

SERIES 13 REGIONAL GROWTH FORECAST



Lemon Grove Elementary School District

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	34,908	37,300	39,887	44,136	9,228	26%
Household Population	34,457	36,896	39,378	43,548	9,091	26%
Group Quarters Population	451	404	509	588	137	30%
Civilian	451	404	509	588	137	30%
Military	0	0	0	0	0	0%
Total Housing Units	11,964	12,613	13,464	15,084	3,120	26%
Single Family	9,306	9,358	9,410	9,431	125	1%
Multiple Family	2,611	3,208	4,007	5,642	3,031	116%
Mobile Homes	47	47	47	11	-36	-77%
Occupied Housing Units	11,630	12,232	13,118	14,611	2,981	26%
Single Family	9,108	9,137	9,236	9,218	110	1%
Multiple Family	2,494	3,065	3,851	5,386	2,892	116%
Mobile Homes	28	30	31	7	-21	-75%
Vacancy Rate	2.8%	3.0%	2.6%	3.1%	0.3	11%
Single Family	2.1%	2.4%	1.8%	2.3%	0.2	10%
Multiple Family	4.5%	4.5%	3.9%	4.5%	0.0	0%
Mobile Homes	40.4%	36.2%	34.0%	36.4%	-4.0	-10%
Persons per Household	2.96	3.02	3.00	2.98	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	1,231	1,221	1,113	1,071	-160	-13%
\$15,000-\$29,999	1,632	1,720	1,611	1,619	-13	-1%
\$30,000-\$44,999	1,959	1,789	1,773	1,840	-119	-6%
\$45,000-\$59,999	1,528	1,650	1,668	1,778	250	16%
\$60,000-\$74,999	1,492	1,386	1,509	1,658	166	11%
\$75,000-\$99,999	1,552	1,723	1,903	2,152	600	39%
\$100,000-\$124,999	891	1,082	1,294	1,552	661	74%
\$125,000-\$149,999	508	655	867	1,052	544	107%
\$150,000-\$199,999	552	627	829	1,111	559	101%
\$200,000 or more	285	379	551	778	493	173%
Total Households	11,630	12,232	13,118	14,611	2,981	26%
Median Household Income						
Adjusted for inflation (\$2010)	\$54,748	\$57,600	\$63,917	\$69,024	\$14,276	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.

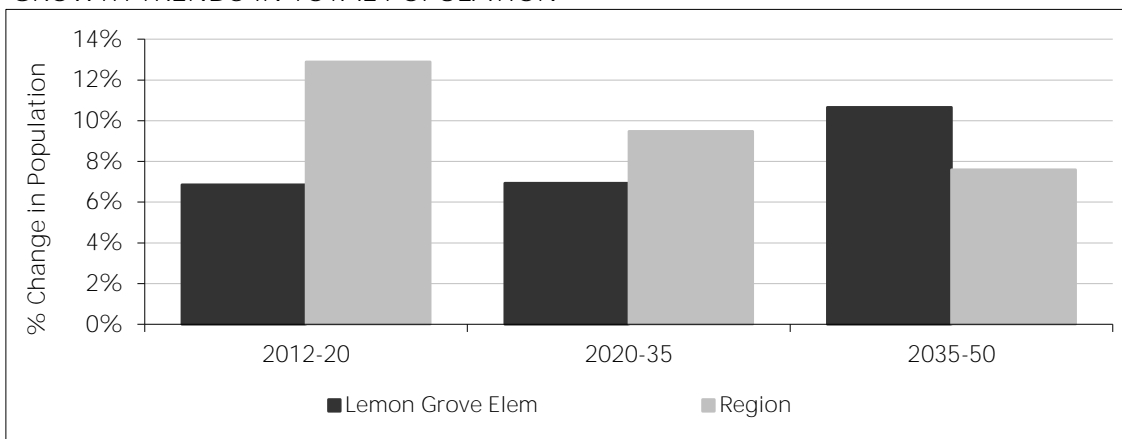
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	34,908	37,300	39,887	44,136	9,228	26%
Under 5	2,365	2,871	2,723	2,876	511	22%
5 to 9	2,526	2,672	2,807	3,082	556	22%
10 to 14	2,379	2,291	2,502	2,737	358	15%
15 to 17	1,628	1,425	1,565	1,749	121	7%
18 to 19	1,162	894	958	1,068	-94	-8%
20 to 24	2,630	2,744	2,502	2,805	175	7%
25 to 29	2,529	2,752	2,452	2,663	134	5%
30 to 34	2,503	2,664	2,702	2,822	319	13%
35 to 39	2,157	2,421	2,607	2,469	312	14%
40 to 44	2,210	2,121	2,631	2,517	307	14%
45 to 49	2,337	2,166	2,344	2,593	256	11%
50 to 54	2,486	2,348	2,381	2,886	400	16%
55 to 59	2,231	2,446	2,043	2,809	578	26%
60 to 61	760	964	846	979	219	29%
62 to 64	966	1,252	1,184	1,348	382	40%
65 to 69	1,216	1,758	1,899	2,108	892	73%
70 to 74	822	1,295	1,795	1,696	874	106%
75 to 79	693	851	1,661	1,748	1,055	152%
80 to 84	575	583	1,125	1,392	817	142%
85 and over	733	782	1,160	1,789	1,056	144%
Median Age	34.5	35.7	38.3	39.6	5.1	15%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	34,908	37,300	39,887	44,136	9,228	26%
Hispanic	14,596	17,337	21,221	26,656	12,060	83%
Non-Hispanic	20,312	19,963	18,666	17,480	-2,832	-14%
White	11,454	10,052	6,346	2,437	-9,017	-79%
Black	4,544	5,034	5,763	6,742	2,198	48%
American Indian	153	152	173	167	14	9%
Asian	2,491	2,898	4,040	5,241	2,750	110%
Hawaiian / Pacific Islander	332	357	434	540	208	63%
Other	55	76	93	106	51	93%
Two or More Races	1,283	1,394	1,817	2,247	964	75%

GROWTH TRENDS IN TOTAL POPULATION



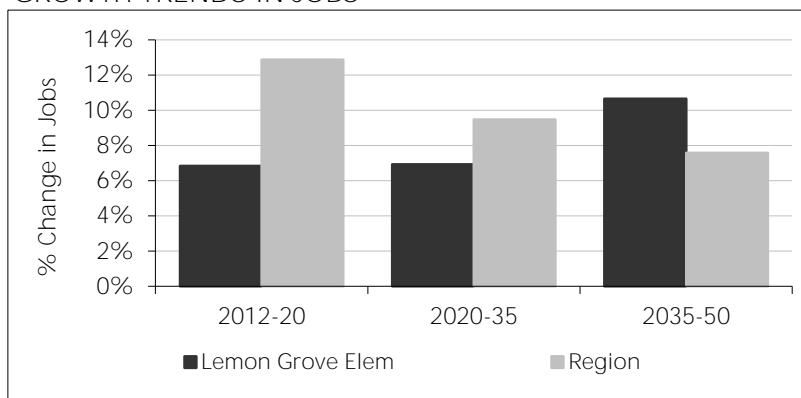
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	8,523	10,081	11,003	11,716	3,193	37%
Civilian Jobs	8,523	10,081	11,003	11,716	3,193	37%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	3,341	3,341	3,341	3,341	0	0%
Developed Acres	3,111	3,146	3,178	3,202	91	3%
Low Density Single Family	5	5	5	5	0	0%
Single Family	1,725	1,733	1,752	1,765	40	2%
Multiple Family	102	113	120	126	24	24%
Mobile Homes	1	1	1	0	-1	-84%
Other Residential	22	22	22	22	0	0%
Mixed Use	0	37	65	103	103	--
Industrial	55	24	25	18	-37	-68%
Commercial/Services	267	244	223	196	-71	-27%
Office	13	13	12	13	0	1%
Schools	88	88	88	88	0	0%
Roads and Freeways	798	830	830	830	32	4%
Agricultural and Extractive ²	4	4	4	4	0	0%
Parks and Military Use	32	32	32	32	0	1%
Vacant Developable Acres	108	73	41	18	-90	-84%
Low Density Single Family	0	0	0	0	0	0%
Single Family	89	60	32	12	-78	-87%
Multiple Family	3	2	1	0	-3	-88%
Mixed Use	2	1	0	0	-2	-83%
Industrial	2	1	0	0	-2	-94%
Commercial/Services	6	5	3	2	-4	-72%
Office	2	1	1	1	-1	-70%
Schools	0	0	0	0	0	0%
Parks and Other	2	2	2	1	0	-22%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	121	121	121	121	0	0%
Employment Density ³	20.2	26.0	28.9	32.0	11.8	59%
Residential Density ⁴	6.5	6.7	7.0	7.7	1.2	19%

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