

SERIES 13 REGIONAL GROWTH FORECAST

Fairbanks Country Club Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,041	1,024	1,047	1,029	-12	-1%
Household Population	1,041	1,024	1,047	1,029	-12	-1%
Group Quarters Population	0	0	0	0	0	0%
Civilian	0	0	0	0	0	0%
Military	0	0	0	0	0	0%
Total Housing Units	344	344	344	344	0	0%
Single Family	344	344	344	344	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	339	337	341	337	-2	-1%
Single Family	339	337	341	337	-2	-1%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	1.5%	2.0%	0.9%	2.0%	0.5	33%
Single Family	1.5%	2.0%	0.9%	2.0%	0.5	33%
Multiple Family	0.0%	0.0%	0.0%	0.0%	0.0	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	3.07	3.04	3.07	3.05	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	2	3	2	2	0	0%
\$15,000-\$29,999	5	10	5	1	-4	-80%
\$30,000-\$44,999	27	2	8	10	-17	-63%
\$45,000-\$59,999	1	11	5	2	1	100%
\$60,000-\$74,999	22	11	10	10	-12	-55%
\$75,000-\$99,999	40	26	18	16	-24	-60%
\$100,000-\$124,999	0	36	28	23	23	0%
\$125,000-\$149,999	31	20	35	31	0	0%
\$150,000-\$199,999	129	62	57	45	-84	-65%
\$200,000 or more	82	156	173	197	115	140%
Total Households	339	337	341	337	-2	-1%

*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.

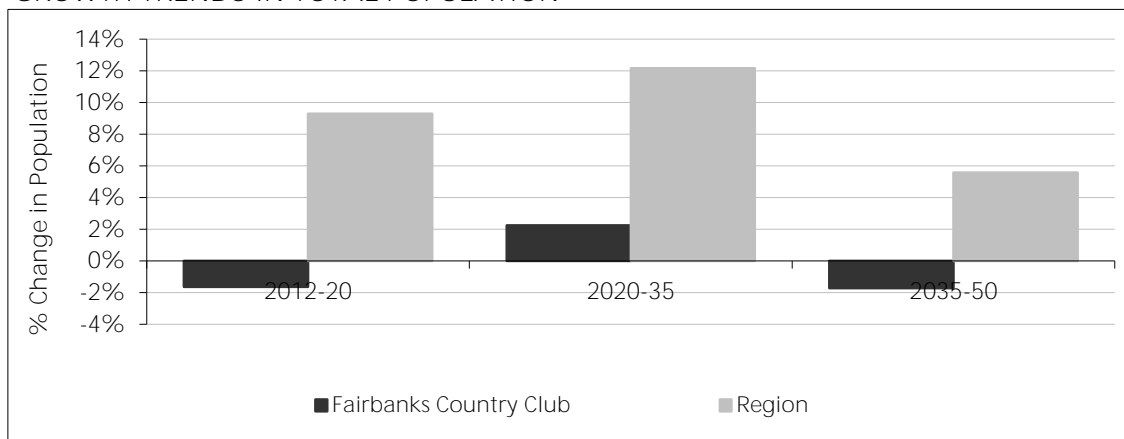
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,041	1,024	1,047	1,029	-12	-1%
Under 5	49	83	81	62	13	27%
5 to 9	97	112	77	87	-10	-10%
10 to 14	92	64	104	125	33	36%
15 to 17	84	58	76	45	-39	-46%
18 to 19	44	16	25	12	-32	-73%
20 to 24	48	46	37	39	-9	-19%
25 to 29	30	30	31	28	-2	-7%
30 to 34	22	46	23	32	10	45%
35 to 39	56	56	54	79	23	41%
40 to 44	103	89	96	87	-16	-16%
45 to 49	87	81	88	68	-19	-22%
50 to 54	94	86	88	76	-18	-19%
55 to 59	73	61	71	84	11	15%
60 to 61	22	42	14	20	-2	-9%
62 to 64	42	34	27	27	-15	-36%
65 to 69	42	36	61	55	13	31%
70 to 74	27	29	40	41	14	52%
75 to 79	10	29	27	17	7	70%
80 to 84	8	12	18	14	6	75%
85 and over	11	14	9	31	20	182%
Median Age	39.9	40.1	40.8	40.3	0.4	1%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	1,041	1,024	1,047	1,029	-12	-1%
Hispanic	75	87	111	132	57	76%
Non-Hispanic	966	937	936	897	-69	-7%
White	701	647	555	443	-258	-37%
Black	3	11	2	2	-1	-33%
American Indian	0	2	6	7	7	--
Asian	224	236	305	355	131	58%
Hawaiian / Pacific Islander	2	0	2	4	2	100%
Other	6	1	9	10	4	67%
Two or More Races	30	40	57	76	46	153%

GROWTH TRENDS IN TOTAL POPULATION



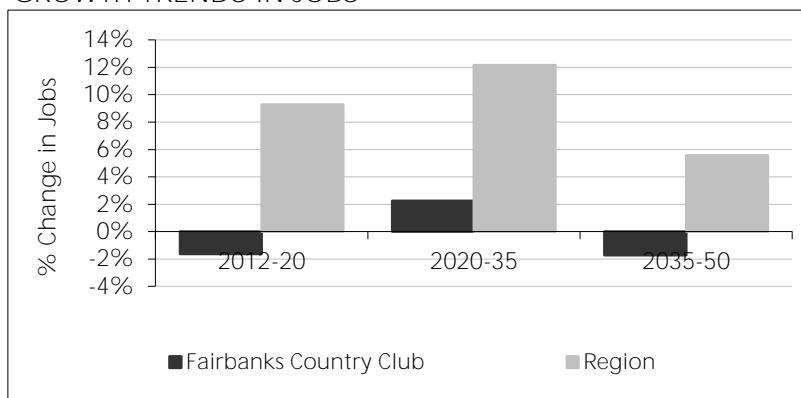
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	165	165	165	165	0	0%
Civilian Jobs	165	165	165	165	0	0%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	783	783	783	783	0	0%
Developed Acres	726	726	726	726	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	133	133	133	133	0	0%
Multiple Family	0	0	0	0	0	0%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	3	3	3	3	0	0%
Commercial/Services	347	347	347	347	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Roads and Freeways	32	32	32	32	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	211	211	211	211	0	0%
Vacant Developable Acres	0	0	0	0	0	0%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
Schools	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	57	57	57	57	0	0%
Employment Density ³	0.5	0.5	0.5	0.5	--	#VALUE!
Residential Density ⁴	2.6	2.6	2.6	2.6	0.0	0%

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