SERIES 13 REGIONAL GROWTH FORECAST

Subregional Area 52 - Vista

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	102,080	104,077	123,141	137,788	35,708	35%
Household Population	99,768	101,926	120,644	135,038	35,270	35%
Group Quarters Population	2,312	2,151	2,497	2,750	438	19%
Civilian	2,312	2,151	2,497	2,750	438	19%
Military	0	0	0	0	0	0%
Total Housing Units	33,200	33,353	38,867	43,902	10,702	32%
Single Family	20,903	21,219	22,764	23,256	2,353	11%
Multiple Family	10,488	10,437	14,437	18,980	8,492	81%
Mobile Homes	1,809	1,697	1,666	1,666	-143	-8%
Occupied Housing Units	31,782	31,896	37,472	41,945	10,163	32%
Single Family	20,281	20,535	22,212	22,556	2,275	11%
Multiple Family	9,899	9,852	13,791	17,957	8,058	81%
Mobile Homes	1,602	1,509	1,469	1,432	-170	-11%
Vacancy Rate	4.3%	4.4%	3.6%	4.5%	0.2	5%
Single Family	3.0%	3.2%	2.4%	3.0%	0.0	0%
Multiple Family	5.6%	5.6%	4.5%	5.4%	-0.2	-4%
Mobile Homes	11.4%	11.1%	11.8%	14.0%	2.6	23%
Persons per Household	3.14	3.20	3.22	3.22	0.1	3%

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	2,233	2,069	1,949	1,816	-417	-19%
$15,000-$29,999	4,455	4,175	4,223	4,051	-404	-9%
$30,000-$44,999	5,245	4,796	5,231	5,370	125	2%
$45,000-$59,999	4,623	4,584	5,063	5,289	666	14%
$60,000-$74,999	3,632	3,781	4,484	4,961	1,329	37%
$75,000-$99,999	4,253	4,571	5,647	6,496	2,243	53%
$100,000-$124,999	2,611	2,844	3,680	4,513	1,902	73%
$125,000-$149,999	1,662	1,757	2,455	3,026	1,364	82%
$150,000-$199,999	1,707	1,880	2,521	3,318	1,611	94%
$200,000 or more	1,361	1,439	2,219	3,105	1,744	128%
Total Households	31,782	31,896	37,472	41,945	10,163	32%
Median Household Income Adjusted for inflation ($2010)	$57,842	$61,285	$67,594	$73,444	$15,602	27%

*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.
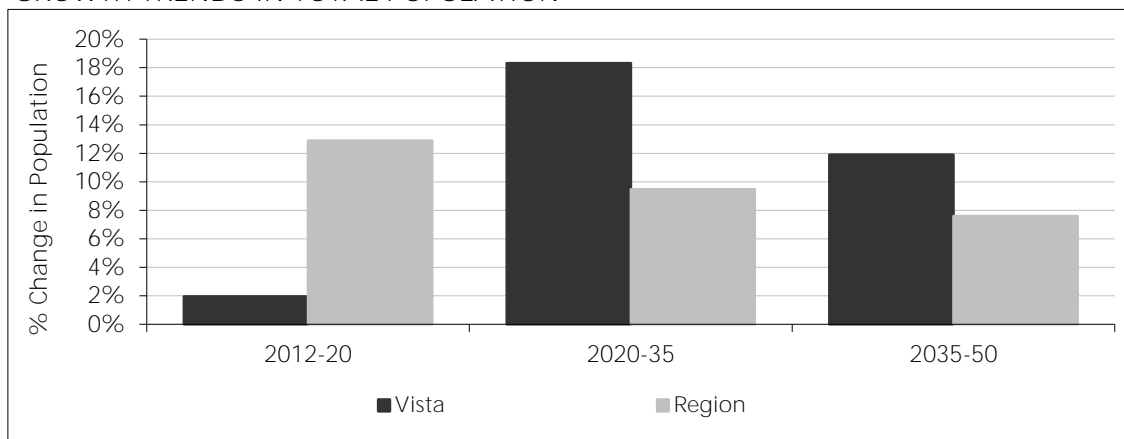
Source: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	102,080	104,077	123,141	137,788	35,708	35%
Under 5	7,741	9,024	9,902	10,884	3,143	41%
5 to 9	7,179	7,479	8,949	10,079	2,900	40%
10 to 14	6,909	6,560	7,887	9,070	2,161	31%
15 to 17	4,518	3,843	4,578	5,202	684	15%
18 to 19	3,183	2,412	2,804	3,126	-57	-2%
20 to 24	8,485	8,180	8,566	9,489	1,004	12%
25 to 29	8,888	9,522	9,661	10,776	1,888	21%
30 to 34	7,504	7,650	8,959	9,939	2,435	32%
35 to 39	6,328	6,854	8,572	8,745	2,417	38%
40 to 44	6,489	5,932	8,473	8,373	1,884	29%
45 to 49	6,738	6,012	7,518	8,487	1,749	26%
50 to 54	6,915	6,159	7,201	8,586	1,671	24%
55 to 59	6,078	6,229	5,931	8,050	1,972	32%
60 to 61	1,893	2,232	2,056	2,561	668	35%
62 to 64	2,630	3,058	2,918	3,493	863	33%
65 to 69	3,100	4,070	4,550	5,207	2,107	68%
70 to 74	2,243	3,396	4,689	4,459	2,216	99%
75 to 79	1,796	2,187	4,007	3,664	1,868	104%
80 to 84	1,499	1,375	2,824	2,919	1,420	95%
85 and over	1,964	1,903	3,096	4,679	2,715	138%
Median Age	32.8	33.3	35.2	35.2	2.4	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	102,080	104,077	123,141	137,788	35,708	35%
Hispanic	48,887	55,251	75,908	95,983	47,096	96%
Non-Hispanic	53,193	48,826	47,233	41,805	-11,388	-21%
White	43,217	38,623	33,696	25,670	-17,547	-41%
Black	2,538	2,515	2,670	2,651	113	4%
American Indian	358	298	276	254	-104	-29%
Asian	3,702	3,926	5,950	7,516	3,814	103%
Hawaiian / Pacific Islander	603	602	720	878	275	46%
Other	184	167	193	221	37	20%
Two or More Races	2,591	2,695	3,728	4,615	2,024	78%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	26,513	30,797	36,385	37,493	10,980	41%
Civilian Jobs	26,513	30,797	36,385	37,493	10,980	41%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	26,070	26,070	26,070	26,070	0	0%
Developed Acres	18,028	18,801	22,883	23,759	5,731	32%
Low Density Single Family	3,236	3,628	7,097	7,730	4,493	139%
Single Family	6,556	6,665	7,206	7,442	886	14%
Multiple Family	589	571	584	633	44	8%
Mobile Homes	190	182	181	180	-10	-5%
Other Residential	117	117	117	117	0	0%
Mixed Use	0	98	259	290	290	--
Industrial	719	647	664	666	-53	-7%
Commercial/Services	1,001	1,183	1,157	1,142	141	14%
Office	113	126	128	140	27	24%
Schools	270	270	269	264	-5	-2%
Roads and Freeways	1,959	2,057	2,057	2,057	98	5%
Agricultural and Extractive[2]	2,900	2,879	2,783	2,719	-181	-6%
Parks and Military Use	378	378	378	378	1	0%
Vacant Developable Acres	7,347	6,575	2,493	1,616	-5,731	-78%
Low Density Single Family	5,789	5,399	1,933	1,300	-4,489	-78%
Single Family	1,041	915	420	240	-801	-77%
Multiple Family	108	107	86	44	-64	-59%
Mixed Use	36	24	4	0	-36	-100%
Industrial	52	25	1	0	-52	-100%
Commercial/Services	271	64	18	15	-257	-95%
Office	48	38	28	16	-32	-66%
Schools	0	0	0	0	0	0%
Parks and Other	1	0	0	0	-1	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	694	694	694	694	0	0%
Employment Density[3]	12.6	13.5	15.5	15.9	3.3	26%
Residential Density[4]	3.1	3.0	2.5	2.7	-0.4	-13%

GROWTH TRENDS IN JOBS
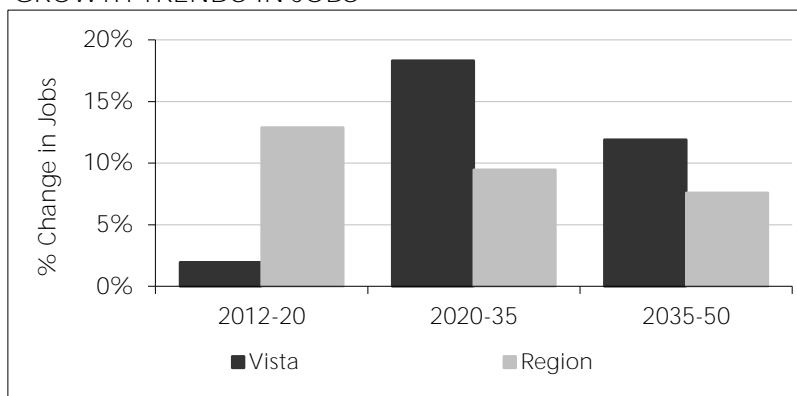
Notes:

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

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