

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



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>35,328</b>	<b>37,659</b>	<b>38,258</b>	<b>40,756</b>	<b>44,982</b>	<b>9,654</b>	<b>27%</b>
Household Population	35,195	37,519	38,111	40,600	44,819	9,624	27%
Group Quarters Population	133	140	147	156	163	30	23%
Civilian	133	140	147	156	163	30	23%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>13,079</b>	<b>13,715</b>	<b>13,715</b>	<b>14,334</b>	<b>15,677</b>	<b>2,598</b>	<b>20%</b>
Single Family	7,505	7,871	7,871	7,997	8,759	1,254	17%
Multiple Family	5,574	5,844	5,844	6,337	6,918	1,344	24%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>12,549</b>	<b>13,255</b>	<b>13,310</b>	<b>13,925</b>	<b>15,246</b>	<b>2,697</b>	<b>21%</b>
Single Family	7,176	7,590	7,625	7,755	8,506	1,330	19%
Multiple Family	5,373	5,665	5,685	6,170	6,740	1,367	25%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>4.1%</b>	<b>3.4%</b>	<b>3.0%</b>	<b>2.9%</b>	<b>2.7%</b>	<b>-1.4</b>	<b>-34%</b>
Single Family	4.4%	3.6%	3.1%	3.0%	2.9%	-1.5	-34%
Multiple Family	3.6%	3.1%	2.7%	2.6%	2.6%	-1.0	-28%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.80</b>	<b>2.83</b>	<b>2.86</b>	<b>2.92</b>	<b>2.94</b>	<b>0.14</b>	<b>5%</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	852	763	671	644	680	-172	-20%
\$15,000-\$29,999	749	908	810	785	831	82	11%
\$30,000-\$44,999	1,103	1,044	952	935	996	-107	-10%
\$45,000-\$59,999	1,056	1,079	1,005	999	1,070	14	1%
\$60,000-\$74,999	1,089	1,053	999	1,005	1,081	-8	-1%
\$75,000-\$99,999	1,921	1,609	1,562	1,593	1,724	-197	-10%
\$100,000-\$124,999	1,407	1,373	1,369	1,419	1,545	138	10%
\$125,000-\$149,999	1,007	1,132	1,155	1,215	1,332	325	32%
\$150,000-\$199,999	1,255	1,641	1,729	1,854	2,049	794	63%
\$200,000 or more	2,110	2,653	3,058	3,476	3,938	1,828	87%
Total Households	12,549	13,255	13,310	13,925	15,246	2,697	21%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$93,552	\$103,123	\$111,980	\$117,644	\$120,081	\$26,529	28%

**\*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.

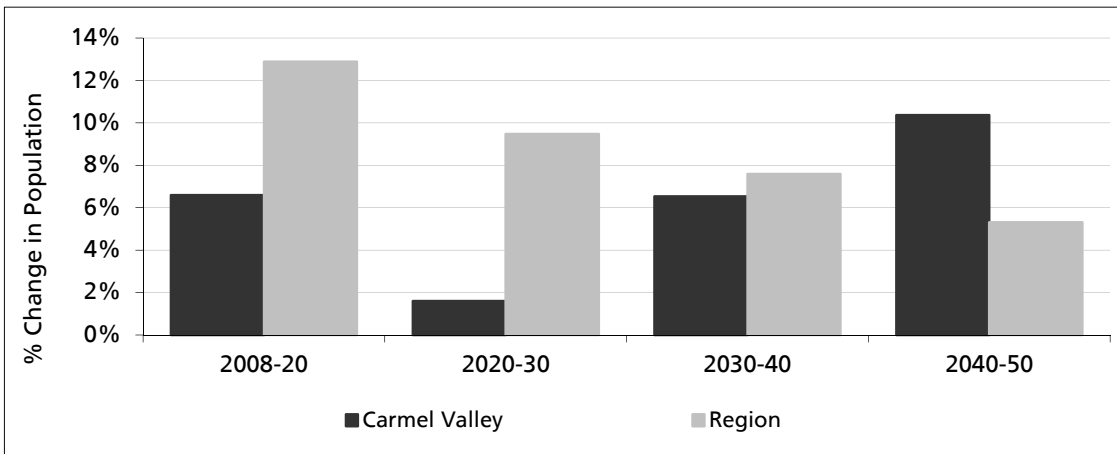
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>35,328</b>	<b>37,659</b>	<b>38,258</b>	<b>40,756</b>	<b>44,982</b>	<b>9,654</b>	<b>27%</b>
Under 5	2,604	2,658	2,770	2,998	3,131	527	20%
5 to 9	2,511	2,668	2,844	3,035	3,236	725	29%
10 to 14	2,976	3,230	3,160	3,484	3,874	898	30%
15 to 17	1,825	1,799	1,816	1,944	2,173	348	19%
18 to 19	1,105	949	905	972	1,047	-58	-5%
20 to 24	2,546	2,538	2,787	2,771	3,169	623	24%
25 to 29	1,360	1,767	1,795	1,858	2,098	738	54%
30 to 34	1,608	1,900	1,740	2,031	2,119	511	32%
35 to 39	2,525	2,187	2,426	2,690	2,766	241	10%
40 to 44	3,065	2,664	2,983	3,084	3,575	510	17%
45 to 49	3,489	2,886	2,496	3,141	3,575	86	2%
50 to 54	3,185	2,952	2,641	3,083	3,317	132	4%
55 to 59	2,467	2,984	2,422	2,260	2,845	378	15%
60 to 61	773	1,027	912	744	1,095	322	42%
62 to 64	851	1,505	1,398	1,346	1,483	632	74%
65 to 69	1,001	1,906	2,185	1,877	1,927	926	93%
70 to 74	553	1,023	1,367	1,322	1,326	773	140%
75 to 79	345	448	756	872	795	450	130%
80 to 84	284	276	500	651	668	384	135%
85 and over	255	292	355	593	763	508	199%
Median Age	37.2	38.0	37.7	37.4	38.0	0.8	2%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>35,328</b>	<b>37,659</b>	<b>38,258</b>	<b>40,756</b>	<b>44,982</b>	<b>9,654</b>	<b>27%</b>
Hispanic	2,407	3,233	3,587	4,298	5,271	2,864	119%
Non-Hispanic	32,921	34,426	34,671	36,458	39,711	6,790	21%
White	24,707	24,022	23,621	23,414	23,697	-1,010	-4%
Black	298	369	363	416	473	175	59%
American Indian	64	179	242	304	366	302	472%
Asian	6,552	8,070	8,309	9,626	11,746	5,194	79%
Hawaiian / Pacific Islander	68	180	243	312	391	323	475%
Other	92	171	198	257	332	240	261%
Two or More Races	1,140	1,435	1,695	2,129	2,706	1,566	137%

## GROWTH TRENDS IN TOTAL POPULATION



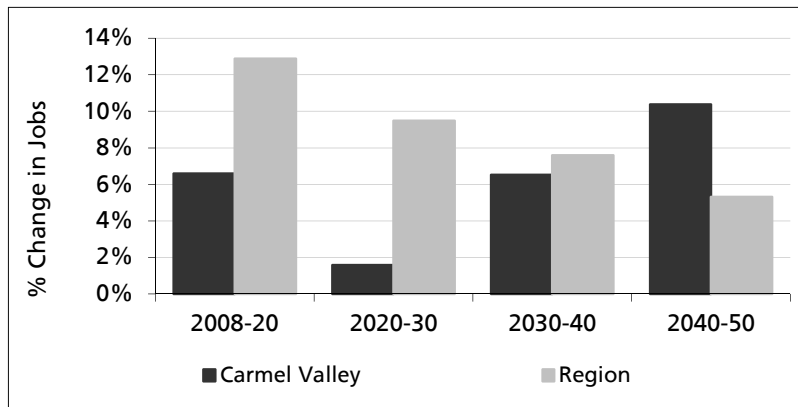
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>14,016</b>	<b>14,743</b>	<b>15,898</b>	<b>16,740</b>	<b>17,203</b>	<b>3,187</b>	<b>23%</b>
Civilian Jobs	14,016	14,743	15,898	16,740	17,203	3,187	23%
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>4,513</b>	<b>4,513</b>	<b>4,513</b>	<b>4,513</b>	<b>4,513</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>4,355</b>	<b>4,475</b>	<b>4,493</b>	<b>4,505</b>	<b>4,512</b>	<b>156</b>	<b>4%</b>
Low Density Single Family	73	100	100	100	99	26	36%
Single Family	1,194	1,254	1,254	1,254	1,254	60	5%
Multiple Family	290	309	309	309	311	21	7%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	5	5	5	5	5	0	0%
Mixed Use	0	0	0	4	8	8	--
Industrial	13	13	13	13	13	0	0%
Commercial/Services	159	167	171	174	175	16	10%
Office	142	147	156	157	157	16	11%
Schools	140	143	147	150	152	12	9%
Roads and Freeways	780	780	780	780	780	0	0%
Agricultural and Extractive <sup>2</sup>	12	9	9	0	0	-12	-100%
Parks and Military Use	1,549	1,549	1,549	1,558	1,558	9	1%
<b>Vacant Developable Acres</b>	<b>158</b>	<b>38</b>	<b>20</b>	<b>8</b>	<b>1</b>	<b>-156</b>	<b>-99%</b>
Low Density Single Family	28	0	0	0	0	-28	-99%
Single Family	60	1	1	1	1	-60	-99%
Multiple Family	13	0	0	0	0	-13	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	15	9	4	2	0	-15	-100%
Office	24	18	9	3	0	-24	-100%
Schools	12	9	5	2	0	-12	-100%
Parks and Other	6	0	0	0	0	-6	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
<b>Constrained Acres</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>30.9</b>	<b>31.4</b>	<b>32.6</b>	<b>33.7</b>	<b>34.3</b>	<b>3.4</b>	<b>11%</b>
<b>Residential Density<sup>4</sup></b>	<b>8.4</b>	<b>8.2</b>	<b>8.2</b>	<b>8.6</b>	<b>9.4</b>	<b>1.0</b>	<b>12%</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).