2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Santee Elementary School District

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**58,972**	**68,409**	**74,404**	**77,194**	**77,280**	**18,308**	**31%**
Household Population	57,914	67,276	73,138	75,767	75,743	17,829	31%
Group Quarters Population	1,058	1,133	1,266	1,427	1,537	479	45%
Civilian	1,058	1,133	1,266	1,427	1,537	479	45%
Military	0	0	0	0	0	0	0%
Total Housing Units	**20,735**	**23,750**	**25,469**	**26,121**	**26,130**	**5,395**	**26%**
Single Family	13,348	15,437	16,414	16,385	16,391	3,043	23%
Multiple Family	5,018	6,000	6,749	7,468	7,468	2,450	49%
Mobile Homes	2,369	2,313	2,306	2,268	2,271	-98	-4%
Occupied Housing Units	**20,212**	**23,249**	**24,992**	**25,636**	**25,666**	**5,454**	**27%**
Single Family	13,070	15,179	16,173	16,142	16,160	3,090	24%
Multiple Family	4,855	5,828	6,580	7,290	7,295	2,440	50%
Mobile Homes	2,287	2,242	2,239	2,204	2,211	-76	-3%
Vacancy Rate	**2.5%**	**2.1%**	**1.9%**	**1.9%**	**1.8%**	**-0.7**	**-28%**
Single Family	2.1%	1.7%	1.5%	1.5%	1.4%	-0.7	-33%
Multiple Family	3.2%	2.9%	2.5%	2.4%	2.3%	-0.9	-28%
Mobile Homes	3.5%	3.1%	2.9%	2.8%	2.6%	-0.9	-26%
Persons per Household	**2.87**	**2.89**	**2.93**	**2.96**	**2.95**	**0.08**	**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	1,550	1,330	1,275	1,099	951	-599	-39%
$15,000-$29,999	2,928	2,424	2,027	1,738	1,474	-1,454	-50%
$30,000-$44,999	3,272	3,444	3,077	2,748	2,405	-867	-26%
$45,000-$59,999	3,380	3,732	3,582	3,362	3,069	-311	-9%
$60,000-$74,999	3,195	3,449	3,563	3,511	3,341	146	5%
$75,000-$99,999	3,283	4,228	4,778	5,020	5,046	1,763	54%
$100,000-$124,999	1,517	2,450	3,110	3,527	3,770	2,253	149%
$125,000-$149,999	510	1,230	1,750	2,146	2,452	1,942	381%
$150,000-$199,999	383	797	1,301	1,763	2,200	1,817	474%
$200,000 or more	194	165	529	722	958	764	394%
Total Households	20,212	23,249	24,992	25,636	25,666	5,454	27%
Median Household Income							
Adjusted for inflation ($1999)	$55,456	$63,020	$70,672	$76,793	$82,892	$27,436	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.
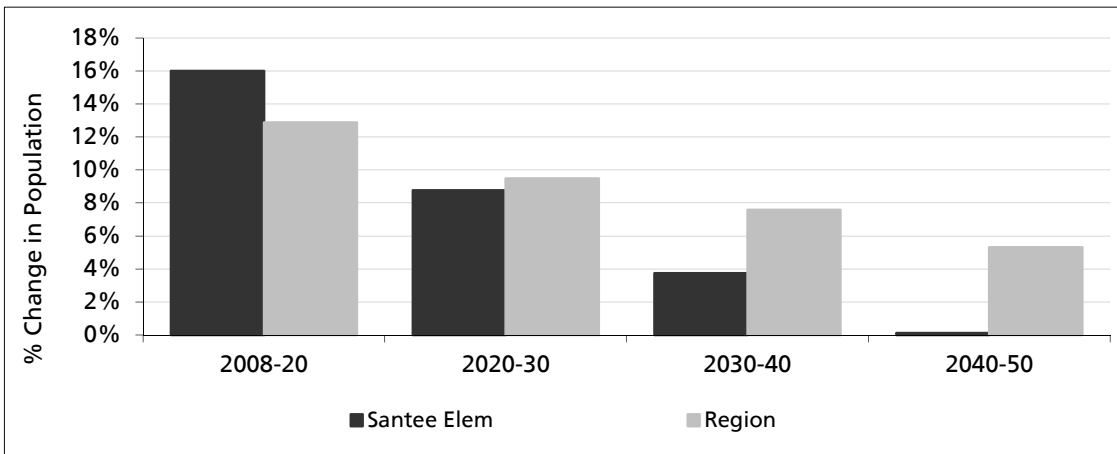
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**58,972**	**68,409**	**74,404**	**77,194**	**77,280**	**18,308**	**31%**
Under 5	3,626	3,872	4,245	4,212	4,058	432	12%
5 to 9	3,753	4,045	4,437	4,559	4,497	744	20%
10 to 14	4,046	4,683	4,905	5,152	4,999	953	24%
15 to 17	2,702	2,890	2,813	3,018	3,042	340	13%
18 to 19	1,899	1,919	1,783	1,792	1,780	-119	-6%
20 to 24	4,726	5,051	5,558	5,504	5,576	850	18%
25 to 29	3,738	5,155	5,460	5,318	5,553	1,815	49%
30 to 34	3,128	3,762	3,888	4,151	3,987	859	27%
35 to 39	3,856	3,474	4,522	4,672	4,422	566	15%
40 to 44	4,541	4,228	4,929	4,898	5,173	632	14%
45 to 49	5,301	4,803	4,267	5,415	5,539	238	4%
50 to 54	4,727	4,813	4,361	5,041	4,866	139	3%
55 to 59	3,753	4,928	4,458	3,858	4,733	980	26%
60 to 61	1,382	1,962	1,865	1,586	1,970	588	43%
62 to 64	1,478	2,589	2,452	2,263	2,333	855	58%
65 to 69	1,791	3,487	4,200	3,617	3,034	1,243	69%
70 to 74	1,427	2,871	3,932	3,547	3,112	1,685	118%
75 to 79	1,144	1,588	2,792	3,175	2,729	1,585	139%
80 to 84	1,015	1,058	2,025	2,753	2,481	1,466	144%
85 and over	939	1,231	1,512	2,663	3,396	2,457	262%
Median Age	37.4	39.1	39.5	40.2	40.7	3.3	9%

POPULATION BY RACE AND ETHNICITY

|	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**58,972**	**68,409**	**74,404**	**77,194**	**77,280**	**18,308**	**31%**
Hispanic	8,112	10,718	12,364	13,577	14,142	6,030	74%
Non-Hispanic	50,860	57,691	62,040	63,617	63,138	12,278	24%
White	45,413	50,963	54,213	55,093	54,207	8,794	19%
Black	1,104	1,495	1,923	2,120	2,291	1,187	108%
American Indian	328	312	227	189	143	-185	-56%
Asian	1,681	2,311	2,845	3,243	3,531	1,850	110%
Hawaiian / Pacific Islander	211	244	237	253	247	36	17%
Other	105	114	123	124	124	19	18%
Two or More Races	2,018	2,252	2,472	2,595	2,595	577	29%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**19,978**	**22,527**	**25,656**	**29,952**	**35,496**	**15,518**	**78%**
Civilian Jobs	19,978	22,527	25,656	29,952	35,496	15,518	78%
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	**14,813**	**14,813**	**14,813**	**14,813**	**14,813**	**0**	**0%**
Developed Acres	**11,876**	**13,190**	**14,039**	**14,151**	**14,242**	**2,366**	**20%**
Low Density Single Family	37	228	323	324	323	286	776%
Single Family	2,434	3,382	3,956	3,946	3,946	1,512	62%
Multiple Family	263	322	362	388	388	126	48%
Mobile Homes	302	301	301	301	301	-1	0%
Other Residential	19	19	19	20	42	23	123%
Mixed Use	0	0	61	61	61	61	--
Industrial	858	905	942	991	1,025	167	19%
Commercial/Services	580	613	637	659	667	88	15%
Office	37	47	60	80	107	70	192%
Schools	327	328	332	335	337	10	3%
Roads and Freeways	1,443	1,467	1,467	1,467	1,467	24	2%
Agricultural and Extractive[2]	167	167	167	167	167	0	0%
Parks and Military Use	5,412	5,412	5,412	5,412	5,412	0	0%
Vacant Developable Acres	**2,500**	**1,185**	**337**	**224**	**134**	**-2,366**	**-95%**
Low Density Single Family	290	99	4	2	2	-288	-99%
Single Family	1,589	625	32	31	28	-1,562	-98%
Multiple Family	106	58	25	0	0	-106	-100%
Mixed Use	61	61	0	0	0	-61	-100%
Industrial	157	107	80	37	4	-153	-97%
Commercial/Services	119	71	47	27	2	-117	-98%
Office	71	61	48	29	2	-69	-98%
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	**437**	**437**	**437**	**437**	**437**	**0**	**0%**
Employment Density[3]	**11.1**	**11.9**	**12.8**	**14.3**	**16.4**	**5.3**	**48%**
Residential Density[4]	**6.8**	**5.6**	**5.1**	**5.2**	**5.2**	**-1.6**	**-23%**

GROWTH TRENDS IN JOBS
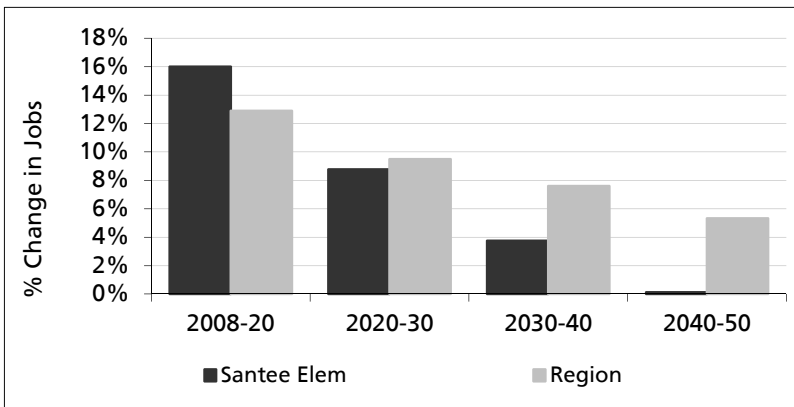
Notes:

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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