

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 30 - Jamul



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	15,041	18,286	25,935	29,299	29,877	14,836	99%
Household Population	14,610	17,822	25,394	28,675	29,191	14,581	100%
Group Quarters Population	431	464	541	624	686	255	59%
Civilian	431	464	541	624	686	255	59%
Military	0	0	0	0	0	0	0%
Total Housing Units	4,968	5,997	8,578	9,472	9,500	4,532	91%
Single Family	4,694	5,410	7,230	8,061	8,088	3,394	72%
Multiple Family	215	530	1,291	1,354	1,354	1,139	530%
Mobile Homes	59	57	57	57	58	-1	-2%
Occupied Housing Units	4,690	5,736	8,238	9,110	9,152	4,462	95%
Single Family	4,428	5,179	6,960	7,768	7,807	3,379	76%
Multiple Family	209	505	1,226	1,290	1,292	1,083	518%
Mobile Homes	53	52	52	52	53	0	0%
Vacancy Rate	5.6%	4.4%	4.0%	3.8%	3.7%	-1.9	-34%
Single Family	5.7%	4.3%	3.7%	3.6%	3.5%	-2.2	-39%
Multiple Family	2.8%	4.7%	5.0%	4.7%	4.6%	1.8	64%
Mobile Homes	10.2%	8.8%	8.8%	8.8%	8.6%	-1.6	-16%
Persons per Household	3.12	3.11	3.08	3.15	3.19	0.07	2%

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	258	248	205	196	174	-84	-33%
\$15,000-\$29,999	309	395	410	366	322	13	4%
\$30,000-\$44,999	409	464	700	656	598	189	46%
\$45,000-\$59,999	493	560	928	921	860	367	74%
\$60,000-\$74,999	435	492	883	937	903	468	108%
\$75,000-\$99,999	723	1,001	1,542	1,706	1,689	966	134%
\$100,000-\$124,999	670	770	1,113	1,289	1,330	660	99%
\$125,000-\$149,999	482	586	766	910	972	490	102%
\$150,000-\$199,999	473	700	905	1,078	1,129	656	139%
\$200,000 or more	438	520	786	1,051	1,175	737	168%
Total Households	4,690	5,736	8,238	9,110	9,152	4,462	95%
Median Household Income							
Adjusted for inflation (\$1999)	\$90,249	\$92,707	\$91,099	\$96,674	\$100,564	\$10,315	11%

***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.

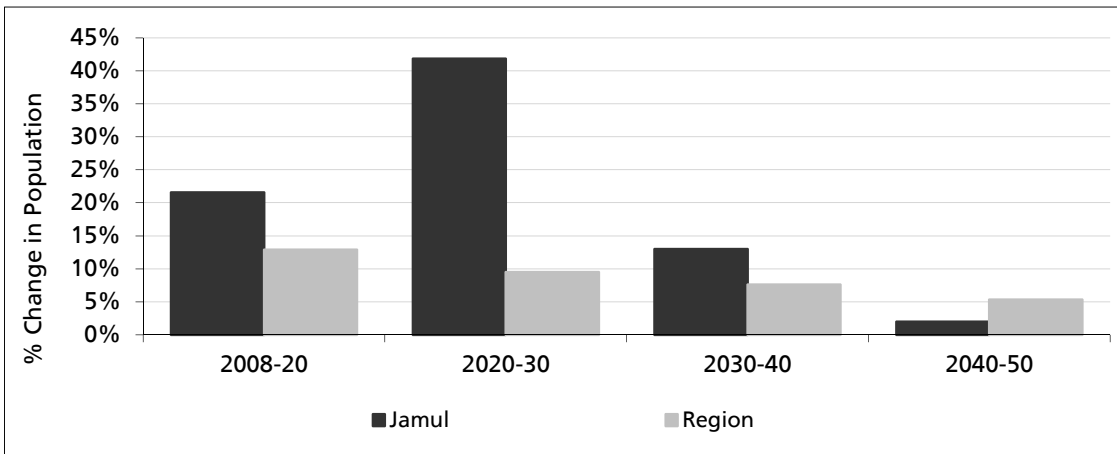
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	15,041	18,286	25,935	29,299	29,877	14,836	99%
Under 5	738	771	1,078	1,167	1,121	383	52%
5 to 9	646	749	1,037	1,151	1,118	472	73%
10 to 14	933	1,099	1,449	1,634	1,608	675	72%
15 to 17	778	823	1,059	1,206	1,201	423	54%
18 to 19	554	539	689	742	741	187	34%
20 to 24	1,347	1,413	2,120	2,245	2,270	923	69%
25 to 29	1,109	1,461	1,985	2,179	2,210	1,101	99%
30 to 34	565	652	841	1,020	984	419	74%
35 to 39	609	561	916	1,014	987	378	62%
40 to 44	811	800	1,193	1,241	1,373	562	69%
45 to 49	1,269	1,229	1,449	1,924	1,949	680	54%
50 to 54	1,432	1,482	1,827	2,199	2,099	667	47%
55 to 59	1,231	1,668	2,023	1,958	2,376	1,145	93%
60 to 61	480	697	881	855	1,039	559	116%
62 to 64	600	1,063	1,338	1,398	1,411	811	135%
65 to 69	641	1,268	2,048	2,056	1,816	1,175	183%
70 to 74	436	849	1,557	1,621	1,511	1,075	247%
75 to 79	420	586	1,316	1,747	1,627	1,207	287%
80 to 84	218	247	573	904	929	711	326%
85 and over	224	329	556	1,038	1,507	1,283	573%
Median Age	41.5	46.1	47.1	47.7	48.4	6.9	17%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	15,041	18,286	25,935	29,299	29,877	14,836	99%
Hispanic	3,613	5,171	8,089	9,986	10,933	7,320	203%
Non-Hispanic	11,428	13,115	17,846	19,313	18,944	7,516	66%
White	9,959	11,174	14,886	15,752	15,102	5,143	52%
Black	449	627	972	1,174	1,278	829	185%
American Indian	99	92	100	90	77	-22	-22%
Asian	363	546	900	1,152	1,298	935	258%
Hawaiian / Pacific Islander	56	71	102	117	122	66	118%
Other	41	43	57	65	67	26	63%
Two or More Races	461	562	829	963	1,000	539	117%

GROWTH TRENDS IN TOTAL POPULATION



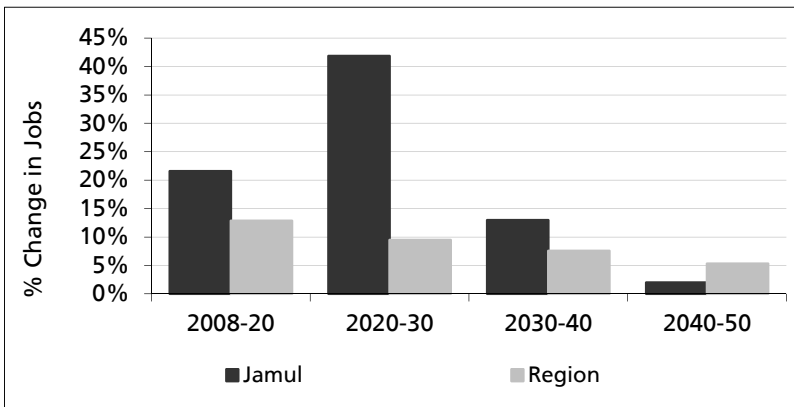
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	4,425	4,497	4,769	5,158	6,354	1,929	44%
Civilian Jobs	4,425	4,497	4,769	5,158	6,354	1,929	44%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	133,653	133,653	133,653	133,653	133,653	0	0%
Developed Acres	86,771	88,204	95,749	109,135	109,521	22,750	26%
Low Density Single Family	14,724	15,861	23,246	36,746	37,083	22,359	152%
Single Family	1,182	1,466	1,850	1,961	1,961	778	66%
Multiple Family	6	35	104	110	110	104	1796%
Mobile Homes	68	68	68	68	68	0	0%
Other Residential	580	580	580	580	580	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	225	226	230	236	255	30	13%
Commercial/Services	1,901	1,904	1,914	1,928	1,974	73	4%
Office	2	2	2	3	4	2	89%
Schools	139	139	140	142	148	10	7%
Roads and Freeways	1,192	1,192	1,192	1,192	1,192	0	0%
Agricultural and Extractive ²	1,728	1,707	1,399	1,141	1,117	-611	-35%
Parks and Military Use	65,024	65,024	65,024	65,028	65,028	4	0%
Vacant Developable Acres	26,802	25,369	17,824	4,438	4,052	-22,750	-85%
Low Density Single Family	25,543	24,425	17,349	4,103	3,761	-21,782	-85%
Single Family	805	523	138	25	24	-781	-97%
Multiple Family	104	76	6	0	0	-104	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	51	50	45	39	21	-30	-59%
Commercial/Services	234	231	222	213	197	-37	-16%
Office	2	2	2	2	0	-2	-82%
Schools	12	12	11	9	2	-10	-82%
Parks and Other	22	22	22	18	18	-4	-17%
Future Roads and Freeways	29	29	29	29	29	0	0%
Constrained Acres	20,081	20,081	20,081	20,081	20,081	0	0%
Employment Density³	2.0	2.0	2.1	2.2	2.7	0.7	37%
Residential Density⁴	0.3	0.3	0.3	0.2	0.2	-0.1	-20%

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).