

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Spring Valley 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>63,608</b>	<b>65,851</b>	<b>69,802</b>	<b>71,568</b>	<b>72,610</b>	<b>9,002</b>	<b>14%</b>
Household Population	63,096	65,223	68,988	70,487	71,317	8,221	13%
Group Quarters Population	512	628	814	1,081	1,293	781	153%
Civilian	512	628	814	1,081	1,293	781	153%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>20,512</b>	<b>20,940</b>	<b>21,845</b>	<b>21,937</b>	<b>21,948</b>	<b>1,436</b>	<b>7%</b>
Single Family	14,481	14,917	15,536	15,624	15,619	1,138	8%
Multiple Family	4,537	4,575	4,864	4,889	4,901	364	8%
Mobile Homes	1,494	1,448	1,445	1,424	1,428	-66	-4%
<b>Occupied Housing Units</b>	<b>19,768</b>	<b>20,315</b>	<b>21,268</b>	<b>21,375</b>	<b>21,410</b>	<b>1,642</b>	<b>8%</b>
Single Family	14,063	14,570	15,222	15,312	15,321	1,258	9%
Multiple Family	4,354	4,419	4,716	4,746	4,763	409	9%
Mobile Homes	1,351	1,326	1,330	1,317	1,326	-25	-2%
<b>Vacancy Rate</b>	<b>3.6%</b>	<b>3.0%</b>	<b>2.6%</b>	<b>2.6%</b>	<b>2.5%</b>	<b>-1.1</b>	<b>-31%</b>
Single Family	2.9%	2.3%	2.0%	2.0%	1.9%	-1.0	-34%
Multiple Family	4.0%	3.4%	3.0%	2.9%	2.8%	-1.2	-30%
Mobile Homes	9.6%	8.4%	8.0%	7.5%	7.1%	-2.5	-26%
<b>Persons per Household</b>	<b>3.19</b>	<b>3.21</b>	<b>3.24</b>	<b>3.30</b>	<b>3.33</b>	<b>0.14</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	1,807	1,382	1,106	898	783	-1,024	-57%
\$15,000-\$29,999	3,256	2,659	2,242	1,884	1,674	-1,582	-49%
\$30,000-\$44,999	3,792	3,411	3,099	2,747	2,520	-1,272	-34%
\$45,000-\$59,999	3,307	3,362	3,293	3,080	2,920	-387	-12%
\$60,000-\$74,999	3,004	2,842	2,995	2,953	2,890	-114	-4%
\$75,000-\$99,999	2,428	3,278	3,778	3,976	4,052	1,624	67%
\$100,000-\$124,999	1,150	1,787	2,297	2,616	2,798	1,648	143%
\$125,000-\$149,999	491	879	1,251	1,535	1,719	1,228	250%
\$150,000-\$199,999	330	584	943	1,269	1,506	1,176	356%
\$200,000 or more	203	131	264	417	548	345	170%
Total Households	19,768	20,315	21,268	21,375	21,410	1,642	8%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$49,667	\$57,071	\$64,477	\$70,558	\$74,574	\$24,907	50%

**\*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.

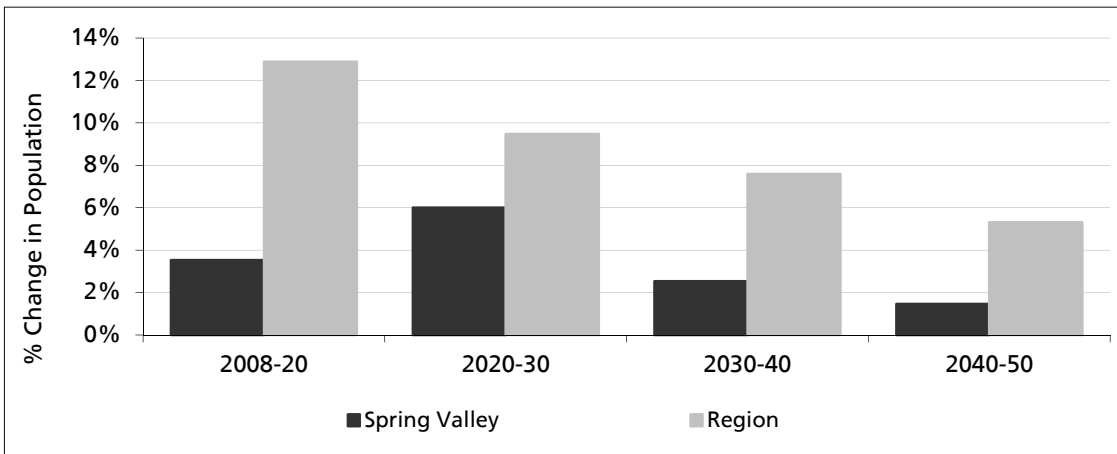
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>63,608</b>	<b>65,851</b>	<b>69,802</b>	<b>71,568</b>	<b>72,610</b>	<b>9,002</b>	<b>14%</b>
Under 5	5,214	4,880	5,013	5,016	4,810	-404	-8%
5 to 9	4,403	4,573	4,639	4,668	4,618	215	5%
10 to 14	4,884	5,138	5,125	5,131	5,170	286	6%
15 to 17	3,252	3,010	3,026	3,021	2,996	-256	-8%
18 to 19	2,230	1,958	1,995	2,025	2,056	-174	-8%
20 to 24	4,974	4,551	5,241	5,072	5,066	92	2%
25 to 29	4,276	4,893	4,847	4,874	4,735	459	11%
30 to 34	4,007	3,963	3,747	4,200	4,019	12	0%
35 to 39	4,215	3,472	4,130	3,997	4,099	-116	-3%
40 to 44	4,538	3,967	4,278	3,937	4,387	-151	-3%
45 to 49	4,713	4,210	3,797	4,481	4,301	-412	-9%
50 to 54	4,262	4,178	4,016	4,219	4,011	-251	-6%
55 to 59	3,566	4,401	4,122	3,736	4,404	838	23%
60 to 61	1,370	1,847	1,818	1,690	1,955	585	43%
62 to 64	1,425	2,323	2,406	2,349	2,414	989	69%
65 to 69	1,802	2,984	3,709	3,564	3,291	1,489	83%
70 to 74	1,471	2,261	3,153	3,173	3,137	1,666	113%
75 to 79	1,142	1,315	2,110	2,581	2,583	1,441	126%
80 to 84	903	884	1,420	1,961	2,082	1,179	131%
85 and over	961	1,043	1,210	1,873	2,476	1,515	158%
Median Age	33.2	34.9	36.5	37.2	38.5	5.3	16%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>63,608</b>	<b>65,851</b>	<b>69,802</b>	<b>71,568</b>	<b>72,610</b>	<b>9,002</b>	<b>14%</b>
Hispanic	20,331	24,666	28,920	32,543	35,720	15,389	76%
Non-Hispanic	43,277	41,185	40,882	39,025	36,890	-6,387	-15%
White	26,073	21,482	18,653	15,003	11,310	-14,763	-57%
Black	7,717	9,445	11,013	12,174	13,263	5,546	72%
American Indian	292	302	323	293	279	-13	-4%
Asian	5,408	6,015	6,658	7,160	7,549	2,141	40%
Hawaiian / Pacific Islander	566	559	562	584	584	18	3%
Other	184	197	209	205	235	51	28%
Two or More Races	3,037	3,185	3,464	3,606	3,670	633	21%

## GROWTH TRENDS IN TOTAL POPULATION



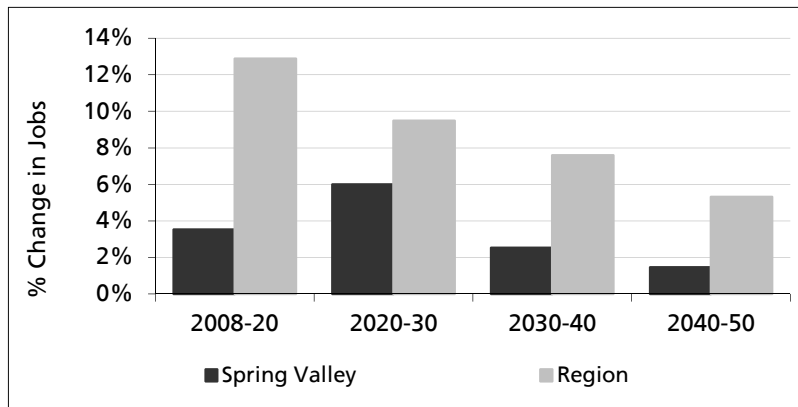
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>7,957</b>	<b>8,172</b>	<b>8,463</b>	<b>8,659</b>	<b>8,894</b>	<b>937</b>	<b>12%</b>
Civilian Jobs	7,957	8,172	8,463	8,659	8,894	937	12%
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>7,480</b>	<b>7,480</b>	<b>7,480</b>	<b>7,480</b>	<b>7,480</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>6,643</b>	<b>6,809</b>	<b>7,104</b>	<b>7,156</b>	<b>7,184</b>	<b>541</b>	<b>8%</b>
Low Density Single Family	93	80	96	98	98	5	5%
Single Family	2,938	3,108	3,348	3,377	3,375	437	15%
Multiple Family	238	241	257	261	263	25	11%
Mobile Homes	181	181	181	181	181	0	0%
Other Residential	3	3	3	3	3	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	250	253	265	268	272	22	9%
Commercial/Services	187	193	203	219	247	60	32%
Office	4	4	6	7	8	4	122%
Schools	224	224	224	224	224	0	0%
Roads and Freeways	1,249	1,249	1,249	1,249	1,249	0	0%
Agricultural and Extractive <sup>2</sup>	16	11	10	7	3	-12	-78%
Parks and Military Use	1,262	1,262	1,262	1,262	1,262	0	0%
<b>Vacant Developable Acres</b>	<b>781</b>	<b>615</b>	<b>320</b>	<b>268</b>	<b>240</b>	<b>-541</b>	<b>-69%</b>
Low Density Single Family	42	19	3	1	1	-41	-98%
Single Family	445	314	69	38	38	-407	-92%
Multiple Family	25	23	7	4	2	-24	-93%
Mixed Use	0	0	0	0	0	0	0%
Industrial	20	16	4	4	4	-15	-78%
Commercial/Services	234	230	225	211	185	-49	-21%
Office	8	7	6	5	4	-4	-54%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	6	6	6	6	6	0	0%
<b>Constrained Acres</b>	<b>56</b>	<b>56</b>	<b>56</b>	<b>56</b>	<b>56</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>12.0</b>	<b>12.1</b>	<b>12.1</b>	<b>12.1</b>	<b>11.8</b>	<b>-0.1</b>	<b>-1%</b>
<b>Residential Density<sup>4</sup></b>	<b>5.9</b>	<b>5.8</b>	<b>5.6</b>	<b>5.6</b>	<b>5.6</b>	<b>-0.3</b>	<b>-6%</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).