

# SERIES 13 REGIONAL GROWTH FORECAST



## Subregional Area 39 - Ramona

### POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	35,635	38,419	42,665	45,163	9,528	27%
Household Population	35,235	38,074	42,177	44,570	9,335	26%
Group Quarters Population	400	345	488	593	193	48%
Civilian	400	345	488	593	193	48%
Military	0	0	0	0	0	0%
Total Housing Units	12,170	12,934	14,191	15,141	2,971	24%
Single Family	10,123	10,875	12,128	12,669	2,546	25%
Multiple Family	1,565	1,577	1,581	1,990	425	27%
Mobile Homes	482	482	482	482	0	0%
Occupied Housing Units	11,845	12,573	13,892	14,732	2,887	24%
Single Family	9,908	10,621	11,927	12,405	2,497	25%
Multiple Family	1,474	1,487	1,503	1,875	401	27%
Mobile Homes	463	465	462	452	-11	-2%
Vacancy Rate	2.7%	2.8%	2.1%	2.7%	0.0	0%
Single Family	2.1%	2.3%	1.7%	2.1%	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	3.03	3.04	3.03	0.1	2%

### HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Households by Income Category						
Less than \$15,000	645	673	618	546	-99	-15%
\$15,000-\$29,999	1,056	1,011	951	868	-188	-18%
\$30,000-\$44,999	1,115	1,217	1,194	1,131	16	1%
\$45,000-\$59,999	1,121	1,257	1,274	1,241	120	11%
\$60,000-\$74,999	1,275	1,210	1,260	1,263	-12	-1%
\$75,000-\$99,999	1,910	1,793	1,926	1,969	59	3%
\$100,000-\$124,999	1,262	1,443	1,616	1,706	444	35%
\$125,000-\$149,999	969	1,118	1,301	1,417	448	46%
\$150,000-\$199,999	1,282	1,437	1,769	2,020	738	58%
\$200,000 or more	1,210	1,414	1,983	2,571	1,361	112%
Total Households	11,845	12,573	13,892	14,732	2,887	24%
Median Household Income						
Adjusted for inflation (\$2010)	\$84,300	\$87,807	\$96,404	\$105,100	\$20,800	25%

#### \*IMPORTANT INFORMATION ABOUT THIS FORECAST:

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.

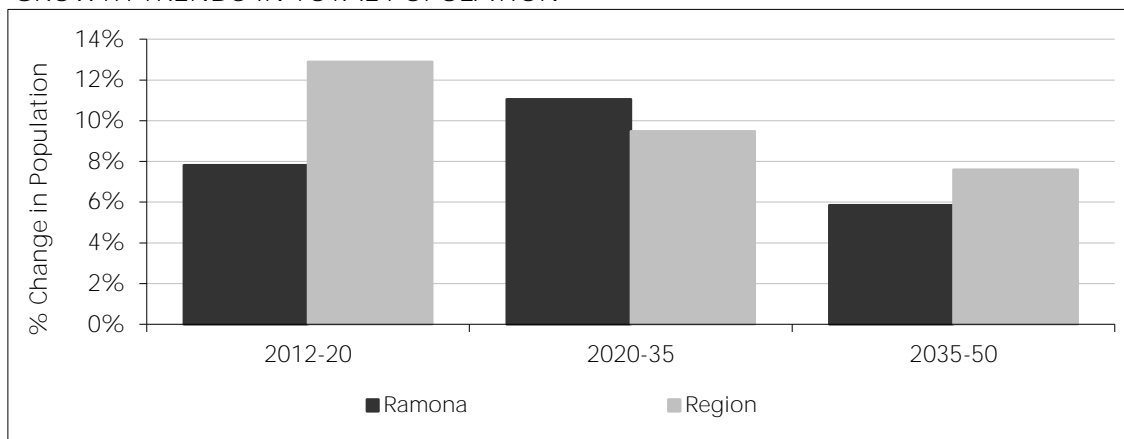
## POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	35,635	38,419	42,665	45,163	9,528	27%
Under 5	1,990	2,493	2,451	2,860	870	44%
5 to 9	2,189	2,541	2,616	3,027	838	38%
10 to 14	2,535	2,538	2,908	3,057	522	21%
15 to 17	1,876	1,650	2,025	1,963	87	5%
18 to 19	1,338	981	1,162	983	-355	-27%
20 to 24	2,488	2,438	2,587	2,417	-71	-3%
25 to 29	2,001	2,178	2,051	2,284	283	14%
30 to 34	1,725	1,874	1,801	2,201	476	28%
35 to 39	1,840	2,254	2,320	2,536	696	38%
40 to 44	2,264	2,242	2,765	2,545	281	12%
45 to 49	2,669	2,414	2,938	2,682	13	0%
50 to 54	3,246	2,844	3,312	3,171	-75	-2%
55 to 59	2,876	3,058	2,711	3,251	375	13%
60 to 61	953	1,188	939	1,123	170	18%
62 to 64	1,366	1,718	1,506	1,850	484	35%
65 to 69	1,562	2,244	2,299	2,683	1,121	72%
70 to 74	966	1,664	2,190	1,996	1,030	107%
75 to 79	690	960	1,783	1,482	792	115%
80 to 84	543	561	1,251	1,290	747	138%
85 and over	518	579	1,050	1,762	1,244	240%
Median Age	39.6	40.6	42.6	42.5	2.9	7%

## POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	35,635	38,419	42,665	45,163	9,528	27%
Hispanic	8,785	10,827	14,217	17,107	8,322	95%
Non-Hispanic	26,850	27,592	28,448	28,056	1,206	4%
White	24,928	25,480	25,720	24,838	-90	0%
Black	283	318	363	392	109	39%
American Indian	240	179	89	53	-187	-78%
Asian	514	636	1,052	1,371	857	167%
Hawaiian / Pacific Islander	92	103	119	140	48	52%
Other	46	39	34	35	-11	-24%
Two or More Races	747	837	1,071	1,227	480	64%

## GROWTH TRENDS IN TOTAL POPULATION



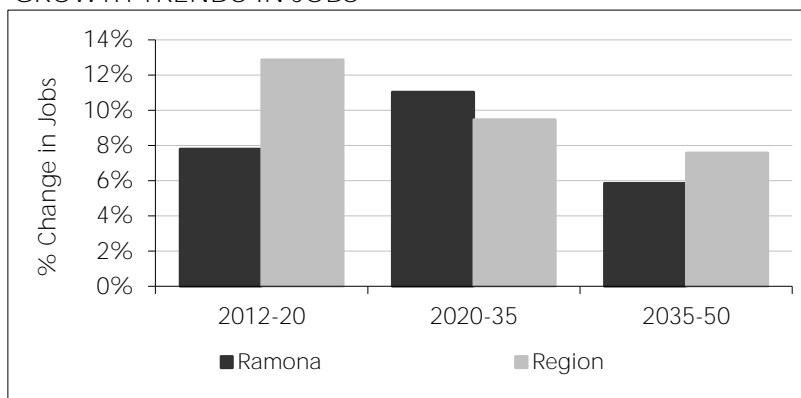
## EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	6,175	7,018	7,812	8,094	1,919	31%
Civilian Jobs	6,175	7,018	7,812	8,094	1,919	31%
Military Jobs	0	0	0	0	0	0%

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

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	87,748	87,748	87,748	87,748	0	0%
Developed Acres	35,738	40,618	46,384	48,453	12,715	36%
Low Density Single Family	20,055	24,355	29,814	31,743	11,688	58%
Single Family	2,740	3,021	3,364	3,471	732	27%
Multiple Family	64	65	66	89	25	39%
Mobile Homes	170	168	165	164	-7	-4%
Other Residential	61	59	59	59	-2	-4%
Mixed Use	0	0	0	0	0	0%
Industrial	511	548	577	593	83	16%
Commercial/Services	784	1,130	1,111	1,173	389	50%
Office	12	16	17	17	4	35%
Schools	176	176	176	176	0	0%
Roads and Freeways	1,624	1,624	1,624	1,624	0	0%
Agricultural and Extractive <sup>2</sup>	7,855	7,634	7,601	7,534	-321	-4%
Parks and Military Use	1,687	1,821	1,811	1,811	124	7%
Vacant Developable Acres	22,934	18,055	12,289	10,220	-12,715	-55%
Low Density Single Family	21,517	17,216	11,758	9,829	-11,688	-54%
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	219	63	45	31	-188	-86%
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	29,075	29,075	29,075	29,075	0	0%
Employment Density <sup>3</sup>	4.2	3.8	4.2	4.1	0.0	-1%
Residential Density <sup>4</sup>	0.5	0.5	0.4	0.4	-0.1	-19%

## 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