

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	25,548	27,626	8,412	44%
Household Population	19,147	22,792	25,474	27,531	8,384	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	8,695	9,538	2,874	43%
Single Family	6,142	7,327	8,192	8,442	2,300	37%
Multiple Family	28	28	28	621	593	2118%
Mobile Homes	494	475	475	475	-19	-4%
Occupied Housing Units	6,562	7,699	8,598	9,399	2,837	43%
Single Family	6,051	7,199	8,100	8,319	2,268	37%
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	312	269	27	11%
\$15,000-\$29,999	673	653	632	576	-97	-14%
\$30,000-\$44,999	680	773	761	742	62	9%
\$45,000-\$59,999	737	849	852	802	65	9%
\$60,000-\$74,999	674	747	819	861	187	28%
\$75,000-\$99,999	917	1,085	1,186	1,235	318	35%
\$100,000-\$124,999	847	845	959	1,076	229	27%
\$125,000-\$149,999	532	615	739	868	336	63%
\$150,000-\$199,999	517	843	1,031	1,211	694	134%
\$200,000 or more	743	939	1,307	1,759	1,016	137%
Total Households	6,562	7,699	8,598	9,399	2,837	43%

*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.

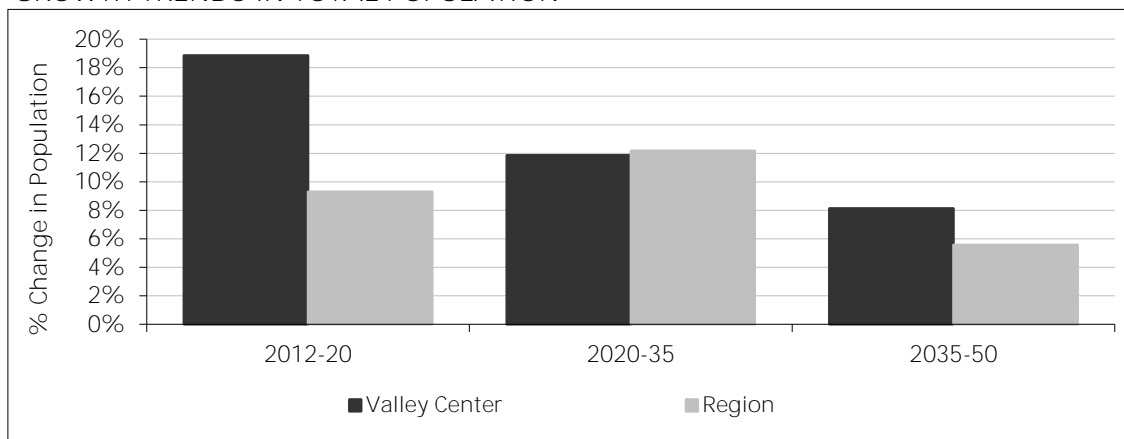
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	19,214	22,839	25,548	27,626	8,412	44%
Under 5	1,046	1,352	1,336	1,527	481	46%
5 to 9	1,263	1,456	1,531	1,667	404	32%
10 to 14	1,257	1,286	1,441	1,513	256	20%
15 to 17	885	818	944	923	38	4%
18 to 19	695	531	579	498	-197	-28%
20 to 24	1,240	1,271	1,353	1,278	38	3%
25 to 29	935	1,159	1,073	1,132	197	21%
30 to 34	831	997	947	1,138	307	37%
35 to 39	896	1,106	1,158	1,274	378	42%
40 to 44	1,114	1,117	1,424	1,384	270	24%
45 to 49	1,337	1,351	1,642	1,586	249	19%
50 to 54	1,636	1,590	1,785	1,840	204	12%
55 to 59	1,582	1,887	1,683	2,155	573	36%
60 to 61	563	739	623	775	212	38%
62 to 64	857	1,192	1,042	1,321	464	54%
65 to 69	960	1,660	1,659	2,012	1,052	110%
70 to 74	756	1,505	1,935	1,784	1,028	136%
75 to 79	522	812	1,531	1,337	815	156%
80 to 84	439	490	988	989	550	125%
85 and over	400	520	874	1,493	1,093	273%
Median Age	42.5	46.2	48.0	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	25,548	27,626	8,412	44%
Hispanic	5,501	6,841	8,647	10,279	4,778	87%
Non-Hispanic	13,713	15,998	16,901	17,347	3,634	27%
White	11,335	13,309	14,105	14,300	2,965	26%
Black	159	230	225	299	140	88%
American Indian	983	748	304	110	-873	-89%
Asian	716	886	1,229	1,455	739	103%
Hawaiian / Pacific Islander	44	50	72	97	53	120%
Other	35	50	27	34	-1	-3%
Two or More Races	441	725	939	1,052	611	139%

GROWTH TRENDS IN TOTAL POPULATION



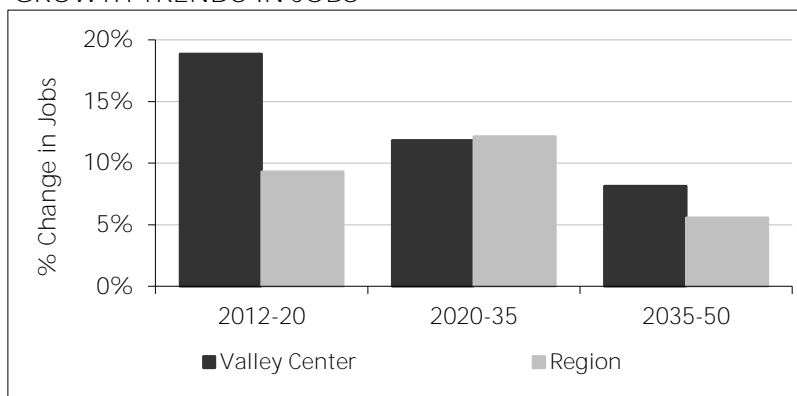
EMPLOYMENT

	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 USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	55,265	55,265	55,265	55,265	0	0%
Developed Acres	38,029	42,003	44,997	45,679	7,651	20%
Low Density Single Family	17,687	21,401	24,380	25,023	7,336	41%
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 ²	18,168	17,982	17,729	17,445	-723	-4%
Parks and Military Use	155	274	274	274	119	77%
Vacant Developable Acres	10,137	6,163	3,169	2,486	-7,651	-75%
Low Density Single Family	9,615	5,901	3,008	2,460	-7,155	-74%
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 ³	5.3	5.6	5.9	5.4	0.1	2%
Residential Density ⁴	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