

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Alpine Union Elementary School District**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>18,255</b>	<b>19,189</b>	<b>22,430</b>	<b>25,524</b>	<b>26,734</b>	<b>8,479</b>	<b>46%</b>
Household Population	18,069	18,973	22,172	25,230	26,412	8,343	46%
Group Quarters Population	186	216	258	294	322	136	73%
Civilian	186	216	258	294	322	136	73%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>6,752</b>	<b>6,974</b>	<b>8,043</b>	<b>8,981</b>	<b>9,320</b>	<b>2,568</b>	<b>38%</b>
Single Family	5,193	5,388	6,195	6,898	7,162	1,969	38%
Multiple Family	1,236	1,263	1,524	1,759	1,830	594	48%
Mobile Homes	323	323	324	324	328	5	2%
<b>Occupied Housing Units</b>	<b>6,449</b>	<b>6,707</b>	<b>7,772</b>	<b>8,690</b>	<b>9,029</b>	<b>2,580</b>	<b>40%</b>
Single Family	4,978	5,194	5,999	6,686	6,952	1,974	40%
Multiple Family	1,180	1,214	1,471	1,701	1,771	591	50%
Mobile Homes	291	299	302	303	306	15	5%
<b>Vacancy Rate</b>	<b>4.5%</b>	<b>3.8%</b>	<b>3.4%</b>	<b>3.2%</b>	<b>3.1%</b>	<b>-1.4</b>	<b>-31%</b>
Single Family	4.1%	3.6%	3.2%	3.1%	2.9%	-1.2	-29%
Multiple Family	4.5%	3.9%	3.5%	3.3%	3.2%	-1.3	-29%
Mobile Homes	9.9%	7.4%	6.8%	6.5%	6.7%	-3.2	-32%
<b>Persons per Household</b>	<b>2.80</b>	<b>2.83</b>	<b>2.85</b>	<b>2.90</b>	<b>2.93</b>	<b>0.13</b>	<b>5%</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	525	440	415	395	378	-147	-28%
\$15,000-\$29,999	703	500	465	437	416	-287	-41%
\$30,000-\$44,999	689	682	666	648	629	-60	-9%
\$45,000-\$59,999	838	777	795	792	775	-63	-8%
\$60,000-\$74,999	794	790	849	875	871	77	10%
\$75,000-\$99,999	1,225	1,178	1,342	1,446	1,471	246	20%
\$100,000-\$124,999	719	912	1,122	1,278	1,332	613	85%
\$125,000-\$149,999	329	588	786	952	1,019	690	210%
\$150,000-\$199,999	218	579	861	1,140	1,272	1,054	483%
\$200,000 or more	409	261	471	727	866	457	112%
Total Households	6,449	6,707	7,772	8,690	9,029	2,580	40%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$68,870	\$78,491	\$87,966	\$95,712	\$99,567	\$30,697	45%

**\*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.

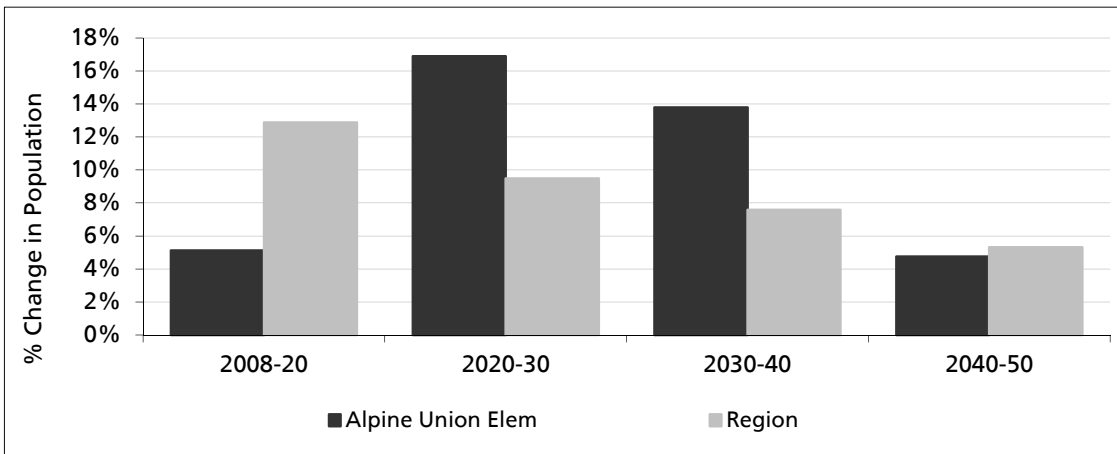
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>18,255</b>	<b>19,189</b>	<b>22,430</b>	<b>25,524</b>	<b>26,734</b>	<b>8,479</b>	<b>46%</b>
Under 5	909	854	1,002	1,091	1,100	191	21%
5 to 9	949	908	1,081	1,247	1,229	280	30%
10 to 14	1,258	1,279	1,422	1,657	1,685	427	34%
15 to 17	863	793	857	983	1,012	149	17%
18 to 19	581	497	494	557	563	-18	-3%
20 to 24	1,381	1,296	1,553	1,650	1,760	379	27%
25 to 29	997	1,247	1,371	1,462	1,573	576	58%
30 to 34	826	863	958	1,173	1,168	342	41%
35 to 39	978	764	1,072	1,204	1,233	255	26%
40 to 44	1,238	1,002	1,249	1,353	1,497	259	21%
45 to 49	1,593	1,253	1,171	1,650	1,744	151	9%
50 to 54	1,506	1,410	1,384	1,693	1,712	206	14%
55 to 59	1,402	1,594	1,490	1,386	1,809	407	29%
60 to 61	535	663	667	636	817	282	53%
62 to 64	599	902	898	908	982	383	64%
65 to 69	791	1,371	1,748	1,646	1,420	629	80%
70 to 74	621	1,027	1,551	1,539	1,425	804	129%
75 to 79	495	614	1,109	1,458	1,328	833	168%
80 to 84	354	357	698	1,031	969	615	174%
85 and over	379	495	655	1,200	1,708	1,329	351%
Median Age	41.6	45.4	45.7	46.2	46.6	5.0	12%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>18,255</b>	<b>19,189</b>	<b>22,430</b>	<b>25,524</b>	<b>26,734</b>	<b>8,479</b>	<b>46%</b>
Hispanic	2,925	3,632	4,573	5,553	6,129	3,204	110%
Non-Hispanic	15,330	15,557	17,857	19,971	20,605	5,275	34%
White	13,815	14,026	16,059	17,876	18,358	4,543	33%
Black	414	494	612	729	792	378	91%
American Indian	318	221	150	101	68	-250	-79%
Asian	231	310	440	585	686	455	197%
Hawaiian / Pacific Islander	43	42	46	50	50	7	16%
Other	39	25	22	24	26	-13	-33%
Two or More Races	470	439	528	606	625	155	33%

## GROWTH TRENDS IN TOTAL POPULATION



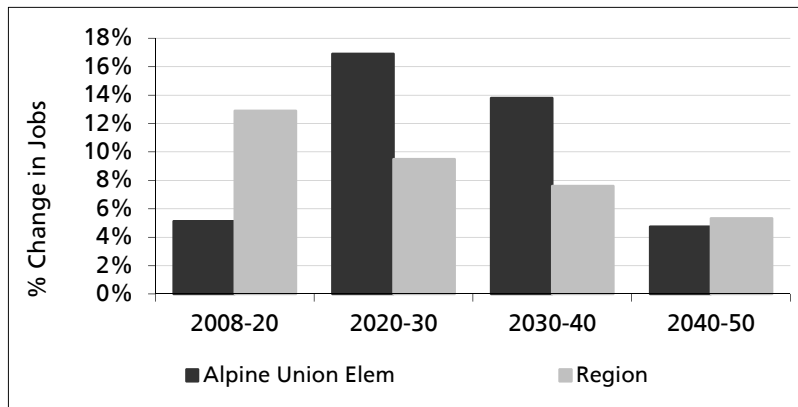
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>5,209</b>	<b>5,210</b>	<b>5,450</b>	<b>5,911</b>	<b>6,555</b>	<b>1,346</b>	<b>26%</b>
Civilian Jobs	5,209	5,210	5,450	5,911	6,555	1,346	26%
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>60,101</b>	<b>60,101</b>	<b>60,101</b>	<b>60,101</b>	<b>60,101</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>25,140</b>	<b>25,968</b>	<b>27,171</b>	<b>29,083</b>	<b>31,866</b>	<b>6,726</b>	<b>27%</b>
Low Density Single Family	10,896	11,668	12,883	14,666	17,394	6,498	60%
Single Family	890	956	1,024	1,103	1,131	241	27%
Multiple Family	87	89	98	99	100	13	15%
Mobile Homes	71	71	71	71	71	0	0%
Other Residential	11	11	11	11	11	0	0%
Mixed Use	0	0	6	13	19	19	--
Industrial	36	36	54	91	137	102	286%
Commercial/Services	278	278	278	284	289	12	4%
Office	9	9	9	9	8	-1	-11%
Schools	77	77	77	77	77	0	0%
Roads and Freeways	1,194	1,194	1,194	1,194	1,194	0	0%
Agricultural and Extractive <sup>2</sup>	1,545	1,533	1,420	1,418	1,388	-157	-10%
Parks and Military Use	10,047	10,047	10,047	10,047	10,047	0	0%
<b>Vacant Developable Acres</b>	<b>9,509</b>	<b>8,681</b>	<b>7,478</b>	<b>5,567</b>	<b>2,783</b>	<b>-6,726</b>	<b>-71%</b>
Low Density Single Family	8,961	8,157	7,037	5,255	2,558	-6,404	-71%
Single Family	229	206	154	75	47	-182	-80%
Multiple Family	42	41	31	24	20	-22	-52%
Mixed Use	1	1	0	0	0	-1	-70%
Industrial	217	217	200	162	116	-101	-47%
Commercial/Services	36	36	33	27	19	-17	-47%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	24	24	24	24	24	0	0%
<b>Constrained Acres</b>	<b>25,452</b>	<b>25,452</b>	<b>25,452</b>	<b>25,452</b>	<b>25,452</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>13.1</b>	<b>13.1</b>	<b>13.0</b>	<b>12.7</b>	<b>12.6</b>	<b>-0.5</b>	<b>-4%</b>
<b>Residential Density<sup>4</sup></b>	<b>0.6</b>	<b>0.5</b>	<b>0.6</b>	<b>0.6</b>	<b>0.5</b>	<b>-0.1</b>	<b>-12%</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).