

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 52 - Vista



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	101,927	110,989	123,081	146,468	162,866	60,939	60%
Household Population	99,487	108,160	119,593	142,107	157,883	58,396	59%
Group Quarters Population	2,440	2,829	3,488	4,361	4,983	2,543	104%
Civilian	2,440	2,829	3,488	4,361	4,983	2,543	104%
Military	0	0	0	0	0	0	0%
Total Housing Units	32,925	35,419	38,540	44,808	49,538	16,613	50%
Single Family	20,724	23,129	26,152	26,255	26,210	5,486	26%
Multiple Family	10,339	10,473	10,566	16,791	21,632	11,293	109%
Mobile Homes	1,862	1,817	1,822	1,762	1,696	-166	-9%
Occupied Housing Units	31,135	33,776	36,986	43,066	47,703	16,568	53%
Single Family	19,522	22,006	25,070	25,194	25,198	5,676	29%
Multiple Family	9,824	10,012	10,151	16,162	20,857	11,033	112%
Mobile Homes	1,789	1,758	1,765	1,710	1,648	-141	-8%
Vacancy Rate	5.4%	4.6%	4.0%	3.9%	3.7%	-1.7	-31%
Single Family	5.8%	4.9%	4.1%	4.0%	3.9%	-1.9	-33%
Multiple Family	5.0%	4.4%	3.9%	3.7%	3.6%	-1.4	-28%
Mobile Homes	3.9%	3.2%	3.1%	3.0%	2.8%	-1.1	-28%
Persons per Household	3.20	3.20	3.23	3.30	3.31	0.11	3%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	2,712	2,132	1,724	1,569	1,448	-1,264	-47%
\$15,000-\$29,999	5,241	4,627	4,063	3,891	3,725	-1,516	-29%
\$30,000-\$44,999	5,824	5,580	5,283	5,384	5,388	-436	-7%
\$45,000-\$59,999	5,186	5,364	5,509	5,960	6,206	1,020	20%
\$60,000-\$74,999	3,976	4,461	4,868	5,586	6,024	2,048	52%
\$75,000-\$99,999	3,867	5,221	6,244	7,616	8,600	4,733	122%
\$100,000-\$124,999	1,874	2,938	3,936	5,169	6,108	4,234	226%
\$125,000-\$149,999	942	1,648	2,377	3,289	4,041	3,099	329%
\$150,000-\$199,999	865	1,288	2,049	3,079	4,033	3,168	366%
\$200,000 or more	648	517	933	1,523	2,130	1,482	229%
Total Households	31,135	33,776	36,986	43,066	47,703	16,568	53%
Median Household Income							
Adjusted for inflation (\$1999)	\$50,179	\$57,721	\$65,898	\$72,699	\$78,083	\$27,904	56%

***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.

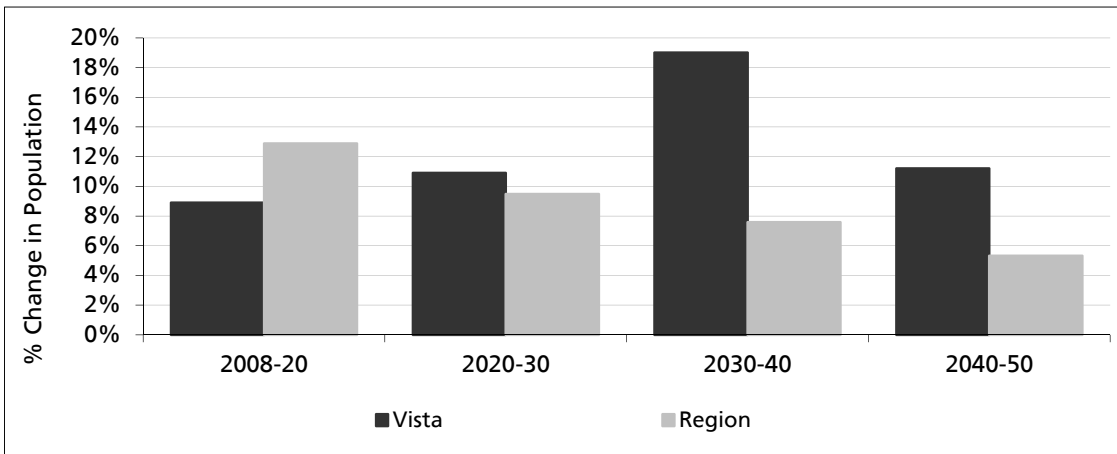
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	101,927	110,989	123,081	146,468	162,866	60,939	60%
Under 5	8,543	8,593	9,368	10,994	11,640	3,097	36%
5 to 9	7,312	8,489	9,001	10,732	11,628	4,316	59%
10 to 14	7,465	8,710	9,094	10,701	11,943	4,478	60%
15 to 17	4,896	4,927	5,291	6,100	6,900	2,004	41%
18 to 19	3,118	2,787	3,163	3,534	3,988	870	28%
20 to 24	7,279	6,864	8,711	9,751	10,826	3,547	49%
25 to 29	7,970	9,274	9,833	11,750	12,692	4,722	59%
30 to 34	8,091	8,368	8,177	11,334	12,179	4,088	51%
35 to 39	7,648	6,990	8,651	10,011	11,541	3,893	51%
40 to 44	7,218	7,189	8,021	8,523	11,289	4,071	56%
45 to 49	7,306	7,062	6,770	9,069	10,011	2,705	37%
50 to 54	6,544	6,709	6,942	8,397	8,531	1,987	30%
55 to 59	5,042	6,356	6,355	6,602	8,404	3,362	67%
60 to 61	1,700	2,210	2,203	2,337	2,931	1,231	72%
62 to 64	1,855	2,980	3,012	3,470	3,740	1,885	102%
65 to 69	2,473	4,250	5,162	5,528	5,471	2,998	121%
70 to 74	2,071	3,473	4,689	5,081	5,385	3,314	160%
75 to 79	1,897	2,263	3,692	4,816	4,861	2,964	156%
80 to 84	1,746	1,598	2,733	3,897	3,826	2,080	119%
85 and over	1,753	1,897	2,213	3,841	5,080	3,327	190%
Median Age	32.7	33.5	34.3	34.3	34.9	2.2	7%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	101,927	110,989	123,081	146,468	162,866	60,939	60%
Hispanic	44,233	55,477	67,597	87,642	104,886	60,653	137%
Non-Hispanic	57,694	55,512	55,484	58,826	57,980	286	0%
White	46,744	43,313	41,648	42,047	38,920	-7,824	-17%
Black	3,544	3,916	4,297	4,980	5,427	1,883	53%
American Indian	455	424	393	397	387	-68	-15%
Asian	3,473	4,138	4,921	6,252	7,386	3,913	113%
Hawaiian / Pacific Islander	553	563	578	660	720	167	30%
Other	214	227	255	310	349	135	63%
Two or More Races	2,711	2,931	3,392	4,180	4,791	2,080	77%

GROWTH TRENDS IN TOTAL POPULATION



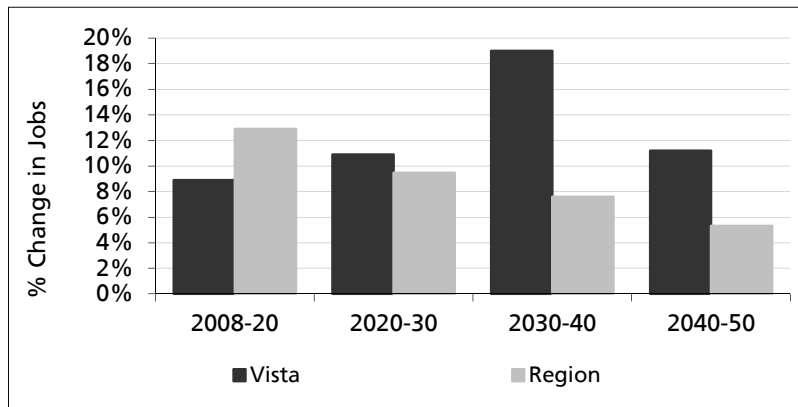
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	32,592	34,152	37,625	43,558	48,392	15,800	48%
Civilian Jobs	32,592	34,152	37,625	43,558	48,392	15,800	48%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	26,177	26,177	26,177	26,177	26,177	0	0%
Developed Acres	18,842	20,076	22,696	24,968	25,127	6,285	33%
Low Density Single Family	3,314	4,782	7,953	10,453	10,507	7,193	217%
Single Family	6,520	6,928	7,614	7,623	7,636	1,116	17%
Multiple Family	594	608	616	624	637	43	7%
Mobile Homes	204	194	187	185	178	-26	-13%
Other Residential	117	117	117	117	117	0	0%
Mixed Use	0	0	0	188	297	297	--
Industrial	593	629	637	636	673	80	13%
Commercial/Services	984	1,016	1,105	1,038	1,012	28	3%
Office	113	115	124	116	108	-5	-5%
Schools	278	278	278	278	278	0	0%
Roads and Freeways	2,164	2,164	2,164	2,164	2,164	0	0%
Agricultural and Extractive ²	3,051	2,335	991	637	612	-2,439	-80%
Parks and Military Use	910	910	910	910	910	0	0%
Vacant Developable Acres	6,793	5,559	2,939	667	508	-6,285	-93%
Low Density Single Family	5,507	4,647	2,696	537	485	-5,021	-91%
Single Family	947	646	74	47	19	-928	-98%
Multiple Family	44	36	29	13	0	-44	-100%
Mixed Use	29	29	29	19	0	-29	-100%
Industrial	75	39	30	26	2	-73	-97%
Commercial/Services	180	153	77	22	1	-179	-99%
Office	10	7	3	1	0	-10	-100%
Schools	0	0	0	0	0	0	-55%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	1	1	1	1	1	0	0%
Constrained Acres	542	542	542	542	542	0	0%
Employment Density³	16.6	16.8	17.5	20.2	21.8	5.3	32%
Residential Density⁴	3.1	2.8	2.3	2.3	2.6	-0.5	-16%

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).