

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 38 - Alpine

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	15,513	16,063	19,729	21,755	6,242	40%
Household Population	15,370	15,934	19,571	21,579	6,209	40%
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	5,848	6,499	7,727	8,623	2,775	47%
Single Family	4,846	5,498	6,827	7,237	2,391	49%
Multiple Family	748	747	646	1,138	390	52%
Mobile Homes	254	254	254	248	-6	-2%
Occupied Housing Units	5,681	5,743	7,025	7,753	2,072	36%
Single Family	4,176	4,762	6,146	6,395	2,219	53%
Multiple Family	1,271	747	646	1,133	-138	-11%
Mobile Homes	234	234	233	225	-9	-4%
Vacancy Rate	2.9%	11.6%	9.1%	10.1%	7.2	248%
Single Family	13.8%	13.4%	10.0%	11.6%	-2.2	-16%
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	2.71	2.77	2.79	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	317	388	400	376	59	19%
\$15,000-\$29,999	573	554	593	571	-2	0%
\$30,000-\$44,999	480	563	624	646	166	35%
\$45,000-\$59,999	572	539	621	635	63	11%
\$60,000-\$74,999	541	510	586	605	64	12%
\$75,000-\$99,999	844	679	837	897	53	6%
\$100,000-\$124,999	511	548	683	741	230	45%
\$125,000-\$149,999	383	416	529	620	237	62%
\$150,000-\$199,999	515	577	766	884	369	72%
\$200,000 or more	945	969	1,386	1,778	833	88%
Total Households	5,681	5,743	7,025	7,753	2,072	36%

*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.

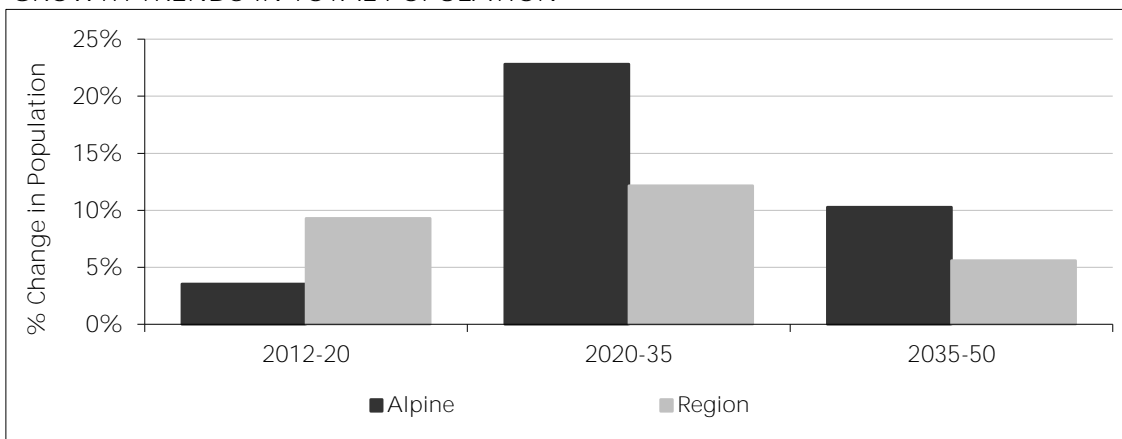
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	15,513	16,063	19,729	21,755	6,242	40%
Under 5	702	821	862	1,092	390	56%
5 to 9	856	948	1,039	1,297	441	52%
10 to 14	1,105	1,051	1,326	1,428	323	29%
15 to 17	795	647	897	856	61	8%
18 to 19	552	370	482	368	-184	-33%
20 to 24	932	847	976	887	-45	-5%
25 to 29	791	791	799	942	151	19%
30 to 34	715	733	732	973	258	36%
35 to 39	702	843	867	1,045	343	49%
40 to 44	967	932	1,207	1,165	198	20%
45 to 49	1,182	997	1,324	1,194	12	1%
50 to 54	1,370	1,123	1,445	1,390	20	1%
55 to 59	1,259	1,276	1,224	1,502	243	19%
60 to 61	462	557	490	614	152	33%
62 to 64	607	738	710	919	312	51%
65 to 69	856	1,161	1,288	1,594	738	86%
70 to 74	593	986	1,396	1,315	722	122%
75 to 79	438	585	1,219	1,083	645	147%
80 to 84	285	279	692	729	444	156%
85 and over	344	378	754	1,362	1,018	296%
Median Age	43.1	45.2	47.6	48.5	5.4	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	15,513	16,063	19,729	21,755	6,242	40%
Hispanic	2,535	3,052	4,417	5,517	2,982	118%
Non-Hispanic	12,978	13,011	15,312	16,238	3,260	25%
White	11,843	11,857	13,711	14,284	2,441	21%
Black	178	204	277	336	158	89%
American Indian	211	137	61	31	-180	-85%
Asian	333	384	664	871	538	162%
Hawaiian / Pacific Islander	44	42	53	66	22	50%
Other	8	8	13	14	6	75%
Two or More Races	361	379	533	636	275	76%

GROWTH TRENDS IN TOTAL POPULATION



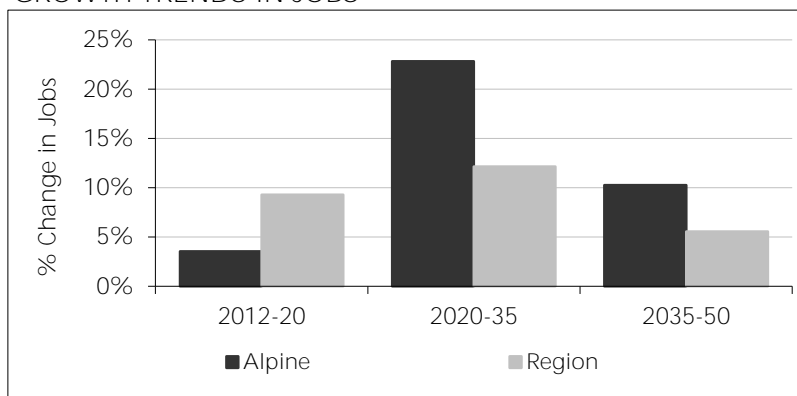
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	6,565	7,165	7,742	8,852	2,287	35%
Civilian Jobs	6,565	7,165	7,742	8,852	2,287	35%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	30,013	30,013	30,013	30,013	0	0%
Developed Acres	10,181	10,575	12,786	14,007	3,826	38%
Low Density Single Family	6,913	7,067	9,007	10,023	3,110	45%
Single Family	669	878	1,123	1,215	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	166	166	172	192	26	16%
Office	9	8	9	7	-2	-24%
Schools	50	49	49	49	-2	-4%
Roads and Freeways	981	981	981	981	0	0%
Agricultural and Extractive ²	178	172	156	156	-22	-12%
Parks and Military Use	1,067	1,067	1,067	1,067	0	0%
Vacant Developable Acres	6,793	6,399	4,188	2,967	-3,826	-56%
Low Density Single Family	5,848	5,694	3,753	2,737	-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	13,039	13,039	13,039	13,039	0	0%
Employment Density ³	26.3	24.5	22.3	19.4	-7.0	-26%
Residential Density ⁴	0.8	0.8	0.8	0.8	0.0	0%

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