

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 39 - Ramona

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	35,656	38,431	42,679	45,173	9,517	27%
Household Population	35,256	38,086	42,191	44,580	9,324	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	12,176	12,940	14,197	15,147	2,971	24%
Single Family	10,129	10,881	12,134	12,675	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	11,851	12,577	13,897	14,736	2,885	24%
Single Family	9,914	10,625	11,932	12,409	2,495	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%	2.4%	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	1,116	1,217	1,194	1,131	15	1%
\$45,000-\$59,999	1,124	1,257	1,274	1,241	117	10%
\$60,000-\$74,999	1,275	1,211	1,261	1,263	-12	-1%
\$75,000-\$99,999	1,910	1,793	1,926	1,970	60	3%
\$100,000-\$124,999	1,263	1,444	1,618	1,706	443	35%
\$125,000-\$149,999	970	1,119	1,302	1,418	448	46%
\$150,000-\$199,999	1,282	1,438	1,770	2,022	740	58%
\$200,000 or more	1,210	1,414	1,983	2,571	1,361	112%
Total Households	11,851	12,577	13,897	14,736	2,885	24%

*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.

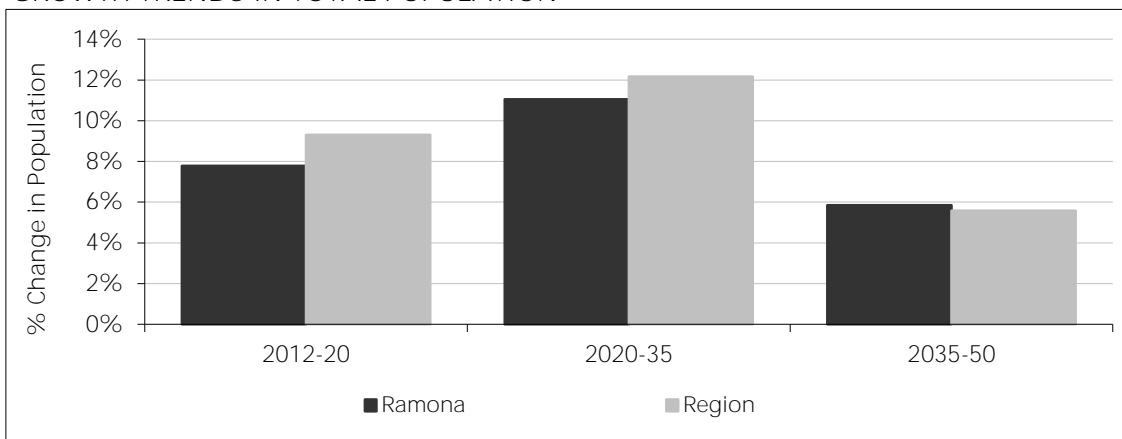
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	35,656	38,431	42,679	45,173	9,517	27%
Under 5	1,991	2,494	2,452	2,860	869	44%
5 to 9	2,191	2,543	2,616	3,027	836	38%
10 to 14	2,537	2,538	2,908	3,057	520	20%
15 to 17	1,877	1,650	2,025	1,964	87	5%
18 to 19	1,338	984	1,162	983	-355	-27%
20 to 24	2,488	2,439	2,587	2,417	-71	-3%
25 to 29	2,002	2,178	2,051	2,284	282	14%
30 to 34	1,729	1,874	1,801	2,202	473	27%
35 to 39	1,841	2,254	2,320	2,536	695	38%
40 to 44	2,265	2,242	2,765	2,545	280	12%
45 to 49	2,670	2,414	2,939	2,682	12	0%
50 to 54	3,247	2,844	3,315	3,174	-73	-2%
55 to 59	2,877	3,058	2,712	3,251	374	13%
60 to 61	953	1,188	940	1,124	171	18%
62 to 64	1,366	1,720	1,508	1,850	484	35%
65 to 69	1,563	2,245	2,299	2,683	1,120	72%
70 to 74	969	1,666	2,193	1,998	1,029	106%
75 to 79	691	960	1,783	1,482	791	114%
80 to 84	543	561	1,251	1,292	749	138%
85 and over	518	579	1,052	1,762	1,244	240%
Median Age	39.5	40.6	42.6	42.5	3.0	8%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	35,656	38,431	42,679	45,173	9,517	27%
Hispanic	8,787	10,827	14,218	17,108	8,321	95%
Non-Hispanic	26,869	27,604	28,461	28,065	1,196	4%
White	24,941	25,489	25,732	24,846	-95	0%
Black	283	318	363	392	109	39%
American Indian	246	182	90	54	-192	-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



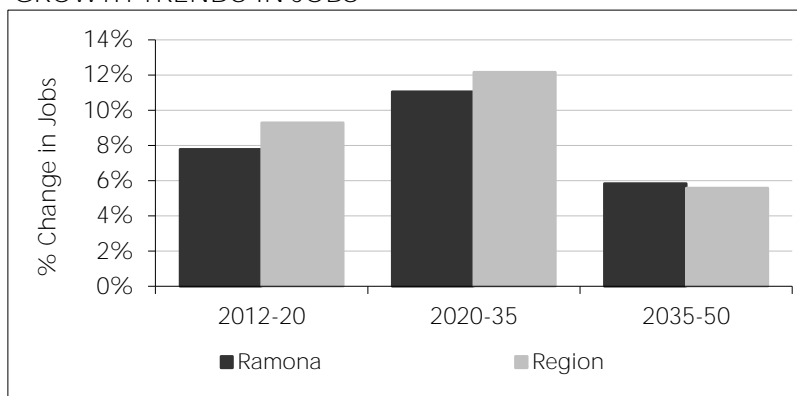
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	6,179	7,022	7,816	8,098	1,919	31%
Civilian Jobs	6,179	7,022	7,816	8,098	1,919	31%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	92,589	92,589	92,589	92,589	0	0%
Developed Acres	36,066	40,946	46,712	48,781	12,715	35%
Low Density Single Family	20,162	24,462	29,921	31,850	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	1,657	1,657	1,657	1,657	0	0%
Agricultural and Extractive ²	7,855	7,634	7,601	7,534	-321	-4%
Parks and Military Use	1,874	2,008	1,998	1,998	124	7%
Vacant Developable Acres	23,309	18,429	12,663	10,594	-12,715	-55%
Low Density Single Family	21,891	17,590	12,132	10,203	-11,688	-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	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	33,214	33,214	33,214	33,214	0	0%
Employment Density ³	4.2	3.8	4.2	4.1	0.0	-1%
Residential Density ⁴	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