

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Ramona Community Plan Area**  
**County of San Diego**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>35,744</b>	<b>39,664</b>	<b>44,823</b>	<b>48,226</b>	<b>50,959</b>	<b>15,215</b>	<b>43%</b>
Household Population	35,000	38,604	43,178	45,864	48,055	13,055	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>11,832</b>	<b>12,869</b>	<b>14,172</b>	<b>14,783</b>	<b>15,276</b>	<b>3,444</b>	<b>29%</b>
Single Family	10,017	10,969	12,264	12,880	13,340	3,323	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>11,239</b>	<b>12,331</b>	<b>13,648</b>	<b>14,256</b>	<b>14,755</b>	<b>3,516</b>	<b>31%</b>
Single Family	9,509	10,509	11,812	12,421	12,886	3,377	36%
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>4.2%</b>	<b>3.7%</b>	<b>3.6%</b>	<b>3.4%</b>	<b>-1.6</b>	<b>-32%</b>
Single Family	5.1%	4.2%	3.7%	3.6%	3.4%	-1.7	-33%
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>3.11</b>	<b>3.13</b>	<b>3.16</b>	<b>3.22</b>	<b>3.26</b>	<b>0.15</b>	<b>5%</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	659	559	469	386	338	-321	-49%
\$15,000-\$29,999	1,276	949	807	668	585	-691	-54%
\$30,000-\$44,999	1,540	1,411	1,271	1,097	988	-552	-36%
\$45,000-\$59,999	1,561	1,651	1,583	1,433	1,330	-231	-15%
\$60,000-\$74,999	1,610	1,657	1,694	1,611	1,544	-66	-4%
\$75,000-\$99,999	2,148	2,362	2,624	2,665	2,664	516	24%
\$100,000-\$124,999	1,109	1,639	2,019	2,223	2,342	1,233	111%
\$125,000-\$149,999	502	997	1,358	1,618	1,794	1,292	257%
\$150,000-\$199,999	518	841	1,305	1,724	2,048	1,530	295%
\$200,000 or more	316	265	518	831	1,122	806	255%
Total Households	11,239	12,331	13,648	14,256	14,755	3,516	31%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$65,436	\$74,443	\$84,527	\$93,133	\$99,329	\$33,893	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.

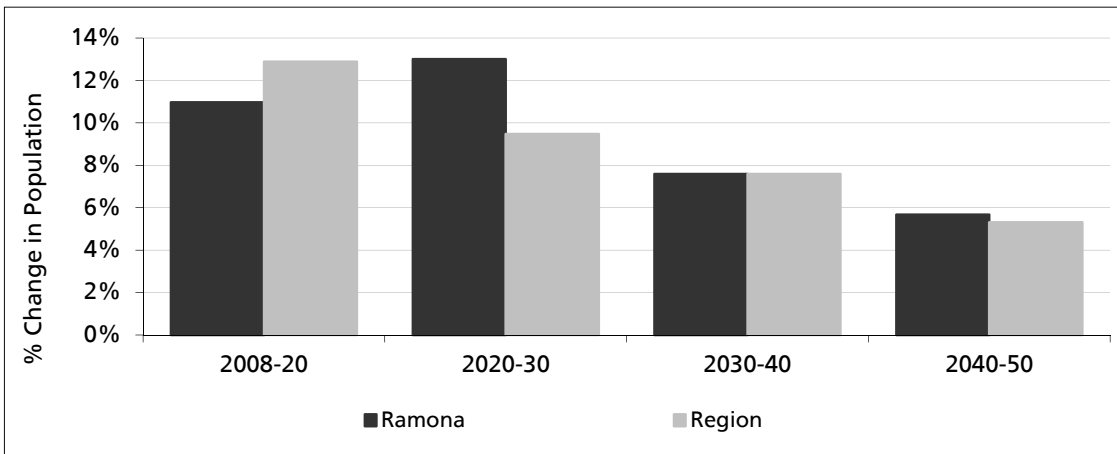
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>35,744</b>	<b>39,664</b>	<b>44,823</b>	<b>48,226</b>	<b>50,959</b>	<b>15,215</b>	<b>43%</b>
Under 5	2,300	2,310	2,625	2,738	2,777	477	21%
5 to 9	2,213	2,382	2,686	2,880	2,936	723	33%
10 to 14	2,594	2,881	3,111	3,407	3,503	909	35%
15 to 17	1,794	1,801	1,891	2,083	2,187	393	22%
18 to 19	1,232	1,136	1,156	1,222	1,284	52	4%
20 to 24	3,149	3,177	3,789	3,870	4,131	982	31%
25 to 29	2,326	2,994	3,321	3,404	3,636	1,310	56%
30 to 34	1,691	1,830	1,900	2,278	2,324	633	37%
35 to 39	1,766	1,563	2,074	2,226	2,299	533	30%
40 to 44	2,342	2,097	2,551	2,570	2,971	629	27%
45 to 49	3,041	2,658	2,506	3,220	3,445	404	13%
50 to 54	3,055	2,889	2,802	3,292	3,312	257	8%
55 to 59	2,488	3,084	2,908	2,618	3,360	872	35%
60 to 61	916	1,222	1,188	1,073	1,378	462	50%
62 to 64	997	1,669	1,662	1,638	1,736	739	74%
65 to 69	1,124	2,078	2,547	2,276	2,016	892	79%
70 to 74	875	1,658	2,353	2,235	2,084	1,209	138%
75 to 79	757	995	1,780	2,123	1,979	1,222	161%
80 to 84	551	562	1,085	1,518	1,438	887	161%
85 and over	533	678	888	1,555	2,163	1,630	306%
Median Age	36.6	39.2	39.7	40.0	40.7	4.1	11%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>35,744</b>	<b>39,664</b>	<b>44,823</b>	<b>48,226</b>	<b>50,959</b>	<b>15,215</b>	<b>43%</b>
Hispanic	7,698	9,927	12,307	14,368	16,145	8,447	110%
Non-Hispanic	28,046	29,737	32,516	33,858	34,814	6,768	24%
White	26,038	27,359	29,726	30,751	31,403	5,365	21%
Black	442	525	628	692	741	299	68%
American Indian	317	232	170	125	102	-215	-68%
Asian	334	588	802	1,001	1,205	871	261%
Hawaiian / Pacific Islander	70	84	99	111	111	41	59%
Other	59	59	65	64	67	8	14%
Two or More Races	786	890	1,026	1,114	1,185	399	51%

## GROWTH TRENDS IN TOTAL POPULATION



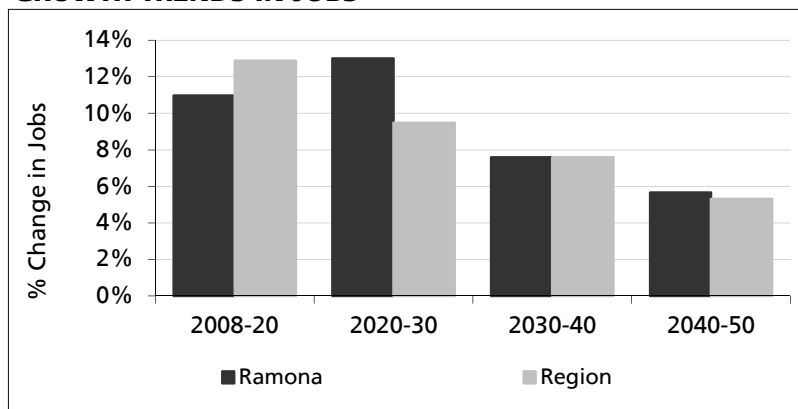
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>6,659</b>	<b>7,156</b>	<b>7,865</b>	<b>8,657</b>	<b>9,204</b>	<b>2,545</b>	<b>38%</b>
Civilian Jobs	6,659	7,156	7,865	8,657	9,204	2,545	38%
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>84,037</b>	<b>84,037</b>	<b>84,037</b>	<b>84,037</b>	<b>84,037</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>52,912</b>	<b>55,529</b>	<b>58,075</b>	<b>62,153</b>	<b>69,043</b>	<b>16,131</b>	<b>30%</b>
Low Density Single Family	18,523	23,072	27,545	32,843	40,483	21,960	119%
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	522	553	631	783	817	294	56%
Commercial/Services	1,058	1,069	1,082	1,097	1,107	48	5%
Office	12	13	14	17	18	6	44%
Schools	177	179	182	186	188	11	6%
Roads and Freeways	1,545	1,545	1,545	1,545	1,545	0	0%
Agricultural and Extractive <sup>2</sup>	9,784	7,580	5,493	4,073	3,250	-6,534	-67%
Parks and Military Use	18,450	18,491	18,491	18,491	18,491	42	0%
<b>Vacant Developable Acres</b>	<b>23,110</b>	<b>20,493</b>	<b>17,946</b>	<b>13,869</b>	<b>6,979</b>	<b>-16,131</b>	<b>-70%</b>
Low Density Single Family	22,743	20,179	17,747	13,717	6,861	-15,883	-70%
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>8,015</b>	<b>8,015</b>	<b>8,015</b>	<b>8,015</b>	<b>8,015</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>3.8</b>	<b>3.9</b>	<b>4.1</b>	<b>4.2</b>	<b>4.3</b>	<b>0.6</b>	<b>15%</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>-37%</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).