

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 35 - Santee

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	51,950	55,293	59,334	62,199	10,249	20%
Household Population	50,933	54,319	58,299	61,119	10,186	20%
Group Quarters Population	1,017	974	1,035	1,080	63	6%
Civilian	1,017	974	1,035	1,080	63	6%
Military	0	0	0	0	0	0%
Total Housing Units	19,108	19,965	21,166	22,371	3,263	17%
Single Family	12,600	13,146	13,668	13,823	1,223	10%
Multiple Family	4,275	4,567	5,246	6,296	2,021	47%
Mobile Homes	2,233	2,252	2,252	2,252	19	1%
Occupied Housing Units	18,670	19,493	20,758	21,824	3,154	17%
Single Family	12,356	12,858	13,452	13,564	1,208	10%
Multiple Family	4,139	4,438	5,121	6,119	1,980	48%
Mobile Homes	2,175	2,197	2,185	2,141	-34	-2%
Vacancy Rate	2.3%	2.4%	1.9%	2.4%	0.1	4%
Single Family	1.9%	2.2%	1.6%	1.9%	0.0	0%
Multiple Family	3.2%	2.8%	2.4%	2.8%	-0.4	-13%
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	969	890	756	639	-330	-34%
\$15,000-\$29,999	1,960	1,730	1,507	1,311	-649	-33%
\$30,000-\$44,999	1,923	2,234	2,053	1,898	-25	-1%
\$45,000-\$59,999	2,243	2,324	2,266	2,154	-89	-4%
\$60,000-\$74,999	2,366	2,247	2,239	2,177	-189	-8%
\$75,000-\$99,999	3,149	3,246	3,414	3,424	275	9%
\$100,000-\$124,999	2,295	2,356	2,651	2,926	631	27%
\$125,000-\$149,999	1,339	1,627	1,982	2,252	913	68%
\$150,000-\$199,999	1,508	1,763	2,267	2,758	1,250	83%
\$200,000 or more	918	1,076	1,623	2,285	1,367	149%
Total Households	18,670	19,493	20,758	21,824	3,154	17%
Median Household Income						
Adjusted for inflation (\$2010)	\$74,201	\$77,476	\$86,409	\$94,955	\$20,754	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.

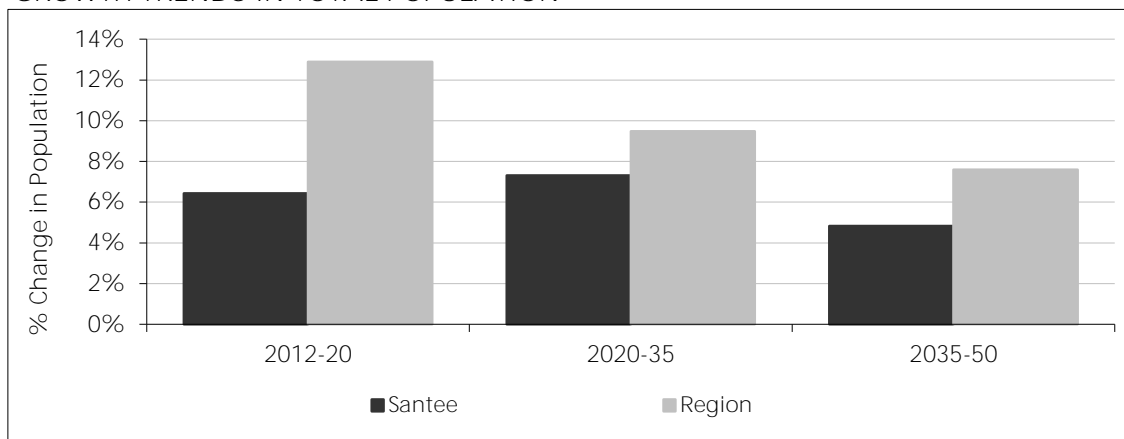
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	51,950	55,293	59,334	62,199	10,249	20%
Under 5	3,225	3,909	3,641	4,370	1,145	36%
5 to 9	3,111	3,566	3,458	4,047	936	30%
10 to 14	3,415	3,361	3,721	3,834	419	12%
15 to 17	2,342	2,003	2,410	2,203	-139	-6%
18 to 19	1,610	1,110	1,292	982	-628	-39%
20 to 24	3,458	3,259	3,415	2,982	-476	-14%
25 to 29	3,232	3,375	3,034	3,377	145	4%
30 to 34	3,353	3,549	3,083	3,944	591	18%
35 to 39	3,272	4,006	3,734	4,200	928	28%
40 to 44	3,610	3,544	4,147	3,754	144	4%
45 to 49	4,024	3,568	4,242	3,676	-348	-9%
50 to 54	4,238	3,631	4,166	3,781	-457	-11%
55 to 59	3,710	3,900	3,414	3,990	280	8%
60 to 61	1,208	1,497	1,183	1,404	196	16%
62 to 64	1,758	2,184	1,857	2,271	513	29%
65 to 69	2,225	3,177	3,111	3,639	1,414	64%
70 to 74	1,386	2,372	3,084	2,818	1,432	103%
75 to 79	1,063	1,470	2,759	2,366	1,303	123%
80 to 84	856	877	1,924	1,858	1,002	117%
85 and over	854	935	1,659	2,703	1,849	217%
Median Age	38.4	39.4	42.3	41.5	3.1	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	51,950	55,293	59,334	62,199	10,249	20%
Hispanic	8,646	10,374	12,531	14,384	5,738	66%
Non-Hispanic	43,304	44,919	46,803	47,815	4,511	10%
White	38,123	39,149	39,531	39,411	1,288	3%
Black	828	950	1,125	1,268	440	53%
American Indian	288	227	134	92	-196	-68%
Asian	1,959	2,267	3,207	3,857	1,898	97%
Hawaiian / Pacific Islander	225	243	261	295	70	31%
Other	74	70	66	71	-3	-4%
Two or More Races	1,807	2,013	2,479	2,821	1,014	56%

GROWTH TRENDS IN TOTAL POPULATION



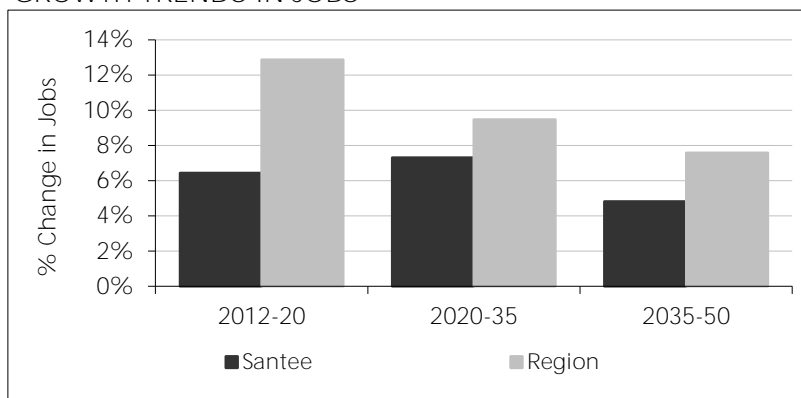
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	15,571	17,967	19,825	20,072	4,501	29%
Civilian Jobs	15,571	17,967	19,825	20,072	4,501	29%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	9,163	9,163	9,163	9,163	0	0%
Developed Acres	6,702	7,342	8,004	8,126	1,423	21%
Low Density Single Family	31	128	189	219	189	617%
Single Family	2,159	2,541	3,049	3,098	939	44%
Multiple Family	214	229	266	345	131	61%
Mobile Homes	294	297	297	297	2	1%
Other Residential	19	35	40	41	22	117%
Mixed Use	0	0	0	0	0	0%
Industrial	371	433	462	457	86	23%
Commercial/Services	599	649	657	658	59	10%
Office	29	40	47	49	20	70%
Schools	314	316	321	321	6	2%
Roads and Freeways	1,235	1,236	1,236	1,236	2	0%
Agricultural and Extractive ²	44	44	43	8	-36	-81%
Parks and Military Use	1,393	1,394	1,397	1,397	3	0%
Vacant Developable Acres	1,658	1,018	356	234	-1,423	-86%
Low Density Single Family	233	135	74	45	-189	-81%
Single Family	1,039	634	101	46	-993	-96%
Multiple Family	81	68	37	3	-77	-96%
Mixed Use	0	0	0	0	0	0%
Industrial	72	30	14	13	-59	-82%
Commercial/Services	100	32	24	23	-77	-77%
Office	52	41	34	33	-19	-36%
Schools	6	5	0	0	-6	-100%
Parks and Other	62	61	58	58	-3	-5%
Future Roads and Freeways	12	12	12	12	0	0%
Constrained Acres	803	803	803	803	0	0%
Employment Density ³	11.9	12.5	13.3	13.5	1.7	14%
Residential Density ⁴	7.0	6.2	5.5	5.6	-1.4	-20%

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