SERIES 13 REGIONAL GROWTH FORECAST
Encanto Community Planning Area
City of San Diego

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	47,706	52,961	59,488	63,881	16,175	34%
Household Population	47,407	52,753	59,132	63,415	16,008	34%
Group Quarters Population	299	208	356	466	167	56%
Civilian	299	208	356	466	167	56%
Military	0	0	0	0	0	0%
Total Housing Units	13,143	14,376	15,874	17,177	4,034	31%
Single Family	10,054	10,406	10,701	10,792	738	7%
Multiple Family	2,479	3,360	4,828	6,383	3,904	157%
Mobile Homes	610	610	345	2	-608	-100%
Occupied Housing Units	12,613	13,768	15,433	16,615	4,002	32%
Single Family	9,641	9,941	10,391	10,401	760	8%
Multiple Family	2,388	3,242	4,699	6,212	3,824	160%
Mobile Homes	584	585	343	2	-582	-100%
Vacancy Rate	4.0%	4.2%	2.8%	3.3%	-0.7	-18%
Single Family	4.1%	4.5%	2.9%	3.6%	-0.5	-12%
Multiple Family	3.7%	3.5%	2.7%	2.7%	-1.0	-27%
Mobile Homes	4.3%	4.1%	0.6%	0.0%	-4.3	-100%
Persons per Household	3.76	3.83	3.83	3.82	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	1,771	1,758	1,683	1,552	-219	-12%
$15,000-$29,999	2,272	2,415	2,508	2,539	267	12%
$30,000-$44,999	2,086	2,304	2,450	2,415	329	16%
$45,000-$59,999	1,587	1,804	2,119	2,225	638	40%
$60,000-$74,999	1,361	1,423	1,572	1,673	312	23%
$75,000-$99,999	1,364	1,526	1,858	2,143	779	57%
$100,000-$124,999	801	924	1,099	1,352	551	69%
$125,000-$149,999	520	600	762	874	354	68%
$150,000-$199,999	475	577	770	999	524	110%
$200,000 or more	376	437	612	843	467	124%
Total Households	12,613	13,768	15,433	16,615	4,002	32%

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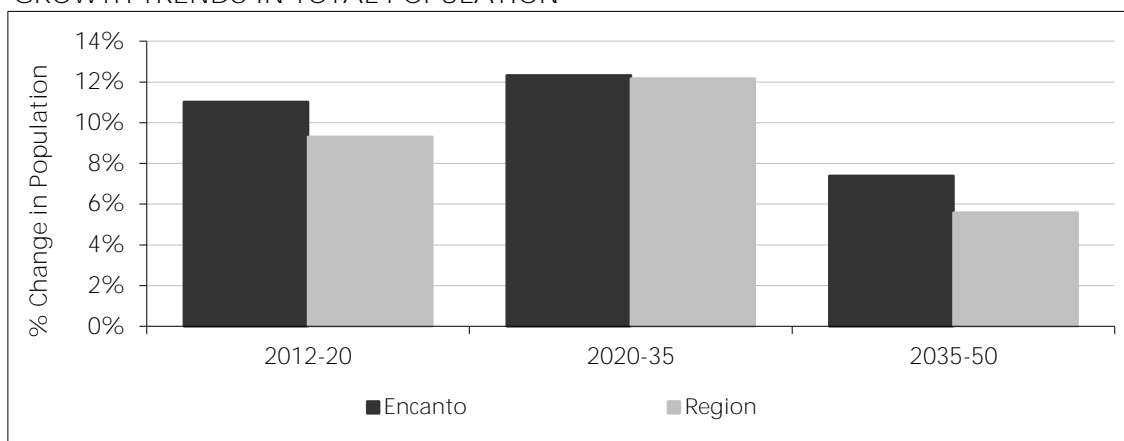
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	47,706	52,961	59,488	63,881	16,175	34%
Under 5	3,713	4,599	4,591	4,548	835	22%
5 to 9	3,701	3,997	4,387	4,477	776	21%
10 to 14	4,067	4,011	4,405	4,651	584	14%
15 to 17	2,761	2,479	2,600	2,813	52	2%
18 to 19	1,917	1,596	1,624	1,715	-202	-11%
20 to 24	4,174	4,458	4,051	4,373	199	5%
25 to 29	3,531	4,157	3,766	3,943	412	12%
30 to 34	3,089	3,359	3,680	3,703	614	20%
35 to 39	2,810	3,179	3,874	3,598	788	28%
40 to 44	2,913	2,776	3,806	3,517	604	21%
45 to 49	3,039	2,999	3,387	3,803	764	25%
50 to 54	2,877	2,981	3,223	3,876	999	35%
55 to 59	2,731	3,275	3,051	4,124	1,393	51%
60 to 61	908	1,250	1,258	1,518	610	67%
62 to 64	1,161	1,622	1,723	1,942	781	67%
65 to 69	1,442	2,345	2,942	3,197	1,755	122%
70 to 74	1,006	1,572	2,523	2,322	1,316	131%
75 to 79	759	940	2,003	1,984	1,225	161%
80 to 84	652	728	1,529	1,843	1,191	183%
85 and over	455	638	1,065	1,934	1,479	325%
Median Age	30.0	31.8	35.8	37.4	7.4	25%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	47,706	52,961	59,488	63,881	16,175	34%
Hispanic	24,735	29,678	36,641	42,691	17,956	73%
Non-Hispanic	22,971	23,283	22,847	21,190	-1,781	-8%
White	3,204	2,995	2,380	1,521	-1,683	-53%
Black	10,413	10,209	7,702	4,781	-5,632	-54%
American Indian	87	118	167	163	76	87%
Asian	7,330	7,862	9,934	11,440	4,110	56%
Hawaiian / Pacific Islander	610	619	664	791	181	30%
Other	70	75	109	130	60	86%
Two or More Races	1,257	1,405	1,891	2,364	1,107	88%

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	4,158	4,726	4,857	4,890	732	18%
Civilian Jobs	4,158	4,726	4,857	4,890	732	18%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	3,868	3,868	3,868	3,868	0	0%
Developed Acres	3,657	3,728	3,818	3,854	197	5%
Low Density Single Family	2	2	2	2	0	0%
Single Family	1,938	1,987	2,014	2,014	76	4%
Multiple Family	105	115	200	264	158	150%
Mobile Homes	51	51	28	0	-51	-100%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	25	30	33	33	--
Industrial	104	80	79	78	-26	-25%
Commercial/Services	151	139	136	136	-15	-10%
Office	9	9	9	6	-3	-36%
Schools	192	193	194	194	3	1%
Roads and Freeways	848	869	869	869	21	2%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	256	257	256	257	1	0%
Vacant Developable Acres	199	129	38	3	-197	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	152	102	29	1	-151	-99%
Multiple Family	23	21	7	1	-22	-95%
Mixed Use	4	1	0	0	-4	-100%
Industrial	9	2	1	0	-9	-100%
Commercial/Services	7	0	0	0	-7	-100%
Office	0	0	0	0	0	0%
Schools	3	2	0	0	-3	-100%
Parks and Other	1	1	1	0	-1	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	11	11	11	11	0	0%
Employment Density[3]	9.1	10.9	11.2	11.4	2.2	24%
Residential Density[4]	6.3	6.6	7.0	7.5	1.2	19%

GROWTH TRENDS IN JOBS

Legend: ■ Encanto ■ Region

Categories: 2012-20, 2020-35, 2035-50

Y-axis: % Change in Jobs (0% to 14%)
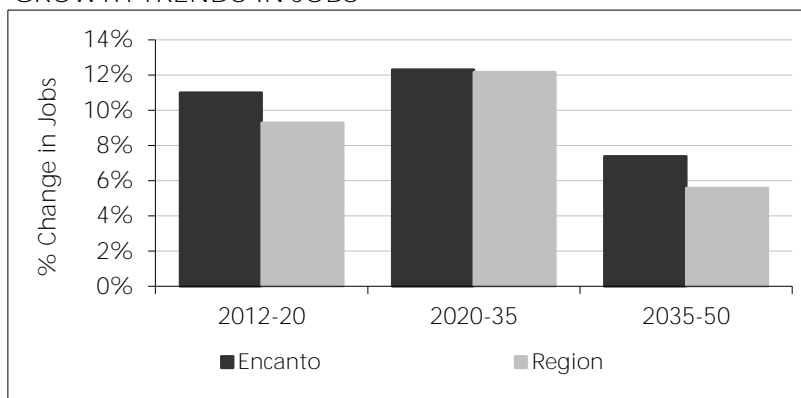
Notes:

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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