2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 35 - Santee

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	54,750	61,726	66,191	68,985	69,071	14,321	26%
Household Population	53,607	60,498	64,810	67,420	67,381	13,774	26%
Group Quarters Population	1,143	1,228	1,381	1,565	1,690	547	48%
Civilian	1,143	1,228	1,381	1,565	1,690	547	48%
Military	0	0	0	0	0	0	0%
Total Housing Units	18,931	21,034	22,198	22,843	22,841	3,910	21%
Single Family	12,449	14,271	14,931	14,895	14,890	2,441	20%
Multiple Family	4,113	4,450	4,961	5,680	5,680	1,567	38%
Mobile Homes	2,369	2,313	2,306	2,268	2,271	-98	-4%
Occupied Housing Units	18,461	20,603	21,800	22,465	22,483	4,022	22%
Single Family	12,176	14,033	14,722	14,713	14,719	2,543	21%
Multiple Family	3,998	4,328	4,839	5,548	5,553	1,555	39%
Mobile Homes	2,287	2,242	2,239	2,204	2,211	-76	-3%
Vacancy Rate	2.5%	2.0%	1.8%	1.7%	1.6%	-0.9	-36%
Single Family	2.2%	1.7%	1.4%	1.2%	1.1%	-1.1	-50%
Multiple Family	2.8%	2.7%	2.5%	2.3%	2.2%	-0.6	-21%
Mobile Homes	3.5%	3.1%	2.9%	2.8%	2.6%	-0.9	-26%
Persons per Household	2.90	2.94	2.97	3.00	3.00	0.10	3%

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	1,304	1,108	914	777	654	-650	-50%
$15,000-$29,999	2,594	2,100	1,775	1,521	1,289	-1,305	-50%
$30,000-$44,999	2,925	2,924	2,636	2,365	2,079	-846	-29%
$45,000-$59,999	3,062	3,250	3,148	2,960	2,709	-353	-12%
$60,000-$74,999	3,015	3,178	3,239	3,182	3,026	11	0%
$75,000-$99,999	3,109	3,774	4,131	4,315	4,311	1,202	39%
$100,000-$124,999	1,443	2,258	2,777	3,144	3,298	1,855	129%
$125,000-$149,999	465	1,115	1,643	2,026	2,298	1,833	394%
$150,000-$199,999	344	717	1,177	1,639	2,074	1,730	503%
$200,000 or more	200	179	360	536	745	545	273%
Total Households	18,461	20,603	21,800	22,465	22,483	4,022	22%
Median Household Income							
Adjusted for inflation ($1999)	$56,794	$64,340	$71,240	$77,477	$83,609	$26,815	47%

*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.
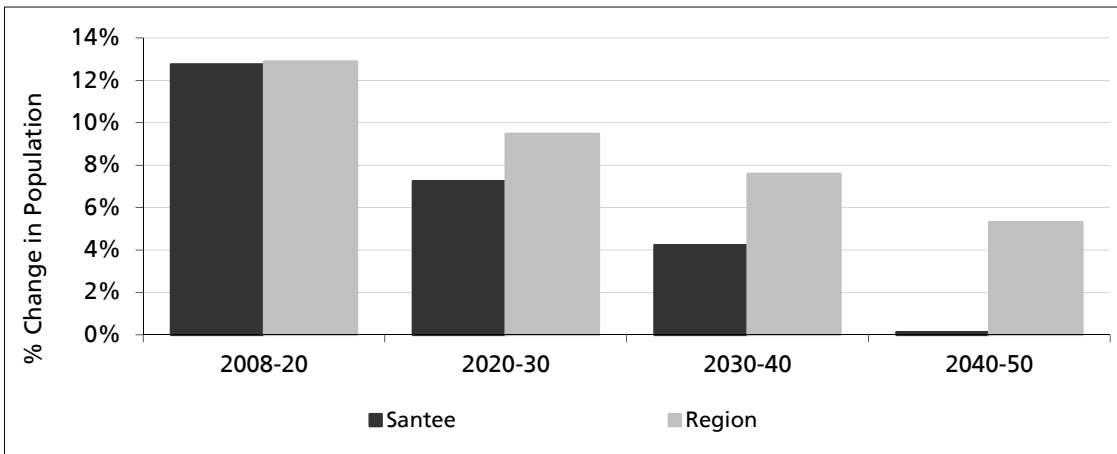
Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Santee
Page 1 of 3

POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**54,750**	**61,726**	**66,191**	**68,985**	**69,071**	**14,321**	**26%**
Under 5	3,287	3,378	3,662	3,678	3,561	274	8%
5 to 9	3,324	3,485	3,813	3,926	3,788	464	14%
10 to 14	3,702	4,089	4,138	4,415	4,288	586	16%
15 to 17	2,474	2,588	2,488	2,700	2,670	196	8%
18 to 19	1,797	1,727	1,573	1,606	1,574	-223	-12%
20 to 24	4,425	4,675	5,086	4,990	5,083	658	15%
25 to 29	3,456	4,670	4,960	4,797	4,994	1,538	45%
30 to 34	2,736	3,149	3,184	3,470	3,364	628	23%
35 to 39	3,550	3,074	3,973	4,122	3,877	327	9%
40 to 44	4,301	3,825	4,475	4,462	4,724	423	10%
45 to 49	5,000	4,359	3,808	4,911	4,982	-18	0%
50 to 54	4,506	4,385	3,947	4,545	4,421	-85	-2%
55 to 59	3,570	4,587	4,021	3,488	4,333	763	21%
60 to 61	1,305	1,818	1,689	1,449	1,805	500	38%
62 to 64	1,435	2,500	2,328	2,177	2,231	796	55%
65 to 69	1,708	3,300	3,892	3,369	2,869	1,161	68%
70 to 74	1,321	2,577	3,522	3,227	2,855	1,534	116%
75 to 79	1,031	1,413	2,407	2,801	2,348	1,317	128%
80 to 84	929	981	1,800	2,438	2,193	1,264	136%
85 and over	893	1,146	1,425	2,414	3,111	2,218	248%
Median Age	38.1	40.0	40.2	40.9	41.4	3.3	9%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**54,750**	**61,726**	**66,191**	**68,985**	**69,071**	**14,321**	**26%**
Hispanic	7,383	9,369	10,585	11,576	11,943	4,560	62%
Non-Hispanic	47,367	52,357	55,606	57,409	57,128	9,761	21%
White	42,348	46,364	48,890	50,115	49,585	7,237	17%
Black	969	1,270	1,487	1,655	1,758	789	81%
American Indian	306	259	202	161	127	-179	-58%
Asian	1,602	2,100	2,479	2,809	3,006	1,404	88%
Hawaiian / Pacific Islander	222	232	228	228	220	-2	-1%
Other	100	100	104	107	107	7	7%
Two or More Races	1,820	2,032	2,216	2,334	2,325	505	28%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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Adopted October 2011
Santee
Page 2 of 3

EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**16,077**	**18,056**	**20,384**	**23,282**	**27,589**	**11,512**	**72%**
Civilian Jobs	16,077	18,056	20,384	23,282	27,589	11,512	72%
Military Jobs	0	0	0	0	0	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**9,336**	**9,336**	**9,336**	**9,336**	**9,336**	**0**	**0%**
Developed Acres	**7,360**	**8,589**	**8,990**	**9,062**	**9,122**	**1,762**	**24%**
Low Density Single Family	66	359	454	456	454	388	588%
Single Family	2,160	2,982	3,211	3,198	3,195	1,035	48%
Multiple Family	214	241	279	305	305	91	43%
Mobile Homes	302	301	301	301	301	-1	0%
Other Residential	33	33	33	34	56	23	71%
Mixed Use	0	0	0	0	0	0	0%
Industrial	380	415	436	452	465	86	23%
Commercial/Services	554	587	615	636	643	88	16%
Office	28	38	49	64	85	57	203%
Schools	314	316	320	323	325	10	3%
Roads and Freeways	1,130	1,154	1,154	1,154	1,154	24	2%
Agricultural and Extractive[2]	40	25	0	0	0	-40	-100%
Parks and Military Use	2,139	2,139	2,139	2,139	2,139	0	0%
Vacant Developable Acres	**1,893**	**664**	**263**	**192**	**131**	**-1,762**	**-93%**
Low Density Single Family	435	98	3	1	1	-434	-100%
Single Family	1,023	248	26	26	26	-997	-97%
Multiple Family	72	56	25	0	0	-72	-100%
Mixed Use	0	0	0	0	0	0	0%
Industrial	79	38	27	18	4	-75	-95%
Commercial/Services	119	72	44	25	1	-117	-99%
Office	58	48	37	23	2	-56	-97%
Schools	10	9	5	2	0	-10	-98%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	96	96	96	96	96	0	0%
Constrained Acres	**83**	**83**	**83**	**83**	**83**	**0**	**0%**
Employment Density[3]	**12.6**	**13.3**	**14.4**	**15.8**	**18.2**	**5.6**	**44%**
Residential Density[4]	**6.8**	**5.4**	**5.2**	**5.3**	**5.3**	**-1.5**	**-22%**

GROWTH TRENDS IN JOBS
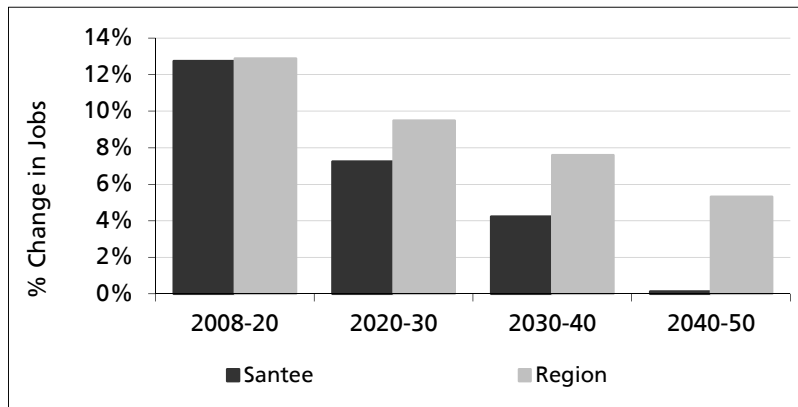
Notes:

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).

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Adopted October 2011
Santee
Page 3 of 3