

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	74,392	81,087	100,472	107,299	32,907	44%
Household Population	73,905	80,713	99,925	106,633	32,728	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	27,591	29,536	36,241	39,184	11,593	42%
Single Family	15,881	18,062	24,653	25,553	9,672	61%
Multiple Family	6,356	6,403	6,569	8,801	2,445	38%
Mobile Homes	5,354	5,071	5,019	4,830	-524	-10%
Occupied Housing Units	26,418	28,281	35,009	37,511	11,093	42%
Single Family	15,182	17,244	23,844	24,516	9,334	61%
Multiple Family	6,154	6,215	6,409	8,526	2,372	39%
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%	4.1%	-0.3	-7%
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	1,822	1,839	1,638	-67	-4%
\$15,000-\$29,999	3,241	2,931	3,103	2,829	-412	-13%
\$30,000-\$44,999	3,142	3,622	3,999	3,803	661	21%
\$45,000-\$59,999	3,599	3,651	4,198	4,151	552	15%
\$60,000-\$74,999	3,342	3,319	4,025	4,106	764	23%
\$75,000-\$99,999	4,234	4,403	5,555	5,957	1,723	41%
\$100,000-\$124,999	2,749	3,084	4,098	4,595	1,846	67%
\$125,000-\$149,999	1,473	2,010	2,814	3,340	1,867	127%
\$150,000-\$199,999	1,729	2,089	3,108	3,899	2,170	126%
\$200,000 or more	1,204	1,350	2,270	3,193	1,989	165%
Total Households	26,418	28,281	35,009	37,511	11,093	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.

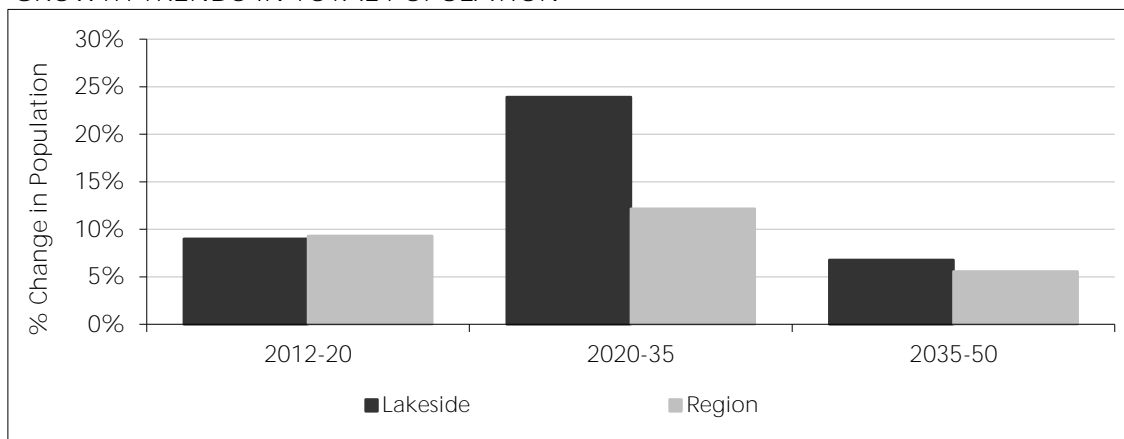
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	74,392	81,087	100,472	107,299	32,907	44%
Under 5	4,736	5,851	6,326	7,439	2,703	57%
5 to 9	4,739	5,469	6,244	7,364	2,625	55%
10 to 14	4,958	4,964	6,173	6,482	1,524	31%
15 to 17	3,277	2,919	4,015	3,773	496	15%
18 to 19	2,325	1,709	2,235	1,901	-424	-18%
20 to 24	5,179	5,146	5,968	5,566	387	7%
25 to 29	4,999	5,239	5,432	6,001	1,002	20%
30 to 34	4,517	4,828	5,099	6,345	1,828	40%
35 to 39	3,998	4,939	5,467	6,061	2,063	52%
40 to 44	4,561	4,490	6,286	5,704	1,143	25%
45 to 49	5,387	4,834	6,599	6,040	653	12%
50 to 54	6,172	5,385	6,934	6,739	567	9%
55 to 59	5,353	5,792	5,730	6,993	1,640	31%
60 to 61	1,917	2,470	2,234	2,703	786	41%
62 to 64	2,555	3,249	3,214	3,972	1,417	55%
65 to 69	3,247	4,719	5,254	6,192	2,945	91%
70 to 74	2,175	3,823	5,701	5,174	2,999	138%
75 to 79	1,690	2,386	5,136	4,364	2,674	158%
80 to 84	1,290	1,384	3,409	3,437	2,147	166%
85 and over	1,317	1,491	3,016	5,049	3,732	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	74,392	81,087	100,472	107,299	32,907	44%
Hispanic	15,222	19,083	28,133	34,637	19,415	128%
Non-Hispanic	59,170	62,004	72,339	72,662	13,492	23%
White	52,302	54,097	60,578	58,201	5,899	11%
Black	1,727	2,090	2,986	3,590	1,863	108%
American Indian	839	655	414	241	-598	-71%
Asian	1,549	1,943	3,734	5,106	3,557	230%
Hawaiian / Pacific Islander	229	295	466	616	387	169%
Other	58	79	134	148	90	155%
Two or More Races	2,466	2,845	4,027	4,760	2,294	93%

GROWTH TRENDS IN TOTAL POPULATION



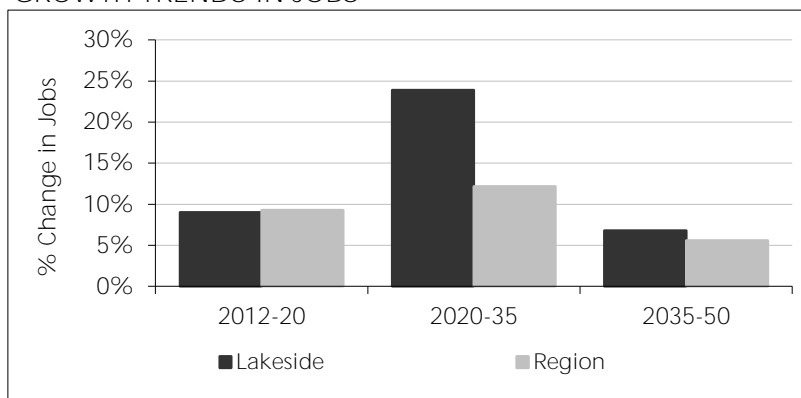
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	15,067	17,950	19,830	22,751	7,684	51%
Civilian Jobs	15,067	17,950	19,830	22,751	7,684	51%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	46,009	46,009	46,009	46,009	0	0%
Developed Acres	17,906	19,183	22,411	25,462	7,556	42%
Low Density Single Family	6,253	7,222	9,955	12,611	6,358	102%
Single Family	5,186	5,404	6,105	6,198	1,012	20%
Multiple Family	251	253	260	368	117	47%
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	325	399	427	431	106	33%
Office	24	15	18	18	-6	-26%
Schools	218	218	218	218	0	0%
Roads and Freeways	1,979	1,979	1,979	1,979	0	0%
Agricultural and Extractive ²	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	11,736	10,459	7,231	4,180	-7,556	-64%
Low Density Single Family	10,233	9,264	6,532	3,876	-6,358	-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	16,367	16,367	16,367	16,367	0	0%
Employment Density ³	14.9	14.5	14.5	14.0	-0.9	-6%
Residential Density ⁴	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