

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**ZIP Code 92536**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>384</b>	<b>355</b>	<b>331</b>	<b>356</b>	<b>363</b>	<b>-21</b>	<b>-5%</b>
Household Population	384	355	331	356	363	-21	-5%
Group Quarters Population	0	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0	0%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>207</b>	<b>207</b>	<b>207</b>	<b>216</b>	<b>217</b>	<b>10</b>	<b>5%</b>
Single Family	207	207	207	216	217	10	5%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>149</b>	<b>146</b>	<b>136</b>	<b>141</b>	<b>143</b>	<b>-6</b>	<b>-4%</b>
Single Family	149	146	136	141	143	-6	-4%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>28.0%</b>	<b>29.5%</b>	<b>34.3%</b>	<b>34.7%</b>	<b>34.1%</b>	<b>6.1</b>	<b>22%</b>
Single Family	28.0%	29.5%	34.3%	34.7%	34.1%	6.1	22%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.58</b>	<b>2.43</b>	<b>2.43</b>	<b>2.52</b>	<b>2.54</b>	<b>-0.04</b>	<b>-2%</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	14	13	11	11	11	-3	-21%
\$15,000-\$29,999	31	28	28	30	30	-1	-3%
\$30,000-\$44,999	33	33	29	32	32	-1	-3%
\$45,000-\$59,999	32	30	27	25	27	-5	-16%
\$60,000-\$74,999	21	19	17	18	17	-4	-19%
\$75,000-\$99,999	4	6	6	6	6	2	50%
\$100,000-\$124,999	8	11	11	11	11	3	38%
\$125,000-\$149,999	1	3	3	3	3	2	200%
\$150,000-\$199,999	3	3	4	5	6	3	100%
\$200,000 or more	2	0	0	0	0	-2	-100%
Total Households	149	146	136	141	143	-6	-4%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$43,409	\$44,545	\$45,000	\$43,828	\$44,297	\$888	2%

**\*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.

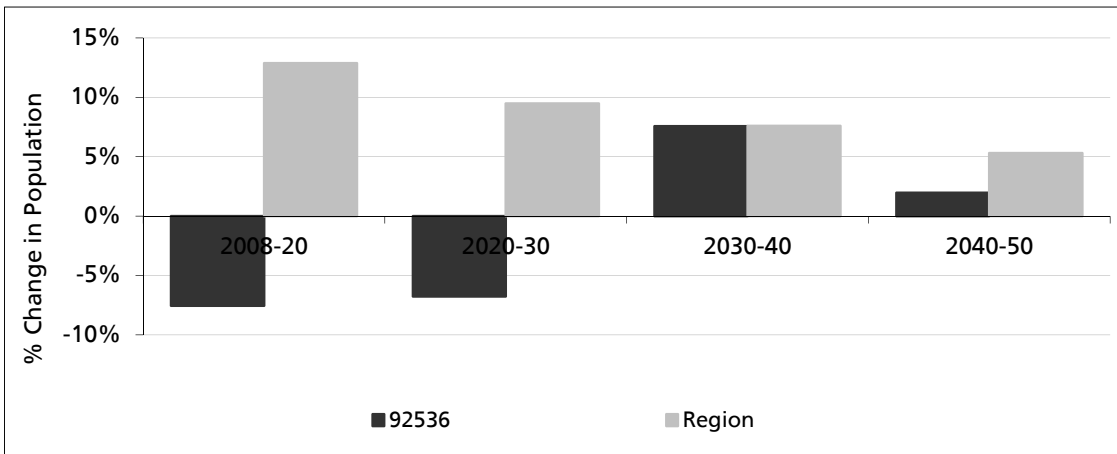
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>384</b>	<b>355</b>	<b>331</b>	<b>356</b>	<b>363</b>	<b>-21</b>	<b>-5%</b>
Under 5	6	7	10	7	7	1	17%
5 to 9	24	13	9	18	15	-9	-38%
10 to 14	11	20	18	13	13	2	18%
15 to 17	21	12	14	18	15	-6	-29%
18 to 19	16	7	8	3	5	-11	-69%
20 to 24	41	16	13	14	17	-24	-59%
25 to 29	22	17	14	22	27	5	23%
30 to 34	23	11	10	14	5	-18	-78%
35 to 39	19	18	29	20	23	4	21%
40 to 44	28	28	19	25	17	-11	-39%
45 to 49	38	19	19	13	25	-13	-34%
50 to 54	31	26	23	33	23	-8	-26%
55 to 59	36	30	26	19	26	-10	-28%
60 to 61	9	11	3	3	7	-2	-22%
62 to 64	17	17	16	15	17	0	0%
65 to 69	12	21	18	18	16	4	33%
70 to 74	5	27	29	23	19	14	280%
75 to 79	8	28	30	35	29	21	263%
80 to 84	8	16	15	17	19	11	138%
85 and over	9	11	8	26	38	29	322%
Median Age	41.6	51.8	50.5	51.7	52.7	11.1	27%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>384</b>	<b>355</b>	<b>331</b>	<b>356</b>	<b>363</b>	<b>-21</b>	<b>-5%</b>
Hispanic	90	93	90	95	102	12	13%
Non-Hispanic	294	262	241	261	261	-33	-11%
White	224	195	182	202	206	-18	-8%
Black	9	18	21	24	21	12	133%
American Indian	57	31	12	5	4	-53	-93%
Asian	0	7	15	18	20	20	--
Hawaiian / Pacific Islander	0	1	1	3	1	1	--
Other	0	2	3	0	3	3	--
Two or More Races	4	8	7	9	6	2	50%

## GROWTH TRENDS IN TOTAL POPULATION



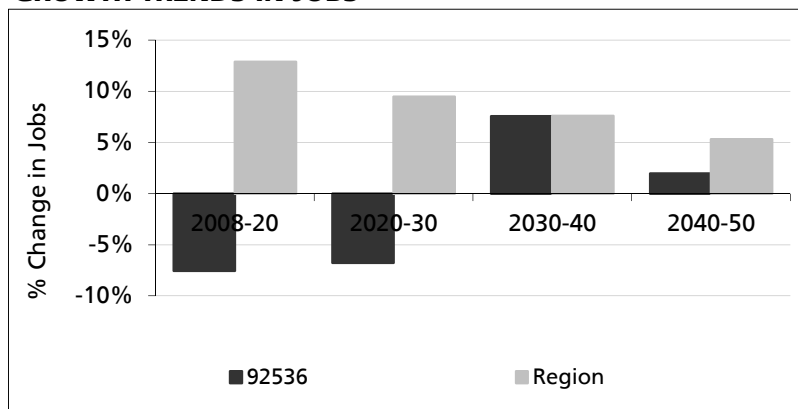
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	5	5	5	5	5	0	0%
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>30,729</b>	<b>30,729</b>	<b>30,729</b>	<b>30,729</b>	<b>30,729</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>22,678</b>	<b>22,678</b>	<b>22,678</b>	<b>22,997</b>	<b>23,036</b>	<b>358</b>	<b>2%</b>
Low Density Single Family	2,229	2,229	2,229	2,548	2,587	358	16%
Single Family	15	15	15	15	15	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	49	49	49	49	49	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	158	158	158	158	158	0	0%
Agricultural and Extractive <sup>2</sup>	1,478	1,478	1,478	1,478	1,478	0	0%
Parks and Military Use	18,749	18,749	18,749	18,749	18,749	0	0%
<b>Vacant Developable Acres</b>	<b>7,965</b>	<b>7,965</b>	<b>7,965</b>	<b>7,646</b>	<b>7,607</b>	<b>-358</b>	<b>-5%</b>
Low Density Single Family	7,965	7,965	7,965	7,646	7,607	-358	-5%
Single Family	0	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
<b>Constrained Acres</b>	<b>86</b>	<b>86</b>	<b>86</b>	<b>86</b>	<b>86</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.0</b>	<b>0%</b>
<b>Residential Density<sup>4</sup></b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.0</b>	<b>-10%</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).