

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



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	13,447	14,134	14,972	15,619	15,969	2,522	19%
Household Population	13,413	14,063	14,831	15,406	15,706	2,293	17%
Group Quarters Population	34	71	141	213	263	229	674%
Civilian	34	71	141	213	263	229	674%
Military	0	0	0	0	0	0	0%
Total Housing Units	6,509	6,646	6,893	7,022	7,065	556	9%
Single Family	3,862	3,914	3,877	3,905	3,902	40	1%
Multiple Family	2,621	2,707	2,993	3,094	3,140	519	20%
Mobile Homes	26	25	23	23	23	-3	-12%
Occupied Housing Units	5,760	5,957	6,247	6,380	6,436	676	12%
Single Family	3,585	3,683	3,672	3,706	3,710	125	3%
Multiple Family	2,157	2,256	2,557	2,658	2,711	554	26%
Mobile Homes	18	18	18	16	15	-3	-17%
Vacancy Rate	11.5%	10.4%	9.4%	9.1%	8.9%	-2.6	-23%
Single Family	7.2%	5.9%	5.3%	5.1%	4.9%	-2.3	-32%
Multiple Family	17.7%	16.7%	14.6%	14.1%	13.7%	-4.0	-23%
Mobile Homes	30.8%	28.0%	21.7%	30.4%	34.8%	4.0	13%
Persons per Household	2.33	2.36	2.37	2.41	2.44	0.11	5%

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	398	340	288	250	222	-176	-44%
\$15,000-\$29,999	529	485	429	385	350	-179	-34%
\$30,000-\$44,999	587	541	500	460	427	-160	-27%
\$45,000-\$59,999	596	537	513	485	458	-138	-23%
\$60,000-\$74,999	487	503	497	479	460	-27	-6%
\$75,000-\$99,999	703	731	749	741	724	21	3%
\$100,000-\$124,999	694	594	632	642	641	-53	-8%
\$125,000-\$149,999	386	471	517	539	548	162	42%
\$150,000-\$199,999	508	657	752	807	840	332	65%
\$200,000 or more	872	1,098	1,370	1,592	1,766	894	103%
Total Households	5,760	5,957	6,247	6,380	6,436	676	12%
Median Household Income							
Adjusted for inflation (\$1999)	\$85,064	\$94,579	\$105,835	\$115,187	\$122,504	\$37,440	44%

***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.

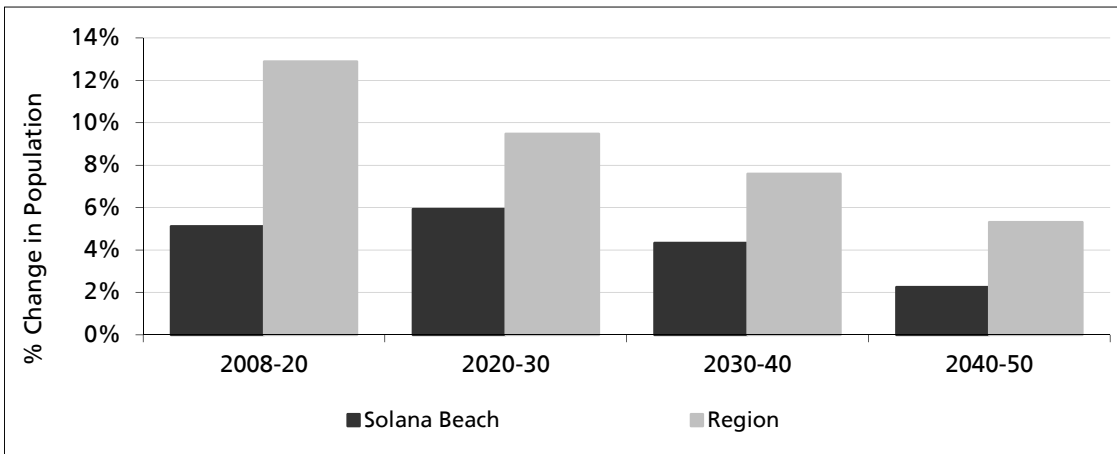
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	13,447	14,134	14,972	15,619	15,969	2,522	19%
Under 5	634	588	609	628	628	-6	-1%
5 to 9	550	543	558	581	587	37	7%
10 to 14	622	652	626	676	670	48	8%
15 to 17	429	400	391	422	437	8	2%
18 to 19	266	229	227	226	241	-25	-9%
20 to 24	627	562	613	610	636	9	1%
25 to 29	648	714	723	720	756	108	17%
30 to 34	858	888	839	945	944	86	10%
35 to 39	1,104	884	1,083	1,125	1,118	14	1%
40 to 44	1,130	950	1,043	1,028	1,151	21	2%
45 to 49	1,116	936	810	1,015	1,051	-65	-6%
50 to 54	1,025	888	807	901	901	-124	-12%
55 to 59	1,003	1,135	936	818	1,033	30	3%
60 to 61	469	553	464	367	501	32	7%
62 to 64	531	810	713	650	685	154	29%
65 to 69	688	1,195	1,310	1,116	978	290	42%
70 to 74	536	911	1,230	1,122	1,018	482	90%
75 to 79	451	544	870	1,017	874	423	94%
80 to 84	418	373	678	895	786	368	88%
85 and over	342	379	442	757	974	632	185%
Median Age	44.4	48.5	49.8	49.2	48.9	4.5	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	13,447	14,134	14,972	15,619	15,969	2,522	19%
Hispanic	2,478	2,891	3,224	3,482	3,635	1,157	47%
Non-Hispanic	10,969	11,243	11,748	12,137	12,334	1,365	12%
White	9,976	10,258	10,712	11,062	11,238	1,262	13%
Black	88	91	99	102	101	13	15%
American Indian	50	37	25	21	16	-34	-68%
Asian	523	531	572	608	634	111	21%
Hawaiian / Pacific Islander	20	29	31	31	33	13	65%
Other	28	16	11	9	9	-19	-68%
Two or More Races	284	281	298	304	303	19	7%

GROWTH TRENDS IN TOTAL POPULATION



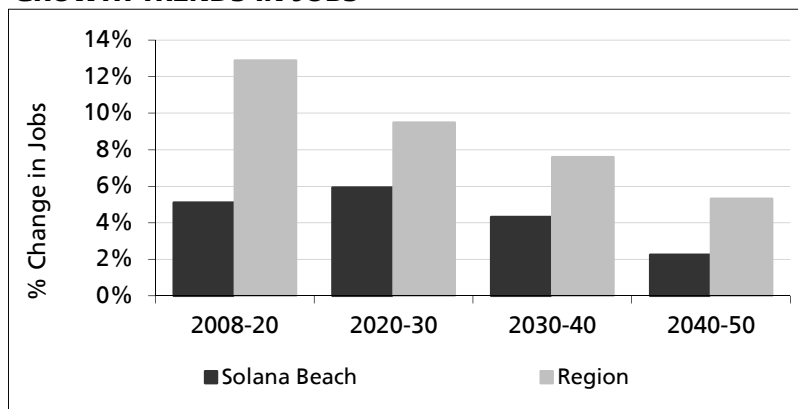
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	7,533	7,823	8,162	8,671	8,780	1,247	17%
Civilian Jobs	7,533	7,823	8,162	8,671	8,780	1,247	17%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	2,183	2,183	2,183	2,183	2,183	0	0%
Developed Acres	2,146	2,167	2,172	2,182	2,182	36	2%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1,023	1,039	1,034	1,041	1,041	18	2%
Multiple Family	140	141	142	142	142	2	1%
Mobile Homes	1	1	0	0	0	-1	-100%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	7	23	32	32	32	--
Industrial	42	39	36	31	31	-11	-27%
Commercial/Services	289	287	284	285	286	-4	-1%
Office	40	42	42	41	41	1	2%
Schools	66	66	66	66	66	0	0%
Roads and Freeways	429	429	429	429	429	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0	0%
Parks and Military Use	116	116	116	116	116	-1	-1%
Vacant Developable Acres	37	15	10	1	0	-36	-99%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	25	7	7	1	0	-25	-99%
Multiple Family	2	1	0	0	0	-2	-100%
Mixed Use	1	1	0	0	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	4	3	2	0	0	-4	-100%
Office	5	3	2	0	0	-5	-100%
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 Density³	17.3	17.9	18.6	19.8	20.0	2.8	16%
Residential Density⁴	5.6	5.6	5.8	5.9	5.9	0.3	5%

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).