

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Valley Center-Pauma Unified School District



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	22,229	26,096	35,245	45,660	50,699	28,470	128%
Household Population	21,911	25,674	34,633	44,813	49,693	27,782	127%
Group Quarters Population	318	422	612	847	1,006	688	216%
Civilian	318	422	612	847	1,006	688	216%
Military	0	0	0	0	0	0	0%
Total Housing Units	8,518	9,864	13,173	16,841	18,484	9,966	117%
Single Family	7,721	8,983	11,851	15,304	16,885	9,164	119%
Multiple Family	17	122	563	784	844	827	4865%
Mobile Homes	780	759	759	753	755	-25	-3%
Occupied Housing Units	7,617	9,025	12,196	15,696	17,289	9,672	127%
Single Family	6,909	8,227	10,971	14,259	15,789	8,880	129%
Multiple Family	17	116	537	749	808	791	4653%
Mobile Homes	691	682	688	688	692	1	0%
Vacancy Rate	10.6%	8.5%	7.4%	6.8%	6.5%	-4.1	-39%
Single Family	10.5%	8.4%	7.4%	6.8%	6.5%	-4.0	-38%
Multiple Family	0.0%	4.9%	4.6%	4.5%	4.3%	4.3	0%
Mobile Homes	11.4%	10.1%	9.4%	8.6%	8.3%	-3.1	-27%
Persons per Household	2.88	2.84	2.84	2.86	2.87	-0.01	0%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	519	480	530	565	558	39	8%
\$15,000-\$29,999	911	852	981	1,084	1,093	182	20%
\$30,000-\$44,999	974	1,080	1,288	1,460	1,498	524	54%
\$45,000-\$59,999	988	1,166	1,438	1,673	1,742	754	76%
\$60,000-\$74,999	1,106	1,038	1,340	1,625	1,723	617	56%
\$75,000-\$99,999	1,170	1,473	1,987	2,505	2,714	1,544	132%
\$100,000-\$124,999	925	1,064	1,513	2,009	2,233	1,308	141%
\$125,000-\$149,999	434	713	1,084	1,531	1,752	1,318	304%
\$150,000-\$199,999	271	715	1,193	1,821	2,153	1,882	694%
\$200,000 or more	319	444	842	1,423	1,823	1,504	471%
Total Households	7,617	9,025	12,196	15,696	17,289	9,672	127%
Median Household Income							
Adjusted for inflation (\$1999)	\$65,649	\$73,504	\$81,555	\$89,381	\$93,704	\$28,055	43%

***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.

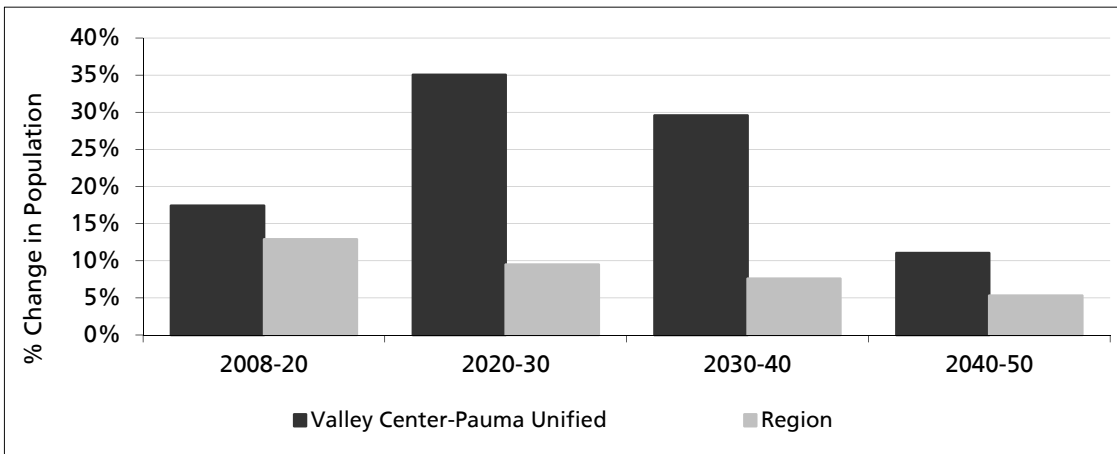
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	22,229	26,096	35,245	45,660	50,699	28,470	128%
Under 5	1,480	1,434	1,831	2,301	2,409	929	63%
5 to 9	1,107	1,368	1,694	2,190	2,288	1,181	107%
10 to 14	1,414	1,662	2,043	2,588	2,770	1,356	96%
15 to 17	1,085	1,082	1,312	1,710	1,869	784	72%
18 to 19	779	702	884	1,070	1,159	380	49%
20 to 24	1,983	1,880	2,702	3,244	3,590	1,607	81%
25 to 29	1,396	1,682	2,184	2,715	2,934	1,538	110%
30 to 34	930	1,029	1,152	1,602	1,781	851	92%
35 to 39	998	909	1,334	1,623	1,828	830	83%
40 to 44	1,273	1,252	1,701	1,985	2,513	1,240	97%
45 to 49	1,685	1,617	1,813	2,690	2,995	1,310	78%
50 to 54	1,672	1,755	2,036	2,804	2,923	1,251	75%
55 to 59	1,596	2,013	2,295	2,556	3,352	1,756	110%
60 to 61	518	690	839	913	1,232	714	138%
62 to 64	718	1,237	1,448	1,755	1,947	1,229	171%
65 to 69	890	1,772	2,566	2,900	2,756	1,866	210%
70 to 74	757	1,557	2,544	2,871	2,805	2,048	271%
75 to 79	707	962	2,027	2,926	2,875	2,168	307%
80 to 84	579	607	1,390	2,266	2,307	1,728	298%
85 and over	662	886	1,450	2,951	4,366	3,704	560%
Median Age	39.7	45.1	47.2	48.3	48.7	9.0	23%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	22,229	26,096	35,245	45,660	50,699	28,470	128%
Hispanic	6,688	8,602	12,423	17,322	20,098	13,410	201%
Non-Hispanic	15,541	17,494	22,822	28,338	30,601	15,060	97%
White	12,862	14,663	19,480	24,239	26,088	13,226	103%
Black	430	591	839	1,207	1,459	1,029	239%
American Indian	1,437	1,014	769	577	352	-1,085	-76%
Asian	265	501	769	1,104	1,365	1,100	415%
Hawaiian / Pacific Islander	28	55	75	84	90	62	221%
Other	79	73	66	71	76	-3	-4%
Two or More Races	440	597	824	1,056	1,171	731	166%

GROWTH TRENDS IN TOTAL POPULATION



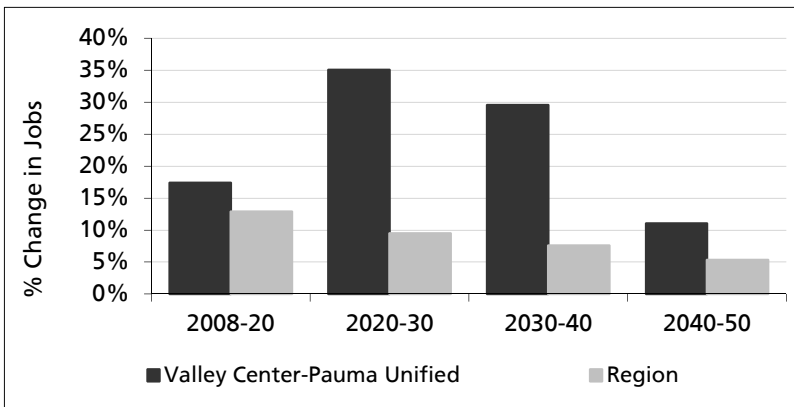
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	8,111	8,351	9,865	11,707	14,738	6,627	82%
Civilian Jobs	8,111	8,351	9,865	11,707	14,738	6,627	82%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	193,601	193,601	193,601	193,601	193,601	0	0%
Developed Acres	92,333	96,909	104,223	120,975	133,442	41,109	45%
Low Density Single Family	24,298	31,709	44,322	69,838	88,203	63,906	263%
Single Family	452	584	807	927	981	528	117%
Multiple Family	3	3	3	3	3	0	0%
Mobile Homes	358	358	358	358	358	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	5	31	45	56	56	--
Industrial	303	306	319	337	374	71	23%
Commercial/Services	1,571	1,581	1,643	1,710	1,807	236	15%
Office	16	16	16	16	16	-1	-5%
Schools	162	162	163	165	168	6	4%
Roads and Freeways	1,663	1,663	1,663	1,663	1,663	0	0%
Agricultural and Extractive ²	35,186	32,063	26,415	17,362	11,261	-23,924	-68%
Parks and Military Use	28,317	28,456	28,480	28,547	28,547	230	1%
Vacant Developable Acres	45,460	40,883	33,570	16,818	4,351	-41,109	-90%
Low Density Single Family	44,735	40,377	33,179	16,509	4,151	-40,584	-91%
Single Family	171	99	39	37	14	-156	-92%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	111	110	108	106	78	-33	-30%
Commercial/Services	225	219	189	153	94	-131	-58%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	-100%
Parks and Other	212	73	48	7	7	-204	-97%
Future Roads and Freeways	6	6	6	6	6	0	0%
Constrained Acres	55,808	55,808	55,808	55,808	55,808	0	0%
Employment Density³	4.0	4.0	4.6	5.2	6.2	2.2	56%
Residential Density⁴	0.3	0.3	0.3	0.2	0.2	-0.1	-39%

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).