SERIES 13 REGIONAL GROWTH FORECAST
Ramona Community Plan Area
County of San Diego

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	36,502	39,351	43,733	46,041	9,539	26%
Household Population	36,328	39,229	43,489	45,704	9,376	26%
Group Quarters Population	174	122	244	337	163	94%
Civilian	174	122	244	337	163	94%
Military	0	0	0	0	0	0%
Total Housing Units	12,555	13,328	14,641	15,534	2,979	24%
Single Family	10,508	11,269	12,578	13,062	2,554	24%
Multiple Family	1,565	1,577	1,581	1,990	425	27%
Mobile Homes	482	482	482	482	0	0%
Occupied Housing Units	12,238	12,975	14,351	15,131	2,893	24%
Single Family	10,301	11,023	12,386	12,804	2,503	24%
Multiple Family	1,474	1,487	1,503	1,875	401	27%
Mobile Homes	463	465	462	452	-11	-2%
Vacancy Rate	2.5%	2.6%	2.0%	2.6%	0.1	4%
Single Family	2.0%	2.2%	1.5%	2.0%	0.0	0%
Multiple Family	5.8%	5.7%	4.9%	5.8%	0.0	0%
Mobile Homes	3.9%	3.5%	4.1%	6.2%	2.3	59%
Persons per Household	2.97	3.02	3.03	3.02	0.0	2%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

This forecast was accepted by the SANDAG Board of Directors in October 2013 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 Series 13 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 2012 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: Series 13 Regional Growth Forecast
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POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	36,502	39,351	43,733	46,041	9,539	26%
Under 5	2,009	2,512	2,469	2,864	855	43%
5 to 9	2,232	2,582	2,671	3,047	815	37%
10 to 14	2,624	2,612	2,980	3,150	526	20%
15 to 17	1,928	1,686	2,096	1,994	66	3%
18 to 19	1,371	1,018	1,194	1,000	-371	-27%
20 to 24	2,540	2,468	2,611	2,457	-83	-3%
25 to 29	2,026	2,197	2,080	2,318	292	14%
30 to 34	1,732	1,886	1,817	2,222	490	28%
35 to 39	1,861	2,297	2,350	2,559	698	38%
40 to 44	2,293	2,282	2,798	2,572	279	12%
45 to 49	2,722	2,485	3,049	2,753	31	1%
50 to 54	3,355	2,927	3,418	3,234	-121	-4%
55 to 59	3,011	3,145	2,785	3,306	295	10%
60 to 61	998	1,231	972	1,149	151	15%
62 to 64	1,410	1,782	1,546	1,901	491	35%
65 to 69	1,596	2,326	2,406	2,793	1,197	75%
70 to 74	1,013	1,762	2,258	2,059	1,046	103%
75 to 79	704	968	1,851	1,511	807	115%
80 to 84	557	582	1,286	1,351	794	143%
85 and over	520	603	1,096	1,801	1,281	246%
Median Age	39.8	40.9	42.9	42.7	2.9	7%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	36,502	39,351	43,733	46,041	9,539	26%
Hispanic	8,881	10,875	14,320	17,188	8,307	94%
Non-Hispanic	27,621	28,476	29,413	28,853	1,232	4%
White	25,614	26,203	26,459	25,371	-243	-1%
Black	286	322	370	403	117	41%
American Indian	255	190	96	63	-192	-75%
Asian	583	724	1,183	1,525	942	162%
Hawaiian / Pacific Islander	92	112	127	146	54	59%
Other	46	45	42	44	-2	-4%
Two or More Races	745	880	1,136	1,301	556	75%

GROWTH TRENDS IN TOTAL POPULATION
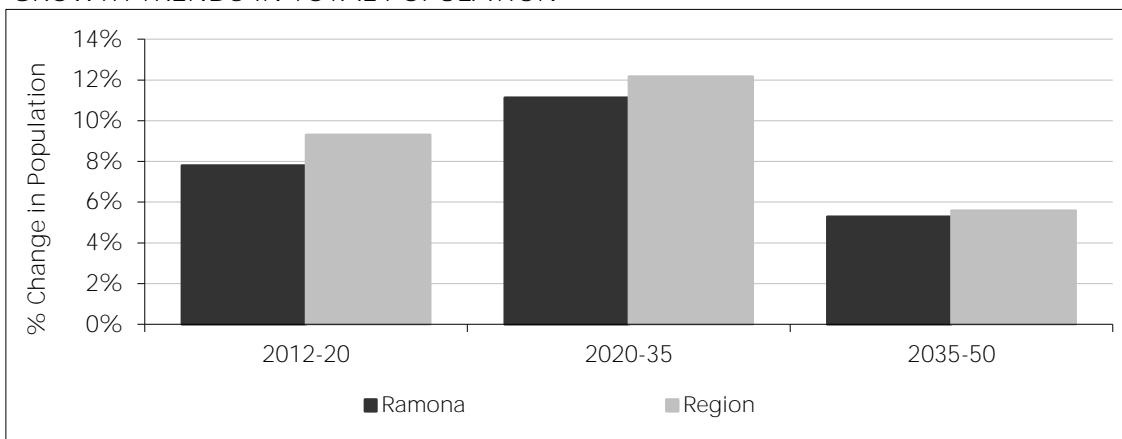
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	6,100	6,929	7,698	7,962	1,862	31%
Civilian Jobs	6,100	6,929	7,698	7,962	1,862	31%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	84,030	84,030	84,030	84,030	0	0%
Developed Acres	39,003	43,598	50,614	52,117	13,114	34%
Low Density Single Family	21,792	25,806	32,515	33,879	12,087	55%
Single Family	2,807	3,089	3,432	3,539	732	26%
Multiple Family	64	65	66	89	25	39%
Mobile Homes	170	168	165	164	-7	-4%
Other Residential	2	0	0	0	-2	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	526	563	592	608	83	16%
Commercial/Services	924	1,270	1,250	1,262	338	37%
Office	12	16	17	17	4	35%
Schools	176	176	176	176	0	0%
Roads and Freeways	1,516	1,516	1,516	1,516	0	0%
Agricultural and Extractive[2]	9,468	9,247	9,215	9,198	-270	-3%
Parks and Military Use	1,546	1,681	1,671	1,671	124	8%
Vacant Developable Acres	24,423	19,828	12,812	11,309	-13,114	-54%
Low Density Single Family	23,013	18,998	12,290	10,926	-12,087	-53%
Single Family	930	706	444	341	-588	-63%
Multiple Family	17	17	17	0	-17	-100%
Mixed Use	0	0	0	0	0	0%
Industrial	80	52	25	17	-63	-78%
Commercial/Services	211	54	36	22	-189	-89%
Office	1	1	0	0	-1	-61%
Schools	0	0	0	0	0	0%
Parks and Other	170	0	0	0	-170	-100%
Future Roads and Freeways	1	1	1	1	0	0%
Constrained Acres	20,605	20,605	20,605	20,605	0	0%
Employment Density[3]	3.7	3.4	3.8	3.9	0.1	4%
Residential Density[4]	0.5	0.5	0.4	0.4	-0.1	-18%

GROWTH TRENDS IN JOBS

Bar chart: % Change in Jobs

- 2012-20: Ramona ~8%, Region ~9%
- 2020-35: Ramona ~11%, Region ~12%
- 2035-50: Ramona ~5%, Region ~6%

Legend: ■ Ramona ■ Region
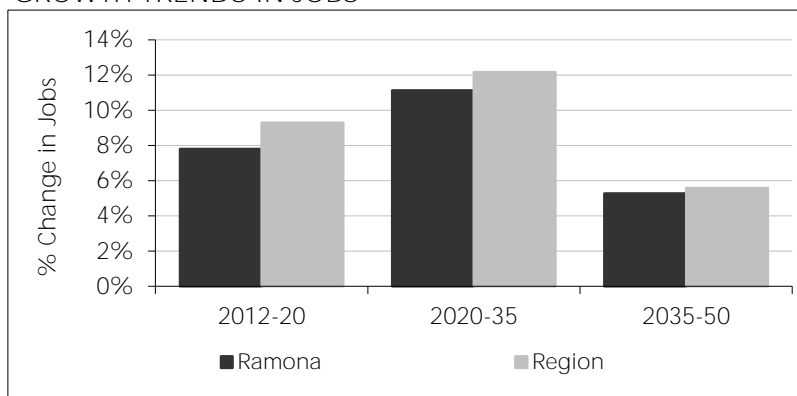
Notes:

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

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