

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Vista Unified School District**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>151,241</b>	<b>162,644</b>	<b>177,088</b>	<b>201,315</b>	<b>220,131</b>	<b>68,890</b>	<b>46%</b>
Household Population	148,494	159,387	172,924	196,010	214,012	65,518	44%
Group Quarters Population	2,747	3,257	4,164	5,305	6,119	3,372	123%
Civilian	2,747	3,257	4,164	5,305	6,119	3,372	123%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>50,068</b>	<b>53,078</b>	<b>56,646</b>	<b>62,794</b>	<b>68,154</b>	<b>18,086</b>	<b>36%</b>
Single Family	35,545	38,420	41,881	41,935	41,871	6,326	18%
Multiple Family	12,080	12,398	12,526	18,751	24,280	12,200	101%
Mobile Homes	2,443	2,260	2,239	2,108	2,003	-440	-18%
<b>Occupied Housing Units</b>	<b>47,620</b>	<b>50,863</b>	<b>54,558</b>	<b>60,538</b>	<b>65,794</b>	<b>18,174</b>	<b>38%</b>
Single Family	33,789	36,838	40,371	40,461	40,464	6,675	20%
Multiple Family	11,472	11,842	12,022	18,037	23,390	11,918	104%
Mobile Homes	2,359	2,183	2,165	2,040	1,940	-419	-18%
<b>Vacancy Rate</b>	<b>4.9%</b>	<b>4.2%</b>	<b>3.7%</b>	<b>3.6%</b>	<b>3.5%</b>	<b>-1.4</b>	<b>-29%</b>
Single Family	4.9%	4.1%	3.6%	3.5%	3.4%	-1.5	-31%
Multiple Family	5.0%	4.5%	4.0%	3.8%	3.7%	-1.3	-26%
Mobile Homes	3.4%	3.4%	3.3%	3.2%	3.1%	-0.3	-9%
<b>Persons per Household</b>	<b>3.12</b>	<b>3.13</b>	<b>3.17</b>	<b>3.24</b>	<b>3.25</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	3,926	3,110	2,490	2,186	1,975	-1,951	-50%
\$15,000-\$29,999	7,383	6,475	5,595	5,173	4,835	-2,548	-35%
\$30,000-\$44,999	8,332	8,024	7,485	7,360	7,194	-1,138	-14%
\$45,000-\$59,999	7,731	8,039	8,068	8,351	8,496	765	10%
\$60,000-\$74,999	6,257	6,922	7,453	8,117	8,564	2,307	37%
\$75,000-\$99,999	6,679	8,518	10,013	11,604	12,820	6,141	92%
\$100,000-\$124,999	3,429	4,707	6,069	7,547	8,821	5,392	157%
\$125,000-\$149,999	1,507	2,391	3,240	4,252	5,212	3,705	246%
\$150,000-\$199,999	1,402	1,917	2,799	3,889	5,024	3,622	258%
\$200,000 or more	974	760	1,346	2,059	2,853	1,879	193%
Total Households	47,620	50,863	54,558	60,538	65,794	18,174	38%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$53,089	\$59,596	\$67,328	\$73,304	\$78,574	\$25,485	48%

**\*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.

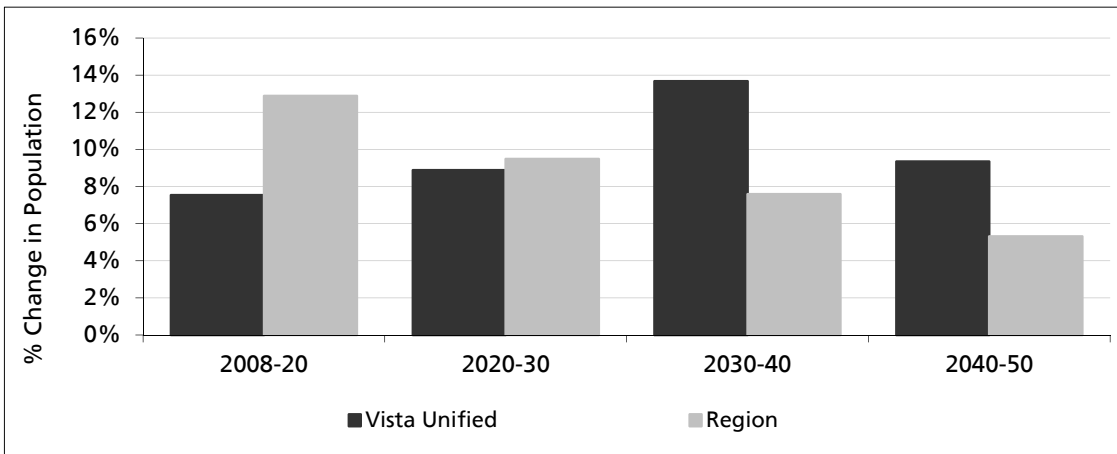
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>151,241</b>	<b>162,644</b>	<b>177,088</b>	<b>201,315</b>	<b>220,131</b>	<b>68,890</b>	<b>46%</b>
Under 5	11,736	11,720	12,401	13,893	14,549	2,813	24%
5 to 9	10,292	11,558	11,929	13,629	14,516	4,224	41%
10 to 14	10,747	12,172	12,397	13,924	15,184	4,437	41%
15 to 17	7,178	7,149	7,449	8,142	9,058	1,880	26%
18 to 19	4,756	4,251	4,476	4,759	5,257	501	11%
20 to 24	10,920	10,250	12,284	13,025	14,119	3,199	29%
25 to 29	10,875	12,614	13,101	14,746	15,841	4,966	46%
30 to 34	10,489	10,726	10,308	13,585	14,443	3,954	38%
35 to 39	10,282	9,200	11,210	12,573	14,119	3,837	37%
40 to 44	10,809	10,258	11,175	11,486	14,662	3,853	36%
45 to 49	11,536	10,709	9,877	12,700	13,786	2,250	20%
50 to 54	10,343	10,177	10,155	11,685	11,762	1,419	14%
55 to 59	7,859	9,546	9,230	9,117	11,485	3,626	46%
60 to 61	2,605	3,424	3,240	3,267	4,126	1,521	58%
62 to 64	2,752	4,416	4,357	4,697	5,079	2,327	85%
65 to 69	3,819	6,705	7,919	8,029	7,837	4,018	105%
70 to 74	3,514	6,002	7,935	7,937	8,206	4,692	134%
75 to 79	3,664	4,494	7,338	8,869	8,705	5,041	138%
80 to 84	3,525	3,370	5,710	7,668	7,426	3,901	111%
85 and over	3,540	3,903	4,597	7,584	9,971	6,431	182%
Median Age	34.3	35.5	36.9	37.0	37.5	3.2	9%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>151,241</b>	<b>162,644</b>	<b>177,088</b>	<b>201,315</b>	<b>220,131</b>	<b>68,890</b>	<b>46%</b>
Hispanic	56,100	69,857	83,648	105,353	124,954	68,854	123%
Non-Hispanic	95,141	92,787	93,440	95,962	95,177	36	0%
White	76,292	72,266	70,786	70,222	66,869	-9,423	-12%
Black	5,732	5,956	6,143	6,534	6,678	946	17%
American Indian	590	594	538	543	533	-57	-10%
Asian	6,914	8,057	9,403	11,093	12,679	5,765	83%
Hawaiian / Pacific Islander	1,000	963	923	987	1,023	23	2%
Other	263	280	330	359	428	165	63%
Two or More Races	4,350	4,671	5,317	6,224	6,967	2,617	60%

## GROWTH TRENDS IN TOTAL POPULATION



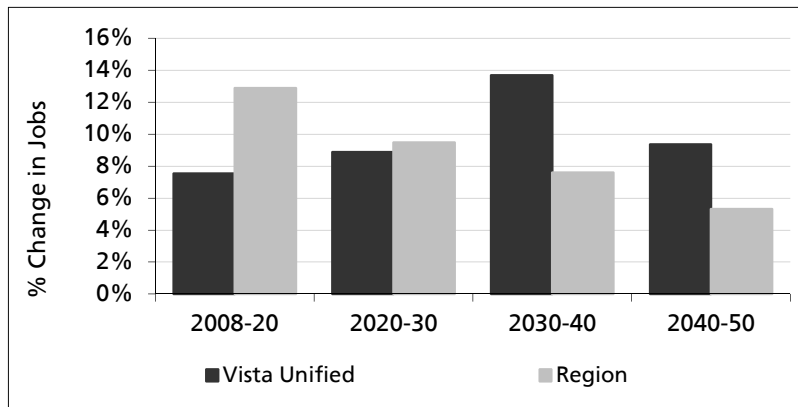
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>42,423</b>	<b>46,549</b>	<b>50,685</b>	<b>56,563</b>	<b>62,369</b>	<b>19,946</b>	<b>47%</b>
Civilian Jobs	42,423	46,549	50,685	56,563	62,369	19,946	47%
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>24,663</b>	<b>24,663</b>	<b>24,663</b>	<b>24,663</b>	<b>24,663</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>20,860</b>	<b>22,269</b>	<b>24,153</b>	<b>24,316</b>	<b>24,473</b>	<b>3,613</b>	<b>17%</b>
Low Density Single Family	2,054	3,356	4,591	4,599	4,597	2,543	124%
Single Family	9,178	9,812	10,723	10,778	10,787	1,608	18%
Multiple Family	671	698	708	716	729	58	9%
Mobile Homes	279	269	262	260	252	-26	-9%
Other Residential	129	129	129	129	129	0	0%
Mixed Use	0	0	0	188	314	314	--
Industrial	785	838	862	856	880	95	12%
Commercial/Services	1,049	1,103	1,170	1,084	1,091	42	4%
Office	110	112	124	120	112	2	1%
Schools	433	502	507	512	519	85	20%
Roads and Freeways	2,969	2,969	2,969	2,969	2,969	0	0%
Agricultural and Extractive <sup>2</sup>	1,212	493	119	86	74	-1,138	-94%
Parks and Military Use	1,989	1,989	1,989	2,021	2,021	31	2%
<b>Vacant Developable Acres</b>	<b>3,763</b>	<b>2,354</b>	<b>470</b>	<b>307</b>	<b>149</b>	<b>-3,613</b>	<b>-96%</b>
Low Density Single Family	2,006	1,175	136	129	122	-1,884	-94%
Single Family	1,281	832	96	50	21	-1,260	-98%
Multiple Family	57	38	29	13	0	-57	-100%
Mixed Use	30	30	30	20	0	-30	-100%
Industrial	105	52	27	24	0	-105	-100%
Commercial/Services	211	160	96	58	1	-210	-100%
Office	17	15	7	1	0	-17	-100%
Schools	22	19	14	9	2	-20	-90%
Parks and Other	31	31	31	0	0	-31	-100%
Future Roads and Freeways	2	2	2	2	2	0	0%
<b>Constrained Acres</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>17.8</b>	<b>18.2</b>	<b>19.0</b>	<b>21.2</b>	<b>22.6</b>	<b>4.8</b>	<b>27%</b>
<b>Residential Density<sup>4</sup></b>	<b>4.1</b>	<b>3.7</b>	<b>3.5</b>	<b>3.8</b>	<b>4.1</b>	<b>0.0</b>	<b>1%</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).