2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
City of Encinitas

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**63,615**	**68,551**	**73,153**	**75,446**	**76,675**	**13,060**	**21%**
Household Population	63,056	67,829	72,098	73,987	74,928	11,872	19%
Group Quarters Population	559	722	1,055	1,459	1,747	1,188	213%
Civilian	559	722	1,055	1,459	1,747	1,188	213%
Military	0	0	0	0	0	0	0%
Total Housing Units	**24,805**	**26,331**	**27,895**	**28,303**	**28,484**	**3,679**	**15%**
Single Family	20,606	21,326	21,753	22,045	22,224	1,618	8%
Multiple Family	3,424	4,251	5,390	5,517	5,517	2,093	61%
Mobile Homes	775	754	752	741	743	-32	-4%
Occupied Housing Units	**23,638**	**25,288**	**26,877**	**27,308**	**27,524**	**3,886**	**16%**
Single Family	19,664	20,532	21,021	21,333	21,538	1,874	10%
Multiple Family	3,273	4,064	5,161	5,287	5,294	2,021	62%
Mobile Homes	701	692	695	688	692	-9	-1%
Vacancy Rate	**4.7%**	**4.0%**	**3.6%**	**3.5%**	**3.4%**	**-1.3**	**-28%**
Single Family	4.6%	3.7%	3.4%	3.2%	3.1%	-1.5	-33%
Multiple Family	4.4%	4.4%	4.2%	4.2%	4.0%	-0.4	-9%
Mobile Homes	9.5%	8.2%	7.6%	7.2%	6.9%	-2.6	-27%
Persons per Household	**2.67**	**2.68**	**2.68**	**2.71**	**2.72**	**0.05**	**2%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Households by Income Category							
Less than $15,000	1,475	1,228	1,037	864	735	-740	-50%
$15,000-$29,999	2,573	2,316	2,064	1,789	1,569	-1,004	-39%
$30,000-$44,999	2,934	2,803	2,618	2,361	2,137	-797	-27%
$45,000-$59,999	2,984	2,839	2,762	2,576	2,399	-585	-20%
$60,000-$74,999	2,633	2,638	2,661	2,557	2,440	-193	-7%
$75,000-$99,999	3,517	3,703	3,898	3,877	3,807	290	8%
$100,000-$124,999	2,613	2,808	3,100	3,206	3,249	636	24%
$125,000-$149,999	1,552	2,044	2,357	2,523	2,629	1,077	69%
$150,000-$199,999	1,513	2,488	3,029	3,388	3,656	2,143	142%
$200,000 or more	1,844	2,421	3,351	4,167	4,903	3,059	166%
Total Households	23,638	25,288	26,877	27,308	27,524	3,886	16%
Median Household Income							
Adjusted for inflation ($1999)	$70,556	$80,536	$89,729	$97,614	$105,194	$34,638	49%

*IMPORTANT INFORMATION ABOUT THIS FORECAST:

This forecast was accepted by the SANDAG Board of Directors in October 2011 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 2050 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 2008 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.
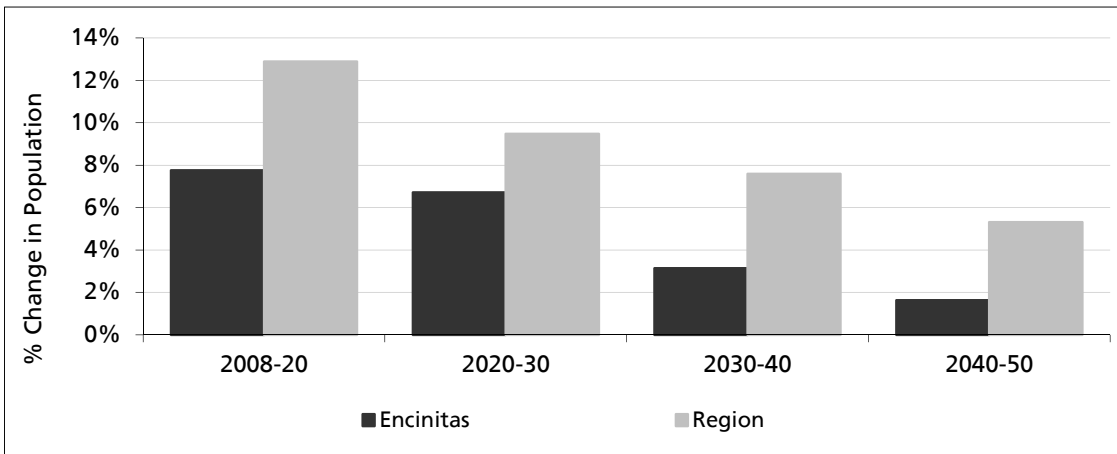
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**63,615**	**68,551**	**73,153**	**75,446**	**76,675**	**13,060**	**21%**
Under 5	3,212	3,166	3,381	3,332	3,236	24	1%
5 to 9	3,592	3,645	3,918	3,978	3,898	306	9%
10 to 14	3,588	3,960	3,949	4,144	4,036	448	12%
15 to 17	2,562	2,465	2,410	2,521	2,511	-51	-2%
18 to 19	1,733	1,599	1,491	1,491	1,449	-284	-16%
20 to 24	3,912	3,920	4,369	4,186	4,276	364	9%
25 to 29	3,332	4,129	4,323	4,261	4,404	1,072	32%
30 to 34	3,906	4,125	4,129	4,497	4,390	484	12%
35 to 39	4,796	3,887	4,950	5,075	4,894	98	2%
40 to 44	4,888	4,205	4,775	4,677	5,025	137	3%
45 to 49	5,589	4,672	4,109	5,107	5,239	-350	-6%
50 to 54	5,914	5,394	4,823	5,453	5,296	-618	-10%
55 to 59	5,426	6,457	5,593	4,737	5,989	563	10%
60 to 61	1,883	2,490	2,288	1,908	2,413	530	28%
62 to 64	1,835	3,090	2,888	2,636	2,701	866	47%
65 to 69	2,150	4,002	4,772	4,152	3,562	1,412	66%
70 to 74	1,468	2,716	3,696	3,346	2,951	1,483	101%
75 to 79	1,277	1,700	2,948	3,352	2,892	1,615	126%
80 to 84	1,054	1,072	2,011	2,745	2,513	1,459	138%
85 and over	1,498	1,857	2,330	3,848	5,000	3,502	234%
Median Age	41.2	44.0	43.8	44.5	45.2	4.0	10%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**63,615**	**68,551**	**73,153**	**75,446**	**76,675**	**13,060**	**21%**
Hispanic	11,272	13,367	14,705	15,628	16,116	4,844	43%
Non-Hispanic	52,343	55,184	58,448	59,818	60,559	8,216	16%
White	47,666	50,176	53,165	54,385	55,082	7,416	16%
Black	458	506	538	555	556	98	21%
American Indian	176	111	78	56	43	-133	-76%
Asian	2,328	2,676	2,907	3,059	3,163	835	36%
Hawaiian / Pacific Islander	78	68	63	61	61	-17	-22%
Other	171	92	60	50	39	-132	-77%
Two or More Races	1,466	1,555	1,637	1,652	1,615	149	10%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast   Adopted October 2011
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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**26,985**	**28,711**	**30,296**	**31,080**	**31,481**	**4,496**	**17%**
Civilian Jobs	26,985	28,711	30,296	31,080	31,481	4,496	17%
Military Jobs	0	0	0	0	0	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**12,529**	**12,529**	**12,529**	**12,529**	**12,529**	**0**	**0%**
Developed Acres	**11,651**	**12,054**	**12,307**	**12,428**	**12,488**	**836**	**7%**
Low Density Single Family	1,435	1,555	1,728	1,813	1,853	419	29%
Single Family	3,871	4,167	4,286	4,367	4,387	515	13%
Multiple Family	172	195	208	215	215	43	25%
Mobile Homes	64	64	64	64	64	0	0%
Other Residential	36	36	36	36	36	0	0%
Mixed Use	0	22	67	68	68	68	--
Industrial	73	74	75	75	76	2	3%
Commercial/Services	737	768	751	767	775	38	5%
Office	67	73	73	74	75	8	12%
Schools	208	220	227	230	233	25	12%
Roads and Freeways	1,786	1,786	1,786	1,786	1,786	0	0%
Agricultural and Extractive[2]	431	308	180	105	93	-339	-79%
Parks and Military Use	2,771	2,787	2,827	2,827	2,828	58	2%
Vacant Developable Acres	**871**	**468**	**215**	**95**	**35**	**-836**	**-96%**
Low Density Single Family	337	221	101	54	23	-314	-93%
Single Family	339	135	78	22	5	-335	-99%
Multiple Family	13	5	0	0	0	-13	-100%
Mixed Use	8	0	0	0	0	-8	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	82	46	21	8	0	-82	-100%
Office	9	4	2	1	0	-9	-100%
Schools	25	12	6	3	0	-25	-100%
Parks and Other	51	40	0	0	0	-51	-100%
Future Roads and Freeways	7	7	7	7	7	0	0%
Constrained Acres	**6**	**6**	**6**	**6**	**6**	**0**	**0%**
Employment Density[3]	**24.8**	**25.0**	**26.1**	**26.3**	**26.4**	**1.6**	**6%**
Residential Density[4]	**4.4**	**4.4**	**4.4**	**4.3**	**4.3**	**-0.1**	**-3%**

GROWTH TRENDS IN JOBS
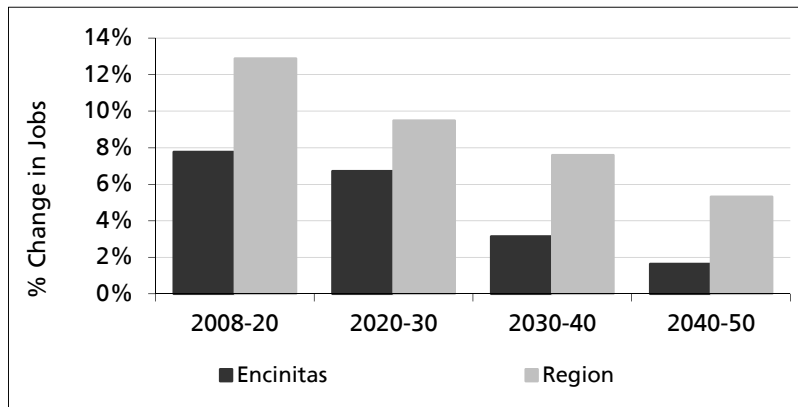
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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 residential acre (single family, multiple family, mobile home, other, and half of mixed use acres).

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