

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
La Mesa-Spring Valley Elementary School District



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	132,243	140,725	148,561	157,989	163,845	31,602	24%
Household Population	130,536	137,971	145,097	153,625	158,833	28,297	22%
Group Quarters Population	1,707	2,754	3,464	4,364	5,012	3,305	194%
Civilian	1,707	2,754	3,464	4,364	5,012	3,305	194%
Military	0	0	0	0	0	0	0%
Total Housing Units	50,044	52,099	54,191	56,778	58,710	8,666	17%
Single Family	32,860	33,772	34,323	34,347	34,362	1,502	5%
Multiple Family	15,876	17,087	18,633	21,221	23,141	7,265	46%
Mobile Homes	1,308	1,240	1,235	1,210	1,207	-101	-8%
Occupied Housing Units	48,139	50,436	52,642	55,191	57,123	8,984	19%
Single Family	31,765	32,882	33,525	33,559	33,606	1,841	6%
Multiple Family	15,194	16,426	17,987	20,520	22,403	7,209	47%
Mobile Homes	1,180	1,128	1,130	1,112	1,114	-66	-6%
Vacancy Rate	3.8%	3.2%	2.9%	2.8%	2.7%	-1.1	-29%
Single Family	3.3%	2.6%	2.3%	2.3%	2.2%	-1.1	-33%
Multiple Family	4.3%	3.9%	3.5%	3.3%	3.2%	-1.1	-26%
Mobile Homes	9.8%	9.0%	8.5%	8.1%	7.7%	-2.1	-21%
Persons per Household	2.71	2.74	2.76	2.78	2.78	0.07	3%

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	4,940	3,948	3,177	2,716	2,410	-2,530	-51%
\$15,000-\$29,999	8,038	6,921	5,892	5,220	4,741	-3,297	-41%
\$30,000-\$44,999	8,978	8,438	7,748	7,235	6,792	-2,186	-24%
\$45,000-\$59,999	7,808	8,125	8,029	7,902	7,739	-69	-1%
\$60,000-\$74,999	6,604	6,686	7,108	7,362	7,466	862	13%
\$75,000-\$99,999	5,542	7,665	8,884	9,806	10,411	4,869	88%
\$100,000-\$124,999	2,932	4,132	5,279	6,305	7,114	4,182	143%
\$125,000-\$149,999	1,466	2,243	2,993	3,744	4,362	2,896	198%
\$150,000-\$199,999	1,113	1,677	2,498	3,351	4,081	2,968	267%
\$200,000 or more	718	601	1,034	1,550	2,007	1,289	180%
Total Households	48,139	50,436	52,642	55,191	57,123	8,984	19%
Median Household Income							
Adjusted for inflation (\$1999)	\$49,060	\$55,913	\$63,113	\$69,215	\$73,822	\$24,762	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.

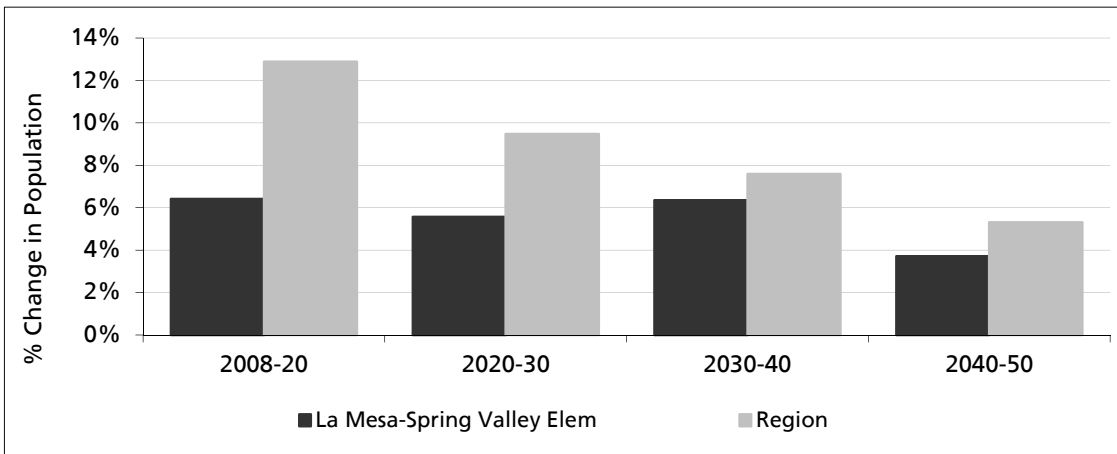
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	132,243	140,725	148,561	157,989	163,845	31,602	24%
Under 5	9,209	8,971	9,254	9,501	9,550	341	4%
5 to 9	8,159	8,349	8,594	9,003	9,052	893	11%
10 to 14	8,643	9,165	9,024	9,387	9,661	1,018	12%
15 to 17	5,697	5,312	5,270	5,536	5,634	-63	-1%
18 to 19	3,819	3,518	3,428	3,527	3,616	-203	-5%
20 to 24	8,726	8,446	9,452	9,463	9,751	1,025	12%
25 to 29	8,638	10,385	10,370	10,655	10,893	2,255	26%
30 to 34	9,268	9,684	9,392	10,804	10,796	1,528	16%
35 to 39	9,459	7,934	9,672	9,844	10,184	725	8%
40 to 44	9,483	8,331	9,003	8,942	10,091	608	6%
45 to 49	10,167	8,829	7,860	9,807	9,960	-207	-2%
50 to 54	9,379	8,898	8,224	9,106	8,979	-400	-4%
55 to 59	8,063	9,782	8,752	7,985	9,912	1,849	23%
60 to 61	3,000	3,975	3,706	3,377	4,120	1,120	37%
62 to 64	3,315	5,345	4,996	4,928	5,103	1,788	54%
65 to 69	4,414	7,641	8,870	8,276	7,625	3,211	73%
70 to 74	3,529	5,998	7,885	7,554	7,232	3,703	105%
75 to 79	3,273	3,963	6,283	7,526	6,914	3,641	111%
80 to 84	2,840	2,650	4,448	6,061	5,960	3,120	110%
85 and over	3,162	3,549	4,078	6,707	8,812	5,650	179%
Median Age	37.1	39.1	39.9	40.7	41.4	4.3	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	132,243	140,725	148,561	157,989	163,845	31,602	24%
Hispanic	30,794	38,842	45,953	53,692	60,488	29,694	96%
Non-Hispanic	101,449	101,883	102,608	104,297	103,357	1,908	2%
White	74,973	70,607	66,582	63,361	58,147	-16,826	-22%
Black	11,063	13,706	16,344	18,916	21,339	10,276	93%
American Indian	635	669	661	643	600	-35	-6%
Asian	8,043	9,607	10,989	12,544	13,894	5,851	73%
Hawaiian / Pacific Islander	837	945	994	1,110	1,159	322	38%
Other	367	416	475	499	548	181	49%
Two or More Races	5,531	5,933	6,563	7,224	7,670	2,139	39%

GROWTH TRENDS IN TOTAL POPULATION



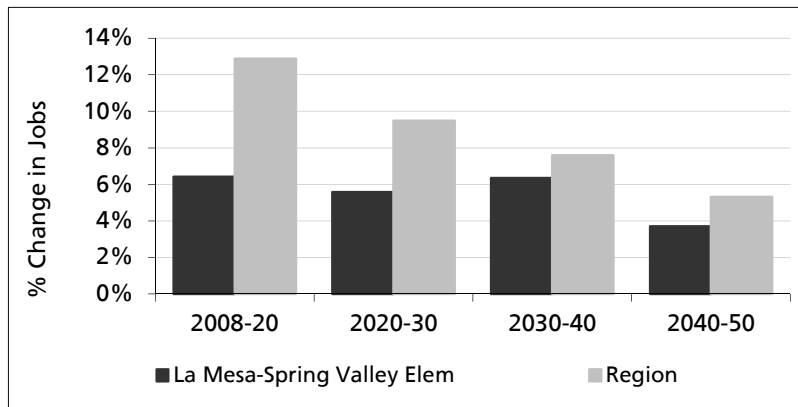
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	39,400	40,906	42,917	44,297	44,901	5,501	14%
Civilian Jobs	39,400	40,906	42,917	44,297	44,901	5,501	14%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	16,901	16,901	16,901	16,901	16,901	0	0%
Developed Acres	15,860	16,152	16,467	16,530	16,573	713	4%
Low Density Single Family	90	81	97	99	99	9	9%
Single Family	7,686	7,965	8,196	8,222	8,230	544	7%
Multiple Family	685	693	714	718	720	35	5%
Mobile Homes	121	120	114	107	107	-13	-11%
Other Residential	34	43	42	41	36	2	6%
Mixed Use	0	32	79	126	212	212	--
Industrial	314	317	336	339	342	28	9%
Commercial/Services	844	836	827	821	778	-66	-8%
Office	68	68	66	64	61	-7	-11%
Schools	534	526	525	525	525	-9	-2%
Roads and Freeways	3,160	3,160	3,160	3,160	3,160	0	0%
Agricultural and Extractive ²	25	11	11	7	3	-22	-86%
Parks and Military Use	2,299	2,300	2,300	2,300	2,300	1	0%
Vacant Developable Acres	970	677	363	300	256	-713	-74%
Low Density Single Family	42	19	3	1	1	-41	-98%
Single Family	580	338	90	58	47	-533	-92%
Multiple Family	39	28	11	6	3	-36	-93%
Mixed Use	7	7	5	1	1	-6	-91%
Industrial	30	26	8	5	5	-25	-84%
Commercial/Services	251	241	229	213	186	-65	-26%
Office	9	8	6	5	4	-5	-57%
Schools	0	0	0	0	0	0	0%
Parks and Other	1	0	0	0	0	-1	-100%
Future Roads and Freeways	11	11	11	11	11	0	0%
Constrained Acres	72	72	72	72	72	0	0%
Employment Density³	22.4	23.2	23.9	24.5	24.8	2.4	11%
Residential Density⁴	5.8	5.8	5.9	6.1	6.3	0.5	9%

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).