

SERIES 13 REGIONAL GROWTH FORECAST

Valle de Oro Community Plan Area
County of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	41,133	41,475	43,420	43,863	2,730	7%
Household Population	40,821	41,204	43,072	43,458	2,637	6%
Group Quarters Population	312	271	348	405	93	30%
Civilian	312	271	348	405	93	30%
Military	0	0	0	0	0	0%
Total Housing Units	15,582	15,434	15,974	16,235	653	4%
Single Family	11,476	11,465	12,142	12,350	874	8%
Multiple Family	4,005	3,868	3,731	3,784	-221	-6%
Mobile Homes	101	101	101	101	0	0%
Occupied Housing Units	15,117	14,962	15,600	15,761	644	4%
Single Family	11,203	11,176	11,916	12,050	847	8%
Multiple Family	3,813	3,685	3,584	3,613	-200	-5%
Mobile Homes	101	101	100	98	-3	-3%
Vacancy Rate	3.0%	3.1%	2.3%	2.9%	-0.1	-3%
Single Family	2.4%	2.5%	1.9%	2.4%	0.0	0%
Multiple Family	4.8%	4.7%	3.9%	4.5%	-0.3	-6%
Mobile Homes	0.0%	0.0%	1.0%	3.0%	3.0	0%
Persons per Household	2.70	2.75	2.76	2.76	0.1	2%

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	609	585	496	407	-202	-33%
\$15,000-\$29,999	1,027	1,006	899	772	-255	-25%
\$30,000-\$44,999	1,531	1,302	1,169	1,035	-496	-32%
\$45,000-\$59,999	1,399	1,432	1,345	1,198	-201	-14%
\$60,000-\$74,999	1,429	1,332	1,314	1,270	-159	-11%
\$75,000-\$99,999	2,356	2,075	2,089	1,979	-377	-16%
\$100,000-\$124,999	1,763	1,746	1,794	1,776	13	1%
\$125,000-\$149,999	1,340	1,349	1,479	1,552	212	16%
\$150,000-\$199,999	1,608	1,840	2,085	2,235	627	39%
\$200,000 or more	2,055	2,295	2,930	3,537	1,482	72%
Total Households	15,117	14,962	15,600	15,761	644	4%
Median Household Income						
Adjusted for inflation (\$2010)	\$91,591	\$96,976	\$106,800	\$117,166	\$25,575	28%

*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.

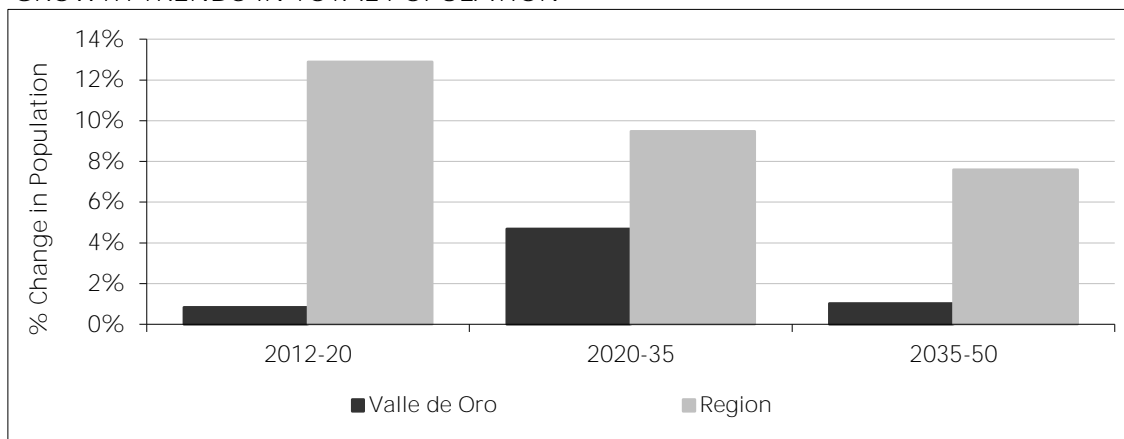
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	41,133	41,475	43,420	43,863	2,730	7%
Under 5	2,110	2,390	2,300	2,517	407	19%
5 to 9	2,222	2,421	2,454	2,668	446	20%
10 to 14	2,730	2,619	2,796	2,789	59	2%
15 to 17	1,879	1,579	1,733	1,583	-296	-16%
18 to 19	1,312	919	1,001	890	-422	-32%
20 to 24	2,713	2,500	2,515	2,398	-315	-12%
25 to 29	2,315	2,392	2,200	2,404	89	4%
30 to 34	2,237	2,246	2,116	2,425	188	8%
35 to 39	2,044	2,284	2,282	2,356	312	15%
40 to 44	2,469	2,235	2,685	2,439	-30	-1%
45 to 49	2,942	2,330	2,755	2,560	-382	-13%
50 to 54	3,401	2,660	2,886	2,867	-534	-16%
55 to 59	3,385	3,286	2,757	3,333	-52	-2%
60 to 61	1,214	1,391	1,002	1,142	-72	-6%
62 to 64	1,635	1,933	1,530	1,740	105	6%
65 to 69	2,195	2,863	2,595	2,741	546	25%
70 to 74	1,315	2,165	2,494	2,066	751	57%
75 to 79	1,031	1,408	2,187	1,726	695	67%
80 to 84	963	884	1,655	1,344	381	40%
85 and over	1,021	970	1,477	1,875	854	84%
Median Age	42.0	43.1	44.3	43.9	1.9	5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	41,133	41,475	43,420	43,863	2,730	7%
Hispanic	7,310	8,763	12,631	16,864	9,554	131%
Non-Hispanic	33,823	32,712	30,789	26,999	-6,824	-20%
White	28,516	26,561	22,049	15,808	-12,708	-45%
Black	1,758	1,984	2,735	3,518	1,760	100%
American Indian	136	115	141	133	-3	-2%
Asian	1,699	1,986	3,151	4,244	2,545	150%
Hawaiian / Pacific Islander	129	139	180	232	103	80%
Other	82	99	111	129	47	57%
Two or More Races	1,503	1,828	2,422	2,935	1,432	95%

GROWTH TRENDS IN TOTAL POPULATION



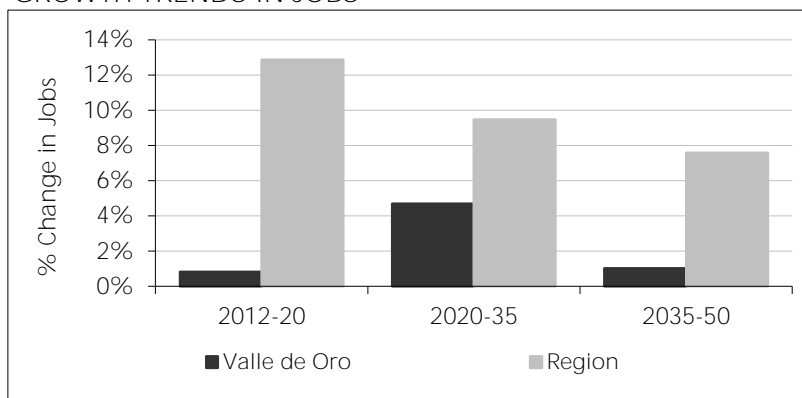
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	9,025	9,829	10,276	10,276	1,251	14%
Civilian Jobs	9,025	9,829	10,276	10,276	1,251	14%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	13,128	13,128	13,128	13,128	0	0%
Developed Acres	9,111	9,626	9,989	10,278	1,168	13%
Low Density Single Family	687	700	819	1,019	332	48%
Single Family	5,604	5,605	5,971	6,091	488	9%
Multiple Family	183	179	172	174	-8	-5%
Mobile Homes	9	9	9	9	0	0%
Other Residential	37	37	28	28	-9	-25%
Mixed Use	0	0	0	0	0	0%
Industrial	63	62	61	61	-1	-2%
Commercial/Services	335	442	450	450	115	34%
Office	6	16	23	23	17	260%
Schools	385	385	385	385	0	0%
Roads and Freeways	1,134	1,134	1,134	1,134	0	0%
Agricultural and Extractive ²	291	291	246	237	-54	-18%
Parks and Military Use	378	767	691	667	289	76%
Vacant Developable Acres	1,382	867	504	215	-1,168	-84%
Low Density Single Family	371	358	240	40	-332	-89%
Single Family	394	389	151	62	-332	-84%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	115	7	0	0	-115	-100%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	389	0	0	0	-389	-100%
Future Roads and Freeways	113	113	113	113	0	0%
Constrained Acres	2,635	2,635	2,635	2,635	0	0%
Employment Density ³	11.4	10.9	11.2	11.2	-0.3	-2%
Residential Density ⁴	2.4	2.4	2.3	2.2	-0.2	-7%

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