

SERIES 13 REGIONAL GROWTH FORECAST

Via de la Valle Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	435	452	461	464	29	7%
Household Population	435	452	461	464	29	7%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	224	230	230	230	6	3%
Single Family	182	188	188	188	6	3%
Multiple Family	42	42	42	42	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	206	212	212	213	7	3%
Single Family	166	170	170	171	5	3%
Multiple Family	40	42	42	42	2	5%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	8.0%	7.8%	7.8%	7.4%	-0.6	-8%
Single Family	8.8%	9.6%	9.6%	9.0%	0.2	2%
Multiple Family	4.8%	0.0%	0.0%	0.0%	-4.8	-100%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.11	2.13	2.17	2.18	0.1	3%

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	8	57	54	50	42	525%
\$15,000-\$29,999	29	18	19	19	-10	-34%
\$30,000-\$44,999	58	20	18	16	-42	-72%
\$45,000-\$59,999	4	9	11	15	11	275%
\$60,000-\$74,999	40	12	11	7	-33	-83%
\$75,000-\$99,999	10	14	13	15	5	50%
\$100,000-\$124,999	6	12	14	12	6	100%
\$125,000-\$149,999	3	9	10	10	7	233%
\$150,000-\$199,999	9	14	13	15	6	67%
\$200,000 or more	39	47	49	54	15	38%
Total Households	206	212	212	213	7	3%
Median Household Income						
Adjusted for inflation (\$2010)	\$61,500	\$62,500	\$65,455	\$73,929	\$12,429	20%

*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.

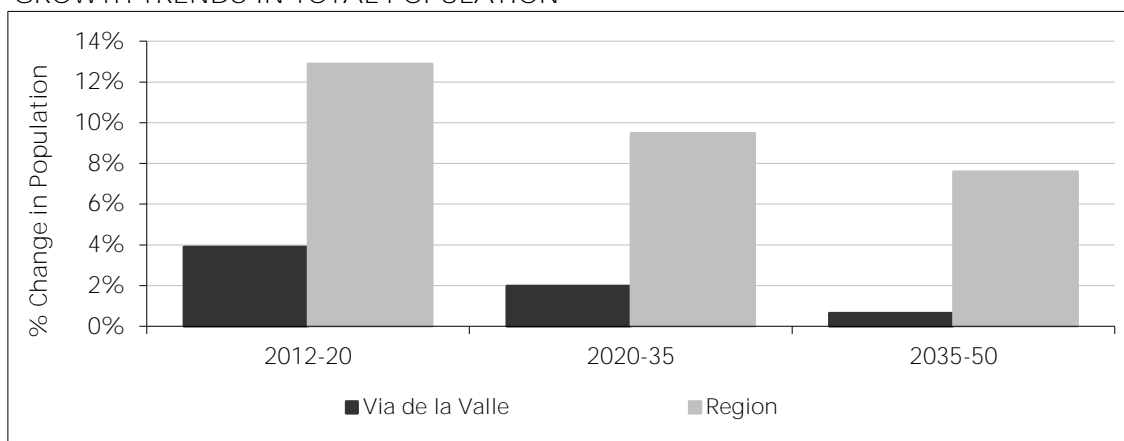
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	435	452	461	464	29	7%
Under 5	14	16	8	8	-6	-43%
5 to 9	9	15	11	14	5	56%
10 to 14	10	16	18	17	7	70%
15 to 17	14	17	14	15	1	7%
18 to 19	10	8	14	5	-5	-50%
20 to 24	18	14	7	8	-10	-56%
25 to 29	24	19	13	13	-11	-46%
30 to 34	12	9	8	12	0	0%
35 to 39	13	19	18	14	1	8%
40 to 44	14	21	21	19	5	36%
45 to 49	43	27	26	20	-23	-53%
50 to 54	20	28	34	36	16	80%
55 to 59	60	30	29	24	-36	-60%
60 to 61	17	21	15	18	1	6%
62 to 64	27	29	19	30	3	11%
65 to 69	42	72	54	54	12	29%
70 to 74	24	41	50	46	22	92%
75 to 79	20	20	45	37	17	85%
80 to 84	18	13	36	28	10	56%
85 and over	26	17	21	46	20	77%
Median Age	56.4	57.8	61.3	62.9	6.5	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	435	452	461	464	29	7%
Hispanic	21	24	30	32	11	52%
Non-Hispanic	414	428	431	432	18	4%
White	363	385	380	377	14	4%
Black	2	4	3	2	0	0%
American Indian	0	0	1	0	0	0%
Asian	31	31	34	41	10	32%
Hawaiian / Pacific Islander	1	0	2	0	-1	-100%
Other	3	1	0	1	-2	-67%
Two or More Races	14	7	11	11	-3	-21%

GROWTH TRENDS IN TOTAL POPULATION



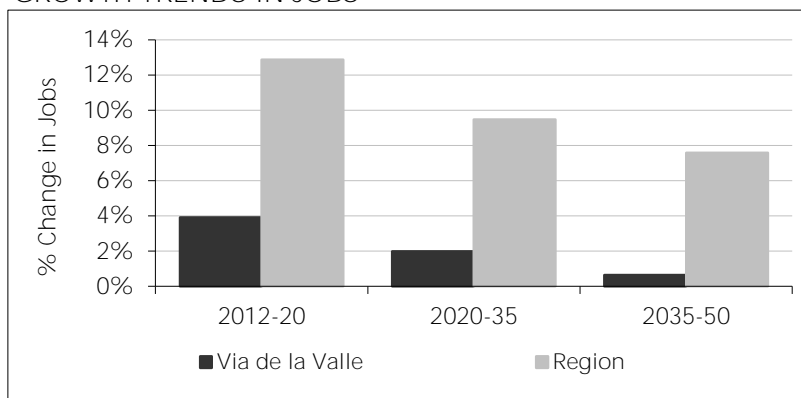
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	51	51	51	51	0	0%
Civilian Jobs	51	51	51	51	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	134	134	134	134	0	0%
Developed Acres	102	106	106	106	3	3%
Low Density Single Family	0	0	0	0	0	0%
Single Family	47	50	50	50	3	7%
Multiple Family	7	7	7	7	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	18	18	18	18	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	30	30	30	30	0	0%
Vacant Developable Acres	3	0	0	0	-3	-100%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	0	0	0	-3	-100%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	28	28	28	28	0	0%
Employment Density ³	218.3	218.3	218.3	218.3	--	#VALUE!
Residential Density ⁴	4.2	4.0	4.0	4.0	-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