

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 36 - Lakeside



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	56,901	61,556	68,022	72,371	73,236	16,335	29%
Household Population	56,267	60,756	66,903	70,880	71,467	15,200	27%
Group Quarters Population	634	800	1,119	1,491	1,769	1,135	179%
Civilian	634	800	1,119	1,491	1,769	1,135	179%
Military	0	0	0	0	0	0	0%
Total Housing Units	20,355	22,017	23,974	24,216	24,240	3,885	19%
Single Family	12,703	13,816	15,378	15,466	15,500	2,797	22%
Multiple Family	4,747	5,427	5,856	6,076	6,076	1,329	28%
Mobile Homes	2,905	2,774	2,740	2,674	2,664	-241	-8%
Occupied Housing Units	19,338	20,735	22,585	23,533	23,581	4,243	22%
Single Family	12,241	13,099	14,507	15,270	15,310	3,069	25%
Multiple Family	4,503	5,158	5,600	5,822	5,829	1,326	29%
Mobile Homes	2,594	2,478	2,478	2,441	2,442	-152	-6%
Vacancy Rate	5.0%	5.8%	5.8%	2.8%	2.7%	-2.3	-46%
Single Family	3.6%	5.2%	5.7%	1.3%	1.2%	-2.4	-67%
Multiple Family	5.1%	5.0%	4.4%	4.2%	4.1%	-1.0	-20%
Mobile Homes	10.7%	10.7%	9.6%	8.7%	8.3%	-2.4	-22%
Persons per Household	2.91	2.93	2.96	3.01	3.03	0.12	4%

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	1,841	1,420	1,181	1,007	870	-971	-53%
\$15,000-\$29,999	3,193	2,547	2,255	2,007	1,764	-1,429	-45%
\$30,000-\$44,999	3,132	3,299	3,109	2,897	2,619	-513	-16%
\$45,000-\$59,999	3,272	3,290	3,315	3,247	3,041	-231	-7%
\$60,000-\$74,999	2,685	2,742	3,020	3,125	3,064	379	14%
\$75,000-\$99,999	2,644	3,451	4,150	4,515	4,587	1,943	73%
\$100,000-\$124,999	1,277	1,949	2,563	2,936	3,174	1,897	149%
\$125,000-\$149,999	563	1,035	1,387	1,670	1,869	1,306	232%
\$150,000-\$199,999	498	812	1,245	1,555	1,790	1,292	259%
\$200,000 or more	233	190	360	574	803	570	245%
Total Households	19,338	20,735	22,585	23,533	23,581	4,243	22%
Median Household Income							
Adjusted for inflation (\$1999)	\$51,890	\$59,141	\$67,115	\$72,521	\$77,357	\$25,467	49%

***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.

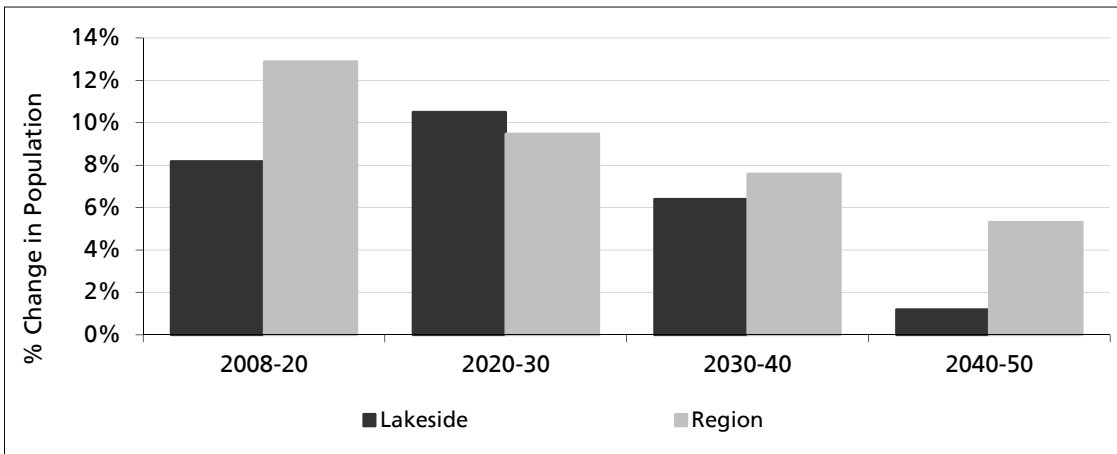
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	56,901	61,556	68,022	72,371	73,236	16,335	29%
Under 5	3,795	3,789	4,223	4,388	4,320	525	14%
5 to 9	3,847	3,914	4,379	4,630	4,539	692	18%
10 to 14	4,185	4,443	4,619	5,012	4,957	772	18%
15 to 17	2,602	2,594	2,591	2,851	2,868	266	10%
18 to 19	1,796	1,649	1,587	1,661	1,668	-128	-7%
20 to 24	4,204	4,228	4,779	4,830	4,984	780	19%
25 to 29	3,577	4,611	4,975	4,964	5,189	1,612	45%
30 to 34	3,314	3,624	3,768	4,233	4,166	852	26%
35 to 39	3,766	3,102	4,151	4,394	4,197	431	11%
40 to 44	4,116	3,541	4,217	4,287	4,649	533	13%
45 to 49	4,770	4,043	3,686	4,797	4,936	166	3%
50 to 54	4,307	4,012	3,762	4,388	4,304	-3	0%
55 to 59	3,565	4,353	3,950	3,548	4,461	896	25%
60 to 61	1,294	1,676	1,559	1,338	1,706	412	32%
62 to 64	1,399	2,283	2,128	2,023	2,113	714	51%
65 to 69	1,824	3,319	3,949	3,460	2,964	1,140	63%
70 to 74	1,500	2,791	3,836	3,520	3,111	1,611	107%
75 to 79	1,214	1,573	2,709	3,199	2,739	1,525	126%
80 to 84	942	942	1,774	2,443	2,230	1,288	137%
85 and over	884	1,069	1,380	2,405	3,135	2,251	255%
Median Age	36.5	38.1	38.7	39.1	39.7	3.2	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	56,901	61,556	68,022	72,371	73,236	16,335	29%
Hispanic	8,384	10,763	13,114	15,231	16,478	8,094	97%
Non-Hispanic	48,517	50,793	54,908	57,140	56,758	8,241	17%
White	43,812	45,222	48,235	49,478	48,460	4,648	11%
Black	1,057	1,435	1,841	2,196	2,453	1,396	132%
American Indian	838	606	431	309	229	-609	-73%
Asian	789	1,259	1,773	2,266	2,638	1,849	234%
Hawaiian / Pacific Islander	153	203	245	277	294	141	92%
Other	78	108	134	150	157	79	101%
Two or More Races	1,790	1,960	2,249	2,464	2,527	737	41%

GROWTH TRENDS IN TOTAL POPULATION



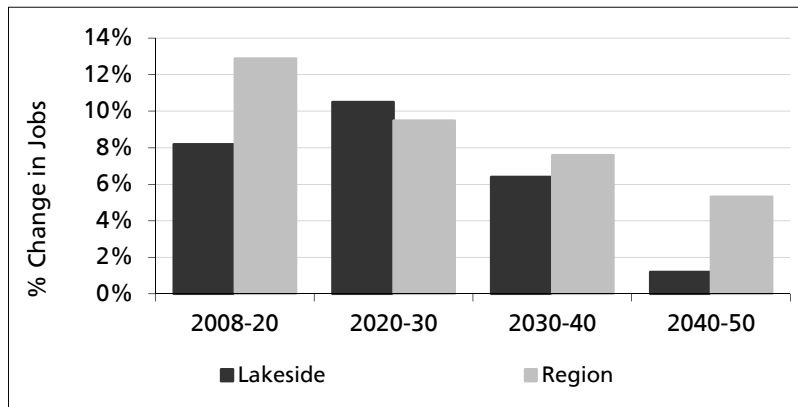
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	13,456	14,279	16,053	17,190	17,968	4,512	34%
Civilian Jobs	13,456	14,279	16,053	17,190	17,968	4,512	34%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	49,341	49,341	49,341	49,341	49,341	0	0%
Developed Acres	30,546	31,875	36,332	38,394	39,448	8,902	29%
Low Density Single Family	3,685	4,881	8,671	10,567	11,507	7,822	212%
Single Family	4,793	5,160	5,566	5,580	5,583	790	16%
Multiple Family	188	226	242	267	267	79	42%
Mobile Homes	410	410	408	408	408	-3	-1%
Other Residential	7	7	7	7	7	0	0%
Mixed Use	0	0	61	61	61	61	--
Industrial	296	433	663	830	943	647	218%
Commercial/Services	714	729	756	766	767	53	7%
Office	10	10	10	10	10	0	0%
Schools	189	189	189	189	189	0	0%
Roads and Freeways	1,434	1,434	1,434	1,434	1,434	0	0%
Agricultural and Extractive ²	1,504	1,082	1,010	953	950	-553	-37%
Parks and Military Use	17,316	17,316	17,316	17,323	17,323	7	0%
Vacant Developable Acres	10,294	8,965	4,508	2,446	1,392	-8,902	-86%
Low Density Single Family	8,791	7,885	4,142	2,257	1,317	-7,474	-85%
Single Family	715	443	16	8	5	-710	-99%
Multiple Family	52	17	9	0	0	-52	-100%
Mixed Use	61	61	0	0	0	-61	-100%
Industrial	637	527	319	177	66	-570	-90%
Commercial/Services	29	21	12	1	1	-28	-98%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	7	7	7	0	0	-7	-100%
Future Roads and Freeways	3	3	3	3	3	0	0%
Constrained Acres	8,501	8,501	8,501	8,501	8,501	0	0%
Employment Density³	11.1	10.5	9.7	9.4	9.3	-1.9	-17%
Residential Density⁴	2.2	2.1	1.6	1.4	1.4	-0.9	-39%

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).