

SERIES 13 REGIONAL GROWTH FORECAST



City of Encinitas

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	60,346	62,908	65,264	66,670	6,324	10%
Household Population	59,818	62,428	64,677	66,013	6,195	10%
Group Quarters Population	528	480	587	657	129	24%
Civilian	528	480	587	657	129	24%
Military	0	0	0	0	0	0%
Total Housing Units	25,586	26,146	26,765	27,686	2,100	8%
Single Family	20,699	21,192	21,448	21,710	1,011	5%
Multiple Family	4,111	4,178	4,541	5,200	1,089	26%
Mobile Homes	776	776	776	776	0	0%
Occupied Housing Units	24,404	24,866	25,680	26,309	1,905	8%
Single Family	19,805	20,191	20,632	20,705	900	5%
Multiple Family	3,864	3,937	4,315	4,887	1,023	26%
Mobile Homes	735	738	733	717	-18	-2%
Vacancy Rate	4.6%	4.9%	4.1%	5.0%	0.4	9%
Single Family	4.3%	4.7%	3.8%	4.6%	0.3	7%
Multiple Family	6.0%	5.8%	5.0%	6.0%	0.0	0%
Mobile Homes	5.3%	4.9%	5.5%	7.6%	2.3	43%
Persons per Household	2.45	2.51	2.52	2.51	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	1,838	1,892	1,703	1,525	-313	-17%
\$15,000-\$29,999	1,762	2,023	1,848	1,685	-77	-4%
\$30,000-\$44,999	2,353	2,148	2,023	1,888	-465	-20%
\$45,000-\$59,999	2,444	2,119	2,028	1,919	-525	-21%
\$60,000-\$74,999	1,877	1,973	1,943	1,874	-3	0%
\$75,000-\$99,999	3,193	2,886	2,888	2,873	-320	-10%
\$100,000-\$124,999	2,467	2,375	2,455	2,480	13	1%
\$125,000-\$149,999	1,763	1,935	2,036	2,106	343	19%
\$150,000-\$199,999	2,314	2,758	3,027	3,232	918	40%
\$200,000 or more	4,393	4,757	5,729	6,727	2,334	53%
Total Households	24,404	24,866	25,680	26,309	1,905	8%
Median Household Income						
Adjusted for inflation (\$2010)	\$90,096	\$94,733	\$104,145	\$114,017	\$23,921	27%

*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.

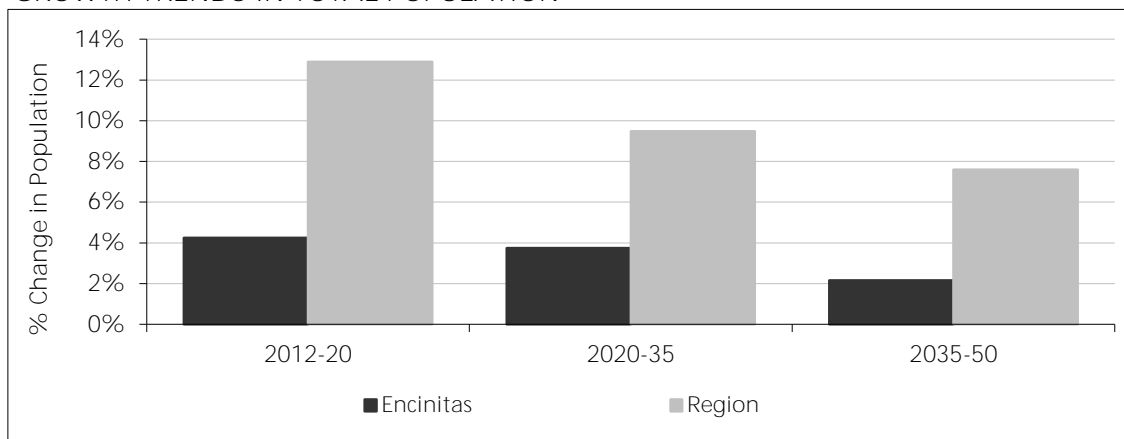
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	60,346	62,908	65,264	66,670	6,324	10%
Under 5	3,288	3,842	3,455	4,001	713	22%
5 to 9	3,312	3,675	3,332	3,822	510	15%
10 to 14	3,487	3,292	3,551	3,455	-32	-1%
15 to 17	2,254	1,860	2,185	1,884	-370	-16%
18 to 19	1,547	1,012	1,163	828	-719	-46%
20 to 24	2,400	2,232	2,263	1,888	-512	-21%
25 to 29	3,496	3,526	2,995	3,227	-269	-8%
30 to 34	4,178	4,270	3,515	4,383	205	5%
35 to 39	4,193	5,012	4,369	4,773	580	14%
40 to 44	4,521	4,184	4,722	4,053	-468	-10%
45 to 49	4,453	3,685	4,247	3,393	-1,060	-24%
50 to 54	4,851	3,997	4,469	3,816	-1,035	-21%
55 to 59	5,029	5,178	4,342	4,763	-266	-5%
60 to 61	1,797	2,179	1,634	1,847	50	3%
62 to 64	2,544	3,040	2,441	2,888	344	14%
65 to 69	2,876	3,975	3,730	4,209	1,333	46%
70 to 74	1,620	2,790	3,421	2,951	1,331	82%
75 to 79	1,327	1,798	3,160	2,489	1,162	88%
80 to 84	1,137	1,148	2,484	2,230	1,093	96%
85 and over	2,036	2,213	3,786	5,770	3,734	183%
Median Age	42.2	43.3	46.3	46.5	4.3	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	60,346	62,908	65,264	66,670	6,324	10%
Hispanic	8,945	10,376	11,875	13,005	4,060	45%
Non-Hispanic	51,401	52,532	53,389	53,665	2,264	4%
White	46,554	47,308	47,325	47,120	566	1%
Black	331	387	357	339	8	2%
American Indian	156	115	55	38	-118	-76%
Asian	2,551	2,797	3,542	3,909	1,358	53%
Hawaiian / Pacific Islander	87	88	90	90	3	3%
Other	182	131	48	30	-152	-84%
Two or More Races	1,540	1,706	1,972	2,139	599	39%

GROWTH TRENDS IN TOTAL POPULATION



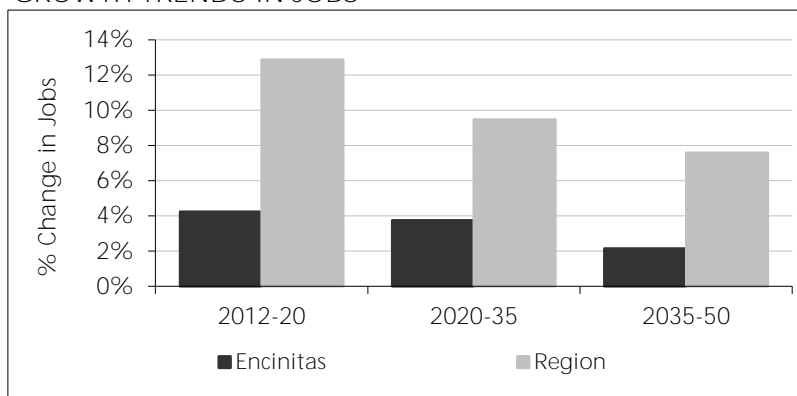
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	26,165	27,275	28,467	29,551	3,386	13%
Civilian Jobs	26,165	27,275	28,467	29,551	3,386	13%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	12,532	12,532	12,532	12,532	0	0%
Developed Acres	9,341	9,639	9,833	9,952	611	7%
Low Density Single Family	1,449	1,501	1,597	1,651	202	14%
Single Family	3,878	4,105	4,223	4,314	436	11%
Multiple Family	195	197	211	213	19	10%
Mobile Homes	64	64	64	64	0	0%
Other Residential	19	19	19	19	1	4%
Mixed Use	0	27	42	62	62	--
Industrial	156	73	74	75	-81	-52%
Commercial/Services	706	723	729	719	13	2%
Office	66	70	74	76	11	17%
Schools	214	214	217	220	6	3%
Roads and Freeways	1,693	1,776	1,776	1,776	83	5%
Agricultural and Extractive ²	410	342	269	224	-185	-45%
Parks and Military Use	491	526	537	537	46	9%
Vacant Developable Acres	740	449	255	136	-605	-82%
Low Density Single Family	246	193	96	42	-203	-83%
Single Family	350	173	115	62	-287	-82%
Multiple Family	7	5	2	1	-6	-85%
Mixed Use	7	0	0	0	-7	-96%
Industrial	0	0	0	0	0	0%
Commercial/Services	48	36	15	9	-39	-81%
Office	12	8	6	4	-8	-69%
Schools	10	10	7	5	-6	-54%
Parks and Other	55	18	6	6	-49	-89%
Future Roads and Freeways	6	6	6	6	0	0%
Constrained Acres	2,445	2,445	2,445	2,445	0	0%
Employment Density ³	22.9	24.9	25.5	26.4	3.5	15%
Residential Density ⁴	4.6	4.4	4.4	4.4	-0.2	-4%

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