

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Subregional Area 60 - Palomar-Julian**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,515</b>	<b>7,450</b>	<b>8,405</b>	<b>9,313</b>	<b>9,848</b>	<b>3,333</b>	<b>51%</b>
Household Population	6,333	7,254	8,173	9,047	9,557	3,224	51%
Group Quarters Population	182	196	232	266	291	109	60%
Civilian	182	196	232	266	291	109	60%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>3,390</b>	<b>3,732</b>	<b>4,119</b>	<b>4,445</b>	<b>4,632</b>	<b>1,242</b>	<b>37%</b>
Single Family	2,927	3,274	3,661	3,991	4,176	1,249	43%
Multiple Family	34	39	39	39	39	5	15%
Mobile Homes	429	419	419	415	417	-12	-3%
<b>Occupied Housing Units</b>	<b>2,577</b>	<b>2,905</b>	<b>3,256</b>	<b>3,548</b>	<b>3,713</b>	<b>1,136</b>	<b>44%</b>
Single Family	2,156	2,485	2,835	3,132	3,292	1,136	53%
Multiple Family	34	38	39	39	39	5	15%
Mobile Homes	387	382	382	377	382	-5	-1%
<b>Vacancy Rate</b>	<b>24.0%</b>	<b>22.2%</b>	<b>21.0%</b>	<b>20.2%</b>	<b>19.8%</b>	<b>-4.2</b>	<b>-18%</b>
Single Family	26.3%	24.1%	22.6%	21.5%	21.2%	-5.1	-19%
Multiple Family	0.0%	2.6%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	9.8%	8.8%	8.8%	9.2%	8.4%	-1.4	-14%
<b>Persons per Household</b>	<b>2.46</b>	<b>2.50</b>	<b>2.51</b>	<b>2.55</b>	<b>2.57</b>	<b>0.11</b>	<b>4%</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	212	182	166	159	152	-60	-28%
\$15,000-\$29,999	433	356	345	345	337	-96	-22%
\$30,000-\$44,999	393	471	489	505	505	112	28%
\$45,000-\$59,999	515	496	545	576	588	73	14%
\$60,000-\$74,999	491	445	502	545	569	78	16%
\$75,000-\$99,999	234	507	604	679	725	491	210%
\$100,000-\$124,999	114	262	336	394	433	319	280%
\$125,000-\$149,999	51	113	156	191	219	168	329%
\$150,000-\$199,999	42	61	93	123	147	105	250%
\$200,000 or more	92	12	20	31	38	-54	-59%
Total Households	2,577	2,905	3,256	3,548	3,713	1,136	44%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$52,296	\$58,412	\$62,480	\$65,202	\$67,236	\$14,940	29%

**\*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.

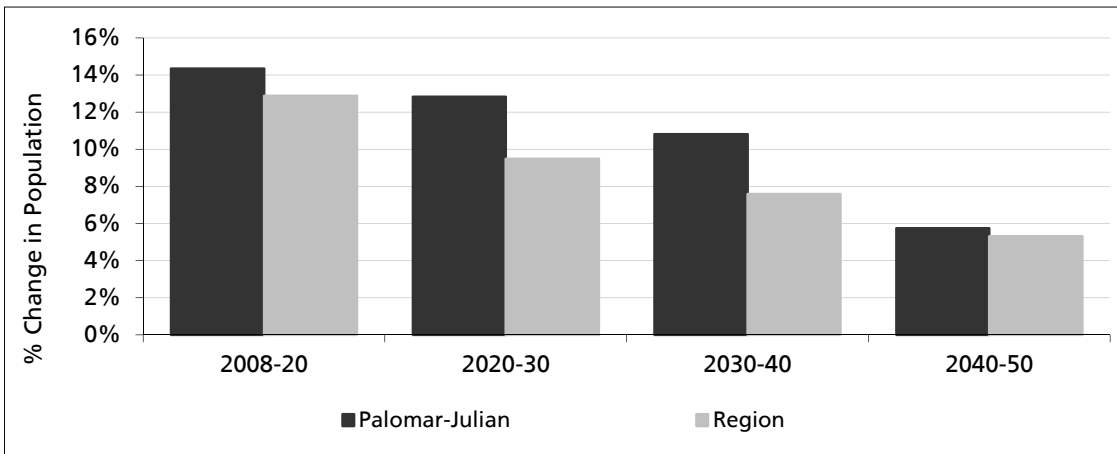
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,515</b>	<b>7,450</b>	<b>8,405</b>	<b>9,313</b>	<b>9,848</b>	<b>3,333</b>	<b>51%</b>
Under 5	178	164	169	177	177	-1	-1%
5 to 9	274	306	313	333	324	50	18%
10 to 14	336	357	360	392	396	60	18%
15 to 17	277	264	266	288	290	13	5%
18 to 19	189	157	154	159	162	-27	-14%
20 to 24	490	455	511	529	564	74	15%
25 to 29	381	458	480	506	530	149	39%
30 to 34	260	262	252	287	286	26	10%
35 to 39	304	268	341	354	359	55	18%
40 to 44	376	359	410	406	475	99	26%
45 to 49	466	396	357	472	491	25	5%
50 to 54	568	559	548	662	689	121	21%
55 to 59	567	697	626	579	758	191	34%
60 to 61	176	219	193	170	235	59	34%
62 to 64	240	387	370	370	394	154	64%
65 to 69	336	595	703	630	555	219	65%
70 to 74	338	613	860	838	771	433	128%
75 to 79	291	382	653	819	744	453	156%
80 to 84	219	218	401	571	530	311	142%
85 and over	249	334	438	771	1,118	869	349%
Median Age	47.1	52.5	55.3	55.8	56.2	9.1	19%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>6,515</b>	<b>7,450</b>	<b>8,405</b>	<b>9,313</b>	<b>9,848</b>	<b>3,333</b>	<b>51%</b>
Hispanic	1,477	1,901	2,259	2,607	2,815	1,338	91%
Non-Hispanic	5,038	5,549	6,146	6,706	7,033	1,995	40%
White	4,107	4,615	5,178	5,661	5,917	1,810	44%
Black	287	370	448	521	574	287	100%
American Indian	457	315	194	114	63	-394	-86%
Asian	29	67	114	166	214	185	638%
Hawaiian / Pacific Islander	18	22	23	27	31	13	72%
Other	13	11	12	13	14	1	8%
Two or More Races	127	149	177	204	220	93	73%

## GROWTH TRENDS IN TOTAL POPULATION



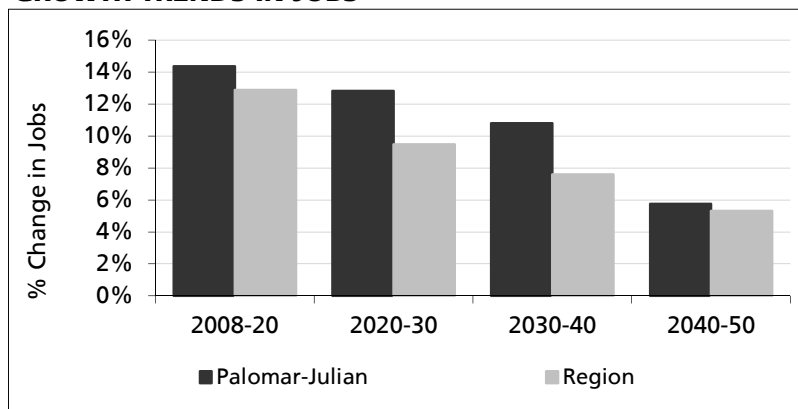
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>2,441</b>	<b>2,558</b>	<b>2,711</b>	<b>2,958</b>	<b>3,324</b>	<b>883</b>	<b>36%</b>
Civilian Jobs	2,441	2,558	2,711	2,958	3,324	883	36%
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>362,598</b>	<b>362,598</b>	<b>362,598</b>	<b>362,598</b>	<b>362,598</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>128,603</b>	<b>134,098</b>	<b>138,950</b>	<b>146,253</b>	<b>150,933</b>	<b>22,330</b>	<b>17%</b>
Low Density Single Family	15,525	21,094	26,705	34,797	39,672	24,147	156%
Single Family	508	516	522	529	534	26	5%
Multiple Family	0	1	1	1	1	1	462%
Mobile Homes	229	229	229	229	229	0	0%
Other Residential	149	149	149	149	149	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	243	244	248	256	268	25	10%
Commercial/Services	3,373	3,377	3,382	3,393	3,404	32	1%
Office	2	2	2	3	3	0	13%
Schools	45	45	45	46	47	1	3%
Roads and Freeways	2,169	2,169	2,169	2,169	2,169	0	0%
Agricultural and Extractive <sup>2</sup>	16,096	16,007	15,234	14,418	14,193	-1,903	-12%
Parks and Military Use	90,264	90,264	90,264	90,264	90,264	0	0%
<b>Vacant Developable Acres</b>	<b>47,271</b>	<b>41,776</b>	<b>36,923</b>	<b>29,620</b>	<b>24,940</b>	<b>-22,330</b>	<b>-47%</b>
Low Density Single Family	46,864	41,382	36,544	29,262	24,608	-22,257	-47%
Single Family	276	267	260	251	245	-31	-11%
Multiple Family	1	0	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	66	65	61	53	44	-22	-33%
Commercial/Services	63	62	58	54	43	-19	-31%
Office	1	0	0	0	0	0	-52%
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>186,725</b>	<b>186,725</b>	<b>186,725</b>	<b>186,725</b>	<b>186,725</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>0.7</b>	<b>0.7</b>	<b>0.7</b>	<b>0.8</b>	<b>0.9</b>	<b>0.2</b>	<b>34%</b>
<b>Residential Density<sup>4</sup></b>	<b>0.2</b>	<b>0.2</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>-0.1</b>	<b>-45%</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).