

2050 REGIONAL GROWTH FORECAST
Carmel Valley Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	35,328	37,652	38,270	40,533	45,366	10,038	28%
Household Population	35,195	37,516	38,128	40,382	45,202	10,007	28%
Group Quarters Population	133	136	142	151	164	31	23%
Civilian	133	136	142	151	164	31	23%
Military	0	0	0	0	0	0	0%
Total Housing Units	13,079	13,715	13,715	14,260	15,808	2,729	21%
Single Family	7,505	7,871	7,871	7,934	8,890	1,385	18%
Multiple Family	5,574	5,844	5,844	6,326	6,918	1,344	24%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	12,549	13,254	13,309	13,853	15,373	2,824	23%
Single Family	7,176	7,590	7,625	7,694	8,633	1,457	20%
Multiple Family	5,373	5,664	5,684	6,159	6,740	1,367	25%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	4.1%	3.4%	3.0%	2.9%	2.8%	-1.3	-32%
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%
Persons per Household	2.80	2.83	2.86	2.92	2.94	0.14	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	852	763	671	641	685	-167	-20%
\$15,000-\$29,999	749	908	810	781	838	89	12%
\$30,000-\$44,999	1,103	1,043	952	930	1,004	-99	-9%
\$45,000-\$59,999	1,056	1,079	1,005	994	1,079	23	2%
\$60,000-\$74,999	1,089	1,053	999	1,000	1,090	1	0%
\$75,000-\$99,999	1,921	1,609	1,562	1,585	1,738	-183	-10%
\$100,000-\$124,999	1,407	1,373	1,368	1,411	1,558	151	11%
\$125,000-\$149,999	1,007	1,132	1,155	1,209	1,343	336	33%
\$150,000-\$199,999	1,255	1,641	1,728	1,844	2,066	811	65%
\$200,000 or more	2,110	2,653	3,059	3,458	3,972	1,862	88%
Total Households	12,549	13,254	13,309	13,853	15,373	2,824	23%
Median Household Income							
Adjusted for inflation (\$1999)	\$93,552	\$103,132	\$111,979	\$117,638	\$120,098	\$26,546	28%

***IMPORTANT INFORMATION ABOUT THIS FORECAST:**

This forecast was accepted by the SANDAG Board of Directors in February 2010 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.

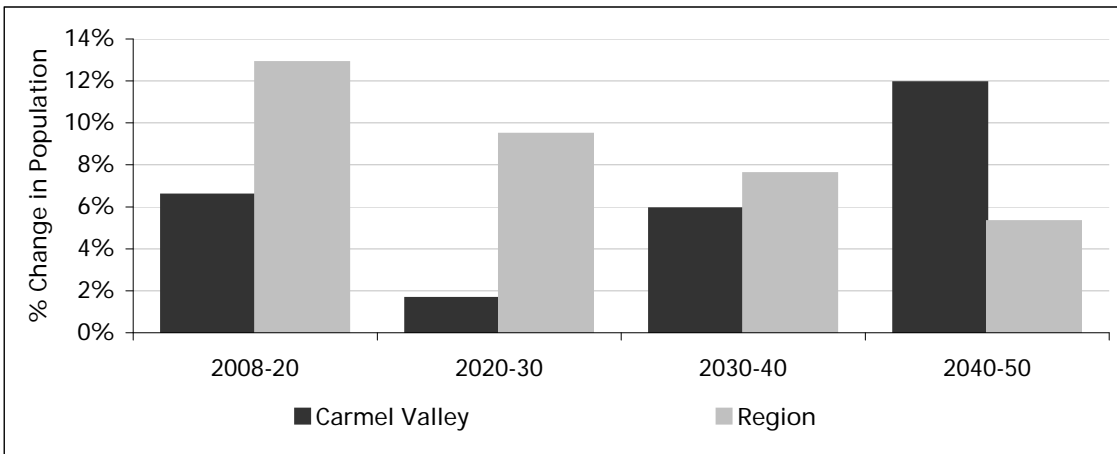
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	35,328	37,652	38,270	40,533	45,366	10,038	28%
Under 5	2,604	2,480	2,586	2,746	2,957	353	14%
5 to 9	2,511	2,635	2,811	2,991	3,177	666	27%
10 to 14	2,976	3,234	3,166	3,432	3,893	917	31%
15 to 17	1,825	1,791	1,824	2,003	2,225	400	22%
18 to 19	1,105	982	869	959	1,082	-23	-2%
20 to 24	2,546	2,490	2,736	2,730	3,103	557	22%
25 to 29	1,360	1,750	1,774	1,785	2,090	730	54%
30 to 34	1,608	1,992	1,873	2,217	2,290	682	42%
35 to 39	2,525	2,262	2,552	2,757	2,940	415	16%
40 to 44	3,065	2,697	3,051	3,152	3,694	629	21%
45 to 49	3,489	2,923	2,507	3,125	3,649	160	5%
50 to 54	3,185	2,920	2,612	3,020	3,289	104	3%
55 to 59	2,467	2,974	2,503	2,247	2,932	465	19%
60 to 61	773	1,035	872	760	1,015	242	31%
62 to 64	851	1,512	1,362	1,266	1,492	641	75%
65 to 69	1,001	1,932	2,219	1,925	1,977	976	98%
70 to 74	553	1,026	1,371	1,315	1,303	750	136%
75 to 79	345	469	760	895	842	497	144%
80 to 84	284	272	507	660	680	396	139%
85 and over	255	276	315	548	736	481	189%
Median Age	37.2	38.3	37.9	37.5	38.2	1.0	3%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	35,328	37,652	38,270	40,533	45,366	10,038	28%
Hispanic	2,407	2,990	3,343	3,980	4,955	2,548	106%
Non-Hispanic	32,921	34,662	34,927	36,553	40,411	7,490	23%
White	24,707	24,401	23,973	23,715	24,369	-338	-1%
Black	298	363	370	402	458	160	54%
American Indian	64	166	249	302	351	287	448%
Asian	6,552	7,959	8,193	9,458	11,769	5,217	80%
Hawaiian / Pacific Islander	68	172	252	312	402	334	491%
Other	92	180	200	255	329	237	258%
Two or More Races	1,140	1,421	1,690	2,109	2,733	1,593	140%

GROWTH TRENDS IN TOTAL POPULATION



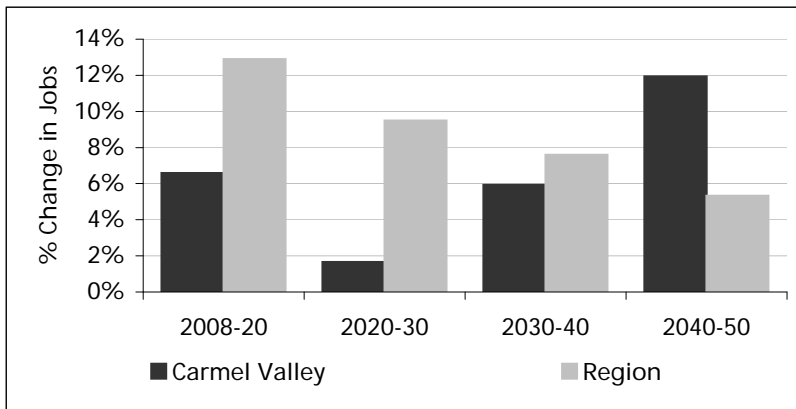
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	14,016	14,743	15,898	16,740	17,203	3,187	23%
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 USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	4,513	4,513	4,513	4,513	4,513	0	0%
Developed Acres	4,355	4,476	4,493	4,505	4,512	156	4%
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	166	171	174	175	16	10%
Office	142	147	156	158	157	16	11%
Schools	140	143	147	150	152	12	9%
Roads and Freeways	780	780	780	780	780	0	0%
Agricultural and Extractive ²	12	10	9	0	0	-12	-100%
Parks and Military Use	1,549	1,549	1,549	1,558	1,558	9	1%
Vacant Developable Acres	158	37	20	8	1	-156	-99%
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	8	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%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	30.9	31.5	32.6	33.7	34.3	3.4	11%
Residential Density⁴	8.4	8.2	8.2	8.5	9.5	1.1	13%

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).