

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Subregional Area 53 - Valley Center**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>22,045</b>	<b>24,887</b>	<b>32,521</b>	<b>40,211</b>	<b>43,679</b>	<b>21,634</b>	<b>98%</b>
Household Population	21,748	24,473	31,894	39,327	42,616	20,868	96%
Group Quarters Population	297	414	627	884	1,063	766	258%
Civilian	297	414	627	884	1,063	766	258%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>8,461</b>	<b>9,431</b>	<b>12,187</b>	<b>14,931</b>	<b>16,006</b>	<b>7,545</b>	<b>89%</b>
Single Family	7,178	8,167	10,546	13,075	14,082	6,904	96%
Multiple Family	77	77	452	673	733	656	852%
Mobile Homes	1,206	1,187	1,189	1,183	1,191	-15	-1%
<b>Occupied Housing Units</b>	<b>7,696</b>	<b>8,750</b>	<b>11,421</b>	<b>14,060</b>	<b>15,104</b>	<b>7,408</b>	<b>96%</b>
Single Family	6,529	7,580	9,882	12,306	13,281	6,752	103%
Multiple Family	77	69	429	645	704	627	814%
Mobile Homes	1,090	1,101	1,110	1,109	1,119	29	3%
<b>Vacancy Rate</b>	<b>9.0%</b>	<b>7.2%</b>	<b>6.3%</b>	<b>5.8%</b>	<b>5.6%</b>	<b>-3.4</b>	<b>-38%</b>
Single Family	9.0%	7.2%	6.3%	5.9%	5.7%	-3.3	-37%
Multiple Family	0.0%	10.4%	5.1%	4.2%	4.0%	4.0	0%
Mobile Homes	9.6%	7.2%	6.6%	6.3%	6.0%	-3.6	-38%
<b>Persons per Household</b>	<b>2.83</b>	<b>2.80</b>	<b>2.79</b>	<b>2.80</b>	<b>2.82</b>	<b>-0.01</b>	<b>0%</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	491	442	458	461	451	-40	-8%
\$15,000-\$29,999	890	775	837	860	853	-37	-4%
\$30,000-\$44,999	899	942	1,045	1,104	1,119	220	24%
\$45,000-\$59,999	1,029	1,112	1,283	1,412	1,451	422	41%
\$60,000-\$74,999	974	979	1,198	1,389	1,463	489	50%
\$75,000-\$99,999	1,265	1,457	1,857	2,230	2,384	1,119	88%
\$100,000-\$124,999	988	1,152	1,564	1,962	2,114	1,126	114%
\$125,000-\$149,999	504	783	1,158	1,543	1,695	1,191	236%
\$150,000-\$199,999	277	674	1,203	1,782	2,008	1,731	625%
\$200,000 or more	379	434	818	1,317	1,566	1,187	313%
Total Households	7,696	8,750	11,421	14,060	15,104	7,408	96%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$68,301	\$77,145	\$86,975	\$95,224	\$98,228	\$29,927	44%

**\*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.

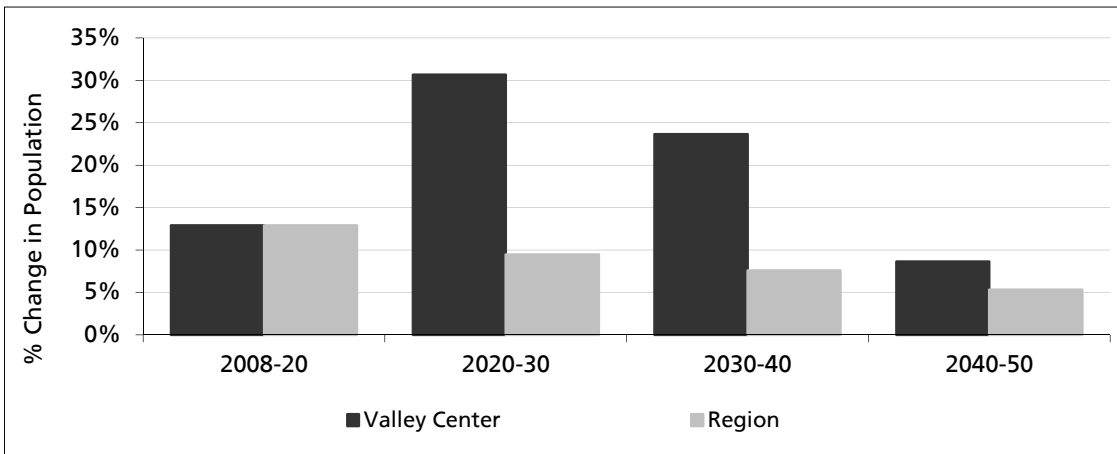
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>22,045</b>	<b>24,887</b>	<b>32,521</b>	<b>40,211</b>	<b>43,679</b>	<b>21,634</b>	<b>98%</b>
Under 5	1,344	1,302	1,615	1,906	1,975	631	47%
5 to 9	1,012	1,087	1,332	1,603	1,678	666	66%
10 to 14	1,323	1,436	1,699	2,077	2,216	893	67%
15 to 17	1,012	982	1,150	1,419	1,538	526	52%
18 to 19	747	659	772	895	963	216	29%
20 to 24	1,822	1,731	2,348	2,716	2,996	1,174	64%
25 to 29	1,251	1,501	1,835	2,174	2,393	1,142	91%
30 to 34	789	806	897	1,210	1,258	469	59%
35 to 39	825	725	1,040	1,255	1,331	506	61%
40 to 44	1,171	1,069	1,418	1,604	1,936	765	65%
45 to 49	1,630	1,438	1,520	2,214	2,436	806	49%
50 to 54	1,754	1,690	1,884	2,478	2,570	816	47%
55 to 59	1,633	2,005	2,147	2,225	2,974	1,341	82%
60 to 61	550	720	782	789	1,067	517	94%
62 to 64	811	1,321	1,463	1,636	1,813	1,002	124%
65 to 69	1,084	1,953	2,726	2,803	2,595	1,511	139%
70 to 74	940	1,729	2,772	2,968	2,828	1,888	201%
75 to 79	837	1,076	2,158	2,966	2,748	1,911	228%
80 to 84	716	705	1,536	2,420	2,323	1,607	224%
85 and over	794	952	1,427	2,853	4,041	3,247	409%
Median Age	43.8	49.0	51.7	52.1	52.2	8.4	19%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>22,045</b>	<b>24,887</b>	<b>32,521</b>	<b>40,211</b>	<b>43,679</b>	<b>21,634</b>	<b>98%</b>
Hispanic	5,309	6,632	9,016	11,517	12,707	7,398	139%
Non-Hispanic	16,736	18,255	23,505	28,694	30,972	14,236	85%
White	14,799	16,303	21,118	25,816	27,840	13,041	88%
Black	325	413	579	747	842	517	159%
American Indian	772	537	404	291	197	-575	-74%
Asian	286	405	616	858	1,024	738	258%
Hawaiian / Pacific Islander	32	42	59	77	87	55	172%
Other	73	50	48	50	51	-22	-30%
Two or More Races	449	505	681	855	931	482	107%

## GROWTH TRENDS IN TOTAL POPULATION



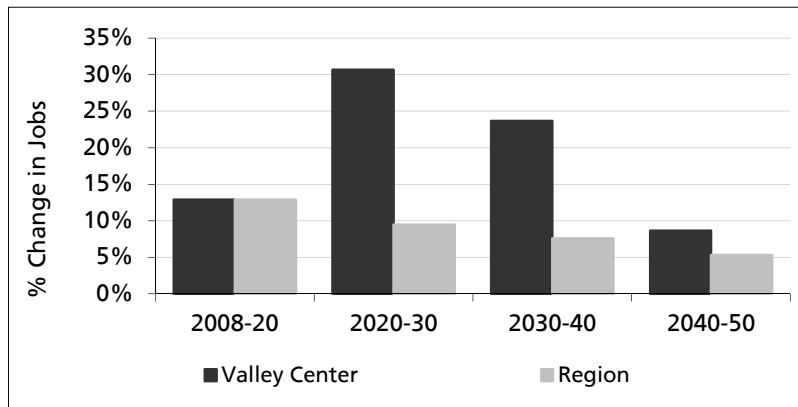
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>6,184</b>	<b>6,402</b>	<b>7,255</b>	<b>9,149</b>	<b>11,252</b>	<b>5,068</b>	<b>82%</b>
Civilian Jobs	6,184	6,402	7,255	9,149	11,252	5,068	82%
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>73,609</b>	<b>73,609</b>	<b>73,609</b>	<b>73,609</b>	<b>73,609</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>46,012</b>	<b>47,726</b>	<b>50,000</b>	<b>55,200</b>	<b>65,687</b>	<b>19,675</b>	<b>43%</b>
Low Density Single Family	17,467	20,334	24,986	35,748	50,367	32,901	188%
Single Family	667	814	1,069	1,152	1,169	502	75%
Multiple Family	6	6	6	6	6	0	0%
Mobile Homes	370	370	370	370	370	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	0	22	36	48	48	--
Industrial	247	250	261	276	304	58	23%
Commercial/Services	1,142	1,151	1,196	1,282	1,358	217	19%
Office	16	16	16	16	16	-1	-5%
Schools	146	146	147	149	152	6	4%
Roads and Freeways	1,081	1,081	1,081	1,081	1,081	0	0%
Agricultural and Extractive <sup>2</sup>	18,689	17,377	14,665	8,835	4,567	-14,123	-76%
Parks and Military Use	6,179	6,179	6,179	6,246	6,246	67	1%
<b>Vacant Developable Acres</b>	<b>21,314</b>	<b>19,600</b>	<b>17,326</b>	<b>12,126</b>	<b>1,639</b>	<b>-19,675</b>	<b>-92%</b>
Low Density Single Family	20,835	19,215	17,079	12,002	1,576	-19,259	-92%
Single Family	240	154	44	17	13	-227	-94%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	54	53	53	53	34	-20	-37%
Commercial/Services	136	130	101	47	8	-128	-94%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	-100%
Parks and Other	41	41	41	0	0	-41	-100%
Future Roads and Freeways	8	8	8	8	8	0	0%
<b>Constrained Acres</b>	<b>6,283</b>	<b>6,283</b>	<b>6,283</b>	<b>6,283</b>	<b>6,283</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>4.0</b>	<b>4.1</b>	<b>4.5</b>	<b>5.3</b>	<b>6.1</b>	<b>2.1</b>	<b>52%</b>
<b>Residential Density<sup>4</sup></b>	<b>0.5</b>	<b>0.4</b>	<b>0.5</b>	<b>0.4</b>	<b>0.3</b>	<b>-0.1</b>	<b>-33%</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).