

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	17,648	18,210	22,044	23,841	6,193	35%
Household Population	17,437	18,018	21,819	23,595	6,158	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	6,554	7,308	8,625	9,482	2,928	45%
Single Family	5,515	6,270	7,688	8,059	2,544	46%
Multiple Family	767	766	665	1,157	390	51%
Mobile Homes	272	272	272	266	-6	-2%
Occupied Housing Units	6,389	6,464	7,810	8,454	2,065	32%
Single Family	4,844	5,442	6,890	7,059	2,215	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%	9.4%	10.8%	8.3	332%
Single Family	12.2%	13.2%	10.4%	12.4%	0.2	2%
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	633	596	637	607	-26	-4%
\$30,000-\$44,999	555	641	699	689	134	24%
\$45,000-\$59,999	641	608	696	696	55	9%
\$60,000-\$74,999	679	558	645	657	-22	-3%
\$75,000-\$99,999	944	796	939	992	48	5%
\$100,000-\$124,999	617	628	762	826	209	34%
\$125,000-\$149,999	441	484	609	678	237	54%
\$150,000-\$199,999	532	660	861	986	454	85%
\$200,000 or more	1,009	1,075	1,534	1,927	918	91%
Total Households	6,389	6,464	7,810	8,454	2,065	32%

*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.

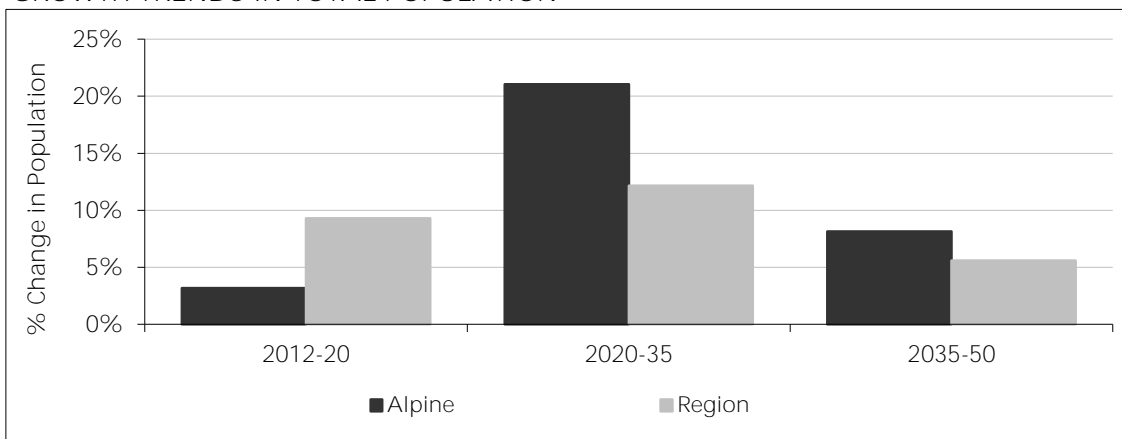
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	17,648	18,210	22,044	23,841	6,193	35%
Under 5	783	901	935	1,167	384	49%
5 to 9	958	1,027	1,121	1,385	427	45%
10 to 14	1,227	1,148	1,431	1,520	293	24%
15 to 17	863	739	976	911	48	6%
18 to 19	631	451	554	422	-209	-33%
20 to 24	1,120	1,011	1,120	1,006	-114	-10%
25 to 29	881	879	886	1,030	149	17%
30 to 34	811	835	850	1,079	268	33%
35 to 39	833	961	971	1,163	330	40%
40 to 44	1,098	1,036	1,356	1,265	167	15%
45 to 49	1,333	1,108	1,469	1,320	-13	-1%
50 to 54	1,566	1,282	1,636	1,533	-33	-2%
55 to 59	1,443	1,475	1,401	1,679	236	16%
60 to 61	533	652	544	692	159	30%
62 to 64	712	845	801	979	267	38%
65 to 69	988	1,336	1,430	1,737	749	76%
70 to 74	652	1,101	1,568	1,443	791	121%
75 to 79	488	668	1,337	1,172	684	140%
80 to 84	332	326	819	832	500	151%
85 and over	396	429	839	1,506	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	17,648	18,210	22,044	23,841	6,193	35%
Hispanic	2,957	3,533	5,049	6,179	3,222	109%
Non-Hispanic	14,691	14,677	16,995	17,662	2,971	20%
White	13,267	13,251	15,106	15,428	2,161	16%
Black	245	273	346	415	170	69%
American Indian	306	191	82	40	-266	-87%
Asian	387	446	743	947	560	145%
Hawaiian / Pacific Islander	50	56	73	79	29	58%
Other	9	12	13	18	9	100%
Two or More Races	427	448	632	735	308	72%

GROWTH TRENDS IN TOTAL POPULATION



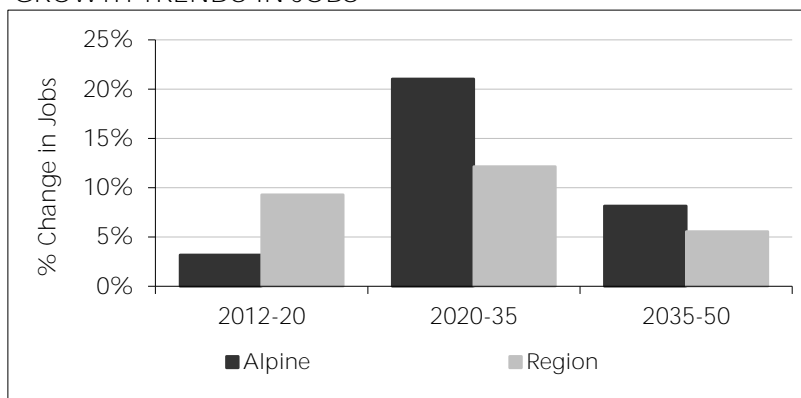
EMPLOYMENT

	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 USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	68,156	68,156	68,156	68,156	0	0%
Developed Acres	14,915	16,901	21,666	22,139	7,224	48%
Low Density Single Family	10,523	12,248	16,742	17,011	6,488	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	1,205	1,205	1,205	1,205	0	0%
Agricultural and Extractive ²	885	879	863	863	-22	-2%
Parks and Military Use	920	920	920	920	0	0%
Vacant Developable Acres	11,399	9,412	4,648	4,175	-7,224	-63%
Low Density Single Family	10,409	8,683	4,190	3,921	-6,488	-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 ³	13.6	13.1	12.8	12.3	-1.3	-9%
Residential Density ⁴	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