

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 60 - Palomar-Julian

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,529	7,293	8,505	8,429	1,900	29%
Household Population	6,343	7,126	8,302	8,199	1,856	29%
Group Quarters Population	186	167	203	230	44	24%
Civilian	186	167	203	230	44	24%
Military	0	0	0	0	0	0%
Total Housing Units	3,456	3,781	4,183	4,193	737	21%
Single Family	2,980	3,305	3,707	3,717	737	25%
Multiple Family	43	43	43	43	0	0%
Mobile Homes	433	433	433	433	0	0%
Occupied Housing Units	2,848	3,102	3,575	3,533	685	24%
Single Family	2,506	2,755	3,228	3,195	689	27%
Multiple Family	36	39	41	41	5	14%
Mobile Homes	306	308	306	297	-9	-3%
Vacancy Rate	17.6%	18.0%	14.5%	15.7%	-1.9	-11%
Single Family	15.9%	16.6%	12.9%	14.0%	-1.9	-12%
Multiple Family	16.3%	9.3%	4.7%	4.7%	-11.6	-71%
Mobile Homes	29.3%	28.9%	29.3%	31.4%	2.1	7%
Persons per Household	2.23	2.30	2.32	2.32	0.1	4%

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	403	533	572	523	120	30%
\$15,000-\$29,999	468	393	423	394	-74	-16%
\$30,000-\$44,999	329	316	342	317	-12	-4%
\$45,000-\$59,999	342	416	457	428	86	25%
\$60,000-\$74,999	270	298	327	300	30	11%
\$75,000-\$99,999	261	323	404	424	163	62%
\$100,000-\$124,999	215	200	247	265	50	23%
\$125,000-\$149,999	151	151	186	194	43	28%
\$150,000-\$199,999	165	189	234	250	85	52%
\$200,000 or more	244	283	383	438	194	80%
Total Households	2,848	3,102	3,575	3,533	685	24%
Median Household Income						
Adjusted for inflation (\$2010)	\$54,825	\$56,142	\$59,787	\$65,225	\$10,400	19%

*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.

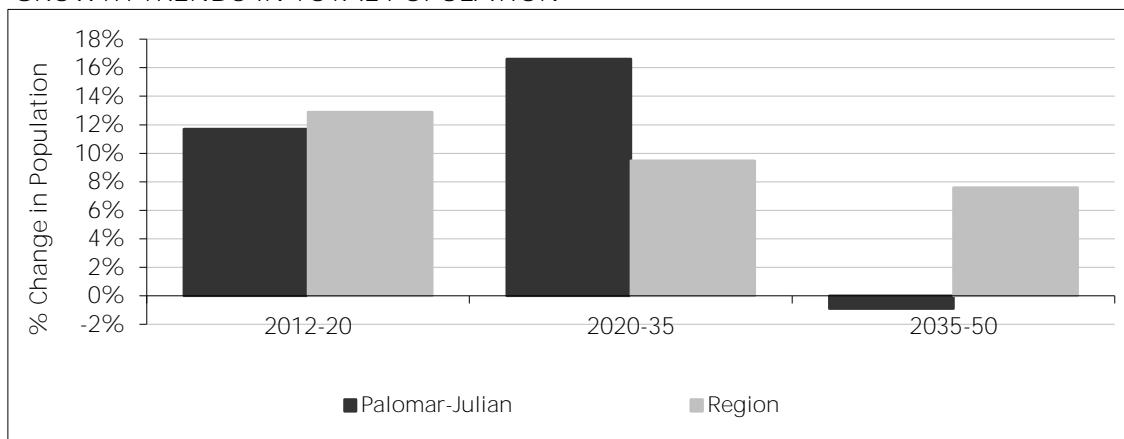
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,529	7,293	8,505	8,429	1,900	29%
Under 5	262	298	302	316	54	21%
5 to 9	279	307	310	324	45	16%
10 to 14	340	327	357	342	2	1%
15 to 17	204	176	206	183	-21	-10%
18 to 19	153	106	118	87	-66	-43%
20 to 24	268	246	255	210	-58	-22%
25 to 29	231	240	218	228	-3	-1%
30 to 34	317	338	319	360	43	14%
35 to 39	258	310	318	325	67	26%
40 to 44	303	292	355	295	-8	-3%
45 to 49	392	352	451	377	-15	-4%
50 to 54	508	424	509	428	-80	-16%
55 to 59	679	698	628	681	2	0%
60 to 61	250	306	246	279	29	12%
62 to 64	442	540	466	550	108	24%
65 to 69	595	848	889	996	401	67%
70 to 74	426	730	1,006	860	434	102%
75 to 79	280	386	759	583	303	108%
80 to 84	168	166	394	359	191	114%
85 and over	174	203	399	646	472	271%
Median Age	52.5	56.7	59.3	60.4	7.9	15%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	6,529	7,293	8,505	8,429	1,900	29%
Hispanic	1,048	1,351	1,828	1,994	946	90%
Non-Hispanic	5,481	5,942	6,677	6,435	954	17%
White	4,589	5,092	5,841	5,592	1,003	22%
Black	70	91	136	156	86	123%
American Indian	553	421	162	50	-503	-91%
Asian	98	132	244	307	209	213%
Hawaiian / Pacific Islander	6	9	19	25	19	317%
Other	8	8	9	11	3	38%
Two or More Races	157	189	266	294	137	87%

GROWTH TRENDS IN TOTAL POPULATION



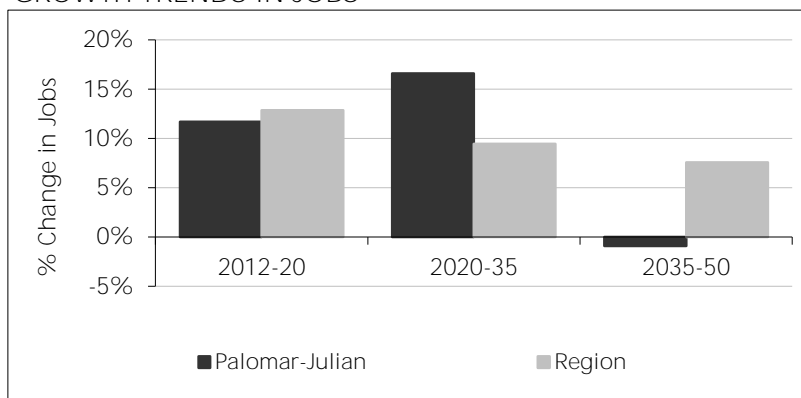
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,443	2,684	2,916	3,310	867	35%
Civilian Jobs	2,443	2,684	2,916	3,310	867	35%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	356,014	356,014	356,014	356,014	0	0%
Developed Acres	39,527	49,834	66,315	66,788	27,261	69%
Low Density Single Family	15,983	26,219	42,664	43,116	27,133	170%
Single Family	528	533	553	552	24	5%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	229	227	222	222	-7	-3%
Other Residential	149	149	149	149	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	235	240	247	260	25	10%
Commercial/Services	2,440	2,502	2,515	2,532	92	4%
Office	2	0	0	0	-2	-96%
Schools	49	49	49	49	0	0%
Roads and Freeways	2,100	2,100	2,100	2,100	0	0%
Agricultural and Extractive ²	12,595	12,590	12,588	12,580	-16	0%
Parks and Military Use	5,217	5,226	5,229	5,229	12	0%
Vacant Developable Acres	65,397	55,090	38,609	38,136	-27,261	-42%
Low Density Single Family	64,999	54,762	38,318	37,866	-27,133	-42%
Single Family	187	183	164	164	-24	-13%
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	174	120	110	98	-77	-44%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	12	3	0	0	-12	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	251,090	251,090	251,090	251,090	0	0%
Employment Density ³	0.9	1.0	1.0	1.2	0.3	30%
Residential Density ⁴	0.2	0.1	0.1	0.1	-0.1	-53%

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