

# SERIES 13 REGIONAL GROWTH FORECAST

Lakeside Community Plan Area  
County of San Diego



## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	74,344	80,955	100,350	107,178	32,834	44%
Household Population	73,857	80,581	99,803	106,512	32,655	44%
Group Quarters Population	487	374	547	666	179	37%
Civilian	487	374	547	666	179	37%
Military	0	0	0	0	0	0%
Total Housing Units	27,580	29,489	36,194	39,135	11,555	42%
Single Family	15,870	18,051	24,642	25,540	9,670	61%
Multiple Family	6,356	6,367	6,533	8,765	2,409	38%
Mobile Homes	5,354	5,071	5,019	4,830	-524	-10%
Occupied Housing Units	26,407	28,236	34,966	37,469	11,062	42%
Single Family	15,171	17,234	23,836	24,508	9,337	62%
Multiple Family	6,154	6,180	6,374	8,492	2,338	38%
Mobile Homes	5,082	4,822	4,756	4,469	-613	-12%
Vacancy Rate	4.3%	4.2%	3.4%	4.3%	0.0	0%
Single Family	4.4%	4.5%	3.3%	4.0%	-0.4	-9%
Multiple Family	3.2%	2.9%	2.4%	3.1%	-0.1	-3%
Mobile Homes	5.1%	4.9%	5.2%	7.5%	2.4	47%
Persons per Household	2.80	2.85	2.85	2.84	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	1,705	1,819	1,836	1,635	-70	-4%
\$15,000-\$29,999	3,239	2,929	3,101	2,827	-412	-13%
\$30,000-\$44,999	3,139	3,613	3,994	3,799	660	21%
\$45,000-\$59,999	3,599	3,644	4,190	4,145	546	15%
\$60,000-\$74,999	3,339	3,314	4,021	4,102	763	23%
\$75,000-\$99,999	4,234	4,396	5,547	5,951	1,717	41%
\$100,000-\$124,999	2,749	3,081	4,095	4,589	1,840	67%
\$125,000-\$149,999	1,472	2,003	2,808	3,337	1,865	127%
\$150,000-\$199,999	1,728	2,088	3,105	3,892	2,164	125%
\$200,000 or more	1,203	1,349	2,269	3,192	1,989	165%
Total Households	26,407	28,236	34,966	37,469	11,062	42%
Median Household Income						
Adjusted for inflation (\$2010)	\$66,835	\$69,564	\$76,537	\$84,353	\$17,518	26%

### \*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.

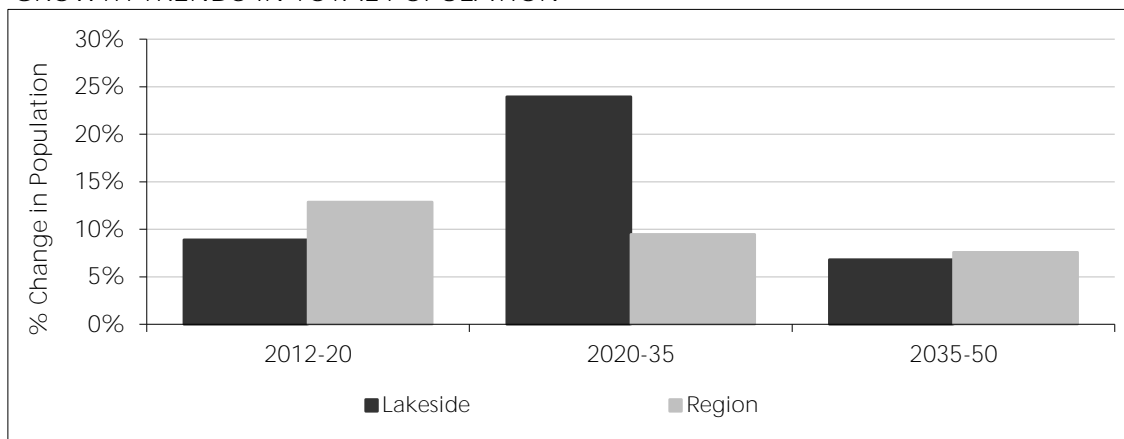
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	74,344	80,955	100,350	107,178	32,834	44%
Under 5	4,734	5,848	6,317	7,425	2,691	57%
5 to 9	4,738	5,458	6,238	7,355	2,617	55%
10 to 14	4,957	4,953	6,164	6,475	1,518	31%
15 to 17	3,272	2,915	4,012	3,770	498	15%
18 to 19	2,325	1,709	2,229	1,899	-426	-18%
20 to 24	5,173	5,139	5,959	5,559	386	7%
25 to 29	4,997	5,222	5,420	5,991	994	20%
30 to 34	4,513	4,816	5,094	6,342	1,829	41%
35 to 39	3,997	4,932	5,464	6,057	2,060	52%
40 to 44	4,560	4,480	6,278	5,701	1,141	25%
45 to 49	5,383	4,826	6,593	6,033	650	12%
50 to 54	6,166	5,380	6,924	6,732	566	9%
55 to 59	5,349	5,785	5,723	6,981	1,632	31%
60 to 61	1,915	2,464	2,230	2,697	782	41%
62 to 64	2,554	3,246	3,211	3,969	1,415	55%
65 to 69	3,244	4,713	5,250	6,188	2,944	91%
70 to 74	2,173	3,816	5,699	5,170	2,997	138%
75 to 79	1,688	2,384	5,126	4,355	2,667	158%
80 to 84	1,290	1,383	3,406	3,434	2,144	166%
85 and over	1,316	1,486	3,013	5,045	3,729	283%
Median Age	38.1	39.5	42.6	42.4	4.3	11%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	74,344	80,955	100,350	107,178	32,834	44%
Hispanic	15,216	19,047	28,095	34,590	19,374	127%
Non-Hispanic	59,128	61,908	72,255	72,588	13,460	23%
White	52,265	54,028	60,526	58,162	5,897	11%
Black	1,727	2,076	2,971	3,573	1,846	107%
American Indian	839	655	414	241	-598	-71%
Asian	1,546	1,940	3,726	5,098	3,552	230%
Hawaiian / Pacific Islander	229	294	466	615	386	169%
Other	58	79	134	148	90	155%
Two or More Races	2,464	2,836	4,018	4,751	2,287	93%

## GROWTH TRENDS IN TOTAL POPULATION



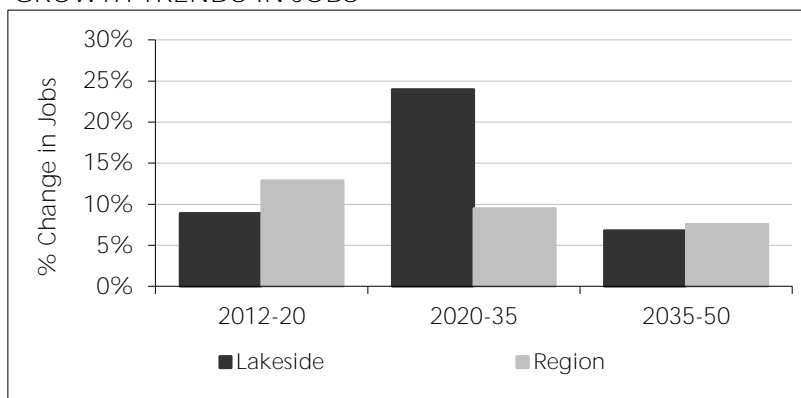
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	14,973	17,833	19,713	22,634	7,661	51%
Civilian Jobs	14,973	17,833	19,713	22,634	7,661	51%
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	45,940	45,940	45,940	45,940	0	0%
Developed Acres	17,860	19,136	22,365	25,401	7,541	42%
Low Density Single Family	6,240	7,209	9,941	12,582	6,343	102%
Single Family	5,186	5,404	6,105	6,198	1,012	20%
Multiple Family	251	250	257	365	114	46%
Mobile Homes	724	608	274	196	-527	-73%
Other Residential	10	8	5	5	-4	-45%
Mixed Use	0	0	0	0	0	0%
Industrial	444	607	705	956	512	115%
Commercial/Services	319	396	423	428	109	34%
Office	24	15	18	18	-6	-26%
Schools	218	218	218	218	0	0%
Roads and Freeways	1,953	1,953	1,953	1,953	0	0%
Agricultural and Extractive <sup>2</sup>	1,259	1,235	1,235	1,197	-61	-5%
Parks and Military Use	1,233	1,233	1,230	1,284	51	4%
Vacant Developable Acres	11,714	10,437	7,209	4,173	-7,541	-64%
Low Density Single Family	10,211	9,242	6,509	3,868	-6,343	-62%
Single Family	659	512	142	64	-595	-90%
Multiple Family	11	9	9	2	-9	-82%
Mixed Use	0	0	0	0	0	0%
Industrial	659	565	458	208	-451	-68%
Commercial/Services	106	40	23	17	-90	-84%
Office	0	0	0	0	0	-95%
Schools	0	0	0	0	0	0%
Parks and Other	65	65	65	12	-54	-82%
Future Roads and Freeways	2	2	2	2	0	0%
Constrained Acres	16,366	16,366	16,366	16,366	0	0%
Employment Density <sup>3</sup>	14.9	14.4	14.4	14.0	-0.9	-6%
Residential Density <sup>4</sup>	2.2	2.2	2.2	2.0	-0.2	-9%

## 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