

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**ZIP Code 92059**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>1,381</b>	<b>1,362</b>	<b>1,538</b>	<b>2,335</b>	<b>2,369</b>	<b>988</b>	<b>72%</b>
Household Population	1,381	1,362	1,538	2,335	2,369	988	72%
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>490</b>	<b>514</b>	<b>579</b>	<b>817</b>	<b>817</b>	<b>327</b>	<b>67%</b>
Single Family	483	507	572	810	810	327	68%
Multiple Family	7	7	7	7	7	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>454</b>	<b>450</b>	<b>499</b>	<b>714</b>	<b>715</b>	<b>261</b>	<b>57%</b>
Single Family	447	443	492	707	708	261	58%
Multiple Family	7	7	7	7	7	0	0%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>7.3%</b>	<b>12.5%</b>	<b>13.8%</b>	<b>12.6%</b>	<b>12.5%</b>	<b>5.2</b>	<b>71%</b>
Single Family	7.5%	12.6%	14.0%	12.7%	12.6%	5.1	68%
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>3.04</b>	<b>3.03</b>	<b>3.08</b>	<b>3.27</b>	<b>3.31</b>	<b>0.27</b>	<b>9%</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	21	20	22	28	28	7	33%
\$15,000-\$29,999	69	64	63	63	63	-6	-9%
\$30,000-\$44,999	76	71	78	102	102	26	34%
\$45,000-\$59,999	39	44	44	58	58	19	49%
\$60,000-\$74,999	120	66	70	98	96	-24	-20%
\$75,000-\$99,999	64	64	72	108	108	44	69%
\$100,000-\$124,999	25	33	47	87	86	61	244%
\$125,000-\$149,999	1	32	39	66	68	67	6700%
\$150,000-\$199,999	22	36	39	58	60	38	173%
\$200,000 or more	17	20	25	46	46	29	171%
Total Households	454	450	499	714	715	261	57%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$62,750	\$65,909	\$69,107	\$76,852	\$77,431	\$14,681	23%

**\*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.

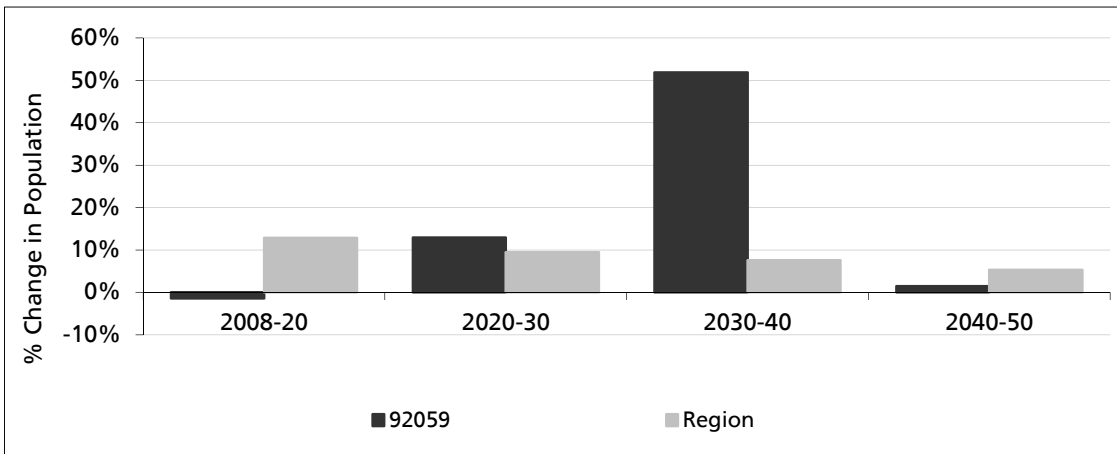
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>1,381</b>	<b>1,362</b>	<b>1,538</b>	<b>2,335</b>	<b>2,369</b>	<b>988</b>	<b>72%</b>
Under 5	93	79	84	125	108	15	16%
5 to 9	137	102	110	154	157	20	15%
10 to 14	103	119	112	152	141	38	37%
15 to 17	44	63	72	69	97	53	120%
18 to 19	27	30	46	54	42	15	56%
20 to 24	82	86	99	161	171	89	109%
25 to 29	99	113	117	162	132	33	33%
30 to 34	88	68	67	146	138	50	57%
35 to 39	114	74	90	83	131	17	15%
40 to 44	74	89	83	135	124	50	68%
45 to 49	113	94	93	169	150	37	33%
50 to 54	82	84	96	137	112	30	37%
55 to 59	93	112	126	158	184	91	98%
60 to 61	36	28	30	43	50	14	39%
62 to 64	31	35	40	62	68	37	119%
65 to 69	39	35	69	91	88	49	126%
70 to 74	28	32	54	82	88	60	214%
75 to 79	26	29	51	108	103	77	296%
80 to 84	21	38	37	72	61	40	190%
85 and over	51	52	62	172	224	173	339%
Median Age	35.8	36.4	38.4	42.3	42.7	6.9	19%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>1,381</b>	<b>1,362</b>	<b>1,538</b>	<b>2,335</b>	<b>2,369</b>	<b>988</b>	<b>72%</b>
Hispanic	638	805	953	1,526	1,570	932	146%
Non-Hispanic	743	557	585	809	799	56	8%
White	284	267	306	430	445	161	57%
Black	80	79	95	151	142	62	78%
American Indian	293	162	101	76	39	-254	-87%
Asian	21	19	39	80	98	77	367%
Hawaiian / Pacific Islander	7	5	3	8	6	-1	-14%
Other	11	2	5	2	3	-8	-73%
Two or More Races	47	23	36	62	66	19	40%

## GROWTH TRENDS IN TOTAL POPULATION



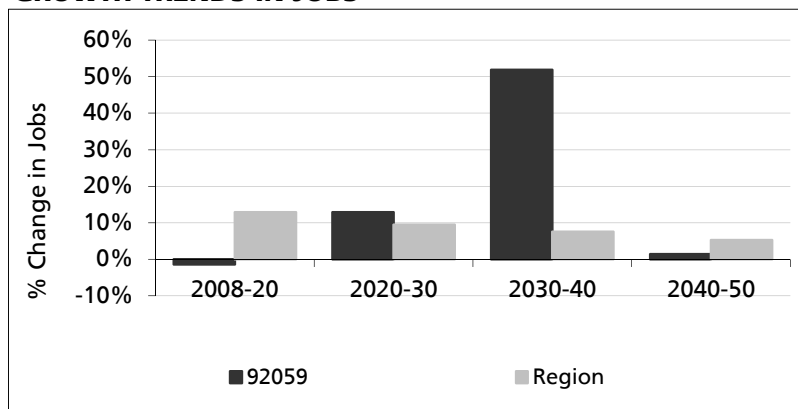
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>3,419</b>	<b>3,434</b>	<b>3,698</b>	<b>3,972</b>	<b>4,354</b>	<b>935</b>	<b>27%</b>
Civilian Jobs	3,419	3,434	3,698	3,972	4,354	935	27%
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>20,564</b>	<b>20,564</b>	<b>20,564</b>	<b>20,564</b>	<b>20,564</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>6,616</b>	<b>7,220</b>	<b>8,080</b>	<b>11,918</b>	<b>11,961</b>	<b>5,345</b>	<b>81%</b>
Low Density Single Family	1,852	2,461	3,785	7,845	7,845	5,993	324%
Single Family	63	63	63	63	63	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	19	20	48	79	121	102	524%
Commercial/Services	66	66	66	66	66	0	0%
Office	0	0	0	0	0	0	0%
Schools	5	5	5	5	5	0	0%
Roads and Freeways	152	152	152	152	152	0	0%
Agricultural and Extractive <sup>2</sup>	3,575	3,569	3,077	2,825	2,825	-750	-21%
Parks and Military Use	884	884	884	884	884	0	0%
<b>Vacant Developable Acres</b>	<b>6,036</b>	<b>5,432</b>	<b>4,571</b>	<b>733</b>	<b>691</b>	<b>-5,345</b>	<b>-89%</b>
Low Density Single Family	5,871	5,268	4,436	621	621	-5,250	-89%
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	164	163	135	112	69	-95	-58%
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>7,913</b>	<b>7,913</b>	<b>7,913</b>	<b>7,913</b>	<b>7,913</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>38.2</b>	<b>38.0</b>	<b>31.3</b>	<b>26.7</b>	<b>22.8</b>	<b>-15.5</b>	<b>-40%</b>
<b>Residential Density<sup>4</sup></b>	<b>0.3</b>	<b>0.2</b>	<b>0.2</b>	<b>0.1</b>	<b>0.1</b>	<b>-0.2</b>	<b>-60%</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).