

SERIES 13 REGIONAL GROWTH FORECAST



Solana Beach Elementary School District

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	38,972	43,406	45,379	46,035	7,063	18%
Household Population	38,972	43,406	45,379	46,035	7,063	18%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	16,693	17,996	18,446	18,849	2,156	13%
Single Family	11,329	12,569	12,794	12,900	1,571	14%
Multiple Family	5,338	5,427	5,652	5,949	611	11%
Mobile Homes	26	0	0	0	-26	-100%
Occupied Housing Units	15,350	16,551	17,236	17,533	2,183	14%
Single Family	10,703	11,871	12,270	12,260	1,557	15%
Multiple Family	4,631	4,680	4,966	5,273	642	14%
Mobile Homes	16	0	0	0	-16	-100%
Vacancy Rate	8.0%	8.0%	6.6%	7.0%	-1.0	-13%
Single Family	5.5%	5.6%	4.1%	5.0%	-0.5	-9%
Multiple Family	13.2%	13.8%	12.1%	11.4%	-1.8	-14%
Mobile Homes	38.5%	0.0%	0.0%	0.0%	-38.5	-100%
Persons per Household	2.54	2.62	2.63	2.63	0.1	4%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Households by Income Category						
Less than \$15,000	772	740	611	515	-257	-33%
\$15,000-\$29,999	836	810	774	707	-129	-15%
\$30,000-\$44,999	1,245	927	908	829	-416	-33%
\$45,000-\$59,999	1,044	1,121	938	835	-209	-20%
\$60,000-\$74,999	1,071	1,075	1,063	1,028	-43	-4%
\$75,000-\$99,999	1,653	1,585	1,682	1,607	-46	-3%
\$100,000-\$124,999	1,749	1,688	1,505	1,364	-385	-22%
\$125,000-\$149,999	1,093	1,360	1,554	1,545	452	41%
\$150,000-\$199,999	1,978	2,466	2,469	2,477	499	25%
\$200,000 or more	3,909	4,779	5,732	6,626	2,717	70%
Total Households	15,350	16,551	17,236	17,533	2,183	14%
Median Household Income						
Adjusted for inflation (\$2010)	\$115,066	\$131,057	\$143,292	\$156,792	\$41,726	36%

*IMPORTANT INFORMATION ABOUT THIS FORECAST:

This forecast was accepted by the SANDAG Board of Directors in October 2013 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 Series 13 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 2012 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.

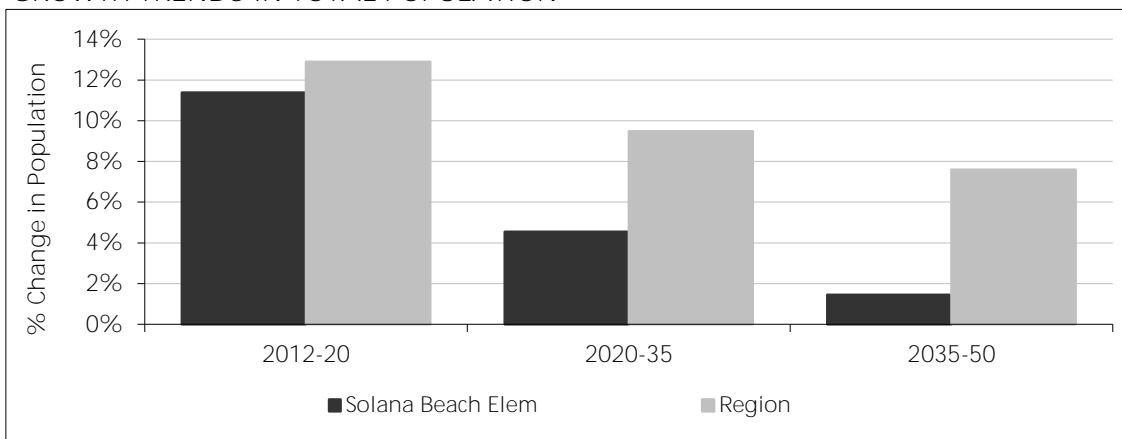
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	38,972	43,406	45,379	46,035	7,063	18%
Under 5	1,964	2,651	2,319	2,773	809	41%
5 to 9	2,499	3,182	3,037	3,401	902	36%
10 to 14	2,942	2,993	3,398	3,507	565	19%
15 to 17	2,043	1,819	2,244	2,016	-27	-1%
18 to 19	1,278	924	1,025	776	-502	-39%
20 to 24	1,572	1,553	1,612	1,425	-147	-9%
25 to 29	1,537	1,643	1,445	1,565	28	2%
30 to 34	2,091	2,290	1,919	2,325	234	11%
35 to 39	2,431	3,051	2,679	3,050	619	25%
40 to 44	3,056	3,145	3,629	3,261	205	7%
45 to 49	3,223	3,028	3,504	3,107	-116	-4%
50 to 54	3,341	3,039	3,394	2,963	-378	-11%
55 to 59	2,917	3,239	2,726	2,983	66	2%
60 to 61	1,144	1,376	1,024	1,105	-39	-3%
62 to 64	1,532	1,931	1,561	1,776	244	16%
65 to 69	2,122	2,921	2,673	3,026	904	43%
70 to 74	1,252	2,163	2,703	2,371	1,119	89%
75 to 79	818	1,171	2,035	1,620	802	98%
80 to 84	584	625	1,308	1,241	657	113%
85 and over	626	662	1,144	1,744	1,118	179%
Median Age	41.8	42.5	44.1	43.3	1.5	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	38,972	43,406	45,379	46,035	7,063	18%
Hispanic	4,053	5,059	6,106	7,112	3,059	75%
Non-Hispanic	34,919	38,347	39,273	38,923	4,004	11%
White	27,381	28,910	26,955	24,133	-3,248	-12%
Black	248	318	328	324	76	31%
American Indian	60	86	144	157	97	162%
Asian	5,996	7,366	9,565	11,424	5,428	91%
Hawaiian / Pacific Islander	52	69	128	159	107	206%
Other	88	132	159	188	100	114%
Two or More Races	1,094	1,466	1,994	2,538	1,444	132%

GROWTH TRENDS IN TOTAL POPULATION



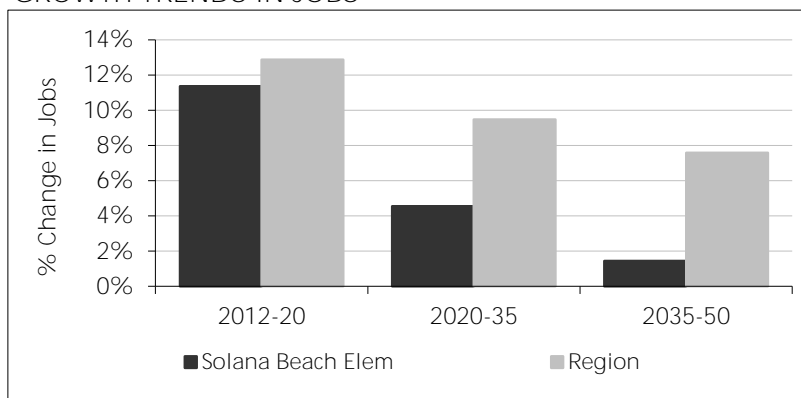
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	15,343	16,931	17,862	18,659	3,316	22%
Civilian Jobs	15,343	16,931	17,862	18,659	3,316	22%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	13,551	13,551	13,551	13,551	0	0%
Developed Acres	10,099	10,671	11,097	11,409	1,310	13%
Low Density Single Family	808	835	1,041	1,293	485	60%
Single Family	4,318	4,659	4,699	4,710	392	9%
Multiple Family	268	270	271	271	3	1%
Mobile Homes	1	0	0	0	-1	-100%
Other Residential	9	9	9	9	0	0%
Mixed Use	0	11	20	34	34	--
Industrial	112	68	67	66	-46	-41%
Commercial/Services	1,226	1,231	1,233	1,224	-2	0%
Office	67	82	86	90	23	34%
Schools	174	174	174	185	12	7%
Roads and Freeways	1,398	1,442	1,442	1,442	44	3%
Agricultural and Extractive ²	459	459	456	456	-3	-1%
Parks and Military Use	1,260	1,431	1,599	1,628	369	29%
Vacant Developable Acres	1,510	938	512	200	-1,310	-87%
Low Density Single Family	657	628	422	170	-488	-74%
Single Family	423	79	40	29	-394	-93%
Multiple Family	3	1	0	0	-3	-100%
Mixed Use	3	2	0	0	-3	-100%
Industrial	0	0	0	0	0	-100%
Commercial/Services	14	8	3	0	-13	-97%
Office	29	11	5	0	-29	-100%
Schools	12	12	11	0	-12	-99%
Parks and Other	369	197	29	0	-369	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	1,942	1,942	1,942	1,942	0	0%
Employment Density ³	9.7	10.9	11.4	11.8	2.1	21%
Residential Density ⁴	3.1	3.1	3.1	3.0	-0.1	-3%

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