

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Subregional Area 50 - Escondido**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>161,222</b>	<b>179,109</b>	<b>197,215</b>	<b>207,407</b>	<b>213,153</b>	<b>51,931</b>	<b>32%</b>
Household Population	158,197	175,420	192,308	200,969	205,581	47,384	30%
Group Quarters Population	3,025	3,689	4,907	6,438	7,572	4,547	150%
Civilian	3,025	3,689	4,907	6,438	7,572	4,547	150%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>53,593</b>	<b>58,903</b>	<b>63,821</b>	<b>65,570</b>	<b>66,475</b>	<b>12,882</b>	<b>24%</b>
Single Family	31,715	34,976	38,160	39,337	39,376	7,661	24%
Multiple Family	17,487	19,592	21,427	22,096	22,951	5,464	31%
Mobile Homes	4,391	4,335	4,234	4,137	4,148	-243	-6%
<b>Occupied Housing Units</b>	<b>51,473</b>	<b>56,841</b>	<b>61,799</b>	<b>63,550</b>	<b>64,500</b>	<b>13,027</b>	<b>25%</b>
Single Family	30,423	33,697	36,904	38,068	38,158	7,735	25%
Multiple Family	16,826	18,973	20,816	21,491	22,335	5,509	33%
Mobile Homes	4,224	4,171	4,079	3,991	4,007	-217	-5%
<b>Vacancy Rate</b>	<b>4.0%</b>	<b>3.5%</b>	<b>3.2%</b>	<b>3.1%</b>	<b>3.0%</b>	<b>-1.0</b>	<b>-25%</b>
Single Family	4.1%	3.7%	3.3%	3.2%	3.1%	-1.0	-24%
Multiple Family	3.8%	3.2%	2.9%	2.7%	2.7%	-1.1	-29%
Mobile Homes	3.8%	3.8%	3.7%	3.5%	3.4%	-0.4	-11%
<b>Persons per Household</b>	<b>3.07</b>	<b>3.09</b>	<b>3.11</b>	<b>3.16</b>	<b>3.19</b>	<b>0.12</b>	<b>4%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	5,591	4,708	3,964	3,343	2,895	-2,696	-48%
\$15,000-\$29,999	9,505	8,466	7,642	6,774	6,093	-3,412	-36%
\$30,000-\$44,999	8,840	9,001	8,710	8,137	7,603	-1,237	-14%
\$45,000-\$59,999	7,748	8,014	8,275	8,069	7,782	34	0%
\$60,000-\$74,999	5,610	6,524	7,158	7,261	7,214	1,604	29%
\$75,000-\$99,999	5,794	7,789	9,196	9,860	10,169	4,375	76%
\$100,000-\$124,999	3,635	4,916	6,159	6,934	7,480	3,845	106%
\$125,000-\$149,999	1,779	2,874	3,860	4,480	4,940	3,161	178%
\$150,000-\$199,999	1,666	2,857	4,061	4,958	5,699	4,033	242%
\$200,000 or more	1,305	1,692	2,774	3,734	4,625	3,320	254%
Total Households	51,473	56,841	61,799	63,550	64,500	13,027	25%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$48,486	\$56,690	\$64,838	\$71,263	\$76,630	\$28,144	58%

**\*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.

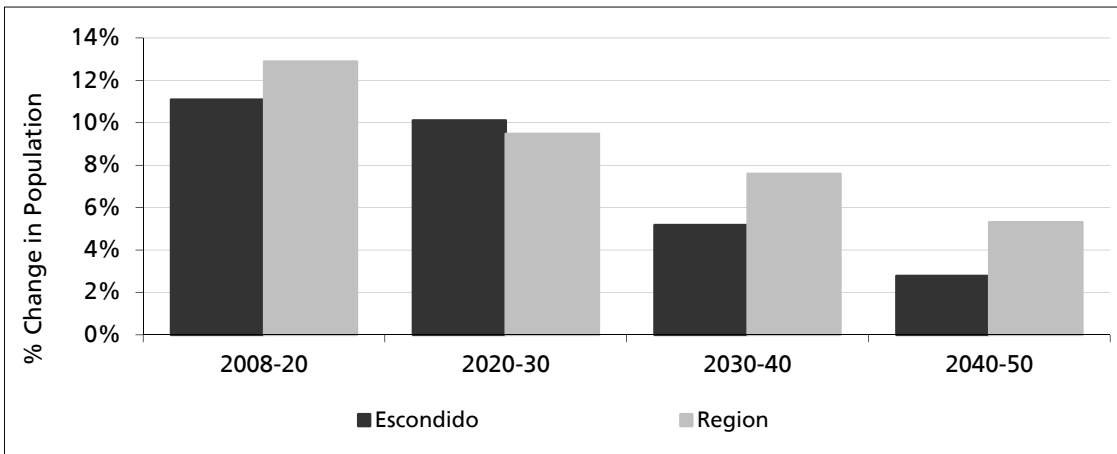
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>161,222</b>	<b>179,109</b>	<b>197,215</b>	<b>207,407</b>	<b>213,153</b>	<b>51,931</b>	<b>32%</b>
Under 5	13,809	14,237	15,546	16,282	16,008	2,199	16%
5 to 9	11,770	14,029	14,860	15,769	15,871	4,101	35%
10 to 14	12,269	14,655	15,262	15,924	16,477	4,208	34%
15 to 17	8,022	8,245	8,863	9,034	9,448	1,426	18%
18 to 19	5,015	4,546	5,213	5,188	5,449	434	9%
20 to 24	11,329	10,794	13,710	13,613	13,901	2,572	23%
25 to 29	11,778	13,947	14,850	15,930	15,860	4,082	35%
30 to 34	11,782	12,596	12,253	15,403	15,433	3,651	31%
35 to 39	11,666	11,023	13,565	13,995	15,148	3,482	30%
40 to 44	11,200	11,413	12,695	11,892	14,725	3,525	31%
45 to 49	11,212	10,962	10,527	12,405	12,628	1,416	13%
50 to 54	10,161	10,341	10,583	11,264	10,481	320	3%
55 to 59	8,109	10,101	9,932	9,141	10,593	2,484	31%
60 to 61	2,982	3,906	3,877	3,676	4,189	1,207	40%
62 to 64	3,360	5,349	5,299	5,365	5,296	1,936	58%
65 to 69	4,605	7,838	9,241	8,664	7,856	3,251	71%
70 to 74	3,615	6,050	7,932	7,460	7,186	3,571	99%
75 to 79	3,107	3,652	5,750	6,425	5,838	2,731	88%
80 to 84	2,406	2,188	3,621	4,559	4,254	1,848	77%
85 and over	3,025	3,237	3,636	5,418	6,512	3,487	115%
Median Age	32.8	33.6	34.2	33.9	34.4	1.6	5%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>161,222</b>	<b>179,109</b>	<b>197,215</b>	<b>207,407</b>	<b>213,153</b>	<b>51,931</b>	<b>32%</b>
Hispanic	67,593	88,814	109,669	127,841	143,607	76,014	112%
Non-Hispanic	93,629	90,295	87,546	79,566	69,546	-24,083	-26%
White	77,287	70,616	64,211	53,372	40,854	-36,433	-47%
Black	3,131	4,408	5,760	6,915	8,037	4,906	157%
American Indian	938	819	708	606	528	-410	-44%
Asian	7,608	9,124	10,657	11,841	12,839	5,231	69%
Hawaiian / Pacific Islander	329	506	642	739	813	484	147%
Other	315	356	404	435	460	145	46%
Two or More Races	4,021	4,466	5,164	5,658	6,015	1,994	50%

## GROWTH TRENDS IN TOTAL POPULATION



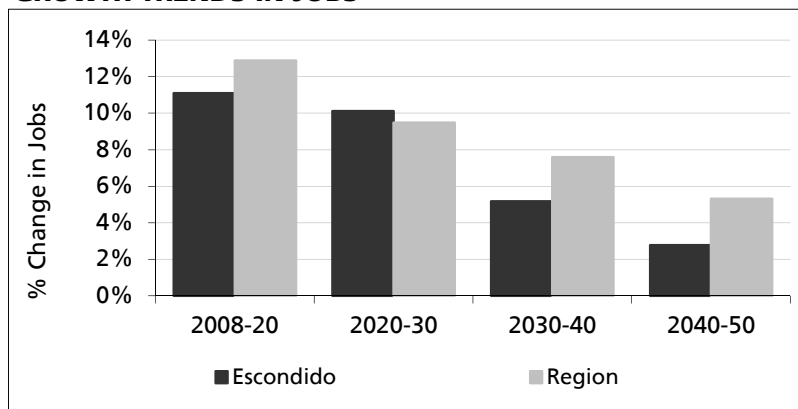
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>66,079</b>	<b>72,974</b>	<b>80,493</b>	<b>84,885</b>	<b>87,888</b>	<b>21,809</b>	<b>33%</b>
Civilian Jobs	66,079	72,974	80,493	84,885	87,888	21,809	33%
Military Jobs	0	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>77,479</b>	<b>77,479</b>	<b>77,479</b>	<b>77,479</b>	<b>77,479</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>56,743</b>	<b>62,945</b>	<b>68,861</b>	<b>74,334</b>	<b>74,982</b>	<b>18,239</b>	<b>32%</b>
Low Density Single Family	7,715	13,882	21,011	28,871	29,733	22,019	285%
Single Family	8,280	8,742	8,993	9,040	9,036	756	9%
Multiple Family	865	902	962	965	965	101	12%
Mobile Homes	678	677	670	667	667	-11	-2%
Other Residential	64	64	64	64	64	0	0%
Mixed Use	0	31	40	53	72	72	--
Industrial	1,033	1,062	1,114	1,130	1,148	115	11%
Commercial/Services	2,375	2,524	2,588	2,588	2,639	264	11%
Office	102	112	117	125	130	28	27%
Schools	597	640	707	747	766	170	28%
Roads and Freeways	4,315	4,315	4,315	4,315	4,315	0	0%
Agricultural and Extractive <sup>2</sup>	11,174	10,053	8,314	5,792	5,383	-5,790	-52%
Parks and Military Use	19,546	19,942	19,967	19,977	20,061	516	3%
<b>Vacant Developable Acres</b>	<b>19,723</b>	<b>13,522</b>	<b>7,606</b>	<b>2,132</b>	<b>1,484</b>	<b>-18,239</b>	<b>-92%</b>
Low Density Single Family	17,787	12,576	7,158	1,781	1,317	-16,470	-93%
Single Family	729	399	125	100	99	-630	-86%
Multiple Family	22	9	1	0	0	-22	-100%
Mixed Use	13	3	1	1	0	-13	-100%
Industrial	152	104	41	26	6	-146	-96%
Commercial/Services	272	131	79	69	3	-269	-99%
Office	31	21	15	9	4	-27	-86%
Schools	215	172	105	65	45	-170	-79%
Parks and Other	499	102	78	78	7	-492	-99%
Future Roads and Freeways	4	4	4	4	4	0	0%
<b>Constrained Acres</b>	<b>1,013</b>	<b>1,013</b>	<b>1,013</b>	<b>1,013</b>	<b>1,013</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>16.1</b>	<b>16.8</b>	<b>17.7</b>	<b>18.4</b>	<b>18.6</b>	<b>2.5</b>	<b>16%</b>
<b>Residential Density<sup>4</sup></b>	<b>3.0</b>	<b>2.4</b>	<b>2.0</b>	<b>1.7</b>	<b>1.6</b>	<b>-1.4</b>	<b>-46%</b>

## 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).