

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Subregional Area 20 - Sweetwater**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>128,606</b>	<b>164,350</b>	<b>183,946</b>	<b>206,864</b>	<b>205,279</b>	<b>76,673</b>	<b>60%</b>
Household Population	128,054	163,752	183,270	206,096	204,427	76,373	60%
Group Quarters Population	552	598	676	768	852	300	54%
Civilian	552	598	676	768	852	300	54%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>41,082</b>	<b>51,860</b>	<b>58,244</b>	<b>65,734</b>	<b>65,202</b>	<b>24,120</b>	<b>59%</b>
Single Family	30,897	34,106	35,147	36,001	36,001	5,104	17%
Multiple Family	9,988	17,562	22,905	29,542	29,011	19,023	190%
Mobile Homes	197	192	192	191	190	-7	-4%
<b>Occupied Housing Units</b>	<b>38,976</b>	<b>49,979</b>	<b>56,497</b>	<b>63,940</b>	<b>63,484</b>	<b>24,508</b>	<b>63%</b>
Single Family	28,933	32,464	33,664	34,542	34,604	5,671	20%
Multiple Family	9,851	17,327	22,645	29,211	28,694	18,843	191%
Mobile Homes	192	188	188	187	186	-6	-3%
<b>Vacancy Rate</b>	<b>5.1%</b>	<b>3.6%</b>	<b>3.0%</b>	<b>2.7%</b>	<b>2.6%</b>	<b>-2.5</b>	<b>-49%</b>
Single Family	6.4%	4.8%	4.2%	4.1%	3.9%	-2.5	-39%
Multiple Family	1.4%	1.3%	1.1%	1.1%	1.1%	-0.3	-21%
Mobile Homes	2.5%	2.1%	2.1%	2.1%	2.1%	-0.4	-16%
<b>Persons per Household</b>	<b>3.29</b>	<b>3.28</b>	<b>3.24</b>	<b>3.22</b>	<b>3.22</b>	<b>-0.07</b>	<b>-2%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	1,072	932	706	589	486	-586	-55%
\$15,000-\$29,999	2,911	2,968	2,388	2,046	1,712	-1,199	-41%
\$30,000-\$44,999	5,129	5,295	4,601	4,165	3,599	-1,530	-30%
\$45,000-\$59,999	5,475	6,537	6,130	5,856	5,211	-264	-5%
\$60,000-\$74,999	6,587	6,899	6,950	6,995	6,408	-179	-3%
\$75,000-\$99,999	7,498	9,917	10,955	11,794	11,216	3,718	50%
\$100,000-\$124,999	4,205	7,145	8,835	10,325	10,263	6,058	144%
\$125,000-\$149,999	2,732	4,506	6,196	7,815	8,118	5,386	197%
\$150,000-\$199,999	2,135	4,107	6,432	8,941	9,862	7,727	362%
\$200,000 or more	1,232	1,673	3,304	5,414	6,609	5,377	436%
Total Households	38,976	49,979	56,497	63,940	63,484	24,508	63%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$71,161	\$80,946	\$92,055	\$101,271	\$107,576	\$36,415	51%

**\*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.

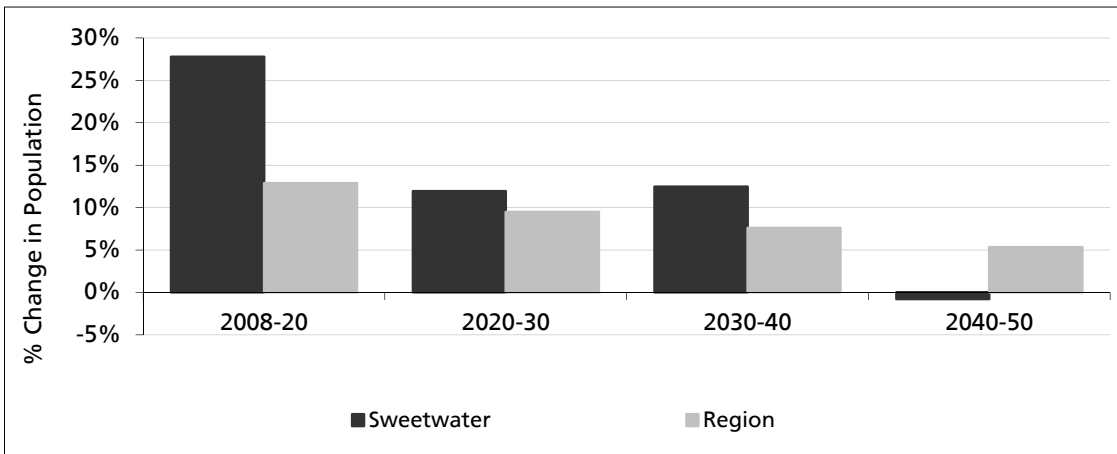
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>128,606</b>	<b>164,350</b>	<b>183,946</b>	<b>206,864</b>	<b>205,279</b>	<b>76,673</b>	<b>60%</b>
Under 5	11,890	13,236	13,802	15,131	14,115	2,225	19%
5 to 9	9,332	12,213	12,550	13,844	13,252	3,920	42%
10 to 14	8,787	11,647	11,704	12,763	12,495	3,708	42%
15 to 17	6,067	6,973	7,399	7,974	7,882	1,815	30%
18 to 19	4,184	4,122	4,738	4,971	4,908	724	17%
20 to 24	10,051	10,695	13,537	14,164	13,776	3,725	37%
25 to 29	8,033	10,035	10,619	11,930	11,309	3,276	41%
30 to 34	6,334	7,383	7,077	9,053	8,429	2,095	33%
35 to 39	8,477	8,831	10,357	11,266	11,309	2,832	33%
40 to 44	10,217	11,498	12,579	12,687	14,423	4,206	41%
45 to 49	10,357	12,168	11,887	14,678	14,444	4,087	39%
50 to 54	9,007	11,472	12,316	13,955	12,658	3,651	41%
55 to 59	7,461	11,654	12,412	12,644	14,009	6,548	88%
60 to 61	2,832	4,723	5,126	5,560	6,018	3,186	113%
62 to 64	3,126	6,225	6,841	7,748	7,563	4,437	142%
65 to 69	4,050	8,418	10,975	11,926	10,924	6,874	170%
70 to 74	3,024	5,783	8,461	9,427	9,276	6,252	207%
75 to 79	2,377	3,322	5,810	7,834	7,640	5,263	221%
80 to 84	1,651	1,945	3,288	4,983	5,052	3,401	206%
85 and over	1,349	2,007	2,468	4,326	5,797	4,448	330%
Median Age	34.7	38.3	40.1	40.9	41.8	7.1	20%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>128,606</b>	<b>164,350</b>	<b>183,946</b>	<b>206,864</b>	<b>205,279</b>	<b>76,673</b>	<b>60%</b>
Hispanic	50,514	70,352	83,209	98,840	102,927	52,413	104%
Non-Hispanic	78,092	93,998	100,737	108,024	102,352	24,260	31%
White	40,884	43,884	42,081	39,385	31,457	-9,427	-23%
Black	5,129	7,870	10,164	12,840	14,265	9,136	178%
American Indian	295	811	1,109	1,304	1,268	973	330%
Asian	26,716	33,695	37,311	41,784	41,512	14,796	55%
Hawaiian / Pacific Islander	701	1,275	1,674	2,095	2,237	1,536	219%
Other	217	635	921	1,163	1,240	1,023	471%
Two or More Races	4,150	5,828	7,477	9,453	10,373	6,223	150%

## GROWTH TRENDS IN TOTAL POPULATION



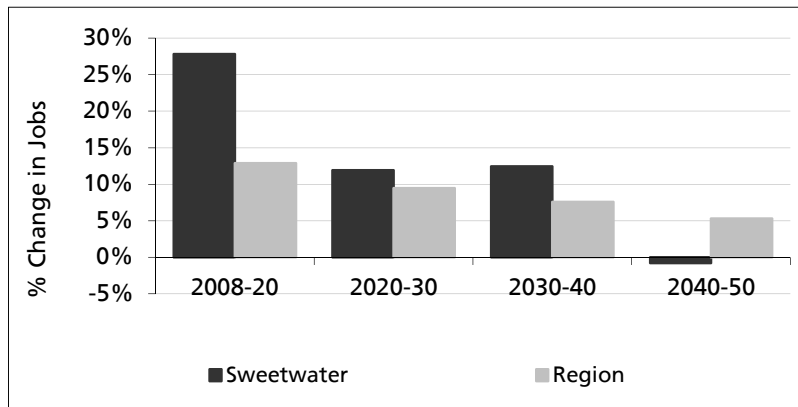
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>31,264</b>	<b>41,798</b>	<b>56,793</b>	<b>65,672</b>	<b>72,553</b>	<b>41,289</b>	<b>132%</b>
Civilian Jobs	31,264	41,798	56,793	65,672	72,553	41,289	132%
Military Jobs	0	0	0	0	0	0	0%

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

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>26,235</b>	<b>26,235</b>	<b>26,235</b>	<b>26,235</b>	<b>26,235</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>22,354</b>	<b>23,960</b>	<b>25,121</b>	<b>25,890</b>	<b>26,084</b>	<b>3,730</b>	<b>17%</b>
Low Density Single Family	65	48	50	50	50	-15	-23%
Single Family	5,592	6,403	6,781	6,953	6,953	1,361	24%
Multiple Family	536	660	779	1,195	1,208	672	125%
Mobile Homes	30	30	30	30	30	0	0%
Other Residential	34	64	64	64	64	31	90%
Mixed Use	0	389	602	602	602	602	--
Industrial	618	739	908	986	1,053	435	70%
Commercial/Services	1,356	1,390	1,435	1,466	1,530	175	13%
Office	66	65	72	72	73	7	11%
Schools	715	836	943	1,011	1,057	343	48%
Roads and Freeways	3,420	3,420	3,420	3,420	3,420	0	0%
Agricultural and Extractive <sup>2</sup>	717	699	683	683	683	-33	-5%
Parks and Military Use	9,207	9,217	9,354	9,358	9,361	154	2%
<b>Vacant Developable Acres</b>	<b>3,831</b>	<b>2,225</b>	<b>1,064</b>	<b>295</b>	<b>101</b>	<b>-3,730</b>	<b>-97%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1,367	560	194	22	22	-1,345	-98%
Multiple Family	685	559	435	18	6	-679	-99%
Mixed Use	596	213	0	0	0	-596	-100%
Industrial	434	314	145	67	0	-434	-100%
Commercial/Services	215	177	132	102	38	-177	-82%
Office	3	2	1	0	0	-3	-100%
Schools	343	222	114	47	0	-343	-100%
Parks and Other	162	152	15	11	8	-154	-95%
Future Roads and Freeways	28	28	28	28	28	0	0%
<b>Constrained Acres</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>11.4</b>	<b>13.0</b>	<b>15.5</b>	<b>17.1</b>	<b>18.1</b>	<b>6.7</b>	<b>59%</b>
<b>Residential Density<sup>4</sup></b>	<b>6.6</b>	<b>7.0</b>	<b>7.3</b>	<b>7.6</b>	<b>7.6</b>	<b>1.0</b>	<b>15%</b>

## 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).