

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Subregional Area 21 - Chula Vista**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>108,927</b>	<b>110,545</b>	<b>113,193</b>	<b>118,192</b>	<b>133,583</b>	<b>24,656</b>	<b>23%</b>
Household Population	107,875	109,245	111,426	115,860	130,878	23,003	21%
Group Quarters Population	1,052	1,300	1,767	2,332	2,705	1,653	157%
Civilian	1,052	1,300	1,767	2,332	2,705	1,653	157%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>38,773</b>	<b>38,568</b>	<b>38,696</b>	<b>39,464</b>	<b>44,133</b>	<b>5,360</b>	<b>14%</b>
Single Family	19,060	19,027	19,070	19,311	19,230	170	1%
Multiple Family	16,155	16,045	16,266	16,898	22,065	5,910	37%
Mobile Homes	3,558	3,496	3,360	3,255	2,838	-720	-20%
<b>Occupied Housing Units</b>	<b>36,592</b>	<b>36,757</b>	<b>37,078</b>	<b>37,885</b>	<b>42,469</b>	<b>5,877</b>	<b>16%</b>
Single Family	17,695	17,907	18,081	18,353	18,316	621	4%
Multiple Family	15,462	15,461	15,737	16,370	21,392	5,930	38%
Mobile Homes	3,435	3,389	3,260	3,162	2,761	-674	-20%
<b>Vacancy Rate</b>	<b>5.6%</b>	<b>4.7%</b>	<b>4.2%</b>	<b>4.0%</b>	<b>3.8%</b>	<b>-1.8</b>	<b>-32%</b>
Single Family	7.2%	5.9%	5.2%	5.0%	4.8%	-2.4	-33%
Multiple Family	4.3%	3.6%	3.3%	3.1%	3.1%	-1.2	-28%
Mobile Homes	3.5%	3.1%	3.0%	2.9%	2.7%	-0.8	-23%
<b>Persons per Household</b>	<b>2.95</b>	<b>2.97</b>	<b>3.01</b>	<b>3.06</b>	<b>3.08</b>	<b>0.13</b>	<b>4%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	6,011	4,849	4,016	3,389	3,240	-2,771	-46%
\$15,000-\$29,999	8,347	7,256	6,396	5,686	5,650	-2,697	-32%
\$30,000-\$44,999	7,913	7,335	6,960	6,598	6,882	-1,031	-13%
\$45,000-\$59,999	5,487	5,914	6,019	6,073	6,642	1,155	21%
\$60,000-\$74,999	3,339	4,213	4,588	4,910	5,618	2,279	68%
\$75,000-\$99,999	3,139	4,054	4,777	5,483	6,624	3,485	111%
\$100,000-\$124,999	1,263	1,824	2,364	2,954	3,812	2,549	202%
\$125,000-\$149,999	495	772	1,091	1,473	2,015	1,520	307%
\$150,000-\$199,999	301	450	701	1,037	1,521	1,220	405%
\$200,000 or more	297	90	166	282	465	168	57%
Total Households	36,592	36,757	37,078	37,885	42,469	5,877	16%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$37,465	\$42,829	\$47,908	\$53,075	\$57,336	\$19,871	53%

**\*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.

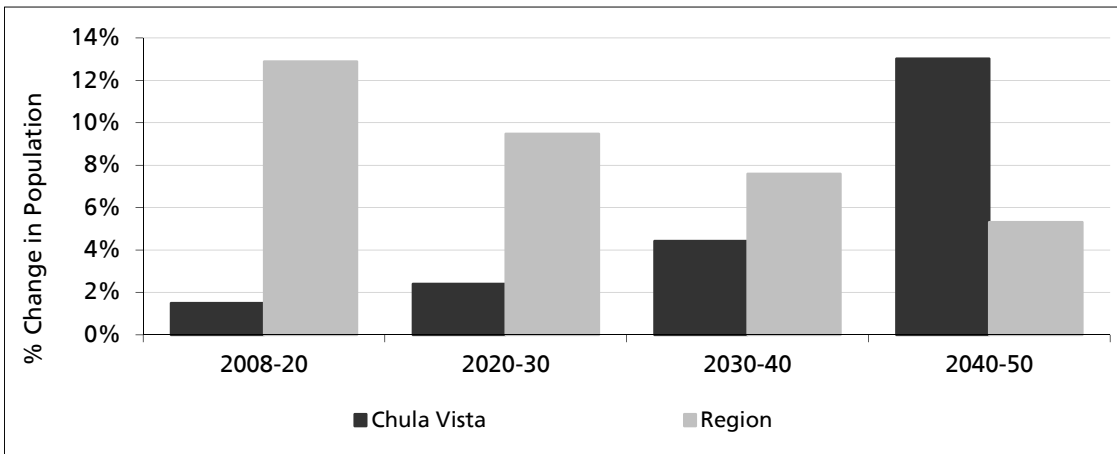
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>108,927</b>	<b>110,545</b>	<b>113,193</b>	<b>118,192</b>	<b>133,583</b>	<b>24,656</b>	<b>23%</b>
Under 5	10,319	9,104	8,517	8,388	8,676	-1,643	-16%
5 to 9	7,775	8,333	7,538	7,555	8,049	274	4%
10 to 14	7,198	7,597	6,877	6,735	7,419	221	3%
15 to 17	4,935	4,367	4,182	3,992	4,467	-468	-9%
18 to 19	3,328	2,598	2,757	2,563	2,857	-471	-14%
20 to 24	7,926	6,401	7,553	7,154	7,809	-117	-1%
25 to 29	8,332	8,179	7,599	7,810	8,310	-22	0%
30 to 34	8,357	7,423	6,280	7,462	7,913	-444	-5%
35 to 39	7,658	6,378	6,734	6,555	7,519	-139	-2%
40 to 44	7,337	6,879	6,571	5,854	7,793	456	6%
45 to 49	7,135	6,999	6,086	6,770	7,475	340	5%
50 to 54	6,179	6,583	6,488	6,539	6,588	409	7%
55 to 59	4,899	6,461	6,549	6,007	7,536	2,637	54%
60 to 61	1,765	2,457	2,560	2,551	3,140	1,375	78%
62 to 64	2,175	3,475	3,650	3,892	4,196	2,021	93%
65 to 69	3,198	5,209	6,471	6,755	6,972	3,774	118%
70 to 74	2,930	4,368	5,944	6,409	7,421	4,491	153%
75 to 79	2,829	3,090	4,811	6,191	7,215	4,386	155%
80 to 84	2,337	2,122	3,267	4,636	5,579	3,242	139%
85 and over	2,315	2,522	2,759	4,374	6,649	4,334	187%
Median Age	32.8	36.0	38.9	40.8	42.4	9.6	29%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>108,927</b>	<b>110,545</b>	<b>113,193</b>	<b>118,192</b>	<b>133,583</b>	<b>24,656</b>	<b>23%</b>
Hispanic	68,167	72,633	76,237	81,474	93,715	25,548	37%
Non-Hispanic	40,760	37,912	36,956	36,718	39,868	-892	-2%
White	26,185	23,652	22,595	21,955	23,330	-2,855	-11%
Black	4,691	4,655	4,598	4,557	4,922	231	5%
American Indian	435	314	234	190	176	-259	-60%
Asian	5,733	5,868	6,106	6,496	7,504	1,771	31%
Hawaiian / Pacific Islander	534	433	366	334	344	-190	-36%
Other	212	155	138	138	153	-59	-28%
Two or More Races	2,970	2,835	2,919	3,048	3,439	469	16%

## GROWTH TRENDS IN TOTAL POPULATION



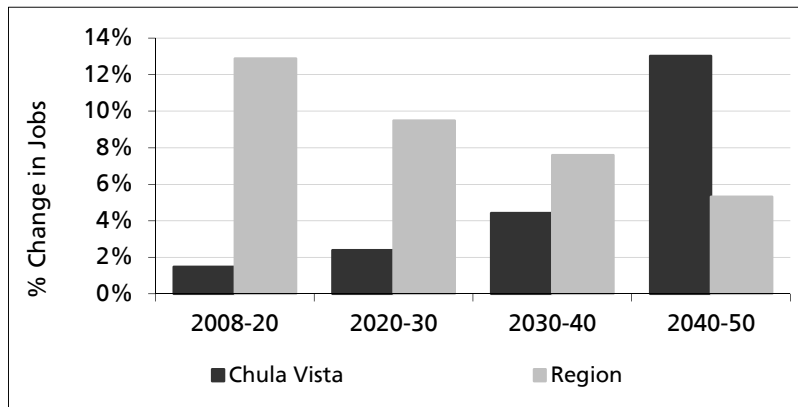
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>41,772</b>	<b>42,983</b>	<b>46,120</b>	<b>47,898</b>	<b>50,138</b>	<b>8,366</b>	<b>20%</b>
Civilian Jobs	41,772	42,983	46,120	47,898	50,138	8,366	20%
Military Jobs	0	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>11,059</b>	<b>11,059</b>	<b>11,059</b>	<b>11,059</b>	<b>11,059</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>10,729</b>	<b>10,748</b>	<b>10,791</b>	<b>10,824</b>	<b>10,872</b>	<b>143</b>	<b>1%</b>
Low Density Single Family	6	4	4	4	4	-2	-37%
Single Family	3,126	3,127	3,120	3,121	3,102	-24	-1%
Multiple Family	597	588	584	590	659	62	10%
Mobile Homes	287	287	278	277	244	-43	-15%
Other Residential	27	27	27	27	27	0	0%
Mixed Use	0	53	142	181	240	240	--
Industrial	821	824	837	850	866	45	5%
Commercial/Services	916	898	871	845	802	-113	-12%
Office	98	89	78	77	77	-21	-22%
Schools	361	361	361	361	361	0	0%
Roads and Freeways	2,075	2,075	2,075	2,075	2,075	0	0%
Agricultural and Extractive <sup>2</sup>	136	136	136	136	136	0	0%
Parks and Military Use	2,280	2,280	2,280	2,281	2,281	1	0%
<b>Vacant Developable Acres</b>	<b>327</b>	<b>309</b>	<b>265</b>	<b>233</b>	<b>184</b>	<b>-143</b>	<b>-44%</b>
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	46	41	32	18	9	-36	-80%
Multiple Family	33	33	32	29	12	-21	-63%
Mixed Use	23	19	10	10	10	-12	-55%
Industrial	124	118	103	92	76	-48	-39%
Commercial/Services	75	72	62	58	51	-24	-32%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	26	26	26	25	25	-1	-2%
Future Roads and Freeways	0	0	0	0	0	0	0%
<b>Constrained Acres</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>19.0</b>	<b>19.5</b>	<b>20.8</b>	<b>21.5</b>	<b>22.5</b>	<b>3.5</b>	<b>18%</b>
<b>Residential Density<sup>4</sup></b>	<b>9.6</b>	<b>9.5</b>	<b>9.5</b>	<b>9.6</b>	<b>10.6</b>	<b>1.0</b>	<b>11%</b>

## 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).