

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 36 - Lakeside

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	56,959	63,724	76,977	82,153	25,194	44%
Household Population	56,611	63,472	76,577	81,651	25,040	44%
Group Quarters Population	348	252	400	502	154	44%
Civilian	348	252	400	502	154	44%
Military	0	0	0	0	0	0%
Total Housing Units	20,906	22,982	27,421	29,628	8,722	42%
Single Family	12,984	14,726	19,078	19,856	6,872	53%
Multiple Family	4,974	5,353	5,523	7,044	2,070	42%
Mobile Homes	2,948	2,903	2,820	2,728	-220	-7%
Occupied Housing Units	20,014	22,019	26,535	28,410	8,396	42%
Single Family	12,495	14,159	18,524	19,129	6,634	53%
Multiple Family	4,763	5,142	5,337	6,751	1,988	42%
Mobile Homes	2,756	2,718	2,674	2,530	-226	-8%
Vacancy Rate	4.3%	4.2%	3.2%	4.1%	-0.2	-5%
Single Family	3.8%	3.9%	2.9%	3.7%	-0.1	-3%
Multiple Family	4.2%	3.9%	3.4%	4.2%	0.0	0%
Mobile Homes	6.5%	6.4%	5.2%	7.3%	0.8	12%
Persons per Household	2.83	2.88	2.89	2.87	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	1,153	1,283	1,280	1,132	-21	-2%
\$15,000-\$29,999	2,358	2,215	2,261	2,060	-298	-13%
\$30,000-\$44,999	2,437	2,768	3,011	2,822	385	16%
\$45,000-\$59,999	2,830	2,841	3,143	3,070	240	8%
\$60,000-\$74,999	2,491	2,634	3,066	3,104	613	25%
\$75,000-\$99,999	3,008	3,455	4,256	4,629	1,621	54%
\$100,000-\$124,999	2,112	2,467	3,186	3,533	1,421	67%
\$125,000-\$149,999	1,283	1,614	2,181	2,576	1,293	101%
\$150,000-\$199,999	1,380	1,695	2,439	3,050	1,670	121%
\$200,000 or more	962	1,047	1,712	2,434	1,472	153%
Total Households	20,014	22,019	26,535	28,410	8,396	42%

*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.

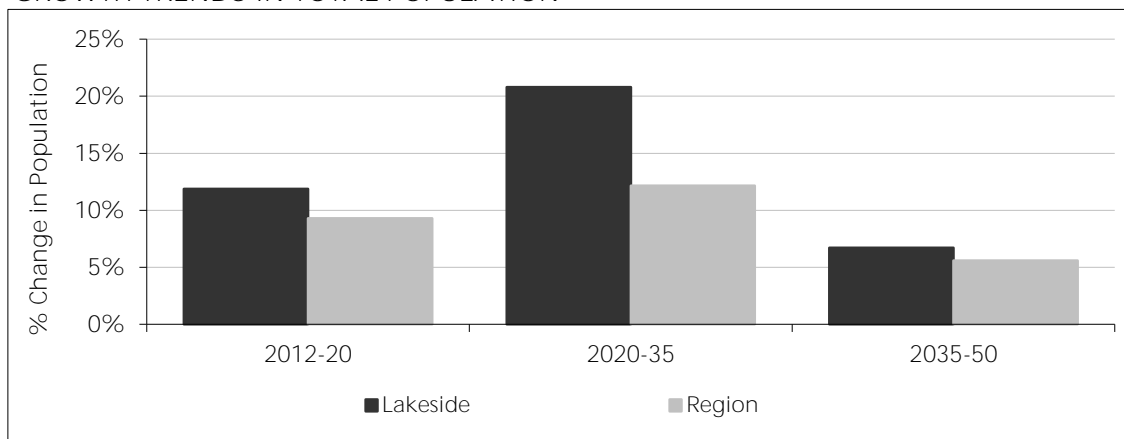
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	56,959	63,724	76,977	82,153	25,194	44%
Under 5	3,667	4,688	4,990	5,963	2,296	63%
5 to 9	3,820	4,576	5,092	5,936	2,116	55%
10 to 14	3,852	3,985	4,935	5,174	1,322	34%
15 to 17	2,604	2,343	3,147	2,971	367	14%
18 to 19	1,831	1,351	1,763	1,451	-380	-21%
20 to 24	3,878	3,876	4,563	4,169	291	8%
25 to 29	3,821	4,197	4,278	4,824	1,003	26%
30 to 34	3,599	4,029	4,111	5,115	1,516	42%
35 to 39	3,253	4,165	4,485	4,967	1,714	53%
40 to 44	3,647	3,746	4,976	4,584	937	26%
45 to 49	4,133	3,849	5,147	4,665	532	13%
50 to 54	4,703	4,232	5,423	5,177	474	10%
55 to 59	3,964	4,402	4,333	5,260	1,296	33%
60 to 61	1,456	1,894	1,670	2,015	559	38%
62 to 64	1,900	2,457	2,343	2,910	1,010	53%
65 to 69	2,353	3,506	3,865	4,573	2,220	94%
70 to 74	1,551	2,783	3,998	3,648	2,097	135%
75 to 79	1,171	1,693	3,540	3,026	1,855	158%
80 to 84	880	942	2,304	2,315	1,435	163%
85 and over	876	1,010	2,014	3,410	2,534	289%
Median Age	37.2	38.4	41.1	40.6	3.4	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	56,959	63,724	76,977	82,153	25,194	44%
Hispanic	10,989	14,137	20,232	24,588	13,599	124%
Non-Hispanic	45,970	49,587	56,745	57,565	11,595	25%
White	41,023	43,799	48,251	47,071	6,048	15%
Black	964	1,218	1,806	2,244	1,280	133%
American Indian	863	677	358	209	-654	-76%
Asian	1,065	1,434	2,778	3,798	2,733	257%
Hawaiian / Pacific Islander	188	241	364	470	282	150%
Other	48	70	112	128	80	167%
Two or More Races	1,819	2,148	3,076	3,645	1,826	100%

GROWTH TRENDS IN TOTAL POPULATION



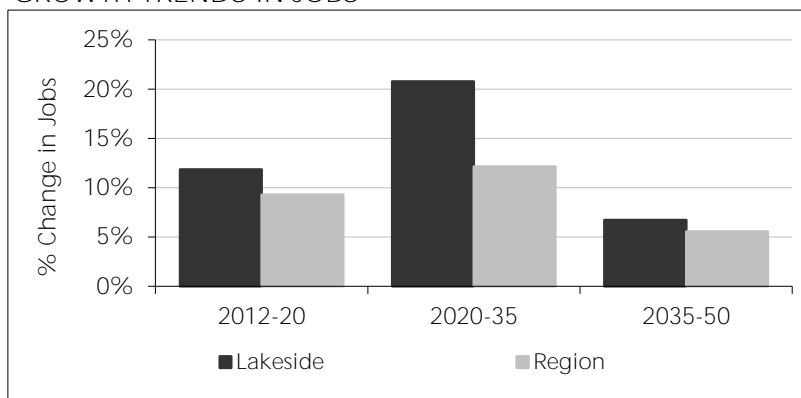
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	13,976	15,491	17,242	20,370	6,394	46%
Civilian Jobs	13,976	15,491	17,242	20,370	6,394	46%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	46,178	46,178	46,178	46,178	0	0%
Developed Acres	12,988	14,036	15,967	19,028	6,040	47%
Low Density Single Family	3,222	4,026	5,528	7,935	4,712	146%
Single Family	4,753	4,926	5,448	5,781	1,028	22%
Multiple Family	205	216	222	278	73	36%
Mobile Homes	409	347	121	73	-336	-82%
Other Residential	7	6	4	4	-3	-46%
Mixed Use	0	0	0	0	0	0%
Industrial	282	387	488	738	457	162%
Commercial/Services	333	371	398	402	70	21%
Office	10	9	12	16	7	70%
Schools	191	191	191	191	0	0%
Roads and Freeways	1,355	1,355	1,355	1,355	0	0%
Agricultural and Extractive ²	984	965	965	965	-18	-2%
Parks and Military Use	1,237	1,237	1,235	1,289	52	4%
Vacant Developable Acres	11,290	10,242	8,310	5,250	-6,040	-54%
Low Density Single Family	9,623	8,819	7,317	4,911	-4,712	-49%
Single Family	871	747	445	109	-763	-88%
Multiple Family	22	11	8	0	-22	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	634	566	458	208	-427	-67%
Commercial/Services	71	30	14	8	-62	-88%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	65	65	65	12	-54	-82%
Future Roads and Freeways	3	3	3	3	0	0%
Constrained Acres	21,901	21,901	21,901	21,901	0	0%
Employment Density ³	17.2	16.2	15.8	15.1	-2.0	-12%
Residential Density ⁴	2.4	2.4	2.4	2.1	-0.3	-13%

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