

SERIES 13 REGIONAL GROWTH FORECAST



City of Carlsbad

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	107,674	118,450	124,351	124,518	16,844	16%
Household Population	106,759	116,989	122,802	122,911	16,152	15%
Group Quarters Population	915	1,461	1,549	1,607	692	76%
Civilian	915	1,461	1,549	1,607	692	76%
Military	0	0	0	0	0	0%
Total Housing Units	45,171	48,448	50,261	50,505	5,334	12%
Single Family	30,245	32,256	33,007	33,023	2,778	9%
Multiple Family	13,612	14,877	15,939	16,167	2,555	19%
Mobile Homes	1,314	1,315	1,315	1,315	1	0%
Occupied Housing Units	42,149	45,102	47,376	47,566	5,417	13%
Single Family	28,473	30,232	31,413	31,353	2,880	10%
Multiple Family	12,631	13,819	14,921	15,194	2,563	20%
Mobile Homes	1,045	1,051	1,042	1,019	-26	-2%
Vacancy Rate	6.7%	6.9%	5.7%	5.8%	-0.9	-13%
Single Family	5.9%	6.3%	4.8%	5.1%	-0.8	-14%
Multiple Family	7.2%	7.1%	6.4%	6.0%	-1.2	-17%
Mobile Homes	20.5%	20.1%	20.8%	22.5%	2.0	10%
Persons per Household	2.53	2.59	2.59	2.58	0.1	2%

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	2,334	2,473	2,187	1,849	-485	-21%
\$15,000-\$29,999	3,666	3,667	3,381	2,942	-724	-20%
\$30,000-\$44,999	4,040	4,244	4,047	3,637	-403	-10%
\$45,000-\$59,999	3,810	4,247	4,176	3,871	61	2%
\$60,000-\$74,999	4,015	3,996	4,010	3,805	-210	-5%
\$75,000-\$99,999	5,524	5,811	5,999	5,823	299	5%
\$100,000-\$124,999	4,518	4,686	4,960	4,983	465	10%
\$125,000-\$149,999	3,447	3,658	3,987	4,111	664	19%
\$150,000-\$199,999	4,066	5,015	5,621	5,985	1,919	47%
\$200,000 or more	6,729	7,305	9,008	10,560	3,831	57%
Total Households	42,149	45,102	47,376	47,566	5,417	13%

*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.

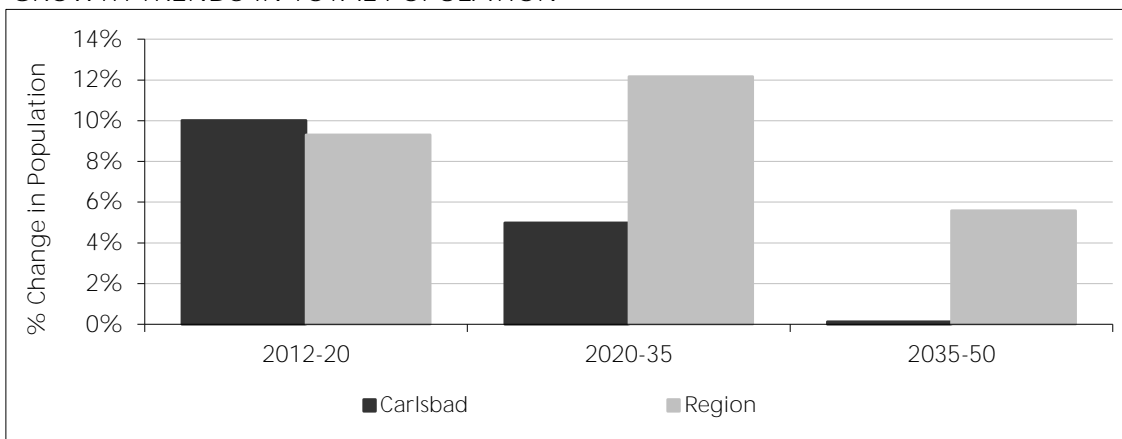
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	107,674	118,450	124,351	124,518	16,844	16%
Under 5	5,776	7,219	6,443	7,427	1,651	29%
5 to 9	7,178	8,396	7,755	8,746	1,568	22%
10 to 14	7,829	7,922	8,558	8,317	488	6%
15 to 17	4,809	4,236	5,035	4,396	-413	-9%
18 to 19	3,192	2,244	2,548	1,827	-1,365	-43%
20 to 24	4,837	4,707	4,736	4,021	-816	-17%
25 to 29	5,629	5,958	5,103	5,439	-190	-3%
30 to 34	6,341	6,896	5,825	7,014	673	11%
35 to 39	6,711	8,351	7,356	8,006	1,295	19%
40 to 44	8,480	8,570	9,510	8,198	-282	-3%
45 to 49	8,518	7,884	8,979	7,377	-1,141	-13%
50 to 54	8,726	7,737	8,635	7,386	-1,340	-15%
55 to 59	7,631	8,295	6,984	7,714	83	1%
60 to 61	2,800	3,534	2,582	2,943	143	5%
62 to 64	3,922	4,961	3,992	4,606	684	17%
65 to 69	4,951	7,278	6,664	7,483	2,532	51%
70 to 74	3,169	5,572	6,972	5,993	2,824	89%
75 to 79	2,501	3,558	6,554	5,254	2,753	110%
80 to 84	2,154	2,305	5,065	4,681	2,527	117%
85 and over	2,520	2,827	5,055	7,690	5,170	205%
Median Age	40.9	41.9	44.6	44.3	3.4	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	107,674	118,450	124,351	124,518	16,844	16%
Hispanic	15,009	18,670	21,485	23,072	8,063	54%
Non-Hispanic	92,665	99,780	102,866	101,446	8,781	9%
White	79,608	85,013	85,237	82,737	3,129	4%
Black	1,216	1,313	1,066	813	-403	-33%
American Indian	266	241	147	93	-173	-65%
Asian	7,731	8,983	11,535	12,564	4,833	63%
Hawaiian / Pacific Islander	204	236	268	309	105	51%
Other	242	196	103	90	-152	-63%
Two or More Races	3,398	3,798	4,510	4,840	1,442	42%

GROWTH TRENDS IN TOTAL POPULATION



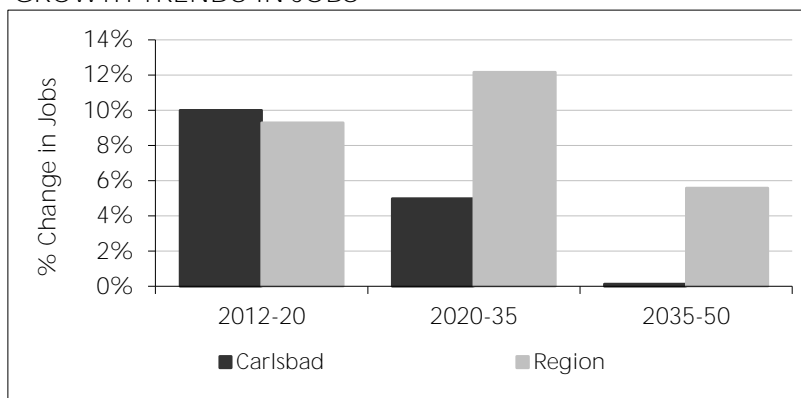
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	66,279	77,422	84,589	85,757	19,478	29%
Civilian Jobs	66,279	77,422	84,589	85,757	19,478	29%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	25,049	25,049	25,049	25,049	0	0%
Developed Acres	14,735	15,711	16,057	16,111	1,375	9%
Low Density Single Family	18	63	237	241	223	1245%
Single Family	5,810	6,319	6,480	6,483	673	12%
Multiple Family	802	895	912	913	111	14%
Mobile Homes	177	177	176	176	-1	0%
Other Residential	18	62	62	62	44	239%
Mixed Use	0	31	83	103	103	--
Industrial	1,761	1,851	1,977	2,017	256	15%
Commercial/Services	1,024	1,175	1,205	1,211	186	18%
Office	297	326	331	329	32	11%
Schools	331	394	422	415	84	25%
Roads and Freeways	3,496	3,630	3,630	3,630	135	4%
Agricultural and Extractive ²	562	353	104	100	-462	-82%
Parks and Military Use	439	433	436	431	-8	-2%
Vacant Developable Acres	1,437	467	122	67	-1,370	-95%
Low Density Single Family	14	4	0	0	-14	-100%
Single Family	601	161	26	23	-578	-96%
Multiple Family	74	10	1	0	-74	-100%
Mixed Use	6	2	0	0	-5	-98%
Industrial	416	191	62	22	-394	-95%
Commercial/Services	179	51	18	7	-172	-96%
Office	39	4	1	0	-39	-99%
Schools	91	28	0	0	-91	-100%
Parks and Other	3	2	0	0	-3	-100%
Future Roads and Freeways	14	14	14	14	0	0%
Constrained Acres	8,871	8,871	8,871	8,871	0	0%
Employment Density ³	19.4	20.6	21.3	21.3	1.9	10%
Residential Density ⁴	6.6	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