

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 31 - Spring Valley

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	82,189	83,986	89,015	90,688	8,499	10%
Household Population	81,583	83,473	88,325	89,851	8,268	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	28,634	29,287	30,651	31,694	3,060	11%
Single Family	19,519	20,325	21,827	22,975	3,456	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	27,542	27,687	29,228	29,796	2,254	8%
Single Family	18,381	19,005	20,657	21,393	3,012	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%	4.6%	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	3,440	3,018	2,797	2,581	-859	-25%
\$45,000-\$59,999	3,371	3,214	3,176	2,877	-494	-15%
\$60,000-\$74,999	3,269	2,767	2,867	2,875	-394	-12%
\$75,000-\$99,999	4,061	4,003	4,186	4,075	14	0%
\$100,000-\$124,999	2,907	3,086	3,330	3,541	634	22%
\$125,000-\$149,999	1,977	2,270	2,563	2,730	753	38%
\$150,000-\$199,999	2,133	2,646	3,204	3,639	1,506	71%
\$200,000 or more	1,826	2,565	3,400	4,292	2,466	135%
Total Households	27,542	27,687	29,228	29,796	2,254	8%

*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.

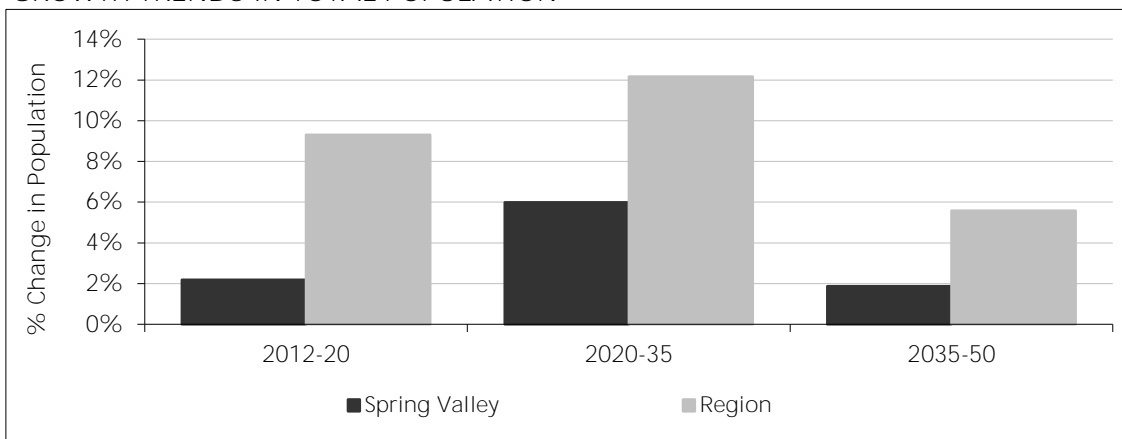
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	82,189	83,986	89,015	90,688	8,499	10%
Under 5	5,612	6,408	6,171	6,150	538	10%
5 to 9	5,409	5,653	5,849	5,928	519	10%
10 to 14	5,892	5,562	5,971	6,061	169	3%
15 to 17	4,001	3,376	3,630	3,622	-379	-9%
18 to 19	2,755	2,060	2,184	2,175	-580	-21%
20 to 24	5,801	5,614	5,321	5,337	-464	-8%
25 to 29	5,597	5,934	5,393	5,506	-91	-2%
30 to 34	5,269	5,352	5,385	5,505	236	4%
35 to 39	4,724	5,219	5,635	5,222	498	11%
40 to 44	5,265	4,799	5,903	5,223	-42	-1%
45 to 49	5,570	4,878	5,415	5,362	-208	-4%
50 to 54	5,992	5,223	5,493	5,849	-143	-2%
55 to 59	5,562	5,753	4,921	6,073	511	9%
60 to 61	1,953	2,322	1,897	2,129	176	9%
62 to 64	2,630	3,128	2,739	2,980	350	13%
65 to 69	3,293	4,440	4,499	4,691	1,398	42%
70 to 74	2,045	3,132	3,970	3,443	1,398	68%
75 to 79	1,649	2,035	3,598	3,277	1,628	99%
80 to 84	1,424	1,338	2,462	2,435	1,011	71%
85 and over	1,746	1,760	2,579	3,720	1,974	113%
Median Age	35.8	36.9	39.1	39.8	4.0	11%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	82,189	83,986	89,015	90,688	8,499	10%
Hispanic	27,448	31,880	40,750	48,575	21,127	77%
Non-Hispanic	54,741	52,106	48,265	42,113	-12,628	-23%
White	38,041	33,900	24,717	14,691	-23,350	-61%
Black	7,354	8,167	10,210	11,871	4,517	61%
American Indian	260	251	267	246	-14	-5%
Asian	4,862	5,337	7,614	9,102	4,240	87%
Hawaiian / Pacific Islander	625	654	742	855	230	37%
Other	160	168	202	216	56	35%
Two or More Races	3,439	3,629	4,513	5,132	1,693	49%

GROWTH TRENDS IN TOTAL POPULATION



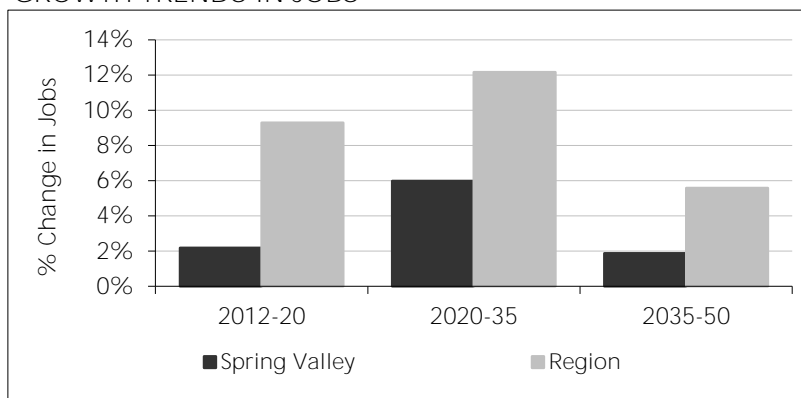
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	14,265	15,815	16,973	18,158	3,893	27%
Civilian Jobs	14,265	15,815	16,973	18,158	3,893	27%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	12,513	12,513	12,513	12,513	0	0%
Developed Acres	9,017	9,267	9,577	9,935	918	10%
Low Density Single Family	88	98	181	200	112	127%
Single Family	5,088	5,186	5,485	5,834	746	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	380	498	520	533	153	40%
Office	10	23	32	36	26	259%
Schools	471	469	468	468	-3	-1%
Roads and Freeways	1,648	1,648	1,648	1,648	0	0%
Agricultural and Extractive ²	162	160	127	118	-44	-27%
Parks and Military Use	386	417	396	393	7	2%
Vacant Developable Acres	1,221	994	684	325	-896	-73%
Low Density Single Family	123	112	30	11	-112	-91%
Single Family	749	678	480	176	-574	-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	-141	-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	12.6	12.3	12.8	13.3	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