

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**ZIP Code 92672**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,942</b>	<b>3,968</b>	<b>4,018</b>	<b>4,049</b>	<b>4,055</b>	<b>113</b>	<b>3%</b>
Household Population	3,942	3,968	4,018	4,049	4,055	113	3%
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>1,224</b>	<b>1,288</b>	<b>1,288</b>	<b>1,288</b>	<b>1,288</b>	<b>64</b>	<b>5%</b>
Single Family	976	1,288	1,288	1,288	1,288	312	32%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	248	0	0	0	0	-248	-100%
<b>Occupied Housing Units</b>	<b>1,095</b>	<b>1,155</b>	<b>1,176</b>	<b>1,192</b>	<b>1,196</b>	<b>101</b>	<b>9%</b>
Single Family	871	1,155	1,176	1,192	1,196	325	37%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	224	0	0	0	0	-224	-100%
<b>Vacancy Rate</b>	<b>10.5%</b>	<b>10.3%</b>	<b>8.7%</b>	<b>7.5%</b>	<b>7.1%</b>	<b>-3.4</b>	<b>-32%</b>
Single Family	10.8%	10.3%	8.7%	7.5%	7.1%	-3.7	-34%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	9.7%	0.0%	0.0%	0.0%	0.0%	-9.7	-100%
<b>Persons per Household</b>	<b>3.60</b>	<b>3.44</b>	<b>3.42</b>	<b>3.40</b>	<b>3.39</b>	<b>-0.21</b>	<b>-6%</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	86	68	42	24	15	-71	-83%
\$15,000-\$29,999	416	353	275	211	175	-241	-58%
\$30,000-\$44,999	281	299	286	259	235	-46	-16%
\$45,000-\$59,999	161	217	243	253	253	92	57%
\$60,000-\$74,999	86	115	153	182	193	107	124%
\$75,000-\$99,999	41	74	122	167	200	159	388%
\$100,000-\$124,999	18	24	43	68	82	64	356%
\$125,000-\$149,999	3	3	9	23	32	29	967%
\$150,000-\$199,999	3	2	3	5	11	8	267%
\$200,000 or more	0	0	0	0	0	0	0%
Total Households	1,095	1,155	1,176	1,192	1,196	101	9%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$32,429	\$37,851	\$44,213	\$51,047	\$55,257	\$22,828	70%

**\*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.

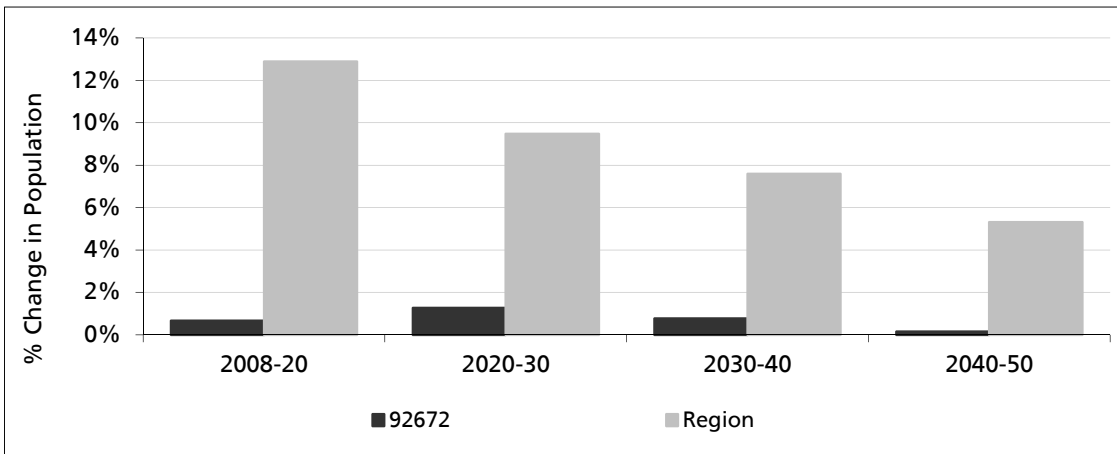
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,942</b>	<b>3,968</b>	<b>4,018</b>	<b>4,049</b>	<b>4,055</b>	<b>113</b>	<b>3%</b>
Under 5	441	421	429	435	436	-5	-1%
5 to 9	165	228	231	232	232	67	41%
10 to 14	97	117	119	120	120	23	24%
15 to 17	33	46	46	46	46	13	39%
18 to 19	415	465	471	473	474	59	14%
20 to 24	1,591	1,578	1,596	1,606	1,609	18	1%
25 to 29	522	550	557	560	560	38	7%
30 to 34	351	221	223	227	228	-123	-35%
35 to 39	201	178	180	183	183	-18	-9%
40 to 44	109	129	131	132	132	23	21%
45 to 49	12	35	35	35	35	23	192%
50 to 54	5	0	0	0	0	-5	-100%
55 to 59	0	0	0	0	0	0	0%
60 to 61	0	0	0	0	0	0	0%
62 to 64	0	0	0	0	0	0	0%
65 to 69	0	0	0	0	0	0	0%
70 to 74	0	0	0	0	0	0	0%
75 to 79	0	0	0	0	0	0	0%
80 to 84	0	0	0	0	0	0	0%
85 and over	0	0	0	0	0	0	0%
Median Age	22.6	22.2	22.2	22.2	22.2	-0.4	-2%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>3,942</b>	<b>3,968</b>	<b>4,018</b>	<b>4,049</b>	<b>4,055</b>	<b>113</b>	<b>3%</b>
Hispanic	791	841	850	857	859	68	9%
Non-Hispanic	3,151	3,127	3,168	3,192	3,196	45	1%
White	2,314	2,341	2,369	2,387	2,390	76	3%
Black	499	517	528	532	533	34	7%
American Indian	32	47	47	48	48	16	50%
Asian	163	141	141	142	142	-21	-13%
Hawaiian / Pacific Islander	1	0	0	0	0	-1	-100%
Other	2	0	0	0	0	-2	-100%
Two or More Races	140	81	83	83	83	-57	-41%

## GROWTH TRENDS IN TOTAL POPULATION



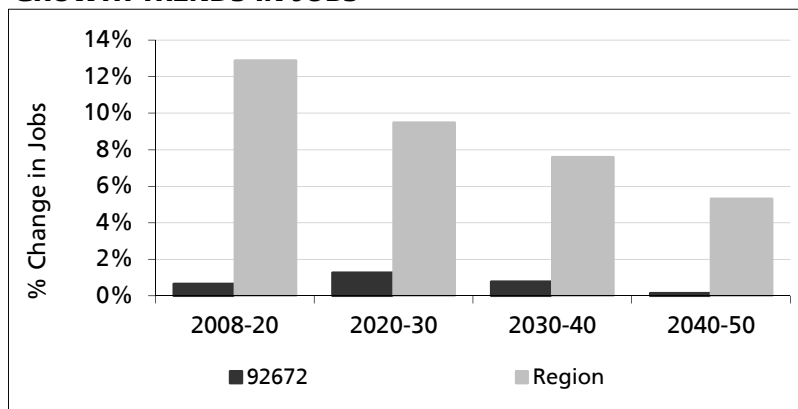
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>72</b>	<b>72</b>	<b>72</b>	<b>72</b>	<b>72</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	72	72	72	72	72	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>1,782</b>	<b>1,782</b>	<b>1,782</b>	<b>1,782</b>	<b>1,782</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,777</b>	<b>1,777</b>	<b>1,777</b>	<b>1,777</b>	<b>1,777</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	256	319	319	319	319	63	25%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	63	0	0	0	0	-63	-100%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	347	347	347	347	347	0	0%
Commercial/Services	26	26	26	26	26	0	0%
Office	0	0	0	0	0	0	0%
Schools	7	7	7	7	7	0	0%
Roads and Freeways	44	44	44	44	44	0	0%
Agricultural and Extractive <sup>2</sup>	650	650	650	650	650	0	0%
Parks and Military Use	384	384	384	384	384	0	0%
<b>Vacant Developable Acres</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0%</b>
Low Density Single Family	0	0	0	0	0	0	0%
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	5	5	5	5	5	0	0%
<b>Constrained Acres</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>0.0</b>	<b>0%</b>
<b>Residential Density<sup>4</sup></b>	<b>3.8</b>	<b>4.0</b>	<b>4.0</b>	<b>4.0</b>	<b>4.0</b>	<b>0.2</b>	<b>5%</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).