

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Fallbrook Community Plan Area
County of San Diego



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	44,229	47,531	54,374	59,584	62,437	18,208	41%
Household Population	43,729	46,938	53,595	58,531	61,215	17,486	40%
Group Quarters Population	500	593	779	1,053	1,222	722	144%
Civilian	500	593	779	1,053	1,222	722	144%
Military	0	0	0	0	0	0	0%
Total Housing Units	15,666	16,534	18,563	19,887	20,604	4,938	32%
Single Family	12,153	12,907	14,562	15,712	16,228	4,075	34%
Multiple Family	2,696	2,834	3,209	3,394	3,592	896	33%
Mobile Homes	817	793	792	781	784	-33	-4%
Occupied Housing Units	14,770	15,748	17,785	19,088	19,809	5,039	34%
Single Family	11,521	12,355	14,015	15,143	15,667	4,146	36%
Multiple Family	2,510	2,667	3,040	3,222	3,415	905	36%
Mobile Homes	739	726	730	723	727	-12	-2%
Vacancy Rate	5.7%	4.8%	4.2%	4.0%	3.9%	-1.8	-32%
Single Family	5.2%	4.3%	3.8%	3.6%	3.5%	-1.7	-33%
Multiple Family	6.9%	5.9%	5.3%	5.1%	4.9%	-2.0	-29%
Mobile Homes	9.5%	8.4%	7.8%	7.4%	7.3%	-2.2	-23%
Persons per Household	2.96	2.98	3.01	3.07	3.09	0.13	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	1,423	1,209	1,100	1,010	945	-478	-34%
\$15,000-\$29,999	2,319	2,098	2,030	1,940	1,863	-456	-20%
\$30,000-\$44,999	2,310	2,267	2,319	2,301	2,261	-49	-2%
\$45,000-\$59,999	2,091	2,070	2,221	2,275	2,281	190	9%
\$60,000-\$74,999	1,805	1,749	1,956	2,062	2,104	299	17%
\$75,000-\$99,999	1,795	2,194	2,575	2,803	2,921	1,126	63%
\$100,000-\$124,999	1,355	1,464	1,812	2,047	2,183	828	61%
\$125,000-\$149,999	612	952	1,236	1,442	1,570	958	157%
\$150,000-\$199,999	515	1,007	1,387	1,685	1,882	1,367	265%
\$200,000 or more	545	738	1,149	1,523	1,799	1,254	230%
Total Households	14,770	15,748	17,785	19,088	19,809	5,039	34%
Median Household Income							
Adjusted for inflation (\$1999)	\$54,562	\$61,973	\$69,375	\$74,680	\$78,856	\$24,294	45%

***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.

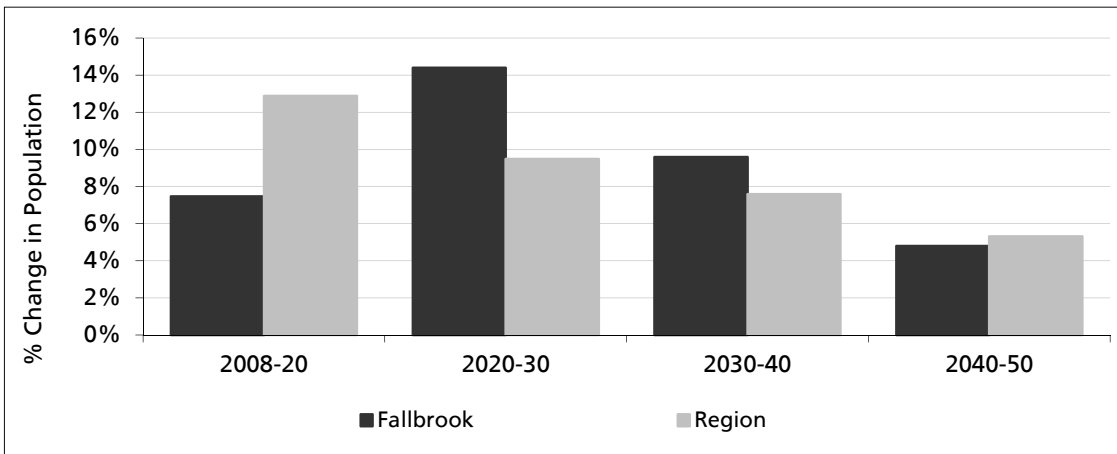
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	44,229	47,531	54,374	59,584	62,437	18,208	41%
Under 5	3,341	3,184	3,590	3,790	3,796	455	14%
5 to 9	3,108	3,411	3,691	4,026	4,074	966	31%
10 to 14	2,938	3,274	3,410	3,764	3,941	1,003	34%
15 to 17	2,026	1,942	2,116	2,303	2,431	405	20%
18 to 19	1,456	1,206	1,370	1,438	1,529	73	5%
20 to 24	3,314	3,012	3,842	3,886	4,078	764	23%
25 to 29	3,665	4,198	4,552	4,952	5,076	1,411	38%
30 to 34	3,063	3,032	3,050	3,927	3,993	930	30%
35 to 39	2,383	2,128	2,771	2,972	3,292	909	38%
40 to 44	2,314	2,376	2,701	2,666	3,318	1,004	43%
45 to 49	2,696	2,504	2,510	3,056	3,293	597	22%
50 to 54	2,803	2,685	2,813	3,165	3,059	256	9%
55 to 59	2,533	3,007	2,961	2,825	3,498	965	38%
60 to 61	968	1,179	1,187	1,112	1,352	384	40%
62 to 64	1,085	1,682	1,686	1,806	1,892	807	74%
65 to 69	1,651	2,762	3,311	3,152	2,859	1,208	73%
70 to 74	1,421	2,273	3,133	3,026	2,845	1,424	100%
75 to 79	1,371	1,630	2,683	3,191	2,922	1,551	113%
80 to 84	1,000	887	1,547	2,082	1,977	977	98%
85 and over	1,093	1,159	1,450	2,445	3,212	2,119	194%
Median Age	33.7	36.2	37.8	37.9	38.5	4.8	14%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	44,229	47,531	54,374	59,584	62,437	18,208	41%
Hispanic	16,938	20,618	25,938	30,932	34,698	17,760	105%
Non-Hispanic	27,291	26,913	28,436	28,652	27,739	448	2%
White	24,305	23,624	24,723	24,596	23,512	-793	-3%
Black	717	809	865	871	821	104	15%
American Indian	301	244	169	121	97	-204	-68%
Asian	839	1,061	1,335	1,596	1,781	942	112%
Hawaiian / Pacific Islander	177	139	140	142	143	-34	-19%
Other	57	45	54	56	58	1	2%
Two or More Races	895	991	1,150	1,270	1,327	432	48%

GROWTH TRENDS IN TOTAL POPULATION



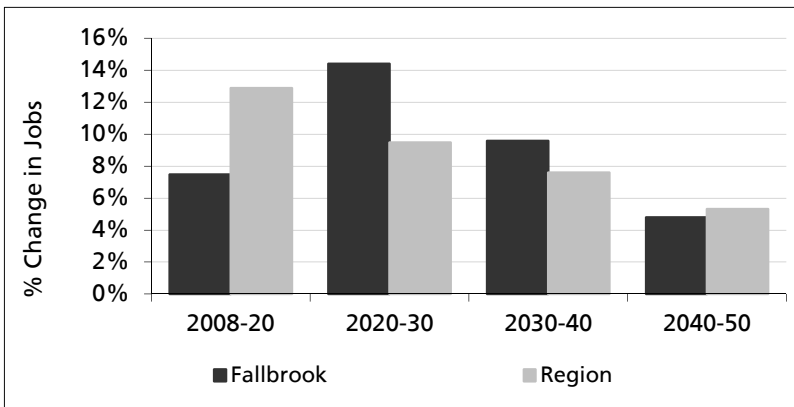
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	9,317	10,067	11,359	12,666	13,568	4,251	46%
Civilian Jobs	9,317	10,067	11,359	12,666	13,568	4,251	46%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	36,096	36,096	36,096	36,096	36,096	0	0%
Developed Acres	29,143	29,606	30,363	31,046	31,857	2,715	9%
Low Density Single Family	12,225	13,001	14,519	15,823	16,869	4,644	38%
Single Family	2,460	2,794	3,421	3,677	3,875	1,414	57%
Multiple Family	118	120	123	127	133	15	13%
Mobile Homes	152	152	152	152	152	0	0%
Other Residential	10	10	10	10	10	0	0%
Mixed Use	0	6	22	32	47	47	--
Industrial	400	680	752	810	843	443	111%
Commercial/Services	709	720	727	738	744	36	5%
Office	23	24	25	26	25	2	8%
Schools	151	174	210	238	257	105	70%
Roads and Freeways	1,844	1,844	1,844	1,844	1,844	0	0%
Agricultural and Extractive ²	7,797	6,829	5,300	4,310	3,798	-3,999	-51%
Parks and Military Use	3,254	3,254	3,259	3,261	3,261	7	0%
Vacant Developable Acres	6,488	6,024	5,268	4,584	3,773	-2,715	-42%
Low Density Single Family	5,446	5,217	4,901	4,421	3,706	-1,741	-32%
Single Family	934	720	319	132	48	-886	-95%
Multiple Family	5	4	1	0	0	-5	-100%
Mixed Use	7	5	4	4	2	-6	-78%
Industrial	38	26	0	0	0	-38	-100%
Commercial/Services	36	31	22	9	0	-36	-100%
Office	0	0	0	0	0	0	0%
Schools	12	12	11	11	11	-1	-11%
Parks and Other	2	2	2	0	0	-2	-100%
Future Roads and Freeways	7	7	7	7	7	0	0%
Constrained Acres	465	465	465	465	465	0	0%
Employment Density³	7.3	6.3	6.6	6.9	7.2	-0.1	-1%
Residential Density⁴	1.0	1.0	1.0	1.0	1.0	-0.1	-7%

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).