

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 53 - Valley Center

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	23,553	27,522	31,276	33,522	9,969	42%
Household Population	23,486	27,475	31,202	33,427	9,941	42%
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	8,773	9,974	11,167	12,074	3,301	38%
Single Family	7,509	8,729	9,922	10,281	2,772	37%
Multiple Family	88	88	88	636	548	623%
Mobile Homes	1,176	1,157	1,157	1,157	-19	-2%
Occupied Housing Units	8,183	9,341	10,583	11,443	3,260	40%
Single Family	7,205	8,373	9,618	9,948	2,743	38%
Multiple Family	77	85	87	633	556	722%
Mobile Homes	901	883	878	862	-39	-4%
Vacancy Rate	6.7%	6.3%	5.2%	5.2%	-1.5	-22%
Single Family	4.0%	4.1%	3.1%	3.2%	-0.8	-20%
Multiple Family	12.5%	3.4%	1.1%	0.5%	-12.0	-96%
Mobile Homes	23.4%	23.7%	24.1%	25.5%	2.1	9%
Persons per Household	2.87	2.94	2.95	2.92	0.0	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	360	403	355	300	-60	-17%
\$15,000-\$29,999	767	719	710	657	-110	-14%
\$30,000-\$44,999	812	904	874	856	44	5%
\$45,000-\$59,999	950	984	1,006	962	12	1%
\$60,000-\$74,999	950	864	1,001	1,016	66	7%
\$75,000-\$99,999	1,151	1,347	1,425	1,470	319	28%
\$100,000-\$124,999	945	1,031	1,245	1,335	390	41%
\$125,000-\$149,999	677	777	922	1,051	374	55%
\$150,000-\$199,999	601	1,062	1,316	1,510	909	151%
\$200,000 or more	970	1,250	1,729	2,286	1,316	136%
Total Households	8,183	9,341	10,583	11,443	3,260	40%
Median Household Income						
Adjusted for inflation (\$2010)	\$80,484	\$89,783	\$98,605	\$108,624	\$28,140	35%

*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.

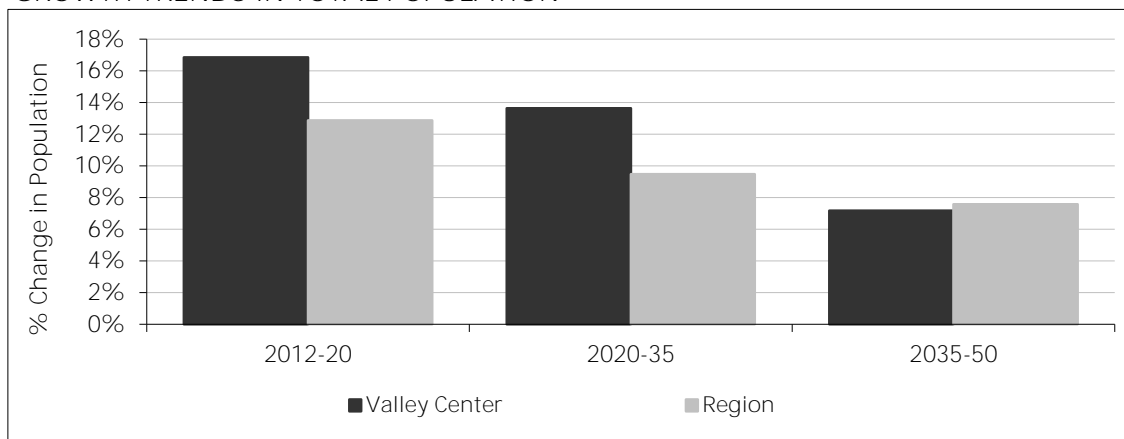
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	23,553	27,522	31,276	33,522	9,969	42%
Under 5	1,200	1,537	1,515	1,700	500	42%
5 to 9	1,328	1,585	1,614	1,844	516	39%
10 to 14	1,474	1,561	1,751	1,858	384	26%
15 to 17	1,068	996	1,173	1,154	86	8%
18 to 19	823	634	725	612	-211	-26%
20 to 24	1,493	1,541	1,590	1,524	31	2%
25 to 29	1,135	1,337	1,236	1,368	233	21%
30 to 34	975	1,130	1,116	1,301	326	33%
35 to 39	1,027	1,308	1,374	1,470	443	43%
40 to 44	1,304	1,372	1,753	1,635	331	25%
45 to 49	1,677	1,629	1,975	1,865	188	11%
50 to 54	2,018	1,902	2,200	2,166	148	7%
55 to 59	1,948	2,242	2,080	2,604	656	34%
60 to 61	716	956	791	975	259	36%
62 to 64	1,122	1,497	1,336	1,678	556	50%
65 to 69	1,399	2,128	2,174	2,622	1,223	87%
70 to 74	1,047	1,905	2,463	2,267	1,220	117%
75 to 79	721	1,060	1,997	1,675	954	132%
80 to 84	535	581	1,294	1,326	791	148%
85 and over	543	621	1,119	1,878	1,335	246%
Median Age	44.8	47.3	49.5	51.0	6.2	14%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	23,553	27,522	31,276	33,522	9,969	42%
Hispanic	6,216	8,124	10,254	11,797	5,581	90%
Non-Hispanic	17,337	19,398	21,022	21,725	4,388	25%
White	14,651	16,537	17,892	18,300	3,649	25%
Black	186	234	297	351	165	89%
American Indian	984	775	315	131	-853	-87%
Asian	839	1,037	1,471	1,731	892	106%
Hawaiian / Pacific Islander	42	55	72	91	49	117%
Other	44	38	28	27	-17	-39%
Two or More Races	591	722	947	1,094	503	85%

GROWTH TRENDS IN TOTAL POPULATION



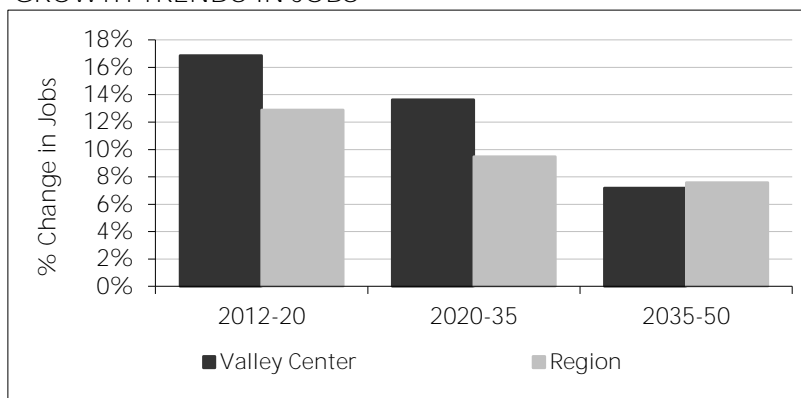
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	7,087	8,096	9,606	11,408	4,321	61%
Civilian Jobs	7,087	8,096	9,606	11,408	4,321	61%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	72,075	72,075	72,075	72,075	0	0%
Developed Acres	38,978	42,238	46,168	47,055	8,077	21%
Low Density Single Family	17,018	19,999	23,637	24,441	7,424	44%
Single Family	650	914	1,139	1,199	549	84%
Multiple Family	6	6	6	6	0	1%
Mobile Homes	350	349	349	349	-1	0%
Other Residential	2	2	2	2	0	0%
Mixed Use	0	1	10	46	46	--
Industrial	231	244	265	283	52	23%
Commercial/Services	846	950	1,085	1,265	420	50%
Office	9	9	10	10	0	5%
Schools	146	147	150	151	5	4%
Roads and Freeways	1,323	1,323	1,323	1,323	0	0%
Agricultural and Extractive ²	18,186	17,964	17,719	17,505	-681	-4%
Parks and Military Use	210	329	474	474	264	125%
Vacant Developable Acres	21,062	17,802	13,872	12,985	-8,077	-38%
Low Density Single Family	20,127	17,146	13,594	12,884	-7,243	-36%
Single Family	336	222	78	40	-295	-88%
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	269	231	168	47	-222	-83%
Office	8	6	1	0	-8	-100%
Schools	5	4	1	0	-5	-100%
Parks and Other	265	145	0	0	-265	-100%
Future Roads and Freeways	12	12	12	12	0	0%
Constrained Acres	12,035	12,035	12,035	12,035	0	0%
Employment Density ³	5.8	6.0	6.3	6.6	0.8	14%
Residential Density ⁴	0.5	0.5	0.4	0.5	0.0	-5%

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