

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	13,971	14,905	18,307	18,574	4,603	33%
Household Population	13,930	14,877	18,265	18,520	4,590	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	6,538	6,795	8,245	8,419	1,881	29%
Single Family	3,913	3,913	3,851	3,859	-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	6,316	6,556	7,999	8,122	1,806	29%
Single Family	3,826	3,823	3,794	3,778	-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	3.4%	3.5%	3.0%	3.5%	0.1	3%
Single Family	2.2%	2.3%	1.5%	2.1%	-0.1	-5%
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	2.28	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	967	953	1,034	935	-32	-3%
\$15,000-\$29,999	646	873	984	920	274	42%
\$30,000-\$44,999	942	772	892	856	-86	-9%
\$45,000-\$59,999	696	649	770	760	64	9%
\$60,000-\$74,999	522	543	655	653	131	25%
\$75,000-\$99,999	596	701	873	891	295	49%
\$100,000-\$124,999	556	512	649	680	124	22%
\$125,000-\$149,999	327	375	490	523	196	60%
\$150,000-\$199,999	429	483	645	710	281	66%
\$200,000 or more	635	695	1,007	1,194	559	88%
Total Households	6,316	6,556	7,999	8,122	1,806	29%

*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.

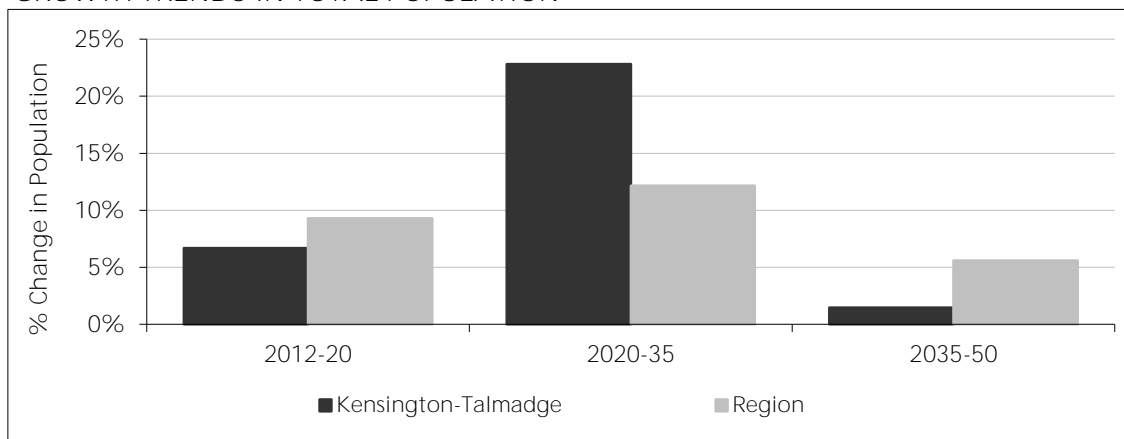
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	13,971	14,905	18,307	18,574	4,603	33%
Under 5	799	1,058	1,422	1,447	648	81%
5 to 9	812	911	1,384	1,477	665	82%
10 to 14	730	773	1,184	1,281	551	75%
15 to 17	412	374	594	680	268	65%
18 to 19	247	184	306	367	120	49%
20 to 24	1,070	1,038	1,106	1,167	97	9%
25 to 29	1,209	1,220	1,461	1,455	246	20%
30 to 34	1,135	1,195	1,475	1,471	336	30%
35 to 39	1,053	1,234	1,513	1,341	288	27%
40 to 44	1,053	1,012	1,345	1,220	167	16%
45 to 49	979	897	1,112	1,133	154	16%
50 to 54	1,006	890	1,050	1,195	189	19%
55 to 59	974	1,033	932	1,158	184	19%
60 to 61	346	434	401	427	81	23%
62 to 64	469	559	536	524	55	12%
65 to 69	608	821	819	781	173	28%
70 to 74	336	534	648	540	204	61%
75 to 79	255	308	466	383	128	50%
80 to 84	194	173	319	341	147	76%
85 and over	284	257	234	186	-98	-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	13,971	14,905	18,307	18,574	4,603	33%
Hispanic	3,380	4,772	10,013	12,605	9,225	273%
Non-Hispanic	10,591	10,133	8,294	5,969	-4,622	-44%
White	7,247	6,362	2,414	0	-7,247	-100%
Black	1,112	1,196	1,415	1,066	-46	-4%
American Indian	43	43	70	81	38	88%
Asian	1,631	1,871	3,305	3,515	1,884	116%
Hawaiian / Pacific Islander	43	57	132	167	124	288%
Other	35	34	49	48	13	37%
Two or More Races	480	570	909	1,092	612	128%

GROWTH TRENDS IN TOTAL POPULATION



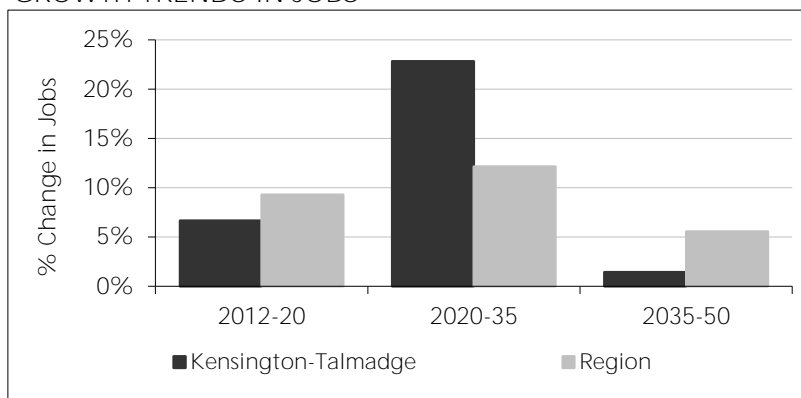
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	1,615	1,764	1,922	1,952	337	21%
Civilian Jobs	1,615	1,764	1,922	1,952	337	21%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	1,141	1,141	1,141	1,141	0	0%
Developed Acres	1,073	1,080	1,080	1,081	8	1%
Low Density Single Family	0	0	0	0	0	0%
Single Family	539	538	532	533	-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	298	298	298	298	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	60	60	60	60	0	0%
Employment Density ³	27.9	30.4	37.3	37.7	9.8	35%
Residential Density ⁴	11.0	11.3	13.5	13.8	2.8	26%

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