

SERIES 13 REGIONAL GROWTH FORECAST



Encinitas Union Elementary School District

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	71,182	75,088	77,577	78,581	7,399	10%
Household Population	70,521	74,475	76,866	77,807	7,286	10%
Group Quarters Population	661	613	711	774	113	17%
Civilian	661	613	711	774	113	17%
Military	0	0	0	0	0	0%
Total Housing Units	28,953	29,951	30,534	31,312	2,359	8%
Single Family	22,472	23,301	23,534	23,657	1,185	5%
Multiple Family	5,705	5,874	6,224	6,879	1,174	21%
Mobile Homes	776	776	776	776	0	0%
Occupied Housing Units	27,653	28,512	29,355	29,863	2,210	8%
Single Family	21,504	22,192	22,663	22,621	1,117	5%
Multiple Family	5,414	5,582	5,959	6,525	1,111	21%
Mobile Homes	735	738	733	717	-18	-2%
Vacancy Rate	4.5%	4.8%	3.9%	4.6%	0.1	2%
Single Family	4.3%	4.8%	3.7%	4.4%	0.1	2%
Multiple Family	5.1%	5.0%	4.3%	5.1%	0.0	0%
Mobile Homes	5.3%	4.9%	5.5%	7.6%	2.3	43%
Persons per Household	2.55	2.61	2.62	2.61	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	1,878	1,957	1,747	1,551	-327	-17%
\$15,000-\$29,999	2,106	2,196	1,995	1,800	-306	-15%
\$30,000-\$44,999	2,487	2,375	2,209	2,037	-450	-18%
\$45,000-\$59,999	2,399	2,339	2,236	2,105	-294	-12%
\$60,000-\$74,999	2,129	2,191	2,149	2,058	-71	-3%
\$75,000-\$99,999	3,470	3,269	3,262	3,153	-317	-9%
\$100,000-\$124,999	2,678	2,726	2,791	2,803	125	5%
\$125,000-\$149,999	2,096	2,240	2,329	2,391	295	14%
\$150,000-\$199,999	2,880	3,259	3,526	3,724	844	29%
\$200,000 or more	5,530	5,960	7,111	8,241	2,711	49%
Total Households	27,653	28,512	29,355	29,863	2,210	8%
Median Household Income						
Adjusted for inflation (\$2010)	\$95,371	\$99,457	\$109,669	\$119,867	\$24,496	26%

*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.

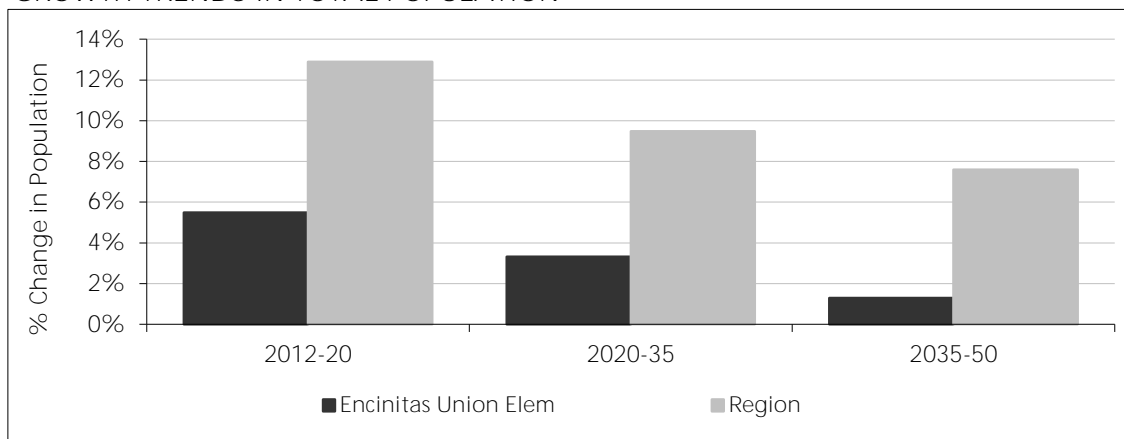
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	71,182	75,088	77,577	78,581	7,399	10%
Under 5	3,676	4,395	3,906	4,587	911	25%
5 to 9	4,218	4,785	4,277	4,965	747	18%
10 to 14	4,955	4,851	5,208	5,078	123	2%
15 to 17	3,205	2,702	3,210	2,737	-468	-15%
18 to 19	2,214	1,441	1,675	1,138	-1,076	-49%
20 to 24	2,945	2,759	2,782	2,332	-613	-21%
25 to 29	3,494	3,584	3,013	3,211	-283	-8%
30 to 34	3,996	4,170	3,408	4,240	244	6%
35 to 39	4,343	5,288	4,551	5,038	695	16%
40 to 44	5,351	5,104	5,629	4,880	-471	-9%
45 to 49	5,810	4,968	5,692	4,573	-1,237	-21%
50 to 54	6,092	5,125	5,656	4,832	-1,260	-21%
55 to 59	5,832	6,153	5,082	5,581	-251	-4%
60 to 61	2,094	2,605	1,901	2,161	67	3%
62 to 64	2,856	3,483	2,747	3,262	406	14%
65 to 69	3,198	4,556	4,170	4,711	1,513	47%
70 to 74	1,910	3,303	4,060	3,494	1,584	83%
75 to 79	1,495	2,053	3,617	2,860	1,365	91%
80 to 84	1,298	1,352	2,891	2,644	1,346	104%
85 and over	2,200	2,411	4,102	6,257	4,057	184%
Median Age	42.4	43.5	46.0	46.2	3.8	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	71,182	75,088	77,577	78,581	7,399	10%
Hispanic	9,537	11,216	12,766	13,906	4,369	46%
Non-Hispanic	61,645	63,872	64,811	64,675	3,030	5%
White	55,260	56,918	56,643	55,896	636	1%
Black	407	467	405	370	-37	-9%
American Indian	141	109	56	39	-102	-72%
Asian	3,627	4,000	5,084	5,577	1,950	54%
Hawaiian / Pacific Islander	83	83	85	87	4	5%
Other	196	142	55	40	-156	-80%
Two or More Races	1,931	2,153	2,483	2,666	735	38%

GROWTH TRENDS IN TOTAL POPULATION



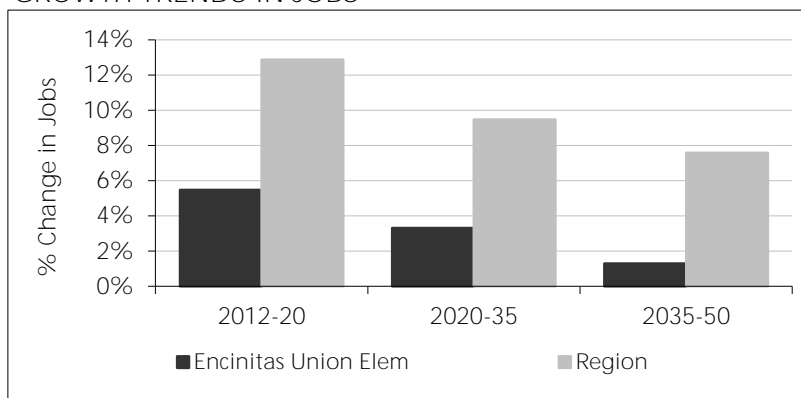
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	25,994	27,581	29,101	30,081	4,087	16%
Civilian Jobs	25,994	27,581	29,101	30,081	4,087	16%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	15,144	15,144	15,144	15,144	0	0%
Developed Acres	10,501	10,967	11,237	11,316	814	8%
Low Density Single Family	1,535	1,653	1,794	1,839	305	20%
Single Family	4,678	4,969	5,069	5,111	433	9%
Multiple Family	327	333	343	346	19	6%
Mobile Homes	64	64	64	64	0	0%
Other Residential	19	19	19	19	1	4%
Mixed Use	0	37	52	72	72	--
Industrial	142	88	89	90	-52	-37%
Commercial/Services	677	705	711	700	23	3%
Office	66	85	89	91	25	38%
Schools	250	250	281	284	34	13%
Roads and Freeways	1,882	1,936	1,936	1,936	54	3%
Agricultural and Extractive ²	365	314	262	237	-128	-35%
Parks and Military Use	496	514	526	526	30	6%
Vacant Developable Acres	994	534	265	186	-808	-81%
Low Density Single Family	388	269	127	82	-306	-79%
Single Family	408	159	101	79	-329	-81%
Multiple Family	11	6	2	1	-10	-93%
Mixed Use	7	0	0	0	-7	-96%
Industrial	0	0	0	0	0	0%
Commercial/Services	80	36	15	9	-71	-88%
Office	26	8	6	4	-23	-86%
Schools	38	38	7	5	-34	-88%
Parks and Other	30	11	0	0	-30	-100%
Future Roads and Freeways	6	6	6	6	0	0%
Constrained Acres	3,643	3,643	3,643	3,643	0	0%
Employment Density ³	22.9	24.1	24.3	25.0	2.1	9%
Residential Density ⁴	4.4	4.2	4.2	4.2	-0.1	-3%

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