

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
ZIP Code 92007



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	10,588	11,103	11,393	11,788	12,176	1,588	15%
Household Population	10,578	11,063	11,293	11,621	11,946	1,368	13%
Group Quarters Population	10	40	100	167	230	220	2200%
Civilian	10	40	100	167	230	220	2200%
Military	0	0	0	0	0	0	0%
Total Housing Units	4,651	4,807	4,898	5,012	5,135	484	10%
Single Family	4,110	4,126	4,176	4,244	4,367	257	6%
Multiple Family	541	681	722	768	768	227	42%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	4,395	4,581	4,675	4,785	4,920	525	12%
Single Family	3,875	3,938	3,996	4,072	4,202	327	8%
Multiple Family	520	643	679	713	718	198	38%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	5.5%	4.7%	4.6%	4.5%	4.2%	-1.3	-24%
Single Family	5.7%	4.6%	4.3%	4.1%	3.8%	-1.9	-33%
Multiple Family	3.9%	5.6%	6.0%	7.2%	6.5%	2.6	67%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.41	2.41	2.42	2.43	2.43	0.02	1%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	267	237	211	180	156	-111	-42%
\$15,000-\$29,999	421	398	373	337	304	-117	-28%
\$30,000-\$44,999	517	503	478	443	409	-108	-21%
\$45,000-\$59,999	586	558	539	510	480	-106	-18%
\$60,000-\$74,999	511	496	487	470	449	-62	-12%
\$75,000-\$99,999	655	648	652	640	627	-28	-4%
\$100,000-\$124,999	542	512	515	520	517	-25	-5%
\$125,000-\$149,999	267	333	343	348	356	89	33%
\$150,000-\$199,999	265	469	513	542	561	296	112%
\$200,000 or more	364	427	564	795	1,061	697	191%
Total Households	4,395	4,581	4,675	4,785	4,920	525	12%
Median Household Income							
Adjusted for inflation (\$1999)	\$71,932	\$78,800	\$84,567	\$92,676	\$101,692	\$29,760	41%

***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.

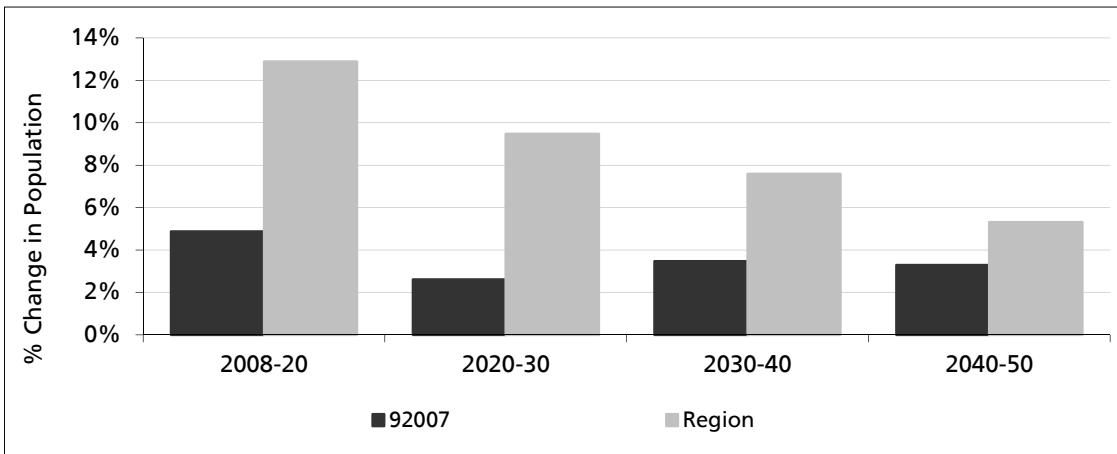
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	10,588	11,103	11,393	11,788	12,176	1,588	15%
Under 5	412	430	439	439	444	32	8%
5 to 9	596	604	614	622	616	20	3%
10 to 14	473	507	477	508	507	34	7%
15 to 17	352	337	300	324	331	-21	-6%
18 to 19	217	155	169	156	154	-63	-29%
20 to 24	517	462	480	475	507	-10	-2%
25 to 29	467	590	600	596	633	166	36%
30 to 34	829	848	812	892	902	73	9%
35 to 39	976	773	953	981	953	-23	-2%
40 to 44	934	788	875	850	935	1	0%
45 to 49	947	799	664	830	867	-80	-8%
50 to 54	1,067	938	794	913	896	-171	-16%
55 to 59	962	1,090	945	780	1,024	62	6%
60 to 61	342	463	368	332	440	98	29%
62 to 64	348	564	512	470	486	138	40%
65 to 69	367	671	767	692	617	250	68%
70 to 74	251	460	666	625	572	321	128%
75 to 79	212	254	420	510	438	226	107%
80 to 84	158	171	304	389	345	187	118%
85 and over	161	199	234	404	509	348	216%
Median Age	42.4	45.4	44.9	45.3	45.6	3.2	8%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	10,588	11,103	11,393	11,788	12,176	1,588	15%
Hispanic	1,660	2,000	2,147	2,313	2,426	766	46%
Non-Hispanic	8,928	9,103	9,246	9,475	9,750	822	9%
White	8,088	8,282	8,417	8,642	8,898	810	10%
Black	86	104	108	108	115	29	34%
American Indian	22	20	15	10	9	-13	-59%
Asian	313	343	363	382	394	81	26%
Hawaiian / Pacific Islander	14	10	7	3	7	-7	-50%
Other	66	38	27	18	17	-49	-74%
Two or More Races	339	306	309	312	310	-29	-9%

GROWTH TRENDS IN TOTAL POPULATION



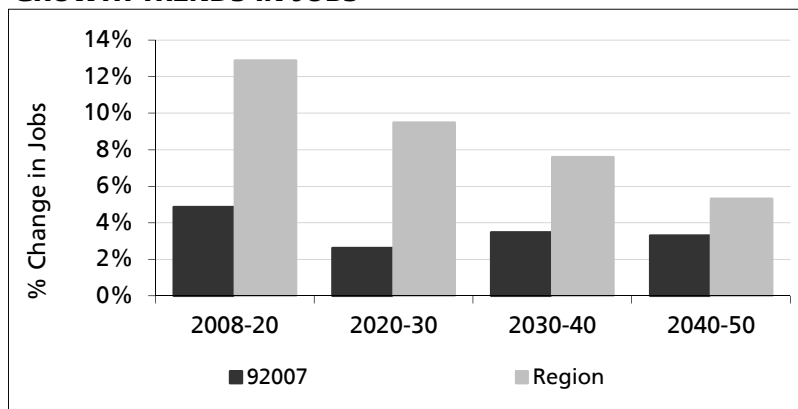
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	5,042	5,092	5,322	5,604	5,651	609	12%
Civilian Jobs	5,042	5,092	5,322	5,604	5,651	609	12%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	2,138	2,138	2,138	2,138	2,138	0	0%
Developed Acres	2,042	2,046	2,099	2,121	2,131	89	4%
Low Density Single Family	2	2	5	20	24	22	991%
Single Family	555	561	582	608	615	60	11%
Multiple Family	32	36	39	44	44	12	38%
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	--
Industrial	32	32	32	32	32	0	0%
Commercial/Services	92	92	93	100	100	8	9%
Office	2	2	2	2	2	0	0%
Schools	40	43	49	52	55	14	36%
Roads and Freeways	449	449	449	449	449	0	0%
Agricultural and Extractive ²	65	61	39	7	1	-64	-98%
Parks and Military Use	773	769	808	808	810	37	5%
Vacant Developable Acres	90	85	33	11	0	-89	-100%
Low Density Single Family	7	7	5	0	0	-7	-100%
Single Family	22	21	20	8	0	-22	-99%
Multiple Family	3	3	0	0	0	-3	-100%
Mixed Use	0	0	0	0	0	0	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	3	3	2	0	0	-3	-99%
Office	0	0	0	0	0	0	0%
Schools	14	12	6	3	0	-14	-100%
Parks and Other	40	40	0	0	0	-40	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	6	6	6	6	6	0	0%
Employment Density³	30.4	30.2	30.2	30.1	30.0	-0.4	-1%
Residential Density⁴	7.9	8.0	7.8	7.5	7.5	-0.4	-5%

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).