

# SERIES 13 REGIONAL GROWTH FORECAST

Spring Valley Community Plan Area  
County of San Diego



## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	63,162	65,054	69,976	72,361	9,199	15%
Household Population	62,731	64,701	69,474	71,742	9,011	14%
Group Quarters Population	431	353	502	619	188	44%
Civilian	431	353	502	619	188	44%
Military	0	0	0	0	0	0%
Total Housing Units	20,546	21,387	22,769	24,028	3,482	17%
Single Family	15,011	15,868	17,251	18,671	3,660	24%
Multiple Family	4,041	4,025	4,024	3,863	-178	-4%
Mobile Homes	1,494	1,494	1,494	1,494	0	0%
Occupied Housing Units	19,653	19,964	21,458	22,288	2,635	13%
Single Family	13,877	14,547	16,050	17,088	3,211	23%
Multiple Family	4,389	4,025	4,024	3,847	-542	-12%
Mobile Homes	1,387	1,392	1,384	1,353	-34	-2%
Vacancy Rate	4.3%	6.7%	5.8%	7.2%	2.9	67%
Single Family	7.6%	8.3%	7.0%	8.5%	0.9	12%
Multiple Family	-8.6%	0.0%	0.0%	0.4%	9.0	-105%
Mobile Homes	7.2%	6.8%	7.4%	9.4%	2.2	31%
Persons per Household	3.19	3.24	3.24	3.22	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	1,485	1,394	1,248	1,083	-402	-27%
\$15,000-\$29,999	2,335	2,218	2,030	1,804	-531	-23%
\$30,000-\$44,999	2,611	2,575	2,486	2,300	-311	-12%
\$45,000-\$59,999	2,515	2,500	2,512	2,428	-87	-3%
\$60,000-\$74,999	2,590	2,245	2,347	2,333	-257	-10%
\$75,000-\$99,999	2,790	3,002	3,278	3,389	599	21%
\$100,000-\$124,999	1,949	2,099	2,426	2,652	703	36%
\$125,000-\$149,999	1,227	1,421	1,722	1,952	725	59%
\$150,000-\$199,999	1,293	1,513	1,946	2,360	1,067	83%
\$200,000 or more	858	997	1,463	1,987	1,129	132%
Total Households	19,653	19,964	21,458	22,288	2,635	13%
Median Household Income						
Adjusted for inflation (\$2010)	\$65,099	\$68,653	\$75,808	\$83,823	\$18,724	29%

### \*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.

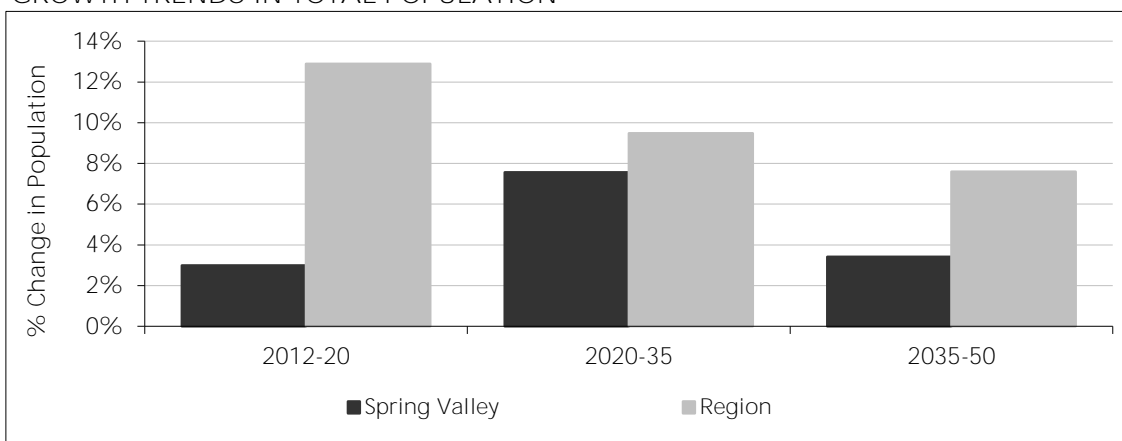
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	63,162	65,054	69,976	72,361	9,199	15%
Under 5	4,780	5,322	5,130	5,082	302	6%
5 to 9	4,478	4,608	4,891	4,893	415	9%
10 to 14	4,795	4,511	4,891	5,007	212	4%
15 to 17	3,213	2,739	2,921	3,008	-205	-6%
18 to 19	2,193	1,709	1,767	1,825	-368	-17%
20 to 24	4,602	4,602	4,292	4,396	-206	-4%
25 to 29	4,475	4,844	4,376	4,448	-27	-1%
30 to 34	4,135	4,187	4,326	4,258	123	3%
35 to 39	3,864	4,150	4,573	4,145	281	7%
40 to 44	4,090	3,689	4,668	4,179	89	2%
45 to 49	4,180	3,779	4,203	4,297	117	3%
50 to 54	4,448	4,058	4,248	4,712	264	6%
55 to 59	3,797	4,112	3,622	4,553	756	20%
60 to 61	1,360	1,671	1,469	1,729	369	27%
62 to 64	1,821	2,238	2,083	2,251	430	24%
65 to 69	2,239	3,065	3,368	3,530	1,291	58%
70 to 74	1,471	2,197	2,929	2,645	1,174	80%
75 to 79	1,145	1,447	2,722	2,665	1,520	133%
80 to 84	925	900	1,682	1,845	920	99%
85 and over	1,151	1,226	1,815	2,893	1,742	151%
Median Age	33.7	35.0	37.6	38.9	5.2	15%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	63,162	65,054	69,976	72,361	9,199	15%
Hispanic	26,453	29,925	36,798	42,363	15,910	60%
Non-Hispanic	36,709	35,129	33,178	29,998	-6,711	-18%
White	21,146	18,485	12,761	7,072	-14,074	-67%
Black	6,951	7,541	8,712	9,520	2,569	37%
American Indian	191	191	215	199	8	4%
Asian	5,077	5,377	7,266	8,501	3,424	67%
Hawaiian / Pacific Islander	601	632	704	819	218	36%
Other	121	128	166	161	40	33%
Two or More Races	2,622	2,775	3,354	3,726	1,104	42%

## GROWTH TRENDS IN TOTAL POPULATION



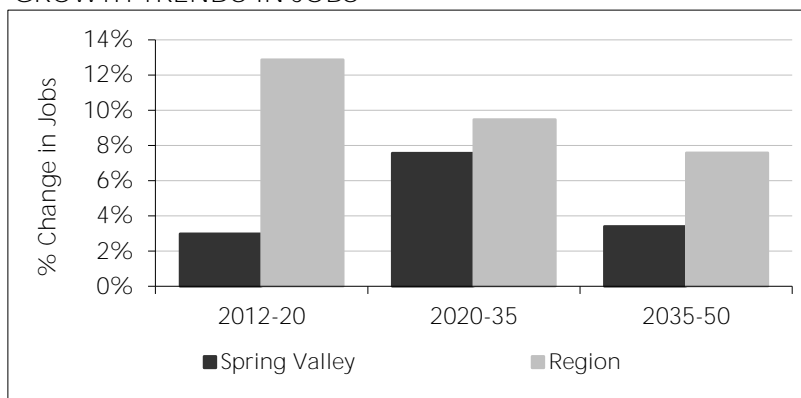
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	7,858	8,764	9,587	10,849	2,991	38%
Civilian Jobs	7,858	8,764	9,587	10,849	2,991	38%
Military Jobs	0	0	0	0	0	0%

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

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	7,495	7,495	7,495	7,495	0	0%
Developed Acres	5,501	5,651	5,824	6,161	660	12%
Low Density Single Family	65	75	91	110	45	69%
Single Family	2,973	3,083	3,269	3,609	636	21%
Multiple Family	183	183	182	178	-6	-3%
Mobile Homes	181	152	96	41	-140	-77%
Other Residential	3	1	1	0	-3	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	239	264	283	309	69	29%
Commercial/Services	183	194	208	220	38	21%
Office	4	7	9	13	9	258%
Schools	224	222	222	221	-3	-1%
Roads and Freeways	1,259	1,259	1,259	1,259	0	0%
Agricultural and Extractive <sup>2</sup>	5	3	0	0	-5	-100%
Parks and Military Use	182	209	205	201	19	10%
Vacant Developable Acres	846	719	545	208	-638	-75%
Low Density Single Family	54	44	29	10	-45	-82%
Single Family	642	568	438	156	-485	-76%
Multiple Family	1	1	1	1	0	-10%
Mixed Use	0	0	0	0	0	0%
Industrial	74	58	43	20	-54	-73%
Commercial/Services	38	30	23	13	-26	-67%
Office	8	5	3	0	-8	-95%
Schools	0	0	0	0	0	0%
Parks and Other	20	3	0	0	-20	-100%
Future Roads and Freeways	8	8	8	8	0	0%
Constrained Acres	1,125	1,125	1,125	1,125	0	0%
Employment Density <sup>3</sup>	12.1	12.8	13.3	14.2	2.1	18%
Residential Density <sup>4</sup>	6.0	6.1	6.3	6.1	0.1	1%

## 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