

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 38 - Alpine



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	15,422	16,047	19,210	22,362	23,421	7,999	52%
Household Population	15,236	15,831	18,952	22,068	23,099	7,863	52%
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	5,746	5,851	6,907	7,885	8,186	2,440	42%
Single Family	4,204	4,282	5,076	5,819	6,045	1,841	44%
Multiple Family	1,219	1,246	1,507	1,742	1,813	594	49%
Mobile Homes	323	323	324	324	328	5	2%
Occupied Housing Units	5,476	5,635	6,683	7,642	7,947	2,471	45%
Single Family	4,022	4,135	4,923	5,651	5,883	1,861	46%
Multiple Family	1,163	1,201	1,458	1,688	1,758	595	51%
Mobile Homes	291	299	302	303	306	15	5%
Vacancy Rate	4.7%	3.7%	3.2%	3.1%	2.9%	-1.8	-38%
Single Family	4.3%	3.4%	3.0%	2.9%	2.7%	-1.6	-37%
Multiple Family	4.6%	3.6%	3.3%	3.1%	3.0%	-1.6	-35%
Mobile Homes	9.9%	7.4%	6.8%	6.5%	6.7%	-3.2	-32%
Persons per Household	2.78	2.81	2.84	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.

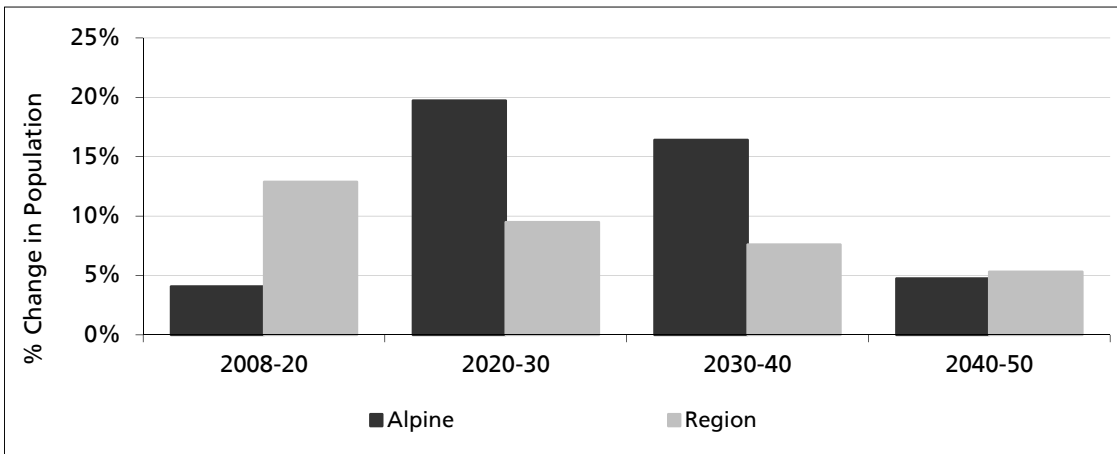
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	15,422	16,047	19,210	22,362	23,421	7,999	52%
Under 5	790	723	857	957	958	168	21%
5 to 9	838	789	951	1,093	1,096	258	31%
10 to 14	1,096	1,105	1,236	1,464	1,494	398	36%
15 to 17	713	668	729	873	906	193	27%
18 to 19	469	400	410	463	474	5	1%
20 to 24	1,158	1,080	1,316	1,447	1,541	383	33%
25 to 29	808	968	1,130	1,230	1,332	524	65%
30 to 34	726	733	817	1,015	1,026	300	41%
35 to 39	848	668	947	1,098	1,089	241	28%
40 to 44	1,036	838	1,076	1,191	1,328	292	28%
45 to 49	1,324	1,024	983	1,414	1,494	170	13%
50 to 54	1,274	1,127	1,138	1,447	1,451	177	14%
55 to 59	1,155	1,315	1,271	1,225	1,599	444	38%
60 to 61	457	569	582	559	717	260	57%
62 to 64	486	754	773	812	869	383	79%
65 to 69	674	1,154	1,484	1,402	1,208	534	79%
70 to 74	528	924	1,395	1,431	1,310	782	148%
75 to 79	409	505	952	1,260	1,136	727	178%
80 to 84	302	294	594	917	892	590	195%
85 and over	331	409	569	1,064	1,501	1,170	353%
Median Age	41.3	45.3	45.7	46.2	46.6	5.3	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	15,422	16,047	19,210	22,362	23,421	7,999	52%
Hispanic	2,444	2,951	3,823	4,774	5,258	2,814	115%
Non-Hispanic	12,978	13,096	15,387	17,588	18,163	5,185	40%
White	11,777	11,854	13,883	15,781	16,219	4,442	38%
Black	327	383	492	605	659	332	102%
American Indian	243	156	109	75	48	-195	-80%
Asian	204	278	398	536	626	422	207%
Hawaiian / Pacific Islander	40	40	44	51	51	11	28%
Other	36	25	23	24	25	-11	-31%
Two or More Races	351	360	438	516	535	184	52%

GROWTH TRENDS IN TOTAL POPULATION



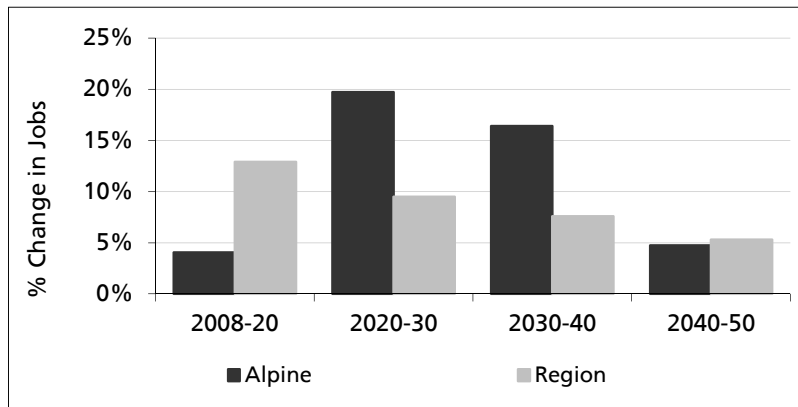
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	7,725	7,726	7,962	8,417	9,058	1,333	17%
Civilian Jobs	7,725	7,726	7,962	8,417	9,058	1,333	17%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	30,030	30,030	30,030	30,030	30,030	0	0%
Developed Acres	14,423	14,461	15,382	18,517	19,479	5,055	35%
Low Density Single Family	7,353	7,323	8,265	11,276	12,151	4,799	65%
Single Family	636	702	771	846	874	238	37%
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	29	30	47	85	131	102	347%
Commercial/Services	321	321	321	326	332	11	3%
Office	9	9	9	9	8	-1	-11%
Schools	51	51	51	51	51	0	0%
Roads and Freeways	984	984	984	984	984	0	0%
Agricultural and Extractive ²	817	817	694	693	693	-125	-15%
Parks and Military Use	4,053	4,053	4,053	4,053	4,053	0	0%
Vacant Developable Acres	5,940	5,902	4,982	1,847	885	-5,055	-85%
Low Density Single Family	5,442	5,427	4,590	1,581	706	-4,736	-87%
Single Family	199	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	3	3	3	3	3	0	0%
Constrained Acres	9,667	9,667	9,667	9,667	9,667	0	0%
Employment Density³	18.8	18.8	18.5	17.6	17.1	-1.8	-9%
Residential Density⁴	0.7	0.7	0.7	0.6	0.6	-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).