

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Vallecitos Elementary School District**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>1,983</b>	<b>2,190</b>	<b>2,596</b>	<b>2,951</b>	<b>3,103</b>	<b>1,120</b>	<b>56%</b>
Household Population	1,876	2,078	2,478	2,822	2,969	1,093	58%
Group Quarters Population	107	112	118	129	134	27	25%
Civilian	107	112	118	129	134	27	25%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>741</b>	<b>808</b>	<b>950</b>	<b>1,055</b>	<b>1,097</b>	<b>356</b>	<b>48%</b>
Single Family	636	705	847	952	994	358	56%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	105	103	103	103	103	-2	-2%
<b>Occupied Housing Units</b>	<b>684</b>	<b>747</b>	<b>884</b>	<b>983</b>	<b>1,026</b>	<b>342</b>	<b>50%</b>
Single Family	579	644	781	880	923	344	59%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	105	103	103	103	103	-2	-2%
<b>Vacancy Rate</b>	<b>7.7%</b>	<b>7.5%</b>	<b>6.9%</b>	<b>6.8%</b>	<b>6.5%</b>	<b>-1.2</b>	<b>-16%</b>
Single Family	9.0%	8.7%	7.8%	7.6%	7.1%	-1.9	-21%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.74</b>	<b>2.78</b>	<b>2.80</b>	<b>2.87</b>	<b>2.89</b>	<b>0.15</b>	<b>5%</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	55	47	44	40	39	-16	-29%
\$15,000-\$29,999	110	94	94	90	87	-23	-21%
\$30,000-\$44,999	109	114	122	121	119	10	9%
\$45,000-\$59,999	98	111	123	127	127	29	30%
\$60,000-\$74,999	110	101	116	126	129	19	17%
\$75,000-\$99,999	103	116	144	166	174	71	69%
\$100,000-\$124,999	58	68	94	116	127	69	119%
\$125,000-\$149,999	17	40	59	75	85	68	400%
\$150,000-\$199,999	11	37	56	71	78	67	609%
\$200,000 or more	13	19	32	51	61	48	369%
Total Households	684	747	884	983	1,026	342	50%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$55,408	\$61,114	\$67,629	\$73,512	\$76,724	\$21,316	38%

**\*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.

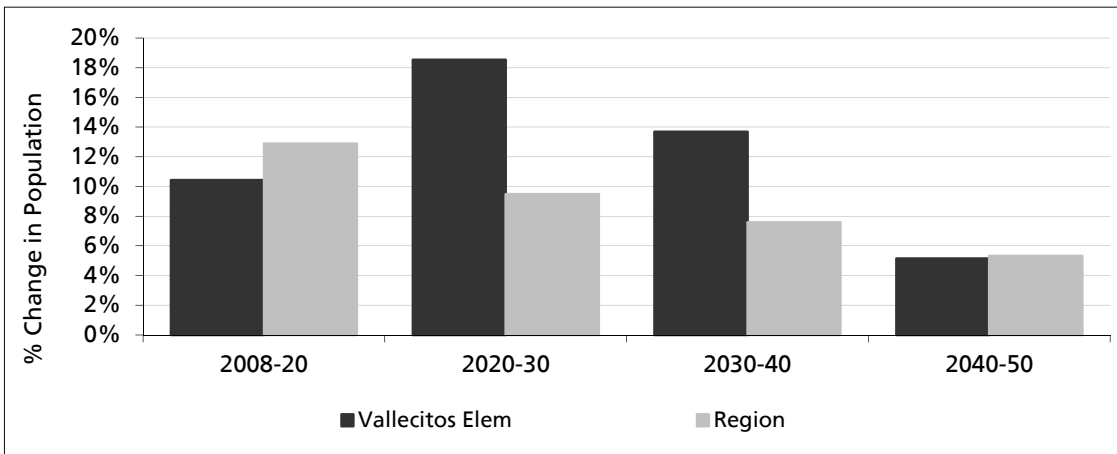
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>1,983</b>	<b>2,190</b>	<b>2,596</b>	<b>2,951</b>	<b>3,103</b>	<b>1,120</b>	<b>56%</b>
Under 5	156	93	103	121	116	-40	-26%
5 to 9	111	132	138	158	183	72	65%
10 to 14	117	127	138	147	175	58	50%
15 to 17	78	68	104	89	77	-1	-1%
18 to 19	60	53	51	51	57	-3	-5%
20 to 24	126	109	119	138	137	11	9%
25 to 29	104	95	93	117	91	-13	-13%
30 to 34	80	72	79	111	106	26	33%
35 to 39	105	94	128	138	127	22	21%
40 to 44	103	90	104	110	137	34	33%
45 to 49	145	155	131	145	118	-27	-19%
50 to 54	120	123	149	161	133	13	11%
55 to 59	126	174	206	175	208	82	65%
60 to 61	43	69	65	58	93	50	116%
62 to 64	64	92	95	101	126	62	97%
65 to 69	104	181	227	225	214	110	106%
70 to 74	69	144	203	200	187	118	171%
75 to 79	97	117	182	240	250	153	158%
80 to 84	63	62	114	171	199	136	216%
85 and over	112	140	167	295	369	257	229%
Median Age	42.6	50.3	53.7	54.7	57.3	14.7	35%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>1,983</b>	<b>2,190</b>	<b>2,596</b>	<b>2,951</b>	<b>3,103</b>	<b>1,120</b>	<b>56%</b>
Hispanic	799	928	1,268	1,525	1,637	838	105%
Non-Hispanic	1,184	1,262	1,328	1,426	1,466	282	24%
White	1,086	1,087	1,108	1,171	1,163	77	7%
Black	6	17	23	25	26	20	333%
American Indian	18	26	22	10	5	-13	-72%
Asian	24	49	75	102	134	110	458%
Hawaiian / Pacific Islander	20	26	33	31	38	18	90%
Other	4	10	6	6	11	7	175%
Two or More Races	26	47	61	81	89	63	242%

## GROWTH TRENDS IN TOTAL POPULATION



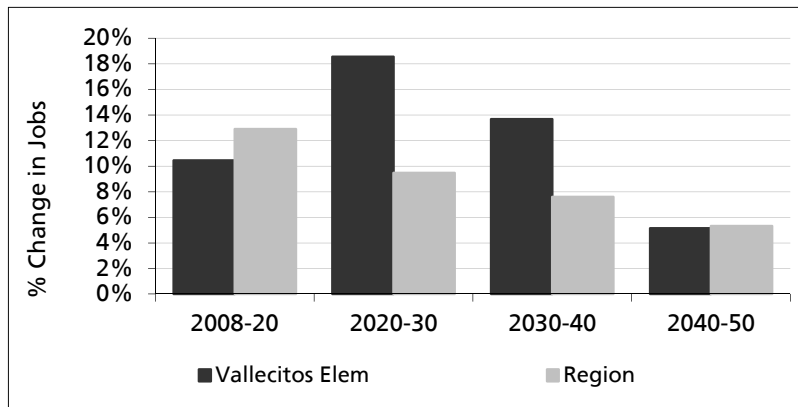
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,207</b>	<b>1,425</b>	<b>2,024</b>	<b>2,549</b>	<b>3,134</b>	<b>1,927</b>	<b>160%</b>
Civilian Jobs	1,207	1,425	2,024	2,549	3,134	1,927	160%
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>12,917</b>	<b>12,917</b>	<b>12,917</b>	<b>12,917</b>	<b>12,917</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>7,080</b>	<b>7,744</b>	<b>8,865</b>	<b>9,924</b>	<b>10,286</b>	<b>3,206</b>	<b>45%</b>
Low Density Single Family	2,491	3,391	5,074	6,259	6,797	4,307	173%
Single Family	17	17	17	17	16	0	-1%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	81	81	81	81	81	0	0%
Other Residential	44	44	44	44	44	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	90	105	149	187	239	149	167%
Commercial/Services	30	38	49	58	67	37	121%
Office	0	0	0	0	0	0	0%
Schools	9	9	9	9	9	0	0%
Roads and Freeways	372	372	372	372	372	0	0%
Agricultural and Extractive <sup>2</sup>	3,035	2,774	2,158	1,986	1,748	-1,286	-42%
Parks and Military Use	913	913	913	913	913	0	0%
<b>Vacant Developable Acres</b>	<b>5,717</b>	<b>5,053</b>	<b>3,932</b>	<b>2,872</b>	<b>2,510</b>	<b>-3,206</b>	<b>-56%</b>
Low Density Single Family	5,569	4,918	3,845	2,820	2,503	-3,066	-55%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	137	124	81	48	6	-130	-95%
Commercial/Services	11	11	6	5	1	-9	-88%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
<b>Constrained Acres</b>	<b>120</b>	<b>120</b>	<b>120</b>	<b>120</b>	<b>120</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>9.4</b>	<b>9.4</b>	<b>9.8</b>	<b>10.1</b>	<b>10.0</b>	<b>0.6</b>	<b>6%</b>
<b>Residential Density<sup>4</sup></b>	<b>0.3</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>-0.1</b>	<b>-44%</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).