

SERIES 13 REGIONAL GROWTH FORECAST



Fallbrook Union High School District

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	81,269	88,475	98,567	100,287	19,018	23%
Household Population	68,739	76,012	85,986	87,634	18,895	27%
Group Quarters Population	12,530	12,463	12,581	12,653	123	1%
Civilian	432	365	483	555	123	28%
Military	12,098	12,098	12,098	12,098	0	0%
Total Housing Units	24,429	26,641	30,013	30,957	6,528	27%
Single Family	19,436	21,684	25,077	25,610	6,174	32%
Multiple Family	3,824	3,825	3,844	4,314	490	13%
Mobile Homes	1,169	1,132	1,092	1,033	-136	-12%
Occupied Housing Units	23,321	25,377	28,908	29,530	6,209	27%
Single Family	18,655	20,738	24,258	24,543	5,888	32%
Multiple Family	3,553	3,560	3,611	4,017	464	13%
Mobile Homes	1,113	1,079	1,039	970	-143	-13%
Vacancy Rate	4.5%	4.7%	3.7%	4.6%	0.1	2%
Single Family	4.0%	4.4%	3.3%	4.2%	0.2	5%
Multiple Family	7.1%	6.9%	6.1%	6.9%	-0.2	-3%
Mobile Homes	4.8%	4.7%	4.9%	6.1%	1.3	27%
Persons per Household	2.95	3.00	2.97	2.97	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	1,148	1,335	1,243	1,024	-124	-11%
\$15,000-\$29,999	2,632	2,771	2,600	2,271	-361	-14%
\$30,000-\$44,999	3,629	3,389	3,375	3,082	-547	-15%
\$45,000-\$59,999	3,890	3,277	3,449	3,301	-589	-15%
\$60,000-\$74,999	2,378	2,749	3,096	3,101	723	30%
\$75,000-\$99,999	2,720	3,635	4,159	4,232	1,512	56%
\$100,000-\$124,999	2,215	2,444	3,026	3,270	1,055	48%
\$125,000-\$149,999	1,364	1,688	2,170	2,376	1,012	74%
\$150,000-\$199,999	1,569	2,002	2,670	3,029	1,460	93%
\$200,000 or more	1,776	2,087	3,120	3,844	2,068	116%
Total Households	23,321	25,377	28,908	29,530	6,209	27%
Median Household Income						
Adjusted for inflation (\$2010)	\$62,280	\$70,457	\$79,154	\$86,732	\$24,452	39%

*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.

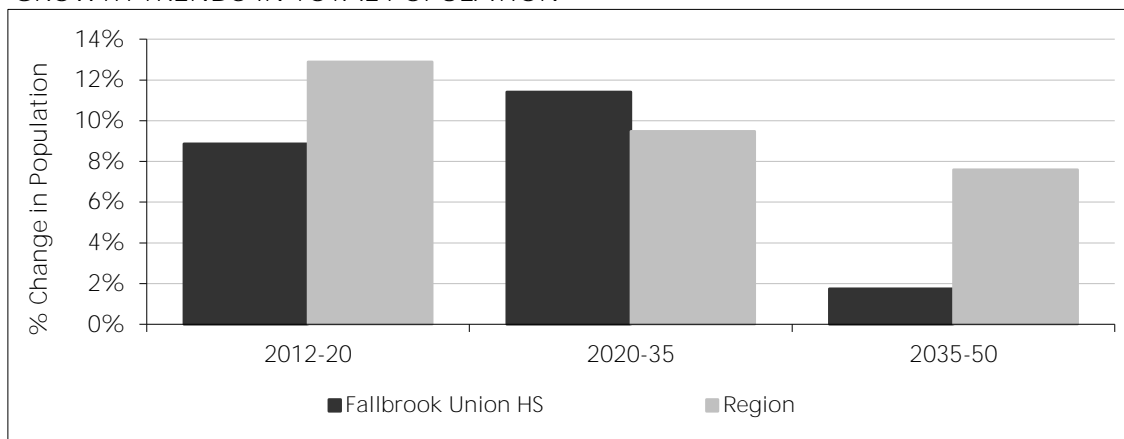
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	81,269	88,475	98,567	100,287	19,018	23%
Under 5	5,917	7,139	7,352	7,561	1,644	28%
5 to 9	5,271	5,865	6,342	6,600	1,329	25%
10 to 14	4,779	4,773	5,391	5,542	763	16%
15 to 17	2,956	2,755	3,174	3,136	180	6%
18 to 19	4,001	3,730	3,968	3,868	-133	-3%
20 to 24	13,306	13,562	13,690	13,552	246	2%
25 to 29	6,559	7,186	7,107	7,233	674	10%
30 to 34	4,311	4,628	4,921	5,086	775	18%
35 to 39	3,677	4,290	4,889	4,704	1,027	28%
40 to 44	3,824	3,712	4,943	4,483	659	17%
45 to 49	4,067	3,697	4,546	4,561	494	12%
50 to 54	4,330	4,106	4,676	4,916	586	14%
55 to 59	4,207	4,609	4,238	5,202	995	24%
60 to 61	1,531	1,905	1,603	1,839	308	20%
62 to 64	2,309	2,760	2,495	2,829	520	23%
65 to 69	3,109	4,328	4,340	4,676	1,567	50%
70 to 74	2,426	4,053	5,064	4,287	1,861	77%
75 to 79	1,803	2,398	4,231	3,408	1,605	89%
80 to 84	1,388	1,378	2,896	2,765	1,377	99%
85 and over	1,498	1,601	2,701	4,039	2,541	170%
Median Age	28.4	29.5	32.3	32.6	4.2	15%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	81,269	88,475	98,567	100,287	19,018	23%
Hispanic	27,370	33,339	43,413	49,697	22,327	82%
Non-Hispanic	53,899	55,136	55,154	50,590	-3,309	-6%
White	45,177	45,901	44,785	39,794	-5,383	-12%
Black	2,384	2,507	2,371	2,171	-213	-9%
American Indian	1,033	848	538	416	-617	-60%
Asian	2,565	2,975	4,062	4,603	2,038	79%
Hawaiian / Pacific Islander	468	480	511	535	67	14%
Other	140	128	128	126	-14	-10%
Two or More Races	2,132	2,297	2,759	2,945	813	38%

GROWTH TRENDS IN TOTAL POPULATION



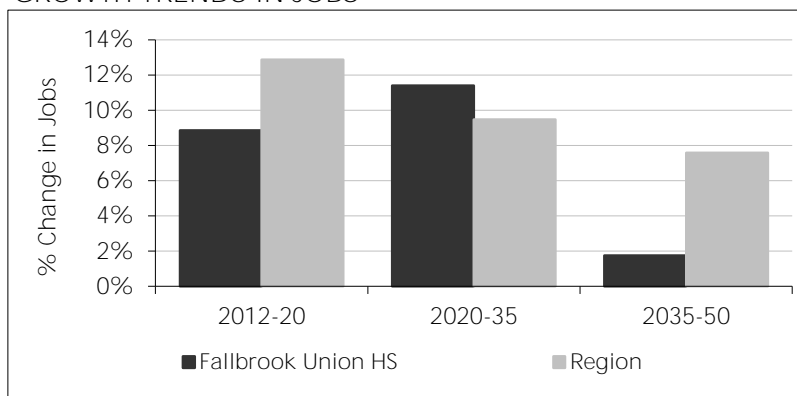
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	61,350	62,967	64,664	66,979	5,629	9%
Civilian Jobs	26,515	28,132	29,829	32,144	5,629	21%
Military Jobs	34,835	34,835	34,835	34,835	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	222,507	222,507	222,507	222,507	0	0%
Developed Acres	164,043	168,931	177,335	181,636	17,594	11%
Low Density Single Family	24,279	28,479	35,889	39,250	14,970	62%
Single Family	3,752	4,432	5,283	5,403	1,651	44%
Multiple Family	842	841	841	853	12	1%
Mobile Homes	304	276	232	213	-91	-30%
Other Residential	107	100	100	100	-7	-6%
Mixed Use	0	0	14	53	53	--
Industrial	1,217	1,054	1,082	1,094	-122	-10%
Commercial/Services	1,306	1,905	1,992	2,422	1,116	85%
Office	65	86	83	93	28	43%
Schools	231	261	293	331	100	43%
Roads and Freeways	4,232	4,409	4,409	4,409	176	4%
Agricultural and Extractive ²	23,602	22,871	22,907	22,991	-611	-3%
Parks and Military Use	104,106	104,215	104,210	104,425	320	0%
Vacant Developable Acres	29,444	24,556	16,151	11,850	-17,594	-60%
Low Density Single Family	26,665	22,465	14,789	11,201	-15,464	-58%
Single Family	1,167	972	328	221	-946	-81%
Multiple Family	24	23	23	19	-5	-21%
Mixed Use	9	9	5	1	-7	-86%
Industrial	44	36	21	4	-40	-90%
Commercial/Services	925	592	526	185	-739	-80%
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	195	195	195	195	0	0%
Constrained Acres	29,021	29,021	29,021	29,021	0	0%
Employment Density ³	9.4	8.5	8.6	8.1	-1.3	-14%
Residential Density ⁴	0.8	0.8	0.7	0.7	-0.2	-19%

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