

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
City of Chula Vista



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	230,397	267,418	288,978	316,467	330,049	99,652	43%
Household Population	228,958	265,703	286,757	313,632	326,790	97,832	43%
Group Quarters Population	1,439	1,715	2,221	2,835	3,259	1,820	126%
Civilian	1,439	1,715	2,221	2,835	3,259	1,820	126%
Military	0	0	0	0	0	0	0%
Total Housing Units	77,484	88,186	94,608	102,862	106,999	29,515	38%
Single Family	47,593	50,898	51,762	52,853	52,772	5,179	11%
Multiple Family	26,136	33,600	39,294	46,563	51,199	25,063	96%
Mobile Homes	3,755	3,688	3,552	3,446	3,028	-727	-19%
Occupied Housing Units	73,385	84,502	91,246	99,492	103,621	30,236	41%
Single Family	44,459	48,142	49,293	50,439	50,466	6,007	14%
Multiple Family	25,299	32,783	38,505	45,704	50,208	24,909	98%
Mobile Homes	3,627	3,577	3,448	3,349	2,947	-680	-19%
Vacancy Rate	5.3%	4.2%	3.6%	3.3%	3.2%	-2.1	-40%
Single Family	6.6%	5.4%	4.8%	4.6%	4.4%	-2.2	-33%
Multiple Family	3.2%	2.4%	2.0%	1.8%	1.9%	-1.3	-41%
Mobile Homes	3.4%	3.0%	2.9%	2.8%	2.7%	-0.7	-21%
Persons per Household	3.12	3.14	3.14	3.15	3.15	0.03	1%

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	7,003	5,725	4,675	3,931	3,680	-3,323	-47%
\$15,000-\$29,999	11,090	10,135	8,697	7,653	7,277	-3,813	-34%
\$30,000-\$44,999	12,714	12,350	11,301	10,522	10,237	-2,477	-19%
\$45,000-\$59,999	10,682	12,204	11,921	11,720	11,630	948	9%
\$60,000-\$74,999	9,596	10,752	11,208	11,603	11,724	2,128	22%
\$75,000-\$99,999	10,215	13,597	15,406	17,003	17,572	7,357	72%
\$100,000-\$124,999	5,159	8,651	10,866	12,944	13,766	8,607	167%
\$125,000-\$149,999	3,120	5,087	7,053	9,030	9,892	6,772	217%
\$150,000-\$199,999	2,278	4,365	6,872	9,656	11,037	8,759	385%
\$200,000 or more	1,528	1,636	3,247	5,430	6,806	5,278	345%
Total Households	73,385	84,502	91,246	99,492	103,621	30,236	41%
Median Household Income							
Adjusted for inflation (\$1999)	\$53,265	\$62,563	\$72,084	\$81,347	\$85,332	\$32,067	60%

***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.

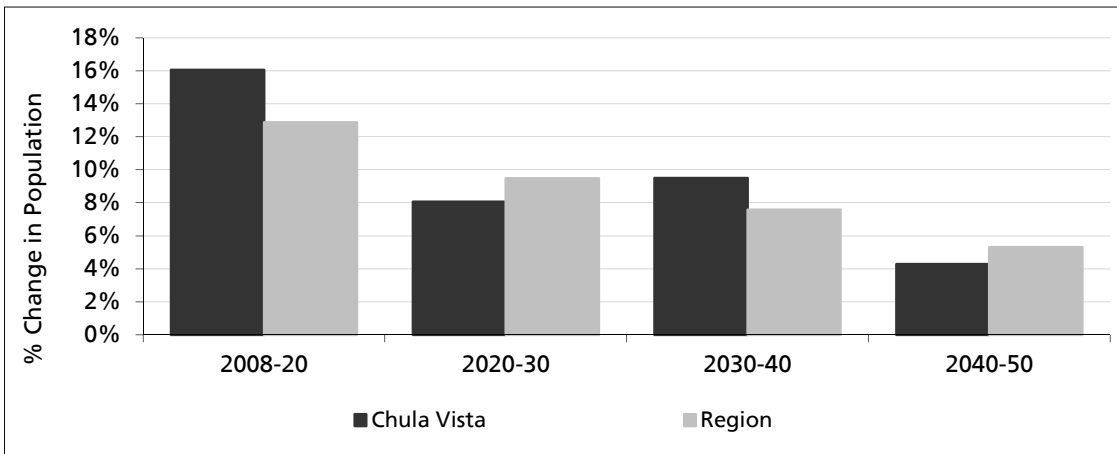
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	230,397	267,418	288,978	316,467	330,049	99,652	43%
Under 5	21,520	21,802	21,782	23,000	22,185	665	3%
5 to 9	16,780	20,179	19,743	20,926	20,829	4,049	24%
10 to 14	15,729	18,993	18,301	19,212	19,646	3,917	25%
15 to 17	10,705	11,042	11,310	11,705	12,092	1,387	13%
18 to 19	7,384	6,608	7,313	7,391	7,622	238	3%
20 to 24	17,351	16,687	20,593	20,836	21,126	3,775	22%
25 to 29	15,977	17,869	17,927	19,436	19,332	3,355	21%
30 to 34	14,410	14,555	13,109	16,231	16,051	1,641	11%
35 to 39	15,921	14,958	16,767	17,510	18,457	2,536	16%
40 to 44	17,164	17,990	18,765	18,157	21,810	4,646	27%
45 to 49	16,917	18,560	17,402	20,806	21,193	4,276	25%
50 to 54	14,554	17,632	18,306	19,968	18,694	4,140	28%
55 to 59	11,789	17,445	18,260	17,977	20,723	8,934	76%
60 to 61	4,323	6,773	7,280	7,620	8,666	4,343	100%
62 to 64	5,055	9,267	10,071	11,272	11,367	6,312	125%
65 to 69	6,982	13,100	16,864	18,125	17,353	10,371	149%
70 to 74	5,583	9,574	13,672	15,102	16,055	10,472	188%
75 to 79	4,933	6,166	10,205	13,621	14,535	9,602	195%
80 to 84	3,801	3,898	6,267	9,250	10,321	6,520	172%
85 and over	3,519	4,320	5,041	8,322	11,992	8,473	241%
Median Age	33.4	37.0	39.3	40.5	41.8	8.4	25%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	230,397	267,418	288,978	316,467	330,049	99,652	43%
Hispanic	115,209	139,184	155,153	175,493	191,237	76,028	66%
Non-Hispanic	115,188	128,234	133,825	140,974	138,812	23,624	21%
White	64,524	65,307	62,390	59,331	53,342	-11,182	-17%
Black	9,788	12,469	14,686	17,250	18,959	9,171	94%
American Indian	734	1,067	1,252	1,387	1,346	612	83%
Asian	31,387	38,454	42,293	47,134	47,820	16,433	52%
Hawaiian / Pacific Islander	1,242	1,725	2,055	2,440	2,574	1,332	107%
Other	422	753	1,008	1,227	1,320	898	213%
Two or More Races	7,091	8,459	10,141	12,205	13,451	6,360	90%

GROWTH TRENDS IN TOTAL POPULATION



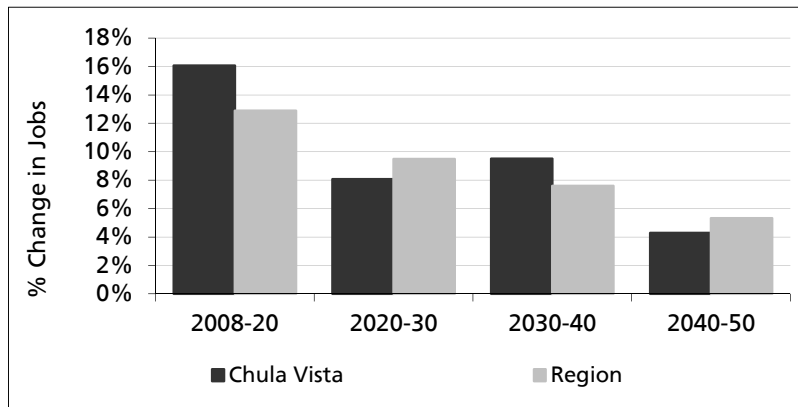
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	70,230	82,146	101,001	112,450	121,551	51,321	73%
Civilian Jobs	70,230	82,146	101,001	112,450	121,551	51,321	73%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	33,427	33,427	33,427	33,427	33,427	0	0%
Developed Acres	29,357	31,102	32,102	32,927	33,158	3,801	13%
Low Density Single Family	14	12	12	12	12	-2	-16%
Single Family	7,739	8,595	8,731	8,904	8,885	1,146	15%
Multiple Family	1,134	1,249	1,369	1,792	1,873	739	65%
Mobile Homes	316	316	307	306	273	-43	-14%
Other Residential	57	87	87	87	87	31	54%
Mixed Use	0	443	744	783	842	842	--
Industrial	1,251	1,376	1,566	1,680	1,764	513	41%
Commercial/Services	2,383	2,442	2,469	2,473	2,482	99	4%
Office	161	152	141	141	142	-20	-12%
Schools	1,056	1,177	1,285	1,353	1,399	343	32%
Roads and Freeways	5,066	5,066	5,066	5,066	5,066	0	0%
Agricultural and Extractive ²	291	291	291	291	291	0	0%
Parks and Military Use	9,888	9,897	10,034	10,039	10,042	154	2%
Vacant Developable Acres	4,039	2,293	1,294	469	238	-3,801	-94%
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	1,247	356	205	19	10	-1,237	-99%
Multiple Family	718	592	466	47	18	-700	-98%
Mixed Use	619	231	10	10	10	-608	-98%
Industrial	593	467	274	162	79	-515	-87%
Commercial/Services	299	215	151	117	58	-241	-81%
Office	3	2	1	0	0	-3	-100%
Schools	343	222	114	47	0	-343	-100%
Parks and Other	179	170	33	28	25	-154	-86%
Future Roads and Freeways	38	38	38	38	38	0	0%
Constrained Acres	32	32	32	32	32	0	0%
Employment Density³	14.5	15.3	17.3	18.6	19.6	5.1	35%
Residential Density⁴	8.4	8.4	8.7	9.0	9.3	0.9	11%

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).