

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**ZIP Code 92091**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,257</b>	<b>2,371</b>	<b>2,392</b>	<b>2,437</b>	<b>2,509</b>	<b>252</b>	<b>11%</b>
Household Population	2,257	2,371	2,392	2,437	2,509	252	11%
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>786</b>	<b>786</b>	<b>787</b>	<b>787</b>	<b>801</b>	<b>15</b>	<b>2%</b>
Single Family	657	657	658	658	672	15	2%
Multiple Family	129	129	129	129	129	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>748</b>	<b>776</b>	<b>776</b>	<b>776</b>	<b>790</b>	<b>42</b>	<b>6%</b>
Single Family	622	648	648	648	662	40	6%
Multiple Family	126	128	128	128	128	2	2%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>4.8%</b>	<b>1.3%</b>	<b>1.4%</b>	<b>1.4%</b>	<b>1.4%</b>	<b>-3.4</b>	<b>-71%</b>
Single Family	5.3%	1.4%	1.5%	1.5%	1.5%	-3.8	-72%
Multiple Family	2.3%	0.8%	0.8%	0.8%	0.8%	-1.5	-65%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>3.02</b>	<b>3.06</b>	<b>3.08</b>	<b>3.14</b>	<b>3.18</b>	<b>0.16</b>	<b>5%</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	46	48	46	44	42	-4	-9%
\$15,000-\$29,999	58	60	59	59	59	1	2%
\$30,000-\$44,999	53	52	52	51	51	-2	-4%
\$45,000-\$59,999	59	57	57	57	56	-3	-5%
\$60,000-\$74,999	41	41	40	40	41	0	0%
\$75,000-\$99,999	77	62	62	62	61	-16	-21%
\$100,000-\$124,999	67	55	55	55	56	-11	-16%
\$125,000-\$149,999	49	59	59	59	60	11	22%
\$150,000-\$199,999	102	121	121	121	123	21	21%
\$200,000 or more	196	221	225	228	241	45	23%
Total Households	748	776	776	776	790	42	6%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$114,925	\$130,508	\$132,203	\$133,475	\$137,083	\$22,158	19%

**\*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.

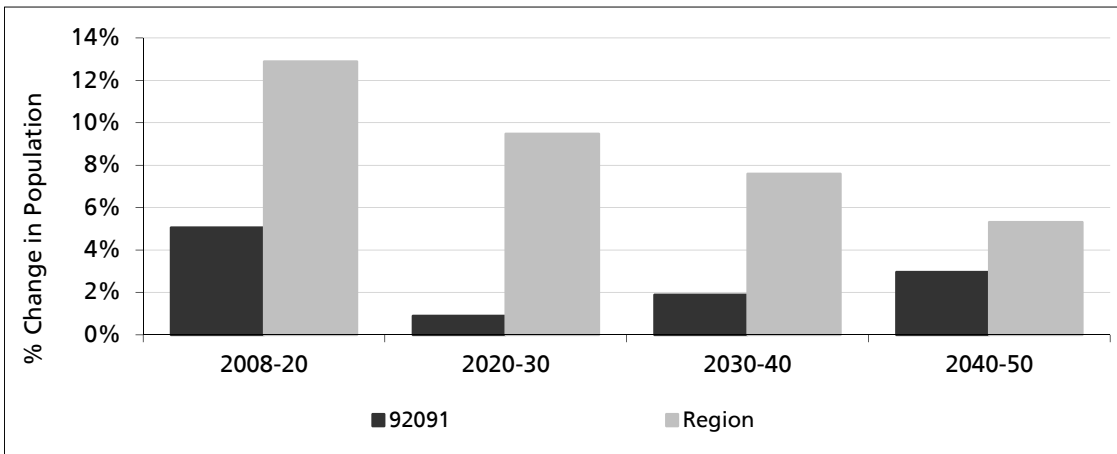
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,257</b>	<b>2,371</b>	<b>2,392</b>	<b>2,437</b>	<b>2,509</b>	<b>252</b>	<b>11%</b>
Under 5	94	94	73	76	76	-18	-19%
5 to 9	94	81	78	73	81	-13	-14%
10 to 14	184	148	158	158	183	-1	-1%
15 to 17	111	118	102	120	118	7	6%
18 to 19	101	69	66	71	86	-15	-15%
20 to 24	217	198	200	204	182	-35	-16%
25 to 29	59	125	106	107	124	65	110%
30 to 34	47	79	80	64	60	13	28%
35 to 39	49	37	46	54	63	14	29%
40 to 44	61	57	71	83	79	18	30%
45 to 49	168	105	100	110	96	-72	-43%
50 to 54	237	164	91	143	203	-34	-14%
55 to 59	250	203	196	164	176	-74	-30%
60 to 61	144	152	83	69	82	-62	-43%
62 to 64	115	182	104	95	162	47	41%
65 to 69	119	269	331	249	209	90	76%
70 to 74	77	142	228	191	174	97	126%
75 to 79	48	81	149	198	137	89	185%
80 to 84	42	44	85	136	109	67	160%
85 and over	40	23	45	72	109	69	173%
Median Age	48.3	52.3	55.6	53.4	52.6	4.3	9%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>2,257</b>	<b>2,371</b>	<b>2,392</b>	<b>2,437</b>	<b>2,509</b>	<b>252</b>	<b>11%</b>
Hispanic	200	167	199	220	235	35	18%
Non-Hispanic	2,057	2,204	2,193	2,217	2,274	217	11%
White	1,895	2,001	1,982	1,980	2,016	121	6%
Black	4	6	12	21	13	9	225%
American Indian	9	10	1	11	12	3	33%
Asian	125	151	162	170	192	67	54%
Hawaiian / Pacific Islander	0	0	1	1	3	3	--
Other	0	2	1	0	0	0	0%
Two or More Races	24	34	34	34	38	14	58%

## GROWTH TRENDS IN TOTAL POPULATION



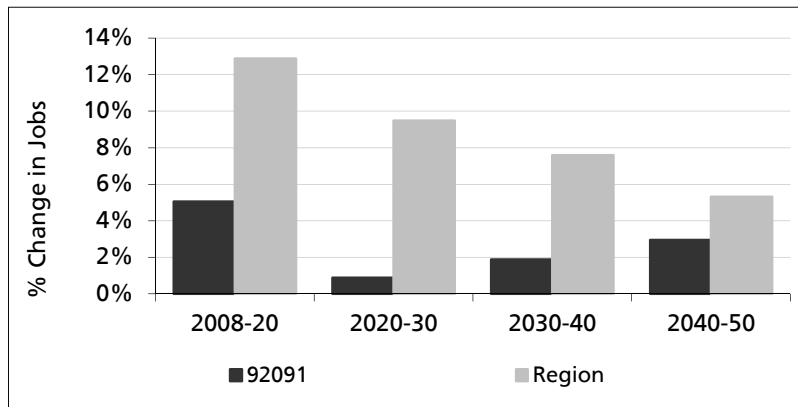
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>483</b>	<b>483</b>	<b>483</b>	<b>483</b>	<b>483</b>	<b>0</b>	<b>0%</b>
Civilian Jobs	483	483	483	483	483	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>814</b>	<b>814</b>	<b>814</b>	<b>814</b>	<b>814</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>776</b>	<b>776</b>	<b>780</b>	<b>780</b>	<b>800</b>	<b>24</b>	<b>3%</b>
Low Density Single Family	123	123	128	128	151	28	23%
Single Family	97	97	97	97	97	0	0%
Multiple Family	12	12	12	12	12	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	433	433	433	433	433	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Roads and Freeways	72	72	72	72	72	0	0%
Agricultural and Extractive <sup>2</sup>	5	5	5	5	1	-4	-80%
Parks and Military Use	34	34	34	34	34	0	0%
<b>Vacant Developable Acres</b>	<b>38</b>	<b>38</b>	<b>34</b>	<b>34</b>	<b>14</b>	<b>-24</b>	<b>-63%</b>
Low Density Single Family	32	32	28	28	8	-24	-75%
Single Family	6	6	6	6	6	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>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>1.1</b>	<b>1.1</b>	<b>1.1</b>	<b>1.1</b>	<b>1.1</b>	<b>0.0</b>	<b>0%</b>
<b>Residential Density<sup>4</sup></b>	<b>3.4</b>	<b>3.4</b>	<b>3.3</b>	<b>3.3</b>	<b>3.1</b>	<b>-0.3</b>	<b>-9%</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).