

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**City of Oceanside**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>178,102</b>	<b>195,592</b>	<b>209,613</b>	<b>214,530</b>	<b>217,108</b>	<b>39,006</b>	<b>22%</b>
Household Population	176,822	193,785	206,826	210,503	212,245	35,423	20%
Group Quarters Population	1,280	1,807	2,787	4,027	4,863	3,583	280%
Civilian	1,280	1,807	2,787	4,027	4,863	3,583	280%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>64,456</b>	<b>69,630</b>	<b>73,499</b>	<b>73,557</b>	<b>73,551</b>	<b>9,095</b>	<b>14%</b>
Single Family	41,874	44,513	45,715	45,892	45,869	3,995	10%
Multiple Family	19,069	21,828	24,915	24,844	24,855	5,786	30%
Mobile Homes	3,513	3,289	2,869	2,821	2,827	-686	-20%
<b>Occupied Housing Units</b>	<b>60,153</b>	<b>65,547</b>	<b>69,332</b>	<b>69,571</b>	<b>69,708</b>	<b>9,555</b>	<b>16%</b>
Single Family	39,693	42,545	43,950	44,184	44,234	4,541	11%
Multiple Family	17,289	19,999	22,712	22,754	22,825	5,536	32%
Mobile Homes	3,171	3,003	2,670	2,633	2,649	-522	-16%
<b>Vacancy Rate</b>	<b>6.7%</b>	<b>5.9%</b>	<b>5.7%</b>	<b>5.4%</b>	<b>5.2%</b>	<b>-1.5</b>	<b>-22%</b>
Single Family	5.2%	4.4%	3.9%	3.7%	3.6%	-1.6	-31%
Multiple Family	9.3%	8.4%	8.8%	8.4%	8.2%	-1.1	-12%
Mobile Homes	9.7%	8.7%	6.9%	6.7%	6.3%	-3.4	-35%
<b>Persons per Household</b>	<b>2.94</b>	<b>2.96</b>	<b>2.98</b>	<b>3.03</b>	<b>3.04</b>	<b>0.10</b>	<b>3%</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	6,187	5,270	4,522	3,762	3,271	-2,916	-47%
\$15,000-\$29,999	10,371	9,269	8,310	7,173	6,404	-3,967	-38%
\$30,000-\$44,999	10,912	10,672	10,117	9,140	8,428	-2,484	-23%
\$45,000-\$59,999	9,446	9,947	9,978	9,433	8,977	-469	-5%
\$60,000-\$74,999	7,376	8,270	8,766	8,657	8,492	1,116	15%
\$75,000-\$99,999	7,793	9,749	11,057	11,525	11,733	3,940	51%
\$100,000-\$124,999	3,914	5,731	7,053	7,840	8,343	4,429	113%
\$125,000-\$149,999	1,671	3,161	4,198	4,956	5,496	3,825	229%
\$150,000-\$199,999	1,498	2,556	3,734	4,751	5,552	4,054	271%
\$200,000 or more	985	922	1,597	2,334	3,012	2,027	206%
Total Households	60,153	65,547	69,332	69,571	69,708	9,555	16%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$49,139	\$56,404	\$62,976	\$69,144	\$73,732	\$24,593	50%

**\*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.

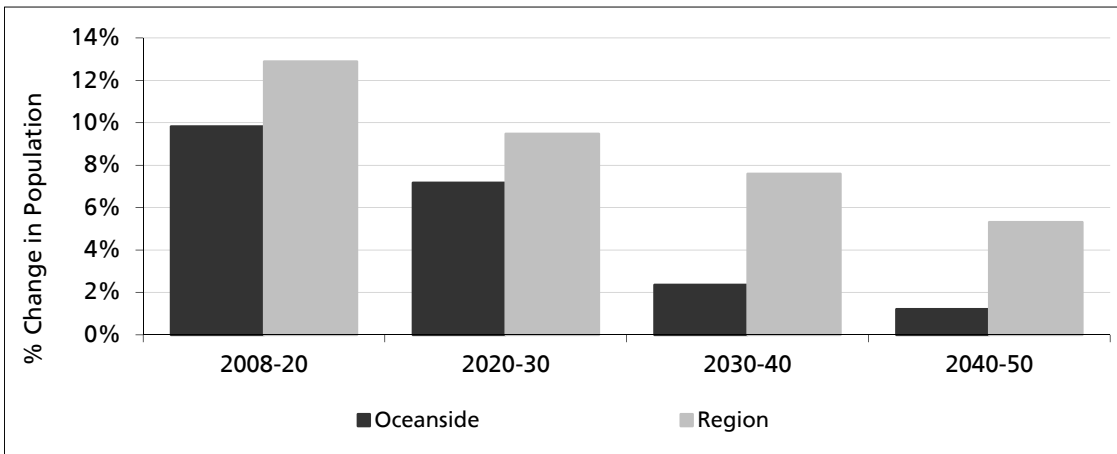
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>178,102</b>	<b>195,592</b>	<b>209,613</b>	<b>214,530</b>	<b>217,108</b>	<b>39,006</b>	<b>22%</b>
Under 5	17,305	17,238	17,814	17,514	16,952	-353	-2%
5 to 9	14,147	15,592	15,934	16,076	15,768	1,621	11%
10 to 14	12,147	13,850	13,805	13,810	13,942	1,795	15%
15 to 17	8,193	8,250	8,292	8,244	8,474	281	3%
18 to 19	5,274	4,839	5,014	4,805	4,937	-337	-6%
20 to 24	11,969	11,569	13,648	13,053	13,247	1,278	11%
25 to 29	12,492	14,869	15,046	14,957	14,896	2,404	19%
30 to 34	12,704	13,299	12,593	14,444	14,124	1,420	11%
35 to 39	12,019	10,871	12,900	12,863	13,137	1,118	9%
40 to 44	12,298	11,744	12,752	11,755	13,626	1,328	11%
45 to 49	12,728	12,055	10,960	12,720	12,894	166	1%
50 to 54	10,965	11,373	10,997	11,515	10,833	-132	-1%
55 to 59	8,461	10,922	10,414	9,327	10,930	2,469	29%
60 to 61	2,859	3,929	3,831	3,559	4,206	1,347	47%
62 to 64	3,190	5,352	5,226	5,103	5,104	1,914	60%
65 to 69	4,587	8,279	9,906	9,140	8,295	3,708	81%
70 to 74	4,272	7,577	9,890	9,193	8,832	4,560	107%
75 to 79	4,340	5,439	8,714	9,883	9,037	4,697	108%
80 to 84	4,061	3,926	6,607	8,375	7,660	3,599	89%
85 and over	4,091	4,619	5,270	8,194	10,214	6,123	150%
Median Age	33.0	34.4	36.0	36.7	37.4	4.4	13%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>178,102</b>	<b>195,592</b>	<b>209,613</b>	<b>214,530</b>	<b>217,108</b>	<b>39,006</b>	<b>22%</b>
Hispanic	60,780	76,796	89,511	98,888	106,734	45,954	76%
Non-Hispanic	117,322	118,796	120,102	115,642	110,374	-6,948	-6%
White	86,273	85,150	84,472	79,734	74,506	-11,767	-14%
Black	10,310	10,202	9,471	8,044	6,523	-3,787	-37%
American Indian	761	807	821	766	700	-61	-8%
Asian	10,643	12,865	14,708	16,011	17,182	6,539	61%
Hawaiian / Pacific Islander	2,175	2,046	1,864	1,692	1,563	-612	-28%
Other	337	463	570	619	657	320	95%
Two or More Races	6,823	7,263	8,196	8,776	9,243	2,420	35%

## GROWTH TRENDS IN TOTAL POPULATION



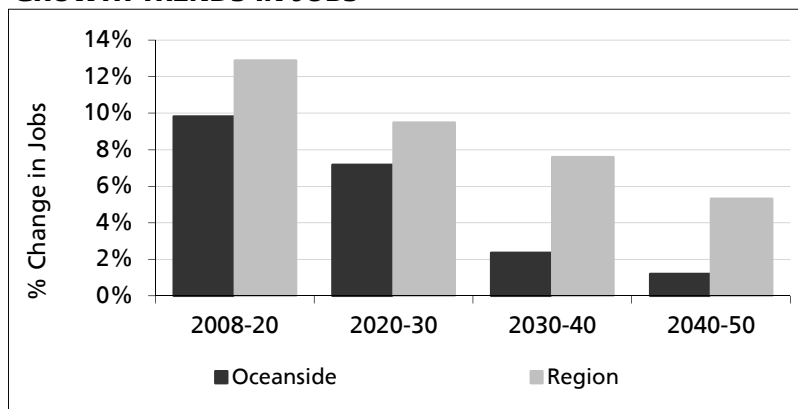
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>43,977</b>	<b>48,464</b>	<b>54,597</b>	<b>60,377</b>	<b>67,550</b>	<b>23,573</b>	<b>54%</b>
Civilian Jobs	43,977	48,464	54,597	60,377	67,550	23,573	54%
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>26,987</b>	<b>26,987</b>	<b>26,987</b>	<b>26,987</b>	<b>26,987</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>24,517</b>	<b>25,292</b>	<b>26,255</b>	<b>26,431</b>	<b>26,588</b>	<b>2,071</b>	<b>8%</b>
Low Density Single Family	647	675	709	711	711	64	10%
Single Family	7,083	7,642	8,036	8,085	8,081	998	14%
Multiple Family	1,019	1,121	1,189	1,188	1,188	169	17%
Mobile Homes	368	360	344	344	344	-24	-7%
Other Residential	45	45	45	45	45	0	0%
Mixed Use	0	42	55	55	55	55	--
Industrial	992	1,090	1,149	1,210	1,295	303	31%
Commercial/Services	1,916	1,960	2,051	2,130	2,201	285	15%
Office	81	91	101	113	128	46	57%
Schools	583	652	657	662	669	85	15%
Roads and Freeways	4,176	4,176	4,176	4,176	4,176	0	0%
Agricultural and Extractive <sup>2</sup>	3,293	3,123	3,001	2,969	2,953	-341	-10%
Parks and Military Use	4,314	4,314	4,743	4,743	4,743	430	10%
<b>Vacant Developable Acres</b>	<b>2,275</b>	<b>1,501</b>	<b>537</b>	<b>361</b>	<b>204</b>	<b>-2,071</b>	<b>-91%</b>
Low Density Single Family	116	110	110	110	110	-6	-5%
Single Family	855	373	38	9	9	-846	-99%
Multiple Family	132	22	0	0	0	-132	-100%
Mixed Use	15	1	0	0	0	-15	-100%
Industrial	319	217	153	92	23	-296	-93%
Commercial/Services	319	271	174	102	32	-286	-90%
Office	43	33	23	15	3	-40	-93%
Schools	22	19	14	9	2	-20	-91%
Parks and Other	430	430	0	0	0	-430	-100%
Future Roads and Freeways	25	25	25	25	25	0	0%
<b>Constrained Acres</b>	<b>194</b>	<b>194</b>	<b>194</b>	<b>194</b>	<b>194</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>12.3</b>	<b>12.7</b>	<b>13.7</b>	<b>14.6</b>	<b>15.6</b>	<b>3.3</b>	<b>27%</b>
<b>Residential Density<sup>4</sup></b>	<b>7.0</b>	<b>7.1</b>	<b>7.1</b>	<b>7.1</b>	<b>7.1</b>	<b>0.0</b>	<b>1%</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).