

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**ZIP Code 91963**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>474</b>	<b>638</b>	<b>1,011</b>	<b>1,168</b>	<b>1,296</b>	<b>822</b>	<b>173%</b>
Household Population	474	638	1,011	1,168	1,296	822	173%
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>250</b>	<b>324</b>	<b>500</b>	<b>561</b>	<b>616</b>	<b>366</b>	<b>146%</b>
Single Family	216	290	466	527	582	366	169%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	34	34	34	34	34	0	0%
<b>Occupied Housing Units</b>	<b>182</b>	<b>242</b>	<b>380</b>	<b>431</b>	<b>474</b>	<b>292</b>	<b>160%</b>
Single Family	151	211	353	403	446	295	195%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	31	31	27	28	28	-3	-10%
<b>Vacancy Rate</b>	<b>27.2%</b>	<b>25.3%</b>	<b>24.0%</b>	<b>23.2%</b>	<b>23.1%</b>	<b>-4.1</b>	<b>-15%</b>
Single Family	30.1%	27.2%	24.2%	23.5%	23.4%	-6.7	-22%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	8.8%	8.8%	20.6%	17.6%	0.0%	-8.8	-100%
<b>Persons per Household</b>	<b>2.60</b>	<b>2.64</b>	<b>2.66</b>	<b>2.71</b>	<b>2.73</b>	<b>0.13</b>	<b>5%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

Income Forecast Under Review

**\*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.

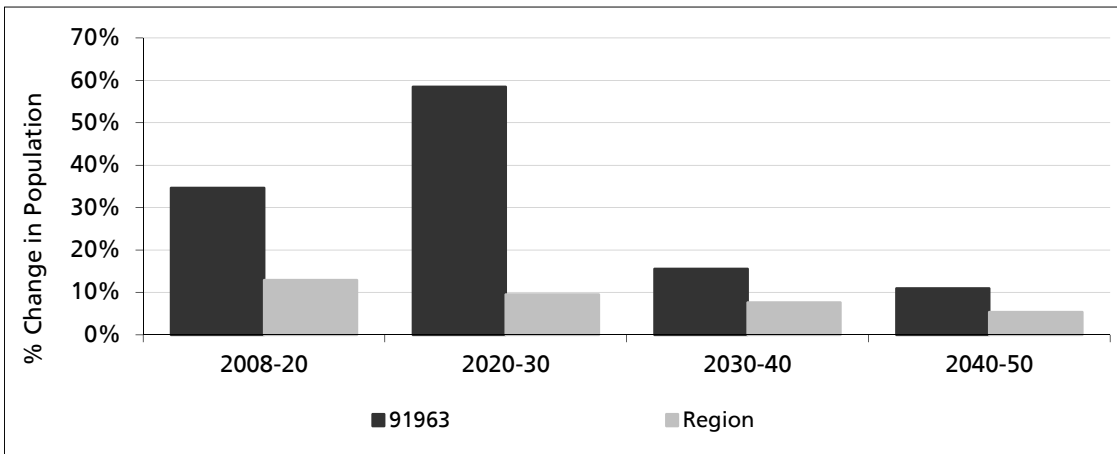
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>474</b>	<b>638</b>	<b>1,011</b>	<b>1,168</b>	<b>1,296</b>	<b>822</b>	<b>173%</b>
Under 5	14	18	39	43	23	9	64%
5 to 9	26	36	65	52	57	31	119%
10 to 14	44	38	31	40	46	2	5%
15 to 17	42	19	27	31	30	-12	-29%
18 to 19	21	12	26	19	25	4	19%
20 to 24	54	39	99	106	125	71	131%
25 to 29	24	60	80	83	75	51	213%
30 to 34	8	16	28	44	66	58	725%
35 to 39	11	30	57	45	59	48	436%
40 to 44	15	31	57	57	68	53	353%
45 to 49	37	49	49	68	57	20	54%
50 to 54	49	35	59	71	66	17	35%
55 to 59	10	58	65	63	70	60	600%
60 to 61	7	30	31	25	30	23	329%
62 to 64	6	23	43	48	48	42	700%
65 to 69	55	47	69	59	86	31	56%
70 to 74	14	32	46	76	41	27	193%
75 to 79	16	20	53	86	77	61	381%
80 to 84	7	12	36	63	79	72	1029%
85 and over	14	33	51	89	168	154	1100%
Median Age	36.8	47.0	44.7	49.7	51.3	14.5	39%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>474</b>	<b>638</b>	<b>1,011</b>	<b>1,168</b>	<b>1,296</b>	<b>822</b>	<b>173%</b>
Hispanic	129	271	491	618	746	617	478%
Non-Hispanic	345	367	520	550	550	205	59%
White	246	262	347	344	325	79	32%
Black	28	45	76	84	88	60	214%
American Indian	30	19	15	5	12	-18	-60%
Asian	0	10	17	37	35	35	--
Hawaiian / Pacific Islander	0	0	3	1	10	10	--
Other	0	2	4	2	1	1	--
Two or More Races	41	29	58	77	79	38	93%

## GROWTH TRENDS IN TOTAL POPULATION



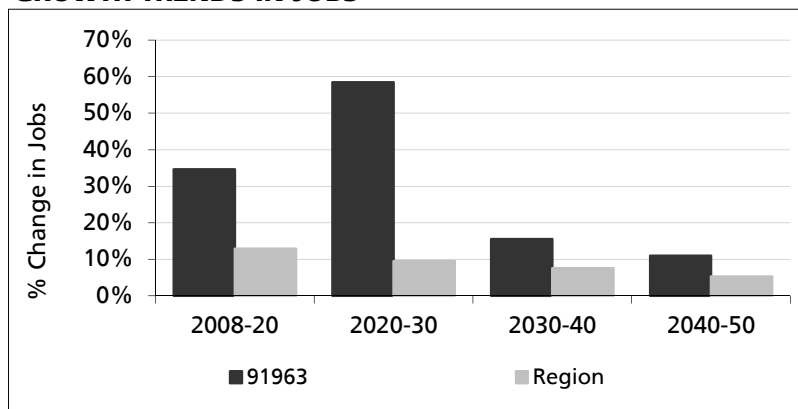
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>37</b>	<b>43</b>	<b>63</b>	<b>137</b>	<b>237</b>	<b>200</b>	<b>541%</b>
Civilian Jobs	37	43	63	137	237	200	541%
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>24,655</b>	<b>24,655</b>	<b>24,655</b>	<b>24,655</b>	<b>24,655</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>11,662</b>	<b>13,803</b>	<b>17,242</b>	<b>19,031</b>	<b>20,702</b>	<b>9,040</b>	<b>78%</b>
Low Density Single Family	2,249	4,390	8,459	10,308	12,148	9,898	440%
Single Family	23	23	23	23	23	0	0%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	76	76	76	76	76	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	8	8	9	13	18	11	139%
Office	0	0	0	0	0	0	0%
Schools	6	6	6	6	6	0	0%
Roads and Freeways	163	163	163	163	163	0	0%
Agricultural and Extractive <sup>2</sup>	1,071	1,071	439	375	201	-869	-81%
Parks and Military Use	8,067	8,067	8,067	8,067	8,067	0	0%
<b>Vacant Developable Acres</b>	<b>9,703</b>	<b>7,562</b>	<b>4,123</b>	<b>2,334</b>	<b>663</b>	<b>-9,040</b>	<b>-93%</b>
Low Density Single Family	9,699	7,558	4,119	2,331	662	-9,037	-93%
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	5	5	4	3	1	-3	-68%
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>3,290</b>	<b>3,290</b>	<b>3,290</b>	<b>3,290</b>	<b>3,290</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>2.8</b>	<b>3.1</b>	<b>4.2</b>	<b>7.2</b>	<b>9.9</b>	<b>7.1</b>	<b>257%</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>-0.1</b>	<b>-53%</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).