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

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**36,125**	**55,564**	**76,086**	**92,576**	**97,551**	**61,426**	**170%**
Household Population	32,016	51,256	71,380	87,370	92,001	59,985	187%
Group Quarters Population	4,109	4,308	4,706	5,206	5,550	1,441	35%
Civilian	4,109	4,308	4,706	5,206	5,550	1,441	35%
Military	0	0	0	0	0	0	0%
Total Housing Units	**20,696**	**32,215**	**44,257**	**52,876**	**54,755**	**34,059**	**165%**
Single Family	208	196	149	126	127	-81	-39%
Multiple Family	20,488	32,019	44,108	52,750	54,628	34,140	167%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**19,144**	**30,145**	**41,694**	**49,944**	**51,806**	**32,662**	**171%**
Single Family	199	189	145	125	127	-72	-36%
Multiple Family	18,945	29,956	41,549	49,819	51,679	32,734	173%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**7.5%**	**6.4%**	**5.8%**	**5.5%**	**5.4%**	**-2.1**	**-28%**
Single Family	4.3%	3.6%	2.7%	0.8%	0.0%	-4.3	-100%
Multiple Family	7.5%	6.4%	5.8%	5.6%	5.4%	-2.1	-28%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**1.67**	**1.70**	**1.71**	**1.75**	**1.78**	**0.11**	**7%**

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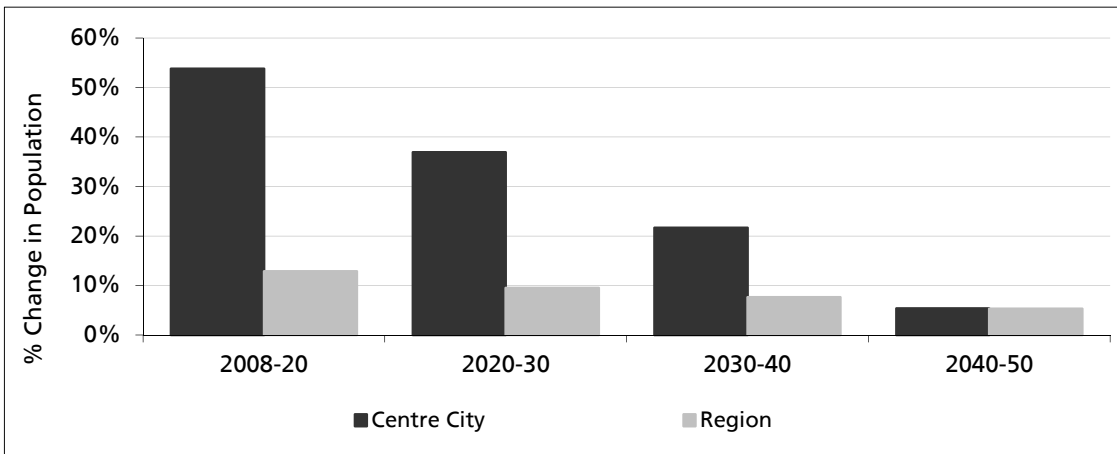
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**36,125**	**55,564**	**76,086**	**92,576**	**97,551**	**61,426**	**170%**
Under 5	1,392	1,959	2,522	2,956	2,968	1,576	113%
5 to 9	1,253	1,974	2,526	3,109	3,177	1,924	154%
10 to 14	1,064	1,789	2,315	2,801	3,012	1,948	183%
15 to 17	628	857	1,186	1,454	1,598	970	154%
18 to 19	430	530	765	922	1,019	589	137%
20 to 24	1,074	1,396	2,114	2,574	2,755	1,681	157%
25 to 29	1,810	3,039	3,958	4,691	4,784	2,974	164%
30 to 34	3,515	5,111	6,279	7,930	7,704	4,189	119%
35 to 39	3,810	4,451	6,868	7,600	7,657	3,847	101%
40 to 44	3,583	4,467	5,937	6,489	7,324	3,741	104%
45 to 49	3,615	4,561	4,982	6,964	6,998	3,383	94%
50 to 54	3,201	4,487	5,241	6,307	6,386	3,185	100%
55 to 59	2,734	4,927	5,569	5,649	7,015	4,281	157%
60 to 61	930	1,757	2,129	2,209	2,614	1,684	181%
62 to 64	1,128	2,563	3,187	3,574	3,649	2,521	223%
65 to 69	1,405	3,331	5,197	5,725	5,245	3,840	273%
70 to 74	1,346	3,247	5,702	6,466	6,568	5,222	388%
75 to 79	1,176	1,950	4,078	5,768	5,757	4,581	390%
80 to 84	1,027	1,485	3,053	4,893	5,288	4,261	415%
85 and over	1,004	1,683	2,478	4,495	6,033	5,029	501%
Median Age	44.3	47.4	48.6	49.1	49.8	5.5	12%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**36,125**	**55,564**	**76,086**	**92,576**	**97,551**	**61,426**	**170%**
Hispanic	11,199	20,298	31,094	42,392	48,712	37,513	335%
Non-Hispanic	24,926	35,266	44,992	50,184	48,839	23,913	96%
White	17,142	23,500	29,501	32,212	30,333	13,191	77%
Black	3,828	5,502	6,711	7,247	6,911	3,083	81%
American Indian	284	367	388	362	316	32	11%
Asian	2,205	3,682	5,381	6,687	7,390	5,185	235%
Hawaiian / Pacific Islander	77	121	167	209	215	138	179%
Other	231	230	262	304	324	93	40%
Two or More Races	1,159	1,864	2,582	3,163	3,350	2,191	189%

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	**78,614**	**82,696**	**86,423**	**90,352**	**97,243**	**18,629**	**24%**
Civilian Jobs	78,242	82,324	86,051	89,980	96,871	18,629	24%
Military Jobs	372	372	372	372	372	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**1,498**	**1,498**	**1,498**	**1,498**	**1,498**	**0**	**0%**
Developed Acres	**1,369**	**1,408**	**1,432**	**1,453**	**1,485**	**116**	**8%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	10	9	6	4	4	-6	-56%
Multiple Family	125	143	181	201	205	80	65%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	11	9	9	9	9	-2	-21%
Mixed Use	0	33	58	87	93	93	--
Industrial	205	200	191	165	158	-47	-23%
Commercial/Services	235	216	194	194	216	-20	-8%
Office	94	95	90	86	87	-6	-7%
Schools	80	82	82	82	83	2	3%
Roads and Freeways	568	568	568	568	568	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	41	54	54	57	62	21	51%
Vacant Developable Acres	**128**	**89**	**66**	**45**	**13**	**-116**	**-90%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0	0%
Multiple Family	34	24	11	2	0	-34	-100%
Mixed Use	12	6	3	1	1	-11	-88%
Industrial	5	4	3	2	1	-4	-83%
Commercial/Services	46	40	35	28	6	-40	-87%
Office	11	9	7	6	4	-7	-65%
Schools	0	0	0	0	0	0	-69%
Parks and Other	19	7	7	4	0	-19	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**127.3**	**135.2**	**147.1**	**158.0**	**164.0**	**36.8**	**29%**
Residential Density[4]	**142.5**	**181.4**	**196.9**	**205.4**	**207.0**	**64.5**	**45%**

GROWTH TRENDS IN JOBS

Bar chart: % Change in Jobs by period (2008-20, 2020-30, 2030-40, 2040-50) for Centre City and Region.
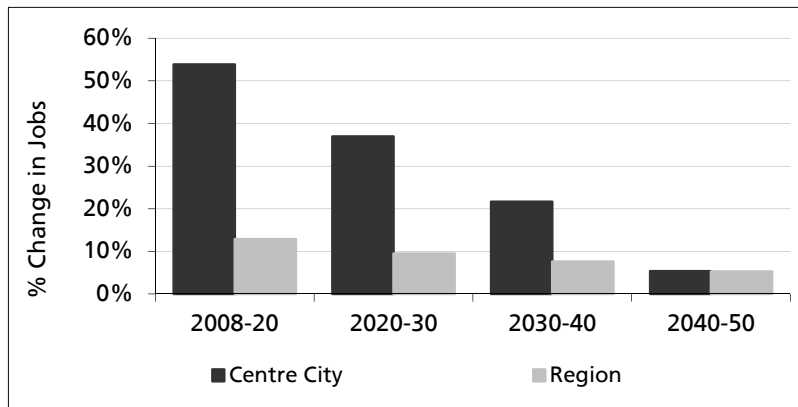
Notes:
1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as 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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