

SERIES 13 REGIONAL GROWTH FORECAST  
 North City FUA Reserve Community Planning Area  
 City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	26	44	46	45	19	73%
Household Population	26	44	46	45	19	73%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	25	25	25	25	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	25	25	25	25	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	17	21	23	23	6	35%
Single Family	0	0	0	0	0	0%
Multiple Family	17	21	23	23	6	35%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	32.0%	16.0%	8.0%	8.0%	-24.0	-75%
Single Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Multiple Family	32.0%	16.0%	8.0%	8.0%	-24.0	-75%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.53	2.10	2.00	1.96	0.4	28%

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	0	2	2	2	2	0%
\$15,000-\$29,999	0	3	3	3	3	0%
\$30,000-\$44,999	3	0	0	0	-3	-100%
\$45,000-\$59,999	1	3	3	1	0	0%
\$60,000-\$74,999	0	0	0	2	2	0%
\$75,000-\$99,999	1	2	2	1	0	0%
\$100,000-\$124,999	1	1	1	1	0	0%
\$125,000-\$149,999	0	1	1	1	1	0%
\$150,000-\$199,999	0	1	1	1	1	0%
\$200,000 or more	11	8	10	11	0	0%
Total Households	17	21	23	23	6	35%
Median Household Income						
Adjusted for inflation (\$2010)	\$234,091	\$112,500	\$137,500	\$175,000	(\$59,091)	-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.

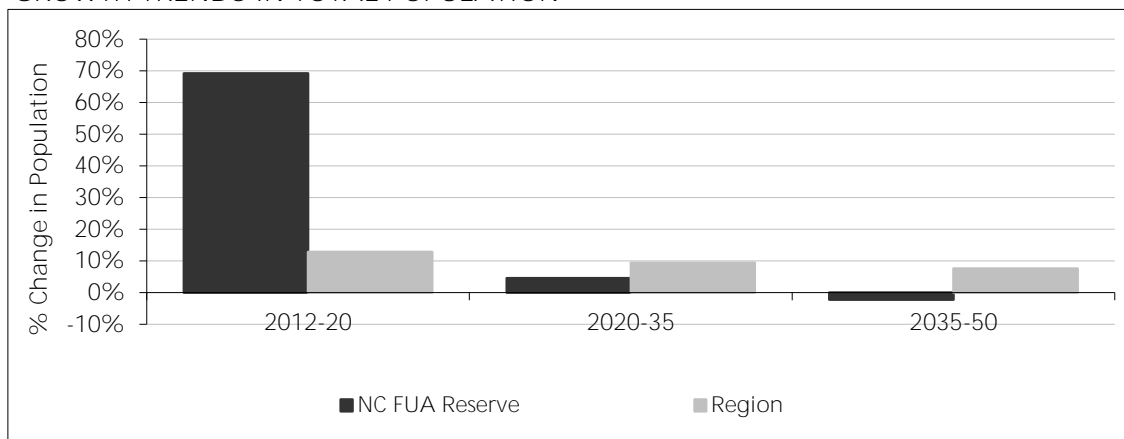
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	26	44	46	45	19	73%
Under 5	1	0	1	1	0	0%
5 to 9	0	1	0	0	0	0%
10 to 14	2	3	3	2	0	0%
15 to 17	3	4	3	0	-3	-100%
18 to 19	0	0	0	1	1	0%
20 to 24	0	3	2	3	3	0%
25 to 29	0	0	1	0	0	0%
30 to 34	2	1	1	3	1	50%
35 to 39	0	2	3	1	1	0%
40 to 44	2	3	1	2	0	0%
45 to 49	2	1	4	1	-1	-50%
50 to 54	4	3	4	4	0	0%
55 to 59	2	3	1	3	1	50%
60 to 61	0	1	3	1	1	0%
62 to 64	2	2	0	2	0	0%
65 to 69	2	6	3	3	1	50%
70 to 74	1	3	4	5	4	400%
75 to 79	3	5	4	2	-1	-33%
80 to 84	0	1	2	3	3	0%
85 and over	0	2	6	8	8	0%
Median Age	51.3	56.7	55.0	62.8	11.5	22%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	26	44	46	45	19	73%
Hispanic	2	4	4	5	3	150%
Non-Hispanic	24	40	42	40	16	67%
White	20	38	40	38	18	90%
Black	0	1	0	0	0	0%
American Indian	0	0	0	0	0	0%
Asian	1	0	2	1	0	0%
Hawaiian / Pacific Islander	0	0	0	0	0	0%
Other	1	0	0	0	-1	-100%
Two or More Races	2	1	0	1	-1	-50%

## GROWTH TRENDS IN TOTAL POPULATION



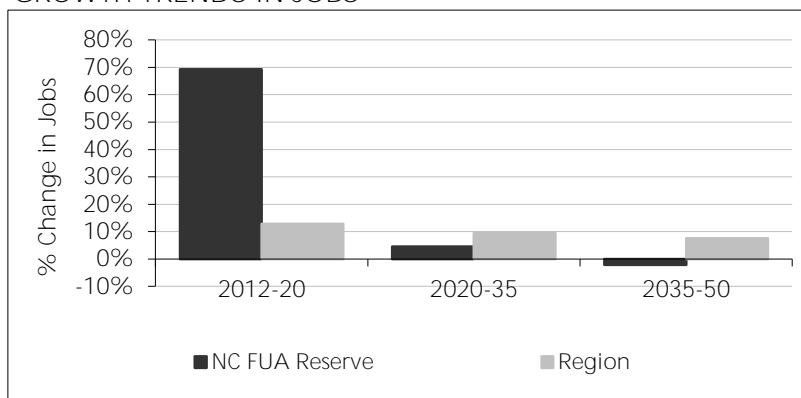
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	146	146	182	182	36	25%
Civilian Jobs	146	146	182	182	36	25%
Military Jobs	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	11	11	11	11	0	0%
Developed Acres	11	11	11	11	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	4	4	4	4	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	2	2	2	2	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	5	5	5	5	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0%
Parks and Military Use	0	0	0	0	0	0%
Vacant Developable Acres	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0%
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	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0%
Employment Density <sup>3</sup>	70.1	70.1	87.4	87.4	--	#VALUE!
Residential Density <sup>4</sup>	6.5	6.5	6.5	6.5	0.0	0%

## 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