

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Valle de Oro Community Plan Area**  
**County of San Diego**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>43,167</b>	<b>45,023</b>	<b>46,767</b>	<b>47,954</b>	<b>48,579</b>	<b>5,412</b>	<b>13%</b>
Household Population	42,788	44,532	46,073	47,020	47,479	4,691	11%
Group Quarters Population	379	491	694	934	1,100	721	190%
Civilian	379	491	694	934	1,100	721	190%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>15,480</b>	<b>15,816</b>	<b>16,119</b>	<b>16,152</b>	<b>16,159</b>	<b>679</b>	<b>4%</b>
Single Family	11,418	11,754	12,057	12,090	12,097	679	6%
Multiple Family	3,961	3,961	3,961	3,961	3,961	0	0%
Mobile Homes	101	101	101	101	101	0	0%
<b>Occupied Housing Units</b>	<b>14,928</b>	<b>15,353</b>	<b>15,706</b>	<b>15,747</b>	<b>15,774</b>	<b>846</b>	<b>6%</b>
Single Family	11,054	11,452	11,789	11,825	11,843	789	7%
Multiple Family	3,782	3,808	3,824	3,829	3,834	52	1%
Mobile Homes	92	93	93	93	97	5	5%
<b>Vacancy Rate</b>	<b>3.6%</b>	<b>2.9%</b>	<b>2.6%</b>	<b>2.5%</b>	<b>2.4%</b>	<b>-1.2</b>	<b>-33%</b>
Single Family	3.2%	2.6%	2.2%	2.2%	2.1%	-1.1	-34%
Multiple Family	4.5%	3.9%	3.5%	3.3%	3.2%	-1.3	-29%
Mobile Homes	8.9%	7.9%	7.9%	7.9%	4.0%	-4.9	-55%
<b>Persons per Household</b>	<b>2.87</b>	<b>2.90</b>	<b>2.93</b>	<b>2.99</b>	<b>3.01</b>	<b>0.14</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	1,017	765	588	468	416	-601	-59%
\$15,000-\$29,999	1,482	1,321	1,062	871	785	-697	-47%
\$30,000-\$44,999	1,911	1,683	1,433	1,224	1,125	-786	-41%
\$45,000-\$59,999	1,917	1,780	1,600	1,423	1,334	-583	-30%
\$60,000-\$74,999	1,792	1,700	1,609	1,485	1,417	-375	-21%
\$75,000-\$99,999	2,297	2,422	2,438	2,358	2,301	4	0%
\$100,000-\$124,999	1,620	1,823	1,973	2,013	2,017	397	25%
\$125,000-\$149,999	931	1,292	1,494	1,602	1,644	713	77%
\$150,000-\$199,999	894	1,470	1,852	2,117	2,242	1,348	151%
\$200,000 or more	1,067	1,097	1,657	2,186	2,493	1,426	134%
Total Households	14,928	15,353	15,706	15,747	15,774	846	6%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$69,517	\$79,413	\$91,007	\$100,553	\$106,309	\$36,792	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.

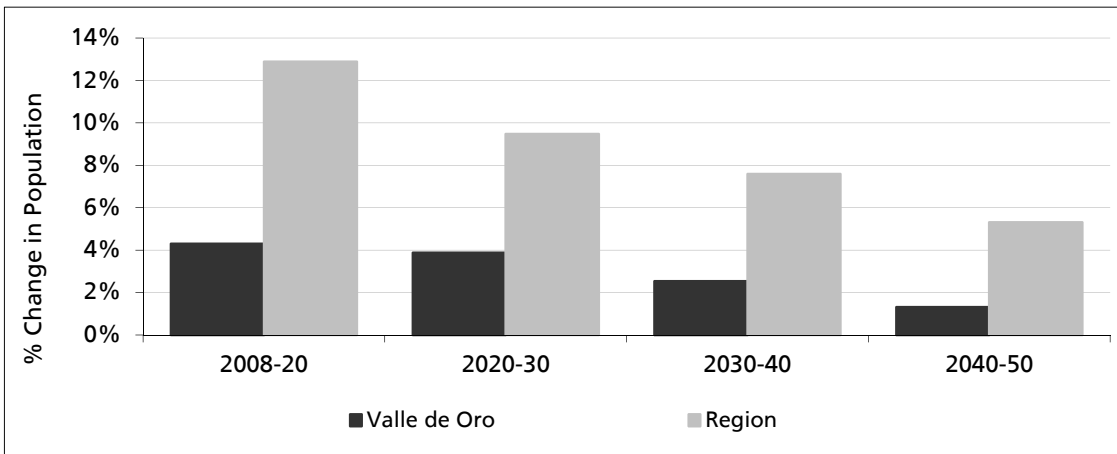
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>43,167</b>	<b>45,023</b>	<b>46,767</b>	<b>47,954</b>	<b>48,579</b>	<b>5,412</b>	<b>13%</b>
Under 5	2,691	2,588	2,724	2,829	2,938	247	9%
5 to 9	2,548	2,479	2,659	2,907	2,879	331	13%
10 to 14	2,754	2,744	2,733	2,941	2,894	140	5%
15 to 17	2,037	1,996	1,933	1,978	2,083	46	2%
18 to 19	1,283	1,142	1,031	1,046	1,122	-161	-13%
20 to 24	3,422	3,323	3,575	3,538	3,695	273	8%
25 to 29	2,668	3,321	3,348	3,237	3,438	770	29%
30 to 34	2,379	2,633	2,574	2,910	2,942	563	24%
35 to 39	2,420	1,963	2,562	2,684	2,674	254	10%
40 to 44	2,703	2,180	2,491	2,475	2,848	145	5%
45 to 49	3,400	2,600	2,296	2,875	2,993	-407	-12%
50 to 54	3,468	2,967	2,708	3,085	2,995	-473	-14%
55 to 59	3,302	3,602	3,122	2,718	3,432	130	4%
60 to 61	1,245	1,472	1,272	1,105	1,358	113	9%
62 to 64	1,406	2,186	1,889	1,704	1,727	321	23%
65 to 69	1,703	2,938	3,129	2,675	2,218	515	30%
70 to 74	1,183	2,186	2,692	2,347	2,005	822	69%
75 to 79	1,039	1,243	1,894	2,070	1,621	582	56%
80 to 84	838	737	1,303	1,528	1,232	394	47%
85 and over	678	723	832	1,302	1,485	807	119%
Median Age	38.7	40.7	40.5	39.8	39.3	0.6	2%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>43,167</b>	<b>45,023</b>	<b>46,767</b>	<b>47,954</b>	<b>48,579</b>	<b>5,412</b>	<b>13%</b>
Hispanic	6,342	8,303	10,519	12,939	15,474	9,132	144%
Non-Hispanic	36,825	36,720	36,248	35,015	33,105	-3,720	-10%
White	31,100	29,384	27,494	24,708	21,216	-9,884	-32%
Black	1,872	2,501	3,129	3,857	4,671	2,799	150%
American Indian	189	207	211	202	178	-11	-6%
Asian	1,708	2,180	2,669	3,202	3,738	2,030	119%
Hawaiian / Pacific Islander	142	178	191	224	221	79	56%
Other	181	197	221	244	246	65	36%
Two or More Races	1,633	2,073	2,333	2,578	2,835	1,202	74%

## GROWTH TRENDS IN TOTAL POPULATION



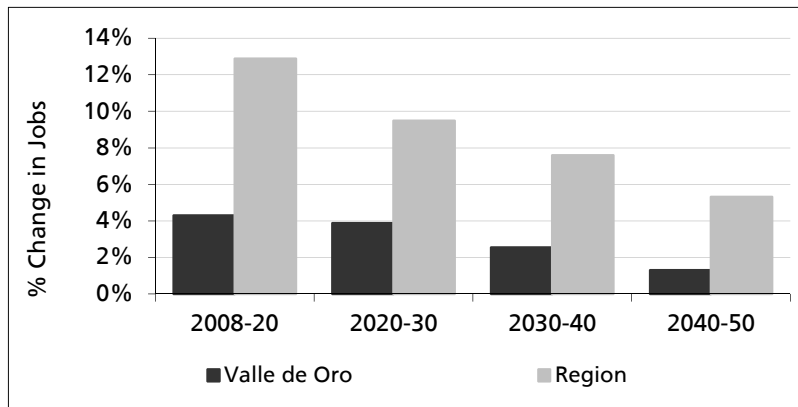
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>8,474</b>	<b>8,578</b>	<b>8,593</b>	<b>8,609</b>	<b>8,629</b>	<b>155</b>	<b>2%</b>
Civilian Jobs	8,474	8,578	8,593	8,609	8,629	155	2%
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>13,126</b>	<b>13,126</b>	<b>13,126</b>	<b>13,126</b>	<b>13,126</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>12,077</b>	<b>12,314</b>	<b>12,586</b>	<b>12,646</b>	<b>12,663</b>	<b>586</b>	<b>5%</b>
Low Density Single Family	640	731	873	912	924	284	44%
Single Family	5,615	5,754	5,948	5,968	5,973	358	6%
Multiple Family	183	183	183	183	183	0	0%
Mobile Homes	9	9	9	9	9	0	0%
Other Residential	37	37	37	37	37	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	63	65	66	66	67	3	5%
Commercial/Services	721	722	723	723	723	3	0%
Office	6	6	6	6	6	0	0%
Schools	385	385	385	385	385	0	0%
Roads and Freeways	1,129	1,130	1,130	1,130	1,130	1	0%
Agricultural and Extractive <sup>2</sup>	315	315	250	250	250	-65	-21%
Parks and Military Use	2,975	2,976	2,976	2,976	2,976	1	0%
<b>Vacant Developable Acres</b>	<b>811</b>	<b>574</b>	<b>302</b>	<b>242</b>	<b>225</b>	<b>-586</b>	<b>-72%</b>
Low Density Single Family	310	215	105	66	54	-256	-83%
Single Family	369	232	71	50	45	-323	-88%
Multiple Family	6	6	6	6	6	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	8	5	5	5	4	-4	-50%
Commercial/Services	2	1	1	1	1	-1	-41%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	1	0	0	0	0	-1	-100%
Future Roads and Freeways	115	115	115	115	115	0	0%
<b>Constrained Acres</b>	<b>238</b>	<b>238</b>	<b>238</b>	<b>238</b>	<b>238</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>7.2</b>	<b>7.3</b>	<b>7.3</b>	<b>7.3</b>	<b>7.3</b>	<b>0.1</b>	<b>1%</b>
<b>Residential Density<sup>4</sup></b>	<b>2.4</b>	<b>2.4</b>	<b>2.3</b>	<b>2.3</b>	<b>2.3</b>	<b>-0.1</b>	<b>-5%</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).