

# SERIES 13 REGIONAL GROWTH FORECAST



## Subregional Area 20 - Sweetwater

### POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	139,081	175,472	204,490	211,071	71,990	52%
Household Population	138,483	174,682	203,627	210,154	71,671	52%
Group Quarters Population	598	790	863	917	319	53%
Civilian	598	790	863	917	319	53%
Military	0	0	0	0	0	0%
Total Housing Units	42,679	52,850	61,247	63,782	21,103	49%
Single Family	31,673	33,484	36,894	37,067	5,394	17%
Multiple Family	10,809	19,169	24,156	26,518	15,709	145%
Mobile Homes	197	197	197	197	0	0%
Occupied Housing Units	41,477	51,225	59,651	61,786	20,309	49%
Single Family	30,879	32,560	36,021	36,018	5,139	17%
Multiple Family	10,401	18,468	23,434	25,577	15,176	146%
Mobile Homes	197	197	196	191	-6	-3%
Vacancy Rate	2.8%	3.1%	2.6%	3.1%	0.3	11%
Single Family	2.5%	2.8%	2.4%	2.8%	0.3	12%
Multiple Family	3.8%	3.7%	3.0%	3.5%	-0.3	-8%
Mobile Homes	0.0%	0.0%	0.5%	3.0%	3.0	0%
Persons per Household	3.34	3.41	3.41	3.40	0.1	2%

### HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

#### Income Forecast Under Review

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.

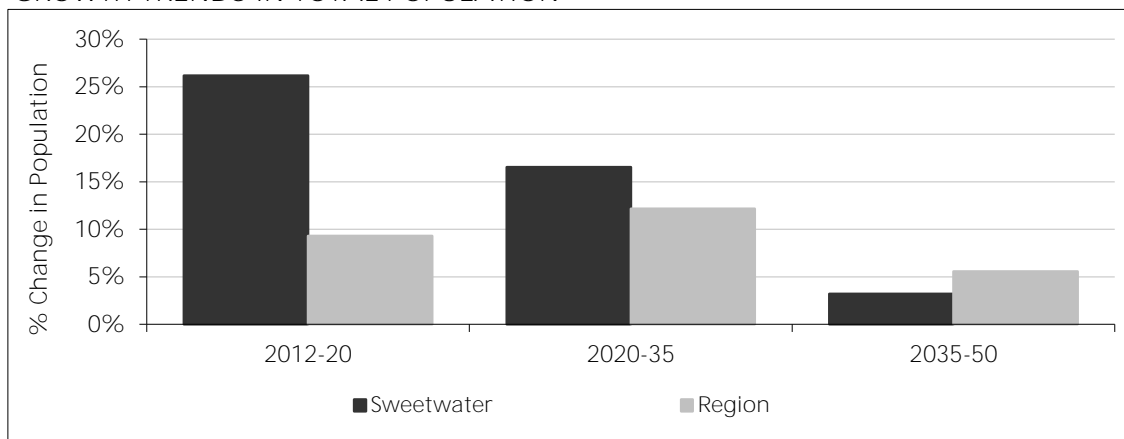
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	139,081	175,472	204,490	211,071	71,990	52%
Under 5	9,371	13,245	13,302	12,746	3,375	36%
5 to 9	10,489	13,285	14,515	14,138	3,649	35%
10 to 14	11,828	13,433	15,457	15,616	3,788	32%
15 to 17	7,593	7,971	9,084	9,334	1,741	23%
18 to 19	4,960	4,432	4,986	5,152	192	4%
20 to 24	9,118	10,692	10,671	11,062	1,944	21%
25 to 29	8,105	10,693	10,086	10,123	2,018	25%
30 to 34	9,285	11,536	12,533	12,295	3,010	32%
35 to 39	10,478	13,611	15,858	14,429	3,951	38%
40 to 44	11,472	12,849	17,360	15,364	3,892	34%
45 to 49	10,542	12,158	14,396	14,908	4,366	41%
50 to 54	9,433	11,356	13,019	14,583	5,150	55%
55 to 59	7,749	10,580	10,876	14,004	6,255	81%
60 to 61	2,491	3,876	4,146	4,865	2,374	95%
62 to 64	3,581	5,533	6,213	6,843	3,262	91%
65 to 69	4,255	7,400	9,405	10,109	5,854	138%
70 to 74	2,940	5,404	8,414	8,283	5,343	182%
75 to 79	2,187	3,215	6,461	6,666	4,479	205%
80 to 84	1,647	2,023	4,184	5,009	3,362	204%
85 and over	1,557	2,180	3,524	5,542	3,985	256%
Median Age	34.3	35.9	38.7	40.2	5.9	17%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	139,081	175,472	204,490	211,071	71,990	52%
Hispanic	66,306	89,362	110,530	122,501	56,195	85%
Non-Hispanic	72,775	86,110	93,960	88,570	15,795	22%
White	31,471	33,388	23,494	9,956	-21,515	-68%
Black	5,895	7,802	10,137	11,695	5,800	98%
American Indian	287	533	963	1,010	723	252%
Asian	29,400	36,391	46,925	50,190	20,790	71%
Hawaiian / Pacific Islander	648	1,088	2,028	2,819	2,171	335%
Other	213	428	786	906	693	325%
Two or More Races	4,861	6,480	9,627	11,994	7,133	147%

## GROWTH TRENDS IN TOTAL POPULATION



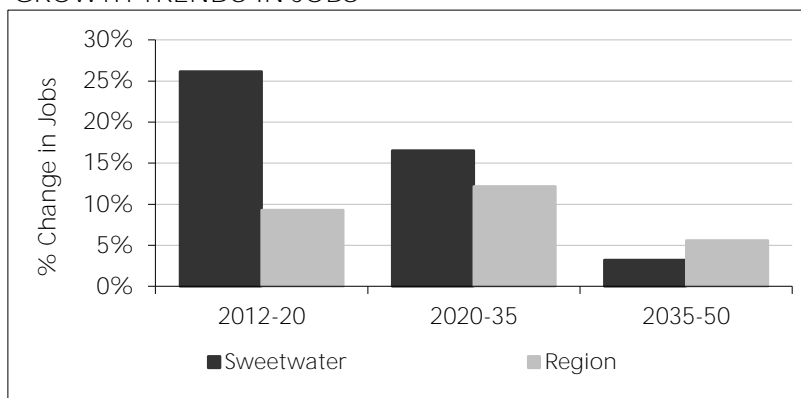
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	32,583	42,580	51,956	59,802	27,219	84%
Civilian Jobs	32,583	42,580	51,956	59,802	27,219	84%
Military Jobs	0	0	0	0	0	0%

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

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	26,769	26,769	26,769	26,769	0	0%
Developed Acres	16,783	18,009	19,754	20,228	3,445	21%
Low Density Single Family	209	209	220	282	73	35%
Single Family	5,717	6,182	6,305	6,375	658	12%
Multiple Family	583	758	1,248	1,342	759	130%
Mobile Homes	30	30	30	30	0	0%
Other Residential	34	58	58	58	25	73%
Mixed Use	0	309	602	602	602	--
Industrial	621	694	807	943	322	52%
Commercial/Services	1,253	1,322	1,337	1,400	147	12%
Office	65	67	68	71	5	8%
Schools	767	836	988	1,025	258	34%
Roads and Freeways	3,514	3,514	3,514	3,514	0	0%
Agricultural and Extractive <sup>2</sup>	579	579	569	566	-13	-2%
Parks and Military Use	3,411	3,451	4,009	4,020	609	18%
Vacant Developable Acres	3,961	2,740	994	520	-3,441	-87%
Low Density Single Family	99	99	88	26	-73	-74%
Single Family	966	528	446	390	-576	-60%
Multiple Family	765	588	95	4	-761	-100%
Mixed Use	604	305	12	12	-593	-98%
Industrial	266	194	89	7	-260	-97%
Commercial/Services	173	100	85	21	-151	-88%
Office	1	1	1	0	-1	-80%
Schools	338	268	109	17	-321	-95%
Parks and Other	707	616	27	1	-706	-100%
Future Roads and Freeways	43	43	43	43	0	0%
Constrained Acres	6,021	6,021	6,021	6,021	0	0%
Employment Density <sup>3</sup>	12.0	13.9	14.8	16.0	3.9	33%
Residential Density <sup>4</sup>	6.5	7.1	7.5	7.6	1.1	17%

## 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