

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Ramona Unified School District**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>35,515</b>	<b>39,329</b>	<b>44,457</b>	<b>47,812</b>	<b>50,383</b>	<b>14,868</b>	<b>42%</b>
Household Population	34,771	38,269	42,812	45,450	47,479	12,708	37%
Group Quarters Population	744	1,060	1,645	2,362	2,904	2,160	290%
Civilian	744	1,060	1,645	2,362	2,904	2,160	290%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>11,737</b>	<b>12,742</b>	<b>14,036</b>	<b>14,637</b>	<b>15,088</b>	<b>3,351</b>	<b>29%</b>
Single Family	9,922	10,842	12,128	12,734	13,152	3,230	33%
Multiple Family	1,365	1,462	1,470	1,470	1,501	136	10%
Mobile Homes	450	438	438	433	435	-15	-3%
<b>Occupied Housing Units</b>	<b>11,155</b>	<b>12,220</b>	<b>13,526</b>	<b>14,121</b>	<b>14,582</b>	<b>3,427</b>	<b>31%</b>
Single Family	9,425	10,398	11,690	12,286	12,713	3,288	35%
Multiple Family	1,326	1,423	1,434	1,436	1,467	141	11%
Mobile Homes	404	399	402	399	402	-2	0%
<b>Vacancy Rate</b>	<b>5.0%</b>	<b>4.1%</b>	<b>3.6%</b>	<b>3.5%</b>	<b>3.4%</b>	<b>-1.6</b>	<b>-32%</b>
Single Family	5.0%	4.1%	3.6%	3.5%	3.3%	-1.7	-34%
Multiple Family	2.9%	2.7%	2.4%	2.3%	2.3%	-0.6	-21%
Mobile Homes	10.2%	8.9%	8.2%	7.9%	7.6%	-2.6	-25%
<b>Persons per Household</b>	<b>3.12</b>	<b>3.13</b>	<b>3.17</b>	<b>3.22</b>	<b>3.26</b>	<b>0.14</b>	<b>4%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Households by Income Category</b>							
Less than \$15,000	658	558	468	385	337	-321	-49%
\$15,000-\$29,999	1,272	948	805	666	583	-689	-54%
\$30,000-\$44,999	1,537	1,409	1,269	1,095	986	-551	-36%
\$45,000-\$59,999	1,550	1,640	1,574	1,424	1,322	-228	-15%
\$60,000-\$74,999	1,598	1,651	1,691	1,608	1,541	-57	-4%
\$75,000-\$99,999	2,126	2,340	2,598	2,639	2,637	511	24%
\$100,000-\$124,999	1,095	1,618	1,996	2,200	2,319	1,224	112%
\$125,000-\$149,999	497	971	1,329	1,586	1,757	1,260	254%
\$150,000-\$199,999	510	823	1,282	1,695	2,009	1,499	294%
\$200,000 or more	312	262	514	823	1,091	779	250%
Total Households	11,155	12,220	13,526	14,121	14,582	3,427	31%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$65,261	\$74,128	\$84,199	\$92,833	\$98,910	\$33,649	52%

**\*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.

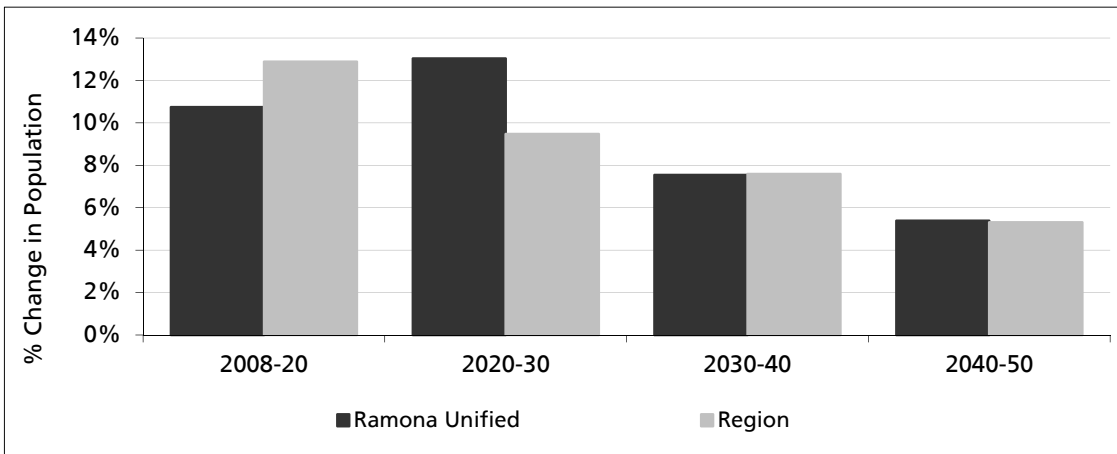
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>35,515</b>	<b>39,329</b>	<b>44,457</b>	<b>47,812</b>	<b>50,383</b>	<b>14,868</b>	<b>42%</b>
Under 5	2,286	2,299	2,621	2,737	2,760	474	21%
5 to 9	2,207	2,373	2,672	2,867	2,920	713	32%
10 to 14	2,581	2,869	3,092	3,378	3,477	896	35%
15 to 17	1,782	1,795	1,879	2,067	2,156	374	21%
18 to 19	1,228	1,127	1,154	1,213	1,259	31	3%
20 to 24	3,134	3,148	3,752	3,813	4,076	942	30%
25 to 29	2,324	2,975	3,298	3,386	3,610	1,286	55%
30 to 34	1,681	1,816	1,892	2,265	2,309	628	37%
35 to 39	1,758	1,561	2,070	2,221	2,285	527	30%
40 to 44	2,340	2,096	2,547	2,562	2,956	616	26%
45 to 49	3,028	2,645	2,497	3,203	3,415	387	13%
50 to 54	3,024	2,862	2,782	3,262	3,262	238	8%
55 to 59	2,453	3,042	2,865	2,595	3,325	872	36%
60 to 61	904	1,203	1,165	1,055	1,353	449	50%
62 to 64	987	1,651	1,639	1,617	1,719	732	74%
65 to 69	1,110	2,049	2,521	2,251	1,978	868	78%
70 to 74	867	1,629	2,331	2,194	2,049	1,182	136%
75 to 79	752	976	1,743	2,109	1,946	1,194	159%
80 to 84	544	553	1,065	1,479	1,406	862	158%
85 and over	525	660	872	1,538	2,122	1,597	304%
Median Age	36.5	39.0	39.5	39.9	40.6	4.1	11%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>35,515</b>	<b>39,329</b>	<b>44,457</b>	<b>47,812</b>	<b>50,383</b>	<b>14,868</b>	<b>42%</b>
Hispanic	7,676	9,887	12,257	14,307	16,041	8,365	109%
Non-Hispanic	27,839	29,442	32,200	33,505	34,342	6,503	23%
White	25,850	27,128	29,485	30,495	31,058	5,208	20%
Black	441	521	622	676	730	289	66%
American Indian	310	227	169	125	95	-215	-69%
Asian	327	561	767	963	1,152	825	252%
Hawaiian / Pacific Islander	70	82	100	110	110	40	57%
Other	59	55	56	55	59	0	0%
Two or More Races	782	868	1,001	1,081	1,138	356	46%

## GROWTH TRENDS IN TOTAL POPULATION



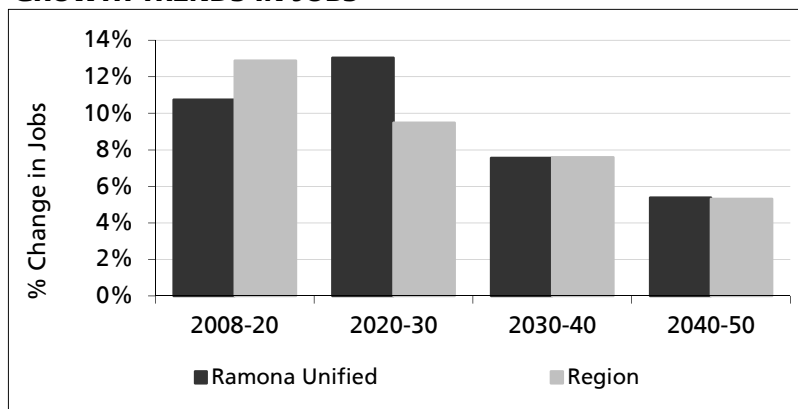
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>6,572</b>	<b>7,069</b>	<b>7,778</b>	<b>8,570</b>	<b>9,117</b>	<b>2,545</b>	<b>39%</b>
Civilian Jobs	6,572	7,069	7,778	8,570	9,117	2,545	39%
Military Jobs	0	0	0	0	0	0	0%

## LAND USE<sup>1</sup>

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Acres</b>	<b>109,567</b>	<b>109,567</b>	<b>109,567</b>	<b>109,567</b>	<b>109,567</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>54,661</b>	<b>57,946</b>	<b>60,411</b>	<b>64,523</b>	<b>70,268</b>	<b>15,607</b>	<b>29%</b>
Low Density Single Family	17,930	22,573	26,890	32,175	38,572	20,642	115%
Single Family	2,679	2,852	2,917	2,943	2,965	285	11%
Multiple Family	64	78	79	79	83	19	29%
Mobile Homes	95	95	95	95	95	0	0%
Other Residential	2	2	2	2	2	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	528	559	636	788	822	294	56%
Commercial/Services	1,101	1,112	1,124	1,139	1,149	48	4%
Office	12	13	14	17	18	6	44%
Schools	177	179	182	186	188	11	6%
Roads and Freeways	1,620	1,620	1,620	1,620	1,620	0	0%
Agricultural and Extractive <sup>2</sup>	8,234	6,603	4,592	3,219	2,493	-5,741	-70%
Parks and Military Use	22,218	22,260	22,260	22,260	22,260	42	0%
<b>Vacant Developable Acres</b>	<b>22,005</b>	<b>18,720</b>	<b>16,255</b>	<b>12,143</b>	<b>6,398</b>	<b>-15,607</b>	<b>-71%</b>
Low Density Single Family	21,638	18,407	16,055	11,991	6,280	-15,359	-71%
Single Family	151	109	56	33	7	-144	-96%
Multiple Family	6	2	2	2	2	-4	-63%
Mixed Use	0	0	0	0	0	0	0%
Industrial	69	69	17	0	0	-69	-100%
Commercial/Services	82	75	67	60	53	-29	-35%
Office	3	3	3	2	2	-2	-53%
Schools	0	0	0	0	0	0	0%
Parks and Other	54	54	54	54	54	0	0%
Future Roads and Freeways	1	1	1	1	1	0	0%
<b>Constrained Acres</b>	<b>32,902</b>	<b>32,902</b>	<b>32,902</b>	<b>32,902</b>	<b>32,902</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>3.6</b>	<b>3.8</b>	<b>4.0</b>	<b>4.0</b>	<b>4.2</b>	<b>0.6</b>	<b>16%</b>
<b>Residential Density<sup>4</sup></b>	<b>0.6</b>	<b>0.5</b>	<b>0.5</b>	<b>0.4</b>	<b>0.4</b>	<b>-0.2</b>	<b>-36%</b>

## 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).