

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 38 - Alpine

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	15,226	15,800	19,463	21,499	6,273	41%
Household Population	15,083	15,671	19,305	21,323	6,240	41%
Group Quarters Population	143	129	158	176	33	23%
Civilian	143	129	158	176	33	23%
Military	0	0	0	0	0	0%
Total Housing Units	5,746	6,397	7,625	8,521	2,775	48%
Single Family	4,744	5,396	6,725	7,135	2,391	50%
Multiple Family	748	747	646	1,138	390	52%
Mobile Homes	254	254	254	248	-6	-2%
Occupied Housing Units	5,579	5,654	6,937	7,669	2,090	37%
Single Family	4,074	4,673	6,058	6,311	2,237	55%
Multiple Family	1,271	747	646	1,133	-138	-11%
Mobile Homes	234	234	233	225	-9	-4%
Vacancy Rate	2.9%	11.6%	9.0%	10.0%	7.1	245%
Single Family	14.1%	13.4%	9.9%	11.5%	-2.6	-18%
Multiple Family	-69.9%	0.0%	0.0%	0.4%	70.3	-101%
Mobile Homes	7.9%	7.9%	8.3%	9.3%	1.4	18%
Persons per Household	2.70	2.77	2.78	2.78	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	302	385	397	373	71	24%
\$15,000-\$29,999	561	548	588	567	6	1%
\$30,000-\$44,999	471	555	615	640	169	36%
\$45,000-\$59,999	558	531	616	629	71	13%
\$60,000-\$74,999	529	507	582	599	70	13%
\$75,000-\$99,999	816	665	826	889	73	9%
\$100,000-\$124,999	506	542	678	733	227	45%
\$125,000-\$149,999	377	405	518	614	237	63%
\$150,000-\$199,999	510	565	755	871	361	71%
\$200,000 or more	949	951	1,362	1,754	805	85%
Total Households	5,579	5,654	6,937	7,669	2,090	37%
Median Household Income						
Adjusted for inflation (\$2010)	\$86,290	\$86,316	\$95,294	\$104,690	\$18,400	21%

*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.

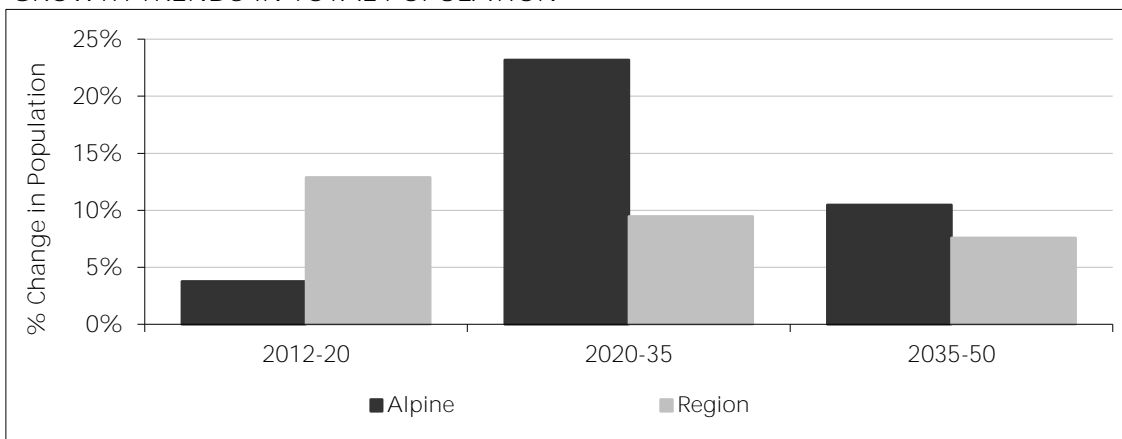
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	15,226	15,800	19,463	21,499	6,273	41%
Under 5	686	810	854	1,075	389	57%
5 to 9	841	938	1,022	1,279	438	52%
10 to 14	1,092	1,038	1,307	1,414	322	29%
15 to 17	783	643	886	850	67	9%
18 to 19	537	350	471	365	-172	-32%
20 to 24	902	810	956	873	-29	-3%
25 to 29	775	781	789	936	161	21%
30 to 34	700	722	724	963	263	38%
35 to 39	698	830	859	1,033	335	48%
40 to 44	959	914	1,198	1,158	199	21%
45 to 49	1,166	989	1,309	1,187	21	2%
50 to 54	1,349	1,112	1,429	1,371	22	2%
55 to 59	1,242	1,255	1,208	1,487	245	20%
60 to 61	451	546	477	602	151	33%
62 to 64	594	720	695	905	311	52%
65 to 69	828	1,143	1,267	1,572	744	90%
70 to 74	583	972	1,382	1,303	720	123%
75 to 79	432	581	1,210	1,070	638	148%
80 to 84	274	276	677	718	444	162%
85 and over	334	370	743	1,338	1,004	301%
Median Age	43.1	45.3	47.5	48.4	5.3	12%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	15,226	15,800	19,463	21,499	6,273	41%
Hispanic	2,477	2,962	4,311	5,403	2,926	118%
Non-Hispanic	12,749	12,838	15,152	16,096	3,347	26%
White	11,668	11,700	13,558	14,147	2,479	21%
Black	174	198	273	333	159	91%
American Indian	184	129	60	31	-153	-83%
Asian	330	385	664	871	541	164%
Hawaiian / Pacific Islander	40	42	53	66	26	65%
Other	8	8	13	14	6	75%
Two or More Races	345	376	531	634	289	84%

GROWTH TRENDS IN TOTAL POPULATION



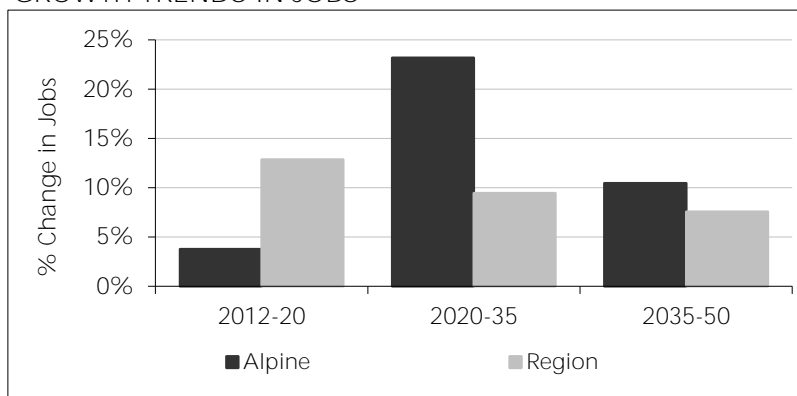
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	2,535	3,085	3,662	4,772	2,237	88%
Civilian Jobs	2,535	3,085	3,662	4,772	2,237	88%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	25,412	25,412	25,412	25,412	0	0%
Developed Acres	9,462	9,856	12,067	13,288	3,826	40%
Low Density Single Family	6,926	7,080	9,021	10,037	3,110	45%
Single Family	668	877	1,122	1,214	546	82%
Multiple Family	41	41	35	36	-6	-14%
Mobile Homes	71	66	54	48	-23	-33%
Other Residential	11	11	11	11	0	0%
Mixed Use	0	0	8	26	26	--
Industrial	24	70	113	197	173	708%
Commercial/Services	145	146	151	172	26	18%
Office	9	8	9	7	-2	-24%
Schools	50	49	49	49	-2	-4%
Roads and Freeways	952	952	952	952	0	0%
Agricultural and Extractive ²	178	172	156	156	-22	-12%
Parks and Military Use	385	385	385	385	0	0%
Vacant Developable Acres	6,793	6,399	4,188	2,968	-3,826	-56%
Low Density Single Family	5,848	5,694	3,754	2,738	-3,110	-53%
Single Family	691	498	278	182	-510	-74%
Multiple Family	20	20	20	11	-9	-46%
Mixed Use	1	1	0	0	-1	-100%
Industrial	202	160	117	33	-169	-84%
Commercial/Services	30	25	19	4	-26	-85%
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	0	0	0	0	0	0%
Constrained Acres	9,157	9,157	9,157	9,157	0	0%
Employment Density ³	11.1	11.3	11.2	10.9	-0.1	-1%
Residential Density ⁴	0.7	0.8	0.7	0.8	0.0	1%

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