

SERIES 13 REGIONAL GROWTH FORECAST

Flower Hill Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	0	0	0	0	0	0%
Household Population	0	0	0	0	0	0%
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	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%
Occupied Housing Units	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%
Vacancy Rate	0.0%	0.0%	0.0%	0.0%	0.0	0%
Single Family	0.0%	0.0%	0.0%	0.0%	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	0.00	0.00	0.00	0.00	0.0	0%

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	0	0	0	0	0%
\$15,000-\$29,999	0	0	0	0	0	0%
\$30,000-\$44,999	0	0	0	0	0	0%
\$45,000-\$59,999	0	0	0	0	0	0%
\$60,000-\$74,999	0	0	0	0	0	0%
\$75,000-\$99,999	0	0	0	0	0	0%
\$100,000-\$124,999	0	0	0	0	0	0%
\$125,000-\$149,999	0	0	0	0	0	0%
\$150,000-\$199,999	0	0	0	0	0	0%
\$200,000 or more	0	0	0	0	0	0%
Total Households	0	0	0	0	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.

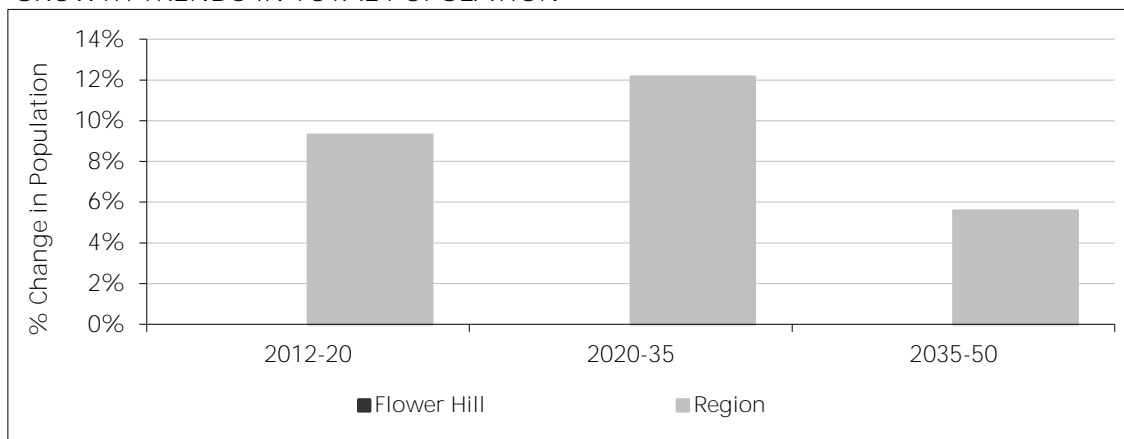
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	0	0	0	0	0	0%
Under 5	0	0	0	0	0	0%
5 to 9	0	0	0	0	0	0%
10 to 14	0	0	0	0	0	0%
15 to 17	0	0	0	0	0	0%
18 to 19	0	0	0	0	0	0%
20 to 24	0	0	0	0	0	0%
25 to 29	0	0	0	0	0	0%
30 to 34	0	0	0	0	0	0%
35 to 39	0	0	0	0	0	0%
40 to 44	0	0	0	0	0	0%
45 to 49	0	0	0	0	0	0%
50 to 54	0	0	0	0	0	0%
55 to 59	0	0	0	0	0	0%
60 to 61	0	0	0	0	0	0%
62 to 64	0	0	0	0	0	0%
65 to 69	0	0	0	0	0	0%
70 to 74	0	0	0	0	0	0%
75 to 79	0	0	0	0	0	0%
80 to 84	0	0	0	0	0	0%
85 and over	0	0	0	0	0	0%
Median Age	NULL	NULL	NULL	NULL	#VALUE!	#VALUE!

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	0	0	0	0	0	0%
Hispanic	0	0	0	0	0	0%
Non-Hispanic	0	0	0	0	0	0%
White	0	0	0	0	0	0%
Black	0	0	0	0	0	0%
American Indian	0	0	0	0	0	0%
Asian	0	0	0	0	0	0%
Hawaiian / Pacific Islander	0	0	0	0	0	0%
Other	0	0	0	0	0	0%
Two or More Races	0	0	0	0	0	0%

GROWTH TRENDS IN TOTAL POPULATION



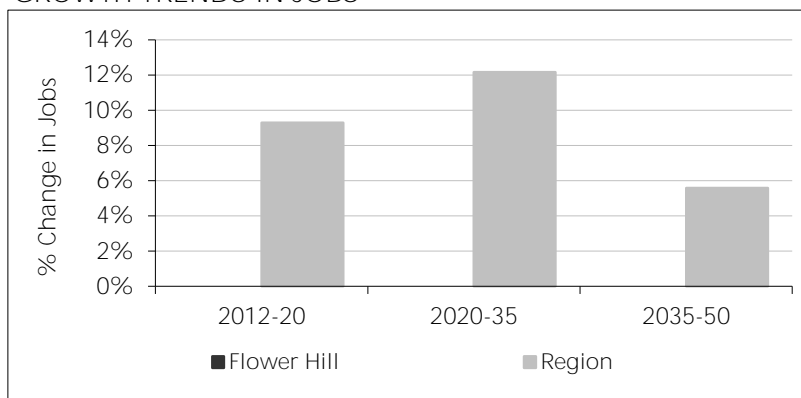
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	868	927	974	1,027	159	18%
Civilian Jobs	868	927	974	1,027	159	18%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	41	41	41	41	0	0%
Developed Acres	41	41	41	41	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	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	30	30	30	30	0	0%
Office	5	5	5	5	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	6	6	6	6	0	0%
Agricultural and Extractive ²	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 ³	24.7	26.3	27.7	29.2	--	#VALUE!
Residential Density ⁴	--	--	--	--	--	--

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