

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**Julian Community Plan Area****County of San Diego****POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,893	3,117	3,445	3,668	3,857	964	33%
Household Population	2,862	3,081	3,397	3,611	3,793	931	33%
Group Quarters Population	31	36	48	57	64	33	106%
Civilian	31	36	48	57	64	33	106%
Military	0	0	0	0	0	0	0%
Total Housing Units	1,686	1,748	1,884	1,950	2,014	328	19%
Single Family	1,633	1,690	1,826	1,892	1,956	323	20%
Multiple Family	34	39	39	39	39	5	15%
Mobile Homes	19	19	19	19	19	0	0%
Occupied Housing Units	1,202	1,278	1,402	1,466	1,524	322	27%
Single Family	1,151	1,224	1,350	1,417	1,473	322	28%
Multiple Family	34	38	39	39	39	5	15%
Mobile Homes	17	16	13	10	12	-5	-29%
Vacancy Rate	28.7%	26.9%	25.6%	24.8%	24.3%	-4.4	-15%
Single Family	29.5%	27.6%	26.1%	25.1%	24.7%	-4.8	-16%
Multiple Family	0.0%	2.6%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	10.5%	15.8%	31.6%	47.4%	36.8%	26.3	250%
Persons per Household	2.38	2.41	2.42	2.46	2.49	0.11	5%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	48	35	34	33	33	-15	-31%
\$15,000-\$29,999	157	101	98	97	96	-61	-39%
\$30,000-\$44,999	144	183	184	185	185	41	28%
\$45,000-\$59,999	266	228	238	243	247	-19	-7%
\$60,000-\$74,999	302	222	241	250	258	-44	-15%
\$75,000-\$99,999	151	274	312	331	348	197	130%
\$100,000-\$124,999	46	143	174	189	204	158	343%
\$125,000-\$149,999	38	60	78	86	96	58	153%
\$150,000-\$199,999	16	29	40	46	52	36	225%
\$200,000 or more	34	3	3	6	5	-29	-85%
Total Households	1,202	1,278	1,402	1,466	1,524	322	27%
Median Household Income							
Adjusted for inflation (\$1999)	\$59,211	\$66,216	\$69,149	\$70,500	\$71,686	\$12,475	21%

***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.

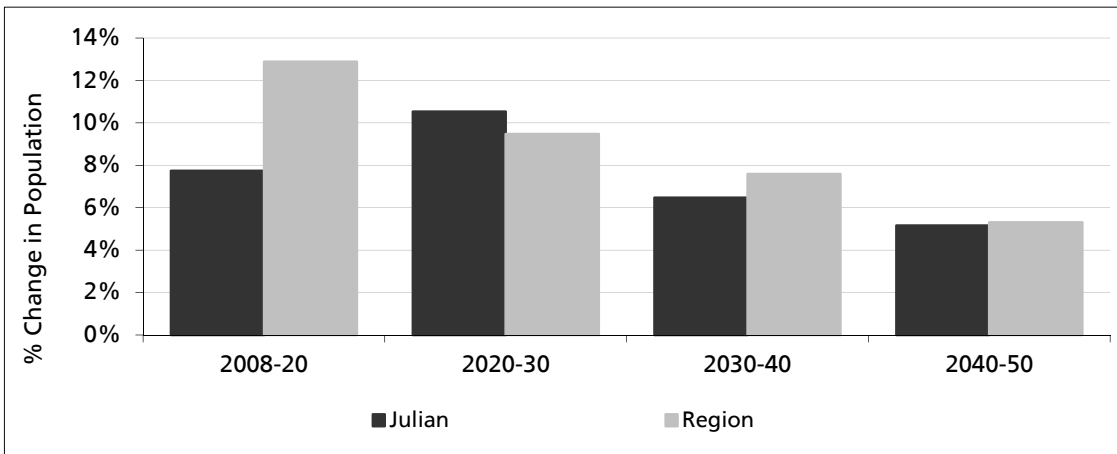
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,893	3,117	3,445	3,668	3,857	964	33%
Under 5	69	55	50	48	47	-22	-32%
5 to 9	87	78	71	64	54	-33	-38%
10 to 14	120	137	127	127	125	5	4%
15 to 17	120	96	92	89	92	-28	-23%
18 to 19	90	57	53	59	66	-24	-27%
20 to 24	250	222	244	248	264	14	6%
25 to 29	162	199	200	196	210	48	30%
30 to 34	101	88	92	87	92	-9	-9%
35 to 39	97	75	100	110	110	13	13%
40 to 44	109	92	98	102	128	19	17%
45 to 49	171	139	111	157	161	-10	-6%
50 to 54	263	239	203	254	278	15	6%
55 to 59	264	297	256	204	276	12	5%
60 to 61	102	88	85	73	100	-2	-2%
62 to 64	98	140	136	126	144	46	47%
65 to 69	181	328	382	335	274	93	51%
70 to 74	205	332	454	415	401	196	96%
75 to 79	159	183	297	380	335	176	111%
80 to 84	100	110	190	264	254	154	154%
85 and over	145	162	204	330	446	301	208%
Median Age	51.3	56.4	60.6	62.4	60.5	9.2	18%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	2,893	3,117	3,445	3,668	3,857	964	33%
Hispanic	505	553	633	694	743	238	47%
Non-Hispanic	2,388	2,564	2,812	2,974	3,114	726	30%
White	2,125	2,285	2,500	2,635	2,737	612	29%
Black	142	152	180	190	207	65	46%
American Indian	45	31	16	9	5	-40	-89%
Asian	3	8	13	21	28	25	833%
Hawaiian / Pacific Islander	12	13	11	15	19	7	58%
Other	2	2	3	4	2	0	0%
Two or More Races	59	73	89	100	116	57	97%

GROWTH TRENDS IN TOTAL POPULATION



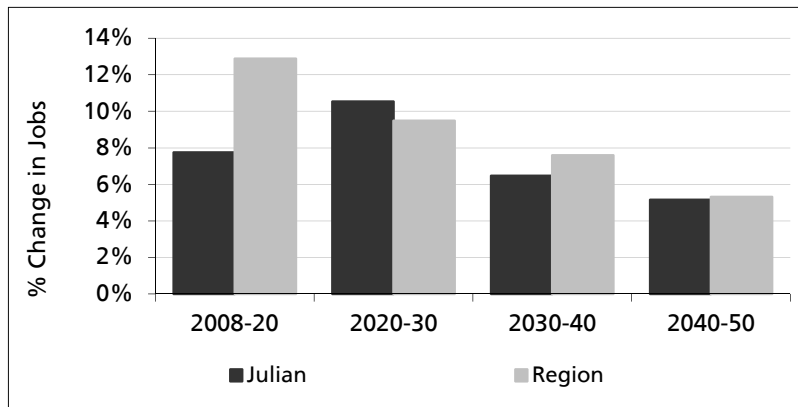
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	872	899	979	1,130	1,277	405	46%
Civilian Jobs	872	899	979	1,130	1,277	405	46%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	33,369	33,369	33,369	33,369	33,369	0	0%
Developed Acres	18,110	18,598	20,866	22,042	23,385	5,275	29%
Low Density Single Family	5,095	5,661	8,039	9,529	10,875	5,780	113%
Single Family	316	320	321	324	327	11	3%
Multiple Family	0	1	1	1	1	1	462%
Mobile Homes	8	8	8	8	8	0	0%
Other Residential	106	106	106	106	106	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	45	45	48	53	57	12	27%
Commercial/Services	1,462	1,463	1,466	1,475	1,482	19	1%
Office	0	0	0	0	0	0	0%
Schools	30	30	30	31	31	1	5%
Roads and Freeways	545	545	545	545	545	0	0%
Agricultural and Extractive ²	1,730	1,646	1,529	1,199	1,181	-548	-32%
Parks and Military Use	8,772	8,772	8,772	8,772	8,772	0	0%
Vacant Developable Acres	9,618	9,130	6,862	5,686	4,343	-5,275	-55%
Low Density Single Family	9,352	8,869	6,609	5,443	4,110	-5,241	-56%
Single Family	220	217	215	211	208	-13	-6%
Multiple Family	1	0	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	9	8	5	0	0	-9	-100%
Commercial/Services	37	36	33	31	25	-12	-32%
Office	0	0	0	0	0	0	0%
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%
Constrained Acres	5,641	5,641	5,641	5,641	5,641	0	0%
Employment Density³	0.6	0.6	0.6	0.7	0.8	0.2	43%
Residential Density⁴	0.3	0.3	0.2	0.2	0.2	-0.1	-42%

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).