

2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)
Subregional Area 39 - Ramona



POPULATION AND HOUSING

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	35,010	38,692	44,137	47,531	50,093	15,083	43%
Household Population	34,236	37,599	42,451	45,115	47,130	12,894	38%
Group Quarters Population	774	1,093	1,686	2,416	2,963	2,189	283%
Civilian	774	1,093	1,686	2,416	2,963	2,189	283%
Military	0	0	0	0	0	0	0%
Total Housing Units	11,556	12,515	13,909	14,506	14,961	3,405	29%
Single Family	9,741	10,615	12,001	12,603	13,025	3,284	34%
Multiple Family	1,365	1,462	1,470	1,470	1,501	136	10%
Mobile Homes	450	438	438	433	435	-15	-3%
Occupied Housing Units	10,977	12,000	13,405	14,005	14,470	3,493	32%
Single Family	9,247	10,178	11,569	12,170	12,601	3,354	36%
Multiple Family	1,326	1,423	1,434	1,436	1,467	141	11%
Mobile Homes	404	399	402	399	402	-2	0%
Vacancy Rate	5.0%	4.1%	3.6%	3.5%	3.3%	-1.7	-34%
Single Family	5.1%	4.1%	3.6%	3.4%	3.3%	-1.8	-35%
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%
Persons per Household	3.12	3.13	3.17	3.22	3.26	0.14	4%

HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Households by Income Category							
Less than \$15,000	655	554	463	385	339	-316	-48%
\$15,000-\$29,999	1,258	933	791	655	570	-688	-55%
\$30,000-\$44,999	1,532	1,405	1,265	1,090	980	-552	-36%
\$45,000-\$59,999	1,545	1,635	1,567	1,421	1,317	-228	-15%
\$60,000-\$74,999	1,579	1,631	1,677	1,594	1,527	-52	-3%
\$75,000-\$99,999	2,112	2,319	2,594	2,633	2,631	519	25%
\$100,000-\$124,999	1,073	1,577	1,994	2,197	2,317	1,244	116%
\$125,000-\$149,999	479	931	1,307	1,569	1,741	1,262	263%
\$150,000-\$199,999	463	774	1,237	1,644	1,956	1,493	322%
\$200,000 or more	281	241	510	817	1,092	811	289%
Total Households	10,977	12,000	13,405	14,005	14,470	3,493	32%
Median Household Income							
Adjusted for inflation (\$1999)	\$64,736	\$73,547	\$84,055	\$92,637	\$98,774	\$34,038	53%

***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.

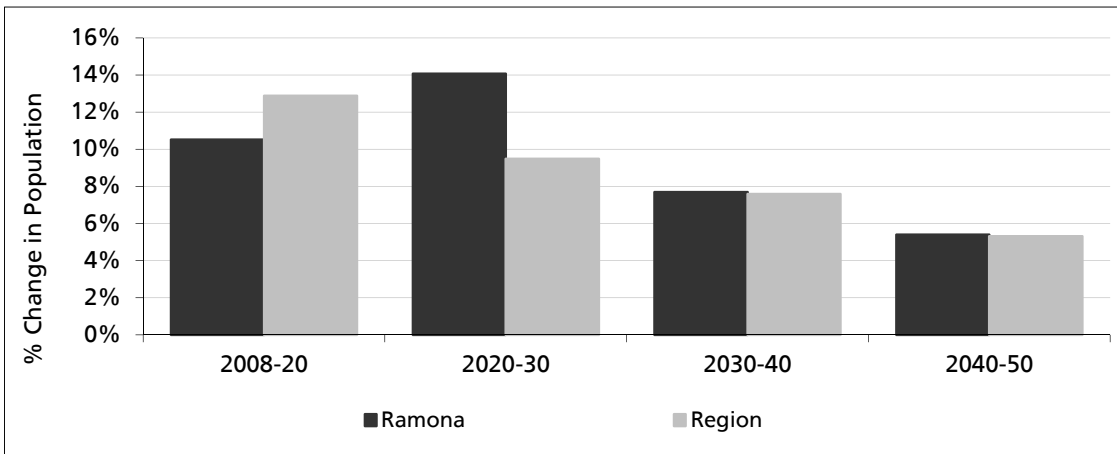
POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	35,010	38,692	44,137	47,531	50,093	15,083	43%
Under 5	2,257	2,284	2,621	2,755	2,787	530	23%
5 to 9	2,189	2,359	2,693	2,890	2,938	749	34%
10 to 14	2,545	2,831	3,069	3,350	3,448	903	35%
15 to 17	1,731	1,749	1,854	2,038	2,128	397	23%
18 to 19	1,199	1,101	1,151	1,204	1,256	57	5%
20 to 24	3,095	3,097	3,704	3,772	4,010	915	30%
25 to 29	2,300	2,923	3,265	3,350	3,586	1,286	56%
30 to 34	1,669	1,812	1,897	2,270	2,318	649	39%
35 to 39	1,763	1,544	2,070	2,221	2,279	516	29%
40 to 44	2,321	2,083	2,548	2,570	2,969	648	28%
45 to 49	2,982	2,603	2,475	3,215	3,418	436	15%
50 to 54	2,962	2,817	2,772	3,246	3,249	287	10%
55 to 59	2,412	2,978	2,832	2,562	3,297	885	37%
60 to 61	876	1,157	1,145	1,028	1,329	453	52%
62 to 64	966	1,604	1,609	1,589	1,684	718	74%
65 to 69	1,092	1,991	2,474	2,211	1,954	862	79%
70 to 74	860	1,607	2,311	2,180	2,026	1,166	136%
75 to 79	738	958	1,723	2,105	1,933	1,195	162%
80 to 84	534	544	1,049	1,461	1,389	855	160%
85 and over	519	650	875	1,514	2,095	1,576	304%
Median Age	36.5	38.9	39.4	39.8	40.5	4.0	11%

POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Population	35,010	38,692	44,137	47,531	50,093	15,083	43%
Hispanic	7,606	9,843	12,285	14,340	16,070	8,464	111%
Non-Hispanic	27,404	28,849	31,852	33,191	34,023	6,619	24%
White	25,428	26,622	29,229	30,261	30,828	5,400	21%
Black	429	514	613	677	727	298	69%
American Indian	301	217	157	111	81	-220	-73%
Asian	330	510	724	919	1,104	774	235%
Hawaiian / Pacific Islander	71	79	88	98	103	32	45%
Other	58	51	51	52	54	-4	-7%
Two or More Races	787	856	990	1,073	1,126	339	43%

GROWTH TRENDS IN TOTAL POPULATION



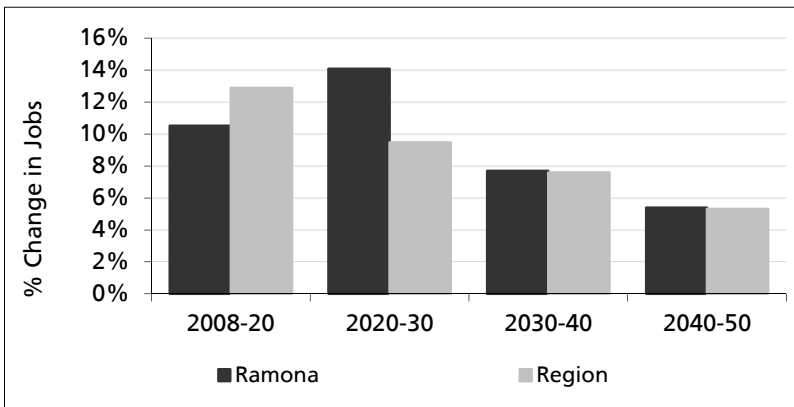
EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Jobs	6,621	7,118	7,827	8,619	9,166	2,545	38%
Civilian Jobs	6,621	7,118	7,827	8,619	9,166	2,545	38%
Military Jobs	0	0	0	0	0	0	0%

LAND USE¹

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
Total Acres	91,557	91,557	91,557	91,557	91,557	0	0%
Developed Acres	52,131	54,489	57,768	62,007	68,038	15,907	31%
Low Density Single Family	17,431	20,792	25,892	31,141	37,923	20,492	118%
Single Family	2,690	2,863	2,929	2,954	2,976	285	11%
Multiple Family	64	78	79	79	83	19	29%
Mobile Homes	95	95	95	95	95	0	0%
Other Residential	33	33	33	33	33	0	0%
Mixed Use	0	0	0	0	0	0	0%
Industrial	516	547	624	776	810	294	57%
Commercial/Services	967	977	990	1,005	1,015	48	5%
Office	12	13	14	17	18	6	44%
Schools	177	179	182	186	188	11	6%
Roads and Freeways	1,680	1,680	1,680	1,680	1,680	0	0%
Agricultural and Extractive ²	7,980	6,704	4,723	3,514	2,690	-5,289	-66%
Parks and Military Use	20,486	20,527	20,527	20,527	20,527	42	0%
Vacant Developable Acres	21,900	19,543	16,263	12,025	5,993	-15,907	-73%
Low Density Single Family	21,534	19,230	16,064	11,873	5,875	-15,659	-73%
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%
Constrained Acres	17,525	17,525	17,525	17,525	17,525	0	0%
Employment Density³	4.0	4.1	4.3	4.3	4.5	0.6	14%
Residential Density⁴	0.6	0.5	0.5	0.4	0.4	-0.2	-36%

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).