SERIES 13 REGIONAL GROWTH FORECAST

Subregional Area 21 - Chula Vista

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	116,603	117,479	128,422	141,190	24,587	21%
Household Population	115,496	116,473	127,245	139,881	24,385	21%
Group Quarters Population	1,107	1,006	1,177	1,309	202	18%
Civilian	1,107	1,006	1,177	1,309	202	18%
Military	0	0	0	0	0	0%
Total Housing Units	39,028	38,664	42,380	47,097	8,069	21%
Single Family	19,083	19,016	18,417	18,272	-811	-4%
Multiple Family	16,377	16,459	21,016	26,551	10,174	62%
Mobile Homes	3,568	3,189	2,947	2,274	-1,294	-36%
Occupied Housing Units	37,854	37,473	41,182	45,452	7,598	20%
Single Family	18,635	18,514	18,006	17,740	-895	-5%
Multiple Family	15,838	15,917	20,353	25,538	9,700	61%
Mobile Homes	3,381	3,042	2,823	2,174	-1,207	-36%
Vacancy Rate	3.0%	3.1%	2.8%	3.5%	0.5	17%
Single Family	2.3%	2.6%	2.2%	2.9%	0.6	26%
Multiple Family	3.3%	3.3%	3.2%	3.8%	0.5	15%
Mobile Homes	5.2%	4.6%	4.2%	4.4%	-0.8	-15%
Persons per Household	3.05	3.11	3.09	3.08	0.0	1%

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.
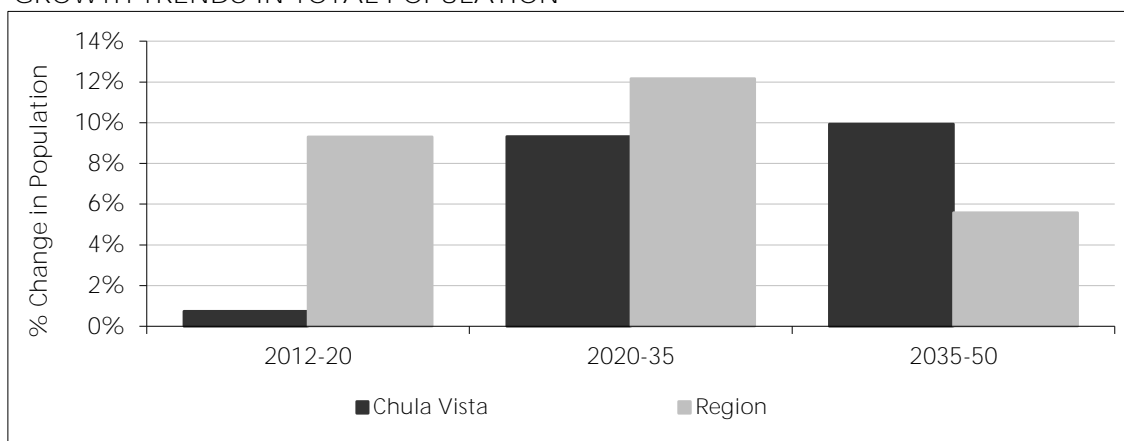
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	116,603	117,479	128,422	141,190	24,587	21%
Under 5	8,377	9,180	8,553	8,306	-71	-1%
5 to 9	7,890	7,549	7,717	7,725	-165	-2%
10 to 14	8,507	7,571	7,625	8,035	-472	-6%
15 to 17	5,604	4,573	4,428	4,799	-805	-14%
18 to 19	4,114	3,109	2,930	3,128	-986	-24%
20 to 24	9,529	9,097	7,861	8,446	-1,083	-11%
25 to 29	8,478	9,039	7,883	8,035	-443	-5%
30 to 34	7,667	7,504	7,937	7,756	89	1%
35 to 39	7,106	7,013	8,110	7,353	247	3%
40 to 44	7,399	6,399	8,282	7,568	169	2%
45 to 49	7,705	6,976	7,536	8,390	685	9%
50 to 54	7,684	7,472	7,561	9,326	1,642	21%
55 to 59	6,560	7,309	6,731	9,505	2,945	45%
60 to 61	2,238	2,839	2,815	3,487	1,249	56%
62 to 64	2,953	3,721	3,936	4,635	1,682	57%
65 to 69	3,947	5,387	6,804	7,587	3,640	92%
70 to 74	3,161	4,529	6,818	6,915	3,754	119%
75 to 79	2,773	3,225	6,196	6,847	4,074	147%
80 to 84	2,416	2,313	4,571	6,090	3,674	152%
85 and over	2,495	2,674	4,128	7,257	4,762	191%
Median Age	33.8	35.8	40.7	44.6	10.8	32%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	116,603	117,479	128,422	141,190	24,587	21%
Hispanic	83,820	87,668	99,400	112,865	29,045	35%
Non-Hispanic	32,783	29,811	29,022	28,325	-4,458	-14%
White	20,420	17,913	15,441	13,238	-7,182	-35%
Black	3,695	3,471	3,167	2,871	-824	-22%
American Indian	345	249	167	136	-209	-61%
Asian	5,542	5,510	7,180	8,519	2,977	54%
Hawaiian / Pacific Islander	545	496	473	517	-28	-5%
Other	163	126	107	115	-48	-29%
Two or More Races	2,073	2,046	2,487	2,929	856	41%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	36,422	44,171	51,561	57,875	21,453	59%
Civilian Jobs	36,422	44,171	51,561	57,875	21,453	59%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	10,869	10,869	10,869	10,869	0	0%
Developed Acres	8,698	8,867	8,940	9,095	397	5%
Low Density Single Family	10	10	10	10	0	0%
Single Family	3,127	3,118	3,050	3,026	-100	-3%
Multiple Family	599	587	618	666	67	11%
Mobile Homes	287	267	254	217	-69	-24%
Other Residential	27	27	27	27	0	0%
Mixed Use	0	116	330	432	432	--
Industrial	787	809	838	874	88	11%
Commercial/Services	910	894	791	777	-133	-15%
Office	96	89	77	77	-19	-20%
Schools	361	361	361	360	-1	0%
Roads and Freeways	1,959	2,022	2,022	2,022	63	3%
Agricultural and Extractive[2]	24	24	16	16	-8	-34%
Parks and Military Use	513	544	546	590	77	15%
Vacant Developable Acres	425	267	197	48	-376	-89%
Low Density Single Family	0	0	0	0	0	0%
Single Family	40	35	34	7	-33	-82%
Multiple Family	36	36	30	18	-18	-51%
Mixed Use	0	0	0	0	0	-100%
Industrial	180	91	56	13	-167	-93%
Commercial/Services	90	56	30	8	-83	-91%
Office	2	1	0	0	-2	-100%
Schools	0	0	0	0	0	-100%
Parks and Other	76	47	47	3	-74	-97%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	1,735	1,735	1,735	1,735	0	0%
Employment Density[3]	16.9	20.0	23.1	25.1	8.2	48%
Residential Density[4]	9.6	9.5	10.3	11.3	1.7	17%

GROWTH TRENDS IN JOBS
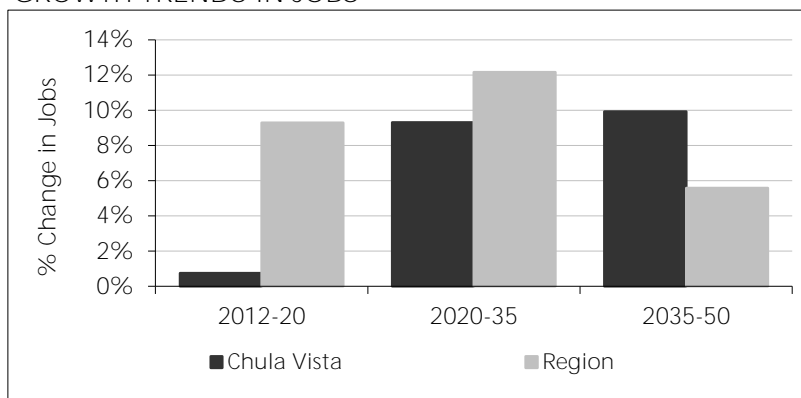
Notes:

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

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