

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Cardiff Elementary School District**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>11,396</b>	<b>11,948</b>	<b>12,260</b>	<b>12,845</b>	<b>13,271</b>	<b>1,875</b>	<b>16%</b>
Household Population	11,386	11,908	12,160	12,678	13,041	1,655	15%
Group Quarters Population	10	40	100	167	230	220	2200%
Civilian	10	40	100	167	230	220	2200%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>4,966</b>	<b>5,124</b>	<b>5,219</b>	<b>5,394</b>	<b>5,527</b>	<b>561</b>	<b>11%</b>
Single Family	4,257	4,275	4,329	4,458	4,591	334	8%
Multiple Family	709	849	890	936	936	227	32%
Mobile Homes	0	0	0	0	0	0	0%
<b>Occupied Housing Units</b>	<b>4,705</b>	<b>4,884</b>	<b>4,982</b>	<b>5,152</b>	<b>5,297</b>	<b>592</b>	<b>13%</b>
Single Family	4,017	4,074	4,136	4,272	4,412	395	10%
Multiple Family	688	810	846	880	885	197	29%
Mobile Homes	0	0	0	0	0	0	0%
<b>Vacancy Rate</b>	<b>5.3%</b>	<b>4.7%</b>	<b>4.5%</b>	<b>4.5%</b>	<b>4.2%</b>	<b>-1.1</b>	<b>-21%</b>
Single Family	5.6%	4.7%	4.5%	4.2%	3.9%	-1.7	-30%
Multiple Family	3.0%	4.6%	4.9%	6.0%	5.4%	2.4	80%
Mobile Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0	0%
<b>Persons per Household</b>	<b>2.42</b>	<b>2.44</b>	<b>2.44</b>	<b>2.46</b>	<b>2.46</b>	<b>0.04</b>	<b>2%</b>

**HOUSEHOLD INCOME (real 1999 dollars, adjusted for inflation)**

Income Forecast Under Review

**\*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.

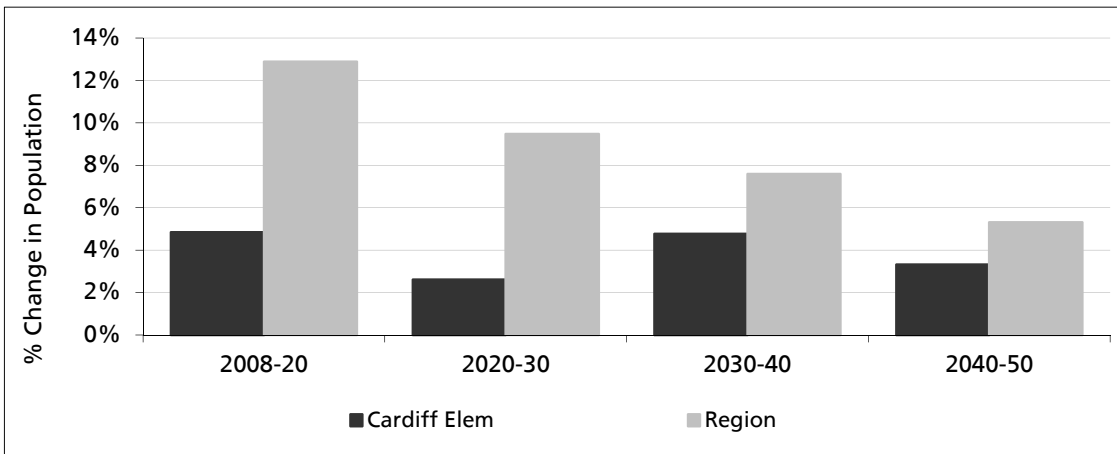
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>11,396</b>	<b>11,948</b>	<b>12,260</b>	<b>12,845</b>	<b>13,271</b>	<b>1,875</b>	<b>16%</b>
Under 5	475	442	455	461	472	-3	-1%
5 to 9	642	640	649	677	670	28	4%
10 to 14	524	545	519	556	562	38	7%
15 to 17	381	360	329	361	370	-11	-3%
18 to 19	229	189	181	181	182	-47	-21%
20 to 24	567	528	567	570	598	31	5%
25 to 29	533	660	661	662	705	172	32%
30 to 34	884	911	870	962	964	80	9%
35 to 39	1,039	819	1,009	1,044	1,015	-24	-2%
40 to 44	993	835	924	908	994	1	0%
45 to 49	998	832	686	881	923	-75	-8%
50 to 54	1,130	990	840	973	966	-164	-15%
55 to 59	1,018	1,180	1,014	867	1,124	106	10%
60 to 61	369	496	416	354	469	100	27%
62 to 64	368	599	545	516	539	171	46%
65 to 69	395	721	827	754	665	270	68%
70 to 74	275	520	708	670	607	332	121%
75 to 79	231	282	484	581	500	269	116%
80 to 84	169	179	316	423	389	220	130%
85 and over	176	220	260	444	557	381	216%
Median Age	42.1	45.3	44.8	45.2	45.6	3.5	8%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>11,396</b>	<b>11,948</b>	<b>12,260</b>	<b>12,845</b>	<b>13,271</b>	<b>1,875</b>	<b>16%</b>
Hispanic	1,893	2,181	2,333	2,533	2,652	759	40%
Non-Hispanic	9,503	9,767	9,927	10,312	10,619	1,116	12%
White	8,642	8,893	9,044	9,404	9,688	1,046	12%
Black	93	107	110	110	117	24	26%
American Indian	24	20	15	10	9	-15	-63%
Asian	316	360	380	407	424	108	34%
Hawaiian / Pacific Islander	14	10	7	5	7	-7	-50%
Other	66	38	27	20	17	-49	-74%
Two or More Races	348	339	344	356	357	9	3%

## GROWTH TRENDS IN TOTAL POPULATION



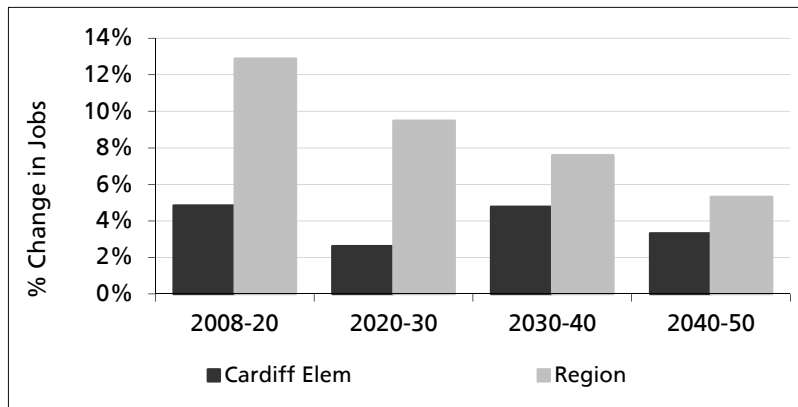
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>5,296</b>	<b>5,346</b>	<b>5,576</b>	<b>5,858</b>	<b>5,905</b>	<b>609</b>	<b>11%</b>
Civilian Jobs	5,296	5,346	5,576	5,858	5,905	609	11%
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>2,081</b>	<b>2,081</b>	<b>2,081</b>	<b>2,081</b>	<b>2,081</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>1,954</b>	<b>1,960</b>	<b>2,017</b>	<b>2,061</b>	<b>2,073</b>	<b>119</b>	<b>6%</b>
Low Density Single Family	117	117	124	170	174	57	49%
Single Family	581	588	609	650	661	81	14%
Multiple Family	44	48	52	56	56	12	27%
Mobile Homes	0	0	0	0	0	0	0%
Other Residential	0	0	0	0	0	0	0%
Mixed Use	0	0	0	0	0	0	--
Industrial	32	32	32	32	32	0	0%
Commercial/Services	104	104	106	112	112	8	8%
Office	2	2	2	2	2	0	0%
Schools	46	48	55	58	61	14	31%
Roads and Freeways	428	428	428	428	428	0	0%
Agricultural and Extractive <sup>2</sup>	93	89	68	10	3	-91	-97%
Parks and Military Use	507	503	543	543	544	37	7%
<b>Vacant Developable Acres</b>	<b>120</b>	<b>115</b>	<b>58</b>	<b>13</b>	<b>2</b>	<b>-119</b>	<b>-98%</b>
Low Density Single Family	22	22	15	1	1	-20	-93%
Single Family	38	36	34	9	0	-38	-99%
Multiple Family	3	3	0	0	0	-3	-100%
Mixed Use	0	0	0	0	0	0	-100%
Industrial	0	0	0	0	0	0	0%
Commercial/Services	3	3	2	0	0	-3	-99%
Office	0	0	0	0	0	0	0%
Schools	14	12	6	3	0	-14	-100%
Parks and Other	40	40	0	0	0	-40	-100%
Future Roads and Freeways	0	0	0	0	0	0	0%
<b>Constrained Acres</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>28.8</b>	<b>28.6</b>	<b>28.7</b>	<b>28.7</b>	<b>28.5</b>	<b>-0.2</b>	<b>-1%</b>
<b>Residential Density<sup>4</sup></b>	<b>6.7</b>	<b>6.8</b>	<b>6.7</b>	<b>6.2</b>	<b>6.2</b>	<b>-0.5</b>	<b>-7%</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).