

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Subregional Area 31 - Spring Valley**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>84,457</b>	<b>87,737</b>	<b>92,326</b>	<b>94,717</b>	<b>95,739</b>	<b>11,282</b>	<b>13%</b>
Household Population	83,564	86,626	90,849	92,764	93,432	9,868	12%
Group Quarters Population	893	1,111	1,477	1,953	2,307	1,414	158%
Civilian	893	1,111	1,477	1,953	2,307	1,414	158%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>28,545</b>	<b>29,135</b>	<b>30,099</b>	<b>30,198</b>	<b>30,047</b>	<b>1,502</b>	<b>5%</b>
Single Family	19,017	19,615	20,293	20,378	20,386	1,369	7%
Multiple Family	8,165	8,203	8,492	8,527	8,366	201	2%
Mobile Homes	1,363	1,317	1,314	1,293	1,295	-68	-5%
<b>Occupied Housing Units</b>	<b>27,510</b>	<b>28,282</b>	<b>29,316</b>	<b>29,432</b>	<b>29,316</b>	<b>1,806</b>	<b>7%</b>
Single Family	18,458	19,172	19,892	19,978	20,004	1,546	8%
Multiple Family	7,819	7,903	8,214	8,258	8,109	290	4%
Mobile Homes	1,233	1,207	1,210	1,196	1,203	-30	-2%
<b>Vacancy Rate</b>	<b>3.6%</b>	<b>2.9%</b>	<b>2.6%</b>	<b>2.5%</b>	<b>2.4%</b>	<b>-1.2</b>	<b>-33%</b>
Single Family	2.9%	2.3%	2.0%	2.0%	1.9%	-1.0	-34%
Multiple Family	4.2%	3.7%	3.3%	3.2%	3.1%	-1.1	-26%
Mobile Homes	9.5%	8.4%	7.9%	7.5%	7.1%	-2.4	-25%
<b>Persons per Household</b>	<b>3.04</b>	<b>3.06</b>	<b>3.10</b>	<b>3.15</b>	<b>3.19</b>	<b>0.15</b>	<b>5%</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	2,462	1,888	1,502	1,215	1,061	-1,401	-57%
\$15,000-\$29,999	4,123	3,463	2,892	2,427	2,155	-1,968	-48%
\$30,000-\$44,999	4,635	4,149	3,710	3,271	2,984	-1,651	-36%
\$45,000-\$59,999	4,286	4,227	4,051	3,744	3,512	-774	-18%
\$60,000-\$74,999	3,846	3,660	3,725	3,606	3,481	-365	-9%
\$75,000-\$99,999	3,688	4,506	5,003	5,133	5,121	1,433	39%
\$100,000-\$124,999	2,036	2,692	3,220	3,543	3,717	1,681	83%
\$125,000-\$149,999	981	1,497	1,900	2,210	2,388	1,407	143%
\$150,000-\$199,999	745	1,453	1,995	2,372	2,594	1,849	248%
\$200,000 or more	708	747	1,318	1,911	2,303	1,595	225%
Total Households	27,510	28,282	29,316	29,432	29,316	1,806	7%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$53,872	\$61,697	\$70,079	\$77,206	\$82,152	\$28,280	52%

**\*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.

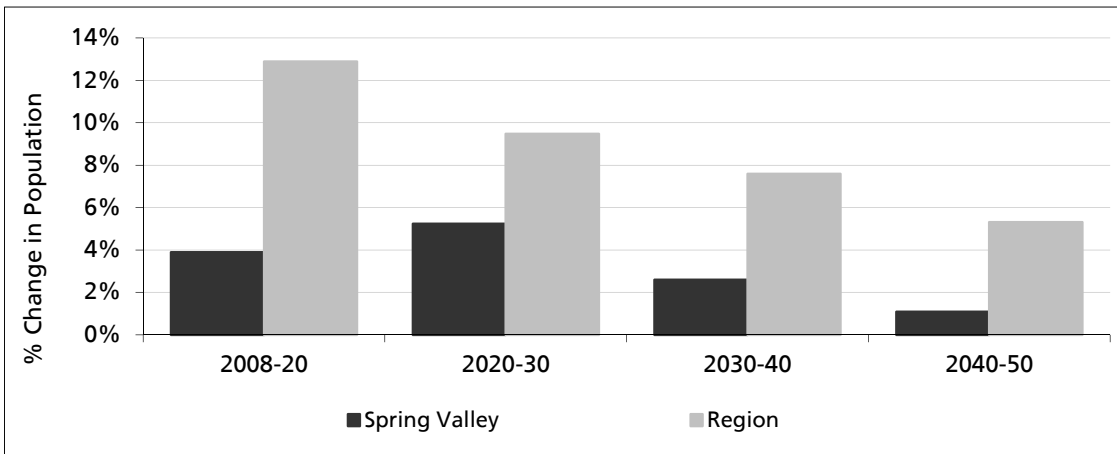
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>84,457</b>	<b>87,737</b>	<b>92,326</b>	<b>94,717</b>	<b>95,739</b>	<b>11,282</b>	<b>13%</b>
Under 5	6,404	6,168	6,413	6,472	6,297	-107	-2%
5 to 9	5,530	5,640	5,831	5,941	5,843	313	6%
10 to 14	6,138	6,362	6,349	6,473	6,463	325	5%
15 to 17	4,139	3,889	3,857	3,957	3,986	-153	-4%
18 to 19	2,761	2,456	2,462	2,488	2,520	-241	-9%
20 to 24	6,485	6,123	6,839	6,677	6,692	207	3%
25 to 29	5,602	6,566	6,541	6,452	6,432	830	15%
30 to 34	5,399	5,499	5,320	5,926	5,801	402	7%
35 to 39	5,520	4,579	5,633	5,545	5,599	79	1%
40 to 44	5,835	5,067	5,505	5,288	5,881	46	1%
45 to 49	6,408	5,525	4,953	5,977	5,875	-533	-8%
50 to 54	6,130	5,787	5,457	5,884	5,614	-516	-8%
55 to 59	5,306	6,338	5,775	5,158	6,196	890	17%
60 to 61	1,974	2,583	2,471	2,243	2,623	649	33%
62 to 64	2,118	3,336	3,230	3,131	3,153	1,035	49%
65 to 69	2,545	4,255	5,045	4,672	4,222	1,677	66%
70 to 74	1,896	3,075	4,107	3,946	3,749	1,853	98%
75 to 79	1,649	1,889	2,993	3,484	3,219	1,570	95%
80 to 84	1,327	1,218	1,986	2,621	2,569	1,242	94%
85 and over	1,291	1,382	1,559	2,382	3,005	1,714	133%
Median Age	34.8	36.3	37.3	37.7	38.4	3.6	10%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>84,457</b>	<b>87,737</b>	<b>92,326</b>	<b>94,717</b>	<b>95,739</b>	<b>11,282</b>	<b>13%</b>
Hispanic	21,672	27,395	32,917	38,078	42,620	20,948	97%
Non-Hispanic	62,785	60,342	59,409	56,639	53,119	-9,666	-15%
White	44,268	38,560	34,101	28,390	22,215	-22,053	-50%
Black	8,050	10,218	12,392	14,243	16,023	7,973	99%
American Indian	387	401	391	367	333	-54	-14%
Asian	5,223	6,120	7,041	7,838	8,527	3,304	63%
Hawaiian / Pacific Islander	514	556	579	598	615	101	20%
Other	283	280	296	309	319	36	13%
Two or More Races	4,060	4,207	4,609	4,894	5,087	1,027	25%

## GROWTH TRENDS IN TOTAL POPULATION



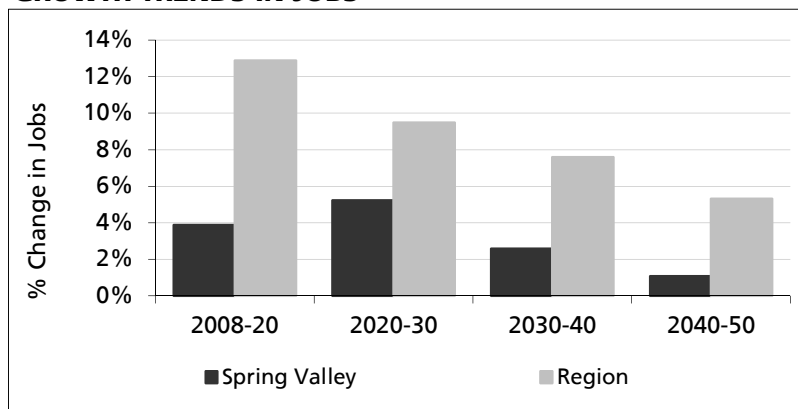
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>13,553</b>	<b>13,843</b>	<b>14,133</b>	<b>14,337</b>	<b>14,727</b>	<b>1,174</b>	<b>9%</b>
Civilian Jobs	13,553	13,843	14,133	14,337	14,727	1,174	9%
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>12,630</b>	<b>12,630</b>	<b>12,630</b>	<b>12,630</b>	<b>12,630</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>11,387</b>	<b>11,663</b>	<b>11,992</b>	<b>12,048</b>	<b>12,088</b>	<b>700</b>	<b>6%</b>
Low Density Single Family	101	147	194	196	196	95	94%
Single Family	5,055	5,275	5,575	5,607	5,613	558	11%
Multiple Family	396	399	415	420	416	20	5%
Mobile Homes	151	151	151	151	151	0	0%
Other Residential	16	16	16	16	16	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	322	324	328	332	336	14	4%
Commercial/Services	385	394	403	419	455	69	18%
Office	10	11	13	13	14	4	45%
Schools	471	471	471	471	471	0	0%
Roads and Freeways	1,689	1,689	1,689	1,689	1,689	1	0%
Agricultural and Extractive <sup>2</sup>	173	169	118	115	111	-62	-36%
Parks and Military Use	2,619	2,619	2,619	2,619	2,619	0	0%
<b>Vacant Developable Acres</b>	<b>1,049</b>	<b>773</b>	<b>444</b>	<b>389</b>	<b>349</b>	<b>-700</b>	<b>-67%</b>
Low Density Single Family	97	19	3	1	1	-96	-99%
Single Family	562	376	90	56	46	-517	-92%
Multiple Family	26	24	8	4	2	-24	-91%
Mixed Use	0	0	0	0	0	0	0%
Industrial	17	13	9	9	8	-8	-50%
Commercial/Services	236	231	226	212	185	-51	-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	102	102	102	102	102	0	0%
<b>Constrained Acres</b>	<b>193</b>	<b>193</b>	<b>193</b>	<b>193</b>	<b>193</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>11.4</b>	<b>11.5</b>	<b>11.6</b>	<b>11.6</b>	<b>11.5</b>	<b>0.1</b>	<b>1%</b>
<b>Residential Density<sup>4</sup></b>	<b>5.0</b>	<b>4.9</b>	<b>4.7</b>	<b>4.7</b>	<b>4.7</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).