

# SERIES 13 REGIONAL GROWTH FORECAST



## Alpine Union Elementary School District

### POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	18,447	19,131	22,876	24,746	6,299	34%
Household Population	18,304	19,002	22,718	24,570	6,266	34%
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	6,873	7,601	8,895	9,764	2,891	42%
Single Family	5,852	6,581	7,976	8,359	2,507	43%
Multiple Family	767	766	665	1,157	390	51%
Mobile Homes	254	254	254	248	-6	-2%
Occupied Housing Units	6,692	6,805	8,126	8,802	2,110	32%
Single Family	5,168	5,805	7,228	7,427	2,259	44%
Multiple Family	1,290	766	665	1,150	-140	-11%
Mobile Homes	234	234	233	225	-9	-4%
Vacancy Rate	2.6%	10.5%	8.6%	9.9%	7.3	281%
Single Family	11.7%	11.8%	9.4%	11.1%	-0.6	-5%
Multiple Family	-68.2%	0.0%	0.0%	0.6%	68.8	-101%
Mobile Homes	7.9%	7.9%	8.3%	9.3%	1.4	18%
Persons per Household	2.74	2.79	2.80	2.79	0.0	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	341	427	435	404	63	18%
\$15,000-\$29,999	692	613	648	613	-79	-11%
\$30,000-\$44,999	608	674	730	720	112	18%
\$45,000-\$59,999	650	645	724	723	73	11%
\$60,000-\$74,999	664	602	667	687	23	3%
\$75,000-\$99,999	973	821	992	1,041	68	7%
\$100,000-\$124,999	645	687	810	855	210	33%
\$125,000-\$149,999	421	510	636	729	308	73%
\$150,000-\$199,999	610	704	906	1,040	430	70%
\$200,000 or more	1,088	1,122	1,578	1,990	902	83%
Total Households	6,692	6,805	8,126	8,802	2,110	32%
Median Household Income						
Adjusted for inflation (\$2010)	\$85,046	\$88,444	\$96,648	\$106,228	\$21,182	25%

#### \*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.

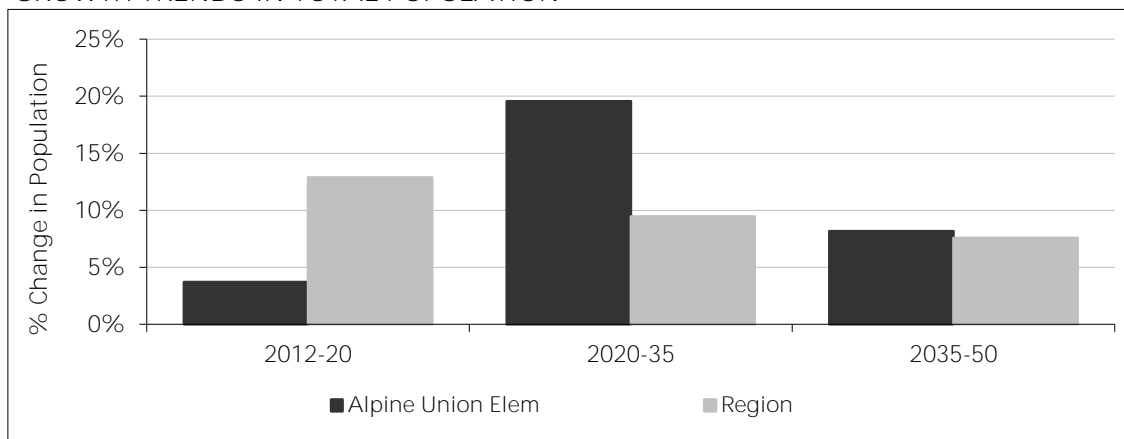
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	18,447	19,131	22,876	24,746	6,299	34%
Under 5	823	945	981	1,194	371	45%
5 to 9	995	1,098	1,179	1,454	459	46%
10 to 14	1,296	1,221	1,494	1,600	304	23%
15 to 17	908	752	1,014	951	43	5%
18 to 19	664	484	592	452	-212	-32%
20 to 24	1,174	1,055	1,168	1,051	-123	-10%
25 to 29	942	939	946	1,085	143	15%
30 to 34	862	895	882	1,143	281	33%
35 to 39	856	1,036	1,032	1,218	362	42%
40 to 44	1,169	1,113	1,428	1,335	166	14%
45 to 49	1,414	1,162	1,516	1,372	-42	-3%
50 to 54	1,636	1,352	1,711	1,604	-32	-2%
55 to 59	1,536	1,561	1,465	1,758	222	14%
60 to 61	555	695	581	710	155	28%
62 to 64	736	895	844	1,049	313	43%
65 to 69	1,005	1,392	1,495	1,800	795	79%
70 to 74	661	1,108	1,554	1,436	775	117%
75 to 79	485	665	1,341	1,174	689	142%
80 to 84	329	330	796	830	501	152%
85 and over	401	433	857	1,530	1,129	282%
Median Age	43.0	45.1	47.4	48.2	5.2	12%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	18,447	19,131	22,876	24,746	6,299	34%
Hispanic	3,170	3,766	5,315	6,484	3,314	105%
Non-Hispanic	15,277	15,365	17,561	18,262	2,985	20%
White	13,797	13,862	15,592	15,942	2,145	16%
Black	245	274	349	410	165	67%
American Indian	351	231	104	47	-304	-87%
Asian	390	466	776	1,003	613	157%
Hawaiian / Pacific Islander	51	55	73	83	32	63%
Other	8	13	15	18	10	125%
Two or More Races	435	464	652	759	324	74%

## GROWTH TRENDS IN TOTAL POPULATION



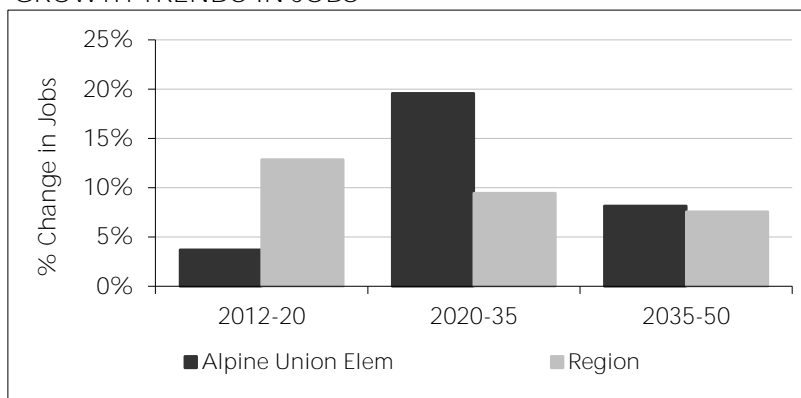
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	4,659	5,298	5,875	6,985	2,326	50%
Civilian Jobs	4,659	5,298	5,875	6,985	2,326	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	60,885	60,885	60,885	60,885	0	0%
Developed Acres	14,528	16,230	20,890	21,417	6,889	47%
Low Density Single Family	10,576	12,014	16,403	16,725	6,149	58%
Single Family	943	1,151	1,396	1,488	545	58%
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	33	78	122	205	173	528%
Commercial/Services	140	166	172	192	52	37%
Office	9	8	9	7	-2	-24%
Schools	76	74	74	74	-2	-2%
Roads and Freeways	1,169	1,169	1,169	1,169	0	0%
Agricultural and Extractive <sup>2</sup>	760	753	738	738	-22	-3%
Parks and Military Use	699	699	699	699	0	0%
Vacant Developable Acres	10,809	9,106	4,446	3,920	-6,889	-64%
Low Density Single Family	9,815	8,377	3,988	3,666	-6,149	-63%
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	55	25	19	4	-50	-92%
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	35,549	35,549	35,549	35,549	0	0%
Employment Density <sup>3</sup>	18.0	16.2	15.4	14.2	-3.8	-21%
Residential Density <sup>4</sup>	0.6	0.6	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