

SERIES 13 REGIONAL GROWTH FORECAST



Valley Center-Pauma Unified School District

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	25,356	30,188	34,667	37,381	12,025	47%
Household Population	25,196	30,067	34,477	37,143	11,947	47%
Group Quarters Population	160	121	190	238	78	49%
Civilian	160	121	190	238	78	49%
Military	0	0	0	0	0	0%
Total Housing Units	8,787	10,331	11,735	12,778	3,991	45%
Single Family	7,982	9,545	10,949	11,399	3,417	43%
Multiple Family	31	31	31	624	593	1913%
Mobile Homes	774	755	755	755	-19	-2%
Occupied Housing Units	8,448	9,933	11,377	12,382	3,934	47%
Single Family	7,704	9,198	10,646	11,077	3,373	44%
Multiple Family	20	28	30	621	601	3005%
Mobile Homes	724	707	701	684	-40	-6%
Vacancy Rate	3.9%	3.9%	3.1%	3.1%	-0.8	-21%
Single Family	3.5%	3.6%	2.8%	2.8%	-0.7	-20%
Multiple Family	35.5%	9.7%	3.2%	0.5%	-35.0	-99%
Mobile Homes	6.5%	6.4%	7.2%	9.4%	2.9	45%
Persons per Household	2.98	3.03	3.03	3.00	0.0	1%

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	399	510	501	458	59	15%
\$15,000-\$29,999	779	824	818	753	-26	-3%
\$30,000-\$44,999	845	965	966	932	87	10%
\$45,000-\$59,999	970	1,129	1,216	1,173	203	21%
\$60,000-\$74,999	1,000	976	1,061	1,081	81	8%
\$75,000-\$99,999	1,157	1,393	1,561	1,648	491	42%
\$100,000-\$124,999	1,041	1,110	1,307	1,410	369	35%
\$125,000-\$149,999	686	815	996	1,157	471	69%
\$150,000-\$199,999	683	1,038	1,304	1,565	882	129%
\$200,000 or more	888	1,173	1,647	2,205	1,317	148%
Total Households	8,448	9,933	11,377	12,382	3,934	47%

*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.

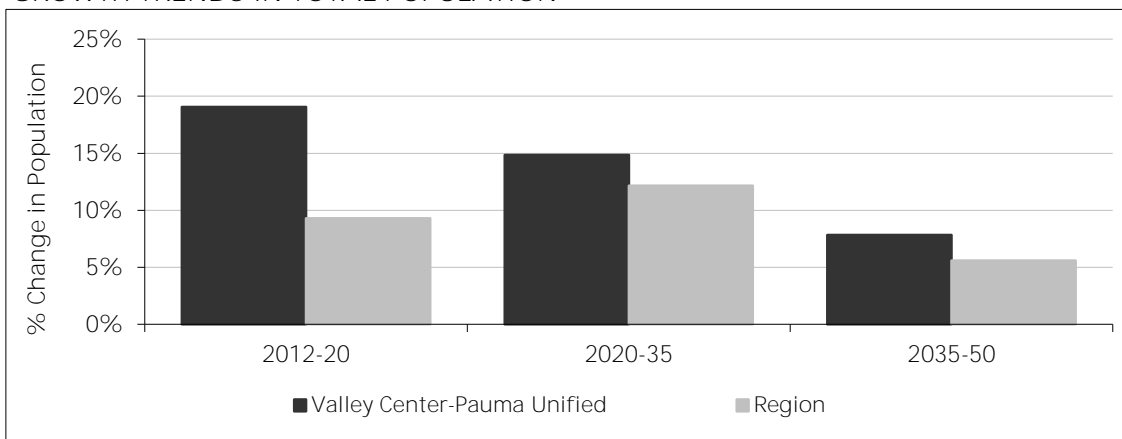
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	25,356	30,188	34,667	37,381	12,025	47%
Under 5	1,451	1,909	1,897	2,084	633	44%
5 to 9	1,659	1,900	1,996	2,168	509	31%
10 to 14	1,649	1,745	1,935	2,122	473	29%
15 to 17	1,194	1,070	1,295	1,259	65	5%
18 to 19	903	697	791	706	-197	-22%
20 to 24	1,619	1,649	1,751	1,714	95	6%
25 to 29	1,261	1,542	1,481	1,622	361	29%
30 to 34	1,155	1,395	1,412	1,642	487	42%
35 to 39	1,220	1,537	1,711	1,836	616	50%
40 to 44	1,428	1,553	2,033	1,905	477	33%
45 to 49	1,772	1,832	2,252	2,166	394	22%
50 to 54	2,118	2,110	2,342	2,394	276	13%
55 to 59	2,088	2,387	2,234	2,803	715	34%
60 to 61	691	951	803	1,025	334	48%
62 to 64	1,070	1,560	1,379	1,765	695	65%
65 to 69	1,356	2,209	2,300	2,674	1,318	97%
70 to 74	1,023	1,885	2,589	2,448	1,425	139%
75 to 79	664	1,012	1,978	1,695	1,031	155%
80 to 84	537	591	1,298	1,324	787	147%
85 and over	498	654	1,190	2,029	1,531	307%
Median Age	42.0	45.3	47.3	48.8	6.8	16%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	25,356	30,188	34,667	37,381	12,025	47%
Hispanic	7,130	9,704	12,706	14,938	7,808	110%
Non-Hispanic	18,226	20,484	21,961	22,443	4,217	23%
White	14,464	16,613	17,937	18,110	3,646	25%
Black	250	309	427	509	259	104%
American Indian	1,726	1,312	530	200	-1,526	-88%
Asian	925	1,217	1,750	2,108	1,183	128%
Hawaiian / Pacific Islander	68	72	87	118	50	74%
Other	66	54	33	43	-23	-35%
Two or More Races	727	907	1,197	1,355	628	86%

GROWTH TRENDS IN TOTAL POPULATION



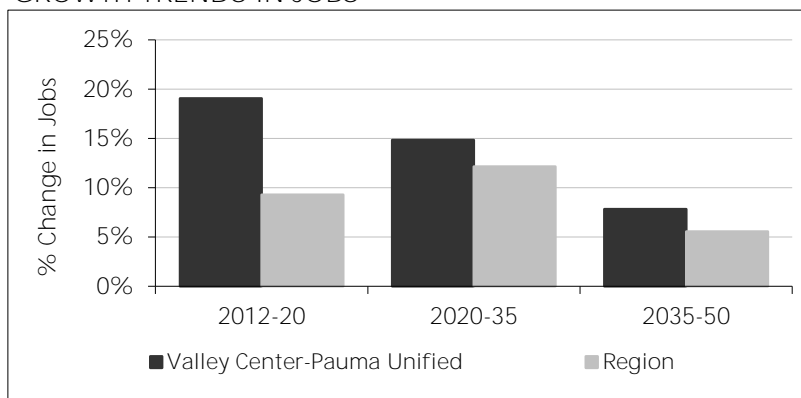
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	8,700	10,354	11,569	13,214	4,514	52%
Civilian Jobs	8,700	10,354	11,569	13,214	4,514	52%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	196,049	196,049	196,049	196,049	0	0%
Developed Acres	61,820	69,487	82,653	86,462	24,642	40%
Low Density Single Family	23,398	30,719	43,667	47,415	24,017	103%
Single Family	408	739	970	1,036	628	154%
Multiple Family	3	3	3	4	0	2%
Mobile Homes	330	329	329	329	-1	0%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	5	14	50	50	--
Industrial	287	297	310	327	39	14%
Commercial/Services	1,277	1,442	1,561	1,776	499	39%
Office	9	9	10	10	0	5%
Schools	157	158	161	162	5	3%
Roads and Freeways	1,519	1,519	1,519	1,519	0	0%
Agricultural and Extractive ²	33,264	32,979	32,676	32,402	-862	-3%
Parks and Military Use	1,165	1,286	1,431	1,431	266	23%
Vacant Developable Acres	50,737	43,070	29,904	26,095	-24,642	-49%
Low Density Single Family	49,735	42,414	29,552	25,899	-23,836	-48%
Single Family	323	185	85	59	-264	-82%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	5	5	0	0	-5	-100%
Industrial	28	24	16	1	-27	-96%
Commercial/Services	353	275	237	124	-229	-65%
Office	8	6	1	0	-8	-100%
Schools	5	4	1	0	-5	-100%
Parks and Other	266	145	0	0	-266	-100%
Future Roads and Freeways	12	12	12	12	0	0%
Constrained Acres	83,492	83,492	83,492	83,492	0	0%
Employment Density ³	5.0	5.4	5.6	5.7	0.7	14%
Residential Density ⁴	0.4	0.3	0.3	0.3	-0.1	-28%

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