Subregional Area 31 - Spring Valley

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	82,215	84,015	89,048	90,708	8,493	10%
Household Population	81,609	83,502	88,358	89,871	8,262	10%
Group Quarters Population	606	513	690	837	231	38%
Civilian	606	513	690	837	231	38%
Military	0	0	0	0	0	0%
Total Housing Units	28,644	29,297	30,667	31,710	3,066	11%
Single Family	19,529	20,335	21,843	22,991	3,462	18%
Multiple Family	7,752	7,599	7,461	7,356	-396	-5%
Mobile Homes	1,363	1,363	1,363	1,363	0	0%
Occupied Housing Units	27,552	27,697	29,240	29,803	2,251	8%
Single Family	18,391	19,015	20,669	21,400	3,009	16%
Multiple Family	7,882	7,399	7,295	7,155	-727	-9%
Mobile Homes	1,279	1,283	1,276	1,248	-31	-2%
Vacancy Rate	3.8%	5.5%	4.7%	6.0%	2.2	58%
Single Family	5.8%	6.5%	5.4%	6.9%	1.1	19%
Multiple Family	-1.7%	2.6%	2.2%	2.7%	4.4	-259%
Mobile Homes	6.2%	5.9%	6.4%	8.4%	2.2	35%
Persons per Household	2.96	3.01	3.02	3.02	0.1	2%

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	1,767	1,621	1,427	1,172	-595	-34%
$15,000-$29,999	2,791	2,497	2,278	2,014	-777	-28%
$30,000-$44,999	3,441	3,018	2,797	2,581	-860	-25%
$45,000-$59,999	3,371	3,216	3,177	2,878	-493	-15%
$60,000-$74,999	3,271	2,767	2,867	2,875	-396	-12%
$75,000-$99,999	4,063	4,004	4,187	4,075	12	0%
$100,000-$124,999	2,907	3,088	3,333	3,541	634	22%
$125,000-$149,999	1,980	2,270	2,563	2,732	752	38%
$150,000-$199,999	2,135	2,649	3,210	3,642	1,507	71%
$200,000 or more	1,826	2,567	3,401	4,293	2,467	135%
Total Households	27,552	27,697	29,240	29,803	2,251	8%
Median Household Income Adjusted for inflation ($2010)	$71,033	$79,555	$87,384	$95,745	$24,712	35%

*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.
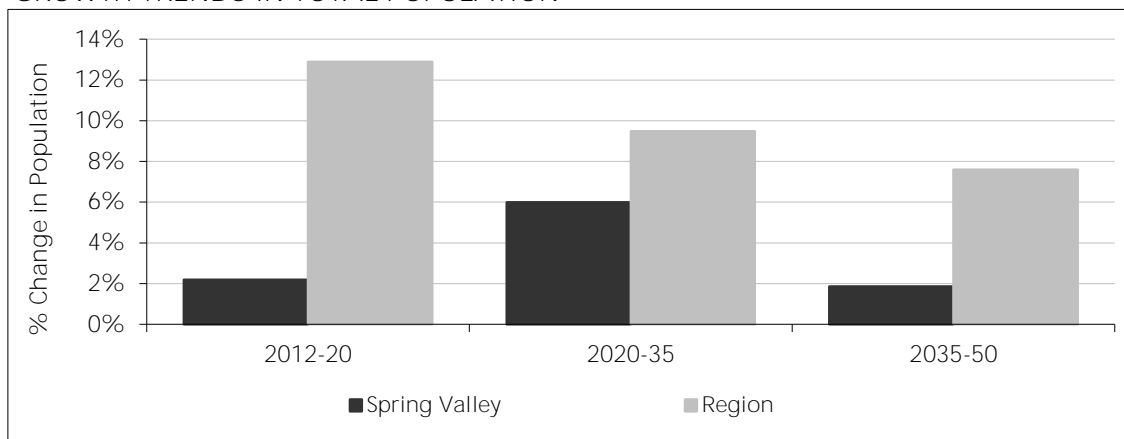
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	82,215	84,015	89,048	90,708	8,493	10%
Under 5	5,612	6,412	6,171	6,151	539	10%
5 to 9	5,411	5,655	5,856	5,928	517	10%
10 to 14	5,893	5,562	5,972	6,062	169	3%
15 to 17	4,001	3,377	3,631	3,622	-379	-9%
18 to 19	2,755	2,061	2,184	2,175	-580	-21%
20 to 24	5,805	5,617	5,321	5,338	-467	-8%
25 to 29	5,598	5,934	5,393	5,507	-91	-2%
30 to 34	5,271	5,355	5,388	5,505	234	4%
35 to 39	4,724	5,220	5,637	5,224	500	11%
40 to 44	5,267	4,800	5,906	5,226	-41	-1%
45 to 49	5,571	4,880	5,415	5,364	-207	-4%
50 to 54	5,993	5,224	5,494	5,851	-142	-2%
55 to 59	5,566	5,754	4,923	6,073	507	9%
60 to 61	1,955	2,323	1,897	2,129	174	9%
62 to 64	2,632	3,129	2,743	2,980	348	13%
65 to 69	3,294	4,444	4,501	4,691	1,397	42%
70 to 74	2,046	3,133	3,972	3,446	1,400	68%
75 to 79	1,650	2,036	3,599	3,277	1,627	99%
80 to 84	1,424	1,339	2,463	2,435	1,011	71%
85 and over	1,747	1,760	2,582	3,724	1,977	113%
Median Age	35.8	36.9	39.1	39.8	4.0	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	Numeric	Percent
Total Population	82,215	84,015	89,048	90,708	8,493	10%
Hispanic	27,450	31,882	40,755	48,579	21,129	77%
Non-Hispanic	54,765	52,133	48,293	42,129	-12,636	-23%
White	38,061	33,921	24,737	14,701	-23,360	-61%
Black	7,354	8,168	10,212	11,873	4,519	61%
American Indian	260	251	267	246	-14	-5%
Asian	4,863	5,338	7,616	9,104	4,241	87%
Hawaiian / Pacific Islander	625	654	742	855	230	37%
Other	161	168	202	216	55	34%
Two or More Races	3,441	3,633	4,517	5,134	1,693	49%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	14,199	15,745	16,903	18,088	3,889	27%
Civilian Jobs	14,199	15,745	16,903	18,088	3,889	27%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	12,527	12,527	12,527	12,527	0	0%
Developed Acres	9,028	9,277	9,591	9,950	922	10%
Low Density Single Family	88	98	181	200	112	127%
Single Family	5,097	5,196	5,499	5,847	750	15%
Multiple Family	345	340	333	331	-14	-4%
Mobile Homes	151	122	75	41	-110	-73%
Other Residential	16	13	4	3	-12	-78%
Mixed Use	0	0	0	0	0	0%
Industrial	274	292	308	331	57	21%
Commercial/Services	377	496	517	530	153	40%
Office	10	23	32	36	26	259%
Schools	471	469	468	468	-3	-1%
Roads and Freeways	1,651	1,651	1,651	1,651	0	0%
Agricultural and Extractive[2]	162	160	127	118	-44	-27%
Parks and Military Use	386	417	395	393	7	2%
Vacant Developable Acres	1,224	997	683	325	-899	-73%
Low Density Single Family	123	112	30	11	-112	-91%
Single Family	753	682	480	176	-577	-77%
Multiple Family	2	2	2	2	0	-15%
Mixed Use	0	0	0	0	0	0%
Industrial	62	52	41	20	-42	-68%
Commercial/Services	154	38	24	14	-140	-91%
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	103	103	103	103	0	0%
Constrained Acres	2,253	2,253	2,253	2,253	0	0%
Employment Density[3]	12.5	12.3	12.8	13.2	0.7	6%
Residential Density[4]	5.0	5.1	5.0	4.9	-0.1	-2%

GROWTH TRENDS IN JOBS
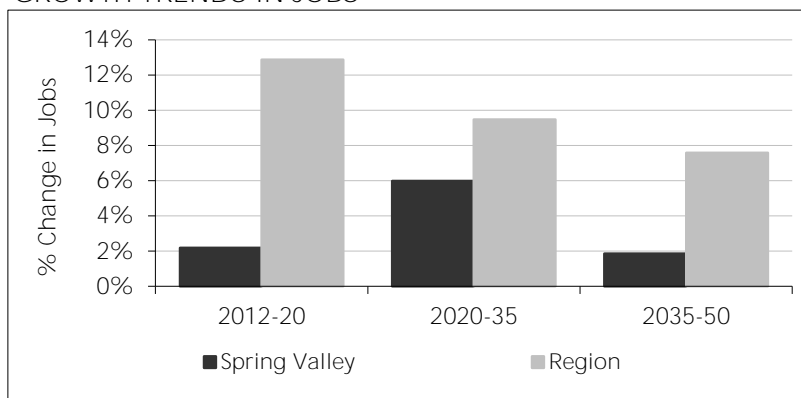
Notes:

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

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