

# SERIES 13 REGIONAL GROWTH FORECAST

Valley Center Community Plan Area  
County of San Diego



## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	19,214	22,839	25,663	27,740	8,526	44%
Household Population	19,147	22,792	25,589	27,645	8,498	44%
Group Quarters Population	67	47	74	95	28	42%
Civilian	67	47	74	95	28	42%
Military	0	0	0	0	0	0%
Total Housing Units	6,664	7,830	8,737	9,580	2,916	44%
Single Family	6,142	7,327	8,234	8,484	2,342	38%
Multiple Family	28	28	28	621	593	2118%
Mobile Homes	494	475	475	475	-19	-4%
Occupied Housing Units	6,562	7,699	8,638	9,439	2,877	44%
Single Family	6,051	7,199	8,140	8,359	2,308	38%
Multiple Family	17	25	27	619	602	3541%
Mobile Homes	494	475	471	461	-33	-7%
Vacancy Rate	1.5%	1.7%	1.1%	1.5%	0.0	0%
Single Family	1.5%	1.7%	1.1%	1.5%	0.0	0%
Multiple Family	39.3%	10.7%	3.6%	0.3%	-39.0	-99%
Mobile Homes	0.0%	0.0%	0.8%	2.9%	2.9	0%
Persons per Household	2.92	2.96	2.96	2.93	0.0	0%

## 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	242	350	314	271	29	12%
\$15,000-\$29,999	673	653	634	577	-96	-14%
\$30,000-\$44,999	680	773	762	743	63	9%
\$45,000-\$59,999	737	849	855	804	67	9%
\$60,000-\$74,999	674	747	823	865	191	28%
\$75,000-\$99,999	917	1,085	1,191	1,241	324	35%
\$100,000-\$124,999	847	845	964	1,080	233	28%
\$125,000-\$149,999	532	615	743	873	341	64%
\$150,000-\$199,999	517	843	1,036	1,216	699	135%
\$200,000 or more	743	939	1,316	1,769	1,026	138%
Total Households	6,562	7,699	8,638	9,439	2,877	44%
Median Household Income						
Adjusted for inflation (\$2010)	\$82,497	\$86,002	\$94,542	\$105,058	\$22,561	27%

### \*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.

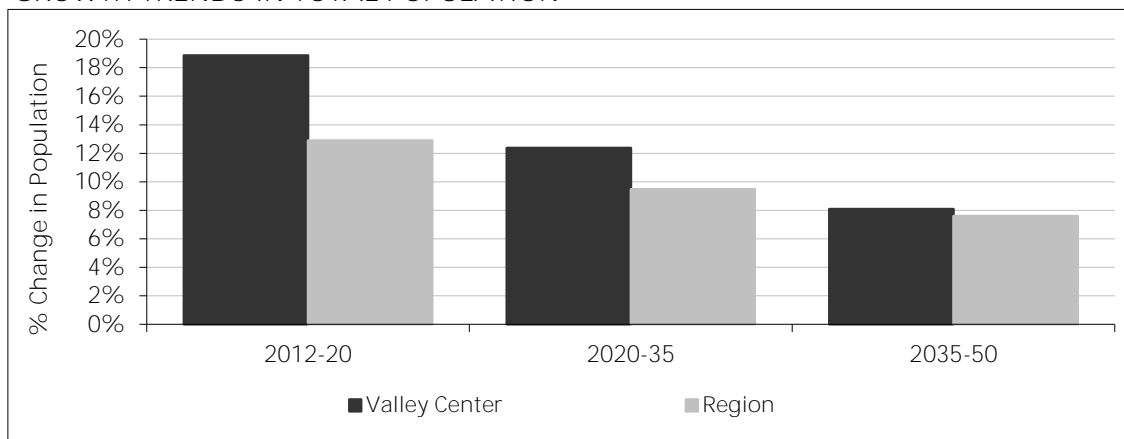
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	19,214	22,839	25,663	27,740	8,526	44%
Under 5	1,046	1,352	1,336	1,530	484	46%
5 to 9	1,263	1,456	1,532	1,669	406	32%
10 to 14	1,257	1,286	1,441	1,514	257	20%
15 to 17	885	818	952	930	45	5%
18 to 19	695	531	582	499	-196	-28%
20 to 24	1,240	1,271	1,358	1,283	43	3%
25 to 29	935	1,159	1,078	1,135	200	21%
30 to 34	831	997	949	1,141	310	37%
35 to 39	896	1,106	1,162	1,280	384	43%
40 to 44	1,114	1,117	1,431	1,389	275	25%
45 to 49	1,337	1,351	1,648	1,591	254	19%
50 to 54	1,636	1,590	1,795	1,849	213	13%
55 to 59	1,582	1,887	1,692	2,160	578	37%
60 to 61	563	739	624	782	219	39%
62 to 64	857	1,192	1,051	1,327	470	55%
65 to 69	960	1,660	1,668	2,027	1,067	111%
70 to 74	756	1,505	1,949	1,794	1,038	137%
75 to 79	522	812	1,544	1,345	823	158%
80 to 84	439	490	992	994	555	126%
85 and over	400	520	879	1,501	1,101	275%
Median Age	42.5	46.2	48.1	49.7	7.2	17%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	19,214	22,839	25,663	27,740	8,526	44%
Hispanic	5,501	6,841	8,672	10,304	4,803	87%
Non-Hispanic	13,713	15,998	16,991	17,436	3,723	27%
White	11,335	13,309	14,177	14,371	3,036	27%
Black	159	230	231	301	142	89%
American Indian	983	748	304	110	-873	-89%
Asian	716	886	1,238	1,468	752	105%
Hawaiian / Pacific Islander	44	50	72	97	53	120%
Other	35	50	27	34	-1	-3%
Two or More Races	441	725	942	1,055	614	139%

## GROWTH TRENDS IN TOTAL POPULATION



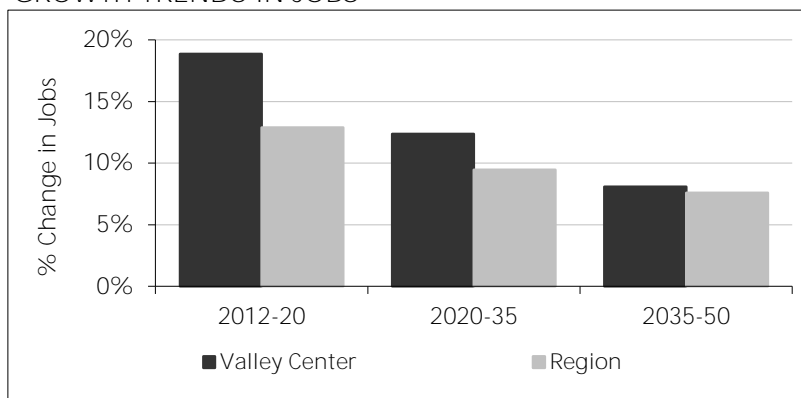
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	4,248	4,863	5,855	6,793	2,545	60%
Civilian Jobs	4,248	4,863	5,855	6,793	2,545	60%
Military Jobs	0	0	0	0	0	0%

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

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	55,384	55,384	55,384	55,384	0	0%
Developed Acres	38,029	42,003	45,116	45,798	7,770	20%
Low Density Single Family	17,687	21,401	24,499	25,142	7,455	42%
Single Family	243	497	641	686	443	183%
Multiple Family	3	3	3	4	0	2%
Mobile Homes	198	196	196	196	-1	-1%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	5	14	50	50	--
Industrial	188	201	222	240	52	28%
Commercial/Services	454	509	600	822	368	81%
Office	9	9	10	10	0	5%
Schools	146	147	150	151	5	4%
Roads and Freeways	776	776	776	776	0	0%
Agricultural and Extractive <sup>2</sup>	18,168	17,982	17,729	17,445	-723	-4%
Parks and Military Use	155	274	274	274	119	77%
Vacant Developable Acres	10,256	6,282	3,169	2,486	-7,770	-76%
Low Density Single Family	9,734	6,020	3,008	2,460	-7,274	-75%
Single Family	200	104	39	13	-186	-93%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	5	5	0	0	-5	-100%
Industrial	35	30	18	1	-34	-97%
Commercial/Services	138	100	90	0	-138	-100%
Office	8	6	1	0	-8	-100%
Schools	5	4	1	0	-5	-100%
Parks and Other	119	0	0	0	-119	-100%
Future Roads and Freeways	12	12	12	12	0	0%
Constrained Acres	7,099	7,099	7,099	7,099	0	0%
Employment Density <sup>3</sup>	5.3	5.6	5.9	5.4	0.1	2%
Residential Density <sup>4</sup>	0.4	0.4	0.3	0.4	0.0	0%

## 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