SERIES 13 REGIONAL GROWTH FORECAST

City of Escondido

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	146,057	165,095	172,697	173,430	27,373	19%
Household Population	143,929	163,173	170,413	170,883	26,954	19%
Group Quarters Population	2,128	1,922	2,284	2,547	419	20%
Civilian	2,128	1,922	2,284	2,547	419	20%
Military	0	0	0	0	0	0%
Total Housing Units	48,333	53,564	55,567	56,034	7,701	16%
Single Family	27,652	28,377	28,512	28,645	993	4%
Multiple Family	16,942	21,448	23,316	23,650	6,708	40%
Mobile Homes	3,739	3,739	3,739	3,739	0	0%
Occupied Housing Units	46,144	50,981	53,288	53,649	7,505	16%
Single Family	26,831	27,476	27,809	27,859	1,028	4%
Multiple Family	15,773	19,954	21,949	22,338	6,565	42%
Mobile Homes	3,540	3,551	3,530	3,452	-88	-2%
Vacancy Rate	4.5%	4.8%	4.1%	4.3%	-0.2	-4%
Single Family	3.0%	3.2%	2.5%	2.7%	-0.3	-10%
Multiple Family	6.9%	7.0%	5.9%	5.5%	-1.4	-20%
Mobile Homes	5.3%	5.0%	5.6%	7.7%	2.4	45%
Persons per Household	3.12	3.20	3.20	3.19	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	4,600	4,962	4,346	3,686	-914	-20%
$15,000-$29,999	7,043	7,684	7,193	6,370	-673	-10%
$30,000-$44,999	6,724	7,654	7,513	7,055	331	5%
$45,000-$59,999	6,267	6,686	6,794	6,537	270	4%
$60,000-$74,999	5,079	5,399	5,752	5,765	686	14%
$75,000-$99,999	5,801	6,532	7,110	7,466	1,665	29%
$100,000-$124,999	3,653	4,155	4,796	5,180	1,527	42%
$125,000-$149,999	2,147	2,678	3,146	3,540	1,393	65%
$150,000-$199,999	2,413	2,823	3,450	4,024	1,611	67%
$200,000 or more	2,417	2,408	3,188	4,026	1,609	67%
Total Households	46,144	50,981	53,288	53,649	7,505	16%
Median Household Income Adjusted for inflation ($2010)	$56,261	$56,645	$62,081	$68,265	$12,004	21%

*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.
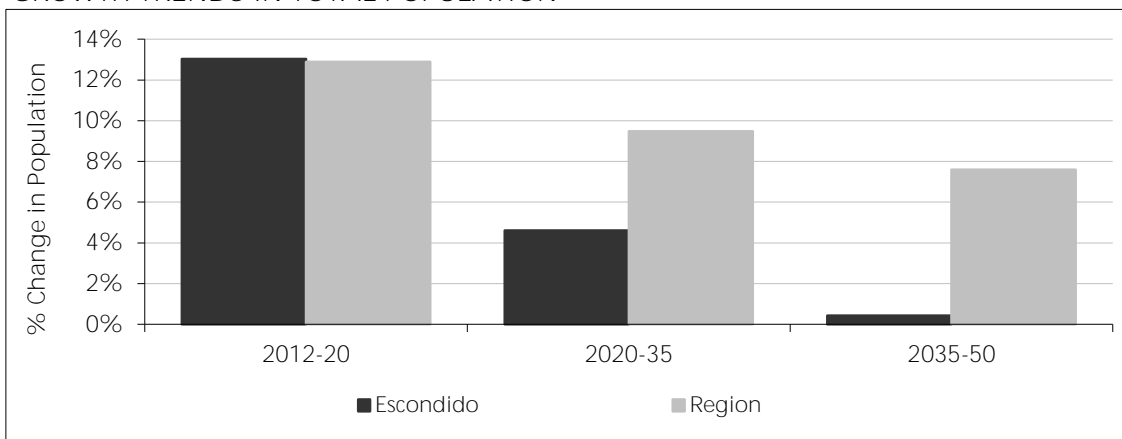
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	146,057	165,095	172,697	173,430	27,373	19%
Under 5	11,300	14,918	14,520	14,186	2,886	26%
5 to 9	10,967	12,746	13,537	13,696	2,729	25%
10 to 14	10,868	11,445	12,395	12,909	2,041	19%
15 to 17	6,914	6,613	6,908	7,234	320	5%
18 to 19	4,686	3,961	4,025	4,185	-501	-11%
20 to 24	10,838	11,669	10,781	11,286	448	4%
25 to 29	11,103	13,392	12,085	12,247	1,144	10%
30 to 34	10,435	11,882	12,604	12,389	1,954	19%
35 to 39	9,436	11,346	12,735	11,498	2,062	22%
40 to 44	9,570	9,712	12,453	10,934	1,364	14%
45 to 49	9,469	9,413	10,370	10,641	1,172	12%
50 to 54	9,420	9,289	9,403	10,068	648	7%
55 to 59	8,318	9,459	7,864	9,652	1,334	16%
60 to 61	2,766	3,592	2,904	3,198	432	16%
62 to 64	3,840	4,877	4,243	4,414	574	15%
65 to 69	4,838	6,739	6,543	6,528	1,690	35%
70 to 74	3,540	5,473	6,434	5,271	1,731	49%
75 to 79	2,634	3,411	5,340	4,496	1,862	71%
80 to 84	2,255	2,174	3,610	3,345	1,090	48%
85 and over	2,860	2,984	3,943	5,253	2,393	84%
Median Age	33.0	33.3	34.8	34.4	1.4	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	146,057	165,095	172,697	173,430	27,373	19%
Hispanic	72,809	92,909	114,757	130,340	57,531	79%
Non-Hispanic	73,248	72,186	57,940	43,090	-30,158	-41%
White	57,985	55,072	36,724	19,672	-38,313	-66%
Black	2,749	3,421	4,305	5,061	2,312	84%
American Indian	578	521	394	320	-258	-45%
Asian	8,435	9,520	11,903	12,772	4,337	51%
Hawaiian / Pacific Islander	312	426	624	852	540	173%
Other	220	183	222	224	4	2%
Two or More Races	2,969	3,043	3,768	4,189	1,220	41%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	48,844	53,498	57,732	59,081	10,237	21%
Civilian Jobs	48,844	53,498	57,732	59,081	10,237	21%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	23,850	23,850	23,850	23,850	0	0%
Developed Acres	15,903	16,783	17,166	17,330	1,427	9%
Low Density Single Family	730	1,331	1,590	1,668	937	128%
Single Family	6,084	6,158	6,189	6,235	152	2%
Multiple Family	785	798	836	845	60	8%
Mobile Homes	430	430	430	430	0	0%
Other Residential	76	76	77	78	2	2%
Mixed Use	0	30	49	54	54	--
Industrial	920	929	968	986	66	7%
Commercial/Services	1,604	1,686	1,691	1,686	82	5%
Office	97	109	134	148	51	52%
Schools	502	502	512	514	12	2%
Roads and Freeways	3,051	3,089	3,089	3,089	38	1%
Agricultural and Extractive[2]	882	851	808	802	-80	-9%
Parks and Military Use	741	794	794	795	54	7%
Vacant Developable Acres	1,883	1,003	620	456	-1,427	-76%
Low Density Single Family	1,175	574	351	274	-902	-77%
Single Family	283	224	160	109	-174	-62%
Multiple Family	17	5	1	0	-17	-100%
Mixed Use	9	5	2	2	-7	-77%
Industrial	117	69	19	0	-117	-100%
Commercial/Services	115	28	14	10	-105	-91%
Office	58	47	32	22	-36	-62%
Schools	39	36	26	24	-15	-39%
Parks and Other	54	1	1	1	-54	-99%
Future Roads and Freeways	15	15	15	15	0	0%
Constrained Acres	6,064	6,064	6,064	6,064	0	0%
Employment Density[3]	15.6	16.5	17.3	17.6	1.9	12%
Residential Density[4]	6.0	6.1	6.1	6.0	0.1	1%

GROWTH TRENDS IN JOBS
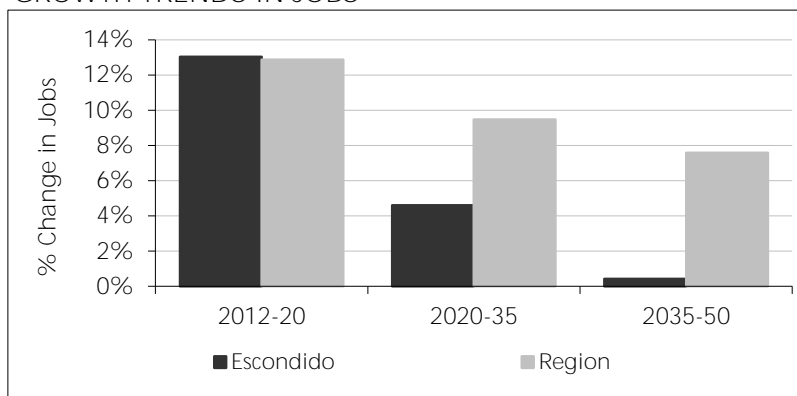
Notes:

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

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