SERIES 13 REGIONAL GROWTH FORECAST

Census Tract 18

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	5,367	5,851	6,669	6,578	1,211	23%
Household Population	5,367	5,851	6,669	6,578	1,211	23%
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	2,756	2,897	3,175	3,187	431	16%
Single Family	685	666	600	612	-73	-11%
Multiple Family	2,071	2,231	2,575	2,575	504	24%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	2,590	2,754	3,116	3,086	496	19%
Single Family	665	649	597	591	-74	-11%
Multiple Family	1,925	2,105	2,519	2,495	570	30%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	6.0%	4.9%	1.9%	3.2%	-2.8	-47%
Single Family	2.9%	2.6%	0.5%	3.4%	0.5	17%
Multiple Family	7.0%	5.6%	2.2%	3.1%	-3.9	-56%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.07	2.12	2.14	2.13	0.1	3%

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	363	250	237	190	-173	-48%
$15,000-$29,999	483	496	482	440	-43	-9%
$30,000-$44,999	586	447	470	432	-154	-26%
$45,000-$59,999	414	439	477	439	25	6%
$60,000-$74,999	279	314	415	400	121	43%
$75,000-$99,999	285	347	421	410	125	44%
$100,000-$124,999	94	183	260	305	211	224%
$125,000-$149,999	50	115	118	178	128	256%
$150,000-$199,999	17	126	177	191	174	1024%
$200,000 or more	19	37	59	101	82	432%
Total Households	2,590	2,754	3,116	3,086	496	19%
Median Household Income Adjusted for inflation ($2010)	$41,493	$51,287	$56,604	$61,575	$20,082	48%

*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.
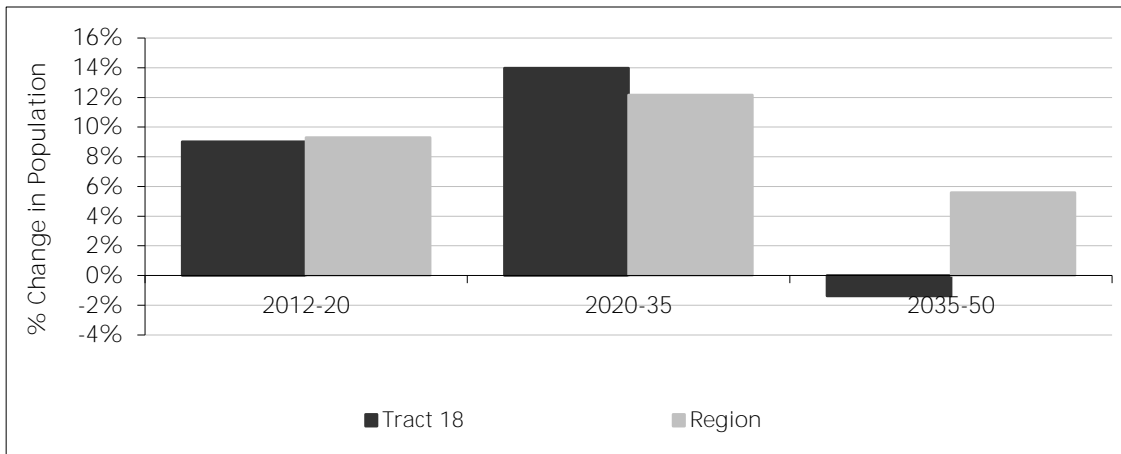
Source: Series 13 Regional Growth Forecast
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October 2013
Tract 18
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	5,367	5,851	6,669	6,578	1,211	23%
Under 5	411	529	626	579	168	41%
5 to 9	341	399	573	566	225	66%
10 to 14	308	337	479	506	198	64%
15 to 17	188	181	239	257	69	37%
18 to 19	109	98	133	150	41	38%
20 to 24	330	368	329	354	24	7%
25 to 29	635	710	676	622	-13	-2%
30 to 34	729	765	822	739	10	1%
35 to 39	494	558	611	501	7	1%
40 to 44	444	430	614	544	100	23%
45 to 49	376	349	406	438	62	16%
50 to 54	309	288	285	326	17	6%
55 to 59	285	295	233	284	-1	0%
60 to 61	81	104	84	96	15	19%
62 to 64	133	169	161	171	38	29%
65 to 69	111	159	195	212	101	91%
70 to 74	35	61	121	128	93	266%
75 to 79	18	23	44	55	37	206%
80 to 84	11	11	21	31	20	182%
85 and over	19	17	17	19	0	0%
Median Age	32.5	32.0	31.7	31.7	-0.8	-2%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	Numeric	Percent
Total Population	5,367	5,851	6,669	6,578	1,211	23%
Hispanic	2,214	2,986	4,858	5,409	3,195	144%
Non-Hispanic	3,153	2,865	1,811	1,169	-1,984	-63%
White	2,056	1,646	427	0	-2,056	-100%
Black	642	692	655	442	-200	-31%
American Indian	13	14	17	15	2	15%
Asian	209	244	353	340	131	63%
Hawaiian / Pacific Islander	22	30	50	59	37	168%
Other	8	8	9	7	-1	-13%
Two or More Races	203	231	300	306	103	51%

GROWTH TRENDS IN TOTAL POPULATION

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October 2013
Tract 18
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	1,151	1,231	1,377	1,433	282	25%
Civilian Jobs	1,151	1,231	1,377	1,433	282	25%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	179	179	179	179	0	0%
Developed Acres	177	178	178	178	1	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	44	42	37	37	-7	-15%
Multiple Family	40	41	42	42	2	5%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	6	21	21	21	--
Industrial	0	0	0	0	0	0%
Commercial/Services	18	14	3	3	-15	-81%
Office	0	0	0	0	0	-100%
Schools	12	12	12	12	0	0%
Roads and Freeways	57	57	57	57	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0%
Parks and Military Use	6	6	6	6	0	0%
Vacant Developable Acres	1	1	1	0	-1	-95%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1	1	1	0	-1	-93%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	-100%
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]	37.7	42.1	52.9	55.1	17.3	46%
Residential Density[4]	32.9	33.9	35.7	35.6	2.8	8%

GROWTH TRENDS IN JOBS

Legend: ■ Tract 18 ■ Region
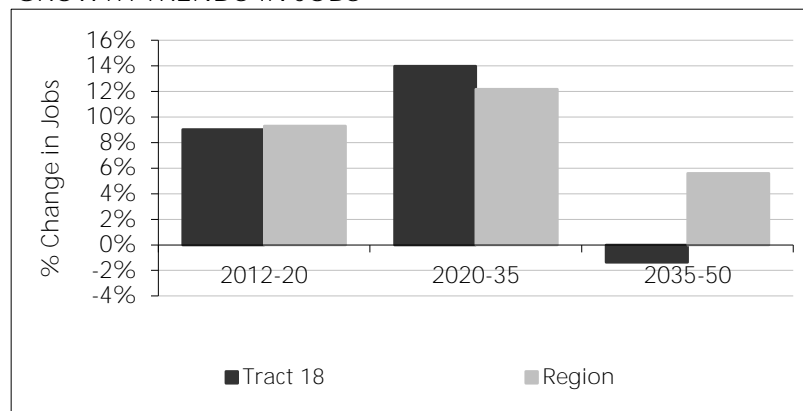
Notes:

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

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October 2013
Tract 18
Page 3 of 3