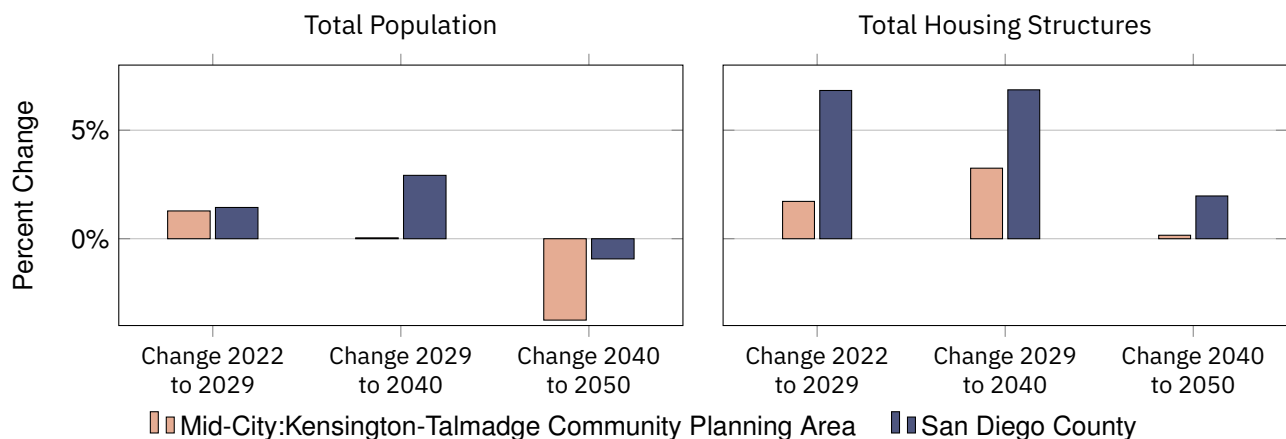


Series 15 Regional Forecast

Mid-City:Kensington-Talmadge Community Planning Area

Population and Housing

	2022	2029	2040	2050	2022 to 2050 Change	
					Numeric	Percent
Total Population	13,301	13,471	13,476	12,970	-331	-2.5%
Household	13,218	13,398	13,400	12,912	-306	-2.3%
Group Quarters	83	73	76	58	-25	-30.1%
Civilian	83	73	76	58	-25	-30.1%
Military	0	0	0	0	0	N/A
Total Housing Units	6,626	6,740	6,959	6,970	344	5.2%
Single Family	3,974	3,872	3,792	3,792	-182	-4.6%
Multiple Family	2,652	2,868	3,167	3,178	526	19.8%
Mobile Home	0	0	0	0	0	N/A
Total Households	5,962	6,194	6,394	6,368	406	6.8%
Single Family	3,416	3,480	3,397	3,377	-39	-1.1%
Multiple Family	2,546	2,714	2,997	2,991	445	17.5%
Mobile Home	0	0	0	0	0	N/A
Vacancy Rate	10.0%	8.1%	8.1%	8.6%	-1.4%	-14.0%
Single Family	14.0%	10.1%	10.4%	10.9%	-3.1%	-22.1%
Multiple Family	4.0%	5.4%	5.4%	5.9%	1.9%	47.5%
Mobile Home	N/A	N/A	N/A	N/A	N/A	N/A
Persons per Household	2.22	2.16	2.10	2.03	-0.19	-8.6%



Data Source and Important Advisory:

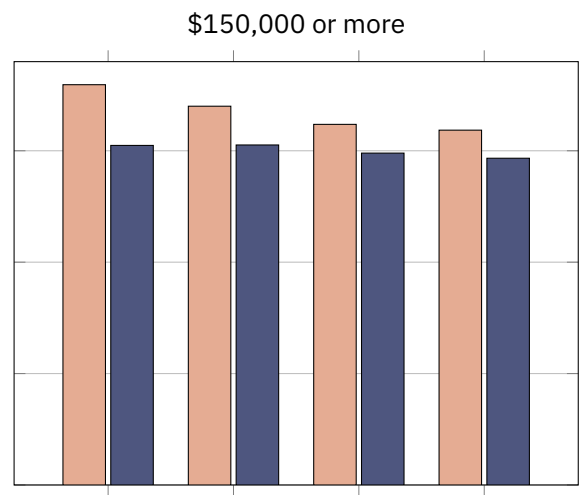
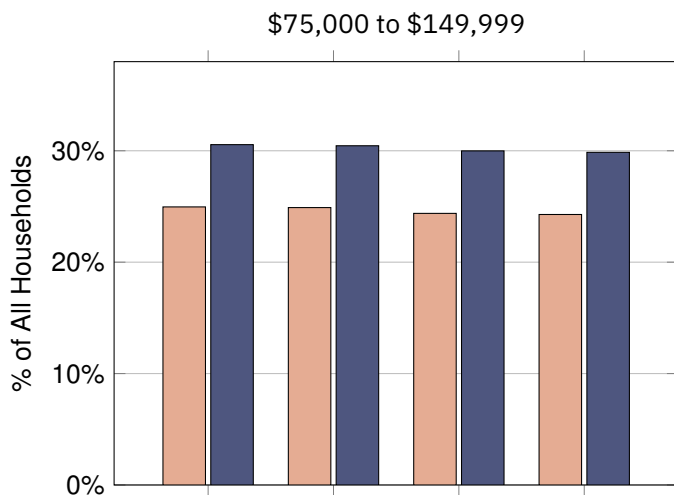
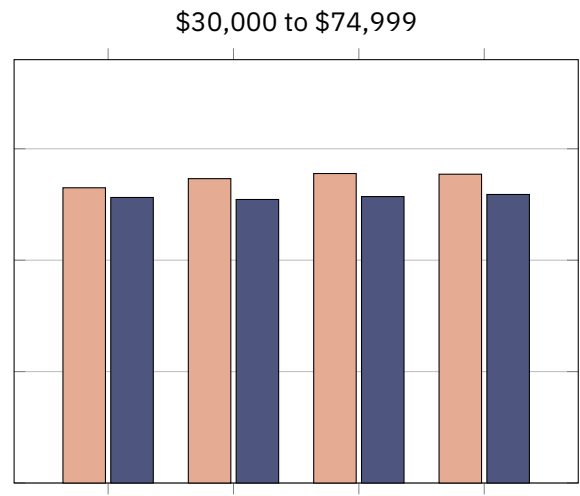
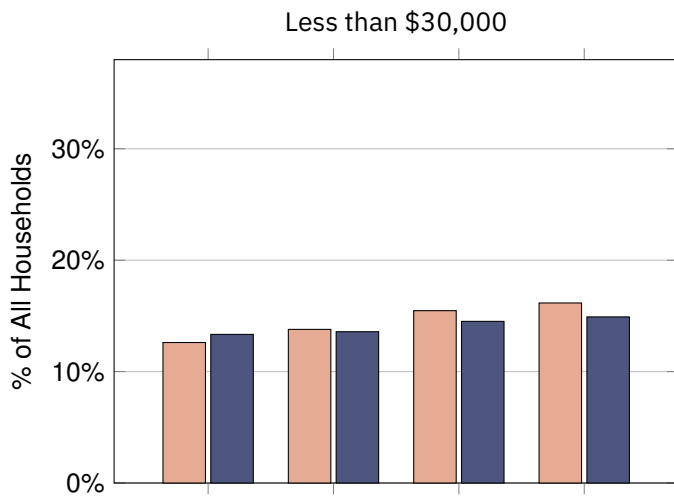
The Series 15 Regional Growth Forecast was accepted by the SANDAG Board of Directors in April 2024 for distribution and use in planning and other studies. This forecast represents one possibility for future growth in the San Diego region. It is intended to represent a likely prediction of future growth, but it is not intended to be a prescription for growth. This forecast represents a combination of economic and demographic projections, existing land use plans and policies, and potential land use plan changes that may occur in the region over the forecast period.

These data represent business as usual projections and do not include the policy and investment decisions made by the SANDAG Board of Directors in the 2025 Regional Plan/Sustainable Communities Strategy. For subregional data consistent with the 2025 Regional Plan, please contact SANDAG at data@sandag.org.

Households by Household Income (2022 Constant Dollars)

2022 to 2050 Change

Income category	2022	2029	2040	2050	Numeric	Percent
Less than \$15,000	291	346	403	429	138	47.4%
\$15,000 to \$29,999	461	508	586	600	139	30.2%
\$30,000 to \$44,999	397	443	489	486	89	22.4%
\$45,000 to \$59,999	516	561	591	581	65	12.6%
\$60,000 to \$74,999	667	688	696	698	31	4.6%
\$75,000 to \$99,999	494	528	557	538	44	8.9%
\$100,000 to \$124,999	473	487	501	502	29	6.1%
\$125,000 to \$149,999	521	527	501	506	-15	-2.9%
\$150,000 to \$199,999	799	813	826	800	1	0.1%
\$200,000 or more	1,343	1,293	1,244	1,228	-115	-8.6%
Median Income	\$108,192	\$101,181	\$94,390	\$93,123	-\$15,069	-13.9%



■ Mid-City:Kensington-Talmadge Community Planning Area ■ San Diego County

Population by Age

	2022	2029	2040	2050	2022 to 2050 Change	
					Numeric	Percent
Total Population	13,301	13,471	13,476	12,970	-331	-2.5%
4 and Under	705	701	698	644	-61	-8.7%
5 to 9	650	603	638	611	-39	-6.0%
10 to 14	596	607	567	539	-57	-9.6%
15 to 17	341	340	316	297	-44	-12.9%
18 and 19	251	253	234	239	-12	-4.8%
20 to 24	677	666	642	585	-92	-13.6%
25 to 29	1,111	1,048	1,018	919	-192	-17.3%
30 to 34	1,261	1,248	1,129	1,047	-214	-17.0%
35 to 39	1,177	1,162	1,142	1,073	-104	-8.8%
40 to 44	996	979	949	903	-93	-9.3%
45 to 49	887	901	916	885	-2	-0.2%
50 to 54	764	760	787	793	29	3.8%
55 to 59	963	897	881	878	-85	-8.8%
60 and 61	374	317	295	284	-90	-24.1%
62 to 64	417	414	374	375	-42	-10.1%
65 to 69	683	737	702	683	0	0.0%
70 to 74	583	656	620	593	10	1.7%
75 to 79	398	567	663	647	249	62.6%
80 to 84	257	356	459	458	201	78.2%
85 and Older	210	259	446	517	307	146.2%
Under 18	2,292	2,251	2,219	2,091	-201	-8.8%
65 and Older	1,733	2,008	2,227	2,251	518	29.9%
Median Age	39.5	40.5	41.9	42.9	3.4	8.6%

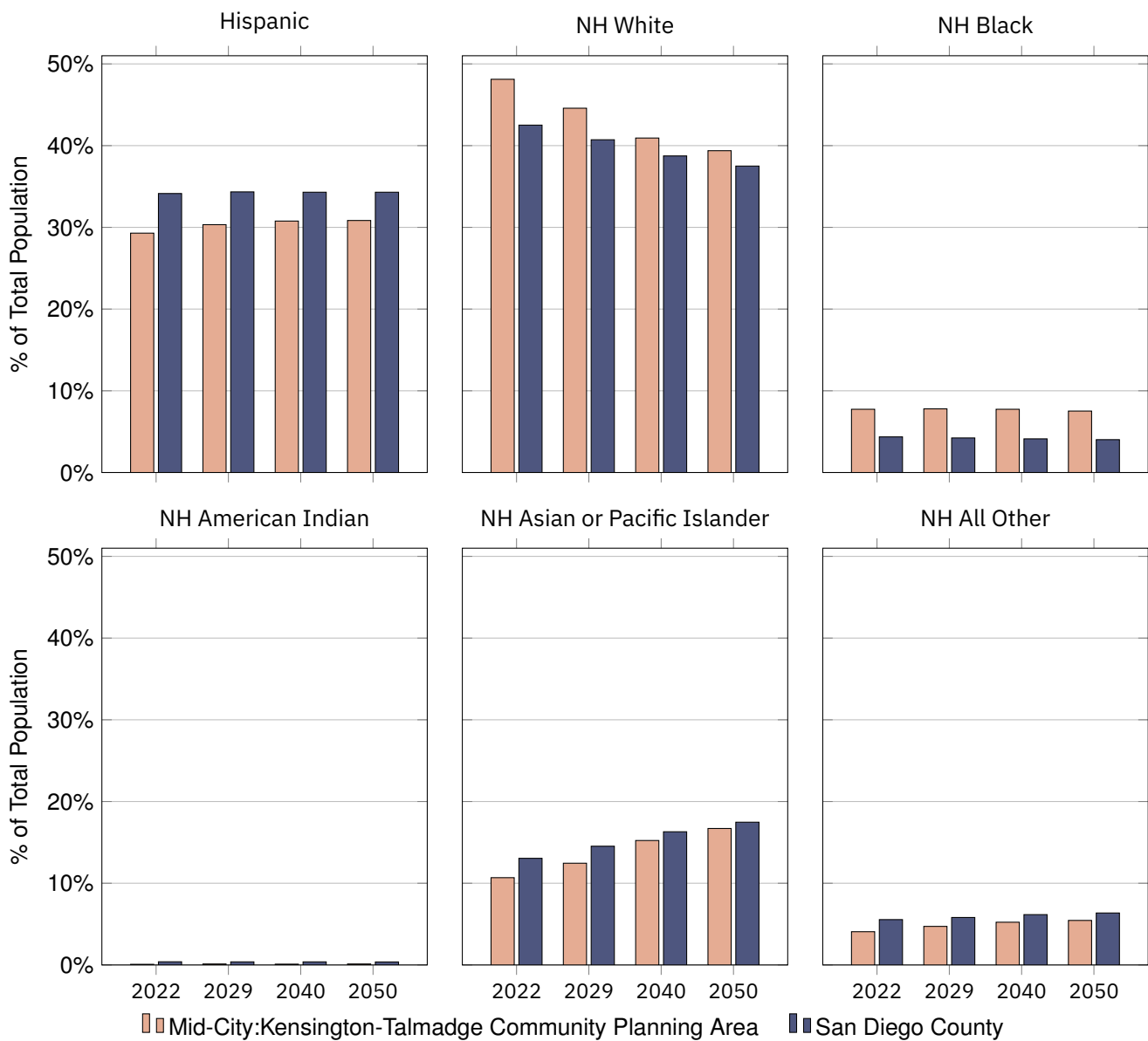
Population by Sex

	2022	2029	2040	2050	2022 to 2050 Change	
					Numeric	Percent
Total Population	13,301	13,471	13,476	12,970	-331	-2.5%
Male	6,695	6,769	6,717	6,430	-265	-4.0%
Female	6,606	6,702	6,759	6,540	-66	-1.0%
Percent Female	50%	50%	50%	50%	1%	1.4%

Population by Race and Ethnicity

	2022	2029	2040	2050	2022 to 2050 Change	
					Numeric	Percent
Total Population	13,301	13,471	13,476	12,970	-331	-2.5%
Hispanic	3,896	4,086	4,146	4,000	104	2.7%
Non-Hispanic (NH)	9,405	9,385	9,330	8,970	-435	-4.6%
White	6,401	6,006	5,516	5,107	-1,294	-20.2%
Black	1,030	1,050	1,043	975	-55	-5.3%
American Indian	11	16	14	15	4	36.4%
Asian or Pacific Islander	1,421	1,677	2,052	2,166	745	52.4%
All Other*	542	636	705	707	165	30.4%

* The race/ethnicity category of All Other Non-Hispanic includes both Non-Hispanic Other and Non-Hispanic Two or More



Employment

	2022	2029	2040	2050	2022 to 2050 Change	
					Numeric	Percent
Wage & Salary Employment*	1,884	1,942	2,203	3,523	1,639	87.0%
Civilian	1,884	1,942	2,203	3,523	1,639	87.0%
Military	0	0	0	0	0	N/A

* Wage and salary jobs are generally covered by a state unemployment insurance program. This type of employment typically involves regular paychecks and adherence to labor regulations governing wages and working conditions.

Land Use

	2022	2029	2040	2050	2022 to 2050 Change	
					Numeric	Percent
Total Acres*	1,164	1,164	1,164	1,164	N/A	N/A
Developed Acres	1,044	1,047	1,047	1,047	3	0.2%
Single Family	536	531	526	525	-11	-2.1%
Multiple Family	58	64	69	63	6	10.1%
Mobile Homes	0	0	0	0	0	N/A
Other Residential	1	1	1	0	-1	-100.0%
Agriculture & Extractive	0	0	0	0	0	N/A
Industrial	0	0	0	0	0	N/A
Commercial & Services	26	25	22	7	-19	-71.8%
Office	1	1	0	0	-1	-100.0%
Schools	29	29	29	29	0	0.0%
Transportation	313	313	313	313	0	0.0%
Parks & Open Space	75	75	75	75	0	0.0%
Military	0	0	0	0	0	N/A
Mixed Use	4	6	10	33	29	732.3%
Other	2	2	2	2	0	0.0%
Vacant Developable Acres	5	2	2	2	-3	-53.9%
Constrained Acres [†]	115	115	115	115	0	0.0%
Employment Density[‡]	32.29	33.44	39.09	66.96	34.67	107.4%
Residential Density[§]	11.11	11.25	11.58	11.53	0.42	3.8%

* Column and row values may not sum due to rounding

[†]Constrained Acres are vacant land not available for development due to physical, public policy, or environmental reasons

[‡]Employment Density is the number of wage & salary jobs per developed employment acre

[§]Residential Density is the number of housing structures per developed housing acre