	8,235	8,235	8,235	8,229	-27	0%
Vacant Developable Acres	1,581	658	322	155	86	-1,495	-95%
Low Density Single Family	23	5	5	3	1	-21	-95%
Single Family	716	197	32	8	5	-711	-99%
Multiple Family	67	24	14	3	0	-67	-100%
Mixed Use	45	21	4	0	0	-45	-100%
Industrial	507	280	169	82	33	-474	-94%
Commercial/Services	149	73	51	31	29	-120	-81%
Office	22	14	14	9	6	-16	-74%
Schools	42	34	23	10	2	-40	-95%
Parks and Other	1	1	0	0	0	-1	-100%
Future Roads and Freeways	10	10	10	10	10	0	0%
Constrained Acres	5	5	5	5	5	0	0%
Employment Density³	14.9	15.4	16.4	17.2	17.6	2.7	18%
Residential Density⁴	6.5	6.3	6.2	6.2	6.2	-0.2	-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 residential acre (single family, multiple family, mobile home, other, and half of mixed use acres).