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

SANDAG

POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**14,383**	**15,432**	**17,125**	**18,901**	**20,781**	**6,398**	**44%**
Household Population	14,204	15,198	16,767	18,392	20,164	5,960	42%
Group Quarters Population	179	234	358	509	617	438	245%
Civilian	179	234	358	509	617	438	245%
Military	0	0	0	0	0	0	0%
Total Housing Units	**6,553**	**6,854**	**7,473**	**8,223**	**9,018**	**2,465**	**38%**
Single Family	4,017	3,920	3,776	3,716	3,403	-614	-15%
Multiple Family	2,536	2,934	3,697	4,507	5,615	3,079	121%
Mobile Homes	0	0	0	0	0	0	0%
Occupied Housing Units	**6,111**	**6,466**	**7,096**	**7,824**	**8,595**	**2,484**	**41%**
Single Family	3,742	3,698	3,587	3,538	3,246	-496	-13%
Multiple Family	2,369	2,768	3,509	4,286	5,349	2,980	126%
Mobile Homes	0	0	0	0	0	0	0%
Vacancy Rate	**6.7%**	**5.7%**	**5.0%**	**4.9%**	**4.7%**	**-2.0**	**-30%**
Single Family	6.8%	5.7%	5.0%	4.8%	4.6%	-2.2	-32%
Multiple Family	6.6%	5.7%	5.1%	4.9%	4.7%	-1.9	-29%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
Persons per Household	**2.32**	**2.35**	**2.36**	**2.35**	**2.35**	**0.03**	**1%**

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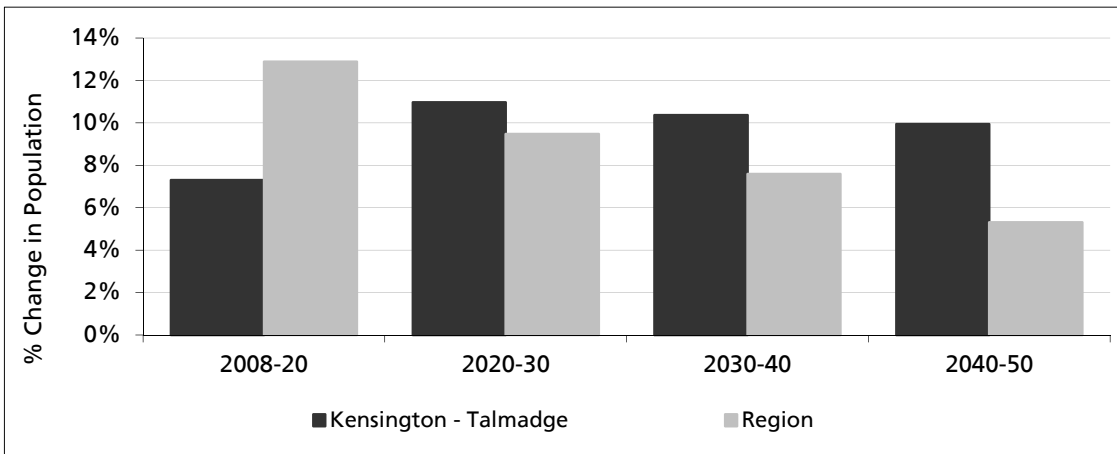
Source: Final Series 12 - 2050 Regional Growth Forecast
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POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**14,383**	**15,432**	**17,125**	**18,901**	**20,781**	**6,398**	**44%**
Under 5	1,142	1,223	1,488	1,711	1,704	562	49%
5 to 9	1,096	1,310	1,634	1,930	2,015	919	84%
10 to 14	923	1,268	1,618	1,960	2,101	1,178	128%
15 to 17	563	659	815	983	1,067	504	90%
18 to 19	316	323	492	535	596	280	89%
20 to 24	702	766	1,159	1,326	1,427	725	103%
25 to 29	1,084	1,244	1,347	1,549	1,635	551	51%
30 to 34	1,364	1,542	1,433	1,925	1,979	615	45%
35 to 39	1,288	1,152	1,421	1,515	1,772	484	38%
40 to 44	1,095	934	977	933	1,291	196	18%
45 to 49	996	833	710	838	911	-85	-9%
50 to 54	872	756	734	711	719	-153	-18%
55 to 59	849	855	787	701	898	49	6%
60 to 61	335	339	309	282	327	-8	-2%
62 to 64	395	543	447	443	503	108	27%
65 to 69	449	712	727	744	749	300	67%
70 to 74	277	410	436	352	455	178	64%
75 to 79	193	178	259	169	212	19	10%
80 to 84	207	192	172	188	238	31	15%
85 and over	237	193	160	106	182	-55	-23%
Median Age	35.0	33.0	30.0	28.2	29.5	-5.5	-16%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Population	**14,383**	**15,432**	**17,125**	**18,901**	**20,781**	**6,398**	**44%**
Hispanic	3,496	5,588	8,760	12,166	13,969	10,473	300%
Non-Hispanic	10,887	9,844	8,365	6,735	6,812	-4,075	-37%
White	7,027	5,233	2,686	0	0	-7,027	-100%
Black	1,269	1,372	1,672	1,746	1,582	313	25%
American Indian	46	71	73	81	71	25	54%
Asian	1,953	2,412	2,939	3,651	3,887	1,934	99%
Hawaiian / Pacific Islander	33	65	118	158	150	117	355%
Other	51	62	76	98	108	57	112%
Two or More Races	508	629	801	1,001	1,014	506	100%

GROWTH TRENDS IN TOTAL POPULATION

Bar chart showing % Change in Population for periods 2008-20, 2020-30, 2030-40, 2040-50 comparing Kensington - Talmadge and Region.

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	**2,437**	**2,617**	**2,872**	**3,135**	**3,234**	**797**	**33%**
Civilian Jobs	2,437	2,617	2,872	3,135	3,234	797	33%
Military Jobs	0	0	0	0	0	0	0%

LAND USE[1]

	2008	2020	2030	2040	2050	2008 to 2050 Change* Numeric	Percent
Total Acres	**1,160**	**1,160**	**1,160**	**1,160**	**1,160**	**0**	**0%**
Developed Acres	**1,156**	**1,158**	**1,159**	**1,160**	**1,160**	**4**	**0%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	559	554	544	537	512	-47	-8%
Multiple Family	58	63	71	77	100	43	74%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	-100%
Mixed Use	0	10	20	33	38	38	--
Industrial	1	1	1	1	1	-1	-54%
Commercial/Services	31	23	16	6	3	-27	-90%
Office	2	1	1	0	0	-2	-100%
Schools	29	29	29	29	29	0	0%
Roads and Freeways	299	299	299	299	299	0	0%
Agricultural and Extractive[2]	0	0	0	0	0	0	0%
Parks and Military Use	178	178	178	178	178	0	0%
Vacant Developable Acres	**4**	**2**	**1**	**0**	**0**	**-4**	**-99%**
Low Density Single Family	0	0	0	0	0	0	0%
Single Family	3	1	1	0	0	-3	-99%
Multiple Family	1	1	0	0	0	-1	-100%
Mixed Use	0	0	0	0	0	0	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	0	0	0	0	0	0	0%
Office	0	0	0	0	0	0	0%
Schools	0	0	0	0	0	0	0%
Parks and Other	0	0	0	0	0	0	0%
Future Roads and Freeways	0	0	0	0	0	0	0%
Constrained Acres	**0**	**0**	**0**	**0**	**0**	**0**	**0%**
Employment Density[3]	**38.9**	**44.2**	**50.8**	**60.0**	**62.5**	**23.6**	**61%**
Residential Density[4]	**10.6**	**11.0**	**11.9**	**13.0**	**14.3**	**3.7**	**34%**

GROWTH TRENDS IN JOBS
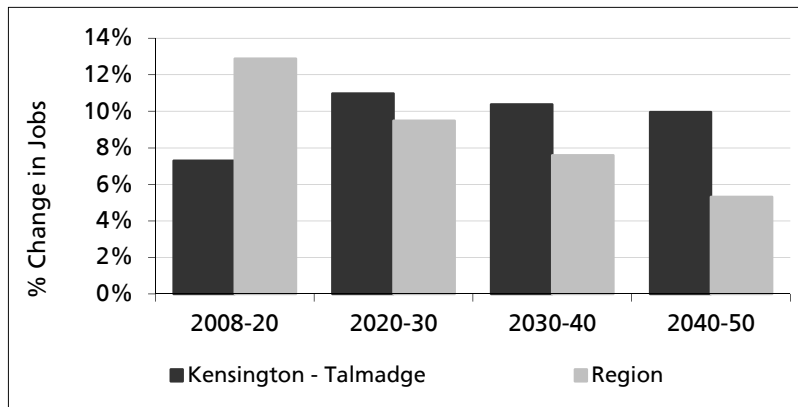
Notes:

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 residential acre (single family, multiple family, mobile home, other, and half of mixed use acres).

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