

# SERIES 13 REGIONAL GROWTH FORECAST



## Subregional Area 30 - Jamul

### POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	18,079	21,315	23,666	25,449	7,370	41%
Household Population	15,730	18,986	21,306	23,071	7,341	47%
Group Quarters Population	2,349	2,329	2,360	2,378	29	1%
Civilian	2,349	2,329	2,360	2,378	29	1%
Military	0	0	0	0	0	0%
Total Housing Units	5,181	6,117	6,861	7,561	2,380	46%
Single Family	4,899	5,835	6,579	7,295	2,396	49%
Multiple Family	223	223	223	223	0	0%
Mobile Homes	59	59	59	43	-16	-27%
Occupied Housing Units	5,095	5,998	6,754	7,406	2,311	45%
Single Family	4,813	5,716	6,472	7,146	2,333	48%
Multiple Family	223	223	223	219	-4	-2%
Mobile Homes	59	59	59	41	-18	-31%
Vacancy Rate	1.7%	1.9%	1.6%	2.0%	0.3	18%
Single Family	1.8%	2.0%	1.6%	2.0%	0.2	11%
Multiple Family	0.0%	0.0%	0.0%	1.8%	1.8	0%
Mobile Homes	0.0%	0.0%	0.0%	4.7%	4.7	0%
Persons per Household	3.09	3.17	3.15	3.12	0.0	1%

### HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Households by Income Category						
Less than \$15,000	171	216	348	442	271	158%
\$15,000-\$29,999	173	382	334	279	106	61%
\$30,000-\$44,999	257	419	381	362	105	41%
\$45,000-\$59,999	387	465	459	424	37	10%
\$60,000-\$74,999	422	522	490	443	21	5%
\$75,000-\$99,999	688	958	965	907	219	32%
\$100,000-\$124,999	760	724	771	879	119	16%
\$125,000-\$149,999	582	649	654	710	128	22%
\$150,000-\$199,999	827	869	1,065	1,179	352	43%
\$200,000 or more	828	794	1,287	1,781	953	115%
Total Households	5,095	5,998	6,754	7,406	2,311	45%
Median Household Income						
Adjusted for inflation (\$2010)	\$114,786	\$101,278	\$112,970	\$124,061	\$9,275	8%

#### \*IMPORTANT INFORMATION ABOUT THIS FORECAST:

This forecast was accepted by the SANDAG Board of Directors in October 2013 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 Series 13 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 2012 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.

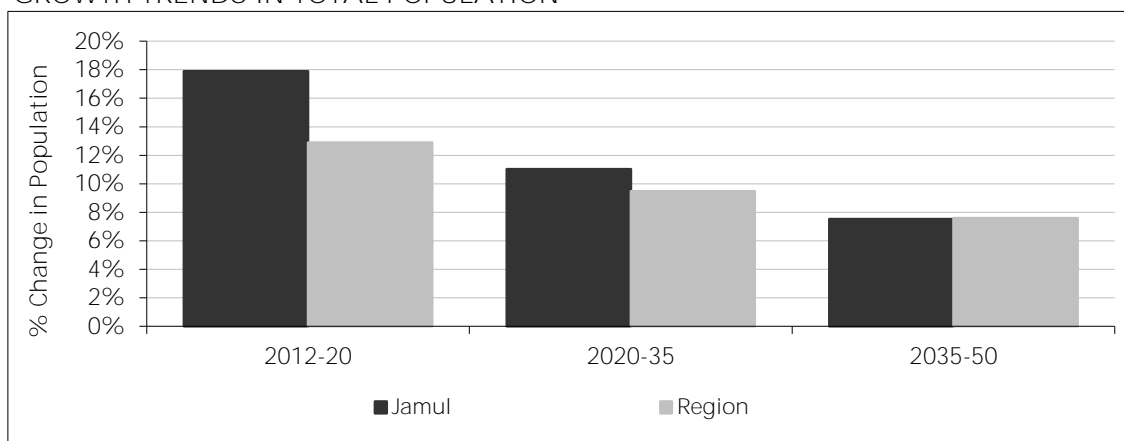
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	18,079	21,315	23,666	25,449	7,370	41%
Under 5	703	935	901	1,010	307	44%
5 to 9	841	1,045	1,074	1,196	355	42%
10 to 14	1,151	1,235	1,396	1,471	320	28%
15 to 17	833	789	917	893	60	7%
18 to 19	732	596	678	629	-103	-14%
20 to 24	1,560	1,789	1,772	1,800	240	15%
25 to 29	1,092	1,313	1,246	1,366	274	25%
30 to 34	927	1,068	1,127	1,252	325	35%
35 to 39	1,034	1,315	1,470	1,473	439	42%
40 to 44	1,304	1,389	1,765	1,650	346	27%
45 to 49	1,531	1,555	1,831	1,834	303	20%
50 to 54	1,582	1,604	1,803	1,935	353	22%
55 to 59	1,486	1,797	1,648	2,124	638	43%
60 to 61	462	639	546	657	195	42%
62 to 64	675	936	861	1,030	355	53%
65 to 69	871	1,349	1,388	1,585	714	82%
70 to 74	494	906	1,217	1,136	642	130%
75 to 79	338	497	923	854	516	153%
80 to 84	262	293	621	660	398	152%
85 and over	201	265	482	894	693	345%
Median Age	40.6	42.1	43.5	45.0	4.4	11%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	18,079	21,315	23,666	25,449	7,370	41%
Hispanic	5,782	7,669	9,903	12,064	6,282	109%
Non-Hispanic	12,297	13,646	13,763	13,385	1,088	9%
White	9,693	10,483	9,733	8,704	-989	-10%
Black	835	1,014	1,159	1,275	440	53%
American Indian	62	61	53	47	-15	-24%
Asian	1,212	1,479	2,009	2,367	1,155	95%
Hawaiian / Pacific Islander	34	53	88	126	92	271%
Other	44	42	38	39	-5	-11%
Two or More Races	417	514	683	827	410	98%

## GROWTH TRENDS IN TOTAL POPULATION



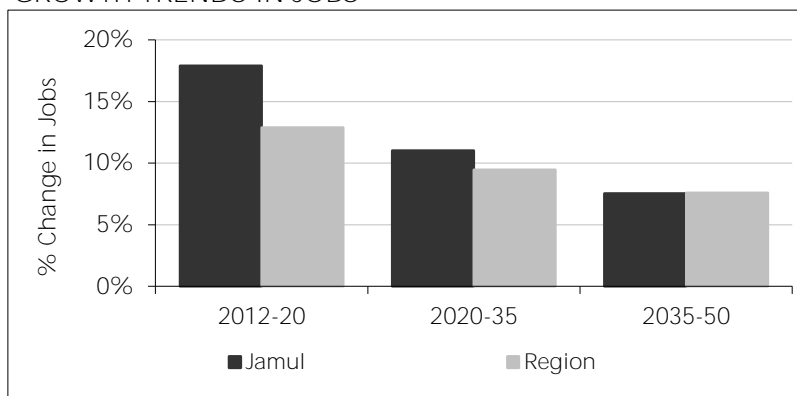
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	3,085	3,336	3,801	4,398	1,313	43%
Civilian Jobs	3,085	3,336	3,801	4,398	1,313	43%
Military Jobs	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	133,882	133,882	133,882	133,882	0	0%
Developed Acres	28,032	38,402	39,905	40,893	12,861	46%
Low Density Single Family	16,723	26,440	27,934	28,891	12,169	73%
Single Family	1,266	1,395	1,390	1,390	124	10%
Multiple Family	6	6	6	6	0	0%
Mobile Homes	68	68	68	63	-4	-6%
Other Residential	593	593	593	593	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	196	197	199	204	8	4%
Commercial/Services	1,435	1,483	1,512	1,547	112	8%
Office	2	2	5	7	5	264%
Schools	127	127	127	127	0	0%
Roads and Freeways	1,201	1,201	1,201	1,201	0	0%
Agricultural and Extractive <sup>2</sup>	1,452	1,451	1,431	1,424	-28	-2%
Parks and Military Use	4,964	5,440	5,440	5,440	475	10%
Vacant Developable Acres	28,936	18,566	17,064	16,075	-12,861	-44%
Low Density Single Family	28,180	18,462	16,968	16,011	-12,169	-43%
Single Family	137	7	7	7	-130	-95%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	15	14	12	7	-8	-53%
Commercial/Services	101	55	50	27	-74	-74%
Office	6	6	3	0	-5	-92%
Schools	0	0	0	0	0	0%
Parks and Other	475	0	0	0	-475	-100%
Future Roads and Freeways	22	22	22	22	0	0%
Constrained Acres	76,913	76,913	76,913	76,913	0	0%
Employment Density <sup>3</sup>	1.8	1.8	2.1	2.3	0.6	33%
Residential Density <sup>4</sup>	0.3	0.2	0.2	0.2	0.0	-12%

## 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