2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
City of Vista

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**95,400**	**99,985**	**104,845**	**126,843**	**144,592**	**49,192**	**52%**
Household Population	93,134	97,370	101,627	122,840	140,023	46,889	50%
Group Quarters Population	2,266	2,615	3,218	4,003	4,569	2,303	102%
Civilian	2,266	2,615	3,218	4,003	4,569	2,303	102%
Military	0	0	0	0	0	0	0%
Total Housing Units	**30,650**	**31,602**	**32,491**	**38,561**	**43,940**	**13,290**	**43%**
Single Family	17,261	18,124	18,914	18,849	18,780	1,519	9%
Multiple Family	11,341	11,491	11,596	17,821	23,350	12,009	106%
Mobile Homes	2,048	1,987	1,981	1,891	1,810	-238	-12%
Occupied Housing Units	**29,040**	**30,233**	**31,233**	**37,127**	**42,363**	**13,323**	**46%**
Single Family	16,295	17,309	18,160	18,126	18,090	1,795	11%
Multiple Family	10,765	10,995	11,148	17,161	22,509	11,744	109%
Mobile Homes	1,980	1,929	1,925	1,840	1,764	-216	-11%
Vacancy Rate	**5.3%**	**4.3%**	**3.9%**	**3.7%**	**3.6%**	**-1.7**	**-32%**
Single Family	5.6%	4.5%	4.0%	3.8%	3.7%	-1.9	-34%
Multiple Family	5.1%	4.3%	3.9%	3.7%	3.6%	-1.5	-29%
Mobile Homes	3.3%	2.9%	2.8%	2.7%	2.5%	-0.8	-24%
Persons per Household	**3.21**	**3.22**	**3.25**	**3.31**	**3.31**	**0.10**	**3%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

*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.
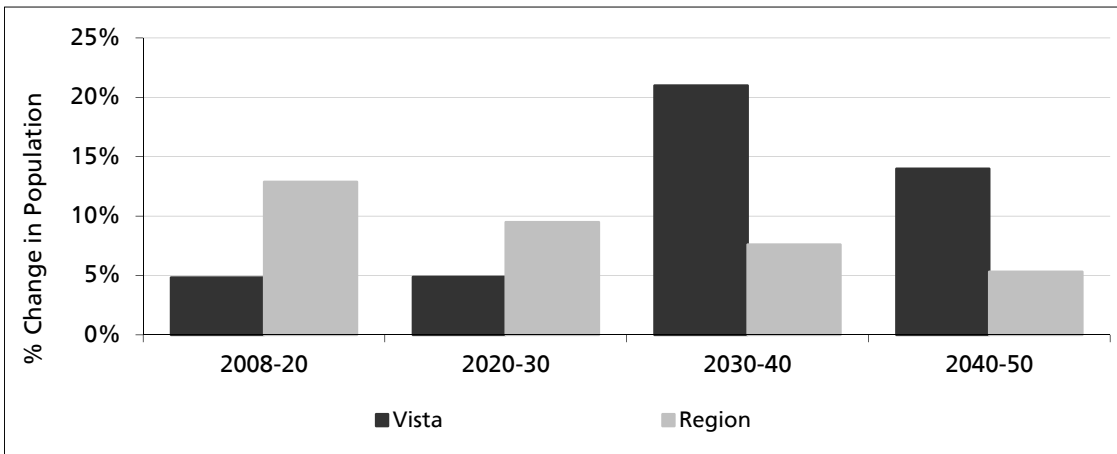
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**95,400**	**99,985**	**104,845**	**126,843**	**144,592**	**49,192**	**52%**
Under 5	8,010	7,767	8,136	9,722	10,497	2,487	31%
5 to 9	6,870	7,743	7,862	9,426	10,534	3,664	53%
10 to 14	6,972	7,929	7,719	9,416	10,707	3,735	54%
15 to 17	4,507	4,362	4,583	5,313	6,179	1,672	37%
18 to 19	2,946	2,532	2,689	3,075	3,548	602	20%
20 to 24	6,867	6,266	7,500	8,460	9,579	2,712	39%
25 to 29	7,448	8,319	8,299	10,040	11,274	3,826	51%
30 to 34	7,572	7,533	7,021	9,871	10,862	3,290	43%
35 to 39	7,163	6,340	7,526	8,891	10,355	3,192	45%
40 to 44	6,861	6,636	6,926	7,520	10,224	3,363	49%
45 to 49	6,956	6,481	5,858	7,996	8,914	1,958	28%
50 to 54	6,248	6,052	5,908	7,157	7,555	1,307	21%
55 to 59	4,724	5,586	5,170	5,528	7,314	2,590	55%
60 to 61	1,483	1,891	1,762	1,915	2,435	952	64%
62 to 64	1,614	2,497	2,415	2,879	3,159	1,545	96%
65 to 69	2,207	3,617	4,016	4,397	4,511	2,304	104%
70 to 74	1,878	3,105	3,893	4,189	4,518	2,640	141%
75 to 79	1,766	2,091	3,295	4,271	4,434	2,668	151%
80 to 84	1,640	1,499	2,363	3,473	3,460	1,820	111%
85 and over	1,668	1,739	1,904	3,304	4,533	2,865	172%
Median Age	32.7	33.4	34.0	34.0	34.6	1.9	6%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**95,400**	**99,985**	**104,845**	**126,843**	**144,592**	**49,192**	**52%**
Hispanic	41,095	49,544	57,145	75,674	92,782	51,687	126%
Non-Hispanic	54,305	50,441	47,700	51,169	51,810	-2,495	-5%
White	43,431	38,846	35,202	36,142	34,633	-8,798	-20%
Black	3,564	3,744	3,949	4,516	4,897	1,333	37%
American Indian	360	393	301	315	317	-43	-12%
Asian	3,675	4,135	4,690	5,863	6,982	3,307	90%
Hawaiian / Pacific Islander	588	545	512	602	677	89	15%
Other	184	180	195	245	275	91	49%
Two or More Races	2,503	2,598	2,851	3,486	4,029	1,526	61%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**41,315**	**44,693**	**50,662**	**56,540**	**61,293**	**19,978**	**48%**
Civilian Jobs	41,315	44,693	50,662	56,540	61,293	19,978	48%
Military Jobs	0	0	0	0	0	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**11,932**	**11,932**	**11,932**	**11,932**	**11,932**	**0**	**0%**
Developed Acres	**10,970**	**11,228**	**11,654**	**11,785**	**11,909**	**939**	**9%**
Low Density Single Family	77	79	108	113	111	34	44%
Single Family	4,650	4,838	5,126	5,128	5,132	482	10%
Multiple Family	642	655	663	671	684	42	7%
Mobile Homes	226	220	213	211	203	-23	-10%
Other Residential	122	122	122	122	122	0	0%
Mixed Use	0	0	0	188	314	314	--
Industrial	1,034	1,066	1,110	1,113	1,124	91	9%
Commercial/Services	907	945	1,049	961	958	51	6%
Office	101	103	111	104	95	-5	-5%
Schools	324	324	324	324	324	0	0%
Roads and Freeways	1,754	1,754	1,754	1,754	1,754	0	0%
Agricultural and Extractive[2]	82	68	22	14	3	-78	-96%
Parks and Military Use	1,051	1,051	1,051	1,083	1,083	31	3%
Vacant Developable Acres	**950**	**693**	**266**	**135**	**11**	**-939**	**-99%**
Low Density Single Family	40	38	17	13	7	-33	-83%
Single Family	477	303	44	27	3	-474	-99%
Multiple Family	49	36	29	13	0	-49	-100%
Mixed Use	30	30	30	20	0	-30	-100%
Industrial	98	66	22	10	0	-98	-100%
Commercial/Services	214	181	88	50	1	-213	-100%
Office	10	7	3	1	0	-10	-100%
Schools	0	0	0	0	0	0	-55%
Parks and Other	31	31	31	0	0	-31	-100%
Future Roads and Freeways	1	1	1	1	1	0	0%
Constrained Acres	**12**	**12**	**12**	**12**	**12**	**0**	**0%**
Employment Density[3]	**17.5**	**18.3**	**19.5**	**21.8**	**23.0**	**5.6**	**32%**
Residential Density[4]	**5.4**	**5.3**	**5.2**	**6.1**	**6.9**	**1.5**	**28%**

GROWTH TRENDS IN JOBS
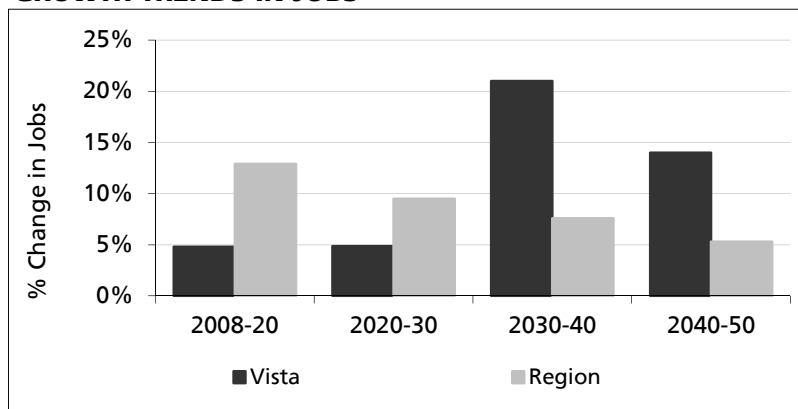
Notes:

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).

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