2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Normal Heights Community Planning Area
City of San Diego

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**16,605**	**17,614**	**19,017**	**20,361**	**21,976**	**5,371**	**32%**
Household Population	16,553	17,552	18,928	20,236	21,829	5,276	32%
Group Quarters Population	52	62	89	125	147	95	183%
Civilian	52	62	89	125	147	95	183%
Military	0	0	0	0	0	0	0%
Total Housing Units	**7,817**	**8,069**	**8,605**	**9,231**	**9,966**	**2,149**	**27%**
Single Family	3,667	3,461	3,082	2,770	2,578	-1,089	-30%
Multiple Family	4,150	4,608	5,523	6,461	7,388	3,238	78%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**7,281**	**7,597**	**8,149**	**8,757**	**9,466**	**2,185**	**30%**
Single Family	3,437	3,282	2,941	2,649	2,470	-967	-28%
Multiple Family	3,844	4,315	5,208	6,108	6,996	3,152	82%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**6.9%**	**5.8%**	**5.3%**	**5.1%**	**5.0%**	**-1.9**	**-28%**
Single Family	6.3%	5.2%	4.6%	4.4%	4.2%	-2.1	-33%
Multiple Family	7.4%	6.4%	5.7%	5.5%	5.3%	-2.1	-28%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.27**	**2.31**	**2.32**	**2.31**	**2.31**	**0.04**	**2%**

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

Income Forecast Under Review

*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.
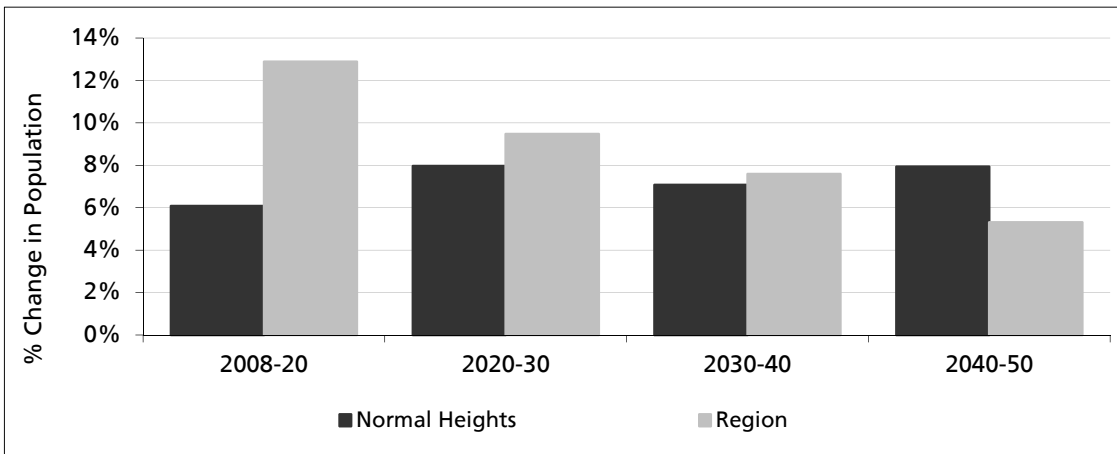
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**16,605**	**17,614**	**19,017**	**20,361**	**21,976**	**5,371**	**32%**
Under 5	1,520	1,545	1,678	1,727	1,803	283	19%
5 to 9	1,599	1,878	2,062	2,308	2,382	783	49%
10 to 14	1,573	1,890	2,170	2,411	2,646	1,073	68%
15 to 17	850	973	1,167	1,278	1,436	586	69%
18 to 19	504	527	656	708	767	263	52%
20 to 24	926	1,064	1,532	1,700	1,823	897	97%
25 to 29	1,143	1,486	1,565	1,710	1,713	570	50%
30 to 34	1,754	1,783	1,725	2,124	2,186	432	25%
35 to 39	1,658	1,497	1,815	1,877	2,114	456	28%
40 to 44	1,163	1,043	1,100	952	1,349	186	16%
45 to 49	1,043	880	832	952	1,024	-19	-2%
50 to 54	914	753	654	633	618	-296	-32%
55 to 59	752	801	621	520	630	-122	-16%
60 to 61	243	233	138	117	101	-142	-58%
62 to 64	260	365	347	355	315	55	21%
65 to 69	346	509	566	579	591	245	71%
70 to 74	188	263	296	302	345	157	84%
75 to 79	57	43	44	62	72	15	26%
80 to 84	47	36	21	25	25	-22	-47%
85 and over	65	45	28	21	36	-29	-45%
Median Age	30.5	28.1	25.8	25.1	25.4	-5.1	-17%

POPULATION BY RACE AND ETHNICITY

|	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**16,605**	**17,614**	**19,017**	**20,361**	**21,976**	**5,371**	**32%**
Hispanic	5,947	8,777	12,090	15,011	16,864	10,917	184%
Non-Hispanic	10,658	8,837	6,927	5,350	5,112	-5,546	-52%
White	6,569	4,229	1,800	0	0	-6,569	-100%
Black	2,093	2,210	2,297	2,267	2,048	-45	-2%
American Indian	95	105	121	113	93	-2	-2%
Asian	1,063	1,259	1,478	1,602	1,635	572	54%
Hawaiian / Pacific Islander	97	148	172	208	204	107	110%
Other	51	67	89	94	90	39	76%
Two or More Races	690	819	970	1,066	1,042	352	51%

GROWTH TRENDS IN TOTAL POPULATION

Source: Final Series 12 - 2050 Regional Growth Forecast
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EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Jobs	**1,826**	**1,914**	**2,230**	**2,539**	**2,642**	**816**	**45%**
Civilian Jobs	1,826	1,914	2,230	2,539	2,642	816	45%
Military Jobs	0	0	0	0	0	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**839**	**839**	**839**	**839**	**839**	**0**	**0%**
Developed Acres	**834**	**836**	**837**	**838**	**839**	**5**	**1%**
Low Density Single Family	1	1	1	1	1	0	0%
Single Family	317	304	281	261	248	-69	-22%
Multiple Family	84	98	119	134	147	63	75%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	3	3	3	3	3	0	0%
Mixed Use	0	7	22	35	39	39	--
Industrial	0	0	0	0	0	0	-73%
Commercial/Services	32	26	16	8	5	-27	-86%
Office	0	0	0	0	0	0	-100%
Schools	13	13	13	13	13	0	0%
Roads and Freeways	253	253	253	253	253	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	130	130	130	130	130	0	0%
Vacant Developable Acres	**5**	**4**	**3**	**2**	**0**	**-5**	**-96%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	4	2	2	1	0	-3	-94%
Multiple Family	0	0	0	0	0	0	-100%
Mixed Use	1	1	1	1	0	-1	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	-100%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**40.1**	**44.1**	**56.2**	**66.0**	**71.5**	**31.4**	**78%**
Residential Density[4]	**19.3**	**19.7**	**20.8**	**22.2**	**23.8**	**4.5**	**23%**

GROWTH TRENDS IN JOBS
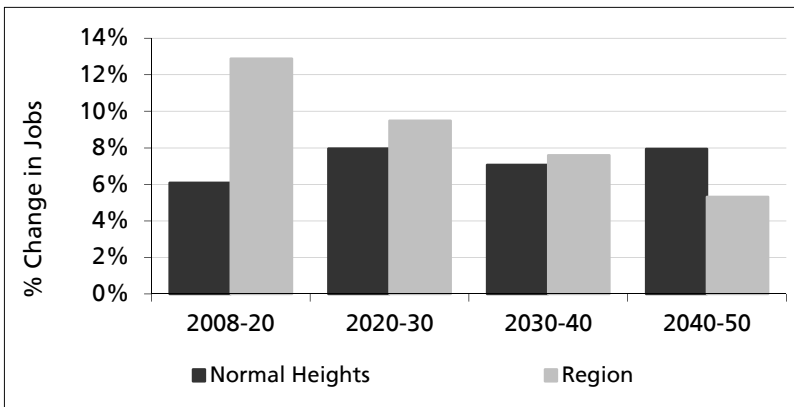
Notes:

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).

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