SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 21 - Chula Vista

POPULATION AND HOUSING

					2012 to 2	2050 Change*
	2012	2020	2035	2050	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)

,		2012 to 2050 Change			
2012	2020	2035	2050	Numeric	Percent
4,850	4,275	4,052	3,850	-1,000	-21%
7,157	6,572	6,547	6,682	-475	-7%
6,844	6,303	6,663	6,965	121	2%
5,212	5,062	5,620	6,227	1,015	19%
3,717	3,987	4,331	4,830	1,113	30%
4,364	4,522	5,256	6,094	1,730	40%
2,408	2,747	3,373	4,005	1,597	66%
1,324	1,635	2,095	2,490	1,166	88%
1,205	1,454	1,951	2,582	1,377	114%
773	916	1,294	1,727	954	123%
37,854	37,473	41,182	45,452	7,598	20%
\$45,219	\$49,701	\$53,885	\$57,596	\$12,377	27%
	2012 4,850 7,157 6,844 5,212 3,717 4,364 2,408 1,324 1,205 773 37,854	2012 2020 4,850 4,275 7,157 6,572 6,844 6,303 5,212 5,062 3,717 3,987 4,364 4,522 2,408 2,747 1,324 1,635 1,205 1,454 773 916 37,854 37,473	2012 2020 2035 4,850 4,275 4,052 7,157 6,572 6,547 6,844 6,303 6,663 5,212 5,062 5,620 3,717 3,987 4,331 4,364 4,522 5,256 2,408 2,747 3,373 1,324 1,635 2,095 1,205 1,454 1,951 773 916 1,294 37,854 37,473 41,182	2012 2020 2035 2050 4,850 4,275 4,052 3,850 7,157 6,572 6,547 6,682 6,844 6,303 6,663 6,965 5,212 5,062 5,620 6,227 3,717 3,987 4,331 4,830 4,364 4,522 5,256 6,094 2,408 2,747 3,373 4,005 1,324 1,635 2,095 2,490 1,205 1,454 1,951 2,582 773 916 1,294 1,727 37,854 37,473 41,182 45,452	2012 to 2 2012 2020 2035 2050 Numeric 4,850 4,275 4,052 3,850 -1,000 7,157 6,572 6,547 6,682 -475 6,844 6,303 6,663 6,965 121 5,212 5,062 5,620 6,227 1,015 3,717 3,987 4,331 4,830 1,113 4,364 4,522 5,256 6,094 1,730 2,408 2,747 3,373 4,005 1,597 1,324 1,635 2,095 2,490 1,166 1,205 1,454 1,951 2,582 1,377 773 916 1,294 1,727 954 37,854 37,473 41,182 45,452 7,598

*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	to	2050	Char	പ്പമ

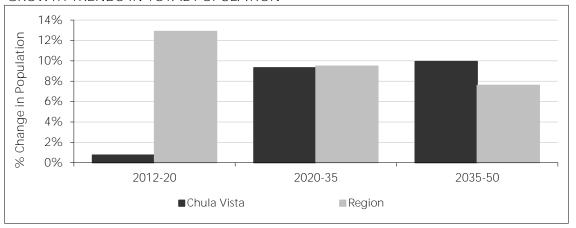
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	2012	2020	2035	2050	Numeric	Percent
Total Population	116,603	117,479	128,422	141,190	24,587	21%
Under 5	8,377	9,180	8,553	8,306	-71	-1%
5 to 9	7,890	7,549	7,717	7,725	-165	-2%
10 to 14	8,507	7,571	7,625	8,035	-472	-6%
15 to 17	5,604	4,573	4,428	4,799	-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 to 2050 Change*

					2012 10 2	2000 Change
	2012	2020	2035	2050	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



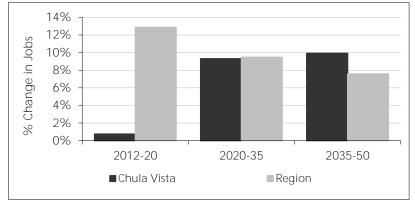
EMPLOYMENT

Civilian Jobs Military Jobs 36,422 0 44,171 0 51,561 0 57,875 0 21,453 0 59% 0 LAND USE ¹ 2012 2020 2035 2050 Numeric Percent Total Acres 10,869 10,869 10,869 10,869 0 0 0% Developed Acres 8,698 8,867 8,940 9,095 397 5% 397 5% Low Density Single Family 10 10 10 10 0 0 0% 10 0 0% Single Family 3,127 3,118 3,050 3,026 -100 3,026 -100 3,3% 3,118 666 67 11% Mobile Homes 287 267 254 217 -69 -24% 24 0 0 Other Residential 27 27 27 27 27 0 0 0% Mixed Use 0 116 330 432 432 Industrial 787 809 838 874 88 11% Corriece 96 89 777 77 -133 -15% Schools 361 361 361 361 360 -1 0% Roads and Freeways 1,959 2,022 2,022 2,022 63 33% Vacant Developable Acres 425 267 197 48 -34 34% Vacant Developable Acres 425 267 197 48 -34 376 89% Vacant Developable Acres 425 267 197 48 -34 376 89% Vacant Developable Acres 425 267 197 48 -34 346 -36 390 18 -34 Vacant De		2012	2020	2035	2050	Numeric	Percent
LAND USE							59%
Campaign Campaign							
Total Acres 10.869 10.869 10.869 10.869 10.869 0.869	Military Jobs	0	0	0	0	0	0%
Total Acres 10,869 10,869 10,869 10,869 0 0 0 0 0 0 0 0 0	LAND USE ¹						
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 -19 -20% Schools 361 361 361 360 -1 0% Schools 361 361 361							
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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 Extractive² 24 24 <	Total Acres	10,869	10,869	10,869	10,869	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 Extractive² 24 24 24 16 16 -8 -34% Parks and Military Use 513 <	Developed Acres	8,698	8,867	8,940	9,095	397	5%
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 Extractive² 24 24 24 16 16 -8 -34% Parks and Military Use 513 544 546 590 77 15% Low Density Single Family 0 <	3 3						0%
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Schools 361 361 361 361 360 -1 0% Roads and Freeways 1,959 2,022 2,022 2,022 63 3% Agricultural and Extractive² 24 24 16 16 -8 -34% Parks and Millitary 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 0 0% Single Family 40 35 34 7 -33 -82% 0% 0 0 0 0% 0 0% 0 0 0% 0 0 0 0% 0 0 0 0 0 0 0 0 0 0 0 0 0 0 10 0 0 10 0 0 10 0 0 10	Commercial/Services						
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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 0 Single Family 40 35 34 7 -33 -82% Multiple Family 36 36 30 18 -18 -51% Mixed Use 0 0 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 -74 -97% Future Roads and Freeways 0 0 0 0 0 0 0		1,959	2,022	2,022	2,022	63	3%
Vacant Developable Acres 425 267 197 48 -376 -89% Low Density Single Family 0 0 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 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 -74 -97% Future Roads and Freeways 0 0 0 0 0 0 0	Agricultural and Extractive ²	24	24	16	16	-8	-34%
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 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 -74 -97% Parks and Other 76 47 47 3 -74 -97% Future Roads and Freeways 0 0 0 0 0 0 0%	Parks and Military Use	513	544	546	590	77	15%
Single Family 40 35 34 7 -33 -82% Multiple Family 36 36 30 18 -18 -51% Mixed Use 0 0 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 0 -74 -97% Parks and Other 76 47 47 3 -74 -97% Future Roads and Freeways 0 0 0 0 0 0 0	Vacant Developable Acres	425	267	197	48	-376	-89%
Multiple Family 36 36 30 18 -18 -51% Mixed Use 0 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 0 -100% Parks and Other 76 47 47 3 -74 -97% Future Roads and Freeways 0 0 0 0 0 0 0%	Low Density Single Family	0	0	0	0	0	0%
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	Single Family	40	35	34	7	-33	-82%
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 0 -100% Parks and Other 76 47 47 3 -74 -97% Future Roads and Freeways 0 0 0 0 0 0	Multiple Family	36	36	30	18	-18	-51%
Commercial/Services 90 56 30 8 -83 -91% Office 2 1 0 0 -2 -100% Schools 0 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	Mixed Use	0	0	0	0	0	-100%
Office 2 1 0 0 -2 -100% Schools 0 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%	Industrial	180	91	56	13	-167	-93%
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 0%	Commercial/Services	90	56	30	8	-83	-91%
Parks and Other 76 47 47 3 -74 -97% Future Roads and Freeways 0 0 0 0 0 0 0	Office	2	1	0	0	-2	-100%
Future Roads and Freeways 0 0 0 0 0 0 0 0%	Schools	0	0	0	0	0	-100%
	Parks and Other	76	47	47	3	-74	-97%
Constrained Acres 1,735 1,735 1,735 0 0%	Future Roads and Freeways	0	0	0	0	0	0%
	Constrained Acres	1,735	1,735	1,735	1,735	Ο	0%

GROWTH TRENDS IN JOBS

Employment Density³

Residential Density⁴



16.9

9.6

20.0

9.5

Notes:

25.1

11.3

23.1

10.3

- 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.

8.2

1.7

- 3 Civilian jobs per developed employment acre (industrial, retail, office, schools, and half of mixed use acres).
- 4 Total housing units per developed

48%

17%

2012 to 2050 Change*