

SERIES 13 REGIONAL GROWTH FORECAST



Subregional Area 42 - Oceanside

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	161,223	170,543	180,758	183,609	22,386	14%
Household Population	160,178	169,632	179,651	182,370	22,192	14%
Group Quarters Population	1,045	911	1,107	1,239	194	19%
Civilian	1,045	911	1,107	1,239	194	19%
Military	0	0	0	0	0	0%
Total Housing Units	61,129	63,770	66,211	67,281	6,152	10%
Single Family	38,327	39,377	39,769	40,115	1,788	5%
Multiple Family	19,516	21,316	23,365	24,093	4,577	23%
Mobile Homes	3,286	3,077	3,077	3,073	-213	-6%
Occupied Housing Units	56,049	58,163	61,419	62,518	6,469	12%
Single Family	35,629	36,389	37,452	37,825	2,196	6%
Multiple Family	17,597	19,090	21,299	22,069	4,472	25%
Mobile Homes	2,823	2,684	2,668	2,624	-199	-7%
Vacancy Rate	8.3%	8.8%	7.2%	7.1%	-1.2	-14%
Single Family	7.0%	7.6%	5.8%	5.7%	-1.3	-19%
Multiple Family	9.8%	10.4%	8.8%	8.4%	-1.4	-14%
Mobile Homes	14.1%	12.8%	13.3%	14.6%	0.5	4%
Persons per Household	2.86	2.92	2.93	2.92	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	4,072	3,931	3,487	2,954	-1,118	-27%
\$15,000-\$29,999	6,342	6,348	5,781	5,127	-1,215	-19%
\$30,000-\$44,999	7,327	7,451	7,054	6,436	-891	-12%
\$45,000-\$59,999	7,294	7,309	7,249	6,875	-419	-6%
\$60,000-\$74,999	6,605	6,591	6,765	6,631	26	0%
\$75,000-\$99,999	8,689	8,869	9,525	9,612	923	11%
\$100,000-\$124,999	5,786	6,235	7,001	7,513	1,727	30%
\$125,000-\$149,999	3,376	4,170	4,912	5,446	2,070	61%
\$150,000-\$199,999	3,731	4,337	5,512	6,498	2,767	74%
\$200,000 or more	2,827	2,922	4,133	5,426	2,599	92%
Total Households	56,049	58,163	61,419	62,518	6,469	12%
Median Household Income						
Adjusted for inflation (\$2010)	\$66,789	\$69,200	\$75,980	\$83,417	\$16,628	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.

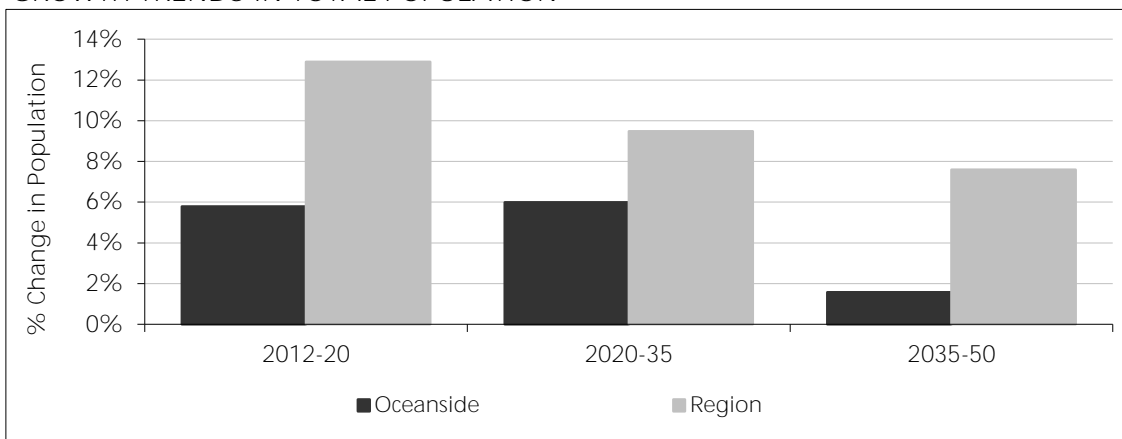
POPULATION BY AGE

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	161,223	170,543	180,758	183,609	22,386	14%
Under 5	13,065	15,370	14,473	14,687	1,622	12%
5 to 9	10,506	11,360	11,615	11,907	1,401	13%
10 to 14	10,407	10,163	10,843	11,117	710	7%
15 to 17	6,756	5,928	6,352	6,394	-362	-5%
18 to 19	4,700	3,624	3,759	3,654	-1,046	-22%
20 to 24	12,783	12,536	11,829	11,425	-1,358	-11%
25 to 29	12,940	13,991	12,408	12,524	-416	-3%
30 to 34	11,357	11,871	11,666	12,014	657	6%
35 to 39	9,896	11,187	11,648	11,071	1,175	12%
40 to 44	10,492	9,919	12,263	10,874	382	4%
45 to 49	10,563	9,691	10,880	10,678	115	1%
50 to 54	11,153	10,190	10,865	11,231	78	1%
55 to 59	9,687	10,379	9,112	11,073	1,386	14%
60 to 61	3,155	3,878	3,247	3,707	552	17%
62 to 64	4,621	5,645	5,015	5,620	999	22%
65 to 69	5,678	7,903	8,101	8,721	3,043	54%
70 to 74	4,101	6,528	8,361	7,426	3,325	81%
75 to 79	3,432	4,373	7,711	6,685	3,253	95%
80 to 84	2,981	2,934	5,774	5,702	2,721	91%
85 and over	2,950	3,073	4,836	7,099	4,149	141%
Median Age	34.2	35.2	38.2	38.7	4.5	13%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Population	161,223	170,543	180,758	183,609	22,386	14%
Hispanic	62,054	73,002	88,836	101,321	39,267	63%
Non-Hispanic	99,169	97,541	91,922	82,288	-16,881	-17%
White	73,383	70,429	61,261	50,524	-22,859	-31%
Black	6,459	6,122	4,018	1,698	-4,761	-74%
American Indian	602	564	545	489	-113	-19%
Asian	10,513	11,642	15,731	18,036	7,523	72%
Hawaiian / Pacific Islander	2,063	2,069	1,974	2,028	-35	-2%
Other	324	339	398	421	97	30%
Two or More Races	5,825	6,376	7,995	9,092	3,267	56%

GROWTH TRENDS IN TOTAL POPULATION



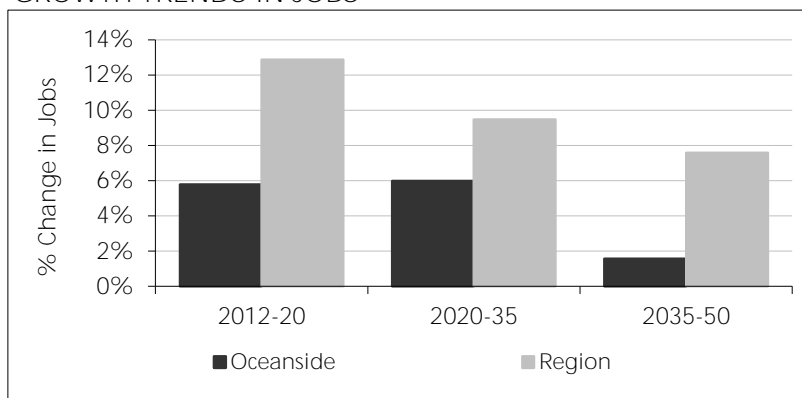
EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Jobs	38,878	44,747	49,741	50,223	11,345	29%
Civilian Jobs	38,878	44,747	49,741	50,223	11,345	29%
Military Jobs	0	0	0	0	0	0%

LAND USE¹

	2012	2020	2035	2050	2012 to 2050 Change*	
					Numeric	Percent
Total Acres	28,426	28,426	28,426	28,426	0	0%
Developed Acres	21,951	23,080	23,627	23,737	1,787	8%
Low Density Single Family	2,432	2,537	2,619	2,619	187	8%
Single Family	6,363	7,078	7,221	7,291	928	15%
Multiple Family	934	1,035	1,117	1,123	190	20%
Mobile Homes	181	168	168	168	-13	-7%
Other Residential	52	52	52	52	0	0%
Mixed Use	0	53	50	50	50	--
Industrial	780	747	825	835	55	7%
Commercial/Services	1,686	1,733	1,806	1,829	143	8%
Office	67	85	102	103	36	54%
Schools	656	664	677	677	22	3%
Roads and Freeways	3,692	3,821	3,821	3,821	129	3%
Agricultural and Extractive ²	3,473	3,468	3,530	3,530	57	2%
Parks and Military Use	1,635	1,639	1,639	1,639	4	0%
Vacant Developable Acres	1,950	836	289	179	-1,772	-91%
Low Density Single Family	327	222	66	66	-262	-80%
Single Family	1,009	281	122	47	-963	-95%
Multiple Family	78	6	2	1	-77	-99%
Mixed Use	46	16	0	0	-46	-100%
Industrial	212	116	38	28	-183	-87%
Commercial/Services	195	143	34	11	-184	-95%
Office	31	12	2	0	-31	-99%
Schools	22	13	0	0	-22	-100%
Parks and Other	4	0	0	0	-4	-100%
Future Roads and Freeways	26	26	26	26	0	0%
Constrained Acres	4,510	4,510	4,510	4,510	0	0%
Employment Density ³	12.2	13.7	14.5	14.5	2.3	19%
Residential Density ⁴	6.1	5.9	5.9	6.0	-0.2	-3%

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