SERIES 13 REGIONAL GROWTH FORECAST

Jamul-Dulzura Community Plan Area
County of San Diego

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	9,542	11,812	13,293	14,462	4,920	52%
Household Population	9,443	11,731	13,175	14,317	4,874	52%
Group Quarters Population	99	81	118	145	46	46%
Civilian	99	81	118	145	46	46%
Military	0	0	0	0	0	0%
Total Housing Units	3,305	4,035	4,465	4,924	1,619	49%
Single Family	3,084	3,814	4,244	4,719	1,635	53%
Multiple Family	125	125	125	125	0	0%
Mobile Homes	96	96	96	80	-16	-17%
Occupied Housing Units	3,233	3,937	4,380	4,800	1,567	48%
Single Family	3,012	3,716	4,160	4,603	1,591	53%
Multiple Family	125	125	125	123	-2	-2%
Mobile Homes	96	96	95	74	-22	-23%
Vacancy Rate	2.2%	2.4%	1.9%	2.5%	0.3	14%
Single Family	2.3%	2.6%	2.0%	2.5%	0.2	9%
Multiple Family	0.0%	0.0%	0.0%	1.6%	1.6	0%
Mobile Homes	0.0%	0.0%	1.0%	7.5%	7.5	0%
Persons per Household	2.92	2.98	3.01	2.98	0.1	2%

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	148	158	141	128	-20	-14%
$15,000-$29,999	95	189	173	161	66	69%
$30,000-$44,999	206	272	246	232	26	13%
$45,000-$59,999	393	308	294	284	-109	-28%
$60,000-$74,999	328	331	337	321	-7	-2%
$75,000-$99,999	348	553	563	573	225	65%
$100,000-$124,999	478	497	544	568	90	19%
$125,000-$149,999	335	416	476	522	187	56%
$150,000-$199,999	436	588	714	821	385	88%
$200,000 or more	466	625	892	1,190	724	155%
Total Households	3,233	3,937	4,380	4,800	1,567	48%
Median Household Income						
Adjusted for inflation ($2010)	$105,152	$107,923	$120,037	$131,370	$26,218	25%

*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.

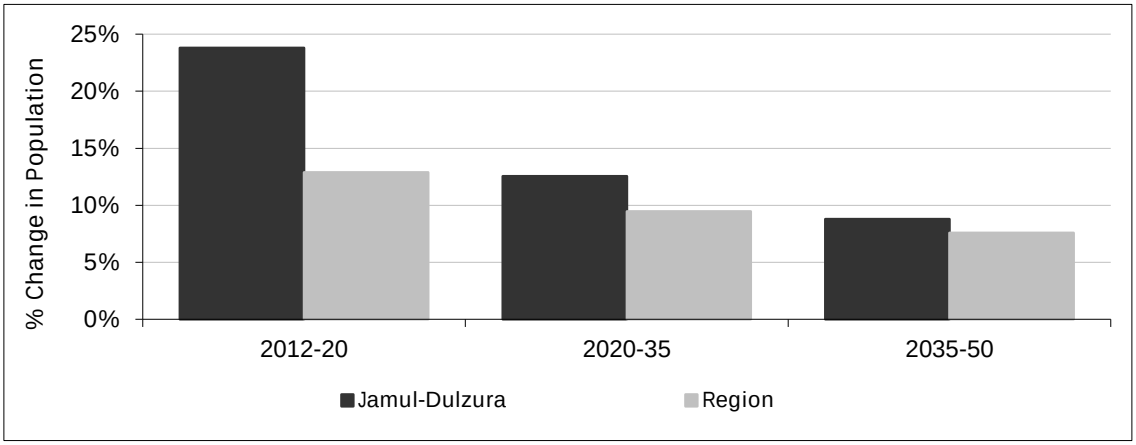
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	9,542	11,812	13,293	14,462	4,920	52%
Under 5	376	467	474	585	209	56%
5 to 9	396	509	616	662	266	67%
10 to 14	582	651	735	776	194	33%
15 to 17	449	394	497	523	74	16%
18 to 19	380	340	386	369	-11	-3%
20 to 24	790	989	1,068	1,052	262	33%
25 to 29	620	730	777	883	263	42%
30 to 34	489	612	628	728	239	49%
35 to 39	498	736	795	849	351	70%
40 to 44	588	695	987	950	362	62%
45 to 49	796	849	1,004	910	114	14%
50 to 54	906	940	1,055	1,094	188	21%
55 to 59	828	1,032	909	1,198	370	45%
60 to 61	275	368	317	365	90	33%
62 to 64	352	555	492	609	257	73%
65 to 69	461	759	772	845	384	83%
70 to 74	263	529	668	633	370	141%
75 to 79	204	290	498	490	286	140%
80 to 84	143	185	325	388	245	171%
85 and over	146	182	290	553	407	279%
Median Age	41.6	43.4	43.4	44.2	2.6	6%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	9,542	11,812	13,293	14,462	4,920	52%
Hispanic	2,978	3,989	5,194	6,605	3,627	122%
Non-Hispanic	6,564	7,823	8,099	7,857	1,293	20%
White	5,316	6,165	5,929	5,347	31	1%
Black	448	582	679	741	293	65%
American Indian	27	36	35	25	-2	-7%
Asian	496	623	887	1,065	569	115%
Hawaiian / Pacific Islander	10	38	59	86	76	760%
Other	27	33	32	25	-2	-7%
Two or More Races	240	346	478	568	328	137%

GROWTH TRENDS IN TOTAL POPULATION



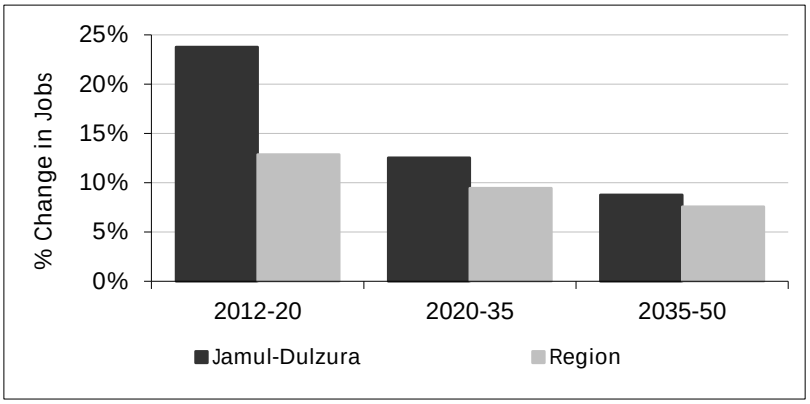
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	1,206	1,383	1,824	2,311	1,105	92%
Civilian Jobs	1,206	1,383	1,824	2,311	1,105	92%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	107,366	107,366	107,366	107,366	0	0%
Developed Acres	22,884	33,336	34,144	34,853	11,969	52%
Low Density Single Family	15,220	25,540	26,342	27,030	11,810	78%
Single Family	668	667	663	663	-6	-1%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	106	106	106	102	-4	-4%
Other Residential	86	86	86	86	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	72	72	72	72	0	0%
Commercial/Services	765	813	840	871	105	14%
Office	2	2	5	7	5	264%
Schools	64	64	64	64	0	0%
Roads and Freeways	852	852	852	852	0	0%
Agricultural and Extractive[2]	1,372	1,371	1,351	1,344	-28	-2%
Parks and Military Use	3,677	3,763	3,763	3,763	86	2%
Vacant Developable Acres	28,667	18,215	17,407	16,698	-11,969	-42%
Low Density Single Family	28,486	18,167	17,365	16,677	-11,810	-41%
Single Family	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	87	42	38	20	-67	-77%
Office	6	6	3	0	-5	-92%
Schools	0	0	0	0	0	0%
Parks and Other	86	0	0	0	-86	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	55,815	55,815	55,815	55,815	0	0%
Employment Density[3]	1.3	1.5	1.9	2.3	0.9	71%
Residential Density[4]	0.2	0.2	0.2	0.2	0.0	-14%

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