

SERIES 13 REGIONAL GROWTH FORECAST

Fallbrook Community Plan Area
County of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	44,409	48,924	56,011	57,505	13,096	29%
Household Population	44,206	48,781	55,775	57,215	13,009	29%
Group Quarters Population	203	143	236	290	87	43%
Civilian	203	143	236	290	87	43%
Military	0	0	0	0	0	0%
Total Housing Units	16,151	17,554	19,873	20,584	4,433	27%
Single Family	12,516	13,955	16,295	16,595	4,079	33%
Multiple Family	2,818	2,819	2,838	3,308	490	17%
Mobile Homes	817	780	740	681	-136	-17%
Occupied Housing Units	15,380	16,685	19,131	19,635	4,255	28%
Single Family	11,988	13,326	15,761	15,915	3,927	33%
Multiple Family	2,631	2,632	2,681	3,094	463	18%
Mobile Homes	761	727	689	626	-135	-18%
Vacancy Rate	4.8%	5.0%	3.7%	4.6%	-0.2	-4%
Single Family	4.2%	4.5%	3.3%	4.1%	-0.1	-2%
Multiple Family	6.6%	6.6%	5.5%	6.5%	-0.1	-2%
Mobile Homes	6.9%	6.8%	6.9%	8.1%	1.2	17%
Persons per Household	2.87	2.92	2.92	2.91	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	901	930	847	711	-190	-21%
\$15,000-\$29,999	1,992	1,868	1,786	1,577	-415	-21%
\$30,000-\$44,999	1,902	2,181	2,207	2,049	147	8%
\$45,000-\$59,999	1,952	2,058	2,197	2,124	172	9%
\$60,000-\$74,999	1,827	1,792	1,989	1,980	153	8%
\$75,000-\$99,999	2,094	2,321	2,709	2,797	703	34%
\$100,000-\$124,999	1,558	1,628	2,001	2,134	576	37%
\$125,000-\$149,999	938	1,133	1,449	1,591	653	70%
\$150,000-\$199,999	1,055	1,345	1,806	2,038	983	93%
\$200,000 or more	1,161	1,429	2,140	2,634	1,473	127%
Total Households	15,380	16,685	19,131	19,635	4,255	28%
Median Household Income						
Adjusted for inflation (\$2010)	\$67,742	\$70,928	\$79,979	\$87,303	\$19,561	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.

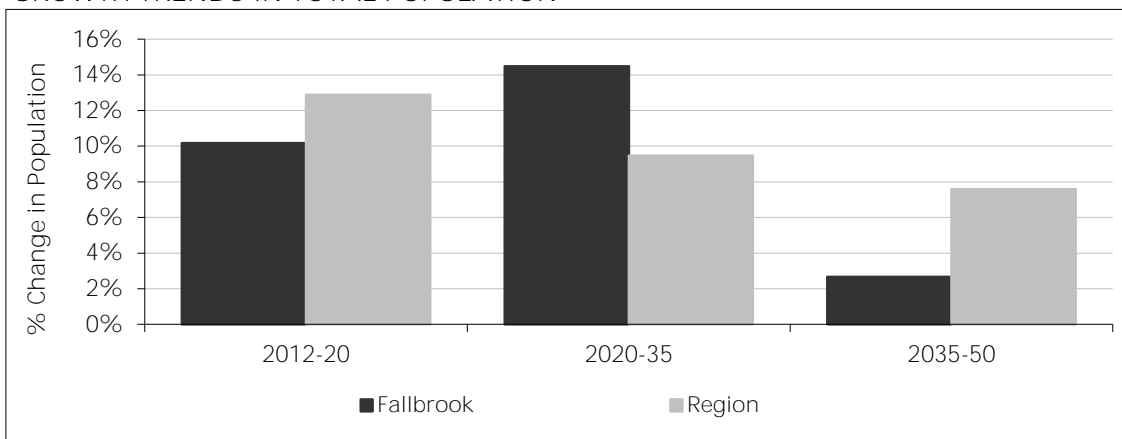
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	44,409	48,924	56,011	57,505	13,096	29%
Under 5	2,949	3,561	3,788	3,921	972	33%
5 to 9	2,819	3,151	3,573	3,709	890	32%
10 to 14	2,935	3,019	3,490	3,590	655	22%
15 to 17	1,940	1,807	2,081	2,132	192	10%
18 to 19	1,479	1,226	1,338	1,282	-197	-13%
20 to 24	3,416	3,674	3,702	3,679	263	8%
25 to 29	2,888	3,416	3,236	3,395	507	18%
30 to 34	2,193	2,443	2,686	2,764	571	26%
35 to 39	2,061	2,426	2,907	2,755	694	34%
40 to 44	2,501	2,349	3,293	2,939	438	18%
45 to 49	2,720	2,524	3,127	3,202	482	18%
50 to 54	3,106	2,848	3,215	3,474	368	12%
55 to 59	3,050	3,217	2,948	3,650	600	20%
60 to 61	1,131	1,380	1,181	1,358	227	20%
62 to 64	1,646	1,994	1,754	2,006	360	22%
65 to 69	2,329	3,093	3,128	3,319	990	43%
70 to 74	1,768	2,903	3,528	2,960	1,192	67%
75 to 79	1,298	1,696	2,959	2,416	1,118	86%
80 to 84	1,043	1,033	2,119	2,051	1,008	97%
85 and over	1,137	1,164	1,958	2,903	1,766	155%
Median Age	38.8	39.5	41.8	42.6	3.8	10%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	44,409	48,924	56,011	57,505	13,096	29%
Hispanic	17,766	22,239	29,852	34,559	16,793	95%
Non-Hispanic	26,643	26,685	26,159	22,946	-3,697	-14%
White	23,614	23,535	22,332	18,822	-4,792	-20%
Black	546	574	502	406	-140	-26%
American Indian	417	324	130	62	-355	-85%
Asian	1,056	1,155	1,836	2,158	1,102	104%
Hawaiian / Pacific Islander	86	95	106	129	43	50%
Other	64	48	36	42	-22	-34%
Two or More Races	860	954	1,217	1,327	467	54%

GROWTH TRENDS IN TOTAL POPULATION



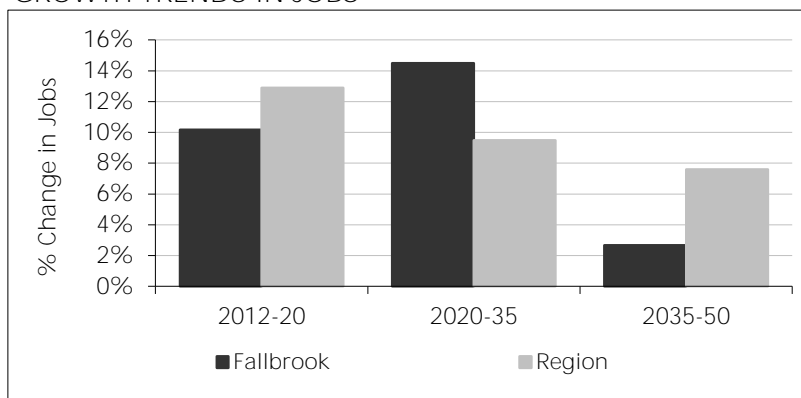
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	8,668	9,798	11,193	12,623	3,955	46%
Civilian Jobs	8,668	9,798	11,193	12,623	3,955	46%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	36,096	36,096	36,096	36,096	0	0%
Developed Acres	26,605	27,122	31,094	31,920	5,315	20%
Low Density Single Family	12,589	12,897	16,147	16,788	4,199	33%
Single Family	2,674	3,182	3,878	3,960	1,286	48%
Multiple Family	117	116	117	129	12	10%
Mobile Homes	152	146	134	127	-24	-16%
Other Residential	10	3	3	3	-7	-72%
Mixed Use	0	0	14	53	53	--
Industrial	399	408	428	436	37	9%
Commercial/Services	652	919	970	1,003	351	54%
Office	22	40	36	41	20	90%
Schools	151	181	214	251	100	66%
Roads and Freeways	1,877	1,877	1,877	1,877	0	0%
Agricultural and Extractive ²	7,397	6,688	6,617	6,576	-821	-11%
Parks and Military Use	566	665	660	676	110	19%
Vacant Developable Acres	6,520	6,003	2,032	1,205	-5,315	-82%
Low Density Single Family	5,302	4,994	1,616	964	-4,338	-82%
Single Family	860	816	267	186	-674	-78%
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	90	71	39	7	-84	-93%
Office	0	0	0	0	0	0%
Schools	48	18	18	0	-48	-100%
Parks and Other	150	43	43	24	-126	-84%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	2,971	2,971	2,971	2,971	0	0%
Employment Density ³	7.1	6.3	6.8	7.2	0.1	1%
Residential Density ⁴	1.0	1.1	1.0	1.0	-0.1	-6%

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