

SERIES 13 REGIONAL GROWTH FORECAST



City of Escondido

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	146,089	165,214	172,892	173,625	27,536	19%
Household Population	143,961	163,292	170,608	171,078	27,117	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	48,345	53,605	55,633	56,100	7,755	16%
Single Family	27,664	28,418	28,578	28,711	1,047	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	46,156	51,020	53,354	53,716	7,560	16%
Single Family	26,843	27,515	27,875	27,926	1,083	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%	4.2%	-0.3	-7%
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	3.18	0.1	2%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

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.

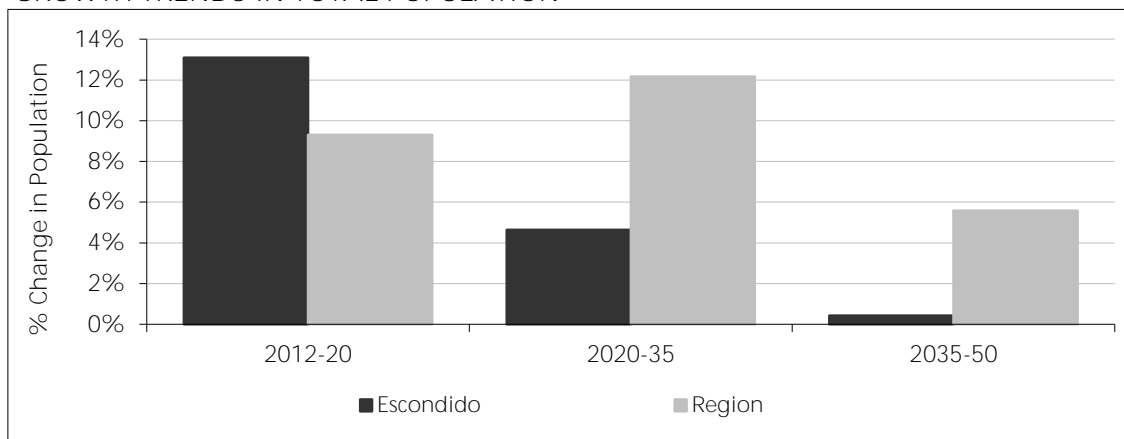
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	146,089	165,214	172,892	173,625	27,536	19%
Under 5	11,304	14,921	14,530	14,199	2,895	26%
5 to 9	10,968	12,758	13,544	13,700	2,732	25%
10 to 14	10,872	11,451	12,404	12,923	2,051	19%
15 to 17	6,916	6,621	6,912	7,241	325	5%
18 to 19	4,687	3,963	4,028	4,191	-496	-11%
20 to 24	10,842	11,675	10,786	11,290	448	4%
25 to 29	11,104	13,397	12,095	12,256	1,152	10%
30 to 34	10,437	11,893	12,617	12,398	1,961	19%
35 to 39	9,436	11,346	12,749	11,518	2,082	22%
40 to 44	9,572	9,718	12,471	10,940	1,368	14%
45 to 49	9,471	9,420	10,377	10,659	1,188	13%
50 to 54	9,422	9,302	9,420	10,080	658	7%
55 to 59	8,320	9,473	7,876	9,671	1,351	16%
60 to 61	2,768	3,592	2,904	3,205	437	16%
62 to 64	3,842	4,883	4,254	4,418	576	15%
65 to 69	4,838	6,744	6,550	6,537	1,699	35%
70 to 74	3,541	5,481	6,449	5,286	1,745	49%
75 to 79	2,634	3,414	5,352	4,501	1,867	71%
80 to 84	2,255	2,176	3,620	3,354	1,099	49%
85 and over	2,860	2,986	3,954	5,258	2,398	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	146,089	165,214	172,892	173,625	27,536	19%
Hispanic	72,824	92,955	114,830	130,443	57,619	79%
Non-Hispanic	73,265	72,259	58,062	43,182	-30,083	-41%
White	58,000	55,129	36,813	19,721	-38,279	-66%
Black	2,749	3,425	4,306	5,063	2,314	84%
American Indian	579	521	397	320	-259	-45%
Asian	8,436	9,529	11,926	12,803	4,367	52%
Hawaiian / Pacific Islander	312	426	624	854	542	174%
Other	220	183	222	224	4	2%
Two or More Races	2,969	3,046	3,774	4,197	1,228	41%

GROWTH TRENDS IN TOTAL POPULATION



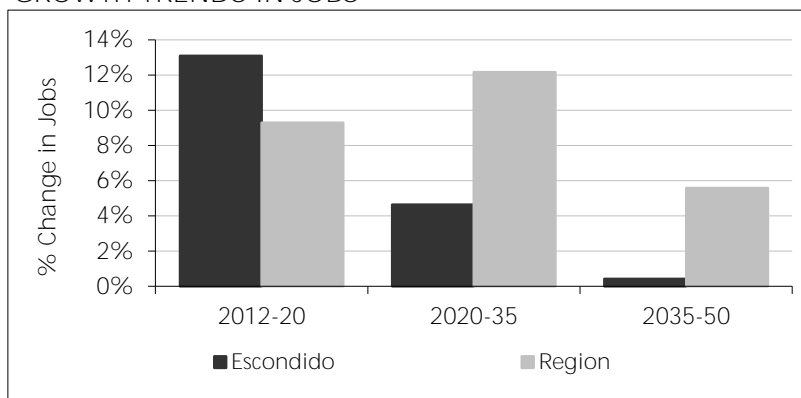
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	48,874	53,528	57,762	59,111	10,237	21%
Civilian Jobs	48,874	53,528	57,762	59,111	10,237	21%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	23,757	23,757	23,757	23,757	0	0%
Developed Acres	15,790	16,682	17,073	17,237	1,448	9%
Low Density Single Family	730	1,331	1,584	1,662	931	128%
Single Family	6,084	6,171	6,216	6,262	178	3%
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	3,086	3,124	3,124	3,124	38	1%
Agricultural and Extractive ²	733	702	658	653	-80	-11%
Parks and Military Use	741	794	794	795	54	7%
Vacant Developable Acres	1,904	1,011	620	456	-1,448	-76%
Low Density Single Family	1,169	568	351	274	-896	-77%
Single Family	310	238	160	109	-201	-65%
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	17.4	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