

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 55 - Fallbrook



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	48,703	51,805	61,001	68,461	72,681	23,978	49%
Household Population	48,096	51,100	60,104	67,279	71,325	23,229	48%
Group Quarters Population	607	705	897	1,182	1,356	749	123%
Civilian	607	705	897	1,182	1,356	749	123%
Military	0	0	0	0	0	0	0%
Total Housing Units	17,332	18,361	21,197	23,254	24,380	7,048	41%
Single Family	13,406	14,300	16,732	18,610	19,500	6,094	45%
Multiple Family	3,004	3,165	3,570	3,760	3,993	989	33%
Mobile Homes	922	896	895	884	887	-35	-4%
Occupied Housing Units	16,250	17,147	19,970	21,988	23,122	6,872	42%
Single Family	12,598	13,326	15,743	17,581	18,483	5,885	47%
Multiple Family	2,808	2,992	3,394	3,581	3,809	1,001	36%
Mobile Homes	844	829	833	826	830	-14	-2%
Vacancy Rate	6.2%	6.6%	5.8%	5.4%	5.2%	-1.0	-16%
Single Family	6.0%	6.8%	5.9%	5.5%	5.2%	-0.8	-13%
Multiple Family	6.5%	5.5%	4.9%	4.8%	4.6%	-1.9	-29%
Mobile Homes	8.5%	7.5%	6.9%	6.6%	6.4%	-2.1	-25%
Persons per Household	2.96	2.98	3.01	3.06	3.08	0.12	4%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	1,433	1,212	1,113	1,025	962	-471	-33%
\$15,000-\$29,999	2,486	2,218	2,156	2,063	1,980	-506	-20%
\$30,000-\$44,999	2,495	2,437	2,503	2,483	2,441	-54	-2%
\$45,000-\$59,999	2,357	2,292	2,505	2,582	2,594	237	10%
\$60,000-\$74,999	2,012	1,927	2,237	2,398	2,468	456	23%
\$75,000-\$99,999	2,003	2,393	2,918	3,250	3,418	1,415	71%
\$100,000-\$124,999	1,557	1,660	2,143	2,495	2,685	1,128	72%
\$125,000-\$149,999	676	1,061	1,430	1,736	1,919	1,243	184%
\$150,000-\$199,999	592	1,113	1,603	2,045	2,328	1,736	293%
\$200,000 or more	639	834	1,362	1,911	2,327	1,688	264%
Total Households	16,250	17,147	19,970	21,988	23,122	6,872	42%
Median Household Income							
Adjusted for inflation (\$1999)	\$55,889	\$63,227	\$71,453	\$78,408	\$83,163	\$27,274	49%

***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.

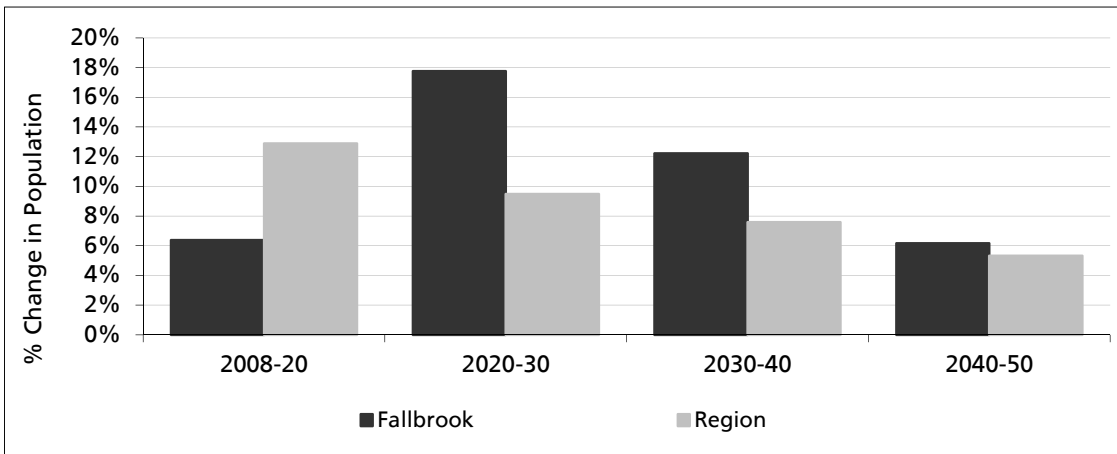
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	48,703	51,805	61,001	68,461	72,681	23,978	49%
Under 5	3,577	3,415	3,922	4,315	4,366	789	22%
5 to 9	3,354	3,657	4,097	4,593	4,741	1,387	41%
10 to 14	3,102	3,455	3,788	4,220	4,493	1,391	45%
15 to 17	2,140	2,064	2,317	2,540	2,745	605	28%
18 to 19	1,519	1,287	1,485	1,575	1,695	176	12%
20 to 24	3,579	3,220	4,174	4,399	4,691	1,112	31%
25 to 29	3,883	4,397	4,899	5,423	5,681	1,798	46%
30 to 34	3,216	3,189	3,290	4,324	4,473	1,257	39%
35 to 39	2,586	2,301	3,017	3,339	3,734	1,148	44%
40 to 44	2,612	2,522	2,993	3,007	3,837	1,225	47%
45 to 49	3,012	2,729	2,748	3,526	3,777	765	25%
50 to 54	3,142	2,925	3,102	3,612	3,540	398	13%
55 to 59	2,854	3,293	3,337	3,230	4,038	1,184	41%
60 to 61	1,072	1,286	1,302	1,251	1,567	495	46%
62 to 64	1,249	1,874	1,923	2,039	2,162	913	73%
65 to 69	1,976	3,187	3,914	3,731	3,409	1,433	73%
70 to 74	1,658	2,698	3,783	3,723	3,597	1,939	117%
75 to 79	1,654	1,885	3,236	3,933	3,630	1,976	119%
80 to 84	1,185	1,029	1,905	2,637	2,487	1,302	110%
85 and over	1,333	1,392	1,769	3,044	4,018	2,685	201%
Median Age	35.0	37.6	39.2	39.3	39.6	4.6	13%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	48,703	51,805	61,001	68,461	72,681	23,978	49%
Hispanic	17,588	21,770	28,187	34,458	39,241	21,653	123%
Non-Hispanic	31,115	30,035	32,814	34,003	33,440	2,325	7%
White	28,181	26,892	29,066	29,751	28,877	696	2%
Black	695	709	772	783	745	50	7%
American Indian	189	147	128	111	95	-94	-50%
Asian	870	1,084	1,430	1,765	2,035	1,165	134%
Hawaiian / Pacific Islander	143	140	149	158	161	18	13%
Other	74	63	69	77	81	7	9%
Two or More Races	963	1,000	1,200	1,358	1,446	483	50%

GROWTH TRENDS IN TOTAL POPULATION



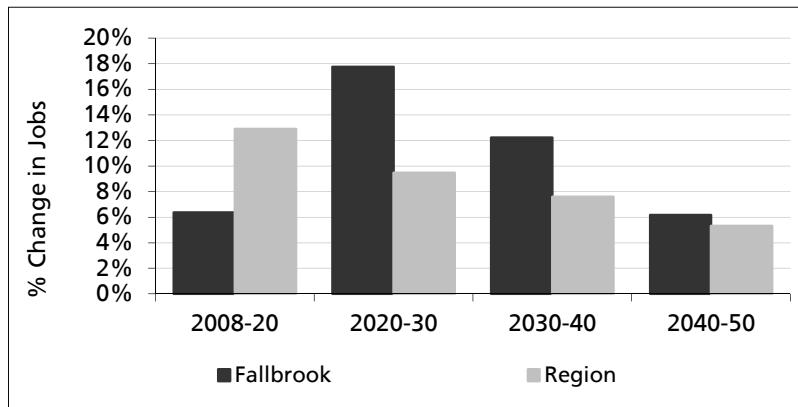
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	12,704	13,648	15,414	17,112	18,624	5,920	47%
Civilian Jobs	12,704	13,648	15,414	17,112	18,624	5,920	47%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	81,249	81,249	81,249	81,249	81,249	0	0%
Developed Acres	57,404	60,046	65,245	69,295	71,705	14,300	25%
Low Density Single Family	18,685	22,586	30,319	35,949	40,288	21,604	116%
Single Family	2,512	2,846	3,486	3,750	3,955	1,443	57%
Multiple Family	137	141	147	152	162	25	18%
Mobile Homes	233	233	233	233	233	0	0%
Other Residential	54	54	54	54	54	0	0%
Mixed Use	0	6	22	32	47	47	--
Industrial	533	818	890	948	1,032	498	94%
Commercial/Services	1,126	1,146	1,172	1,196	1,212	86	8%
Office	23	26	29	32	33	9	40%
Schools	203	226	262	290	309	105	52%
Roads and Freeways	2,751	2,751	2,751	2,751	2,751	0	0%
Agricultural and Extractive ²	15,123	13,190	9,850	7,878	5,599	-9,524	-63%
Parks and Military Use	16,025	16,025	16,030	16,032	16,032	7	0%
Vacant Developable Acres	21,390	18,748	13,549	9,499	7,090	-14,300	-67%
Low Density Single Family	20,253	17,850	13,125	9,296	7,037	-13,216	-65%
Single Family	942	727	313	118	27	-915	-97%
Multiple Family	15	12	5	4	0	-15	-100%
Mixed Use	7	5	4	4	2	-6	-78%
Industrial	85	72	46	46	6	-79	-93%
Commercial/Services	60	56	33	14	1	-59	-98%
Office	8	6	4	2	1	-8	-91%
Schools	12	12	11	11	11	-1	-11%
Parks and Other	2	2	2	0	0	-2	-100%
Future Roads and Freeways	5	5	5	5	5	0	0%
Constrained Acres	2,455	2,455	2,455	2,455	2,455	0	0%
Employment Density³	6.7	6.2	6.5	6.9	7.1	0.4	6%
Residential Density⁴	0.8	0.7	0.6	0.6	0.5	-0.3	-32%

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).