

SERIES 13 REGIONAL GROWTH FORECAST

Julian Community Plan Area
County of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,059	3,475	3,992	3,900	841	27%
Household Population	3,059	3,475	3,992	3,900	841	27%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	1,722	1,935	2,094	2,098	376	22%
Single Family	1,659	1,872	2,031	2,035	376	23%
Multiple Family	44	44	44	44	0	0%
Mobile Homes	19	19	19	19	0	0%
Occupied Housing Units	1,393	1,543	1,762	1,724	331	24%
Single Family	1,340	1,484	1,701	1,664	324	24%
Multiple Family	34	40	42	42	8	24%
Mobile Homes	19	19	19	18	-1	-5%
Vacancy Rate	19.1%	20.3%	15.9%	17.8%	-1.3	-7%
Single Family	19.2%	20.7%	16.2%	18.2%	-1.0	-5%
Multiple Family	22.7%	9.1%	4.5%	4.5%	-18.2	-80%
Mobile Homes	0.0%	0.0%	0.0%	5.3%	5.3	0%
Persons per Household	2.20	2.25	2.27	2.26	0.1	3%

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	149	200	201	173	24	16%
\$15,000-\$29,999	231	208	218	195	-36	-16%
\$30,000-\$44,999	124	187	202	186	62	50%
\$45,000-\$59,999	198	158	175	166	-32	-16%
\$60,000-\$74,999	92	132	149	144	52	57%
\$75,000-\$99,999	150	170	197	195	45	30%
\$100,000-\$124,999	112	123	147	148	36	32%
\$125,000-\$149,999	97	90	109	113	16	16%
\$150,000-\$199,999	102	114	144	153	51	50%
\$200,000 or more	138	161	220	251	113	82%
Total Households	1,393	1,543	1,762	1,724	331	24%
Median Household Income						
Adjusted for inflation (\$2010)	\$59,583	\$62,102	\$68,557	\$74,792	\$15,209	26%

*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.

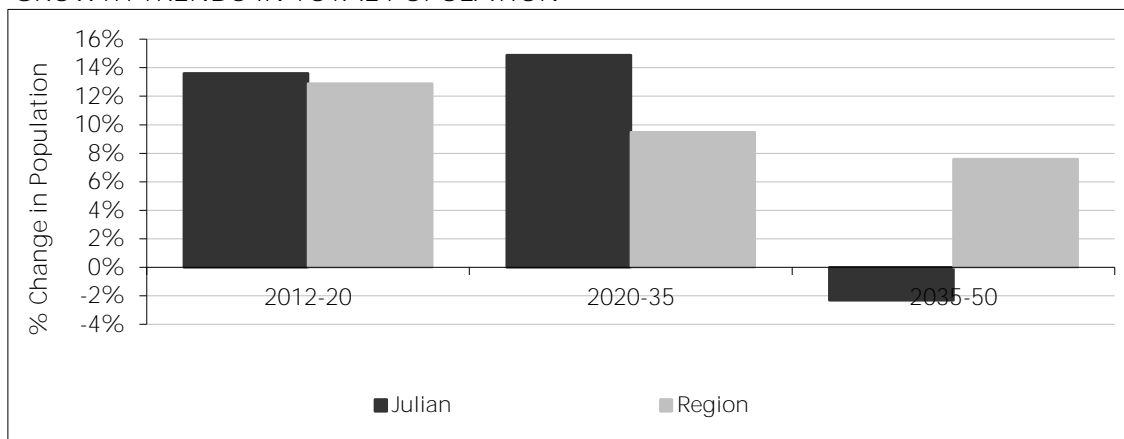
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,059	3,475	3,992	3,900	841	27%
Under 5	126	141	155	155	29	23%
5 to 9	121	161	161	174	53	44%
10 to 14	177	173	188	183	6	3%
15 to 17	111	89	113	109	-2	-2%
18 to 19	68	44	53	42	-26	-38%
20 to 24	112	119	123	106	-6	-5%
25 to 29	82	83	81	94	12	15%
30 to 34	134	141	135	148	14	10%
35 to 39	96	130	121	126	30	31%
40 to 44	135	132	158	138	3	2%
45 to 49	170	154	206	163	-7	-4%
50 to 54	247	217	255	213	-34	-14%
55 to 59	339	323	300	331	-8	-2%
60 to 61	145	159	118	141	-4	-3%
62 to 64	204	277	226	262	58	28%
65 to 69	283	389	399	427	144	51%
70 to 74	193	367	454	394	201	104%
75 to 79	139	211	394	282	143	103%
80 to 84	89	87	190	174	85	96%
85 and over	88	78	162	238	150	170%
Median Age	54.0	57.4	59.1	59.5	5.5	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	3,059	3,475	3,992	3,900	841	27%
Hispanic	461	520	701	757	296	64%
Non-Hispanic	2,598	2,955	3,291	3,143	545	21%
White	2,420	2,733	3,020	2,839	419	17%
Black	11	18	20	28	17	155%
American Indian	69	45	22	6	-63	-91%
Asian	35	62	92	114	79	226%
Hawaiian / Pacific Islander	1	5	13	19	18	1800%
Other	1	4	7	5	4	400%
Two or More Races	61	88	117	132	71	116%

GROWTH TRENDS IN TOTAL POPULATION



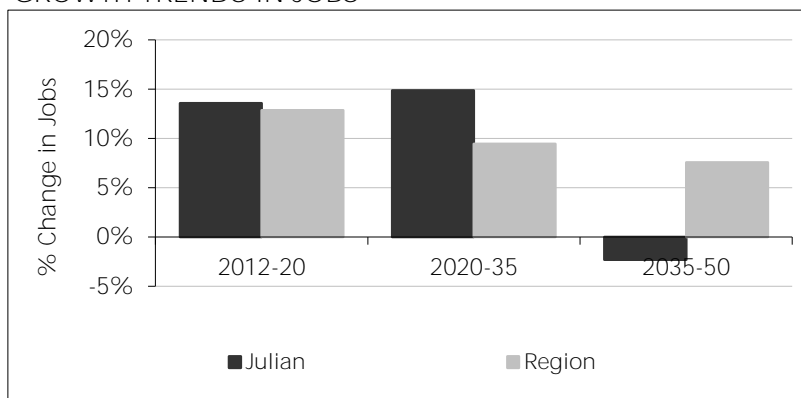
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,537	1,727	1,909	2,237	700	46%
Civilian Jobs	1,537	1,727	1,909	2,237	700	46%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	33,369	33,369	33,369	33,369	0	0%
Developed Acres	10,616	15,236	19,399	19,513	8,897	84%
Low Density Single Family	5,245	9,814	13,964	14,060	8,815	168%
Single Family	333	336	339	339	6	2%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	8	5	1	1	-7	-85%
Other Residential	106	106	106	106	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	45	50	56	69	25	55%
Commercial/Services	1,412	1,463	1,472	1,483	71	5%
Office	0	0	0	0	0	-100%
Schools	38	38	38	38	0	0%
Roads and Freeways	524	524	524	524	0	0%
Agricultural and Extractive ²	1,587	1,581	1,580	1,573	-14	-1%
Parks and Military Use	1,319	1,319	1,319	1,319	0	0%
Vacant Developable Acres	14,173	9,553	5,390	5,277	-8,897	-63%
Low Density Single Family	14,067	9,497	5,347	5,251	-8,815	-63%
Single Family	2	1	0	0	-2	-88%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	24	21	17	9	-16	-65%
Commercial/Services	80	33	26	17	-64	-79%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	8,580	8,580	8,580	8,580	0	0%
Employment Density ³	1.0	1.1	1.2	1.4	0.4	37%
Residential Density ⁴	0.3	0.2	0.1	0.1	-0.2	-52%

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