

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Jamul-Dulzura Community Plan Area**  
**County of San Diego**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>9,885</b>	<b>10,703</b>	<b>14,045</b>	<b>17,174</b>	<b>17,653</b>	<b>7,768</b>	<b>79%</b>
Household Population	9,222	9,994	13,241	16,267	16,674	7,452	81%
Group Quarters Population	663	709	804	907	979	316	48%
Civilian	663	709	804	907	979	316	48%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>3,166</b>	<b>3,372</b>	<b>4,398</b>	<b>5,244</b>	<b>5,262</b>	<b>2,096</b>	<b>66%</b>
Single Family	2,951	3,159	4,185	5,031	5,048	2,097	71%
Multiple Family	119	119	119	119	119	0	0%
Mobile Homes	96	94	94	94	95	-1	-1%
<b>Occupied Housing Units</b>	<b>2,986</b>	<b>3,213</b>	<b>4,212</b>	<b>5,031</b>	<b>5,057</b>	<b>2,071</b>	<b>69%</b>
Single Family	2,780	3,008	4,008	4,827	4,852	2,072	75%
Multiple Family	116	116	116	116	116	0	0%
Mobile Homes	90	89	88	88	89	-1	-1%
<b>Vacancy Rate</b>	<b>5.7%</b>	<b>4.7%</b>	<b>4.2%</b>	<b>4.1%</b>	<b>3.9%</b>	<b>-1.8</b>	<b>-32%</b>
Single Family	5.8%	4.8%	4.2%	4.1%	3.9%	-1.9	-33%
Multiple Family	2.5%	2.5%	2.5%	2.5%	2.5%	0.0	0%
Mobile Homes	6.3%	5.3%	6.4%	6.4%	6.3%	0.0	0%
<b>Persons per Household</b>	<b>3.09</b>	<b>3.11</b>	<b>3.14</b>	<b>3.23</b>	<b>3.30</b>	<b>0.21</b>	<b>7%</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	175	155	168	175	162	-13	-7%
\$15,000-\$29,999	183	192	209	217	200	17	9%
\$30,000-\$44,999	297	258	290	307	287	-10	-3%
\$45,000-\$59,999	351	296	343	372	352	1	0%
\$60,000-\$74,999	307	308	369	409	392	85	28%
\$75,000-\$99,999	464	489	611	697	679	215	46%
\$100,000-\$124,999	432	416	547	646	642	210	49%
\$125,000-\$149,999	281	326	451	551	559	278	99%
\$150,000-\$199,999	258	415	613	785	817	559	217%
\$200,000 or more	238	358	611	872	967	729	306%
Total Households	2,986	3,213	4,212	5,031	5,057	2,071	69%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$84,698	\$95,322	\$105,302	\$113,100	\$117,776	\$33,078	39%

**\*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.

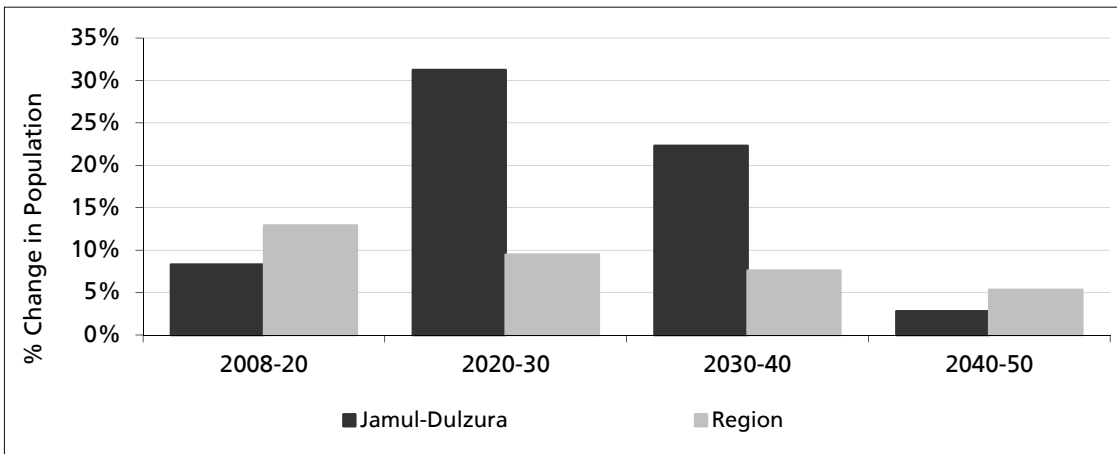
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>9,885</b>	<b>10,703</b>	<b>14,045</b>	<b>17,174</b>	<b>17,653</b>	<b>7,768</b>	<b>79%</b>
Under 5	461	381	542	647	648	187	41%
5 to 9	404	401	574	766	741	337	83%
10 to 14	586	667	701	880	881	295	50%
15 to 17	536	522	614	754	741	205	38%
18 to 19	372	311	375	406	430	58	16%
20 to 24	893	786	1,072	1,272	1,338	445	50%
25 to 29	754	872	1,119	1,377	1,425	671	89%
30 to 34	404	406	474	621	590	186	46%
35 to 39	360	326	606	715	723	363	101%
40 to 44	502	491	660	825	904	402	80%
45 to 49	752	723	858	1,181	1,300	548	73%
50 to 54	998	830	1,041	1,396	1,251	253	25%
55 to 59	861	1,008	1,090	1,079	1,440	579	67%
60 to 61	330	409	421	500	570	240	73%
62 to 64	408	619	687	739	799	391	96%
65 to 69	424	795	1,051	1,120	947	523	123%
70 to 74	276	507	825	895	800	524	190%
75 to 79	248	329	725	909	831	583	235%
80 to 84	140	118	293	534	527	387	276%
85 and over	176	202	317	558	767	591	336%
Median Age	41.7	46.3	46.7	46.4	46.6	4.9	12%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>9,885</b>	<b>10,703</b>	<b>14,045</b>	<b>17,174</b>	<b>17,653</b>	<b>7,768</b>	<b>79%</b>
Hispanic	2,654	3,294	4,478	6,059	6,631	3,977	150%
Non-Hispanic	7,231	7,409	9,567	11,115	11,022	3,791	52%
White	6,366	6,346	7,971	9,078	8,792	2,426	38%
Black	278	365	479	645	734	456	164%
American Indian	92	64	60	56	49	-43	-47%
Asian	144	220	443	605	689	545	378%
Hawaiian / Pacific Islander	37	28	45	55	55	18	49%
Other	33	31	44	47	47	14	42%
Two or More Races	281	355	525	629	656	375	133%

## GROWTH TRENDS IN TOTAL POPULATION



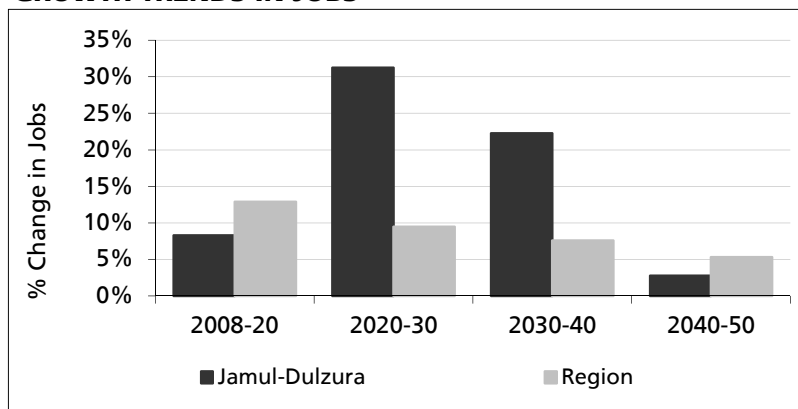
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,369</b>	<b>1,437</b>	<b>1,708</b>	<b>2,095</b>	<b>3,289</b>	<b>1,920</b>	<b>140%</b>
Civilian Jobs	1,369	1,437	1,708	2,095	3,289	1,920	140%
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>107,368</b>	<b>107,368</b>	<b>107,368</b>	<b>107,368</b>	<b>107,368</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>64,663</b>	<b>65,845</b>	<b>72,939</b>	<b>88,537</b>	<b>88,634</b>	<b>23,970</b>	<b>37%</b>
Low Density Single Family	13,291	14,428	21,627	37,376	37,425	24,134	182%
Single Family	633	694	882	981	981	348	55%
Multiple Family	0	0	0	0	0	0	0%
Mobile Homes	106	106	106	106	106	0	0%
Other Residential	125	125	125	125	125	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	72	74	78	84	103	30	41%
Commercial/Services	846	849	859	873	919	73	9%
Office	2	2	2	3	4	2	89%
Schools	64	64	65	67	74	10	16%
Roads and Freeways	867	867	867	867	867	0	0%
Agricultural and Extractive <sup>2</sup>	1,457	1,437	1,128	852	827	-630	-43%
Parks and Military Use	47,201	47,201	47,201	47,204	47,204	4	0%
<b>Vacant Developable Acres</b>	<b>26,934</b>	<b>25,753</b>	<b>18,659</b>	<b>3,060</b>	<b>2,964</b>	<b>-23,970</b>	<b>-89%</b>
Low Density Single Family	26,455	25,337	18,447	2,970	2,918	-23,538	-89%
Single Family	367	307	118	17	16	-351	-96%
Multiple Family	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	36	35	30	24	6	-30	-84%
Commercial/Services	58	56	47	38	22	-36	-62%
Office	2	2	2	2	0	-2	-82%
Schools	12	12	11	9	2	-10	-82%
Parks and Other	4	4	4	0	0	-4	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
<b>Constrained Acres</b>	<b>15,770</b>	<b>15,770</b>	<b>15,770</b>	<b>15,770</b>	<b>15,770</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>1.4</b>	<b>1.5</b>	<b>1.7</b>	<b>2.0</b>	<b>3.0</b>	<b>1.6</b>	<b>115%</b>
<b>Residential Density<sup>4</sup></b>	<b>0.2</b>	<b>0.2</b>	<b>0.2</b>	<b>0.1</b>	<b>0.1</b>	<b>-0.1</b>	<b>-39%</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).