



2050 REGIONAL GROWTH FORECAST

File Number 3100900

Introduction

The 2050 Regional Growth Forecast is the first step in developing the 2050 Regional Transportation Plan (RTP). As part of the RTP, the 2050 forecast will serve as the basis for the region's first Sustainable Communities Strategy. The forecast also will be used in developing the Regional Housing Needs Assessment (RHNA) and updating the next Regional Comprehensive Plan (RCP).

Recommendation

The Board of Directors is asked to accept the revised 2050 Regional Growth Forecast outreach plan. The updated outreach plan proposes meeting with each jurisdiction individually through council/board meetings (or by other means if preferred by the jurisdiction) on land use assumptions whereby each jurisdiction will have the option to select a preferred 2050 land use pattern.

The 2050 Forecast also supports local land use, capital improvement, and water resource planning throughout the region.

The forecast is completed through a multi-step, collaborative process that involves input from local jurisdictions (in particular, the planning and community development directors that serve on the Regional Planning Technical Working Group (TWG)), citizens, and elected officials. In addition to local outreach, SANDAG staff conducts peer review by outside experts including demographers, economists, developers, and natural resource managers to review economic and demographic assumptions about fertility, migration, inflation, and other indicators. The purpose of this report is to provide the Board of Directors with an overview of the process, progress to date, and potential alternative land use scenarios for consideration in the forecast.¹

Recommendation Revised Based on Input from Board of Directors

Based on the discussion and feedback from the Board of Directors in June, SANDAG staff has revised the recommendation to the Board for moving the 2050 Forecast forward. The revised recommendation includes the following:

- Present background information on the 2050 growth projections to each jurisdiction (e.g. via City Councils and the County Board of Supervisors)
- Present information on the requirement to provide sufficient capacity to house all projected growth within the region

¹ SANDAG denotes forecasts by a sequential series number. The current working forecast is known as the Series 12: 2050 Regional Growth Forecast

- Present the local jurisdiction’s anticipated future capacity for growth and information on how that capacity was calculated
- Describe the land use scenarios developed with the TWG
- Request that each council/board evaluate the scenarios and select one of the proposed scenarios or another of their choosing
- Request that the council/board work through their planning director to provide feedback to SANDAG on the 2050 land use scenario

This information would then be compiled across all jurisdictions to finalize the land use portion of the 2050 Regional Growth Forecast. Additional public outreach will be integrated into the overall RTP update process.

Discussion

2050 Growth: Change and Challenges

Previous forecasts have consistently shown that the San Diego region will continue to grow although at reduced rates in the future. This forecast is no different, and preliminary draft projections suggest that the region will approach 4.4 million residents, 1.9 million jobs, and 1.5 million housing units by 2050. This is a projected growth rate in population, jobs, and housing of 39 percent, 33 percent, and 35 percent, respectively. Much of the projected residential growth between today and 2035 can be accommodated based on adopted general plans and policies; however, draft projections show the region’s housing demand exceeds housing capacity before 2050.

Based on land use and general plan input from the TWG, draft analysis indicates that the region has capacity for approximately 380,000 of the 450,000 projected additional housing units and ample capacity (775,000) for the projected 500,000 additional jobs created. This analysis is based on information from existing general plans, including the County of San Diego draft plan update, areas considered most likely for redevelopment based on current conditions, and information on limitations, such as steep slopes, habitat, and open space areas.

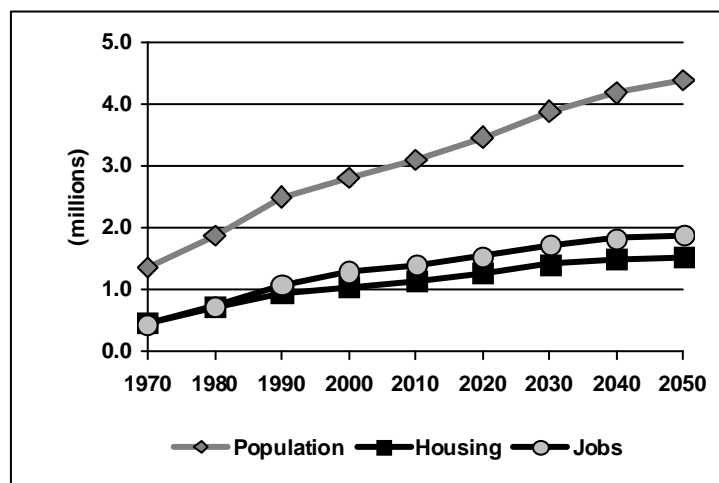


Figure 1. Draft 2050 Growth Projections for San Diego Region

Initial economic projections show strong growth in real per capita income and stable, diversified employment growth over the next four decades. While there is sufficient capacity for job growth, continued economic development in the region is contingent upon providing opportunities to house San Diego’s future labor force, as indicated in the SANDAG’s Regional Economic Prosperity Strategy.

Important Considerations for the 2050 Forecast

As a result of Senate Bill 375 (Steinberg, 2008), the SANDAG forecast shall “identify areas within the region sufficient to house all the population of the region...over the course of the planning period of the regional transportation plan.”² Currently adopted general plans and certain draft updates allow capacity to provide housing opportunities for about 85 percent of the housing demand projected for the region. Based on the state requirement, SANDAG has been working with each jurisdiction through the TWG since October 2008 to identify housing opportunities for the remaining 15 percent of growth expected in the last 10 to 15 years of the forecast.

Further, in order to avoid additional state review during the RHNA process, the population forecast also must be “within a range of 3 percent of the total regional population forecast...over the same time period by the [California] Department of Finance.”³ At this point, the Department of Finance projects approximately 4.5 million residents in the San Diego region by 2050, or approximately 2.2 percent more residents than the draft projection prepared by SANDAG.

Recommendations from the Technical Working Group and Regional Planning Committee

To ensure local input, SANDAG staff has been working with local planning directors, through the TWG, to identify a series of land use scenarios that could bridge the gap between the horizon year of local general plans and the 2050 forecast year. Twelve scenarios and their variants were generated through a series of workshops and meetings with the TWG. The TWG reviewed each scenario in detail with a focus on selecting alternatives that were reasonably based on knowledge of local plans and market conditions, as well as alternatives that align with regional goals described in approved plans such as the RCP and RTP. Based on those objectives at its May meeting, the TWG recommended that SANDAG staff continue to examine the following land use scenarios:

- Maximum general plan development/redevelopment regionwide
Assumes (re)development throughout the region to the highest possible density based on existing general plans.
- Density increases in transit investment areas
Assumes (re)development of sites within transit investment areas to a minimum of 25 dwelling units (du)/acre on lands currently planned for multi-family, mixed-use, or commercial use.
- Redevelopment near high-frequency transit stations
Assumes that all commercial areas located within a 10-minute walk of high-frequency transit stations are redeveloped as mixed-use (residential and commercial) with multi-family housing at a minimum of 25 du/acre.
- Full implementation of Smart Growth Opportunity Areas (SGOAs) on the Smart Growth Concept Map
Assumes that Existing/Planned and Potential SGOAs identified on the Smart Growth Concept Map are developed to the greater of either maximum general plan density or minimum smart growth place type density. This plan also includes redeveloping some park-and-ride facilities into mixed use with parking structures.

² California Senate Bill 375, Sec 4 (b)(2)(B)(ii). Approved by California Governor September 30, 2008.

³ California Senate Bill 375, Sec 8 (b). Approved by California Governor September 30, 2008.

- Inclusion of draft plans in the forecast, at jurisdiction's discretion
Assumes that draft plans currently in progress are approved and that redevelopment according to those plans could be possible before 2050.

The TWG came up with two approaches to apply the proposed scenarios. One is to select a preferred 2050 land use scenario to apply across the entire region, and the other is to pursue a “toolbox” approach whereby each jurisdiction would be able to select a 2050 land use scenario that is the best fit.

Given feedback from local jurisdictions and from the SANDAG Board of Directors, there appears to be support for the “toolbox” approach to the 2050 land use scenarios. To address this preference, SANDAG staff proposes to work directly with local jurisdictions, through city councils and the County Board of Supervisors, and their planning departments, in developing a 2050 forecast based on each jurisdiction’s selected scenario.

2050 Regional Growth Forecast for the RTP

The 2050 Regional Growth Forecast is the first step in developing the 2050 RTP. The subregional projections of economic and demographic growth are a key input for transportation alternatives analysis. As part of the RTP process, the Board will be asked to consider transportation network alternatives and Transportation Demand Management (TDM) measures. A wide array of TDM measures are under analysis now as part of the Regional Climate Action Plan (RCAP). These TDM measures include, but are not limited to pricing, telecommuting, commuter financial incentives, and non-motorized transportation improvements. At this point, it is too soon to provide information on the interaction between any specific land use and TDM policy since a 2050 transportation network has not yet been defined in the RTP process. Additional information on TDM policies and performance metrics would be presented to the Board throughout the RTP process.

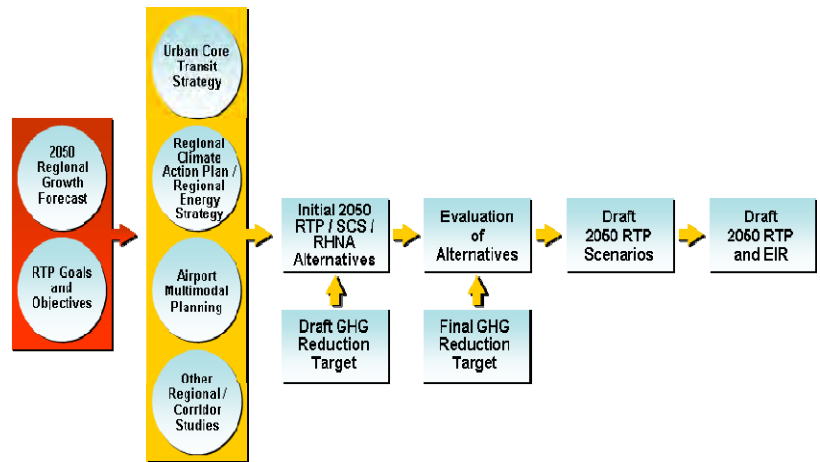


Figure 2. 2050 RTP Development Process

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Next Steps

To have the best chance of meeting the schedule set for completing the RTP, the regional growth forecast process must move ahead. To help facilitate the forecast process, staff is requesting assistance from the Board and their respective city councils and the Board of Supervisors. SANDAG staff is proposing to appear before each city council and the County Board of Supervisors to present information on the 2050 Regional Growth Forecast, including demographic and economic growth projections, housing capacity calculations and shortfall estimates, and the 2050 land use scenarios. The presentations and ensuing discussions are expected to provide sufficient information for SANDAG staff to move forward with the forecast process. Each jurisdiction would have the option to consider one of the proposed scenarios (listed above) or to provide a substitute scenario. To keep

the RTP process on schedule, staff proposes to schedule these meetings between July and September 2009.

Upon collecting information from each jurisdiction, SANDAG staff proposes to produce a draft subregional forecast in late 2009 that would be shared with each jurisdiction for comment and review. The final forecast is expected to be presented to the Board of Directors in early 2010 for use in the 2050 RTP.

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