

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Lakeside Community Plan Area**  
**County of San Diego**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>75,606</b>	<b>79,259</b>	<b>86,049</b>	<b>91,762</b>	<b>93,016</b>	<b>17,410</b>	<b>23%</b>
Household Population	74,632	78,067	84,417	89,632	90,510	15,878	21%
Group Quarters Population	974	1,192	1,632	2,130	2,506	1,532	157%
Civilian	974	1,192	1,632	2,130	2,506	1,532	157%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>27,411</b>	<b>28,534</b>	<b>30,485</b>	<b>30,818</b>	<b>30,834</b>	<b>3,423</b>	<b>12%</b>
Single Family	15,636	16,886	18,675	18,837	18,843	3,207	21%
Multiple Family	6,489	6,524	6,715	7,109	7,109	620	10%
Mobile Homes	5,286	5,124	5,095	4,872	4,882	-404	-8%
<b>Occupied Housing Units</b>	<b>25,815</b>	<b>26,745</b>	<b>28,582</b>	<b>29,804</b>	<b>29,859</b>	<b>4,044</b>	<b>16%</b>
Single Family	15,001	15,952	17,559	18,572	18,589	3,588	24%
Multiple Family	6,092	6,145	6,362	6,753	6,764	672	11%
Mobile Homes	4,722	4,648	4,661	4,479	4,506	-216	-5%
<b>Vacancy Rate</b>	<b>5.8%</b>	<b>6.3%</b>	<b>6.2%</b>	<b>3.3%</b>	<b>3.2%</b>	<b>-2.6</b>	<b>-45%</b>
Single Family	4.1%	5.5%	6.0%	1.4%	1.3%	-2.8	-68%
Multiple Family	6.1%	5.8%	5.3%	5.0%	4.9%	-1.2	-20%
Mobile Homes	10.7%	9.3%	8.5%	8.1%	7.7%	-3.0	-28%
<b>Persons per Household</b>	<b>2.89</b>	<b>2.92</b>	<b>2.95</b>	<b>3.01</b>	<b>3.03</b>	<b>0.14</b>	<b>5%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	2,605	2,051	1,712	1,453	1,260	-1,345	-52%
\$15,000-\$29,999	4,503	3,660	3,216	2,831	2,511	-1,992	-44%
\$30,000-\$44,999	4,453	4,443	4,194	3,896	3,579	-874	-20%
\$45,000-\$59,999	4,318	4,232	4,284	4,198	3,994	-324	-8%
\$60,000-\$74,999	3,382	3,518	3,802	3,917	3,852	470	14%
\$75,000-\$99,999	3,287	4,079	4,765	5,211	5,331	2,044	62%
\$100,000-\$124,999	1,589	2,317	2,961	3,468	3,711	2,122	134%
\$125,000-\$149,999	736	1,229	1,703	2,120	2,360	1,624	221%
\$150,000-\$199,999	573	927	1,422	1,908	2,234	1,661	290%
\$200,000 or more	369	289	523	802	1,027	658	178%
Total Households	25,815	26,745	28,582	29,804	29,859	4,044	16%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$49,678	\$56,408	\$63,492	\$69,666	\$73,962	\$24,284	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.

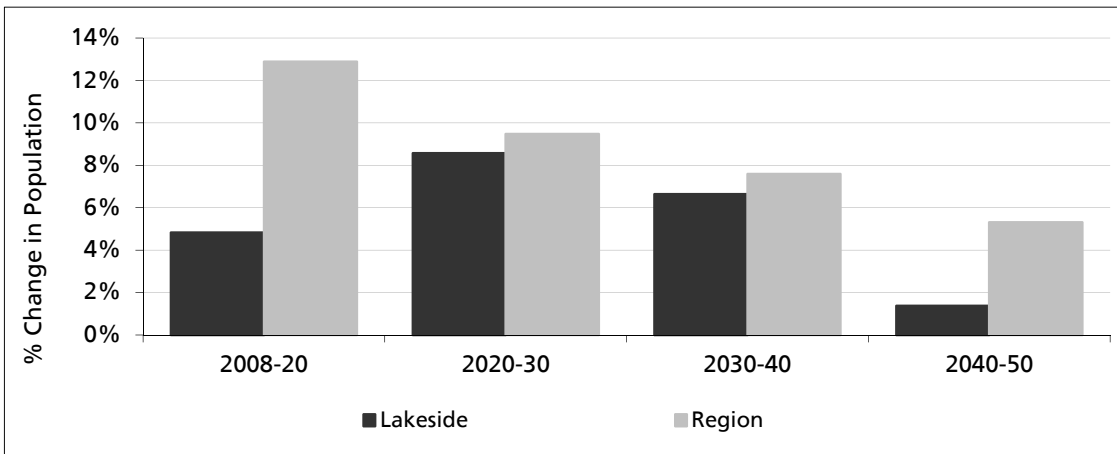
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>75,606</b>	<b>79,259</b>	<b>86,049</b>	<b>91,762</b>	<b>93,016</b>	<b>17,410</b>	<b>23%</b>
Under 5	5,143	4,860	5,319	5,568	5,534	391	8%
5 to 9	5,020	4,977	5,482	5,739	5,554	534	11%
10 to 14	5,396	5,483	5,544	5,980	5,965	569	11%
15 to 17	3,303	3,323	3,264	3,613	3,532	229	7%
18 to 19	2,402	2,105	2,017	2,116	2,130	-272	-11%
20 to 24	5,449	5,414	6,012	6,041	6,267	818	15%
25 to 29	4,632	5,832	6,206	6,191	6,350	1,718	37%
30 to 34	4,515	4,554	4,562	5,161	5,196	681	15%
35 to 39	4,871	3,836	4,950	5,291	5,069	198	4%
40 to 44	5,515	4,387	5,147	5,145	5,608	93	2%
45 to 49	6,341	5,023	4,484	5,886	6,003	-338	-5%
50 to 54	5,696	5,142	4,791	5,520	5,413	-283	-5%
55 to 59	4,686	5,568	4,959	4,512	5,693	1,007	21%
60 to 61	1,657	2,180	2,002	1,721	2,226	569	34%
62 to 64	1,893	3,129	2,865	2,783	2,878	985	52%
65 to 69	2,538	4,516	5,285	4,627	3,950	1,412	56%
70 to 74	2,082	3,702	5,007	4,695	4,162	2,080	100%
75 to 79	1,729	2,250	3,726	4,483	3,840	2,111	122%
80 to 84	1,365	1,359	2,340	3,311	3,126	1,761	129%
85 and over	1,373	1,619	2,087	3,379	4,520	3,147	229%
Median Age	37.0	39.0	39.7	40.2	40.8	3.8	10%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>75,606</b>	<b>79,259</b>	<b>86,049</b>	<b>91,762</b>	<b>93,016</b>	<b>17,410</b>	<b>23%</b>
Hispanic	12,385	15,360	18,461	21,610	23,728	11,343	92%
Non-Hispanic	63,221	63,899	67,588	70,152	69,288	6,067	10%
White	56,818	56,280	58,716	59,933	58,195	1,377	2%
Black	1,716	2,255	2,612	3,113	3,493	1,777	104%
American Indian	895	607	480	379	276	-619	-69%
Asian	1,092	1,627	2,223	2,810	3,281	2,189	200%
Hawaiian / Pacific Islander	200	289	339	360	402	202	101%
Other	108	142	156	196	181	73	68%
Two or More Races	2,392	2,699	3,062	3,361	3,460	1,068	45%

## GROWTH TRENDS IN TOTAL POPULATION



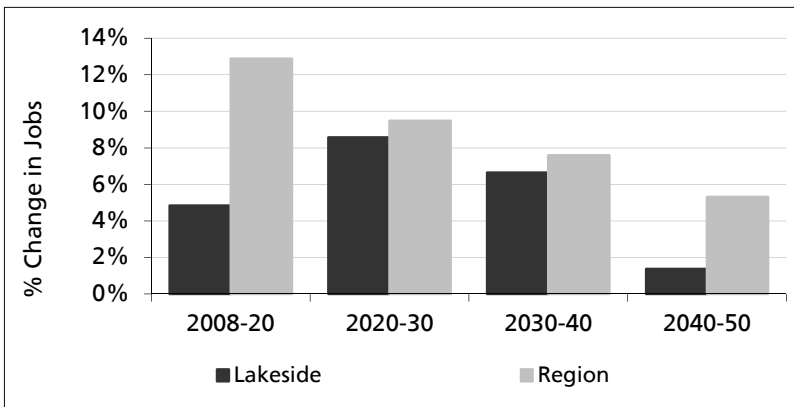
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>14,205</b>	<b>15,090</b>	<b>17,017</b>	<b>18,355</b>	<b>19,369</b>	<b>5,164</b>	<b>36%</b>
Civilian Jobs	14,205	15,090	17,017	18,355	19,369	5,164	36%
Military Jobs	0	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>46,001</b>	<b>46,001</b>	<b>46,001</b>	<b>46,001</b>	<b>46,001</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>33,403</b>	<b>34,702</b>	<b>39,781</b>	<b>42,172</b>	<b>42,337</b>	<b>8,934</b>	<b>27%</b>
Low Density Single Family	6,402	7,636	12,601	14,853	14,887	8,485	133%
Single Family	5,326	5,699	5,825	5,845	5,850	523	10%
Multiple Family	266	271	285	328	328	62	23%
Mobile Homes	725	725	722	710	710	-15	-2%
Other Residential	25	25	25	25	25	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	467	610	840	1,031	1,143	676	145%
Commercial/Services	365	379	414	432	450	85	23%
Office	24	24	24	24	24	0	0%
Schools	218	218	218	218	218	0	0%
Roads and Freeways	1,958	1,958	1,958	1,958	1,958	0	0%
Agricultural and Extractive <sup>2</sup>	1,321	850	563	434	431	-890	-67%
Parks and Military Use	16,307	16,307	16,307	16,314	16,314	7	0%
<b>Vacant Developable Acres</b>	<b>10,724</b>	<b>9,425</b>	<b>4,346</b>	<b>1,955</b>	<b>1,790</b>	<b>-8,934</b>	<b>-83%</b>
Low Density Single Family	9,667	8,660	3,928	1,729	1,686	-7,981	-83%
Single Family	328	161	41	27	22	-306	-93%
Multiple Family	26	24	18	0	0	-26	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	650	533	325	183	74	-576	-89%
Commercial/Services	41	34	20	11	3	-38	-93%
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	5	5	5	5	5	0	0%
<b>Constrained Acres</b>	<b>1,873</b>	<b>1,873</b>	<b>1,873</b>	<b>1,873</b>	<b>1,873</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>13.2</b>	<b>12.3</b>	<b>11.4</b>	<b>10.8</b>	<b>10.6</b>	<b>-2.7</b>	<b>-20%</b>
<b>Residential Density<sup>4</sup></b>	<b>2.2</b>	<b>2.0</b>	<b>1.6</b>	<b>1.4</b>	<b>1.4</b>	<b>-0.7</b>	<b>-34%</b>

## 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).