

# SERIES 13 REGIONAL GROWTH FORECAST



## City of Chula Vista

### POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	249,382	287,173	326,625	345,586	96,204	39%
Household Population	247,700	285,389	324,609	343,396	95,696	39%
Group Quarters Population	1,682	1,784	2,016	2,190	508	30%
Civilian	1,682	1,784	2,016	2,190	508	30%
Military	0	0	0	0	0	0%
Total Housing Units	79,255	89,176	101,188	108,273	29,018	37%
Single Family	48,502	50,317	52,979	52,796	4,294	9%
Multiple Family	26,988	35,473	45,065	53,006	26,018	96%
Mobile Homes	3,765	3,386	3,144	2,471	-1,294	-34%
Occupied Housing Units	77,061	86,556	98,531	104,807	27,746	36%
Single Family	47,416	49,066	51,818	51,374	3,958	8%
Multiple Family	26,067	34,251	43,694	51,068	25,001	96%
Mobile Homes	3,578	3,239	3,019	2,365	-1,213	-34%
Vacancy Rate	2.8%	2.9%	2.6%	3.2%	0.4	14%
Single Family	2.2%	2.5%	2.2%	2.7%	0.5	23%
Multiple Family	3.4%	3.4%	3.0%	3.7%	0.3	9%
Mobile Homes	5.0%	4.3%	4.0%	4.3%	-0.7	-14%
Persons per Household	3.21	3.30	3.29	3.28	0.1	2%

### 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.

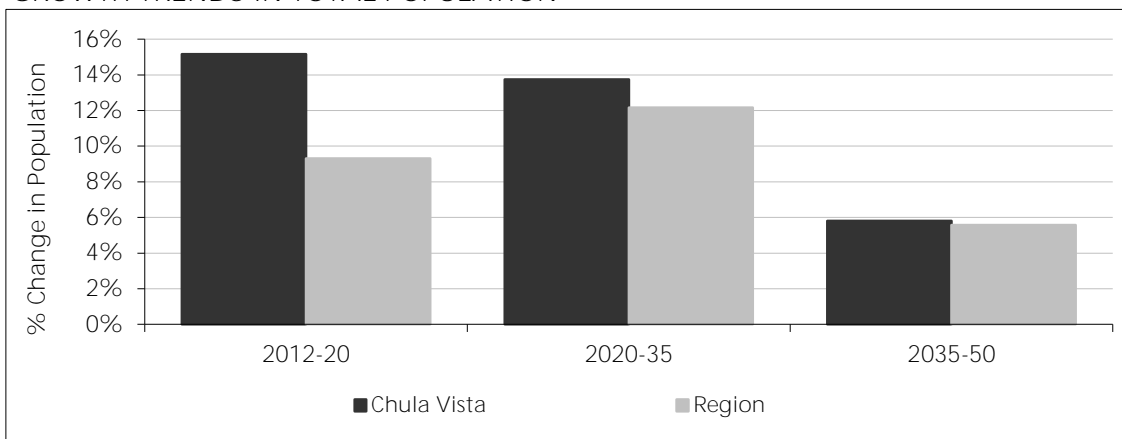
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	249,382	287,173	326,625	345,586	96,204	39%
Under 5	17,261	22,051	21,475	20,679	3,418	20%
5 to 9	17,990	20,558	21,882	21,590	3,600	20%
10 to 14	19,943	20,674	22,808	23,373	3,430	17%
15 to 17	12,964	12,427	13,301	13,873	909	7%
18 to 19	8,882	7,408	7,761	8,140	-742	-8%
20 to 24	18,247	19,458	18,206	19,147	900	5%
25 to 29	16,246	19,351	17,631	17,811	1,565	10%
30 to 34	16,574	18,677	20,163	19,787	3,213	19%
35 to 39	17,211	20,276	23,635	21,429	4,218	25%
40 to 44	18,522	18,930	25,329	22,615	4,093	22%
45 to 49	17,877	18,908	21,612	23,044	5,167	29%
50 to 54	16,722	18,482	20,278	23,489	6,767	40%
55 to 59	13,903	17,444	17,232	22,892	8,989	65%
60 to 61	4,547	6,563	6,772	8,127	3,580	79%
62 to 64	6,312	8,972	9,880	11,162	4,850	77%
65 to 69	7,918	12,477	15,815	17,330	9,412	119%
70 to 74	5,789	9,506	14,673	14,714	8,925	154%
75 to 79	4,692	6,183	12,313	13,142	8,450	180%
80 to 84	3,895	4,177	8,502	10,797	6,902	177%
85 and over	3,887	4,651	7,357	12,445	8,558	220%
Median Age	34.0	35.7	39.2	41.5	7.5	22%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	249,382	287,173	326,625	345,586	96,204	39%
Hispanic	146,444	173,476	205,847	230,426	83,982	57%
Non-Hispanic	102,938	113,697	120,778	115,160	12,222	12%
White	50,722	50,486	38,522	23,578	-27,144	-54%
Black	9,372	11,094	13,051	14,254	4,882	52%
American Indian	627	750	1,049	1,059	432	69%
Asian	33,938	41,086	53,171	57,688	23,750	70%
Hawaiian / Pacific Islander	1,138	1,528	2,428	3,195	2,057	181%
Other	375	534	856	976	601	160%
Two or More Races	6,766	8,219	11,701	14,410	7,644	113%

## GROWTH TRENDS IN TOTAL POPULATION



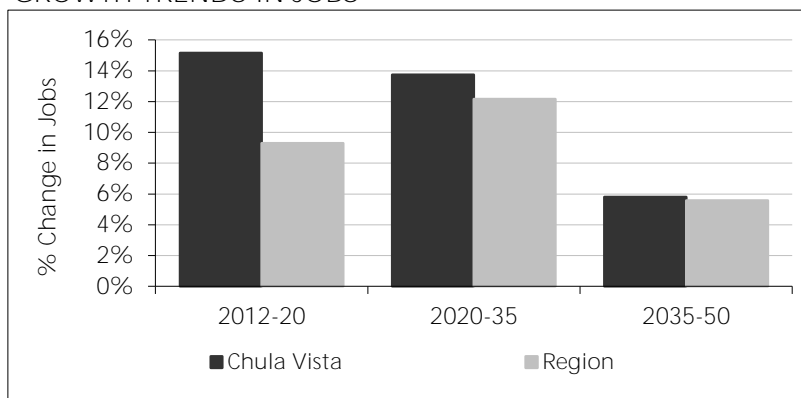
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	65,340	82,953	99,599	114,550	49,210	75%
Civilian Jobs	65,340	82,953	99,599	114,550	49,210	75%
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	33,334	33,334	33,334	33,334	0	0%
Developed Acres	23,634	25,031	26,788	27,347	3,713	16%
Low Density Single Family	18	18	18	18	0	0%
Single Family	7,895	8,408	8,394	8,375	480	6%
Multiple Family	1,172	1,337	1,861	2,004	832	71%
Mobile Homes	316	297	284	247	-69	-22%
Other Residential	57	82	82	82	25	43%
Mixed Use	0	425	932	1,034	1,034	--
Industrial	1,200	1,292	1,434	1,645	445	37%
Commercial/Services	2,363	2,410	2,323	2,380	17	1%
Office	157	150	137	138	-19	-12%
Schools	1,109	1,178	1,330	1,367	258	23%
Roads and Freeways	5,008	5,072	5,071	5,071	63	1%
Agricultural and Extractive <sup>2</sup>	46	46	38	38	-8	-18%
Parks and Military Use	4,292	4,316	4,884	4,948	656	15%
Vacant Developable Acres	4,176	2,794	1,041	488	-3,688	-88%
Low Density Single Family	0	0	0	0	0	0%
Single Family	1,013	461	406	367	-646	-64%
Multiple Family	801	624	125	21	-780	-97%
Mixed Use	593	293	0	0	-593	-100%
Industrial	481	323	184	20	-461	-96%
Commercial/Services	246	145	102	14	-232	-95%
Office	4	2	1	0	-3	-91%
Schools	338	268	109	17	-321	-95%
Parks and Other	656	633	68	4	-652	-99%
Future Roads and Freeways	45	45	45	45	0	0%
Constrained Acres	5,508	5,508	5,508	5,508	0	0%
Employment Density <sup>3</sup>	13.5	15.8	17.5	18.9	5.4	40%
Residential Density <sup>4</sup>	8.4	8.6	9.1	9.6	1.3	15%

## 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