

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Julian Union Elementary School District**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,286</b>	<b>4,648</b>	<b>5,125</b>	<b>5,445</b>	<b>5,775</b>	<b>1,489</b>	<b>35%</b>
Household Population	4,018	4,356	4,788	5,057	5,352	1,334	33%
Group Quarters Population	268	292	337	388	423	155	58%
Civilian	268	292	337	388	423	155	58%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>2,140</b>	<b>2,276</b>	<b>2,448</b>	<b>2,529</b>	<b>2,626</b>	<b>486</b>	<b>23%</b>
Single Family	2,040	2,171	2,343	2,424	2,521	481	24%
Multiple Family	81	86	86	86	86	5	6%
Mobile Homes	19	19	19	19	19	0	0%
<b>Occupied Housing Units</b>	<b>1,639</b>	<b>1,740</b>	<b>1,901</b>	<b>1,975</b>	<b>2,066</b>	<b>427</b>	<b>26%</b>
Single Family	1,541	1,641	1,803	1,879	1,968	427	28%
Multiple Family	81	83	85	86	86	5	6%
Mobile Homes	17	16	13	10	12	-5	-29%
<b>Vacancy Rate</b>	<b>23.4%</b>	<b>23.6%</b>	<b>22.3%</b>	<b>21.9%</b>	<b>21.3%</b>	<b>-2.1</b>	<b>-9%</b>
Single Family	24.5%	24.4%	23.0%	22.5%	21.9%	-2.6	-11%
Multiple Family	0.0%	3.5%	1.2%	0.0%	0.0%	0.0	0%
Mobile Homes	10.5%	15.8%	31.6%	47.4%	36.8%	26.3	250%
<b>Persons per Household</b>	<b>2.45</b>	<b>2.50</b>	<b>2.52</b>	<b>2.56</b>	<b>2.59</b>	<b>0.14</b>	<b>6%</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	67	46	42	40	40	-27	-40%
\$15,000-\$29,999	228	157	151	147	146	-82	-36%
\$30,000-\$44,999	212	253	259	255	255	43	20%
\$45,000-\$59,999	368	316	340	345	345	-23	-6%
\$60,000-\$74,999	362	304	332	341	351	-11	-3%
\$75,000-\$99,999	215	374	419	448	473	258	120%
\$100,000-\$124,999	62	182	219	234	256	194	313%
\$125,000-\$149,999	52	73	92	105	127	75	144%
\$150,000-\$199,999	15	32	43	53	63	48	320%
\$200,000 or more	58	3	4	7	10	-48	-83%
Total Households	1,639	1,740	1,901	1,975	2,066	427	26%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$57,738	\$64,836	\$67,161	\$68,820	\$70,556	\$12,818	22%

**\*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.

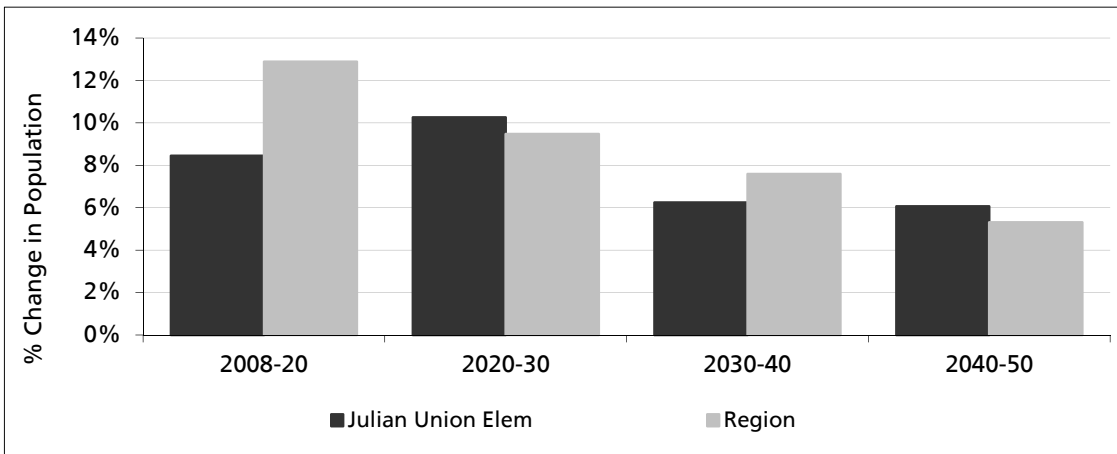
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,286</b>	<b>4,648</b>	<b>5,125</b>	<b>5,445</b>	<b>5,775</b>	<b>1,489</b>	<b>35%</b>
Under 5	115	84	76	71	85	-30	-26%
5 to 9	114	132	145	137	136	22	19%
10 to 14	207	208	192	193	206	-1	0%
15 to 17	158	145	148	155	166	8	5%
18 to 19	125	103	108	116	103	-22	-18%
20 to 24	358	335	365	356	398	40	11%
25 to 29	248	284	296	291	308	60	24%
30 to 34	161	176	154	167	164	3	2%
35 to 39	166	148	186	181	179	13	8%
40 to 44	192	168	204	196	226	34	18%
45 to 49	256	205	168	223	237	-19	-7%
50 to 54	368	349	295	368	384	16	4%
55 to 59	400	415	369	297	412	12	3%
60 to 61	128	136	138	119	168	40	31%
62 to 64	140	214	195	199	215	75	54%
65 to 69	269	448	519	462	405	136	51%
70 to 74	273	447	599	545	514	241	88%
75 to 79	231	278	428	518	481	250	108%
80 to 84	176	132	258	372	352	176	100%
85 and over	201	241	282	479	636	435	216%
Median Age	50.6	54.8	58.1	59.5	58.6	8.0	16%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>4,286</b>	<b>4,648</b>	<b>5,125</b>	<b>5,445</b>	<b>5,775</b>	<b>1,489</b>	<b>35%</b>
Hispanic	833	1,150	1,307	1,446	1,573	740	89%
Non-Hispanic	3,453	3,498	3,818	3,999	4,202	749	22%
White	3,012	3,081	3,360	3,493	3,646	634	21%
Black	215	228	263	292	311	96	45%
American Indian	86	45	25	13	11	-75	-87%
Asian	17	23	34	49	63	46	271%
Hawaiian / Pacific Islander	20	12	13	14	17	-3	-15%
Other	4	2	2	7	4	0	0%
Two or More Races	99	107	121	131	150	51	52%

## GROWTH TRENDS IN TOTAL POPULATION



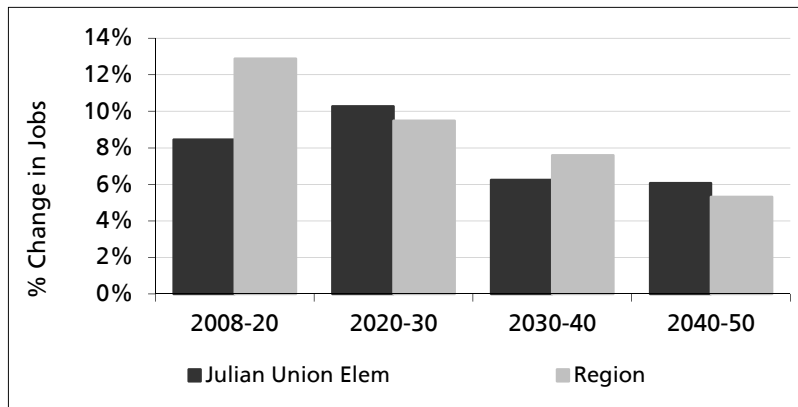
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>1,010</b>	<b>1,106</b>	<b>1,194</b>	<b>1,325</b>	<b>1,400</b>	<b>390</b>	<b>39%</b>
Civilian Jobs	1,010	1,106	1,194	1,325	1,400	390	39%
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>398,020</b>	<b>398,020</b>	<b>398,020</b>	<b>398,020</b>	<b>398,020</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>293,731</b>	<b>296,736</b>	<b>300,728</b>	<b>302,627</b>	<b>305,750</b>	<b>12,019</b>	<b>4%</b>
Low Density Single Family	7,910	10,991	15,124	17,225	20,565	12,654	160%
Single Family	392	399	400	402	405	13	3%
Multiple Family	0	1	1	1	1	1	462%
Mobile Homes	51	51	51	51	51	0	0%
Other Residential	186	186	186	186	186	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	128	129	141	141	145	16	13%
Commercial/Services	1,711	1,715	1,719	1,728	1,730	19	1%
Office	2	2	2	2	2	0	0%
Schools	27	27	27	28	28	1	5%
Roads and Freeways	1,605	1,605	1,605	1,605	1,605	0	0%
Agricultural and Extractive <sup>2</sup>	10,294	10,205	10,047	9,832	9,608	-686	-7%
Parks and Military Use	271,424	271,424	271,424	271,424	271,424	0	0%
<b>Vacant Developable Acres</b>	<b>28,960</b>	<b>25,955</b>	<b>21,963</b>	<b>20,065</b>	<b>16,941</b>	<b>-12,019</b>	<b>-42%</b>
Low Density Single Family	28,692	25,699	21,724	19,831	16,712	-11,980	-42%
Single Family	238	230	228	224	221	-18	-7%
Multiple Family	1	0	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	13	12	0	0	0	-13	-100%
Commercial/Services	15	14	11	9	9	-7	-45%
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%
<b>Constrained Acres</b>	<b>75,329</b>	<b>75,329</b>	<b>75,329</b>	<b>75,329</b>	<b>75,329</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>0.5</b>	<b>0.6</b>	<b>0.6</b>	<b>0.7</b>	<b>0.7</b>	<b>0.2</b>	<b>36%</b>
<b>Residential Density<sup>4</sup></b>	<b>0.3</b>	<b>0.2</b>	<b>0.2</b>	<b>0.1</b>	<b>0.1</b>	<b>-0.1</b>	<b>-51%</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).