

# SERIES 13 REGIONAL GROWTH FORECAST



## Chula Vista Elementary School District

### POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	287,761	327,712	369,502	390,950	103,189	36%
Household Population	285,989	325,878	367,384	388,622	102,633	36%
Group Quarters Population	1,772	1,834	2,118	2,328	556	31%
Civilian	1,772	1,834	2,118	2,328	556	31%
Military	0	0	0	0	0	0%
Total Housing Units	90,751	101,262	113,953	122,052	31,301	34%
Single Family	58,176	60,428	63,759	64,043	5,867	10%
Multiple Family	28,810	37,448	47,050	55,538	26,728	93%
Mobile Homes	3,765	3,386	3,144	2,471	-1,294	-34%
Occupied Housing Units	88,143	98,188	110,890	118,079	29,936	34%
Single Family	56,755	58,809	62,286	62,244	5,489	10%
Multiple Family	27,810	36,140	45,585	53,470	25,660	92%
Mobile Homes	3,578	3,239	3,019	2,365	-1,213	-34%
Vacancy Rate	2.9%	3.0%	2.7%	3.3%	0.4	14%
Single Family	2.4%	2.7%	2.3%	2.8%	0.4	17%
Multiple Family	3.5%	3.5%	3.1%	3.7%	0.2	6%
Mobile Homes	5.0%	4.3%	4.0%	4.3%	-0.7	-14%
Persons per Household	3.24	3.32	3.31	3.29	0.0	2%

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

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Households by Income Category						
Less than \$15,000	6,768	6,642	6,341	5,901	-867	-13%
\$15,000-\$29,999	9,964	10,797	10,445	9,985	21	0%
\$30,000-\$44,999	11,610	11,832	12,155	11,952	342	3%
\$45,000-\$59,999	10,197	11,500	12,003	11,940	1,743	17%
\$60,000-\$74,999	10,419	10,433	11,207	11,493	1,074	10%
\$75,000-\$99,999	13,045	14,336	16,062	16,759	3,714	28%
\$100,000-\$124,999	8,899	10,602	12,539	13,474	4,575	51%
\$125,000-\$149,999	6,041	7,410	9,259	10,365	4,324	72%
\$150,000-\$199,999	6,618	8,517	11,251	13,211	6,593	100%
\$200,000 or more	4,582	6,119	9,628	12,999	8,417	184%
Total Households	88,143	98,188	110,890	118,079	29,936	34%

#### \*IMPORTANT INFORMATION ABOUT THIS FORECAST:

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.

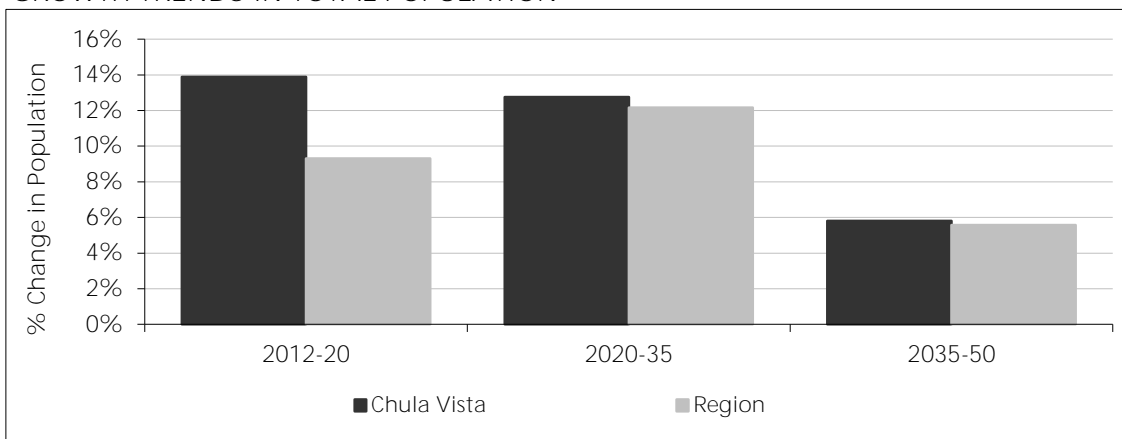
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	287,761	327,712	369,502	390,950	103,189	36%
Under 5	19,792	24,802	24,009	23,052	3,260	16%
5 to 9	20,336	22,930	24,164	23,849	3,513	17%
10 to 14	22,612	23,243	25,209	25,778	3,166	14%
15 to 17	14,689	13,922	14,850	15,529	840	6%
18 to 19	10,229	8,451	8,873	9,214	-1,015	-10%
20 to 24	21,235	22,434	20,874	21,904	669	3%
25 to 29	18,930	22,211	19,988	20,337	1,407	7%
30 to 34	19,053	21,140	22,600	22,037	2,984	16%
35 to 39	19,581	22,641	26,122	23,829	4,248	22%
40 to 44	21,047	21,226	28,041	24,941	3,894	19%
45 to 49	20,627	21,375	24,185	25,808	5,181	25%
50 to 54	19,139	20,980	22,794	26,511	7,372	39%
55 to 59	16,276	20,187	19,852	26,359	10,083	62%
60 to 61	5,337	7,629	7,718	9,382	4,045	76%
62 to 64	7,577	10,599	11,576	12,977	5,400	71%
65 to 69	9,583	14,884	18,619	20,368	10,785	113%
70 to 74	7,101	11,470	17,471	17,339	10,238	144%
75 to 79	5,641	7,329	14,418	15,395	9,754	173%
80 to 84	4,575	4,915	9,814	12,325	7,750	169%
85 and over	4,401	5,344	8,325	14,016	9,615	218%
Median Age	34.2	36.0	39.6	42.0	7.8	23%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	287,761	327,712	369,502	390,950	103,189	36%
Hispanic	168,281	198,170	233,456	261,981	93,700	56%
Non-Hispanic	119,480	129,542	136,046	128,969	9,489	8%
White	58,578	58,116	44,492	27,416	-31,162	-53%
Black	11,047	12,604	14,677	15,955	4,908	44%
American Indian	723	858	1,176	1,215	492	68%
Asian	39,484	46,288	59,088	63,855	24,371	62%
Hawaiian / Pacific Islander	1,358	1,735	2,620	3,462	2,104	155%
Other	479	587	934	1,068	589	123%
Two or More Races	7,811	9,354	13,059	15,998	8,187	105%

## GROWTH TRENDS IN TOTAL POPULATION



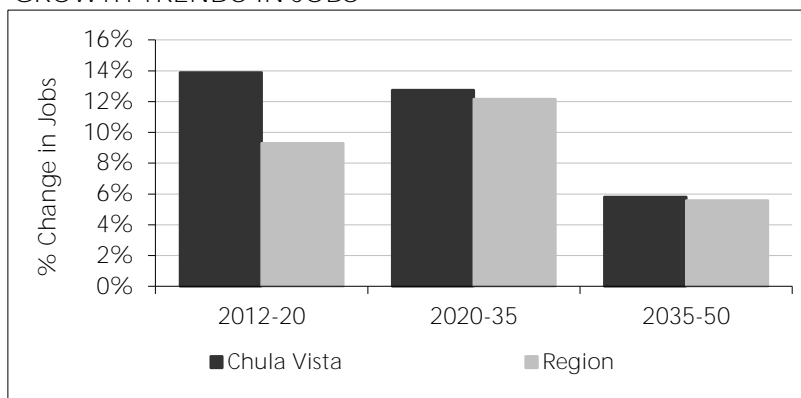
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	69,141	87,176	104,001	119,032	49,891	72%
Civilian Jobs	69,141	87,176	104,001	119,032	49,891	72%
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	67,210	67,210	67,210	67,210	0	0%
Developed Acres	31,237	33,837	36,120	37,264	6,026	19%
Low Density Single Family	228	718	1,186	1,678	1,450	635%
Single Family	10,527	11,159	11,214	11,229	703	7%
Multiple Family	1,254	1,453	1,974	2,141	887	71%
Mobile Homes	316	297	284	247	-69	-22%
Other Residential	56	80	80	80	25	44%
Mixed Use	0	425	932	1,034	1,034	--
Industrial	1,483	1,574	1,728	1,938	455	31%
Commercial/Services	2,673	2,734	2,643	2,744	71	3%
Office	158	152	141	144	-14	-9%
Schools	1,244	1,313	1,464	1,501	257	21%
Roads and Freeways	6,136	6,209	6,209	6,209	73	1%
Agricultural and Extractive <sup>2</sup>	628	628	611	607	-21	-3%
Parks and Military Use	6,534	7,095	7,654	7,710	1,176	18%
Vacant Developable Acres	6,887	4,304	2,023	885	-6,002	-87%
Low Density Single Family	1,785	1,295	827	335	-1,450	-81%
Single Family	1,189	572	489	406	-782	-66%
Multiple Family	836	624	125	21	-815	-97%
Mixed Use	593	293	0	0	-593	-100%
Industrial	501	334	183	20	-481	-96%
Commercial/Services	313	207	169	36	-277	-89%
Office	4	2	1	0	-3	-91%
Schools	338	268	109	17	-321	-95%
Parks and Other	1,283	662	74	4	-1,280	-100%
Future Roads and Freeways	45	45	45	45	0	0%
Constrained Acres	29,070	29,070	29,070	29,070	0	0%
Employment Density <sup>3</sup>	12.4	14.6	16.1	17.4	5.0	40%
Residential Density <sup>4</sup>	7.3	7.3	7.5	7.7	0.3	5%

## 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