

SERIES 13 REGIONAL GROWTH FORECAST



City of Vista

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	95,034	96,993	111,771	126,455	31,421	33%
Household Population	92,958	95,058	109,580	124,075	31,117	33%
Group Quarters Population	2,076	1,935	2,191	2,380	304	15%
Civilian	2,076	1,935	2,191	2,380	304	15%
Military	0	0	0	0	0	0%
Total Housing Units	30,860	31,012	35,307	40,181	9,321	30%
Single Family	17,374	17,642	17,920	18,159	785	5%
Multiple Family	11,488	11,484	15,532	20,167	8,679	76%
Mobile Homes	1,998	1,886	1,855	1,855	-143	-7%
Occupied Housing Units	29,514	29,648	33,963	38,367	8,853	30%
Single Family	16,802	17,036	17,439	17,571	769	5%
Multiple Family	10,915	10,911	14,863	19,171	8,256	76%
Mobile Homes	1,797	1,701	1,661	1,625	-172	-10%
Vacancy Rate	4.4%	4.4%	3.8%	4.5%	0.1	2%
Single Family	3.3%	3.4%	2.7%	3.2%	-0.1	-3%
Multiple Family	5.0%	5.0%	4.3%	4.9%	-0.1	-2%
Mobile Homes	10.1%	9.8%	10.5%	12.4%	2.3	23%
Persons per Household	3.15	3.21	3.23	3.23	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	2,037	1,896	1,757	1,633	-404	-20%
\$15,000-\$29,999	3,936	4,017	3,929	3,859	-77	-2%
\$30,000-\$44,999	5,182	4,629	4,891	5,013	-169	-3%
\$45,000-\$59,999	4,266	4,280	4,722	5,054	788	18%
\$60,000-\$74,999	3,395	3,532	4,099	4,567	1,172	35%
\$75,000-\$99,999	3,970	4,240	5,124	6,009	2,039	51%
\$100,000-\$124,999	2,461	2,664	3,375	4,123	1,662	68%
\$125,000-\$149,999	1,394	1,629	2,164	2,745	1,351	97%
\$150,000-\$199,999	1,683	1,621	2,225	2,946	1,263	75%
\$200,000 or more	1,190	1,140	1,677	2,418	1,228	103%
Total Households	29,514	29,648	33,963	38,367	8,853	30%

*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.

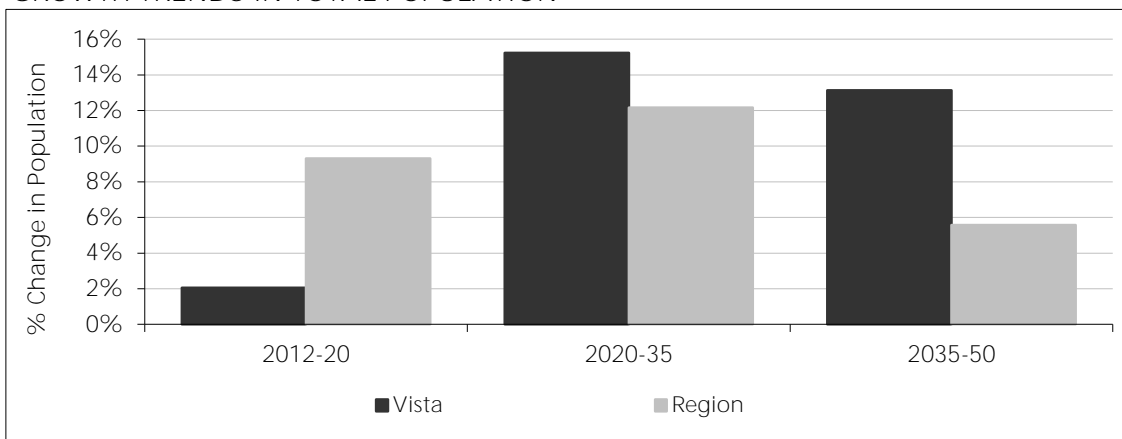
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	95,034	96,993	111,771	126,455	31,421	33%
Under 5	7,305	8,643	9,194	10,182	2,877	39%
5 to 9	6,710	7,120	8,300	9,366	2,656	40%
10 to 14	6,626	6,267	7,280	8,468	1,842	28%
15 to 17	4,261	3,645	4,232	4,798	537	13%
18 to 19	2,994	2,286	2,582	2,955	-39	-1%
20 to 24	7,996	7,575	7,707	8,598	602	8%
25 to 29	8,283	8,775	8,672	9,842	1,559	19%
30 to 34	7,068	7,202	8,204	9,072	2,004	28%
35 to 39	5,963	6,481	7,678	8,196	2,233	37%
40 to 44	6,259	5,615	7,936	7,876	1,617	26%
45 to 49	6,305	5,647	6,873	7,846	1,541	24%
50 to 54	6,218	5,631	6,410	7,602	1,384	22%
55 to 59	5,337	5,586	5,117	7,159	1,822	34%
60 to 61	1,655	1,965	1,859	2,321	666	40%
62 to 64	2,292	2,710	2,485	3,009	717	31%
65 to 69	2,726	3,562	3,944	4,570	1,844	68%
70 to 74	2,082	3,111	4,176	4,112	2,030	98%
75 to 79	1,584	1,975	3,582	3,274	1,690	107%
80 to 84	1,480	1,365	2,658	2,789	1,309	88%
85 and over	1,890	1,832	2,882	4,420	2,530	134%
Median Age	32.4	32.9	34.8	35.0	2.6	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	95,034	96,993	111,771	126,455	31,421	33%
Hispanic	45,623	51,498	68,732	86,937	41,314	91%
Non-Hispanic	49,411	45,495	43,039	39,518	-9,893	-20%
White	39,471	35,364	30,226	24,341	-15,130	-38%
Black	2,455	2,454	2,419	2,348	-107	-4%
American Indian	323	278	253	238	-85	-26%
Asian	3,898	4,078	5,899	7,393	3,495	90%
Hawaiian / Pacific Islander	617	591	661	807	190	31%
Other	186	162	185	195	9	5%
Two or More Races	2,461	2,568	3,396	4,196	1,735	70%

GROWTH TRENDS IN TOTAL POPULATION



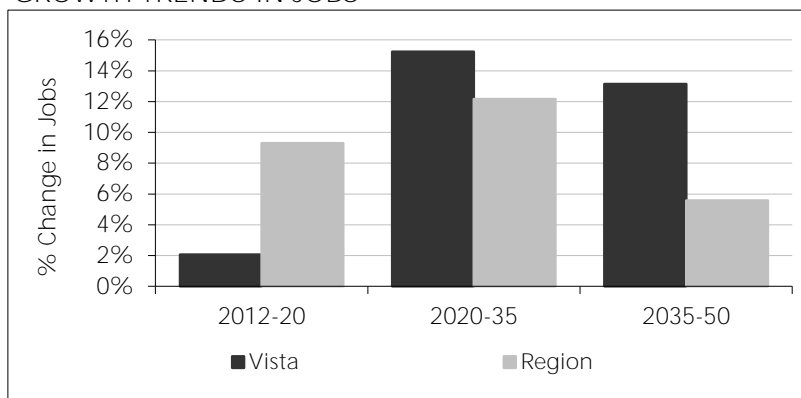
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	35,840	40,965	48,065	48,814	12,974	36%
Civilian Jobs	35,840	40,965	48,065	48,814	12,974	36%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	11,911	11,911	11,911	11,911	0	0%
Developed Acres	10,453	10,673	10,975	11,100	647	6%
Low Density Single Family	82	93	99	102	20	24%
Single Family	4,678	4,764	4,854	4,950	272	6%
Multiple Family	638	623	638	663	25	4%
Mobile Homes	212	204	203	203	-10	-4%
Other Residential	122	122	122	122	0	0%
Mixed Use	0	98	277	307	307	--
Industrial	1,103	1,083	1,119	1,122	19	2%
Commercial/Services	972	978	965	957	-15	-2%
Office	101	109	107	107	6	6%
Schools	321	321	321	321	0	0%
Roads and Freeways	1,664	1,716	1,716	1,716	53	3%
Agricultural and Extractive ²	72	62	56	31	-41	-57%
Parks and Military Use	487	499	499	499	12	2%
Vacant Developable Acres	795	575	273	148	-647	-81%
Low Density Single Family	26	18	14	11	-15	-58%
Single Family	462	351	214	136	-326	-71%
Multiple Family	51	50	29	0	-51	-99%
Mixed Use	48	36	4	0	-48	-100%
Industrial	76	42	2	0	-76	-100%
Commercial/Services	106	69	8	0	-106	-100%
Office	13	8	1	0	-13	-100%
Schools	0	0	0	0	0	0%
Parks and Other	12	0	0	0	-12	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	663	663	663	663	0	0%
Employment Density ³	14.4	16.1	18.1	18.4	4.0	28%
Residential Density ⁴	5.4	5.3	5.8	6.5	1.1	21%

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