

SERIES 13 REGIONAL GROWTH FORECAST



City of Santee

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	54,643	59,497	63,812	66,313	11,670	21%
Household Population	53,645	58,535	62,796	65,255	11,610	22%
Group Quarters Population	998	962	1,016	1,058	60	6%
Civilian	998	962	1,016	1,058	60	6%
Military	0	0	0	0	0	0%
Total Housing Units	20,124	21,490	22,776	23,886	3,762	19%
Single Family	12,688	13,383	13,892	14,246	1,558	12%
Multiple Family	5,203	5,855	6,632	7,388	2,185	42%
Mobile Homes	2,233	2,252	2,252	2,252	19	1%
Occupied Housing Units	19,676	21,010	22,369	23,309	3,633	18%
Single Family	12,439	13,093	13,683	13,965	1,526	12%
Multiple Family	5,062	5,720	6,501	7,203	2,141	42%
Mobile Homes	2,175	2,197	2,185	2,141	-34	-2%
Vacancy Rate	2.2%	2.2%	1.8%	2.4%	0.2	9%
Single Family	2.0%	2.2%	1.5%	2.0%	0.0	0%
Multiple Family	2.7%	2.3%	2.0%	2.5%	-0.2	-7%
Mobile Homes	2.6%	2.4%	3.0%	4.9%	2.3	88%
Persons per Household	2.73	2.79	2.81	2.80	0.1	3%

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	979	905	776	653	-326	-33%
\$15,000-\$29,999	2,012	1,878	1,617	1,404	-608	-30%
\$30,000-\$44,999	2,141	2,472	2,272	2,050	-91	-4%
\$45,000-\$59,999	2,560	2,609	2,535	2,368	-192	-8%
\$60,000-\$74,999	2,503	2,543	2,514	2,419	-84	-3%
\$75,000-\$99,999	3,175	3,527	3,770	3,853	678	21%
\$100,000-\$124,999	2,360	2,526	2,872	3,145	785	33%
\$125,000-\$149,999	1,516	1,712	2,087	2,354	838	55%
\$150,000-\$199,999	1,523	1,804	2,342	2,851	1,328	87%
\$200,000 or more	907	1,034	1,584	2,212	1,305	144%
Total Households	19,676	21,010	22,369	23,309	3,633	18%
Median Household Income						
Adjusted for inflation (\$2010)	\$72,861	\$75,695	\$84,751	\$92,911	\$20,050	28%

*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.

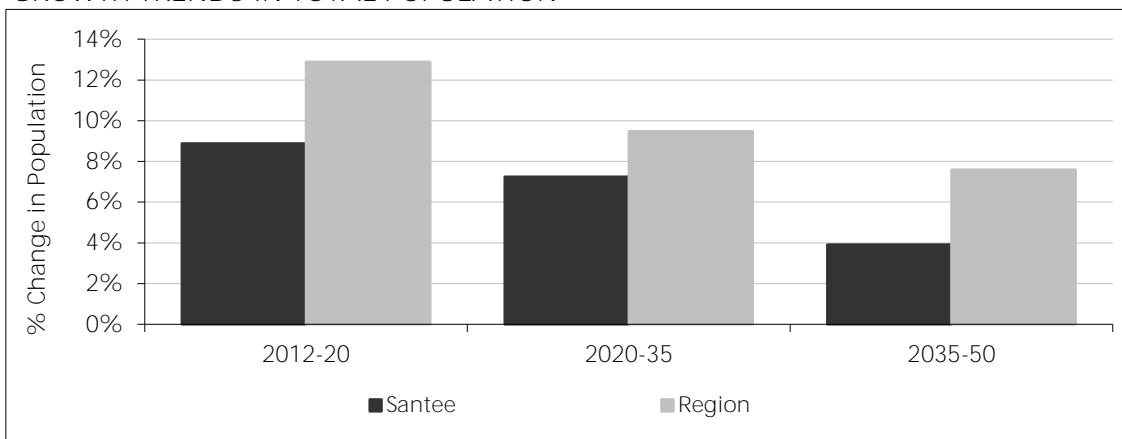
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	54,643	59,497	63,812	66,313	11,670	21%
Under 5	3,443	4,304	4,050	4,757	1,314	38%
5 to 9	3,353	3,928	3,770	4,303	950	28%
10 to 14	3,565	3,582	3,994	4,156	591	17%
15 to 17	2,442	2,109	2,544	2,317	-125	-5%
18 to 19	1,670	1,174	1,388	1,057	-613	-37%
20 to 24	3,691	3,504	3,734	3,204	-487	-13%
25 to 29	3,482	3,785	3,407	3,776	294	8%
30 to 34	3,631	3,958	3,484	4,362	731	20%
35 to 39	3,533	4,404	4,102	4,556	1,023	29%
40 to 44	3,810	3,866	4,452	4,027	217	6%
45 to 49	4,145	3,817	4,511	3,817	-328	-8%
50 to 54	4,370	3,901	4,440	4,002	-368	-8%
55 to 59	3,840	4,104	3,664	4,257	417	11%
60 to 61	1,247	1,552	1,250	1,462	215	17%
62 to 64	1,821	2,266	1,932	2,349	528	29%
65 to 69	2,293	3,292	3,291	3,820	1,527	67%
70 to 74	1,444	2,512	3,191	2,911	1,467	102%
75 to 79	1,116	1,588	2,909	2,466	1,350	121%
80 to 84	879	900	1,994	1,926	1,047	119%
85 and over	868	951	1,705	2,788	1,920	221%
Median Age	37.9	38.9	41.6	40.8	2.9	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	54,643	59,497	63,812	66,313	11,670	21%
Hispanic	9,223	11,388	13,850	15,821	6,598	72%
Non-Hispanic	45,420	48,109	49,962	50,492	5,072	11%
White	39,918	41,868	41,973	41,234	1,316	3%
Black	947	1,092	1,324	1,535	588	62%
American Indian	309	246	141	89	-220	-71%
Asian	2,019	2,411	3,467	4,157	2,138	106%
Hawaiian / Pacific Islander	247	264	291	339	92	37%
Other	85	86	79	89	4	5%
Two or More Races	1,895	2,142	2,687	3,049	1,154	61%

GROWTH TRENDS IN TOTAL POPULATION



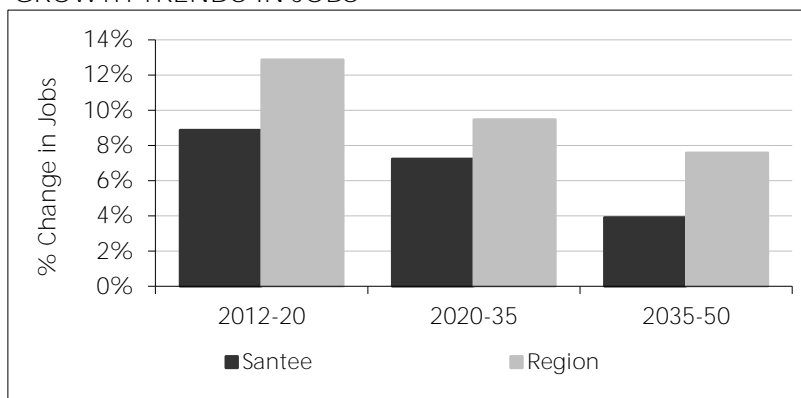
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	14,519	16,499	18,323	18,570	4,051	28%
Civilian Jobs	14,519	16,499	18,323	18,570	4,051	28%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	10,527	10,527	10,527	10,527	0	0%
Developed Acres	7,385	7,992	8,713	9,137	1,752	24%
Low Density Single Family	42	139	205	250	208	500%
Single Family	2,248	2,620	3,184	3,519	1,271	57%
Multiple Family	267	293	333	379	112	42%
Mobile Homes	294	297	297	297	2	1%
Other Residential	21	37	42	43	22	106%
Mixed Use	0	0	0	0	0	0%
Industrial	418	448	478	473	55	13%
Commercial/Services	535	585	595	596	60	11%
Office	29	40	47	49	20	70%
Schools	231	231	231	231	0	0%
Roads and Freeways	1,234	1,236	1,236	1,236	2	0%
Agricultural and Extractive ²	4	4	3	3	-1	-30%
Parks and Military Use	2,062	2,062	2,062	2,062	0	0%
Vacant Developable Acres	2,053	1,446	724	301	-1,752	-85%
Low Density Single Family	263	166	100	55	-208	-79%
Single Family	1,429	1,029	441	101	-1,329	-93%
Multiple Family	95	73	39	3	-92	-97%
Mixed Use	0	0	0	0	0	0%
Industrial	39	31	14	13	-26	-66%
Commercial/Services	102	34	25	24	-78	-77%
Office	52	41	34	33	-19	-36%
Schools	0	0	0	0	0	0%
Parks and Other	59	58	58	58	0	0%
Future Roads and Freeways	13	13	13	13	0	0%
Constrained Acres	1,089	1,089	1,089	1,089	0	0%
Employment Density ³	12.0	12.6	13.6	13.8	1.8	15%
Residential Density ⁴	7.0	6.3	5.6	5.3	-1.7	-24%

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