

SERIES 13 REGIONAL GROWTH FORECAST

North City FUA Sub Area 2 Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	101	103	101	100	-1	-1%
Household Population	101	103	101	100	-1	-1%
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	49	49	49	49	0	0%
Single Family	49	49	49	49	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	48	48	48	48	0	0%
Single Family	48	48	48	48	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	2.0%	2.0%	2.0%	2.0%	0.0	0%
Single Family	2.0%	2.0%	2.0%	2.0%	0.0	0%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.10	2.15	2.10	2.08	0.0	-1%

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	8	7	7	7	-1	-13%
\$15,000-\$29,999	1	7	5	4	3	300%
\$30,000-\$44,999	3	1	3	4	1	33%
\$45,000-\$59,999	3	5	3	0	-3	-100%
\$60,000-\$74,999	3	2	3	5	2	67%
\$75,000-\$99,999	0	3	4	3	3	0%
\$100,000-\$124,999	5	2	0	2	-3	-60%
\$125,000-\$149,999	5	2	2	2	-3	-60%
\$150,000-\$199,999	4	4	5	4	0	0%
\$200,000 or more	16	15	16	17	1	6%
Total Households	48	48	48	48	0	0%

*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.

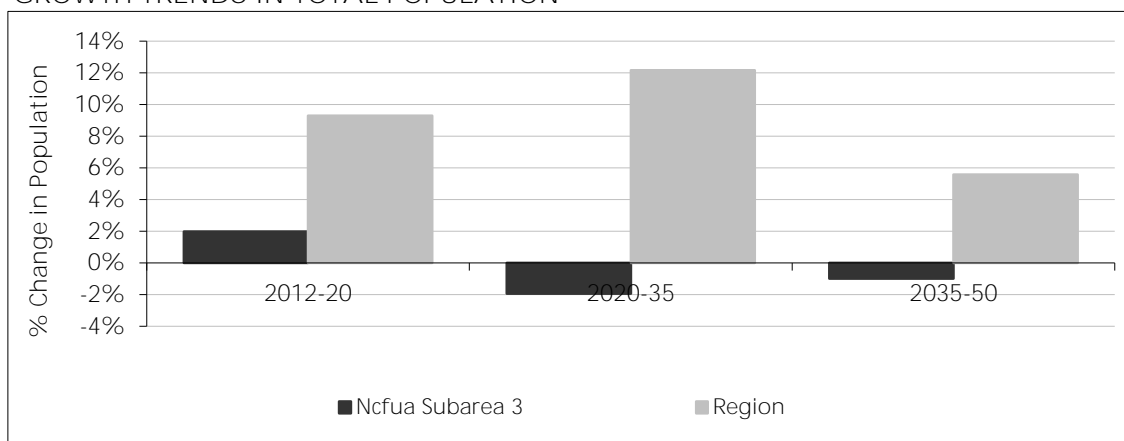
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	101	103	101	100	-1	-1%
Under 5	7	3	4	1	-6	-86%
5 to 9	8	5	8	10	2	25%
10 to 14	6	6	9	1	-5	-83%
15 to 17	4	6	5	3	-1	-25%
18 to 19	2	1	0	1	-1	-50%
20 to 24	1	2	1	3	2	200%
25 to 29	4	6	4	6	2	50%
30 to 34	3	5	3	5	2	67%
35 to 39	4	11	11	12	8	200%
40 to 44	10	6	18	8	-2	-20%
45 to 49	3	7	4	10	7	233%
50 to 54	5	7	5	5	0	0%
55 to 59	11	9	10	5	-6	-55%
60 to 61	10	4	0	5	-5	-50%
62 to 64	8	9	3	4	-4	-50%
65 to 69	5	7	1	5	0	0%
70 to 74	5	6	6	7	2	40%
75 to 79	4	2	3	2	-2	-50%
80 to 84	1	0	2	4	3	300%
85 and over	0	1	4	3	3	0%
Median Age	47.5	45.4	41.5	45.0	-2.5	-5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	101	103	101	100	-1	-1%
Hispanic	12	6	6	9	-3	-25%
Non-Hispanic	89	97	95	91	2	2%
White	72	65	49	40	-32	-44%
Black	0	0	1	0	0	0%
American Indian	0	0	0	0	0	0%
Asian	16	26	38	42	26	163%
Hawaiian / Pacific Islander	0	0	0	0	0	0%
Other	0	0	0	0	0	0%
Two or More Races	1	6	7	9	8	800%

GROWTH TRENDS IN TOTAL POPULATION



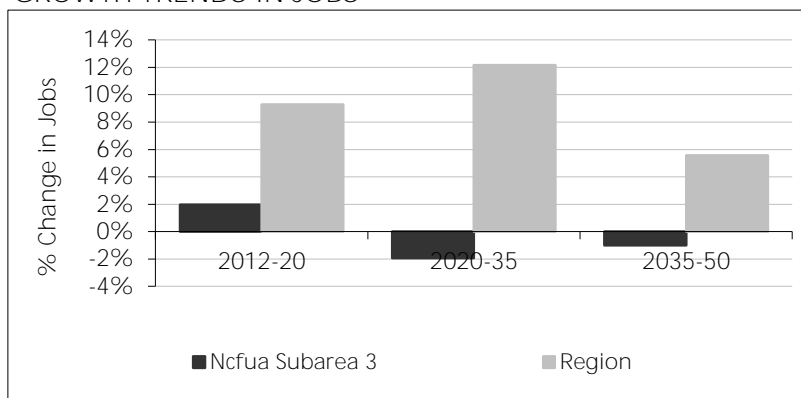
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	100	100	115	117	17	17%
Civilian Jobs	100	100	115	117	17	17%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	880	880	880	880	0	0%
Developed Acres	553	553	553	577	24	4%
Low Density Single Family	2	2	2	2	0	0%
Single Family	8	8	8	8	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	3	3	3	3	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	130	130	130	130	0	0%
Agricultural and Extractive ²	116	116	116	116	0	0%
Parks and Military Use	294	294	294	318	24	8%
Vacant Developable Acres	24	24	24	0	-24	-100%
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	24	24	24	0	-24	-100%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	303	303	303	303	0	0%
Employment Density ³	37.0	37.0	42.6	43.3	--	#VALUE!
Residential Density ⁴	4.5	4.5	4.5	4.5	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