

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 50 - Escondido

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	165,438	191,192	205,763	209,768	44,330	27%
Household Population	162,635	188,650	202,797	206,496	43,861	27%
Group Quarters Population	2,803	2,542	2,966	3,272	469	17%
Civilian	2,803	2,542	2,966	3,272	469	17%
Military	0	0	0	0	0	0%
Total Housing Units	54,825	62,471	66,776	68,419	13,594	25%
Single Family	32,298	34,379	36,813	37,465	5,167	16%
Multiple Family	18,129	23,694	25,565	26,556	8,427	46%
Mobile Homes	4,398	4,398	4,398	4,398	0	0%
Occupied Housing Units	52,522	59,652	64,299	65,810	13,288	25%
Single Family	31,388	33,299	35,971	36,438	5,050	16%
Multiple Family	16,973	22,177	24,174	25,300	8,327	49%
Mobile Homes	4,161	4,176	4,154	4,072	-89	-2%
Vacancy Rate	4.2%	4.5%	3.7%	3.8%	-0.4	-10%
Single Family	2.8%	3.1%	2.3%	2.7%	-0.1	-4%
Multiple Family	6.4%	6.4%	5.4%	4.7%	-1.7	-27%
Mobile Homes	5.4%	5.0%	5.5%	7.4%	2.0	37%
Persons per Household	3.10	3.16	3.15	3.14	0.0	1%

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	4,662	5,494	5,001	4,323	-339	-7%
\$15,000-\$29,999	8,006	8,354	7,915	7,135	-871	-11%
\$30,000-\$44,999	7,352	8,513	8,524	7,911	559	8%
\$45,000-\$59,999	6,914	7,426	7,746	7,674	760	11%
\$60,000-\$74,999	5,487	6,299	6,832	6,760	1,273	23%
\$75,000-\$99,999	6,423	7,503	8,379	9,012	2,589	40%
\$100,000-\$124,999	4,480	4,975	5,889	6,383	1,903	42%
\$125,000-\$149,999	2,721	3,333	3,979	4,446	1,725	63%
\$150,000-\$199,999	3,174	3,863	4,816	5,594	2,420	76%
\$200,000 or more	3,303	3,892	5,218	6,572	3,269	99%
Total Households	52,522	59,652	64,299	65,810	13,288	25%
Median Household Income						
Adjusted for inflation (\$2010)	\$58,540	\$60,093	\$66,507	\$73,007	\$14,467	25%

*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.

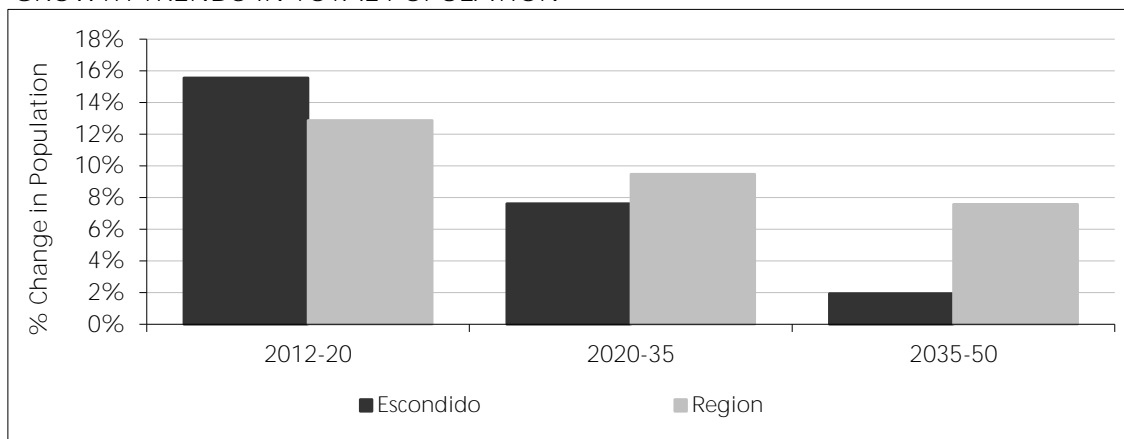
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	165,438	191,192	205,763	209,768	44,330	27%
Under 5	12,509	16,485	16,614	16,598	4,089	33%
5 to 9	12,036	14,322	15,609	15,963	3,927	33%
10 to 14	12,069	12,898	14,250	14,926	2,857	24%
15 to 17	7,740	7,390	8,029	8,300	560	7%
18 to 19	5,926	5,548	5,898	6,251	325	5%
20 to 24	12,460	13,864	13,447	14,117	1,657	13%
25 to 29	12,448	15,251	14,394	14,823	2,375	19%
30 to 34	11,597	13,668	14,854	15,025	3,428	30%
35 to 39	10,475	12,716	14,705	13,718	3,243	31%
40 to 44	10,689	11,173	14,447	13,184	2,495	23%
45 to 49	10,693	10,868	12,214	12,716	2,023	19%
50 to 54	10,930	10,906	11,389	12,287	1,357	12%
55 to 59	9,818	11,338	9,846	12,010	2,192	22%
60 to 61	3,272	4,273	3,622	3,989	717	22%
62 to 64	4,535	5,864	5,238	5,591	1,056	23%
65 to 69	5,627	8,058	8,010	8,004	2,377	42%
70 to 74	3,968	6,497	7,687	6,487	2,519	63%
75 to 79	3,021	4,071	6,407	5,468	2,447	81%
80 to 84	2,523	2,641	4,468	4,187	1,664	66%
85 and over	3,102	3,361	4,635	6,124	3,022	97%
Median Age	33.2	33.6	34.9	34.6	1.4	4%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	165,438	191,192	205,763	209,768	44,330	27%
Hispanic	77,496	98,836	125,458	145,721	68,225	88%
Non-Hispanic	87,942	92,356	80,305	64,047	-23,895	-27%
White	69,771	70,472	52,392	32,517	-37,254	-53%
Black	3,233	4,131	5,369	6,350	3,117	96%
American Indian	644	630	529	470	-174	-27%
Asian	10,176	12,122	15,609	17,329	7,153	70%
Hawaiian / Pacific Islander	381	551	832	1,069	688	181%
Other	268	286	322	332	64	24%
Two or More Races	3,469	4,164	5,252	5,980	2,511	72%

GROWTH TRENDS IN TOTAL POPULATION



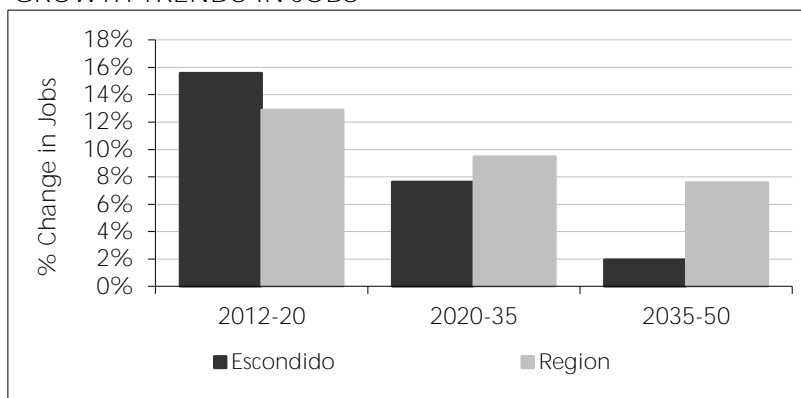
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	55,356	64,029	71,942	77,179	21,823	39%
Civilian Jobs	55,356	64,029	71,942	77,179	21,823	39%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	77,493	77,493	77,493	77,493	0	0%
Developed Acres	43,951	47,402	53,518	55,625	11,674	27%
Low Density Single Family	8,270	10,970	16,660	18,423	10,154	123%
Single Family	8,372	8,855	9,636	9,846	1,474	18%
Multiple Family	850	868	906	915	65	8%
Mobile Homes	663	663	663	663	0	0%
Other Residential	88	104	104	105	17	19%
Mixed Use	0	47	71	83	83	--
Industrial	1,099	1,081	1,133	1,151	53	5%
Commercial/Services	2,338	2,523	2,538	2,601	262	11%
Office	101	134	162	177	76	75%
Schools	582	615	668	738	156	27%
Roads and Freeways	4,187	4,241	4,242	4,242	55	1%
Agricultural and Extractive ²	11,480	11,331	10,771	10,718	-762	-7%
Parks and Military Use	5,921	5,970	5,964	5,963	42	1%
Vacant Developable Acres	18,828	15,377	9,262	7,154	-11,674	-62%
Low Density Single Family	16,755	14,041	8,641	6,878	-9,877	-59%
Single Family	1,303	940	384	174	-1,128	-87%
Multiple Family	19	5	1	0	-19	-100%
Mixed Use	27	17	14	6	-20	-76%
Industrial	144	95	32	0	-144	-100%
Commercial/Services	234	45	27	10	-225	-96%
Office	73	48	31	24	-49	-68%
Schools	216	181	127	58	-158	-73%
Parks and Other	54	1	1	1	-54	-99%
Future Roads and Freeways	4	4	4	4	0	0%
Constrained Acres	14,713	14,713	14,713	14,713	0	0%
Employment Density ³	13.4	14.6	15.9	16.4	3.0	22%
Residential Density ⁴	3.0	2.9	2.4	2.3	-0.7	-24%

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