

SERIES 13 REGIONAL GROWTH FORECAST

Normal Heights Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	15,926	16,675	18,519	19,251	3,325	21%
Household Population	15,912	16,662	18,504	19,236	3,324	21%
Group Quarters Population	14	13	15	15	1	7%
Civilian	14	13	15	15	1	7%
Military	0	0	0	0	0	0%
Total Housing Units	7,851	8,012	8,770	9,204	1,353	17%
Single Family	3,615	3,615	3,454	3,349	-266	-7%
Multiple Family	4,236	4,397	5,316	5,855	1,619	38%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	7,491	7,634	8,428	8,774	1,283	17%
Single Family	3,489	3,486	3,362	3,236	-253	-7%
Multiple Family	4,002	4,148	5,066	5,538	1,536	38%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	4.6%	4.7%	3.9%	4.7%	0.1	2%
Single Family	3.5%	3.6%	2.7%	3.4%	-0.1	-3%
Multiple Family	5.5%	5.7%	4.7%	5.4%	-0.1	-2%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.12	2.18	2.20	2.19	0.1	3%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

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.

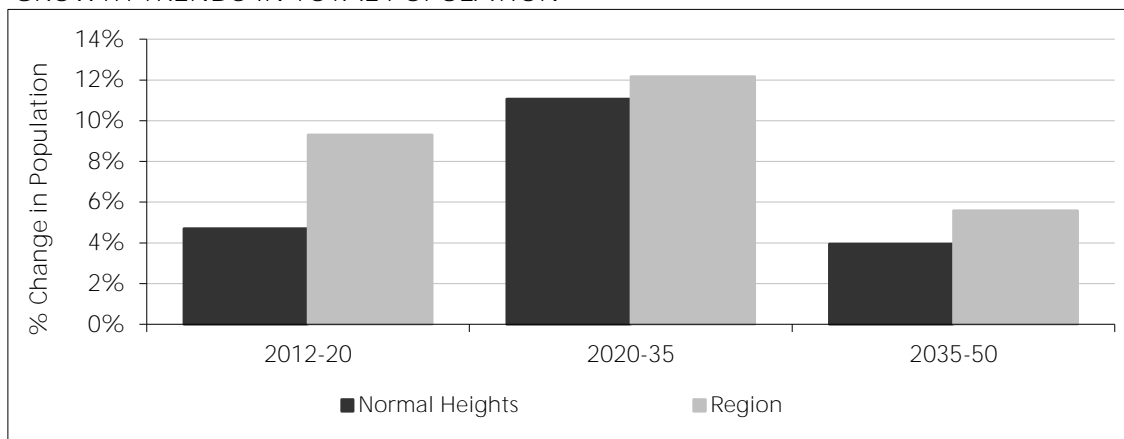
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	15,926	16,675	18,519	19,251	3,325	21%
Under 5	1,156	1,426	1,705	1,724	568	49%
5 to 9	895	1,030	1,458	1,533	638	71%
10 to 14	874	876	1,254	1,372	498	57%
15 to 17	528	489	683	782	254	48%
18 to 19	321	265	373	437	116	36%
20 to 24	934	1,021	964	1,125	191	20%
25 to 29	1,682	1,863	1,799	1,736	54	3%
30 to 34	1,968	2,007	2,101	2,017	49	2%
35 to 39	1,451	1,609	1,755	1,544	93	6%
40 to 44	1,264	1,168	1,606	1,431	167	13%
45 to 49	1,148	1,004	1,097	1,224	76	7%
50 to 54	1,041	913	961	1,145	104	10%
55 to 59	961	936	769	972	11	1%
60 to 61	326	369	251	305	-21	-6%
62 to 64	449	529	440	489	40	9%
65 to 69	461	600	576	590	129	28%
70 to 74	172	268	357	384	212	123%
75 to 79	108	132	155	196	88	81%
80 to 84	99	91	143	170	71	72%
85 and over	88	79	72	75	-13	-15%
Median Age	34.0	33.4	32.4	32.3	-1.7	-5%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	15,926	16,675	18,519	19,251	3,325	21%
Hispanic	6,005	7,844	13,044	15,677	9,672	161%
Non-Hispanic	9,921	8,831	5,475	3,574	-6,347	-64%
White	7,091	5,727	1,679	0	-7,091	-100%
Black	1,444	1,520	1,471	1,057	-387	-27%
American Indian	72	75	88	69	-3	-4%
Asian	737	844	1,266	1,369	632	86%
Hawaiian / Pacific Islander	60	78	133	168	108	180%
Other	37	39	45	45	8	22%
Two or More Races	480	548	793	866	386	80%

GROWTH TRENDS IN TOTAL POPULATION



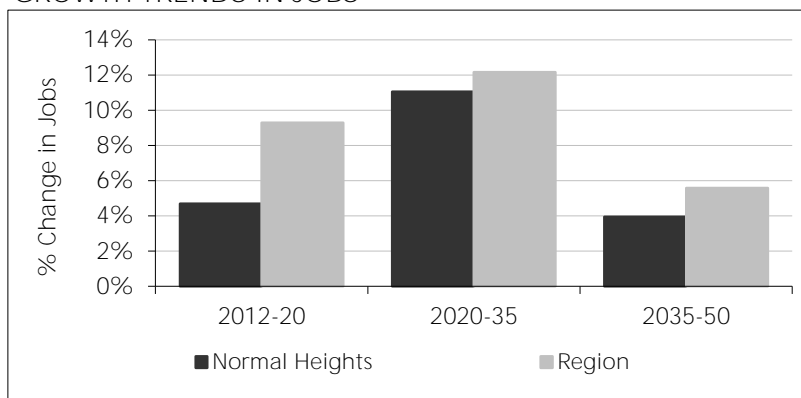
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,663	1,746	1,898	2,034	371	22%
Civilian Jobs	1,663	1,746	1,898	2,034	371	22%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	834	834	834	834	0	0%
Developed Acres	823	826	827	829	6	1%
Low Density Single Family	1	1	1	1	0	0%
Single Family	318	317	305	298	-20	-6%
Multiple Family	85	85	92	98	13	15%
Mobile Homes	0	0	0	0	0	0%
Other Residential	3	3	3	3	0	0%
Mixed Use	0	7	31	38	38	--
Industrial	0	0	0	0	0	0%
Commercial/Services	31	26	9	5	-26	-84%
Office	0	0	0	0	0	-9%
Schools	12	12	12	12	0	0%
Roads and Freeways	247	247	247	247	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	126	126	126	126	0	0%
Vacant Developable Acres	6	4	3	1	-5	-78%
Low Density Single Family	0	0	0	0	0	0%
Single Family	4	2	2	1	-3	-68%
Multiple Family	0	0	0	0	0	-100%
Mixed Use	1	1	1	0	-1	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	-100%
Office	0	0	0	0	0	-100%
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	4	4	4	4	0	0%
Employment Density ³	38.1	40.9	51.6	55.2	17.0	45%
Residential Density ⁴	19.3	19.6	21.1	22.0	2.7	14%

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