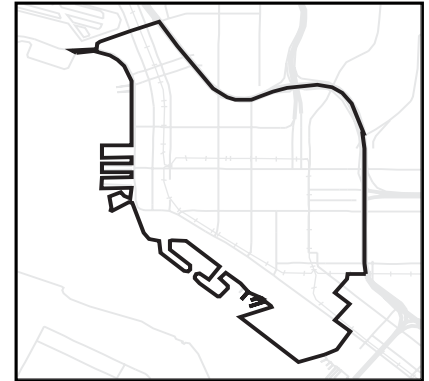


**2030 REGIONAL GROWTH FORECAST UPDATE**  
*Centre City Community Planning Area*  
*City of San Diego*



**POPULATION AND HOUSING (2004 to 2030)**

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
<b>Total Population</b>	<b>24,247</b>	<b>40,933</b>	<b>59,474</b>	<b>77,169</b>	<b>52,922</b>	<b>218%</b>
Household Population	18,847	34,833	53,064	70,199	51,352	272%
Group Quarters Population	5,400	6,100	6,410	6,970	1,570	29%
Civilian	5,400	6,100	6,410	6,970	1,570	29%
Military	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>13,978</b>	<b>25,154</b>	<b>35,608</b>	<b>50,524</b>	<b>36,546</b>	<b>261%</b>
Single Family	3,289	3,281	3,268	3,265	-24	-1%
Multiple Family	10,689	21,873	32,340	47,259	36,570	342%
Mobile Homes	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>12,412</b>	<b>22,815</b>	<b>32,828</b>	<b>46,193</b>	<b>33,781</b>	<b>272%</b>
Single Family	2,645	2,680	3,112	3,110	465	18%
Multiple Family	9,767	20,135	29,716	43,083	33,316	341%
Mobile Homes	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>11.2%</b>	<b>9.3%</b>	<b>7.8%</b>	<b>8.6%</b>	<b>-2.6</b>	<b>-23%</b>
Single Family	19.6%	18.3%	4.8%	4.7%	-14.9	-76%
Multiple Family	8.6%	7.9%	8.1%	8.8%	0.2	2%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>1.52</b>	<b>1.53</b>	<b>1.62</b>	<b>1.52</b>	<b>0.00</b>	<b>0%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
<b>Households by Income Category</b>						
Less than \$15,000	4,079	7,149	9,272	11,611	7,532	185%
\$15,000-\$29,999	2,760	4,958	6,756	8,888	6,128	222%
\$30,000-\$44,999	1,799	3,308	4,724	6,513	4,714	262%
\$45,000-\$59,999	935	1,753	2,602	3,728	2,793	299%
\$60,000-\$74,999	917	1,750	2,689	3,991	3,074	335%
\$75,000-\$99,999	654	1,274	2,042	3,160	2,506	383%
\$100,000-\$124,999	372	742	1,247	2,025	1,653	444%
\$125,000-\$149,999	231	474	843	1,448	1,217	527%
\$150,000-\$199,999	251	529	993	1,799	1,548	617%
\$200,000 or more	414	878	1,660	3,030	2,616	632%
Total Households	12,412	22,815	32,828	46,193	33,781	272%
<b>Median Household Income</b>						
Adjusted for inflation (\$1999)	\$26,560	\$27,884	\$31,226	\$35,982	\$9,422	35%

**ADVISORY:**

This forecast was accepted by the SANDAG Board of Directors in September 2006 for distribution and use in planning and other studies. The forecast reflects the likely distribution of growth based on the currently adopted plans and policies of the 18 cities and the most recent information from the County of San Diego's general plan update (GP 2020).

Some data presented here may not match 2000 Census information published by the U.S. Census Bureau for the following reasons: sample census data have been controlled to match 100 percent count (Summary File 1) data; and some minor adjustments were made (such as correcting the location of housing units that were erroneously allocated by the Census Bureau to roads and open space) to more accurately reflect the region's true population and housing distribution.

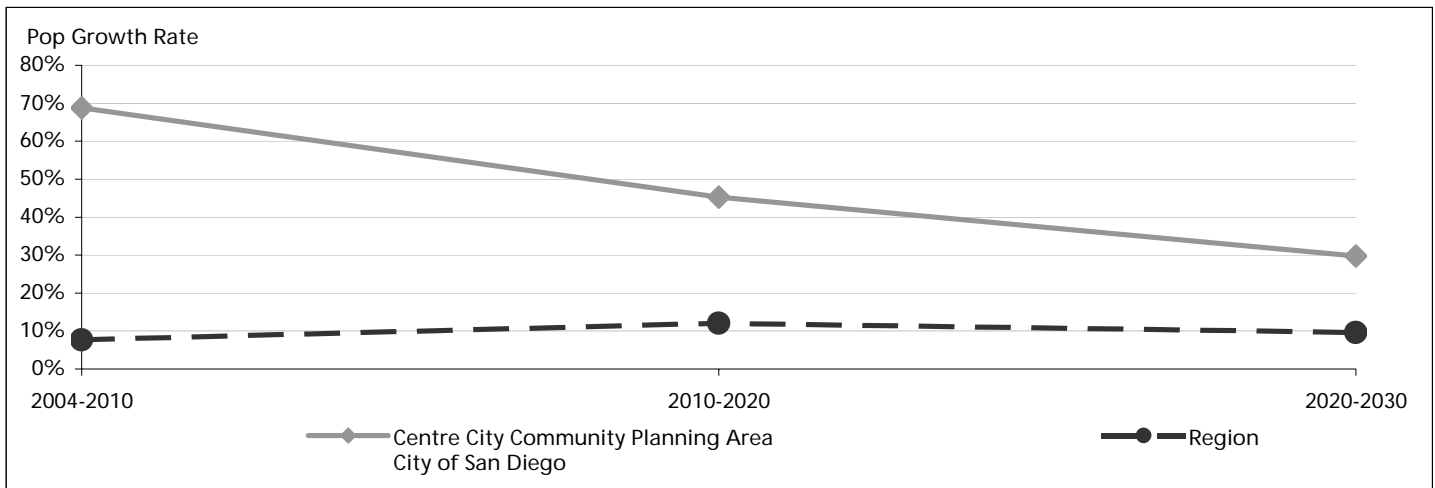
## POPULATION BY AGE

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
<b>Total Population</b>	<b>24,247</b>	<b>40,933</b>	<b>59,474</b>	<b>77,169</b>	<b>52,922</b>	<b>218%</b>
Under 5	780	1,373	1,761	2,221	1,441	185%
5 to 9	580	1,177	1,693	1,948	1,368	236%
10 to 14	623	1,078	1,571	1,909	1,286	206%
15 to 17	345	696	928	1,165	820	238%
18 to 19	247	488	662	766	519	210%
20 to 24	1,063	1,817	2,437	2,955	1,892	178%
25 to 29	2,311	3,713	5,679	6,451	4,140	179%
30 to 34	2,698	4,040	5,759	6,700	4,002	148%
35 to 39	2,586	3,910	5,182	6,931	4,345	168%
40 to 44	2,373	3,402	4,162	5,573	3,200	135%
45 to 49	2,230	3,719	4,377	5,593	3,363	151%
50 to 54	1,969	3,633	4,476	5,313	3,344	170%
55 to 59	1,495	2,949	4,514	5,071	3,576	239%
60 to 61	453	970	1,617	1,952	1,499	331%
62 to 64	632	1,365	2,357	2,833	2,201	348%
65 to 69	922	1,782	3,691	5,266	4,344	471%
70 to 74	853	1,302	2,801	4,363	3,510	411%
75 to 79	899	1,297	2,246	4,284	3,385	377%
80 to 84	606	984	1,480	2,794	2,188	361%
85 and over	582	1,238	2,081	3,081	2,499	429%
Median Age	41.9	43.2	44.9	46.8	4.9	12%

## POPULATION BY RACE AND ETHNICITY

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
<b>Total Population</b>	<b>24,247</b>	<b>40,933</b>	<b>59,474</b>	<b>77,169</b>	<b>52,922</b>	<b>218%</b>
Hispanic	6,891	14,365	23,474	33,419	26,528	385%
Non-Hispanic	17,356	26,568	36,000	43,750	26,394	152%
White	12,135	17,866	23,820	28,120	15,985	132%
Black	2,606	3,877	4,235	4,621	2,015	77%
American Indian	170	229	259	308	138	81%
Asian	1,537	2,888	4,949	6,531	4,994	325%
Hawaiian / Pacific Islander	42	204	305	394	352	838%
Other	167	175	193	241	74	44%
Two or More Races	699	1,329	2,239	3,535	2,836	406%

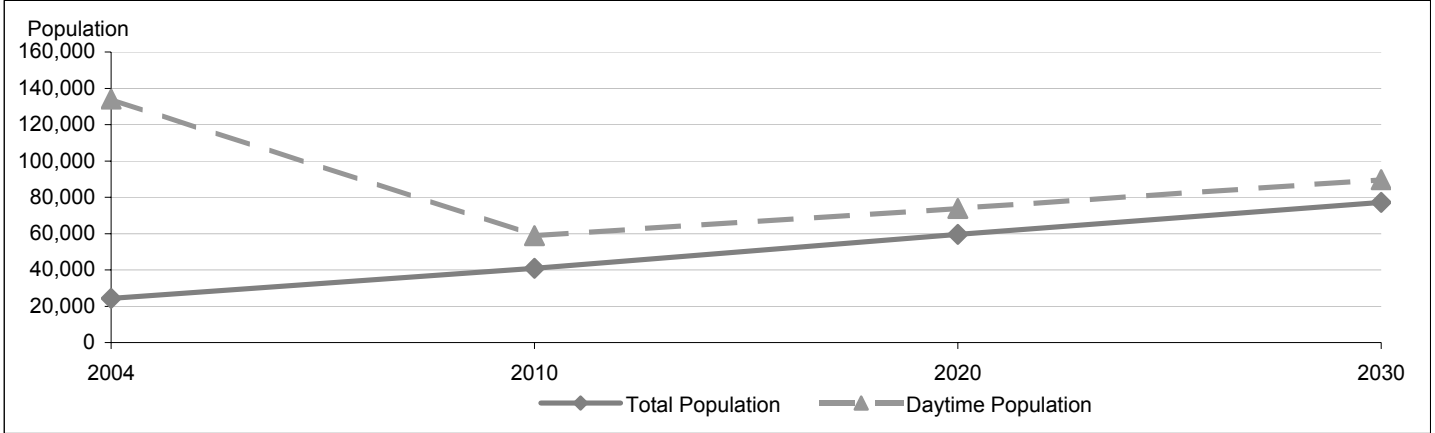
## GROWTH TRENDS IN TOTAL POPULATION



## DAYTIME POPULATION

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
<b>Total Population</b>	<b>24,247</b>	<b>40,933</b>	<b>59,474</b>	<b>77,169</b>	<b>52,922</b>	<b>218%</b>
Daytime Population	134,169	58,842	73,819	89,672	-44,497	-33%
Difference	-109,922	-17,909	-14,345	-12,503	97,419	-89%

## DAYTIME POPULATION TRENDS



## EMPLOYMENT<sup>1</sup>

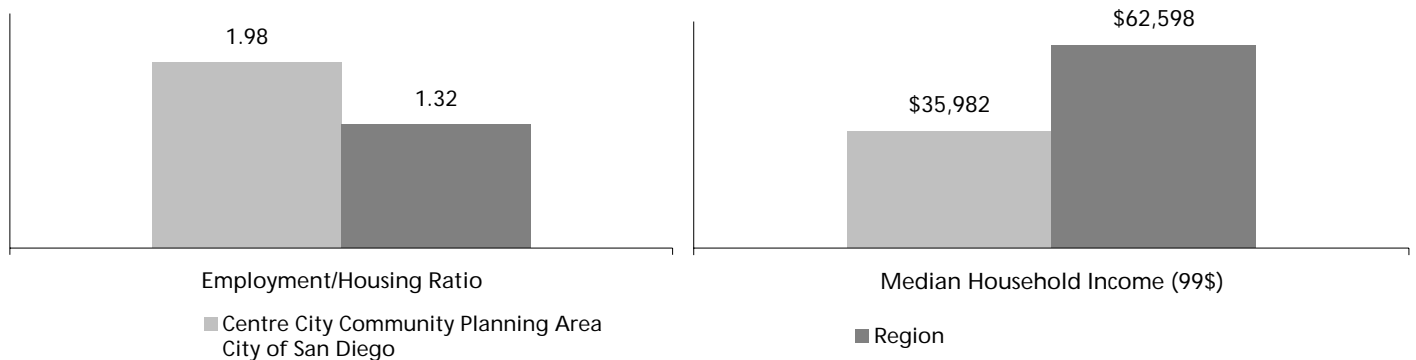
	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
<b>Employment</b>	<b>68,323</b>	<b>82,108</b>	<b>93,998</b>	<b>100,407</b>	<b>32,084</b>	<b>47%</b>
Civilian Employment	67,754	81,539	93,429	99,838	32,084	47%
Military Employment	569	569	569	569	0	0%
<b>Employment/Housing Ratio<sup>2</sup></b>	<b>4.85</b>	<b>3.24</b>	<b>2.62</b>	<b>1.98</b>	<b>-2.87</b>	<b>-59%</b>

Notes:

1 - The number of jobs within this area.

2 - Civilian employment per housing unit.

## EMPLOYMENT/HOUSING RATIO AND MEDIAN HOUSEHOLD INCOME IN 2030



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

	2004	2010	2020	2030	2004 to 2030 Change	
					Numeric	Percent
<b>Total Acres</b>	<b>1,496</b>	<b>1,496</b>	<b>1,496</b>	<b>1,496</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,343</b>	<b>1,424</b>	<b>1,456</b>	<b>1,485</b>	<b>142</b>	<b>11%</b>
Low Density Single Family	0	0	0	0	0	0%
Single Family	7	6	3	2	-4	-64%
Multiple Family	100	127	169	216	116	116%
Mobile Homes	0	0	0	0	0	0%
Other Residential	9	9	9	8	-1	-11%
Mixed Use	55	68	72	73	18	33%
Industrial	204	202	191	171	-33	-16%
Commercial/Services	197	216	210	210	13	7%
Office	83	96	96	96	14	16%
Schools	78	80	80	79	1	2%
Roads and Freeways	562	562	562	562	0	0%
Agricultural and Extractive <sup>2</sup>	0	0	0	0	0	0%
Parks and Military Use	48	58	65	65	17	36%
<b>Vacant Developable Acres</b>	<b>152</b>	<b>71</b>	<b>39</b>	<b>11</b>	<b>-142</b>	<b>-93%</b>
Low Density Single Family	0	0	0	0	0	0%
Single Family	0	0	0	0	0	0%
Multiple Family	23	10	5	0	-23	-100%
Mixed Use	22	4	3	3	-19	-84%
Industrial	15	10	5	1	-14	-96%
Commercial/Services	52	26	16	0	-52	-99%
Office	17	9	4	1	-16	-95%
Schools	0	0	0	0	0	-86%
Parks and Other	17	7	0	0	-17	-100%
Future Roads and Freeways	5	5	5	5	0	0%
<b>Constrained Acres</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>115.0</b>	<b>129.9</b>	<b>152.6</b>	<b>168.2</b>	<b>53.2</b>	<b>46%</b>
<b>Residential Density<sup>4</sup></b>	<b>97.2</b>	<b>143.2</b>	<b>164.5</b>	<b>191.5</b>	<b>94.3</b>	<b>97%</b>

Notes:

1 - Figures may not add to total due to independent rounding.

2 - This is not a forecast of agricultural land, because the 2030 Regional Growth Forecast Update 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 not preclude the continuation of existing agricultural use.

3 - Civilian employment 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).