



Series 14 Regional Growth Forecast

Mid-City:Kensington-Talmadge Community Planning Area

Population and Housing

Population	2016		2025		2035		2050		2016 to 2050 Change	
	Total	Pct	Total	Pct	Total	Pct	Total	Pct	Numeric	Pct
Household Population	15,512	99.7	15,577	99.7	16,565	99.7	17,086	99.7	1,574	10.1
Group Quarters	47	0.3	50	0.3	50	0.3	50	0.3	3	6.4
Military	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
College	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Other	47	0.3	50	0.3	50	0.3	50	0.3	3	6.4
	15,559	100.0	15,627	100.0	16,615	100.0	17,136	100.0	1,577	10.1
Housing Units										
Single Family Detached	3,452	51.6	3,484	50.8	3,556	47.1	3,561	46.5	109	3.2
Single Family Attached	604	9.0	630	9.2	654	8.7	654	8.5	50	8.3
Multifamily	2,628	39.3	2,739	40.0	3,339	44.2	3,443	45.0	815	31.0
Mobile Home	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	6,684	100.0	6,853	100.0	7,549	100.0	7,658	100.0	974	14.6
Households by Type										
Single Family Detached	3,373	52.0	3,394	51.6	3,467	48.2	3,470	47.9	97	2.9
Single Family Attached	580	8.9	584	8.9	598	8.3	598	8.3	18	3.1
Multifamily	2,531	39.0	2,597	39.5	3,127	43.5	3,174	43.8	643	25.4
Mobile Home	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	6,484	100.0	6,575	100.0	7,192	100.0	7,242	100.0	758	11.7
Vacancy Rate										
Single Family Detached	2.3%		2.6%		2.5%		2.6%		0.3%	
Single Family Attached	4.0%		7.3%		8.6%		8.6%		4.6%	
Multifamily	3.7%		5.2%		6.3%		7.8%		4.1%	
Mobile Home	0.0%		0.0%		0.0%		0.0%		0.0%	
Overall Vacancy Rate	3.0%		4.1%		4.7%		5.4%		2.4%	
Persons per Household										
	2.39		2.37		2.30		2.36		-0.03	-1.3



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Households by Income (2010 Inflation-Adjusted Dollars)

Household Income	2016		2025		2035		2050		2016 to 2050 Change	
	Total	Pct	Total	Pct	Total	Pct	Total	Pct	Numeric	Pct
Less than \$15,000	673	10.4	765	11.6	816	11.3	767	10.6	94	14.0
\$15,000 to \$29,999	915	14.1	839	12.8	910	12.7	909	12.6	-6	-0.7
\$30,000 to \$44,999	999	15.4	793	12.1	855	11.9	808	11.2	-191	-19.1
\$45,000 to \$59,999	643	9.9	738	11.2	783	10.9	803	11.1	160	24.9
\$60,000 to \$74,999	498	7.7	481	7.3	558	7.8	580	8.0	82	16.5
\$75,000 to \$99,999	716	11.0	675	10.3	778	10.8	801	11.1	85	11.9
\$100,000 to \$124,999	532	8.2	548	8.3	594	8.3	628	8.7	96	18.0
\$125,000 to \$149,999	332	5.1	365	5.6	405	5.6	408	5.6	76	22.9
\$150,000 to \$199,999	452	7.0	506	7.7	548	7.6	512	7.1	60	13.3
\$200,000 or more	724	11.2	865	13.2	945	13.1	1,026	14.2	302	41.7
	6,484	100.0	6,575	100.0	7,192	100.0	7,242	100.0	758	11.7
Median Household Income	\$60,400		\$64,800		\$66,200		\$68,600		\$8,200	13.7



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Population by Age Group

Age Group	2016			2025			2035			2050		
	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total
Under 5	468	439	907	399	358	757	354	384	738	371	383	754
5 to 9	505	491	996	394	372	766	382	381	763	368	388	756
10 to 14	422	437	859	472	391	863	417	367	784	387	356	743
15 to 17	263	255	518	292	262	554	231	247	478	218	176	394
18 and 19	153	126	279	177	194	371	203	153	356	158	181	339
20 to 24	461	445	906	483	479	962	625	564	1,189	517	527	1,044
25 to 29	502	537	1,039	546	440	986	635	591	1,226	577	607	1,184
30 to 34	558	584	1,142	554	468	1,022	671	577	1,248	656	598	1,254
35 to 39	574	530	1,104	577	543	1,120	548	477	1,025	658	629	1,287
40 to 44	541	506	1,047	600	550	1,150	552	474	1,026	655	630	1,285
45 to 49	568	572	1,140	495	453	948	531	513	1,044	579	493	1,072
50 to 54	572	522	1,094	448	486	934	569	501	1,070	514	451	965
55 to 59	514	544	1,058	486	474	960	474	486	960	477	456	933
60 and 61	205	180	385	221	208	429	142	169	311	185	197	382
62 to 64	258	339	597	311	297	608	249	326	575	281	274	555
65 to 69	379	503	882	454	495	949	464	404	868	480	469	949
70 to 74	293	344	637	386	446	832	468	439	907	418	436	854
75 to 79	184	205	389	301	395	696	384	454	838	329	381	710
80 to 84	115	164	279	162	219	381	278	343	621	349	359	708
85 and Older	112	189	301	141	198	339	228	360	588	399	569	968
	7,647	7,912	15,559	7,899	7,728	15,627	8,405	8,210	16,615	8,576	8,560	17,136
Median Age			40.1			41.8			42.4			43.2



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Population by Race and Hispanic Origin

Race and Hispanic Origin	2016		2025		2035		2050		2016 to 2050 Change	
	Total	Pct	Total	Pct	Total	Pct	Total	Pct	Numeric	Pct
Hispanic or Latino (of any race)	4,271	27.5	4,368	28.0	5,332	32.1	6,395	37.3	2,124	49.7
Not Hispanic or Latino	11,288	72.5	11,259	72.0	11,283	67.9	10,741	62.7	-547	-4.8
White	8,125	52.2	7,465	47.8	6,849	41.2	5,947	34.7	-2,178	-26.8
Black	1,115	7.2	1,198	7.7	1,136	6.8	995	5.8	-120	-10.8
American Indian or Alaska Native	52	0.3	95	0.6	101	0.6	98	0.6	46	88.5
Asian	1,478	9.5	1,956	12.5	2,508	15.1	2,906	17.0	1,428	96.6
Hawaiian or Pacific Islander	55	0.4	62	0.4	51	0.3	59	0.3	4	7.3
Other	31	0.2	38	0.2	51	0.3	38	0.2	7	22.6
Two or More Races	432	2.8	445	2.8	587	3.5	698	4.1	266	61.6
	15,559	100.0	15,627	100.0	16,615	100.0	17,136	100.0	1,577	10.1



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Employment

Employment by Type	2016		2025		2035		2050		2016 to 2050 Change	
	Total	Pct	Total	Pct	Total	Pct	Total	Pct	Numeric	Pct
Civilian	1,917	100.0	2,054	100.0	2,127	100.0	2,221	100.0	304	15.9
Wage and Salary	1,917	100.0	1,959	95.4	2,023	95.1	2,115	95.2	198	10.3
Self-Employment and Domestic	0	0.0	95	4.6	104	4.9	106	4.8	106	0.0
Military	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	1,917	100.0	2,054	100.0	2,127	100.0	2,221	100.0	304	15.9
Wage and Salary Employment by Industry										
Agriculture and Mining	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Construction	0	0.0	1	0.0	3	0.1	5	0.2	5	0.0
Manufacturing	6	0.3	6	0.3	6	0.3	6	0.3	0	0.0
Wholesale Trade	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Retail Trade	171	8.9	173	8.4	172	8.1	173	7.8	2	1.2
Transportation, Warehousing, and Utilities	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Information	18	0.9	18	0.9	18	0.8	18	0.8	0	0.0
Finance and Real Estate	224	11.7	231	11.2	237	11.1	247	11.1	23	10.3
Professional and Business Services	270	14.1	277	13.5	287	13.5	295	13.3	25	9.3
Education and Health Services	753	39.3	775	37.7	808	38.0	862	38.8	109	14.5
Leisure and Hospitality	367	19.1	369	18.0	381	17.9	392	17.6	25	6.8
Other Services	108	5.6	109	5.3	111	5.2	117	5.3	9	8.3
Government	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	1,917	100.0	1,959	100.0	2,023	100.0	2,115	100.0	198	10.3



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Notes

The Series 14 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. The forecast is one possibility for future growth in the San Diego region. It is intended to represent a likely scenario of future growth, but it is not intended to be a prescription for growth.

These data represent the Baseline Forecast, which informs the Sustainable Communities Strategy (SCS) Land Use Pattern scenario that SANDAG adopted in the 2021 Regional Plan. For further details, please refer to <https://www.sandag.org/series14>.