

SERIES 13 REGIONAL GROWTH FORECAST

Kensington - Talmadge Community Planning Area
City of San Diego



POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	14,151	15,089	18,490	18,757	4,606	33%
Household Population	14,110	15,061	18,448	18,703	4,593	33%
Group Quarters Population	41	28	42	54	13	32%
Civilian	41	28	42	54	13	32%
Military	0	0	0	0	0	0%
Total Housing Units	6,635	6,892	8,342	8,516	1,881	28%
Single Family	4,010	4,010	3,948	3,956	-54	-1%
Multiple Family	2,625	2,882	4,394	4,560	1,935	74%
Mobile Homes	0	0	0	0	0	0%
Occupied Housing Units	6,388	6,628	8,071	8,194	1,806	28%
Single Family	3,898	3,895	3,866	3,850	-48	-1%
Multiple Family	2,490	2,733	4,205	4,344	1,854	74%
Mobile Homes	0	0	0	0	0	0%
Vacancy Rate	3.7%	3.8%	3.2%	3.8%	0.1	3%
Single Family	2.8%	2.9%	2.1%	2.7%	-0.1	-4%
Multiple Family	5.1%	5.2%	4.3%	4.7%	-0.4	-8%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	2.21	2.27	2.29	2.28	0.1	3%

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	969	960	1,040	941	-28	-3%
\$15,000-\$29,999	646	883	992	928	282	44%
\$30,000-\$44,999	944	778	899	863	-81	-9%
\$45,000-\$59,999	700	657	778	763	63	9%
\$60,000-\$74,999	522	547	661	661	139	27%
\$75,000-\$99,999	658	710	878	897	239	36%
\$100,000-\$124,999	556	518	657	688	132	24%
\$125,000-\$149,999	328	380	493	527	199	61%
\$150,000-\$199,999	429	490	654	718	289	67%
\$200,000 or more	636	705	1,019	1,208	572	90%
Total Households	6,388	6,628	8,071	8,194	1,806	28%
Median Household Income						
Adjusted for inflation (\$2010)	\$58,607	\$60,987	\$67,409	\$73,661	\$15,054	26%

*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.

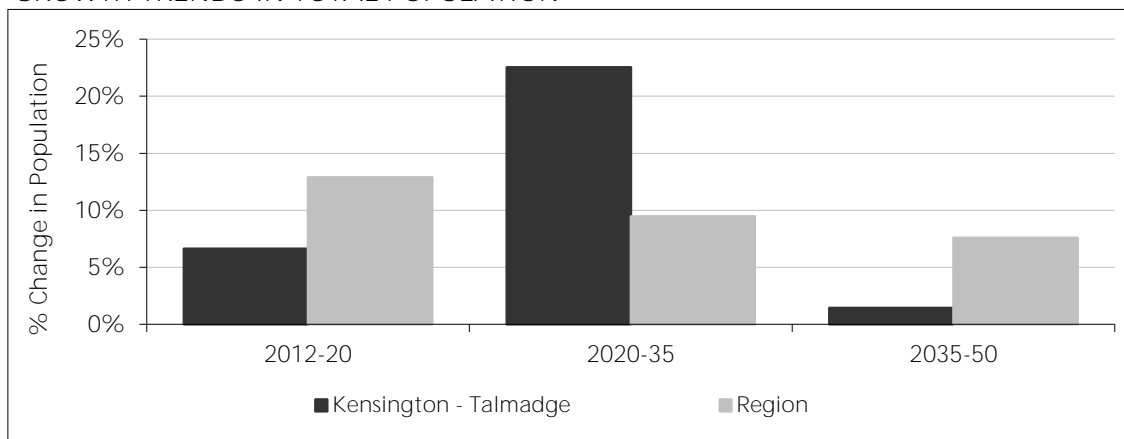
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	14,151	15,089	18,490	18,757	4,606	33%
Under 5	816	1,074	1,446	1,462	646	79%
5 to 9	826	922	1,400	1,489	663	80%
10 to 14	742	785	1,196	1,296	554	75%
15 to 17	412	375	599	685	273	66%
18 to 19	251	184	308	370	119	47%
20 to 24	1,080	1,060	1,117	1,188	108	10%
25 to 29	1,219	1,235	1,473	1,466	247	20%
30 to 34	1,148	1,208	1,483	1,493	345	30%
35 to 39	1,066	1,253	1,532	1,351	285	27%
40 to 44	1,071	1,021	1,358	1,233	162	15%
45 to 49	997	910	1,129	1,147	150	15%
50 to 54	1,012	901	1,061	1,212	200	20%
55 to 59	983	1,043	941	1,164	181	18%
60 to 61	351	435	406	434	83	24%
62 to 64	481	565	539	527	46	10%
65 to 69	616	831	823	784	168	27%
70 to 74	341	541	654	543	202	59%
75 to 79	257	311	470	386	129	50%
80 to 84	196	174	320	341	145	74%
85 and over	286	261	235	186	-100	-35%
Median Age	37.7	37.8	35.7	34.8	-2.9	-8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	14,151	15,089	18,490	18,757	4,606	33%
Hispanic	3,407	4,817	10,107	12,739	9,332	274%
Non-Hispanic	10,744	10,272	8,383	6,018	-4,726	-44%
White	7,376	6,473	2,456	0	-7,376	-100%
Black	1,120	1,206	1,431	1,074	-46	-4%
American Indian	43	43	70	81	38	88%
Asian	1,638	1,879	3,323	3,540	1,902	116%
Hawaiian / Pacific Islander	44	59	132	170	126	286%
Other	35	34	49	48	13	37%
Two or More Races	488	578	922	1,105	617	126%

GROWTH TRENDS IN TOTAL POPULATION



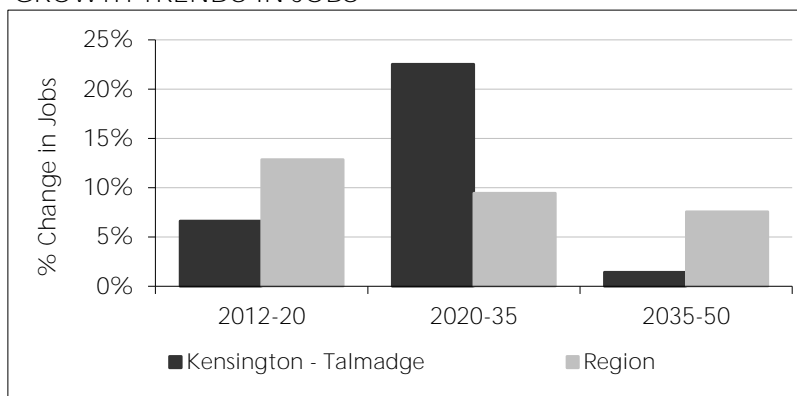
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,621	1,770	1,928	1,958	337	21%
Civilian Jobs	1,621	1,770	1,928	1,958	337	21%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,202	1,202	1,202	1,202	0	0%
Developed Acres	1,105	1,112	1,113	1,114	8	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	559	559	553	553	-6	-1%
Multiple Family	58	60	61	60	1	2%
Mobile Homes	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	-100%
Mixed Use	0	11	36	39	39	--
Industrial	1	1	1	1	0	0%
Commercial/Services	27	23	4	3	-24	-89%
Office	1	0	0	0	-1	-100%
Schools	29	29	29	29	0	0%
Roads and Freeways	310	310	310	310	0	0%
Agricultural and Extractive ²	0	0	0	0	0	0%
Parks and Military Use	120	120	120	120	0	0%
Vacant Developable Acres	5	2	1	0	-5	-99%
Low Density Single Family	0	0	0	0	0	0%
Single Family	3	1	1	0	-3	-99%
Multiple Family	1	1	0	0	-1	-100%
Mixed Use	1	0	0	0	-1	-100%
Industrial	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0%
Office	0	0	0	0	0	0%
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	88	88	88	88	0	0%
Employment Density ³	28.0	30.5	37.5	37.8	9.8	35%
Residential Density ⁴	10.7	11.0	13.2	13.5	2.7	25%

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