

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 41 - Carlsbad



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	117,647	132,755	138,896	142,881	144,721	27,074	23%
Household Population	116,788	131,812	137,761	141,505	143,166	26,378	23%
Group Quarters Population	859	943	1,135	1,376	1,555	696	81%
Civilian	859	943	1,135	1,376	1,555	696	81%
Military	0	0	0	0	0	0	0%
Total Housing Units	48,157	52,829	54,588	55,096	55,164	7,007	15%
Single Family	33,642	36,499	37,400	37,681	37,696	4,054	12%
Multiple Family	12,734	14,673	15,565	15,883	15,973	3,239	25%
Mobile Homes	1,781	1,657	1,623	1,532	1,495	-286	-16%
Occupied Housing Units	44,476	49,648	51,632	52,226	52,394	7,918	18%
Single Family	31,368	34,545	35,615	35,956	36,039	4,671	15%
Multiple Family	11,467	13,575	14,512	14,849	14,966	3,499	31%
Mobile Homes	1,641	1,528	1,505	1,421	1,389	-252	-15%
Vacancy Rate	7.6%	6.0%	5.4%	5.2%	5.0%	-2.6	-34%
Single Family	6.8%	5.4%	4.8%	4.6%	4.4%	-2.4	-35%
Multiple Family	9.9%	7.5%	6.8%	6.5%	6.3%	-3.6	-36%
Mobile Homes	7.9%	7.8%	7.3%	7.2%	7.1%	-0.8	-10%
Persons per Household	2.63	2.65	2.67	2.71	2.73	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	2,966	2,543	2,069	1,687	1,408	-1,558	-53%
\$15,000-\$29,999	4,987	4,578	3,911	3,329	2,868	-2,119	-42%
\$30,000-\$44,999	6,108	5,766	5,224	4,658	4,174	-1,934	-32%
\$45,000-\$59,999	5,450	6,008	5,705	5,276	4,854	-596	-11%
\$60,000-\$74,999	5,142	5,582	5,573	5,332	5,051	-91	-2%
\$75,000-\$99,999	6,788	7,792	8,213	8,335	8,228	1,440	21%
\$100,000-\$124,999	4,792	5,519	5,992	6,218	6,334	1,542	32%
\$125,000-\$149,999	2,978	3,879	4,407	4,719	4,899	1,921	65%
\$150,000-\$199,999	2,304	4,437	5,422	6,104	6,614	4,310	187%
\$200,000 or more	2,961	3,544	5,116	6,568	7,964	5,003	169%
Total Households	44,476	49,648	51,632	52,226	52,394	7,918	18%
Median Household Income							
Adjusted for inflation (\$1999)	\$67,955	\$76,113	\$85,149	\$92,490	\$98,827	\$30,872	45%

***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.

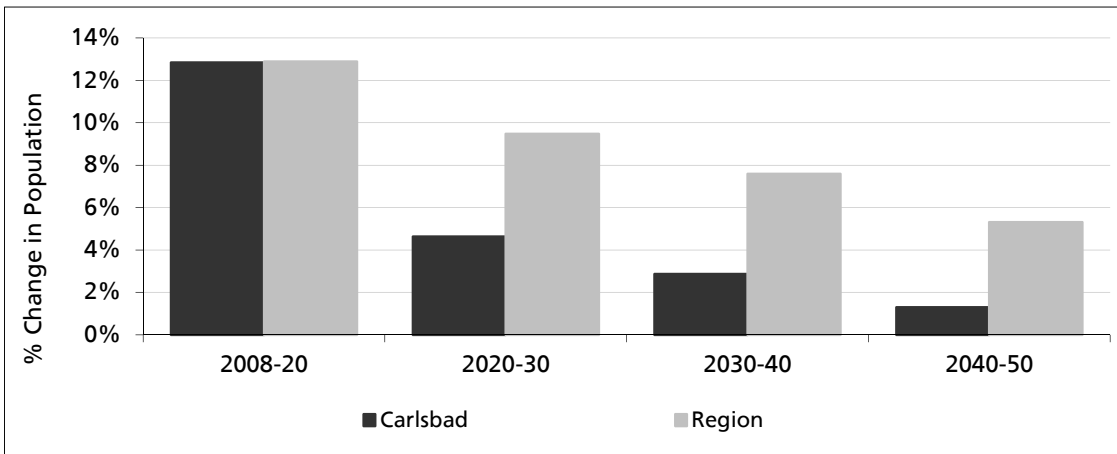
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	117,647	132,755	138,896	142,881	144,721	27,074	23%
Under 5	7,018	7,120	7,297	7,180	7,070	52	1%
5 to 9	7,206	7,573	7,833	7,868	7,750	544	8%
10 to 14	7,402	8,208	7,896	8,143	8,097	695	9%
15 to 17	4,621	4,761	4,437	4,636	4,668	47	1%
18 to 19	3,090	2,895	2,615	2,570	2,557	-533	-17%
20 to 24	7,255	7,471	7,888	7,532	7,772	517	7%
25 to 29	5,414	6,973	7,015	6,739	7,021	1,607	30%
30 to 34	5,668	6,309	6,007	6,514	6,369	701	12%
35 to 39	7,673	6,607	7,965	8,059	7,795	122	2%
40 to 44	8,852	7,876	8,660	8,341	9,086	234	3%
45 to 49	10,204	8,993	7,609	9,316	9,635	-569	-6%
50 to 54	9,484	9,170	7,957	8,863	8,693	-791	-8%
55 to 59	8,361	10,501	8,750	7,403	9,320	959	11%
60 to 61	2,977	4,035	3,502	2,878	3,697	720	24%
62 to 64	3,236	5,517	4,814	4,323	4,542	1,306	40%
65 to 69	4,291	8,154	9,082	7,604	6,576	2,285	53%
70 to 74	3,721	7,176	9,262	8,115	7,146	3,425	92%
75 to 79	3,804	5,124	8,294	9,283	7,849	4,045	106%
80 to 84	3,620	3,696	6,546	8,498	7,528	3,908	108%
85 and over	3,750	4,596	5,467	9,016	11,550	7,800	208%
Median Age	42.0	45.3	46.2	47.1	47.2	5.2	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	117,647	132,755	138,896	142,881	144,721	27,074	23%
Hispanic	17,475	21,609	23,281	24,574	25,118	7,643	44%
Non-Hispanic	100,172	111,146	115,615	118,307	119,603	19,431	19%
White	88,186	97,354	101,143	103,380	104,549	16,363	19%
Black	1,771	1,910	1,805	1,628	1,419	-352	-20%
American Indian	331	294	237	194	164	-167	-50%
Asian	6,282	7,659	8,337	8,907	9,278	2,996	48%
Hawaiian / Pacific Islander	300	319	306	302	300	0	0%
Other	193	167	155	150	146	-47	-24%
Two or More Races	3,109	3,443	3,632	3,746	3,747	638	21%

GROWTH TRENDS IN TOTAL POPULATION



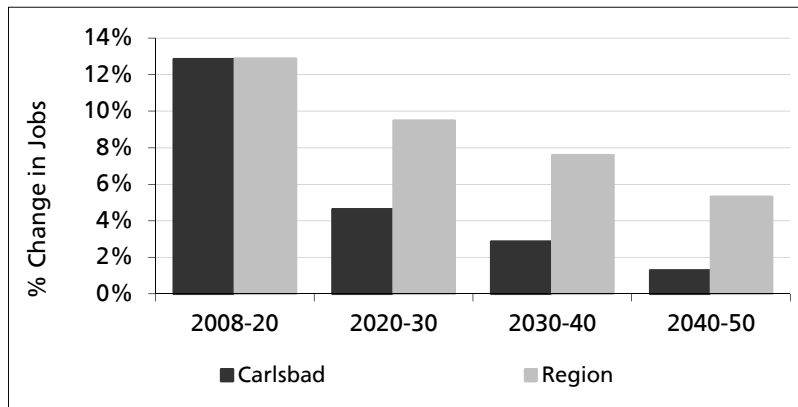
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	65,514	75,376	83,340	88,872	92,116	26,602	41%
Civilian Jobs	65,514	75,376	83,340	88,872	92,116	26,602	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	25,527	25,527	25,527	25,527	25,527	0	0%
Developed Acres	23,958	24,851	25,208	25,364	25,427	1,469	6%
Low Density Single Family	102	221	282	301	303	201	198%
Single Family	6,185	6,876	7,103	7,161	7,162	978	16%
Multiple Family	753	820	838	850	853	100	13%
Mobile Homes	244	244	243	243	243	-1	0%
Other Residential	22	22	22	22	22	0	0%
Mixed Use	0	82	151	180	196	196	--
Industrial	1,706	1,918	2,035	2,116	2,163	457	27%
Commercial/Services	2,114	2,187	2,214	2,237	2,253	139	7%
Office	281	281	284	284	283	1	0%
Schools	326	388	399	412	419	93	29%
Roads and Freeways	3,673	3,675	3,675	3,675	3,675	2	0%
Agricultural and Extractive ²	748	355	178	99	77	-671	-90%
Parks and Military Use	7,804	7,783	7,783	7,783	7,777	-27	0%
Vacant Developable Acres	1,553	660	303	147	84	-1,469	-95%
Low Density Single Family	50	5	5	3	1	-49	-98%
Single Family	664	196	31	6	6	-659	-99%
Multiple Family	65	24	14	3	0	-65	-100%
Mixed Use	45	21	4	0	0	-45	-100%
Industrial	495	280	158	77	29	-466	-94%
Commercial/Services	167	83	50	31	29	-138	-83%
Office	14	6	6	6	6	-8	-59%
Schools	40	34	23	10	2	-38	-95%
Parks and Other	1	1	0	0	0	-1	-100%
Future Roads and Freeways	11	11	11	11	11	0	0%
Constrained Acres	16	16	16	16	16	0	0%
Employment Density³	14.8	15.7	16.6	17.3	17.7	2.9	19%
Residential Density⁴	6.6	6.4	6.4	6.4	6.4	-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).