

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 36 - Lakeside

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	56,951	63,661	76,919	82,102	25,151	44%
Household Population	56,603	63,409	76,519	81,600	24,997	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	20,903	22,959	27,398	29,605	8,702	42%
Single Family	12,981	14,703	19,055	19,833	6,852	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	20,011	21,996	26,515	28,392	8,381	42%
Single Family	12,492	14,136	18,504	19,111	6,619	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%	3.6%	-0.2	-5%
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	1,281	1,278	1,132	-21	-2%
\$15,000-\$29,999	2,355	2,215	2,261	2,059	-296	-13%
\$30,000-\$44,999	2,435	2,767	3,010	2,822	387	16%
\$45,000-\$59,999	2,833	2,838	3,140	3,068	235	8%
\$60,000-\$74,999	2,490	2,632	3,067	3,102	612	25%
\$75,000-\$99,999	3,008	3,451	4,251	4,627	1,619	54%
\$100,000-\$124,999	2,113	2,465	3,185	3,530	1,417	67%
\$125,000-\$149,999	1,284	1,612	2,180	2,575	1,291	101%
\$150,000-\$199,999	1,380	1,693	2,435	3,047	1,667	121%
\$200,000 or more	960	1,042	1,708	2,430	1,470	153%
Total Households	20,011	21,996	26,515	28,392	8,381	42%
Median Household Income						
Adjusted for inflation (\$2010)	\$67,407	\$70,811	\$77,949	\$85,876	\$18,469	27%

*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.

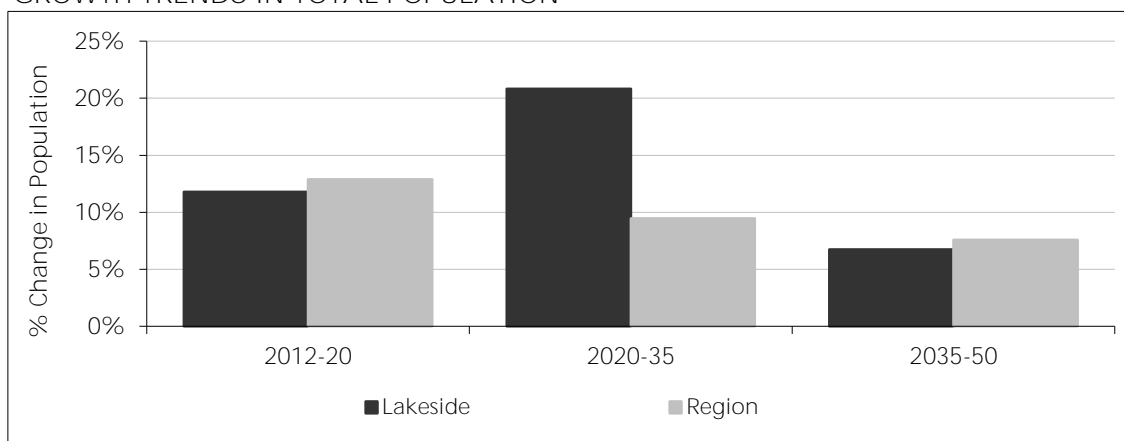
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	56,951	63,661	76,919	82,102	25,151	44%
Under 5	3,665	4,687	4,990	5,960	2,295	63%
5 to 9	3,821	4,577	5,090	5,934	2,113	55%
10 to 14	3,852	3,978	4,927	5,168	1,316	34%
15 to 17	2,603	2,341	3,142	2,970	367	14%
18 to 19	1,829	1,353	1,762	1,451	-378	-21%
20 to 24	3,876	3,871	4,559	4,167	291	8%
25 to 29	3,820	4,195	4,275	4,821	1,001	26%
30 to 34	3,603	4,026	4,110	5,113	1,510	42%
35 to 39	3,254	4,162	4,482	4,964	1,710	53%
40 to 44	3,647	3,744	4,970	4,579	932	26%
45 to 49	4,131	3,844	5,144	4,664	533	13%
50 to 54	4,701	4,228	5,424	5,174	473	10%
55 to 59	3,962	4,390	4,326	5,255	1,293	33%
60 to 61	1,455	1,889	1,666	2,013	558	38%
62 to 64	1,897	2,455	2,343	2,909	1,012	53%
65 to 69	2,354	3,502	3,860	4,569	2,215	94%
70 to 74	1,553	2,779	3,996	3,647	2,094	135%
75 to 79	1,172	1,692	3,534	3,024	1,852	158%
80 to 84	880	942	2,304	2,313	1,433	163%
85 and over	876	1,006	2,015	3,407	2,531	289%
Median Age	37.2	38.4	41.1	40.5	3.3	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	56,951	63,661	76,919	82,102	25,151	44%
Hispanic	10,989	14,124	20,219	24,577	13,588	124%
Non-Hispanic	45,962	49,537	56,700	57,525	11,563	25%
White	41,013	43,753	48,212	47,037	6,024	15%
Black	963	1,217	1,806	2,243	1,280	133%
American Indian	868	680	359	210	-658	-76%
Asian	1,064	1,431	2,776	3,796	2,732	257%
Hawaiian / Pacific Islander	188	241	364	470	282	150%
Other	48	70	112	128	80	167%
Two or More Races	1,818	2,145	3,071	3,641	1,823	100%

GROWTH TRENDS IN TOTAL POPULATION



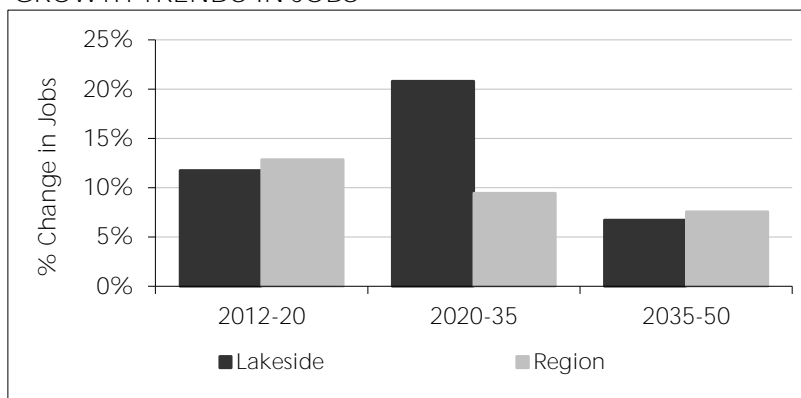
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	13,980	15,495	17,246	20,374	6,394	46%
Civilian Jobs	13,980	15,495	17,246	20,374	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	48,912	48,912	48,912	48,912	0	0%
Developed Acres	12,834	13,876	15,808	18,868	6,034	47%
Low Density Single Family	3,323	4,126	5,628	8,035	4,712	142%
Single Family	4,753	4,920	5,442	5,775	1,022	21%
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	1,389	1,389	1,389	1,389	0	0%
Agricultural and Extractive ²	696	678	678	678	-18	-3%
Parks and Military Use	1,237	1,237	1,235	1,289	52	4%
Vacant Developable Acres	11,658	10,616	8,685	5,624	-6,034	-52%
Low Density Single Family	9,997	9,194	7,692	5,285	-4,712	-47%
Single Family	865	747	445	109	-757	-87%
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	24,419	24,419	24,419	24,419	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