

**2050 REGIONAL GROWTH FORECAST (adopted Oct. 2011)**  
**Subregional Area 42 - Oceanside**



**POPULATION AND HOUSING**

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>168,762</b>	<b>186,615</b>	<b>200,683</b>	<b>205,541</b>	<b>210,282</b>	<b>41,520</b>	<b>25%</b>
Household Population	167,339	184,646	197,673	201,211	205,069	37,730	23%
Group Quarters Population	1,423	1,969	3,010	4,330	5,213	3,790	266%
Civilian	1,423	1,969	3,010	4,330	5,213	3,790	266%
Military	0	0	0	0	0	0	0%
<b>Total Housing Units</b>	<b>60,250</b>	<b>65,642</b>	<b>69,587</b>	<b>69,685</b>	<b>70,374</b>	<b>10,124</b>	<b>17%</b>
Single Family	38,008	40,978	42,229	42,406	42,365	4,357	11%
Multiple Family	18,955	21,524	24,623	24,552	25,251	6,296	33%
Mobile Homes	3,287	3,140	2,735	2,727	2,758	-529	-16%
<b>Occupied Housing Units</b>	<b>56,139</b>	<b>61,677</b>	<b>65,518</b>	<b>65,790</b>	<b>66,588</b>	<b>10,449</b>	<b>19%</b>
Single Family	36,005	39,103	40,544	40,771	40,803	4,798	13%
Multiple Family	17,178	19,711	22,430	22,473	23,198	6,020	35%
Mobile Homes	2,956	2,863	2,544	2,546	2,587	-369	-12%
<b>Vacancy Rate</b>	<b>6.8%</b>	<b>6.0%</b>	<b>5.8%</b>	<b>5.6%</b>	<b>5.4%</b>	<b>-1.4</b>	<b>-21%</b>
Single Family	5.3%	4.6%	4.0%	3.9%	3.7%	-1.6	-30%
Multiple Family	9.4%	8.4%	8.9%	8.5%	8.1%	-1.3	-14%
Mobile Homes	10.1%	8.8%	7.0%	6.6%	6.2%	-3.9	-39%
<b>Persons per Household</b>	<b>2.98</b>	<b>2.99</b>	<b>3.02</b>	<b>3.06</b>	<b>3.08</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	5,892	5,034	4,357	3,659	3,200	-2,692	-46%
\$15,000-\$29,999	9,830	8,814	7,952	6,909	6,197	-3,633	-37%
\$30,000-\$44,999	10,207	10,060	9,594	8,725	8,081	-2,126	-21%
\$45,000-\$59,999	8,774	9,160	9,226	8,767	8,403	-371	-4%
\$60,000-\$74,999	6,888	7,676	8,105	8,024	7,954	1,066	15%
\$75,000-\$99,999	7,170	9,056	10,186	10,451	10,690	3,520	49%
\$100,000-\$124,999	3,628	5,518	6,814	7,524	8,069	4,441	122%
\$125,000-\$149,999	1,513	3,047	4,113	4,869	5,514	4,001	264%
\$150,000-\$199,999	1,355	2,452	3,671	4,690	5,600	4,245	313%
\$200,000 or more	882	860	1,500	2,172	2,880	1,998	227%
Total Households	56,139	61,677	65,518	65,790	66,588	10,449	19%
<b>Median Household Income</b>							
Adjusted for inflation (\$1999)	\$48,659	\$56,349	\$63,017	\$69,039	\$73,980	\$25,321	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.

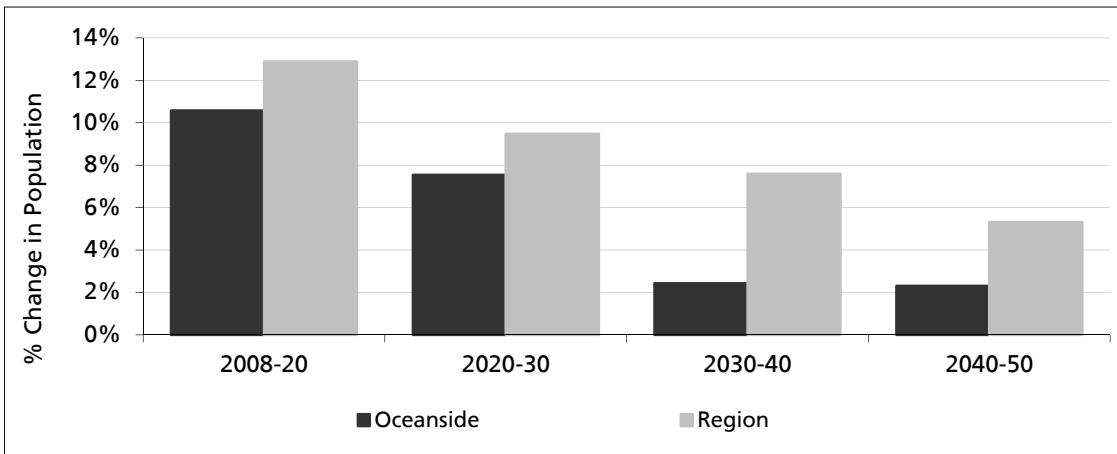
## POPULATION BY AGE

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>168,762</b>	<b>186,615</b>	<b>200,683</b>	<b>205,541</b>	<b>210,282</b>	<b>41,520</b>	<b>25%</b>
Under 5	17,018	16,930	17,557	17,277	16,779	-239	-1%
5 to 9	13,831	15,340	15,739	15,859	15,670	1,839	13%
10 to 14	11,770	13,535	13,438	13,552	13,799	2,029	17%
15 to 17	7,824	7,986	8,102	8,062	8,341	517	7%
18 to 19	5,023	4,613	4,862	4,686	4,838	-185	-4%
20 to 24	11,426	11,179	13,290	12,705	12,996	1,570	14%
25 to 29	11,992	14,366	14,624	14,629	14,696	2,704	23%
30 to 34	12,364	13,033	12,403	14,263	14,030	1,666	13%
35 to 39	11,756	10,700	12,778	12,698	13,091	1,335	11%
40 to 44	11,774	11,440	12,412	11,488	13,481	1,707	14%
45 to 49	12,068	11,653	10,696	12,379	12,692	624	5%
50 to 54	10,331	10,811	10,603	11,151	10,616	285	3%
55 to 59	7,913	10,457	10,070	9,061	10,758	2,845	36%
60 to 61	2,688	3,780	3,722	3,463	4,094	1,406	52%
62 to 64	3,006	5,112	5,045	4,955	5,010	2,004	67%
65 to 69	4,242	7,727	9,337	8,705	8,024	3,782	89%
70 to 74	3,787	6,660	8,993	8,534	8,399	4,612	122%
75 to 79	3,673	4,642	7,620	8,806	8,327	4,654	127%
80 to 84	3,119	3,074	5,231	6,773	6,446	3,327	107%
85 and over	3,157	3,577	4,161	6,495	8,195	5,038	160%
Median Age	32.2	33.6	35.1	35.7	36.5	4.3	13%

## POPULATION BY RACE AND ETHNICITY

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Total Population</b>	<b>168,762</b>	<b>186,615</b>	<b>200,683</b>	<b>205,541</b>	<b>210,282</b>	<b>41,520</b>	<b>25%</b>
Hispanic	60,009	75,753	88,673	98,226	107,302	47,293	79%
Non-Hispanic	108,753	110,862	112,010	107,315	102,980	-5,773	-5%
White	78,672	77,865	77,014	72,071	67,518	-11,154	-14%
Black	10,077	10,085	9,362	7,918	6,426	-3,651	-36%
American Indian	730	815	818	765	713	-17	-2%
Asian	10,261	12,402	14,273	15,569	16,873	6,612	64%
Hawaiian / Pacific Islander	2,225	2,051	1,847	1,675	1,575	-650	-29%
Other	333	467	567	622	666	333	100%
Two or More Races	6,455	7,177	8,129	8,695	9,209	2,754	43%

## GROWTH TRENDS IN TOTAL POPULATION



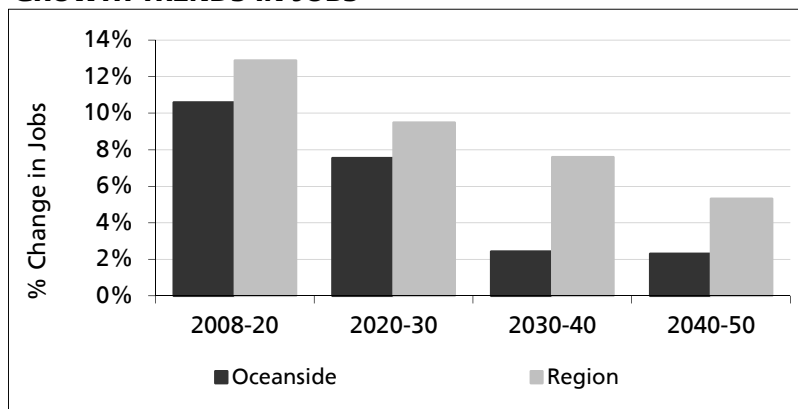
## EMPLOYMENT

	2008	2020	2030	2040	2050	2008 to 2050 Change*	
						Numeric	Percent
<b>Jobs</b>	<b>40,741</b>	<b>44,464</b>	<b>50,443</b>	<b>56,101</b>	<b>63,599</b>	<b>22,858</b>	<b>56%</b>
Civilian Jobs	40,741	44,464	50,443	56,101	63,599	22,858	56%
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>28,524</b>	<b>28,524</b>	<b>28,524</b>	<b>28,524</b>	<b>28,524</b>	<b>0</b>	<b>0%</b>
<b>Developed Acres</b>	<b>25,747</b>	<b>26,672</b>	<b>27,645</b>	<b>27,853</b>	<b>28,038</b>	<b>2,291</b>	<b>9%</b>
Low Density Single Family	2,430	2,963	3,248	3,250	3,238	809	33%
Single Family	6,437	7,035	7,432	7,481	7,474	1,037	16%
Multiple Family	1,010	1,108	1,177	1,176	1,176	165	16%
Mobile Homes	337	329	313	313	313	-24	-7%
Other Residential	52	52	52	52	52	0	0%
Mixed Use	0	42	55	55	72	72	--
Industrial	868	947	1,006	1,067	1,139	271	31%
Commercial/Services	1,791	1,808	1,894	1,972	2,081	291	16%
Office	63	73	83	95	110	46	73%
Schools	581	650	655	660	667	85	15%
Roads and Freeways	3,946	3,946	3,946	3,946	3,946	0	0%
Agricultural and Extractive <sup>2</sup>	4,031	3,517	3,157	3,125	3,109	-922	-23%
Parks and Military Use	4,200	4,200	4,630	4,661	4,661	461	11%
<b>Vacant Developable Acres</b>	<b>2,569</b>	<b>1,644</b>	<b>670</b>	<b>463</b>	<b>278</b>	<b>-2,291</b>	<b>-89%</b>
Low Density Single Family	362	195	182	182	182	-180	-50%
Single Family	901	378	40	11	11	-890	-99%
Multiple Family	127	22	0	0	0	-127	-100%
Mixed Use	16	2	1	1	0	-16	-100%
Industrial	287	204	140	79	23	-264	-92%
Commercial/Services	326	306	215	142	32	-294	-90%
Office	43	33	23	15	3	-40	-93%
Schools	22	19	14	9	2	-20	-91%
Parks and Other	461	461	31	0	0	-461	-100%
Future Roads and Freeways	25	25	25	25	25	0	0%
<b>Constrained Acres</b>	<b>208</b>	<b>208</b>	<b>208</b>	<b>208</b>	<b>208</b>	<b>0</b>	<b>0%</b>
<b>Employment Density<sup>3</sup></b>	<b>12.3</b>	<b>12.7</b>	<b>13.8</b>	<b>14.7</b>	<b>15.8</b>	<b>3.4</b>	<b>28%</b>
<b>Residential Density<sup>4</sup></b>	<b>5.9</b>	<b>5.7</b>	<b>5.7</b>	<b>5.7</b>	<b>5.7</b>	<b>-0.1</b>	<b>-2%</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).