

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 55 - Fallbrook

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	48,167	54,009	63,550	65,482	17,315	36%
Household Population	47,859	53,765	63,209	65,084	17,225	36%
Group Quarters Population	308	244	341	398	90	29%
Civilian	308	244	341	398	90	29%
Military	0	0	0	0	0	0%
Total Housing Units	17,703	19,609	22,849	23,752	6,049	34%
Single Family	13,645	15,587	18,848	19,340	5,695	42%
Multiple Family	3,129	3,130	3,149	3,619	490	16%
Mobile Homes	929	892	852	793	-136	-15%
Occupied Housing Units	16,867	18,652	22,013	22,690	5,823	35%
Single Family	13,056	14,870	18,221	18,552	5,496	42%
Multiple Family	2,938	2,943	2,992	3,404	466	16%
Mobile Homes	873	839	800	734	-139	-16%
Vacancy Rate	4.7%	4.9%	3.7%	4.5%	-0.2	-4%
Single Family	4.3%	4.6%	3.3%	4.1%	-0.2	-5%
Multiple Family	6.1%	6.0%	5.0%	5.9%	-0.2	-3%
Mobile Homes	6.0%	5.9%	6.1%	7.4%	1.4	23%
Persons per Household	2.84	2.88	2.87	2.87	0.0	1%

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	1,030	1,055	991	826	-204	-20%
\$15,000-\$29,999	2,100	2,064	2,059	1,825	-275	-13%
\$30,000-\$44,999	2,084	2,402	2,508	2,330	246	12%
\$45,000-\$59,999	2,166	2,287	2,487	2,421	255	12%
\$60,000-\$74,999	1,921	1,956	2,223	2,254	333	17%
\$75,000-\$99,999	2,209	2,610	3,097	3,177	968	44%
\$100,000-\$124,999	1,730	1,826	2,344	2,461	731	42%
\$125,000-\$149,999	1,011	1,263	1,670	1,876	865	86%
\$150,000-\$199,999	1,205	1,522	2,095	2,368	1,163	97%
\$200,000 or more	1,411	1,667	2,539	3,152	1,741	123%
Total Households	16,867	18,652	22,013	22,690	5,823	35%
Median Household Income						
Adjusted for inflation (\$2010)	\$68,226	\$71,641	\$80,961	\$88,291	\$20,065	29%

*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.

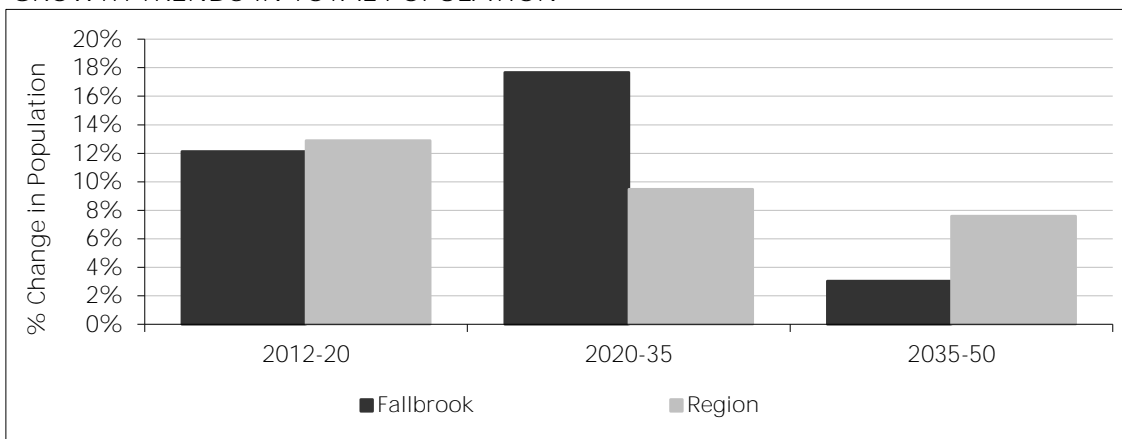
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	48,167	54,009	63,550	65,482	17,315	36%
Under 5	3,017	3,837	4,102	4,274	1,257	42%
5 to 9	2,953	3,400	3,909	4,133	1,180	40%
10 to 14	3,062	3,139	3,720	3,887	825	27%
15 to 17	2,078	1,906	2,307	2,337	259	12%
18 to 19	1,590	1,262	1,463	1,407	-183	-12%
20 to 24	3,606	3,759	3,981	3,985	379	11%
25 to 29	2,996	3,480	3,503	3,687	691	23%
30 to 34	2,314	2,592	2,968	3,147	833	36%
35 to 39	2,185	2,619	3,208	3,129	944	43%
40 to 44	2,689	2,698	3,764	3,450	761	28%
45 to 49	2,979	2,844	3,543	3,573	594	20%
50 to 54	3,413	3,178	3,706	3,875	462	14%
55 to 59	3,399	3,712	3,469	4,318	919	27%
60 to 61	1,251	1,552	1,317	1,523	272	22%
62 to 64	1,851	2,283	2,058	2,370	519	28%
65 to 69	2,648	3,674	3,703	3,996	1,348	51%
70 to 74	2,072	3,435	4,333	3,660	1,588	77%
75 to 79	1,531	2,051	3,648	2,899	1,368	89%
80 to 84	1,211	1,201	2,522	2,382	1,171	97%
85 and over	1,322	1,387	2,326	3,450	2,128	161%
Median Age	40.5	41.9	43.5	44.0	3.5	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	48,167	54,009	63,550	65,482	17,315	36%
Hispanic	18,351	23,226	32,318	37,981	19,630	107%
Non-Hispanic	29,816	30,783	31,232	27,501	-2,315	-8%
White	26,942	27,548	26,956	22,807	-4,135	-15%
Black	546	582	545	421	-125	-23%
American Indian	161	132	90	65	-96	-60%
Asian	1,064	1,278	2,014	2,401	1,337	126%
Hawaiian / Pacific Islander	99	116	156	185	86	87%
Other	77	66	55	55	-22	-29%
Two or More Races	927	1,061	1,416	1,567	640	69%

GROWTH TRENDS IN TOTAL POPULATION



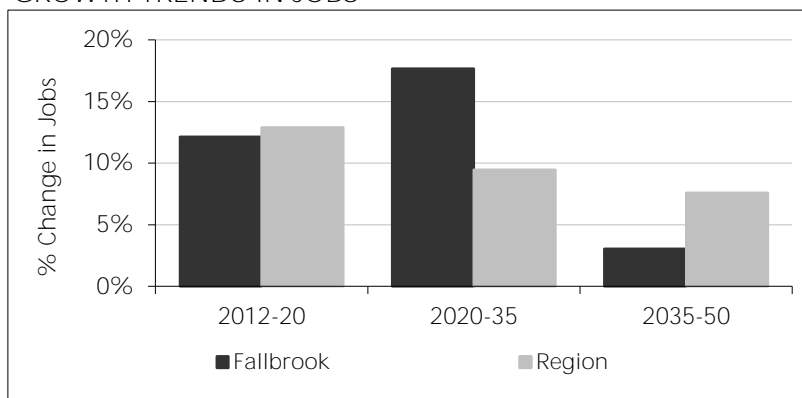
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	11,618	12,994	14,218	16,026	4,408	38%
Civilian Jobs	11,618	12,994	14,218	16,026	4,408	38%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	80,980	80,980	80,980	80,980	0	0%
Developed Acres	42,043	44,990	50,961	54,272	12,229	29%
Low Density Single Family	19,440	22,011	27,297	29,994	10,554	54%
Single Family	2,718	3,282	4,132	4,253	1,535	56%
Multiple Family	135	135	135	147	12	9%
Mobile Homes	236	209	164	145	-91	-39%
Other Residential	58	51	51	51	-7	-12%
Mixed Use	0	0	14	53	53	--
Industrial	518	528	548	559	41	8%
Commercial/Services	872	1,265	1,339	1,594	722	83%
Office	22	43	40	50	28	128%
Schools	201	231	263	301	100	50%
Roads and Freeways	2,524	2,524	2,524	2,524	0	0%
Agricultural and Extractive ²	14,705	13,987	13,734	13,669	-1,036	-7%
Parks and Military Use	614	723	718	933	320	52%
Vacant Developable Acres	20,204	17,258	11,287	7,975	-12,229	-61%
Low Density Single Family	18,207	15,636	10,375	7,678	-10,529	-58%
Single Family	1,051	972	328	221	-830	-79%
Multiple Family	24	23	23	19	-5	-21%
Mixed Use	9	9	5	1	-7	-86%
Industrial	37	29	20	4	-33	-89%
Commercial/Services	461	323	270	27	-434	-94%
Office	8	5	5	0	-8	-100%
Schools	48	18	18	0	-48	-100%
Parks and Other	359	242	242	24	-335	-93%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	18,732	18,732	18,732	18,732	0	0%
Employment Density ³	7.2	6.3	6.5	6.3	-0.9	-12%
Residential Density ⁴	0.8	0.8	0.7	0.7	-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