2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Alpine Community Plan Area
County of San Diego

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	*2040*	*2050*	2008 to 2050 Change* Numeric	Percent
Total Population	**17,242**	**18,166**	**21,655**	*24,751*	*25,973*	8,731	51%
Household Population	17,056	17,950	21,397	*24,457*	*25,651*	8,595	50%
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%
Total Housing Units	**6,447**	**6,660**	**7,832**	*8,775*	*9,114*	2,667	41%
Single Family	4,870	5,065	5,976	*6,687*	*6,953*	2,083	43%
Multiple Family	1,236	1,263	1,524	*1,759*	*1,830*	594	48%
Mobile Homes	341	332	332	*329*	*331*	-10	-3%
Occupied Housing Units	**6,131**	**6,387**	**7,552**	*8,476*	*8,816*	2,685	44%
Single Family	4,644	4,872	5,777	*6,472*	*6,739*	2,095	45%
Multiple Family	1,180	1,214	1,471	*1,701*	*1,771*	591	50%
Mobile Homes	307	301	304	*303*	*306*	-1	0%
Vacancy Rate	**4.9%**	**4.1%**	**3.6%**	*3.4%*	*3.3%*	-1.6	-33%
Single Family	4.6%	3.8%	3.3%	*3.2%*	*3.1%*	-1.5	-33%
Multiple Family	4.5%	3.9%	3.5%	*3.3%*	*3.2%*	-1.3	-29%
Mobile Homes	10.0%	9.3%	8.4%	*7.9%*	*7.6%*	-2.4	-24%
Persons per Household	**2.78**	**2.81**	**2.83**	*2.89*	*2.91*	0.13	5%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

*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.
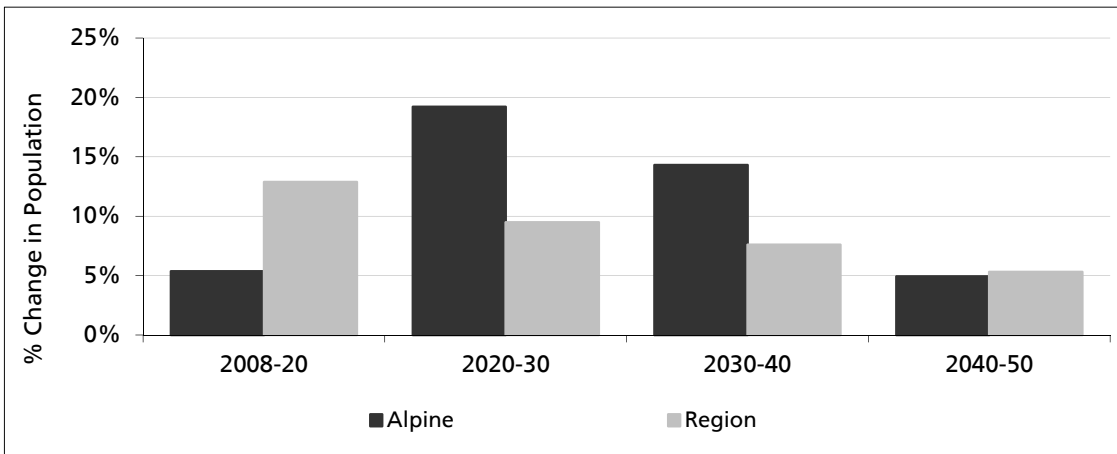
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**17,242**	**18,166**	**21,655**	**24,751**	**25,973**	**8,731**	**51%**
Under 5	852	809	961	1,042	1,062	210	25%
5 to 9	910	881	1,057	1,209	1,175	265	29%
10 to 14	1,184	1,199	1,342	1,586	1,615	431	36%
15 to 17	816	733	819	953	996	180	22%
18 to 19	535	474	474	541	540	5	1%
20 to 24	1,299	1,247	1,520	1,600	1,697	398	31%
25 to 29	940	1,170	1,291	1,389	1,508	568	60%
30 to 34	800	826	937	1,123	1,119	319	40%
35 to 39	937	722	1,037	1,183	1,208	271	29%
40 to 44	1,163	929	1,164	1,274	1,426	263	23%
45 to 49	1,482	1,143	1,096	1,577	1,670	188	13%
50 to 54	1,392	1,309	1,318	1,611	1,633	241	17%
55 to 59	1,303	1,501	1,407	1,323	1,743	440	34%
60 to 61	516	625	652	614	804	288	56%
62 to 64	579	867	878	897	971	392	68%
65 to 69	750	1,307	1,703	1,596	1,375	625	83%
70 to 74	598	1,002	1,573	1,547	1,430	832	139%
75 to 79	474	590	1,080	1,427	1,310	836	176%
80 to 84	345	346	712	1,054	998	653	189%
85 and over	367	486	634	1,205	1,693	1,326	361%
Median Age	41.5	45.4	46.0	46.5	46.9	5.4	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**17,242**	**18,166**	**21,655**	**24,751**	**25,973**	**8,731**	**51%**
Hispanic	2,746	3,432	4,403	5,371	5,942	3,196	116%
Non-Hispanic	14,496	14,734	17,252	19,380	20,031	5,535	38%
White	13,067	13,276	15,495	17,321	17,806	4,739	36%
Black	376	451	575	690	758	382	102%
American Indian	284	196	133	86	54	-230	-81%
Asian	230	311	444	593	697	467	203%
Hawaiian / Pacific Islander	48	40	46	50	50	2	4%
Other	39	26	25	29	33	-6	-15%
Two or More Races	452	434	534	611	633	181	40%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**5,366**	**5,368**	**5,606**	**6,061**	**6,702**	**1,336**	**25%**
Civilian Jobs	5,366	5,368	5,606	6,061	6,702	1,336	25%
Military Jobs	0	0	0	0	0	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**68,171**	**68,171**	**68,171**	**68,171**	**68,171**	**0**	**0%**
Developed Acres	**28,522**	**29,350**	**30,470**	**32,705**	**35,656**	**7,134**	**25%**
Low Density Single Family	10,866	11,638	12,896	15,006	17,902	7,036	65%
Single Family	861	927	995	1,071	1,099	238	28%
Multiple Family	87	89	98	99	100	13	15%
Mobile Homes	74	74	74	74	74	0	0%
Other Residential	11	11	11	11	11	0	0%
Mixed Use	0	0	6	13	19	19	--
Industrial	43	43	61	99	145	102	238%
Commercial/Services	286	286	286	291	297	11	4%
Office	9	9	9	9	8	-1	-11%
Schools	157	157	157	157	157	0	0%
Roads and Freeways	1,238	1,238	1,238	1,238	1,238	0	0%
Agricultural and Extractive[2]	1,674	1,662	1,422	1,421	1,391	-283	-17%
Parks and Military Use	13,216	13,216	13,216	13,216	13,216	0	0%
Vacant Developable Acres	**10,138**	**9,310**	**8,190**	**5,955**	**3,004**	**-7,134**	**-70%**
Low Density Single Family	9,619	8,815	7,778	5,670	2,804	-6,815	-71%
Single Family	200	177	124	49	21	-179	-90%
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%
Constrained Acres	**29,511**	**29,511**	**29,511**	**29,511**	**29,511**	**0**	**0%**
Employment Density[3]	**10.8**	**10.8**	**10.9**	**10.8**	**10.9**	**0.0**	**0%**
Residential Density[4]	**0.5**	**0.5**	**0.6**	**0.5**	**0.5**	**-0.1**	**-12%**

GROWTH TRENDS IN JOBS
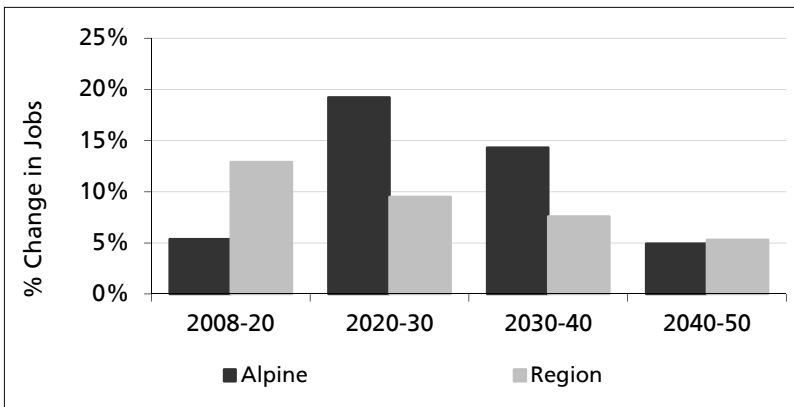
Notes:

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).

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