

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 32 - Lemon Grove



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	30,008	31,387	32,796	35,570	37,114	7,106	24%
Household Population	29,521	30,821	32,068	34,668	36,056	6,535	22%
Group Quarters Population	487	566	728	902	1,058	571	117%
Civilian	487	566	728	902	1,058	571	117%
Military	0	0	0	0	0	0	0%
Total Housing Units	10,031	10,286	10,548	11,295	11,804	1,773	18%
Single Family	8,308	8,486	8,417	8,489	8,468	160	2%
Multiple Family	1,654	1,732	2,131	2,806	3,336	1,682	102%
Mobile Homes	69	68	0	0	0	-69	-100%
Occupied Housing Units	9,558	9,912	10,212	10,948	11,456	1,898	20%
Single Family	7,912	8,188	8,159	8,237	8,226	314	4%
Multiple Family	1,583	1,661	2,053	2,711	3,230	1,647	104%
Mobile Homes	63	63	0	0	0	-63	-100%
Vacancy Rate	4.7%	3.6%	3.2%	3.1%	2.9%	-1.8	-38%
Single Family	4.8%	3.5%	3.1%	3.0%	2.9%	-1.9	-40%
Multiple Family	4.3%	4.1%	3.7%	3.4%	3.2%	-1.1	-26%
Mobile Homes	8.7%	7.4%	0.0%	0.0%	0.0%	-8.7	-100%
Persons per Household	3.09	3.11	3.14	3.17	3.15	0.06	2%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	1,205	961	755	658	585	-620	-51%
\$15,000-\$29,999	1,700	1,409	1,167	1,053	958	-742	-44%
\$30,000-\$44,999	1,882	1,784	1,597	1,515	1,437	-445	-24%
\$45,000-\$59,999	1,549	1,624	1,597	1,615	1,601	52	3%
\$60,000-\$74,999	1,405	1,429	1,548	1,636	1,679	274	20%
\$75,000-\$99,999	1,101	1,511	1,821	2,146	2,364	1,263	115%
\$100,000-\$124,999	349	635	848	1,069	1,228	879	252%
\$125,000-\$149,999	177	316	455	609	742	565	319%
\$150,000-\$199,999	104	209	337	485	626	522	502%
\$200,000 or more	86	34	87	162	236	150	174%
Total Households	9,558	9,912	10,212	10,948	11,456	1,898	20%
Median Household Income							
Adjusted for inflation (\$1999)	\$44,936	\$52,408	\$59,906	\$65,804	\$70,247	\$25,311	56%

***IMPORTANT INFORMATION ABOUT THIS FORECAST:**

This forecast was accepted by the SANDAG Board of Directors in October 2011 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 2050 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 2008 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.

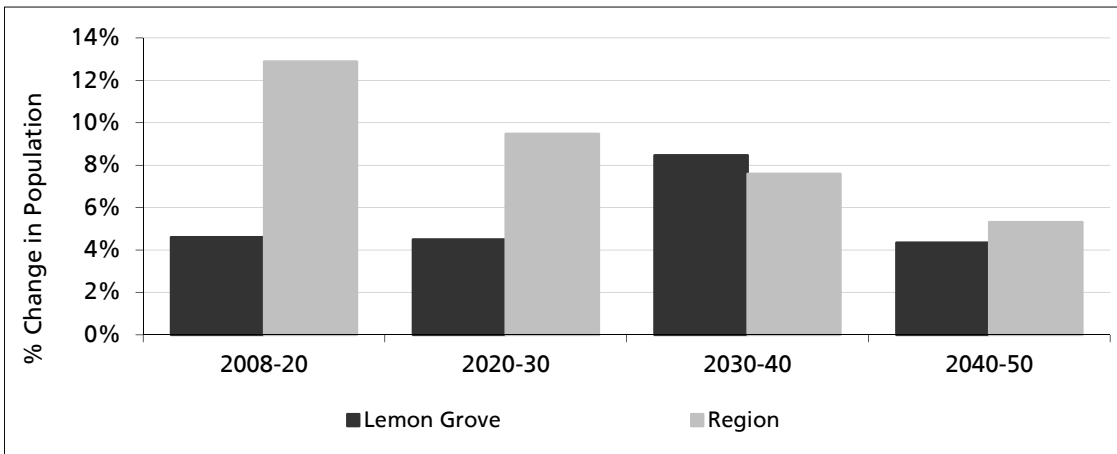
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	30,008	31,387	32,796	35,570	37,114	7,106	24%
Under 5	2,197	2,050	2,060	2,162	2,133	-64	-3%
5 to 9	1,969	2,044	2,026	2,152	2,181	212	11%
10 to 14	2,140	2,235	2,185	2,309	2,395	255	12%
15 to 17	1,503	1,406	1,397	1,477	1,550	47	3%
18 to 19	1,051	943	963	1,013	1,066	15	1%
20 to 24	2,354	2,218	2,498	2,608	2,712	358	15%
25 to 29	2,212	2,510	2,418	2,574	2,612	400	18%
30 to 34	1,850	1,812	1,659	1,972	1,965	115	6%
35 to 39	1,911	1,603	1,853	1,875	1,963	52	3%
40 to 44	2,062	1,843	1,918	1,888	2,205	143	7%
45 to 49	2,330	2,090	1,869	2,324	2,321	-9	0%
50 to 54	2,255	2,250	2,140	2,359	2,303	48	2%
55 to 59	1,745	2,238	2,134	2,067	2,559	814	47%
60 to 61	596	822	807	793	937	341	57%
62 to 64	640	1,055	1,061	1,070	1,118	478	75%
65 to 69	832	1,401	1,726	1,688	1,568	736	88%
70 to 74	692	1,101	1,562	1,708	1,733	1,041	150%
75 to 79	618	726	1,150	1,499	1,478	860	139%
80 to 84	575	543	846	1,238	1,312	737	128%
85 and over	476	497	524	794	1,003	527	111%
Median Age	34.3	36.5	38.2	39.0	39.9	5.6	16%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	30,008	31,387	32,796	35,570	37,114	7,106	24%
Hispanic	10,348	12,331	14,091	16,652	18,755	8,407	81%
Non-Hispanic	19,660	19,056	18,705	18,918	18,359	-1,301	-7%
White	11,205	9,150	7,304	5,478	3,157	-8,048	-72%
Black	4,258	5,229	6,166	7,384	8,494	4,236	99%
American Indian	179	183	177	176	170	-9	-5%
Asian	2,068	2,436	2,809	3,334	3,778	1,710	83%
Hawaiian / Pacific Islander	258	270	276	300	318	60	23%
Other	85	109	126	144	158	73	86%
Two or More Races	1,607	1,679	1,847	2,102	2,284	677	42%

GROWTH TRENDS IN TOTAL POPULATION



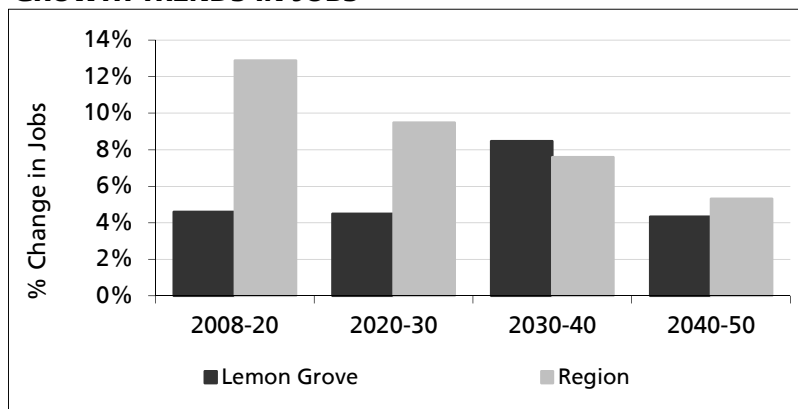
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	6,409	6,637	7,156	7,709	8,222	1,813	28%
Civilian Jobs	6,409	6,637	7,156	7,709	8,222	1,813	28%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	2,846	2,846	2,846	2,846	2,846	0	0%
Developed Acres	2,767	2,809	2,820	2,836	2,844	77	3%
Low Density Single Family	9	3	3	3	3	-7	-71%
Single Family	1,548	1,587	1,574	1,584	1,582	35	2%
Multiple Family	64	69	87	86	93	28	44%
Mobile Homes	2	2	0	0	0	-2	-100%
Other Residential	18	18	18	18	18	0	0%
Mixed Use	0	2	13	33	47	47	--
Industrial	16	16	11	11	8	-8	-52%
Commercial/Services	202	204	205	192	184	-18	-9%
Office	13	13	12	13	13	1	5%
Schools	142	142	142	142	142	0	0%
Roads and Freeways	711	711	711	711	711	1	0%
Agricultural and Extractive ²	4	4	4	4	4	0	0%
Parks and Military Use	39	39	39	39	39	0	0%
Vacant Developable Acres	79	36	26	10	2	-77	-97%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	64	25	19	6	2	-62	-97%
Multiple Family	3	3	2	1	0	-3	-94%
Mixed Use	1	0	0	0	0	-1	-100%
Industrial	1	1	1	1	0	-1	-80%
Commercial/Services	8	6	3	1	0	-7	-99%
Office	2	1	1	0	0	-2	-98%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	0	0	0	0	0	0	0%
Employment Density³	17.3	17.7	19.0	20.6	22.2	5.0	29%
Residential Density⁴	6.1	6.1	6.2	6.6	6.9	0.8	12%

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 residential acre (single family, multiple family, mobile home, other, and half of mixed use acres).