

# SERIES 13 REGIONAL GROWTH FORECAST

Centre City Community Planning Area  
City of San Diego



## POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	32,326	37,479	55,470	61,611	29,285	91%
Household Population	26,656	31,923	49,682	55,665	29,009	109%
Group Quarters Population	5,670	5,556	5,788	5,946	276	5%
Civilian	5,670	5,556	5,788	5,946	276	5%
Military	0	0	0	0	0	0%
Total Housing Units	24,138	28,000	40,977	47,648	23,510	97%
Single Family	178	178	142	103	-75	-42%
Multiple Family	23,960	27,822	40,835	47,545	23,585	98%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	18,141	20,722	31,863	35,827	17,686	97%
Single Family	152	151	126	92	-60	-39%
Multiple Family	17,989	20,571	31,737	35,735	17,746	99%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	24.8%	26.0%	22.2%	24.8%	0.0	0%
Single Family	14.6%	15.2%	11.3%	10.7%	-3.9	-27%
Multiple Family	24.9%	26.1%	22.3%	24.8%	-0.1	0%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	1.47	1.54	1.56	1.55	0.1	5%

## 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	3,901	4,301	6,061	6,243	2,342	60%
\$15,000-\$29,999	2,455	2,695	3,969	4,182	1,727	70%
\$30,000-\$44,999	2,031	2,277	3,384	3,637	1,606	79%
\$45,000-\$59,999	1,591	1,900	2,863	3,135	1,544	97%
\$60,000-\$74,999	1,562	1,572	2,412	2,694	1,132	72%
\$75,000-\$99,999	1,641	2,042	3,169	3,608	1,967	120%
\$100,000-\$124,999	1,249	1,491	2,371	2,757	1,508	121%
\$125,000-\$149,999	969	1,095	1,778	2,110	1,141	118%
\$150,000-\$199,999	1,168	1,410	2,355	2,867	1,699	145%
\$200,000 or more	1,574	1,939	3,501	4,594	3,020	192%
Total Households	18,141	20,722	31,863	35,827	17,686	97%
Median Household Income						
Adjusted for inflation (\$2010)	\$51,444	\$53,589	\$58,190	\$63,989	\$12,545	24%

### \*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.

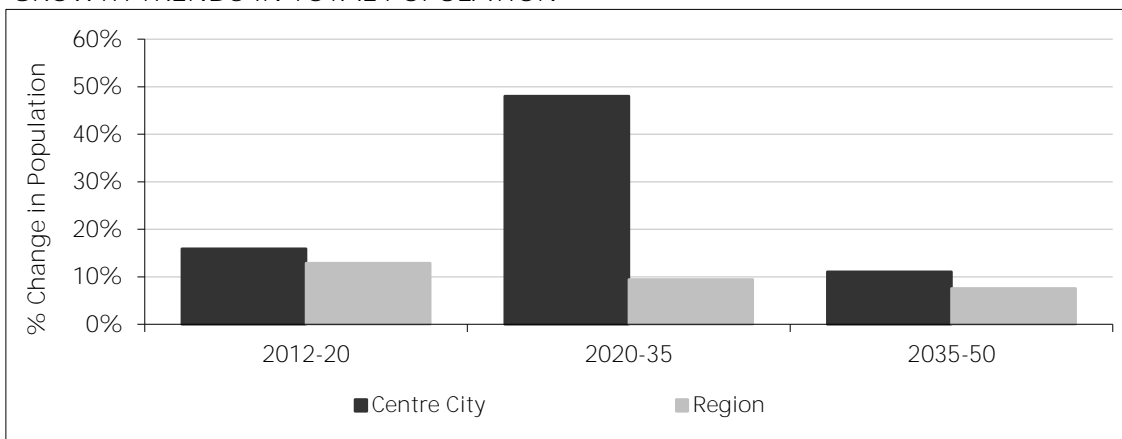
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	32,326	37,479	55,470	61,611	29,285	91%
Under 5	1,145	1,461	2,105	2,420	1,275	111%
5 to 9	606	750	1,102	1,280	674	111%
10 to 14	437	488	781	947	510	117%
15 to 17	264	252	382	476	212	80%
18 to 19	281	234	416	402	121	43%
20 to 24	1,606	1,852	2,602	2,723	1,117	70%
25 to 29	4,833	5,405	6,801	7,218	2,385	49%
30 to 34	4,763	5,207	6,726	7,848	3,085	65%
35 to 39	3,318	4,101	5,757	6,054	2,736	82%
40 to 44	2,612	2,684	4,446	4,185	1,573	60%
45 to 49	2,173	2,068	3,211	3,297	1,124	52%
50 to 54	2,313	2,190	3,313	3,678	1,365	59%
55 to 59	2,056	2,424	2,874	3,824	1,768	86%
60 to 61	836	1,090	1,215	1,444	608	73%
62 to 64	1,046	1,381	1,624	2,033	987	94%
65 to 69	1,304	1,967	2,758	3,142	1,838	141%
70 to 74	946	1,643	3,094	2,933	1,987	210%
75 to 79	731	1,026	2,771	2,738	2,007	275%
80 to 84	571	629	1,934	2,259	1,688	296%
85 and over	485	627	1,558	2,710	2,225	459%
Median Age	38.4	38.8	41.2	41.7	3.3	9%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	32,326	37,479	55,470	61,611	29,285	91%
Hispanic	7,583	10,499	19,449	25,442	17,859	236%
Non-Hispanic	24,743	26,980	36,021	36,169	11,426	46%
White	18,242	19,261	24,038	23,066	4,824	26%
Black	2,683	3,102	3,700	3,067	384	14%
American Indian	169	158	156	129	-40	-24%
Asian	2,485	3,022	5,562	6,799	4,314	174%
Hawaiian / Pacific Islander	76	122	238	323	247	325%
Other	105	92	111	102	-3	-3%
Two or More Races	983	1,223	2,216	2,683	1,700	173%

## GROWTH TRENDS IN TOTAL POPULATION



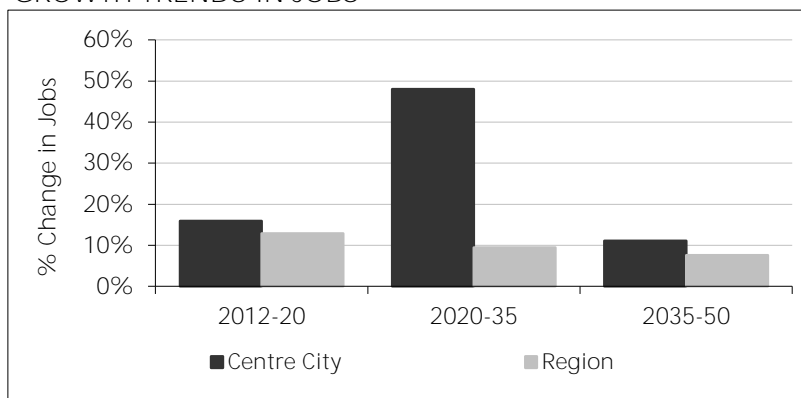
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	67,290	76,503	85,464	99,372	32,082	48%
Civilian Jobs	66,929	76,142	85,103	99,011	32,082	48%
Military Jobs	361	361	361	361	0	0%

## LAND USE<sup>1</sup>

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,510	1,510	1,510	1,510	0	0%
Developed Acres	1,370	1,422	1,448	1,481	111	8%
Low Density Single Family	0	0	0	0	0	0%
Single Family	10	10	6	4	-6	-62%
Multiple Family	126	134	179	200	73	58%
Mobile Homes	0	0	0	0	0	0%
Other Residential	10	9	9	8	-2	-22%
Mixed Use	0	33	52	77	77	--
Industrial	258	195	188	170	-87	-34%
Commercial/Services	233	232	213	214	-19	-8%
Office	95	99	92	94	-2	-2%
Schools	81	80	79	79	-1	-2%
Roads and Freeways	520	581	581	581	61	12%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	-100%
Parks and Military Use	37	49	50	54	17	46%
Vacant Developable Acres	118	77	51	18	-100	-85%
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	33	29	14	7	-26	-80%
Mixed Use	23	17	15	3	-20	-89%
Industrial	5	3	1	0	-5	-95%
Commercial/Services	32	18	13	7	-25	-79%
Office	10	6	4	2	-9	-84%
Schools	1	1	1	0	-1	-72%
Parks and Other	15	3	3	0	-14	-98%
Future Roads and Freeways	0	0	0	0	0	0%
Constrained Acres	11	11	11	11	0	0%
Employment Density <sup>3</sup>	100.4	122.3	142.4	166.1	65.7	65%
Residential Density <sup>4</sup>	165.3	165.3	186.8	190.7	25.5	15%

## 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