

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Valley Center Community Plan Area**  
**County of San Diego**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>16,959</b>	<b>19,568</b>	<b>25,514</b>	<b>31,689</b>	<b>34,719</b>	<b>17,760</b>	<b>105%</b>
Household Population	16,810	19,385	25,265	31,343	34,312	17,502	104%
Group Quarters Population	149	183	249	346	407	258	173%
Civilian	149	183	249	346	407	258	173%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>6,513</b>	<b>7,532</b>	<b>9,812</b>	<b>12,200</b>	<b>13,341</b>	<b>6,828</b>	<b>105%</b>
Single Family	5,998	6,925	8,764	10,936	12,015	6,017	100%
Multiple Family	17	122	563	784	844	827	4865%
Mobile Homes	498	485	485	480	482	-16	-3%
<b>Occupied Housing Units</b>	<b>5,824</b>	<b>6,869</b>	<b>9,058</b>	<b>11,311</b>	<b>12,408</b>	<b>6,584</b>	<b>113%</b>
Single Family	5,361	6,312	8,076	10,119	11,154	5,793	108%
Multiple Family	17	116	537	749	808	791	4653%
Mobile Homes	446	441	445	443	446	0	0%
<b>Vacancy Rate</b>	<b>10.6%</b>	<b>8.8%</b>	<b>7.7%</b>	<b>7.3%</b>	<b>7.0%</b>	<b>-3.6</b>	<b>-34%</b>
Single Family	10.6%	8.9%	7.9%	7.5%	7.2%	-3.4	-32%
Multiple Family	0.0%	4.9%	4.6%	4.5%	4.3%	4.3	0%
Mobile Homes	10.4%	9.1%	8.2%	7.7%	7.5%	-2.9	-28%
<b>Persons per Household</b>	<b>2.89</b>	<b>2.82</b>	<b>2.79</b>	<b>2.77</b>	<b>2.77</b>	<b>-0.12</b>	<b>-4%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	375	342	356	361	342	-33	-9%
\$15,000-\$29,999	666	599	644	669	643	-23	-3%
\$30,000-\$44,999	691	788	891	962	949	258	37%
\$45,000-\$59,999	746	847	1,006	1,130	1,142	396	53%
\$60,000-\$74,999	851	812	1,009	1,177	1,220	369	43%
\$75,000-\$99,999	943	1,143	1,505	1,839	1,967	1,024	109%
\$100,000-\$124,999	752	834	1,175	1,517	1,683	931	124%
\$125,000-\$149,999	354	564	846	1,151	1,321	967	273%
\$150,000-\$199,999	208	592	962	1,399	1,680	1,472	708%
\$200,000 or more	238	348	664	1,106	1,461	1,223	514%
Total Households	5,824	6,869	9,058	11,311	12,408	6,584	113%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$67,650	\$76,017	\$85,349	\$93,441	\$99,250	\$31,600	47%

**\*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.

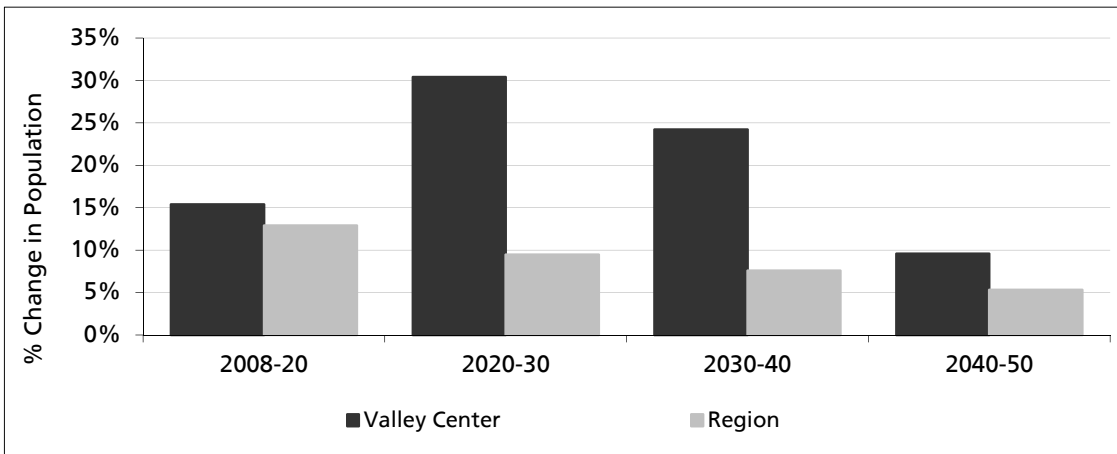
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>16,959</b>	<b>19,568</b>	<b>25,514</b>	<b>31,689</b>	<b>34,719</b>	<b>17,760</b>	<b>105%</b>
Under 5	1,181	1,094	1,325	1,606	1,691	510	43%
5 to 9	885	1,008	1,218	1,515	1,610	725	82%
10 to 14	1,059	1,190	1,442	1,777	1,939	880	83%
15 to 17	814	767	913	1,177	1,324	510	63%
18 to 19	597	523	602	689	807	210	35%
20 to 24	1,552	1,405	1,887	2,207	2,397	845	54%
25 to 29	1,017	1,218	1,552	1,867	2,003	986	97%
30 to 34	673	746	799	1,113	1,227	554	82%
35 to 39	708	649	940	1,134	1,199	491	69%
40 to 44	942	917	1,185	1,378	1,691	749	80%
45 to 49	1,306	1,219	1,239	1,793	2,054	748	57%
50 to 54	1,281	1,342	1,524	2,018	2,071	790	62%
55 to 59	1,257	1,533	1,716	1,744	2,349	1,092	87%
60 to 61	399	518	630	593	828	429	108%
62 to 64	586	985	1,105	1,282	1,397	811	138%
65 to 69	712	1,378	1,945	2,013	1,865	1,153	162%
70 to 74	555	1,266	1,935	2,061	1,936	1,381	249%
75 to 79	508	708	1,518	2,130	1,964	1,456	287%
80 to 84	430	465	1,025	1,620	1,573	1,143	266%
85 and over	497	637	1,014	1,972	2,794	2,297	462%
Median Age	40.0	46.1	48.6	48.9	48.6	8.6	22%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>16,959</b>	<b>19,568</b>	<b>25,514</b>	<b>31,689</b>	<b>34,719</b>	<b>17,760</b>	<b>105%</b>
Hispanic	4,719	5,684	7,712	10,035	11,521	6,802	144%
Non-Hispanic	12,240	13,884	17,802	21,654	23,198	10,958	90%
White	10,646	11,971	15,624	19,064	20,283	9,637	91%
Black	194	348	449	591	744	550	284%
American Indian	800	558	383	283	179	-621	-78%
Asian	223	437	619	840	1,027	804	361%
Hawaiian / Pacific Islander	23	46	56	55	59	36	157%
Other	53	57	48	57	57	4	8%
Two or More Races	301	467	623	764	849	548	182%

## GROWTH TRENDS IN TOTAL POPULATION



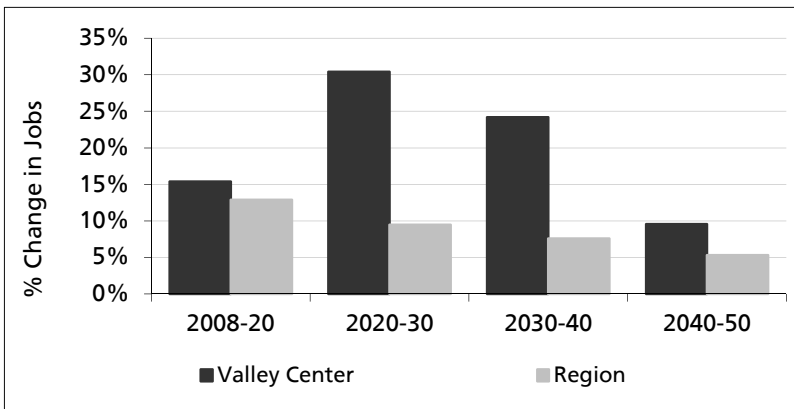
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>3,761</b>	<b>3,964</b>	<b>4,716</b>	<b>5,722</b>	<b>7,145</b>	<b>3,384</b>	<b>90%</b>
Civilian Jobs	3,761	3,964	4,716	5,722	7,145	3,384	90%
Military Jobs	0	0	0	0	0	0	0%

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

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>55,325</b>	<b>55,325</b>	<b>55,325</b>	<b>55,325</b>	<b>55,325</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>42,371</b>	<b>44,678</b>	<b>46,031</b>	<b>49,810</b>	<b>51,894</b>	<b>9,524</b>	<b>22%</b>
Low Density Single Family	17,896	21,101	24,401	33,765	39,914	22,019	123%
Single Family	264	358	474	527	544	279	106%
Multiple Family	3	3	3	3	3	0	0%
Mobile Homes	199	199	199	199	199	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	5	31	45	56	56	--
Industrial	189	192	203	218	247	58	31%
Commercial/Services	589	597	631	674	714	125	21%
Office	16	16	16	16	16	-1	-5%
Schools	146	146	147	149	152	6	4%
Roads and Freeways	777	777	777	777	777	0	0%
Agricultural and Extractive <sup>2</sup>	18,723	17,682	15,547	9,768	5,604	-13,119	-70%
Parks and Military Use	3,566	3,599	3,599	3,666	3,666	100	3%
<b>Vacant Developable Acres</b>	<b>10,460</b>	<b>8,153</b>	<b>6,800</b>	<b>3,021</b>	<b>937</b>	<b>-9,524</b>	<b>-91%</b>
Low Density Single Family	10,196	7,968	6,677	2,952	891	-9,305	-91%
Single Family	96	56	10	8	5	-91	-94%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	49	48	48	48	29	-20	-40%
Commercial/Services	40	34	19	7	5	-34	-86%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	-100%
Parks and Other	74	41	41	0	0	-74	-100%
Future Roads and Freeways	6	6	6	6	6	0	0%
<b>Constrained Acres</b>	<b>2,494</b>	<b>2,494</b>	<b>2,494</b>	<b>2,494</b>	<b>2,494</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>4.0</b>	<b>4.2</b>	<b>4.7</b>	<b>5.3</b>	<b>6.2</b>	<b>2.2</b>	<b>54%</b>
<b>Residential Density<sup>4</sup></b>	<b>0.4</b>	<b>0.3</b>	<b>0.4</b>	<b>0.4</b>	<b>0.3</b>	<b>0.0</b>	<b>-8%</b>

## 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).