

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



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>143,259</b>	<b>154,635</b>	<b>165,812</b>	<b>172,490</b>	<b>177,559</b>	<b>34,300</b>	<b>24%</b>
Household Population	141,059	151,849	161,970	167,332	171,424	30,365	22%
Group Quarters Population	2,200	2,786	3,842	5,158	6,135	3,935	179%
Civilian	2,200	2,786	3,842	5,158	6,135	3,935	179%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>47,412</b>	<b>50,370</b>	<b>52,954</b>	<b>53,738</b>	<b>54,596</b>	<b>7,184</b>	<b>15%</b>
Single Family	27,285	28,504	29,420	29,627	29,624	2,339	9%
Multiple Family	16,360	18,246	20,015	20,684	21,539	5,179	32%
Mobile Homes	3,767	3,620	3,519	3,427	3,433	-334	-9%
<b>Occupied Housing Units</b>	<b>45,513</b>	<b>48,697</b>	<b>51,392</b>	<b>52,212</b>	<b>53,097</b>	<b>7,584</b>	<b>17%</b>
Single Family	26,168	27,559	28,565	28,794	28,825	2,657	10%
Multiple Family	15,737	17,653	19,435	20,110	20,953	5,216	33%
Mobile Homes	3,608	3,485	3,392	3,308	3,319	-289	-8%
<b>Vacancy Rate</b>	<b>4.0%</b>	<b>3.3%</b>	<b>2.9%</b>	<b>2.8%</b>	<b>2.7%</b>	<b>-1.3</b>	<b>-33%</b>
Single Family	4.1%	3.3%	2.9%	2.8%	2.7%	-1.4	-34%
Multiple Family	3.8%	3.3%	2.9%	2.8%	2.7%	-1.1	-29%
Mobile Homes	4.2%	3.7%	3.6%	3.5%	3.3%	-0.9	-21%
<b>Persons per Household</b>	<b>3.10</b>	<b>3.12</b>	<b>3.15</b>	<b>3.20</b>	<b>3.23</b>	<b>0.13</b>	<b>4%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	5,206	4,367	3,660	3,073	2,659	-2,547	-49%
\$15,000-\$29,999	8,620	7,656	6,867	6,057	5,449	-3,171	-37%
\$30,000-\$44,999	8,068	8,137	7,802	7,237	6,770	-1,298	-16%
\$45,000-\$59,999	7,067	7,165	7,290	7,070	6,849	-218	-3%
\$60,000-\$74,999	5,080	5,715	6,141	6,209	6,215	1,135	22%
\$75,000-\$99,999	5,071	6,537	7,486	7,947	8,268	3,197	63%
\$100,000-\$124,999	2,944	3,928	4,817	5,417	5,897	2,953	100%
\$125,000-\$149,999	1,364	2,243	2,939	3,462	3,912	2,548	187%
\$150,000-\$199,999	1,285	2,004	2,836	3,554	4,218	2,933	228%
\$200,000 or more	808	945	1,554	2,186	2,860	2,052	254%
Total Households	45,513	48,697	51,392	52,212	53,097	7,584	17%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$46,831	\$53,769	\$60,188	\$66,448	\$71,637	\$24,806	53%

**\*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.

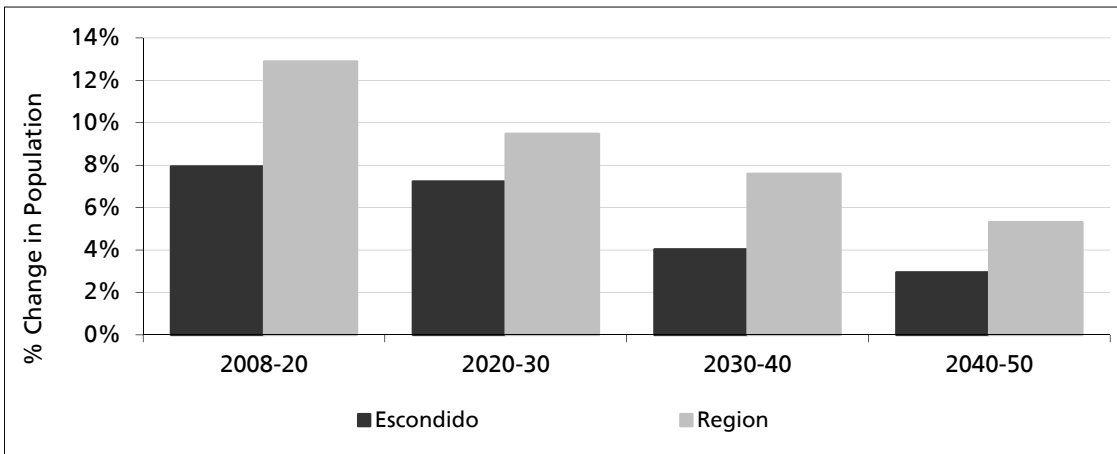
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>143,259</b>	<b>154,635</b>	<b>165,812</b>	<b>172,490</b>	<b>177,559</b>	<b>34,300</b>	<b>24%</b>
Under 5	12,365	12,707	13,595	14,081	13,950	1,585	13%
5 to 9	10,586	12,404	12,908	13,563	13,618	3,032	29%
10 to 14	11,104	13,081	13,296	13,664	14,281	3,177	29%
15 to 17	7,316	7,258	7,645	7,725	8,110	794	11%
18 to 19	4,516	4,021	4,501	4,415	4,701	185	4%
20 to 24	10,058	9,352	11,661	11,483	11,811	1,753	17%
25 to 29	10,730	12,439	12,748	13,732	13,655	2,925	27%
30 to 34	10,803	11,192	10,628	13,422	13,269	2,466	23%
35 to 39	10,711	9,906	11,775	12,070	13,100	2,389	22%
40 to 44	10,070	9,954	10,818	9,896	12,185	2,115	21%
45 to 49	9,763	9,478	8,899	10,189	10,199	436	4%
50 to 54	8,571	8,551	8,556	8,806	8,074	-497	-6%
55 to 59	6,880	8,384	8,038	7,102	8,236	1,356	20%
60 to 61	2,538	3,143	3,031	2,770	3,103	565	22%
62 to 64	2,886	4,179	4,053	4,060	3,946	1,060	37%
65 to 69	3,934	6,221	7,289	6,753	6,182	2,248	57%
70 to 74	3,003	4,713	5,995	5,634	5,524	2,521	84%
75 to 79	2,551	2,847	4,207	4,698	4,224	1,673	66%
80 to 84	2,107	1,894	2,938	3,642	3,482	1,375	65%
85 and over	2,767	2,911	3,231	4,785	5,909	3,142	114%
Median Age	32.3	32.7	33.1	32.8	33.3	1.0	3%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>143,259</b>	<b>154,635</b>	<b>165,812</b>	<b>172,490</b>	<b>177,559</b>	<b>34,300</b>	<b>24%</b>
Hispanic	63,452	82,158	98,744	112,480	124,891	61,439	97%
Non-Hispanic	79,807	72,477	67,068	60,010	52,668	-27,139	-34%
White	65,043	56,212	48,566	39,726	30,685	-34,358	-53%
Black	2,947	3,782	4,702	5,525	6,335	3,388	115%
American Indian	765	657	540	462	423	-342	-45%
Asian	6,577	7,594	8,490	9,172	9,810	3,233	49%
Hawaiian / Pacific Islander	308	414	499	566	616	308	100%
Other	307	272	342	352	363	56	18%
Two or More Races	3,860	3,546	3,929	4,207	4,436	576	15%

## GROWTH TRENDS IN TOTAL POPULATION



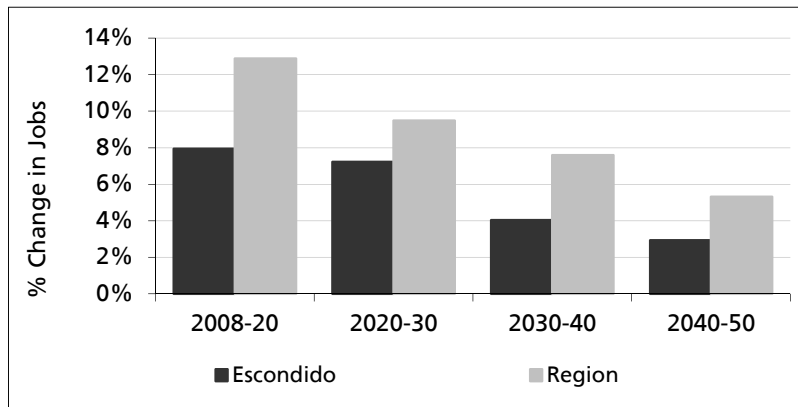
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>61,143</b>	<b>66,803</b>	<b>71,331</b>	<b>73,451</b>	<b>74,915</b>	<b>13,772</b>	<b>23%</b>
Civilian Jobs	61,143	66,803	71,331	73,451	74,915	13,772	23%
Military Jobs	0	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>23,649</b>	<b>23,649</b>	<b>23,649</b>	<b>23,649</b>	<b>23,649</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>21,330</b>	<b>22,648</b>	<b>23,211</b>	<b>23,353</b>	<b>23,517</b>	<b>2,187</b>	<b>10%</b>
Low Density Single Family	656	1,518	2,080	2,176	2,177	1,522	232%
Single Family	6,037	6,264	6,421	6,457	6,458	421	7%
Multiple Family	799	833	893	896	896	97	12%
Mobile Homes	441	440	433	431	431	-11	-2%
Other Residential	52	52	52	52	52	0	0%
Mixed Use	0	21	27	41	59	59	--
Industrial	886	905	934	950	968	83	9%
Commercial/Services	1,620	1,748	1,779	1,773	1,813	193	12%
Office	99	109	119	127	129	30	31%
Schools	516	546	553	555	555	39	8%
Roads and Freeways	3,090	3,090	3,090	3,090	3,090	0	0%
Agricultural and Extractive <sup>2</sup>	816	771	477	446	442	-375	-46%
Parks and Military Use	6,318	6,351	6,351	6,361	6,445	128	2%
<b>Vacant Developable Acres</b>	<b>2,263</b>	<b>945</b>	<b>382</b>	<b>240</b>	<b>76</b>	<b>-2,187</b>	<b>-97%</b>
Low Density Single Family	1,231	402	116	20	18	-1,213	-99%
Single Family	472	239	57	42	41	-431	-91%
Multiple Family	22	9	1	0	0	-22	-100%
Mixed Use	9	3	1	1	0	-9	-100%
Industrial	115	76	36	21	1	-114	-99%
Commercial/Services	227	102	78	68	2	-226	-99%
Office	29	19	7	3	0	-29	-100%
Schools	39	9	2	1	0	-39	-100%
Parks and Other	104	70	70	70	0	-104	-100%
Future Roads and Freeways	14	14	14	14	14	0	0%
<b>Constrained Acres</b>	<b>56</b>	<b>56</b>	<b>56</b>	<b>56</b>	<b>56</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>19.6</b>	<b>20.1</b>	<b>21.0</b>	<b>21.5</b>	<b>21.4</b>	<b>1.8</b>	<b>9%</b>
<b>Residential Density<sup>4</sup></b>	<b>5.9</b>	<b>5.5</b>	<b>5.4</b>	<b>5.4</b>	<b>5.4</b>	<b>-0.5</b>	<b>-8%</b>

## 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).