

# SERIES 13 REGIONAL GROWTH FORECAST

Alpine Community Plan Area  
County of San Diego



## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	17,696	18,241	22,064	23,863	6,167	35%
Household Population	17,485	18,049	21,839	23,617	6,132	35%
Group Quarters Population	211	192	225	246	35	17%
Civilian	211	192	225	246	35	17%
Military	0	0	0	0	0	0%
Total Housing Units	6,565	7,319	8,636	9,495	2,930	45%
Single Family	5,526	6,281	7,699	8,072	2,546	46%
Multiple Family	767	766	665	1,157	390	51%
Mobile Homes	272	272	272	266	-6	-2%
Occupied Housing Units	6,400	6,474	7,818	8,462	2,062	32%
Single Family	4,855	5,452	6,898	7,067	2,212	46%
Multiple Family	1,297	773	672	1,157	-140	-11%
Mobile Homes	248	249	248	238	-10	-4%
Vacancy Rate	2.5%	11.5%	9.5%	10.9%	8.4	336%
Single Family	12.1%	13.2%	10.4%	12.5%	0.4	3%
Multiple Family	-69.1%	-0.9%	-1.1%	0.0%	69.1	-100%
Mobile Homes	8.8%	8.5%	8.8%	10.5%	1.7	19%
Persons per Household	2.73	2.79	2.79	2.79	0.1	2%

## 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	338	418	428	396	58	17%
\$15,000-\$29,999	635	596	637	607	-28	-4%
\$30,000-\$44,999	558	642	700	689	131	23%
\$45,000-\$59,999	641	609	696	697	56	9%
\$60,000-\$74,999	682	559	645	657	-25	-4%
\$75,000-\$99,999	944	798	942	993	49	5%
\$100,000-\$124,999	617	629	762	828	211	34%
\$125,000-\$149,999	442	486	611	679	237	54%
\$150,000-\$199,999	533	661	862	988	455	85%
\$200,000 or more	1,010	1,076	1,535	1,928	918	91%
Total Households	6,400	6,474	7,818	8,462	2,062	32%
Median Household Income						
Adjusted for inflation (\$2010)	\$84,163	\$87,939	\$96,311	\$105,797	\$21,634	26%

### \*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.

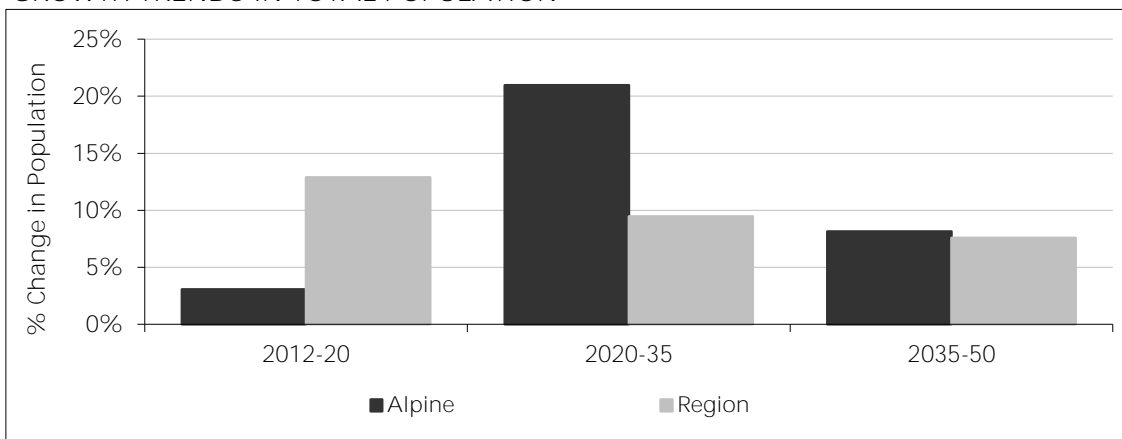
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	17,696	18,241	22,064	23,863	6,167	35%
Under 5	785	901	936	1,168	383	49%
5 to 9	959	1,027	1,122	1,387	428	45%
10 to 14	1,228	1,152	1,433	1,521	293	24%
15 to 17	868	740	977	912	44	5%
18 to 19	631	451	555	422	-209	-33%
20 to 24	1,126	1,012	1,121	1,006	-120	-11%
25 to 29	883	882	886	1,031	148	17%
30 to 34	815	836	850	1,079	264	32%
35 to 39	834	962	971	1,163	329	39%
40 to 44	1,099	1,037	1,358	1,267	168	15%
45 to 49	1,337	1,110	1,470	1,320	-17	-1%
50 to 54	1,572	1,283	1,637	1,535	-37	-2%
55 to 59	1,447	1,480	1,405	1,682	235	16%
60 to 61	535	653	544	694	159	30%
62 to 64	713	846	801	980	267	37%
65 to 69	991	1,339	1,431	1,738	747	75%
70 to 74	654	1,106	1,568	1,444	790	121%
75 to 79	490	668	1,340	1,174	684	140%
80 to 84	332	327	819	833	501	151%
85 and over	397	429	840	1,507	1,110	280%
Median Age	43.3	45.5	47.8	48.7	5.4	12%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	17,696	18,241	22,064	23,863	6,167	35%
Hispanic	2,963	3,538	5,051	6,182	3,219	109%
Non-Hispanic	14,733	14,703	17,013	17,681	2,948	20%
White	13,304	13,273	15,121	15,444	2,140	16%
Black	245	273	346	415	170	69%
American Indian	306	191	82	40	-266	-87%
Asian	390	447	744	947	557	143%
Hawaiian / Pacific Islander	50	56	73	80	30	60%
Other	9	12	13	18	9	100%
Two or More Races	429	451	634	737	308	72%

## GROWTH TRENDS IN TOTAL POPULATION



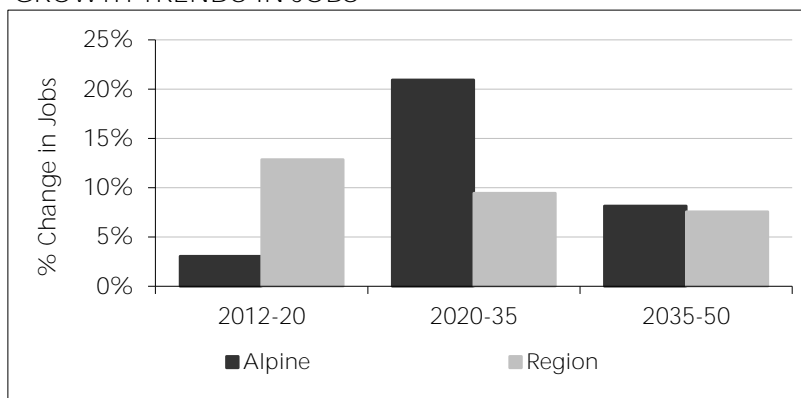
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	4,776	5,458	6,035	7,145	2,369	50%
Civilian Jobs	4,776	5,458	6,035	7,145	2,369	50%
Military Jobs	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	68,218	68,218	68,218	68,218	0	0%
Developed Acres	14,954	16,941	21,705	22,193	7,239	48%
Low Density Single Family	10,536	12,262	16,755	17,039	6,503	62%
Single Family	903	1,112	1,357	1,449	546	60%
Multiple Family	41	41	35	36	-6	-14%
Mobile Homes	74	69	57	51	-23	-32%
Other Residential	11	11	11	11	0	0%
Mixed Use	0	0	8	26	26	--
Industrial	35	89	133	217	182	523%
Commercial/Services	153	165	170	190	37	24%
Office	9	8	9	7	-2	-24%
Schools	155	153	153	153	-2	-1%
Roads and Freeways	1,231	1,231	1,231	1,231	0	0%
Agricultural and Extractive <sup>2</sup>	885	879	863	863	-22	-2%
Parks and Military Use	920	920	920	920	0	0%
Vacant Developable Acres	11,421	9,434	4,670	4,182	-7,239	-63%
Low Density Single Family	10,431	8,706	4,212	3,928	-6,503	-62%
Single Family	695	498	278	182	-514	-74%
Multiple Family	20	20	20	11	-9	-46%
Mixed Use	1	1	0	0	-1	-100%
Industrial	203	160	117	33	-170	-84%
Commercial/Services	46	25	19	4	-42	-90%
Office	1	1	0	0	0	-72%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	24	24	24	24	0	0%
Constrained Acres	41,843	41,843	41,843	41,843	0	0%
Employment Density <sup>3</sup>	13.6	13.1	12.8	12.3	-1.3	-9%
Residential Density <sup>4</sup>	0.6	0.5	0.5	0.5	-0.1	-10%

## 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