2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Mission Valley Community Planning Area
City of San Diego

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**21,994**	**39,787**	**40,335**	**44,542**	**48,220**	**26,226**	**119%**
Household Population	21,764	39,529	40,006	44,117	47,740	25,976	119%
Group Quarters Population	230	258	329	425	480	250	109%
Civilian	230	258	329	425	480	250	109%
Military	0	0	0	0	0	0	0%
Total Housing Units	**11,139**	**19,696**	**19,723**	**21,319**	**22,772**	**11,633**	**104%**
Single Family	1,071	1,171	1,171	1,256	1,293	222	21%
Multiple Family	10,068	18,525	18,552	20,063	21,479	11,411	113%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**10,569**	**18,820**	**18,938**	**20,505**	**21,927**	**11,358**	**107%**
Single Family	1,040	1,144	1,147	1,231	1,268	228	22%
Multiple Family	9,529	17,676	17,791	19,274	20,659	11,130	117%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**5.1%**	**4.4%**	**4.0%**	**3.8%**	**3.7%**	**-1.4**	**-27%**
Single Family	2.9%	2.3%	2.0%	2.0%	1.9%	-1.0	-34%
Multiple Family	5.4%	4.6%	4.1%	3.9%	3.8%	-1.6	-30%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.06**	**2.10**	**2.11**	**2.15**	**2.18**	**0.12**	**6%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Households by Income Category							
Less than $15,000	1,154	1,609	1,277	1,132	1,044	-110	-10%
$15,000-$29,999	1,803	2,597	2,163	1,983	1,868	65	4%
$30,000-$44,999	1,920	3,083	2,746	2,648	2,582	662	34%
$45,000-$59,999	1,694	2,930	2,790	2,830	2,857	1,163	69%
$60,000-$74,999	1,397	2,452	2,489	2,651	2,768	1,371	98%
$75,000-$99,999	1,394	2,863	3,143	3,559	3,875	2,481	178%
$100,000-$124,999	663	1,628	1,964	2,393	2,741	2,078	313%
$125,000-$149,999	266	852	1,124	1,466	1,761	1,495	562%
$150,000-$199,999	253	628	924	1,315	1,677	1,424	563%
$200,000 or more	25	178	318	528	754	729	2916%
Total Households	10,569	18,820	18,938	20,505	21,927	11,358	107%
Median Household Income							
Adjusted for inflation ($1999)	$48,608	$55,858	$62,971	$69,390	$74,157	$25,549	53%

*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.
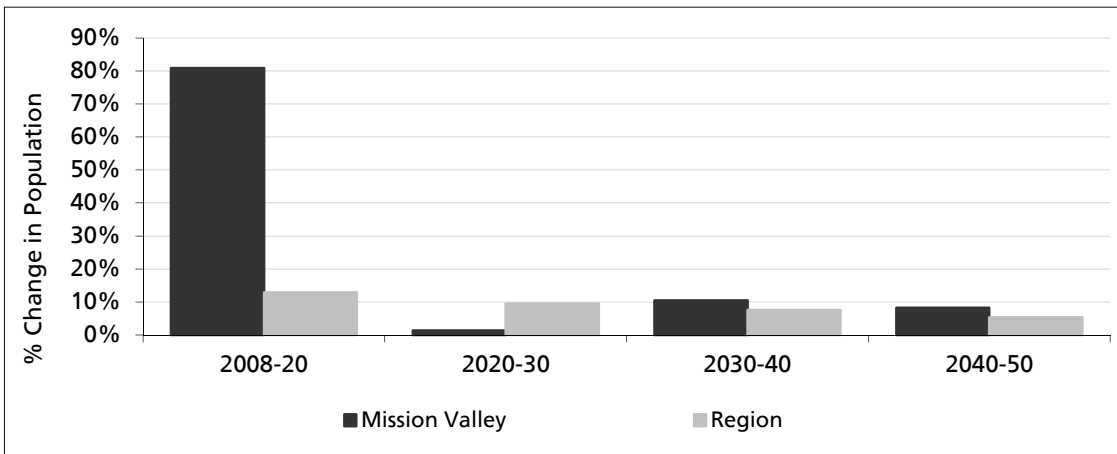
Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Mission Valley
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**21,994**	**39,787**	**40,335**	**44,542**	**48,220**	**26,226**	**119%**
Under 5	1,363	2,184	2,121	2,308	2,420	1,057	78%
5 to 9	1,111	2,091	2,034	2,227	2,355	1,244	112%
10 to 14	625	1,480	1,358	1,422	1,456	831	133%
15 to 17	324	642	678	723	689	365	113%
18 to 19	215	464	429	407	439	224	104%
20 to 24	491	1,010	1,052	1,055	1,148	657	134%
25 to 29	1,343	2,613	2,478	2,525	2,786	1,443	107%
30 to 34	3,373	4,863	4,428	5,318	5,524	2,151	64%
35 to 39	3,237	3,766	4,228	4,507	4,712	1,475	46%
40 to 44	2,283	2,821	3,045	3,295	3,699	1,416	62%
45 to 49	1,773	2,599	2,143	2,721	2,968	1,195	67%
50 to 54	1,245	2,358	1,989	2,312	2,481	1,236	99%
55 to 59	1,172	2,678	2,269	2,171	2,739	1,567	134%
60 to 61	408	1,017	812	773	1,068	660	162%
62 to 64	516	1,576	1,432	1,321	1,607	1,091	211%
65 to 69	608	2,123	2,402	2,283	2,221	1,613	265%
70 to 74	527	2,024	2,623	2,546	2,490	1,963	372%
75 to 79	516	1,436	2,162	2,636	2,516	2,000	388%
80 to 84	442	980	1,510	2,227	2,370	1,928	436%
85 and over	422	1,062	1,142	1,765	2,532	2,110	500%
Median Age	38.3	41.4	42.2	42.7	43.5	5.2	14%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**21,994**	**39,787**	**40,335**	**44,542**	**48,220**	**26,226**	**119%**
Hispanic	3,428	7,723	8,794	10,992	13,244	9,816	286%
Non-Hispanic	18,566	32,064	31,541	33,550	34,976	16,410	88%
White	13,821	22,675	21,460	21,754	21,785	7,964	58%
Black	1,227	2,592	2,897	3,426	3,889	2,662	217%
American Indian	101	136	153	152	161	60	59%
Asian	2,328	4,579	4,735	5,516	6,164	3,836	165%
Hawaiian / Pacific Islander	91	243	279	293	296	205	225%
Other	71	133	162	230	248	177	249%
Two or More Races	927	1,706	1,855	2,179	2,433	1,506	162%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Mission Valley
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**52,551**	**58,984**	**60,234**	**61,801**	**64,860**	**12,309**	**23%**
Civilian Jobs	52,551	58,984	60,234	61,801	64,860	12,309	23%
Military Jobs	0	0	0	0	0	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**3,240**	**3,240**	**3,240**	**3,240**	**3,240**	**0**	**0%**
Developed Acres	**3,136**	**3,210**	**3,215**	**3,220**	**3,236**	**100**	**3%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	75	92	92	92	92	17	23%
Multiple Family	312	334	334	335	335	23	7%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	14	14	14	14	14	0	0%
Mixed Use	0	395	395	398	404	404	--
Industrial	72	72	72	72	71	-1	-1%
Commercial/Services	905	733	733	727	731	-174	-19%
Office	275	276	281	288	300	25	9%
Schools	25	25	25	25	21	-4	-16%
Roads and Freeways	786	786	786	786	786	0	0%
Agricultural and Extractive[2]	198	0	0	0	0	-198	-100%
Parks and Military Use	474	482	482	482	482	8	2%
Vacant Developable Acres	**104**	**30**	**25**	**20**	**4**	**-100**	**-96%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	17	0	0	0	0	-17	-100%
Multiple Family	23	1	0	0	0	-23	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	23	11	9	6	0	-22	-98%
Office	30	15	13	10	0	-30	-100%
Schools	0	0	0	0	0	0	0%
Parks and Other	8	0	0	0	0	-8	-100%
Future Roads and Freeways	3	3	3	3	3	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**41.1**	**45.2**	**46.0**	**47.1**	**48.9**	**7.8**	**19%**
Residential Density[4]	**27.8**	**30.9**	**30.9**	**33.3**	**35.4**	**7.6**	**27%**

GROWTH TRENDS IN JOBS

Mission Valley   Region
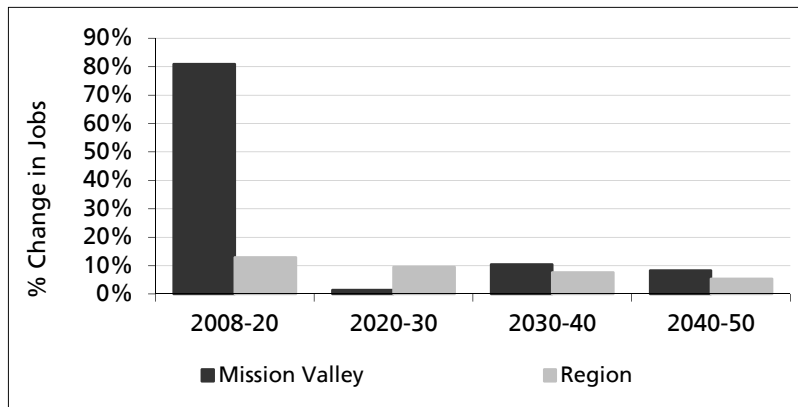
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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).

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Adopted October 2011
Mission Valley
Page 3 of 3