SERIES 13 REGIONAL GROWTH FORECAST

SANDAG

La Mesa-Spring Valley Elementary School District

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	133,828	139,014	152,248	160,053	26,225	20%
Household Population	132,367	137,327	150,247	157,803	25,436	19%
Group Quarters Population	1,461	1,687	2,001	2,250	789	54%
Civilian	1,461	1,687	2,001	2,250	789	54%
Military	0	0	0	0	0	0%
Total Housing Units	51,138	52,520	57,036	61,027	9,889	19%
Single Family	33,367	34,331	35,670	36,420	3,053	9%
Multiple Family	16,333	16,926	20,260	23,501	7,168	44%
Mobile Homes	1,438	1,263	1,106	1,106	-332	-23%
Occupied Housing Units	49,257	50,066	54,881	58,136	8,879	18%
Single Family	31,755	32,453	34,068	34,376	2,621	8%
Multiple Family	16,193	16,439	19,767	22,738	6,545	40%
Mobile Homes	1,309	1,174	1,046	1,022	-287	-22%
Vacancy Rate	3.7%	4.7%	3.8%	4.7%	1.0	27%
Single Family	4.8%	5.5%	4.5%	5.6%	0.8	17%
Multiple Family	0.9%	2.9%	2.4%	3.2%	2.3	256%
Mobile Homes	9.0%	7.0%	5.4%	7.6%	-1.4	-16%
Persons per Household	2.69	2.74	2.74	2.71	0.0	1%

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	3,911	3,884	3,577	3,144	-767	-20%
$15,000-$29,999	6,155	6,039	5,827	5,388	-767	-12%
$30,000-$44,999	6,901	6,690	6,748	6,550	-351	-5%
$45,000-$59,999	6,427	6,345	6,666	6,602	175	3%
$60,000-$74,999	5,878	5,488	5,817	6,088	210	4%
$75,000-$99,999	6,593	7,070	7,986	8,508	1,915	29%
$100,000-$124,999	4,684	4,966	5,830	6,439	1,755	37%
$125,000-$149,999	2,956	3,333	3,993	4,670	1,714	58%
$150,000-$199,999	3,360	3,573	4,647	5,605	2,245	67%
$200,000 or more	2,392	2,678	3,790	5,142	2,750	115%
Total Households	49,257	50,066	54,881	58,136	8,879	18%
Median Household Income Adjusted for inflation ($2010)	$63,150	$65,671	$71,920	$78,808	$15,658	25%

*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.
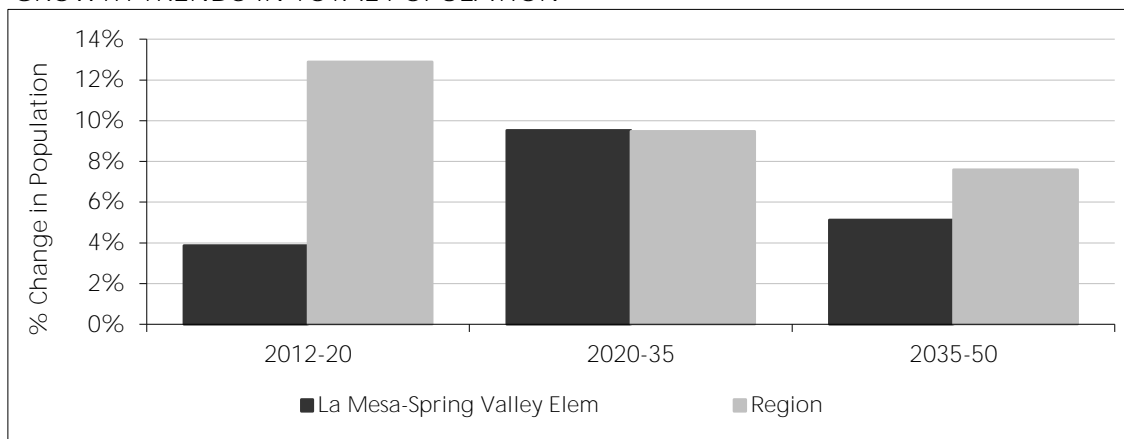
Source: Series 13 Regional Growth Forecast
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October 2013
La Mesa-Spring Valley Elem
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	133,828	139,014	152,248	160,053	26,225	20%
Under 5	8,882	10,241	10,062	10,645	1,763	20%
5 to 9	8,323	8,784	9,273	9,846	1,523	18%
10 to 14	8,303	7,912	8,639	8,964	661	8%
15 to 17	5,593	4,777	5,321	5,361	-232	-4%
18 to 19	3,991	3,082	3,348	3,260	-731	-18%
20 to 24	9,661	9,504	9,543	9,553	-108	-1%
25 to 29	10,379	11,056	10,233	11,186	807	8%
30 to 34	9,101	9,411	9,564	10,394	1,293	14%
35 to 39	8,131	9,175	9,919	9,812	1,681	21%
40 to 44	8,679	7,976	9,919	8,955	276	3%
45 to 49	8,930	7,828	8,987	8,848	-82	-1%
50 to 54	9,862	8,541	9,369	9,829	-33	0%
55 to 59	8,781	9,025	7,993	9,790	1,009	11%
60 to 61	3,081	3,723	3,072	3,654	573	19%
62 to 64	4,091	4,967	4,371	5,012	921	23%
65 to 69	5,299	7,362	7,453	8,121	2,822	53%
70 to 74	3,583	5,603	7,259	6,402	2,819	79%
75 to 79	3,039	3,866	6,986	6,192	3,153	104%
80 to 84	2,646	2,600	5,169	5,174	2,528	96%
85 and over	3,473	3,581	5,768	9,055	5,582	161%
Median Age	36.6	37.6	40.1	40.6	4.0	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	133,828	139,014	152,248	160,053	26,225	20%
Hispanic	40,380	47,060	60,183	71,764	31,384	78%
Non-Hispanic	93,448	91,954	92,065	88,289	-5,159	-6%
White	66,928	62,889	54,194	43,798	-23,130	-35%
Black	11,077	12,135	14,895	17,124	6,047	55%
American Indian	488	467	491	443	-45	-9%
Asian	8,438	9,368	13,406	16,297	7,859	93%
Hawaiian / Pacific Islander	936	1,037	1,291	1,554	618	66%
Other	311	315	370	374	63	20%
Two or More Races	5,270	5,743	7,418	8,699	3,429	65%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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October 2013
La Mesa-Spring Valley Elem
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	36,497	40,740	46,186	50,753	14,256	39%
Civilian Jobs	36,497	40,740	46,186	50,753	14,256	39%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	16,976	16,976	16,976	16,976	0	0%
Developed Acres	13,905	14,084	14,353	14,730	825	6%
Low Density Single Family	65	75	91	110	45	69%
Single Family	7,681	7,805	8,035	8,349	668	9%
Multiple Family	637	646	652	645	7	1%
Mobile Homes	138	96	46	36	-102	-74%
Other Residential	33	36	36	29	-4	-13%
Mixed Use	0	46	149	224	224	--
Industrial	346	328	352	378	32	9%
Commercial/Services	840	839	778	755	-86	-10%
Office	71	72	69	64	-8	-11%
Schools	525	515	513	513	-12	-2%
Roads and Freeways	3,170	3,213	3,213	3,213	44	1%
Agricultural and Extractive[2]	14	3	0	0	-14	-100%
Parks and Military Use	384	410	418	415	32	8%
Vacant Developable Acres	1,035	883	614	237	-798	-77%
Low Density Single Family	54	44	29	10	-45	-82%
Single Family	774	684	487	176	-598	-77%
Multiple Family	7	6	3	1	-6	-81%
Mixed Use	11	8	5	1	-10	-95%
Industrial	84	66	47	23	-61	-72%
Commercial/Services	58	43	29	15	-42	-73%
Office	9	6	4	0	-8	-94%
Schools	0	0	0	0	0	0%
Parks and Other	29	17	2	2	-28	-95%
Future Roads and Freeways	8	9	8	8	0	0%
Constrained Acres	2,009	2,009	2,009	2,009	0	0%
Employment Density[3]	20.5	22.9	25.8	27.9	7.4	36%
Residential Density[4]	6.0	6.0	6.4	6.6	0.6	10%

GROWTH TRENDS IN JOBS
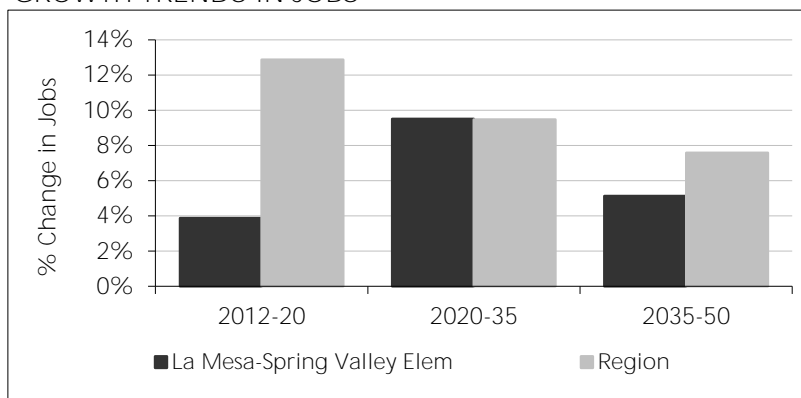
Notes:

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

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October 2013
La Mesa-Spring Valley Elem
Page 3 of 3