

# **Oceanside, California**

## *Indicators Report*

by  
The National Economic Education Delegation (NEED)

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Exploring the economics, demographics, and well-being of Oceanside and its residents through indicators.

This report was produced by the:

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# Executive Summary

## *Assessing the City with Indicators*

### **About this Report**

This report provides background or summary information for the city of Oceanside (the City) in the form of indicators.

### **Using this Report**

Indicators are measures of various aspects of a regional economy. They help to provide an indication of the quality of life in a region and progress toward improving conditions in the local economy. This report focuses on indicators

for changing demographics, incomes, housing markets, commute patterns, and employment in Oceanside. These indicators are compared to San Diego County (the County) as a whole, a broader region where one is well defined, California, and the United States.

This report is vital for understanding trends in the underlying economy. It does not provide forecasts, but Rob Eyler and Jon Haveman at Economic Forensics and Analytics are available to provide them if that is of interest.

### **Topics Covered:**

- **Demographics:** A detailed snapshot of Oceanside demographics is presented. This provides evidence on the size, age and sex, income and poverty status, race and ethnicity, housing status, living arrangements, education, health, and transportation choices of the population. Beyond the current population level, data on trends in local population growth, in comparison with other broader regions is presented, in both tabular and graphical form.
- **Employment Report:** Here, we provide a brief snapshot of employment and unemployment in Oceanside and how the City's experience differs from broader regions.
- **Income and Earnings:** Vital to understanding the prosperity of a city relative to its surrounding area is information on income and earnings. We provide a ranking of the City's income relative to all cities in California as well as growth relative to local regions. Inequality and poverty status are also important indicators for the level of equity in the community. We provide evidence of trends in both, not only for all residents, but also for children separately.
- **Housing:** This section provides evidence on the cost and availability of housing. Both median home values and rental costs are included, along with detailed information on home ownership, by age and income, in particular. Further, evidence is provided on the housing burden in the City, again, in comparison with other broader regions. We also provide evidence on the rate at which new buildings and units are permitted along with a broader housing picture. Finally, we provide evidence on the age of the housing stock in Oceanside, along with information on how long the City's residents have been in place.
- **Transportation:** Increasingly important, in the wake of the pandemic, is an understanding of the transportation patterns and choices of local residents. We provide detailed evidence on the proportion of residents who work from home and on the various transportation choices of those who head to the office. This information is also provided for those who work in Oceanside, but do not necessarily live in Oceanside.
- **Migration:** Population changes comes primarily through organic causes: births and deaths. Migration between regions also plays a significant role in population growth. A final section of the report provides evidence on migration into and out of the City.

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# Demographics

**Definition:**

Data on the demographics of a city indicate the nature of the population, with a focus on age, gender, race and ethnicity, as well as household composition.

**Why is it important?**

The characteristics and growth of Oceanside's population are fundamental indicators of the city's growth potential.

***A Demographic Snapshot***

Statistic	2022	2019
<b>POPULATION</b>		
Population Estimate (#)	172,190.0	175,762.0
Veterans (#)	11,239.0	14,261.0
Foreign born persons (% , 5yr)	20.4	19.8
Population age 25+ (#)	123,058.0	122,368.0
<b>AGE AND SEX</b>		
Persons under 5 years (%)	5.9	6.5
Persons under 18 years (%)	20.8	22.0
Persons 65 years and over (%)	17.7	16.4
Female persons (%)	48.7	52.6
<b>INCOME AND POVERTY</b>		
Median household income (\$)	83,271.0	77,226.0
Per capita income in past 12 months (\$)	41,372.0	34,583.0
Persons in poverty (%)	9.7	7.6
Children age less than 18 in poverty (#)	4,593.0	3,421.0
Children age less than 18 in poverty (%)	13.1	8.9
<b>RACE AND ETHNICITY</b>		
White alone (%)	47.9	76.4
African American alone (% , 5yr)	4.3	4.5
American Indian or Alaska Native alone (% , 5yr)	1.2	0.9
Asian alone (%)	8.5	4.8
Native Hawaiian and Other Pacific Islander alone (% , 5yr)	0.6	0.8
Two or More Races (%)	27.7	7.7
Hispanic or Latino (%)	36.0	41.4
White alone, not Hispanic or Latino (%)	43.9	43.6
<b>HOUSING</b>		
Housing units (#)	69,974.0	66,334.0
Owner-occupied housing units (%)	59.1	61.8
Median value of owner-occupied housing units (\$)	745,200.0	539,000.0
Median selected monthly owner costs-with a mortgage (\$)	2,615.0	2,385.0
Median selected monthly owner costs-without a mortgage (\$)	716.0	659.0
Median gross rent (\$)	2,065.0	1,815.0
<b>FAMILIES AND LIVING ARRANGEMENTS</b>		
Households (#)	64,559.0	60,235.0
Persons per household (#)	2.6	2.9
Living in same house 1 year ago, % of persons age 1+	85.6	82.5
<b>EDUCATION</b>		
High school graduate or higher, % of persons age 25+	88.3	85.1
Bachelor's degree or higher, % of persons age 25+	37.5	30.1
<b>HEALTH</b>		
With a disability, under age 65 years (#)	13,883.0	11,529.0
Persons without health insurance, under age 65 years (%)	9.2	9.9
<b>LABOR FORCE</b>		
In civilian labor force, persons age 16+ (%)	65.7	68.7
In civilian labor force, women age 16+ (%)	58.6	61.0
Employed, persons age 16+ (%)	58.1	60.5
Self employed (%)	8.8	12.4
<b>TRANSPORTATION</b>		
Mean travel time to work, workers age 16+ (Mins.)	23.2	29.9
Drive alone in private vehicle (%)	73.5	78.5
Using public transportation (%)	2.4	3.5
Worked from home (%)	18.9	8.9

Source: American Community Survey, Summary Files

Note: Data are from the 1-year files unless indicated by the notation 5yr.

## Current Population

The data in these two tables and the following two graphs are from the CA Department of Finance (DOF). The DOF produces population estimates for geographies around California twice a year: January and July. As estimates for cities are only available in January, these two tables are based on the January data. The remaining figures are from the American Community Survey (ACS), provided annually by the U.S. Bureau of the Census.

**Table 1. Population Change by Region**  
(Thousands, January to January)

Region	2023 Population	% Change		
		1 Year	3 Year	5 Year
<b>City</b>				
Oceanside	171,063	-0.41	-3.34	-3.50
<b>County and Broader Regions</b>				
San Diego County	3,269,755	-0.17	-1.85	-1.90
Southern California	21,794,548	-0.41	-2.24	-2.84
California	38,940,231	-0.35	-1.79	-2.01

Source: CA DOF; Calculations by National Economic Education Delegation

**Table 2. County Population Change by City**  
(Thousands, January to January)

City	2022	2023	% Change		
			Local	Southern California	California
San Diego County	3,275.4	3,269.8	-0.17	-0.41	-0.35
San Diego	1,372.8	1,368.4	-0.32		
Chula Vista	274.1	274.8	0.26		
Oceanside	171.8	171.1	-0.41		
Escondido	150.1	149.8	-0.17		
Carlsbad	114.9	114.5	-0.28		
El Cajon	105.3	104.6	-0.61		
Vista	100.0	99.8	-0.14		
San Marcos	93.8	94.5	0.75		
Encinitas	61.3	61.1	-0.32		
National City	61.3	61.0	-0.54		
La Mesa	60.2	60.4	0.30		
Santee	58.7	59.2	0.88		
Poway	48.5	48.5	-0.04		
Lemon Grove	27.1	27.4	1.22		
Imperial Beach	26.0	25.9	-0.43		
Coronado	22.0	22.1	0.65		
Solana Beach	12.8	12.8	0.05		
Del Mar	3.9	3.9	0.00		

Source: CA DOF; Calculations by National Economic Education Delegation

Figure 1: Population Growth (1)

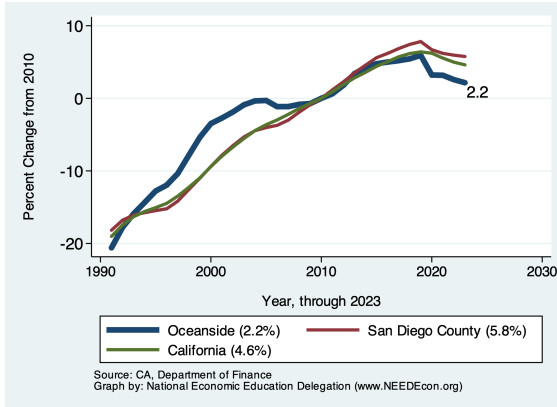


Figure 2: Population Growth (2)

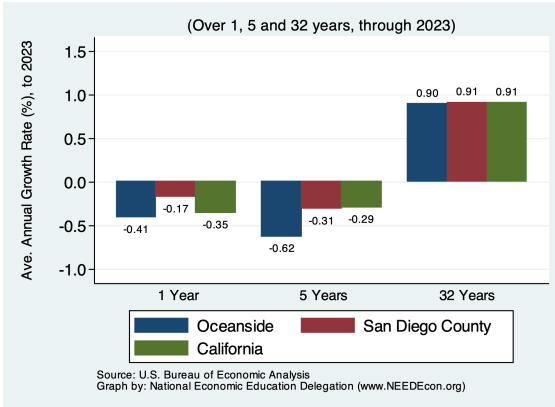


Figure 3: Population by Age - Detailed Age Categories

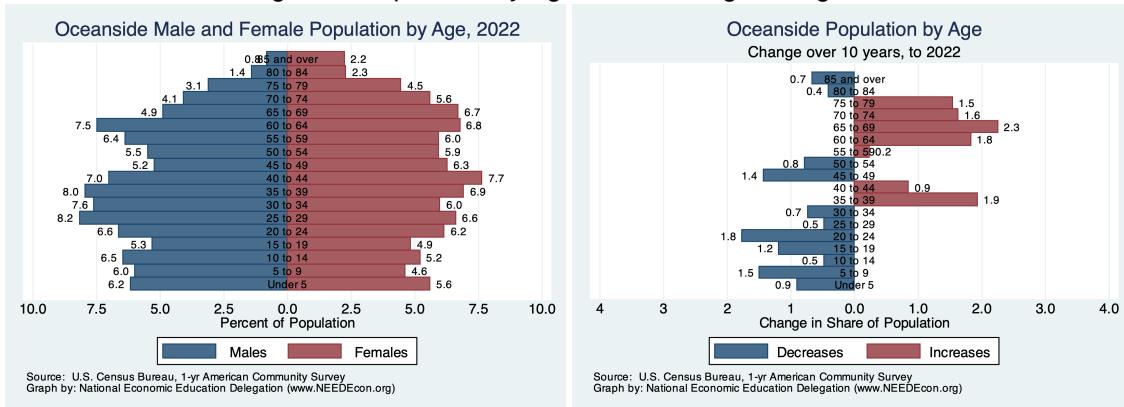


Figure 4: Population by Age - Broad Age Categories

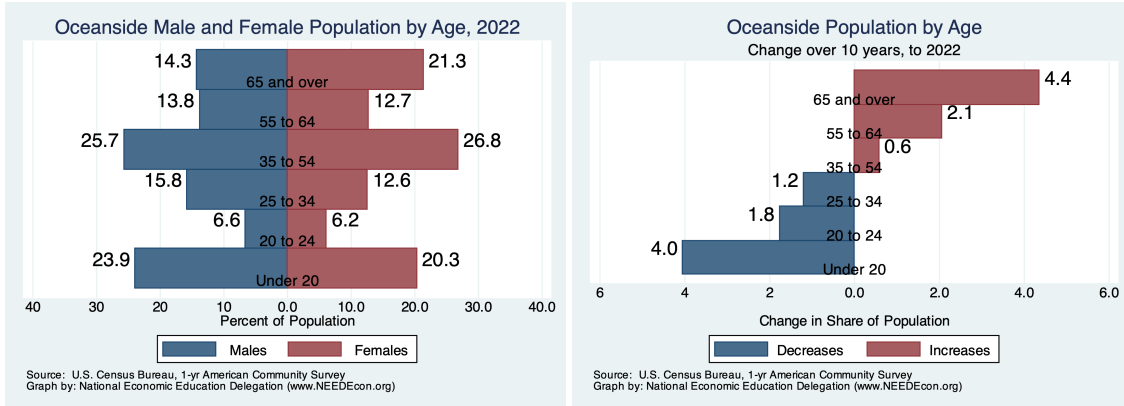


Figure 5: Population by Educational Attainment

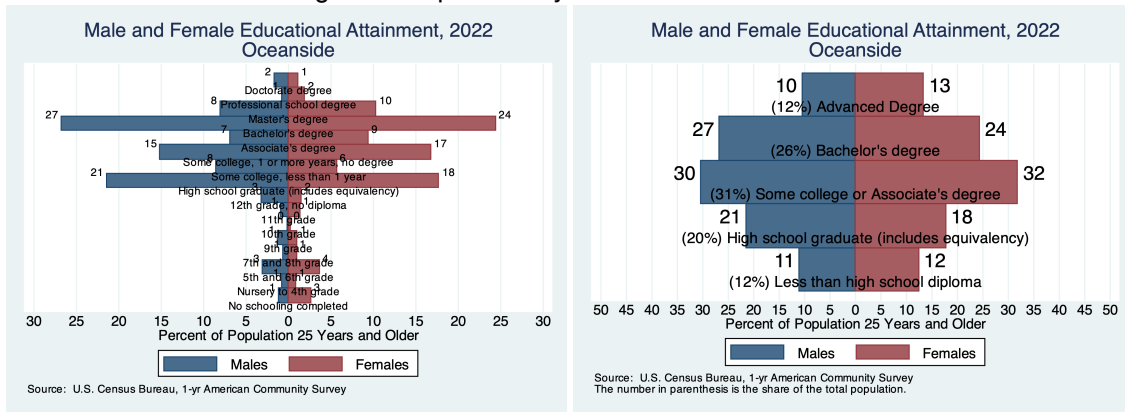


Figure 6: Population by Race/Ethnicity

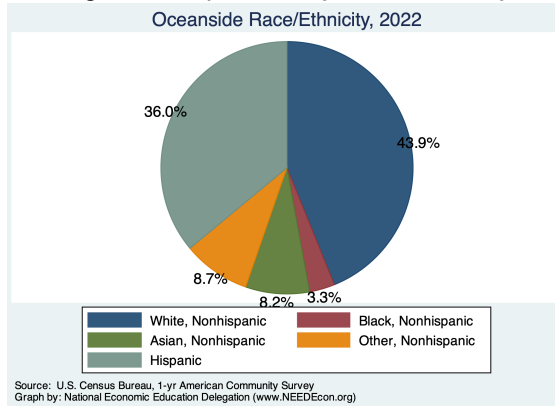
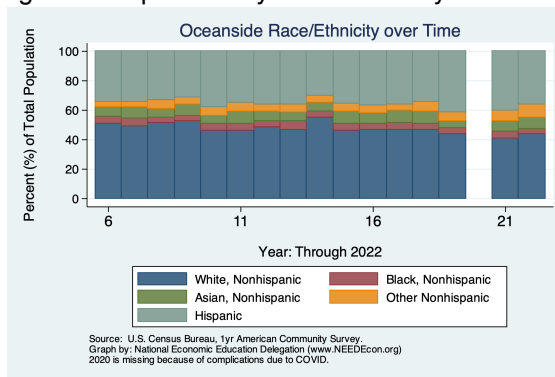


Figure 7: Population by Race/Ethnicity Over Time





# Employment Report

## Citywide Employment and Unemployment

### Definition:

Each month, California's Employment Development Division (EDD) publishes an update on employment in California and in MSAs, counties, and cities all across the state. The report focuses primarily on non-farm employment, providing estimates of changes in em-

ployment by industry as well as unemployment in each region. Data for cities is limited to aggregate employment, labor force, and unemployment data. Those are reported below.

### Why is it important?

Employment growth is a fundamental indicator of the health of an economy.

Table 3. Oceanside Summary for March, 2024

Category	Current Value	Change From:		
		Last Month	2 Months Ago	Last Year
Employment	8,924	-30	-53	-103
Labor Force	9,644	9	15	96
Number Unemployed	678	-4	21	97
Unemployment Rate	7.0	-0.0	0.2	0.9

Source: EDD, National Economic Education Delegation

Figure 8: Historical Employment and Unemployment - Last 12 Months



Figure 9: Employment and Unemployment - Last 12 Months



Figure 10: Relative Employment Growth Across Regions - since 2010

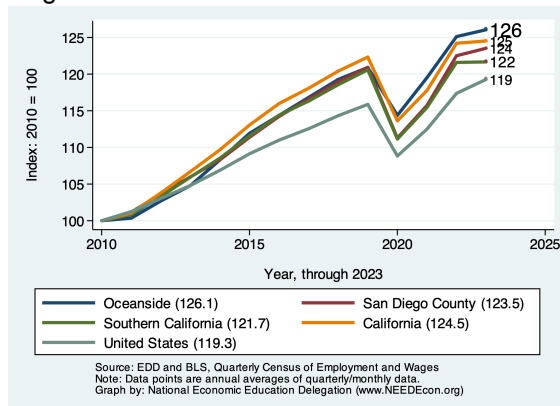
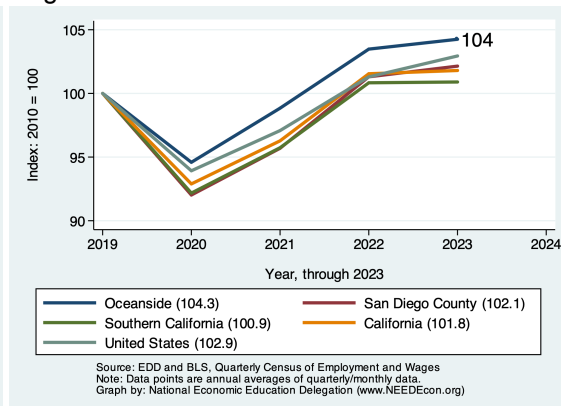


Figure 11: Relative Employment Growth Across Regions - since 2019



## County Employment by Industry

California's Employment Development Division (EDD) does not regularly produce data on employment by industry for cities. However, we are able to report industry-level employment data for San Diego County. The following table provides the latest data for the County.

Table 4. Employment Growth by Industry in San Diego County for March, 2024

Industry	Employment	Share	Empl Growth	% Growth - Annualized Rate					
				Month	Qtr	6mo	1yr	3yr	5yr
<b>Total Nonfarm</b>	1,562,672	100.0	1,044.9	0.8	0.9	1.2	0.9	3.8	0.9
<b>Total Private</b>	1,307,241	83.7	578.9	0.5	0.5	1.1	0.6	3.9	1.0
<b>Goods Producing</b>	204,267	13.1	1,175.9	7.2	-2.9	-1.1	-0.1	1.3	0.7
Mining, Logging and Construction	91,648	5.9	1,376.4	19.9	0.5	1.4	3.2	3.5	1.9
Mining and Logging	400	0.0	0.0	0.0	0.0	0.0	33.3	11.1	6.7
Construction	91,237	5.8	1,280.2	18.5	0.4	1.5	3.0	3.5	1.8
Manufacturing	112,600	7.2	-248.4	-2.6	-5.1	-3.3	-2.7	-0.4	-0.3
Durable Goods	82,107	5.3	-140.2	-2.0	-5.7	-3.7	-2.6	-0.9	-0.7
Non-Durable Goods	30,572	2.0	-20.8	-0.8	-3.1	-1.5	-2.9	1.1	1.1
<b>Service Providing</b>	1,358,608	86.9	598.0	0.5	1.7	1.5	1.1	4.2	0.9
Trade, Trans & Utilities	222,862	14.3	734.9	4.0	-0.3	-0.1	-0.1	1.1	-0.1
Wholesale Trade	42,238	2.7	45.1	1.3	-4.8	-3.8	-3.1	0.7	-0.9
Retail Trade	139,705	8.9	392.1	3.4	0.8	0.9	0.6	0.4	-0.9
Trans & Warehousing	34,755	2.2	140.0	5.0	-0.2	-1.6	0.1	3.6	3.9
Utilities	6,113	0.4	26.9	5.4	0.7	3.3	5.2	8.2	6.6
Information	21,190	1.4	186.3	11.2	-1.9	-4.6	-4.5	-0.6	-2.0
Financial Activities	71,664	4.6	-13.6	-0.2	-1.4	-0.7	-2.6	-1.7	-1.1
Finance & Insurance	41,316	2.6	8.0	0.2	-2.8	-2.4	-4.4	-3.9	-2.0
Real Estate & Rental & Leasing	30,356	1.9	47.6	1.9	2.1	1.9	-0.1	2.2	0.4
Professional & Business Svcs	269,563	17.3	-1,232.7	-5.3	-2.3	-1.9	-3.8	1.3	1.3
Prof, Sci, & Tech	153,258	9.8	-819.0	-6.2	-3.9	-2.7	-4.2	1.3	1.3
Admin & Support Svcs	90,260	5.8	-413.4	-5.3	0.3	0.7	-3.4	2.7	2.4
Employment Svcs	35,707	2.3	44.4	1.5	1.7	-2.6	-8.4	1.8	4.9
Educational & Health Svcs	253,835	16.2	1,047.7	5.1	7.1	6.0	6.5	6.1	3.6
Education Svcs	30,035	1.9	69.4	2.8	1.5	5.1	5.2	6.5	0.2
Health Care & Social Assistance	223,627	14.3	936.5	5.2	8.0	5.9	6.7	6.1	4.2
Leisure & Hospitality	205,387	13.1	-186.7	-1.1	0.3	2.6	2.8	14.9	0.4
Arts, Entertainment & Recreation	32,811	2.1	8.9	0.3	5.7	13.0	9.4	26.7	1.4
Accommodation & Food Svcs	173,029	11.1	-278.3	-1.9	0.1	1.5	1.5	13.2	0.2
Other Svcs	58,049	3.7	19.8	0.4	2.2	0.4	2.5	10.2	0.7
<b>Government</b>	255,691	16.4	522.3	2.5	3.6	2.8	2.5	3.2	0.4
Federal	47,317	3.0	136.1	3.5	2.2	2.4	-0.0	-0.4	-0.1
State	59,492	3.8	116.8	2.4	2.8	2.3	4.3	7.3	3.0
Local	149,100	9.5	276.0	2.2	5.6	3.3	2.6	3.0	-0.2
County	21,763	1.4	154.6	8.9	12.9	7.4	6.8	1.3	1.7
City	19,757	1.3	75.0	4.7	0.2	2.3	1.6	1.6	0.6
Local Government Education	79,213	5.1	144.5	2.2	2.1	0.9	1.8	4.6	-0.4

Source: EDD, National Economic Education Delegation (NEED)

## Some Employee Detail

### Employed in Oceanside

Figure 12: Employment by Occupation

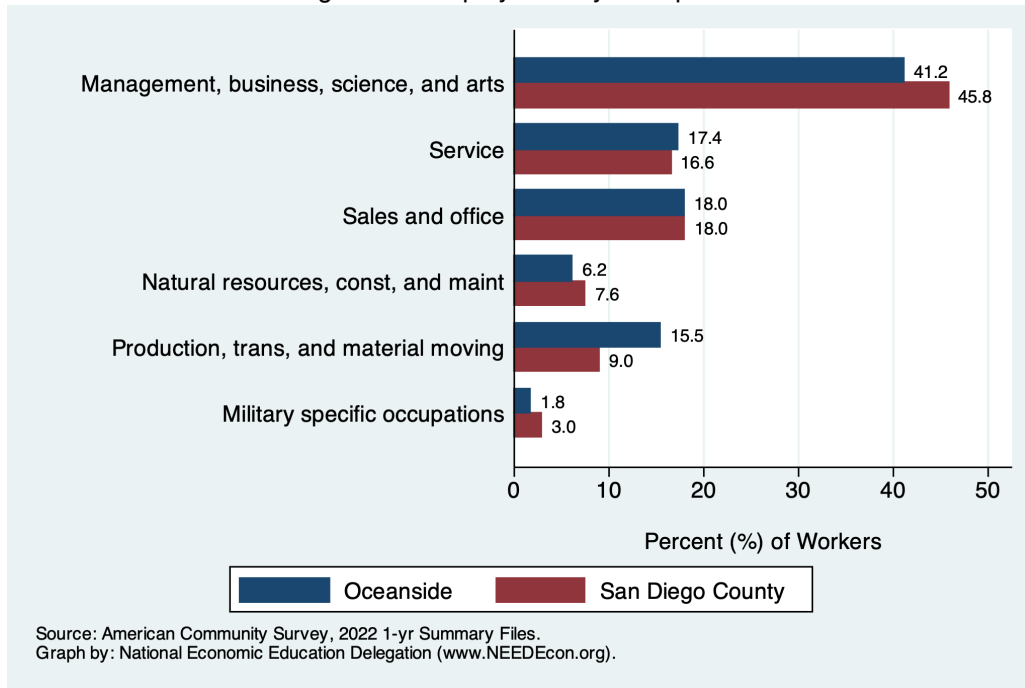


Figure 13: Employment by Industry

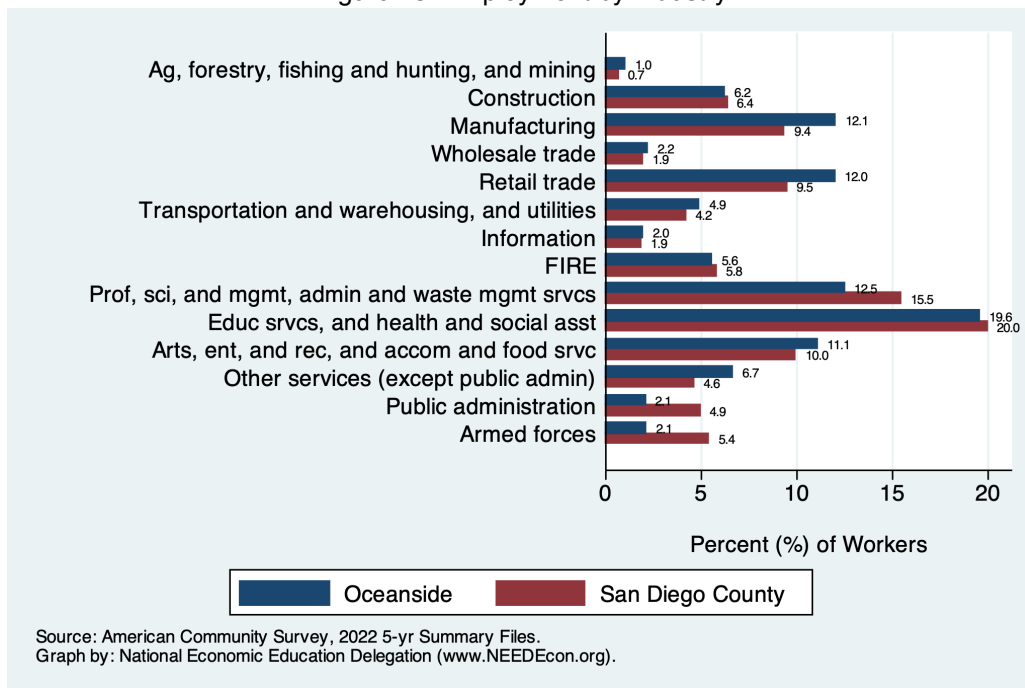


Figure 14: Language Spoken at Home

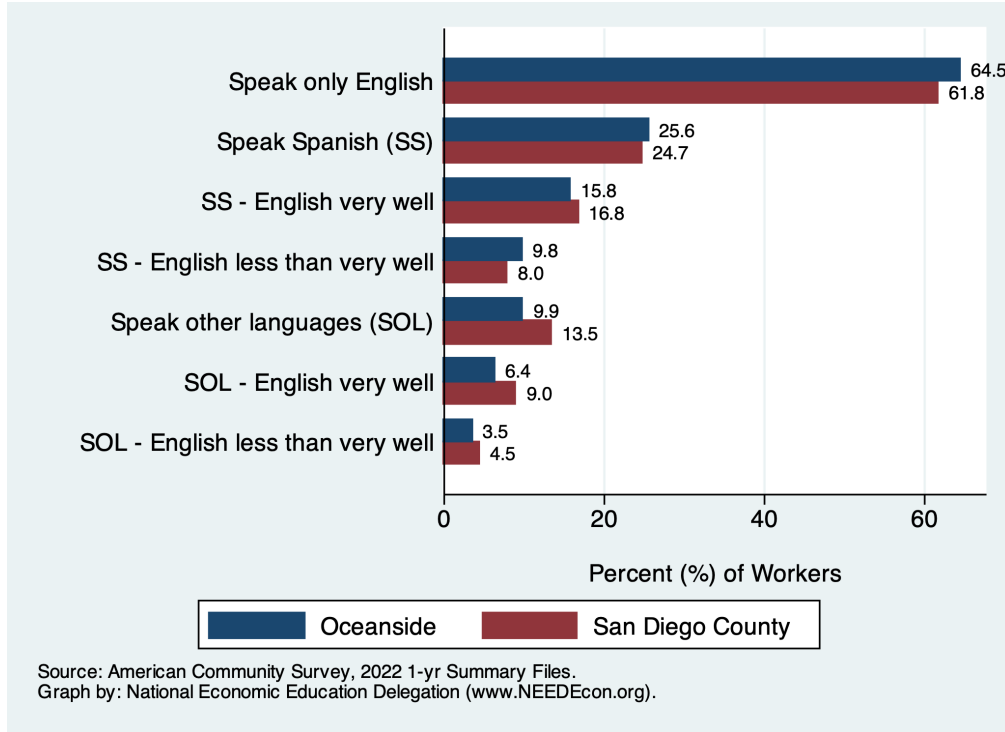
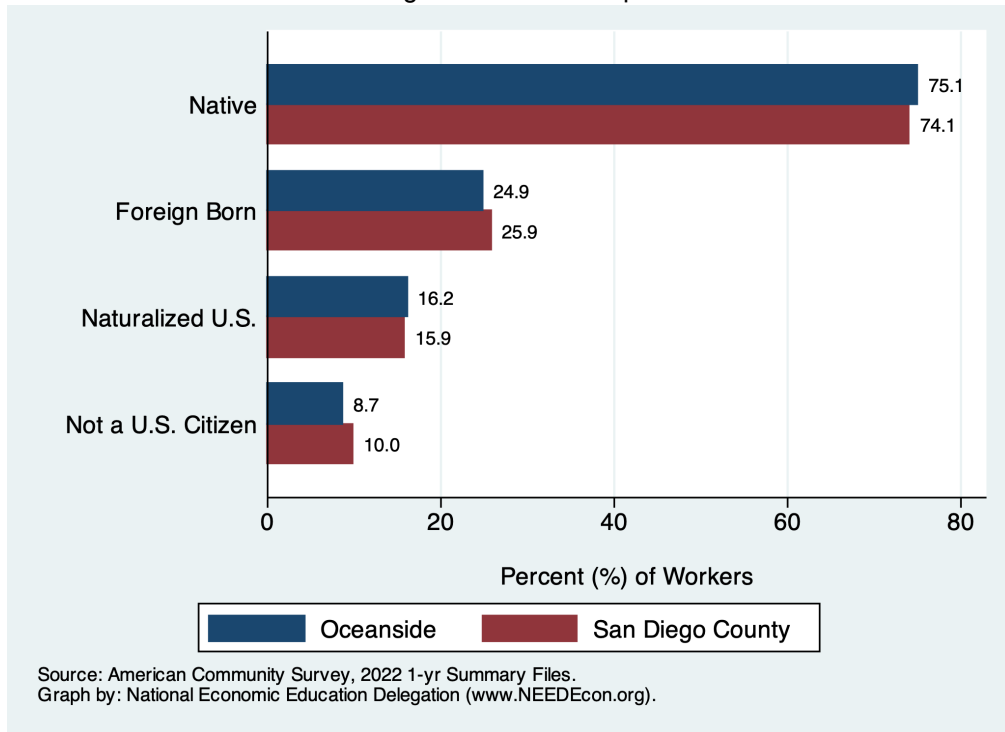


Figure 15: Citizenship



## Employed Residents of Oceanside

Figure 16: Employment by Occupation

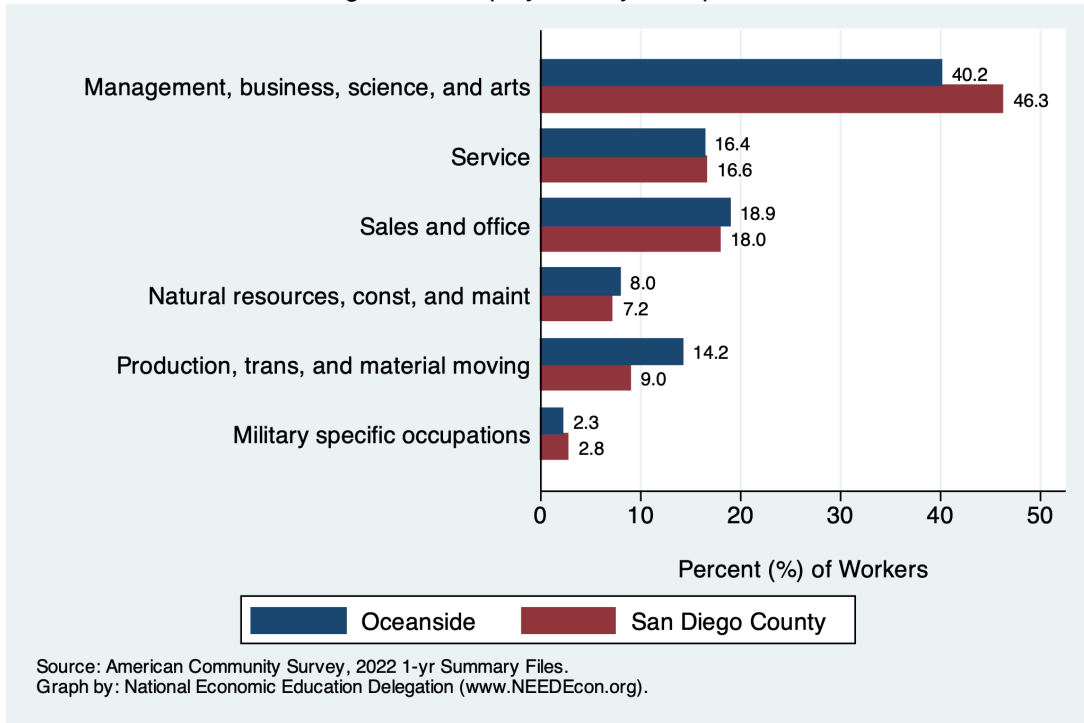


Figure 17: Employment by Industry

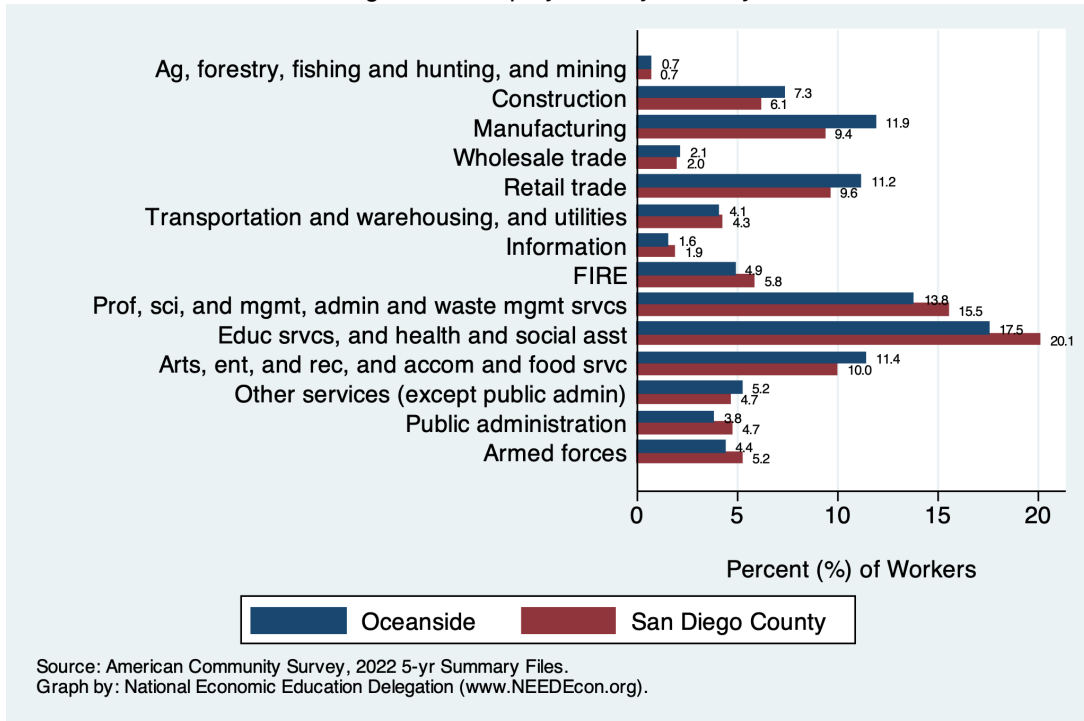
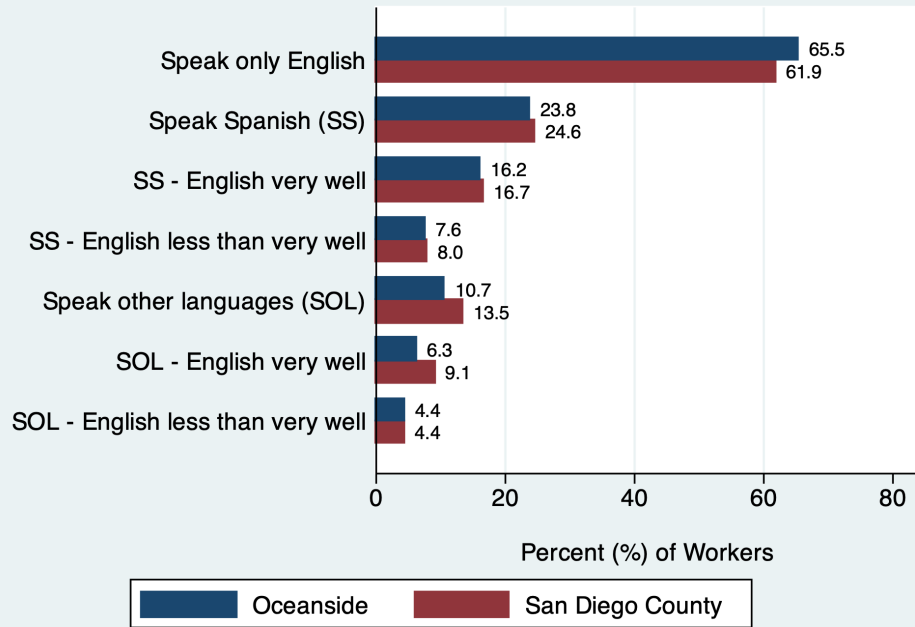
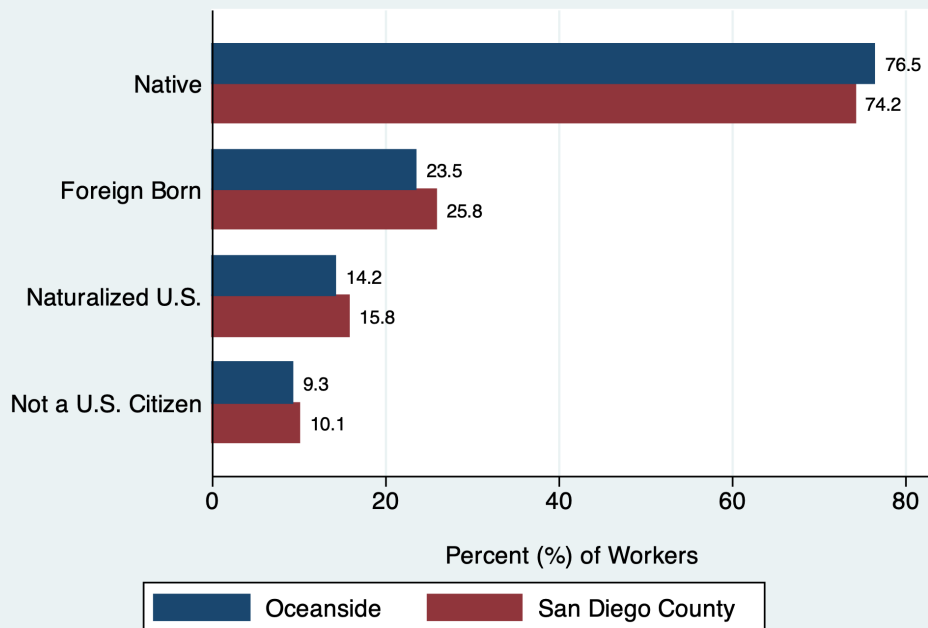


Figure 18: Language Spoken at Home



Source: American Community Survey, 2022 1-yr Summary Files.  
 Graph by: National Economic Education Delegation ([www.NEEDecon.org](http://www.NEEDecon.org)).

Figure 19: Citizenship



Source: American Community Survey, 2022 1-yr Summary Files.  
 Graph by: National Economic Education Delegation ([www.NEEDecon.org](http://www.NEEDecon.org)).

## Employed Residents vs Workers in Oceanside

Figure 20: Employment by Occupation

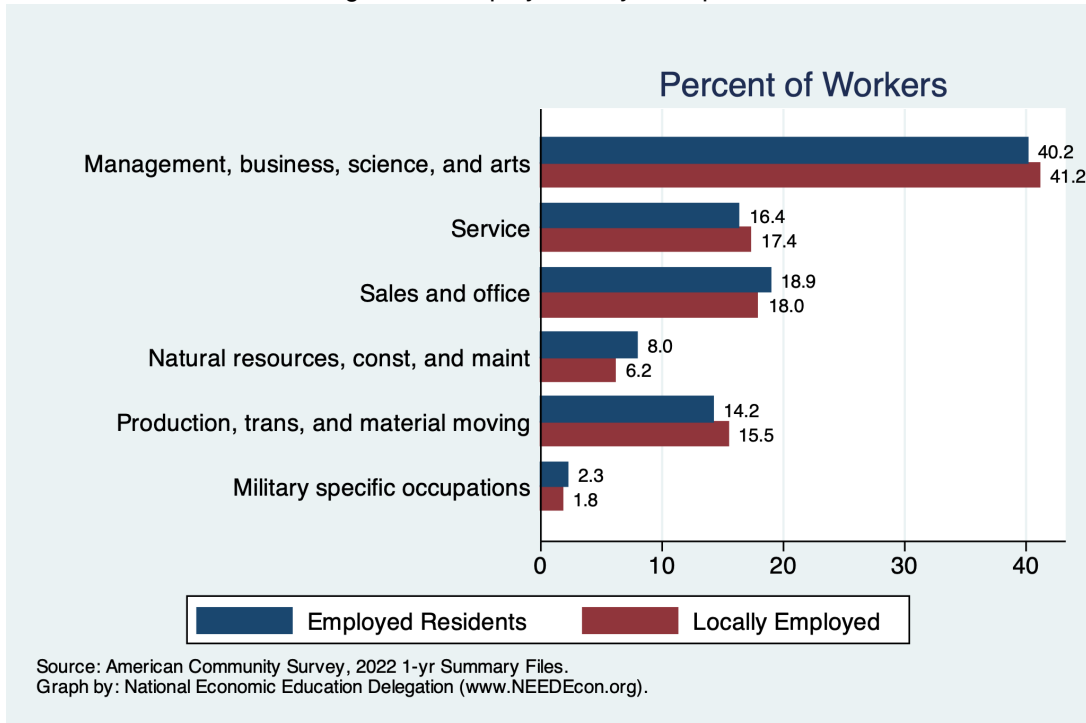


Figure 21: Employment by Industry

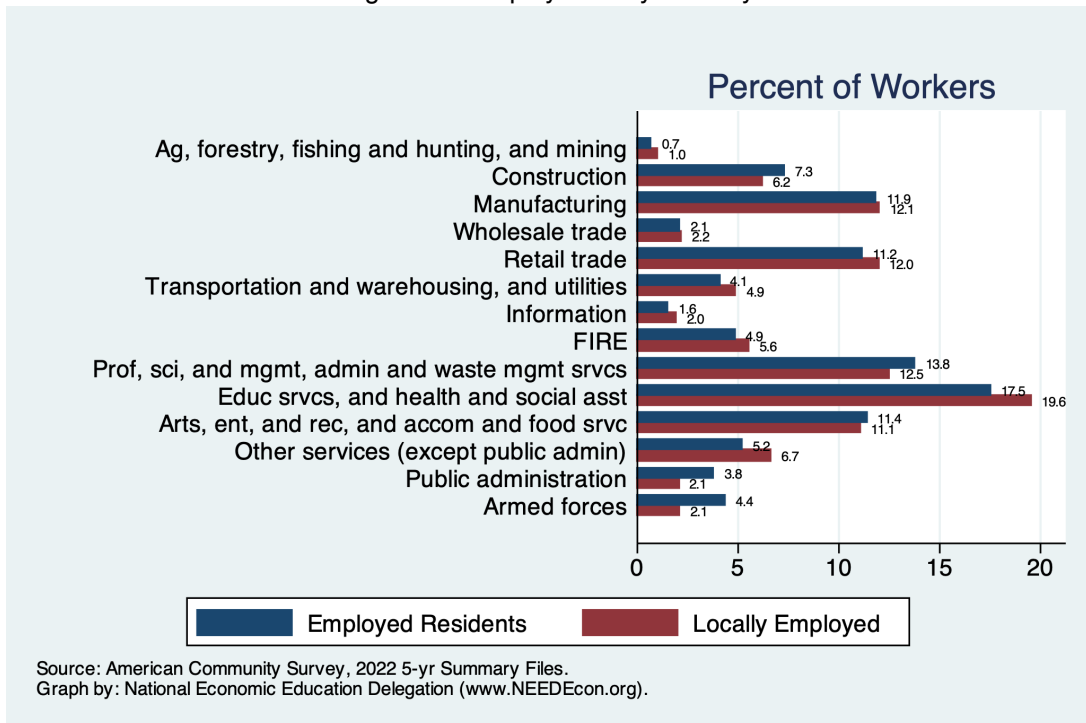


Figure 22: Language Spoken at Home

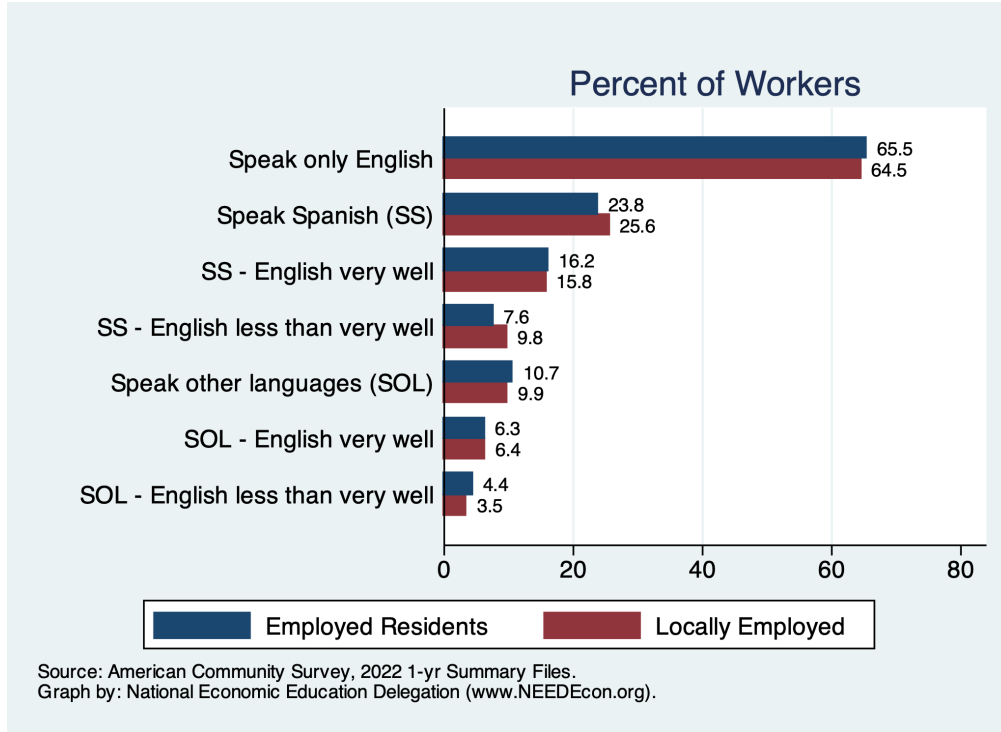
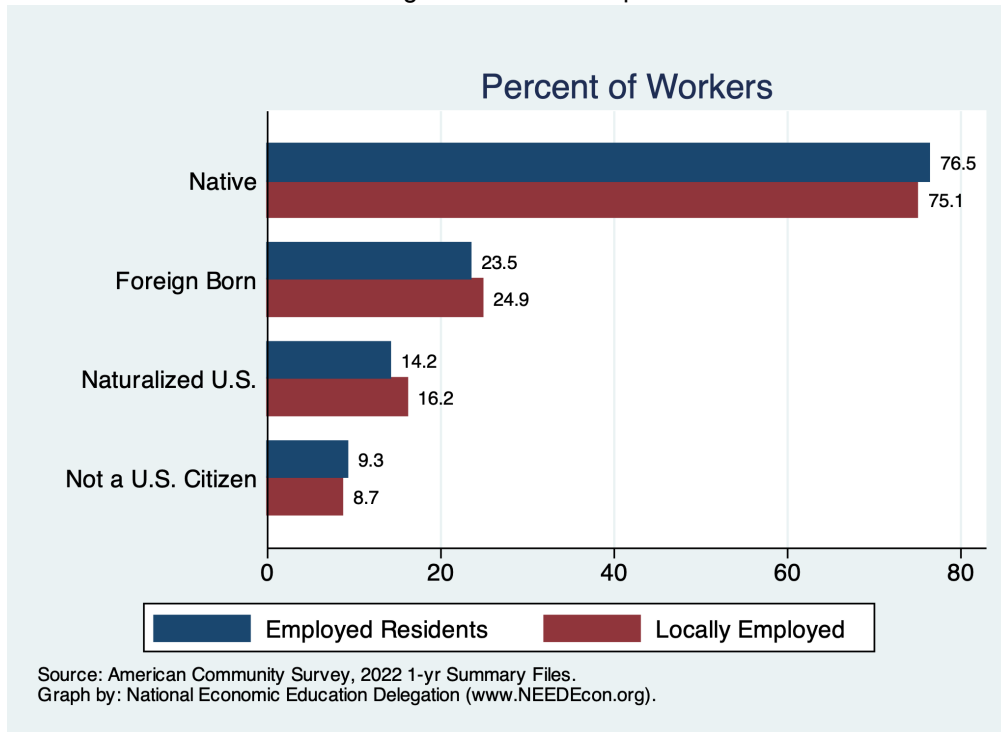


Figure 23: Citizenship





# Income and Earnings

## Per Capita Income Growth

### Definition:

Per capita income is the average income per person in Oceanside. Personal income is the income received by, or on behalf of, all persons from all sources: from participation as laborers in production, from owning a home or unincorporated business, from the ownership of financial assets, and from government and business

in the form of transfer receipts. Noncash government benefits are not included.

### Why is it important?

Income is the money that is available to persons for consumption expenditures, taxes, interest payments, transfer payments to governments and the rest of the world, or for saving. As such, it is an important indicator of economic well-being in a community.

Figure 24: Real Per Capita Income Ranking Among California Cities

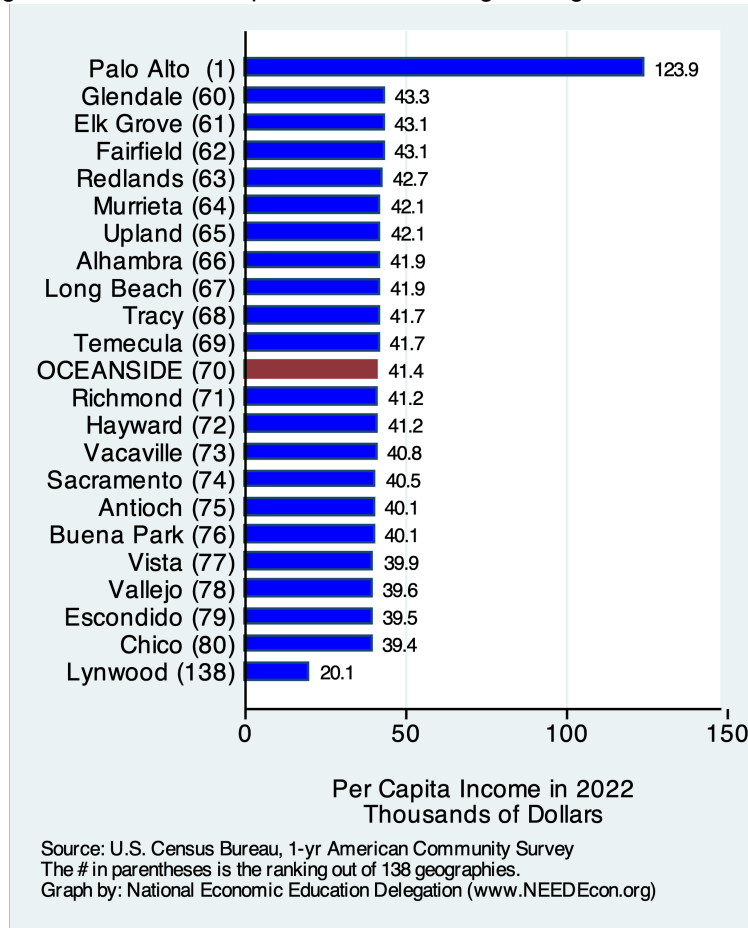
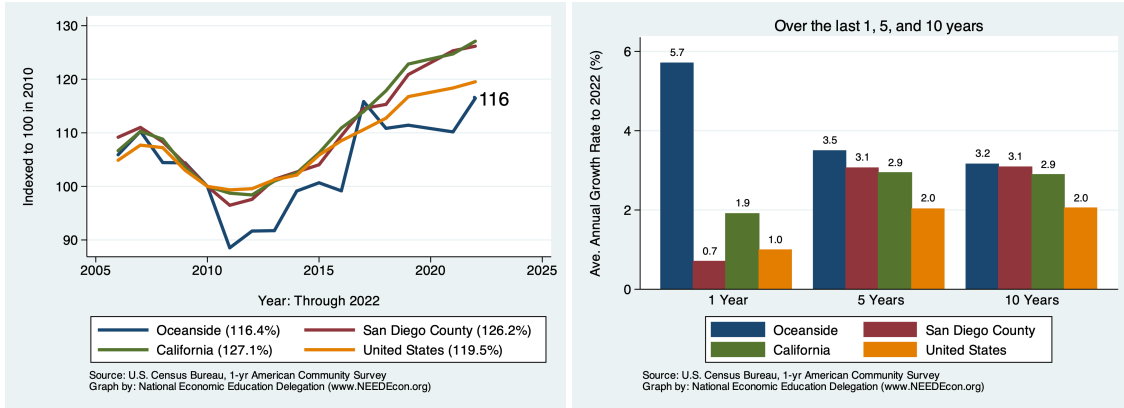


Figure 25: Regional Comparison of Growth over Time



Real Per Capita Income Ranking Among California Cities - w/Comparable Populations

Figure 26: Income Levels

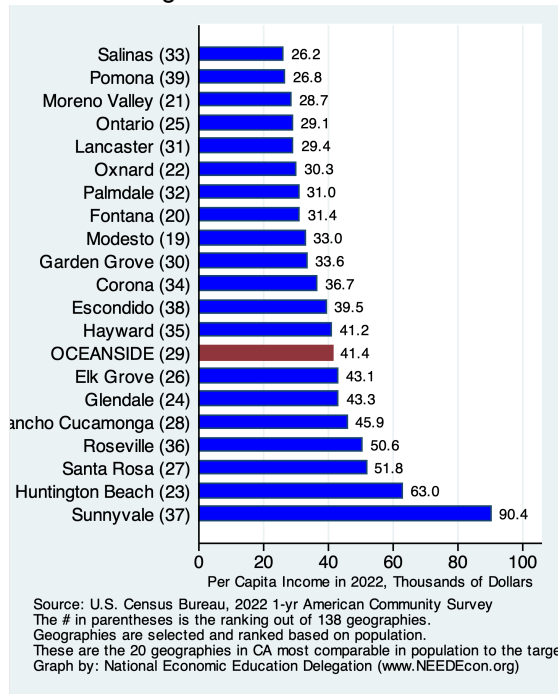
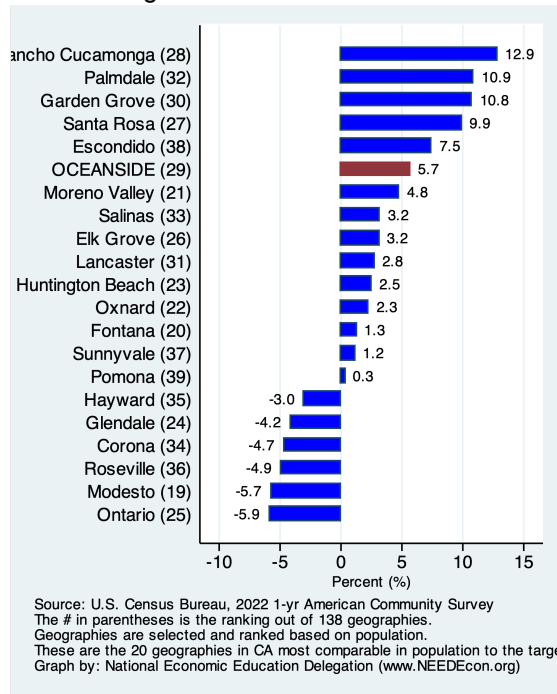


Figure 27: Growth over Time



## Real Per Capita Income Ranking Among Cities in San Diego County

Figure 28: Income Levels

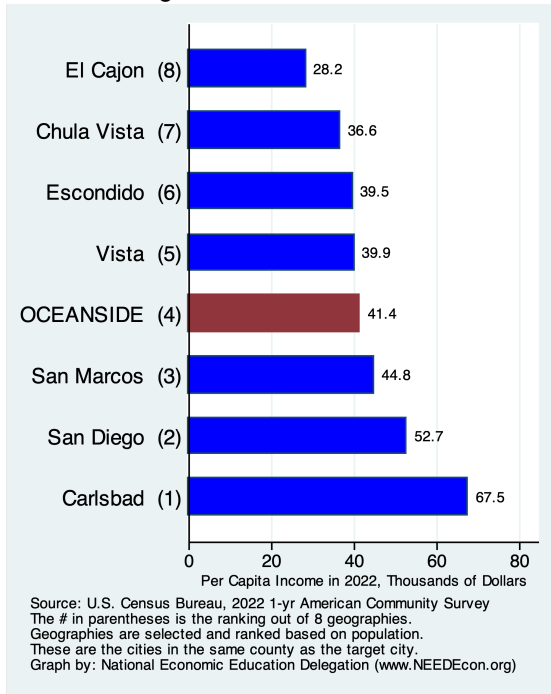


Figure 29: Growth over Time

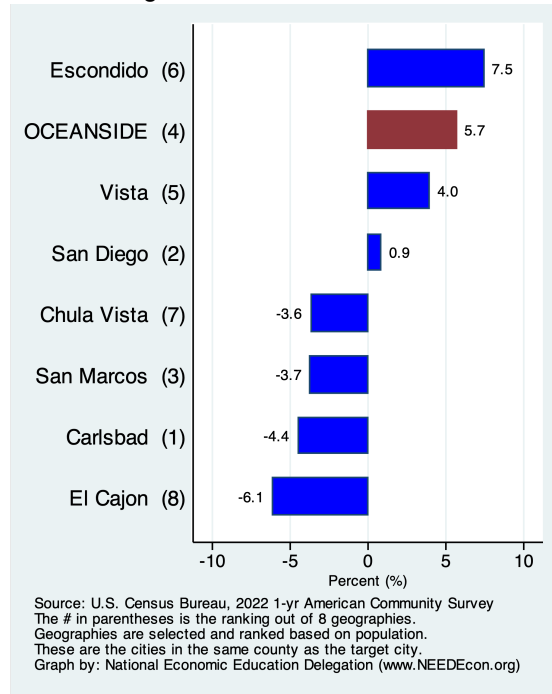
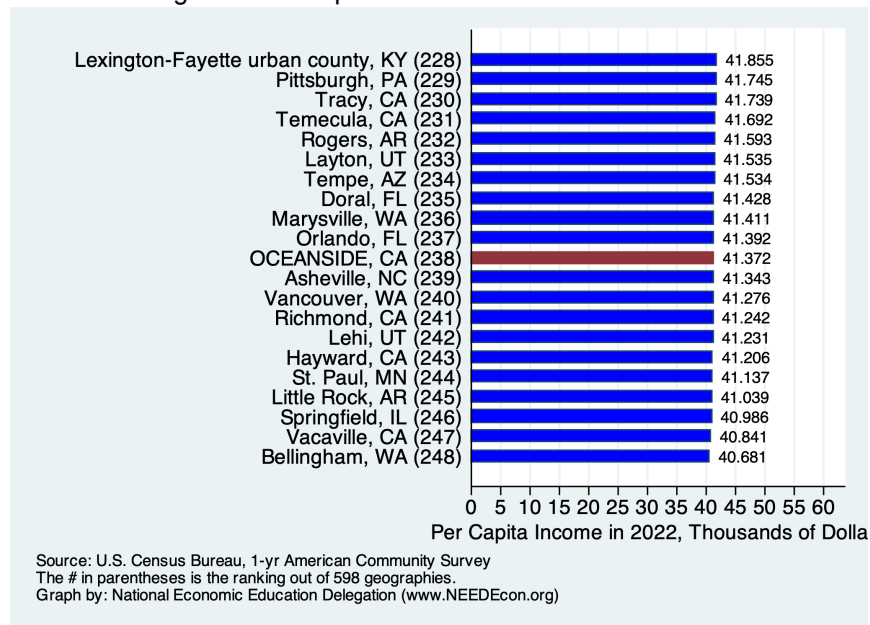


Figure 30: Comparison with All Cities Nationwide



## Poverty and Inequality

### Definition:

The local poverty rate provides an indication of the well-being of those at the bottom of the income distribution. The federal poverty rate measures the proportion of households in the region that are classified as living in poverty. Also included are measures of the extent to which the City's children are impoverished. Measures of the income distribution provide

further evidence on disparities in income in the region and how those disparities have changed over time.

### Why is it important?

It is important to track measures of poverty and inequality to assess the extent of income disparities in the region, with an eye toward understanding how well the local economy is performing for all of its citizens.

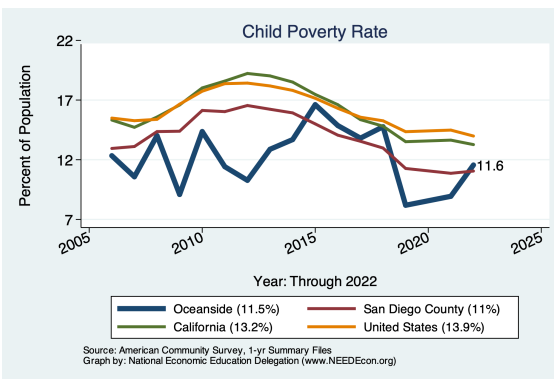
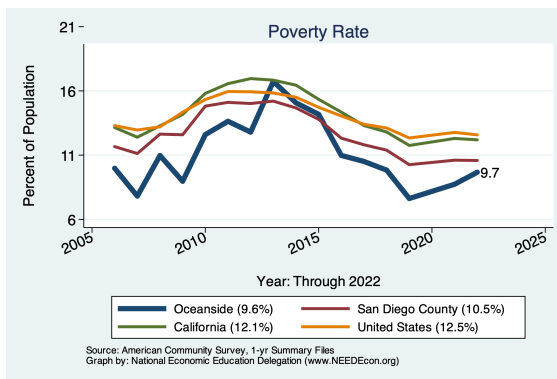


Figure 31: Inequality

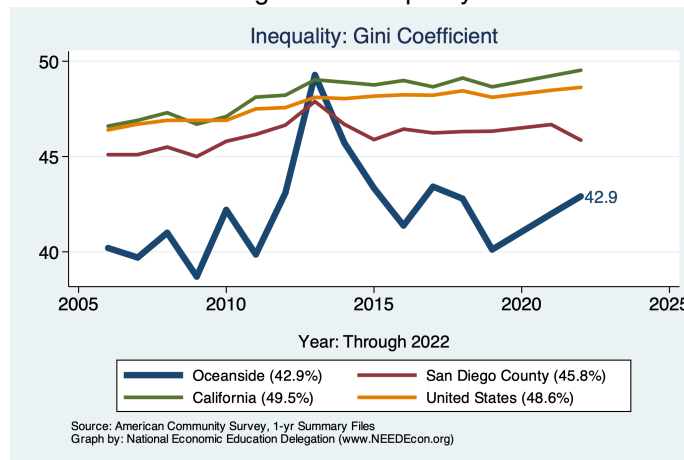


Figure 32: Shares Across the Income Distribution

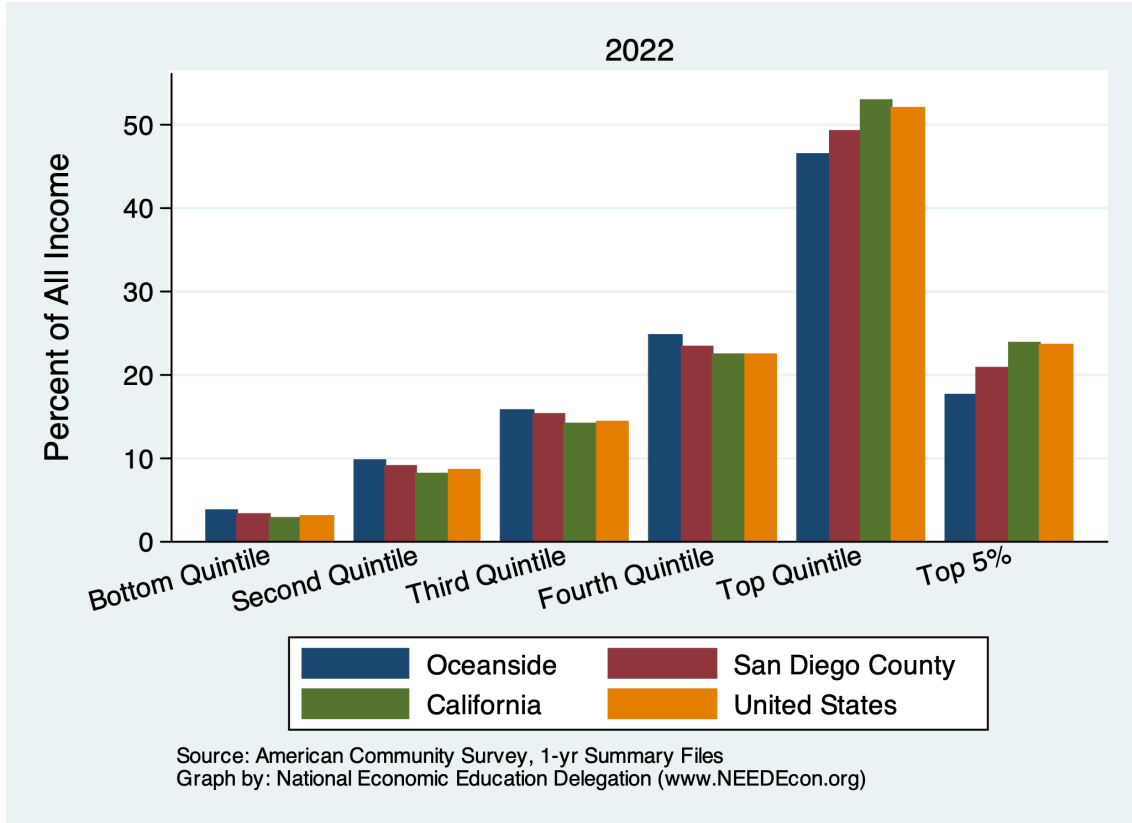
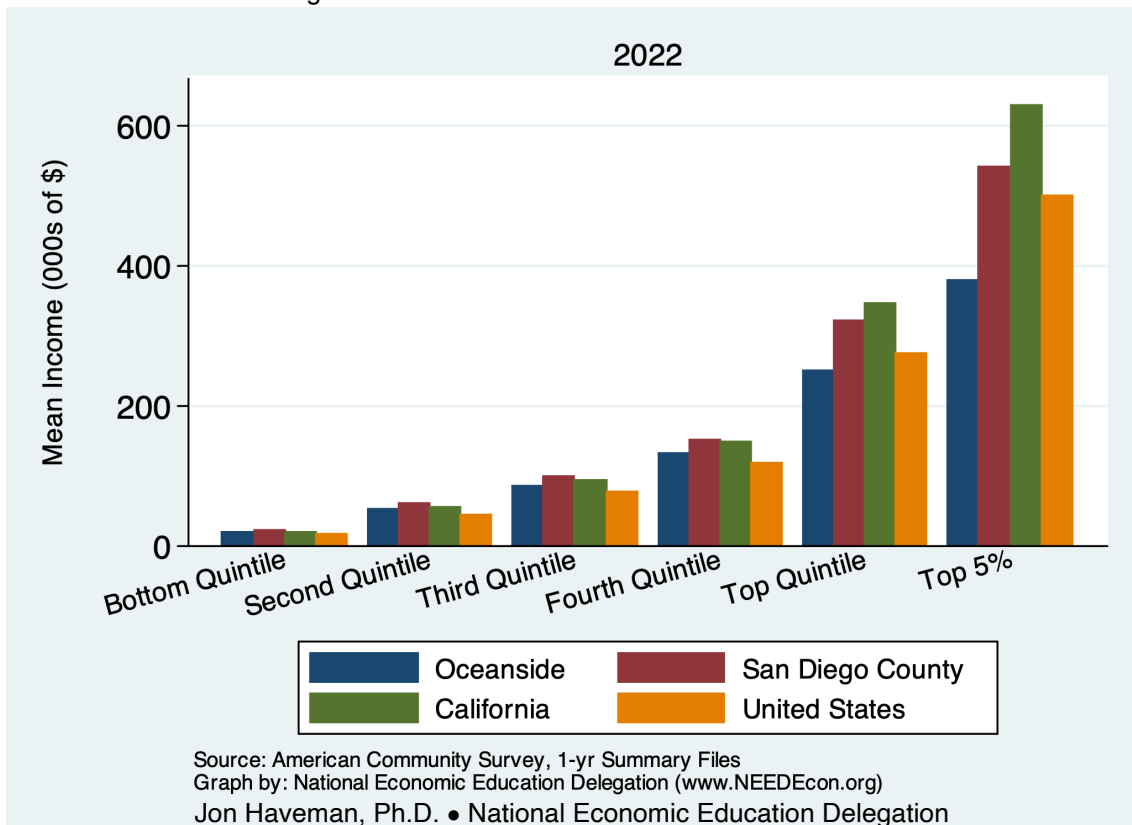


Figure 33: Means Across the Income Distribution



# Housing

## Housing Costs and Affordability

### Definition:

Housing costs are measured in several different ways. First, we provide evidence on the evolution of median home prices, median rental price, and finally through evidence on the housing burden in the city and comparison regions. Housing burden is defined as a household needing to commit more than 30% of their household income toward housing costs. The median value is the amount in the middle. Fifty

percent of units are above the median and 50 percent are below.

### Why is it important?

Housing is one of three fundamental necessities, along with food and clothing. A measure of the cost of housing is an integral part of the measurement of the cost of living in a specific community. This is particularly true in cities and regions throughout the Bay Area, where housing costs are high relative to income.

## Cost of Housing in Oceanside and Broader Regions

Figure 34: Median Home Prices

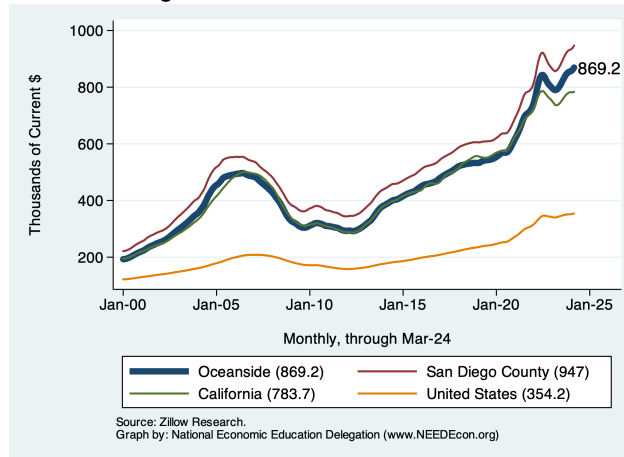
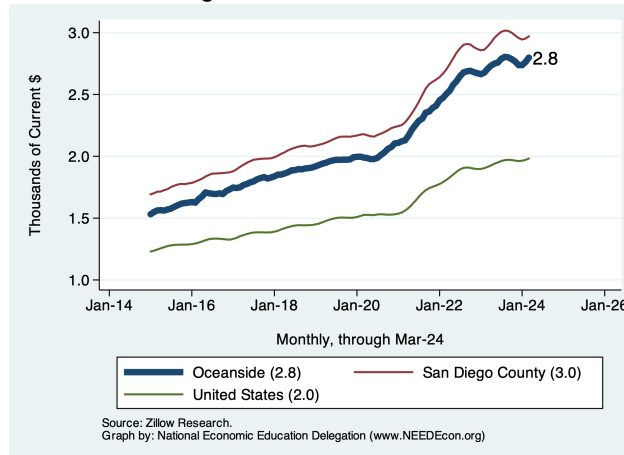


Figure 35: Median Rents



## Housing Ownership in Oceanside and Broader Regions

Figure 36: Home Ownership Rates

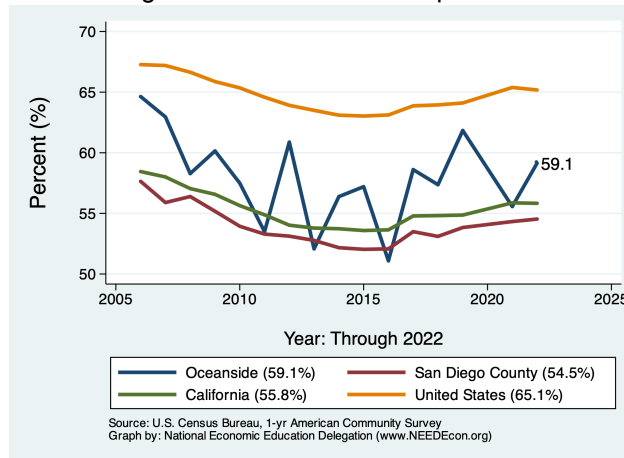


Figure 37: Home Ownership by Age

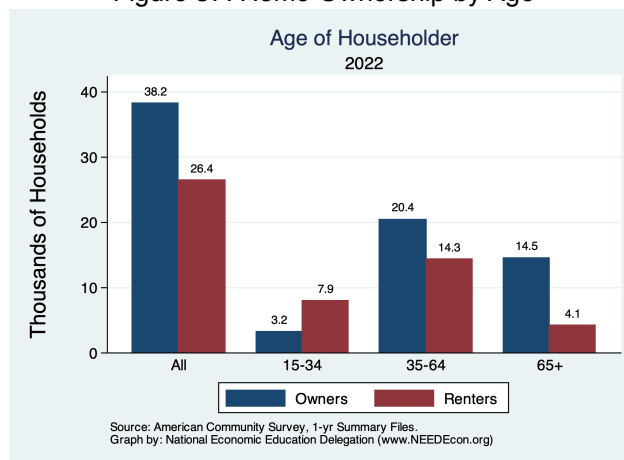


Figure 38: Income by Tenure

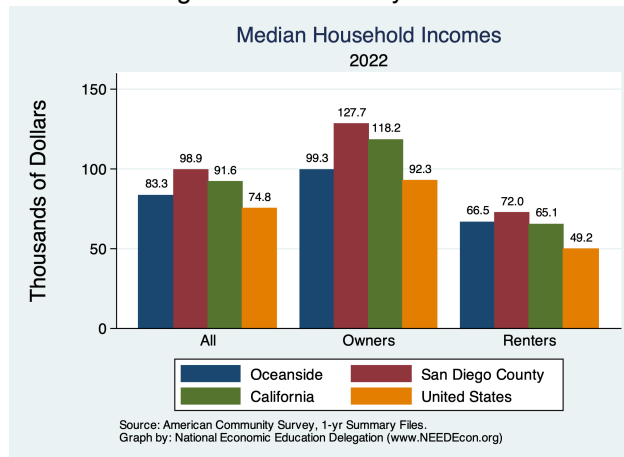


Figure 39: Income Distribution by Tenure

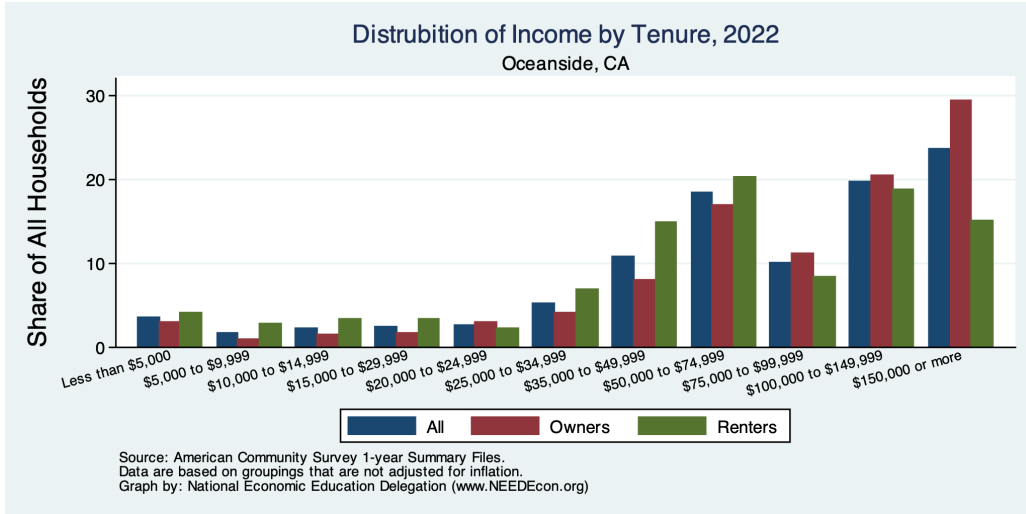


Figure 40: Income Distribution of Home Owners

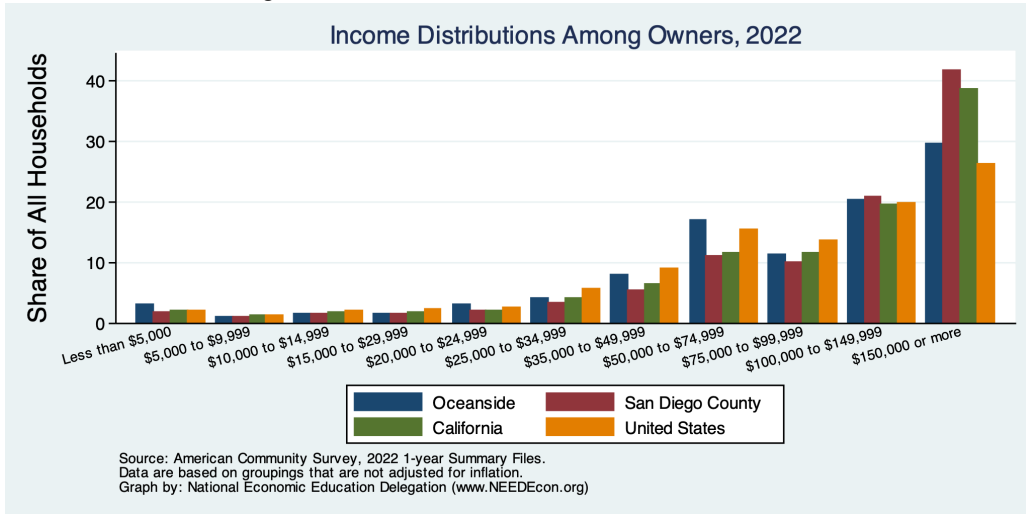
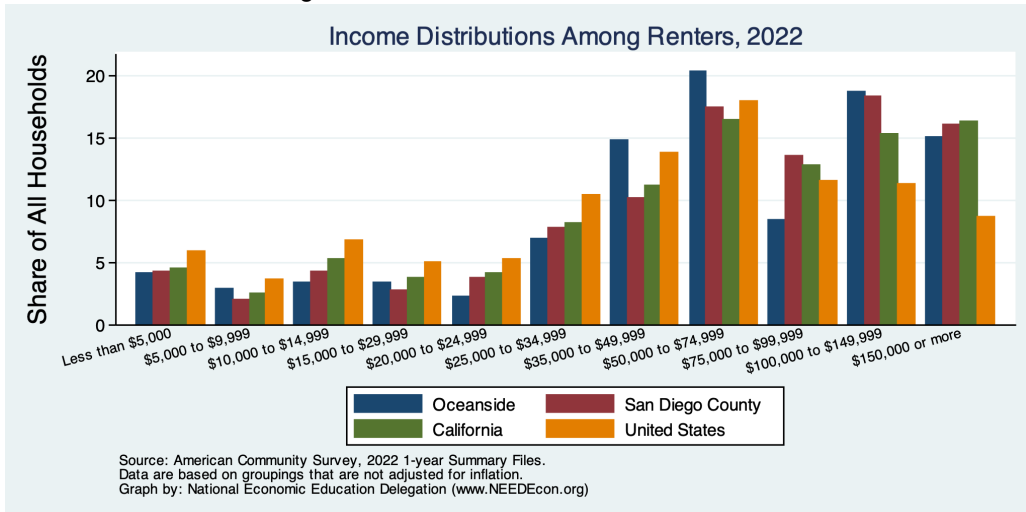


Figure 41: Income Distribution of Renters





## Housing Burden in Oceanside and Broader Regions

Figure 42: Home Owners w/ A Mortgage

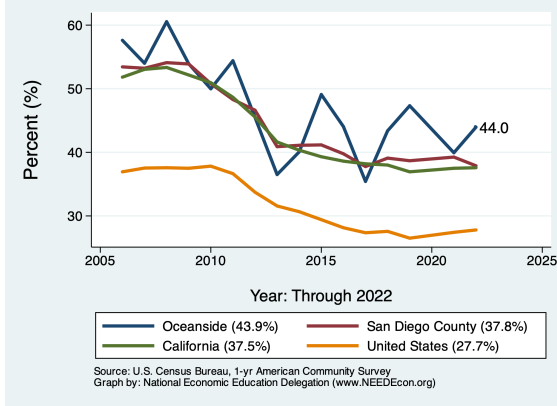


Figure 43: Home Owners w/o A Mortgage

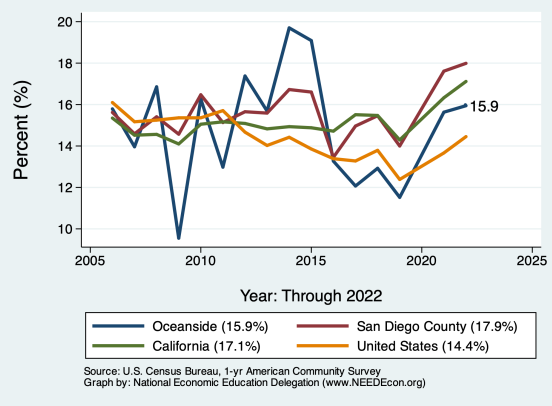


Figure 44: Renters

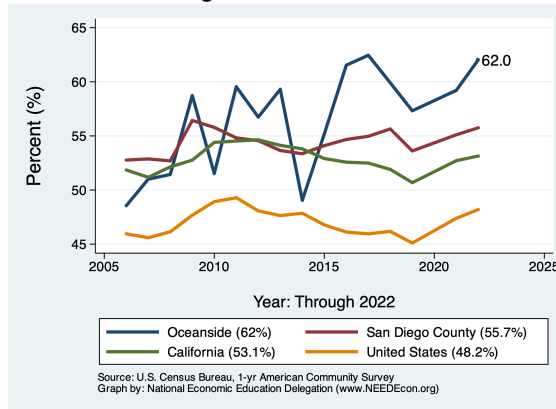
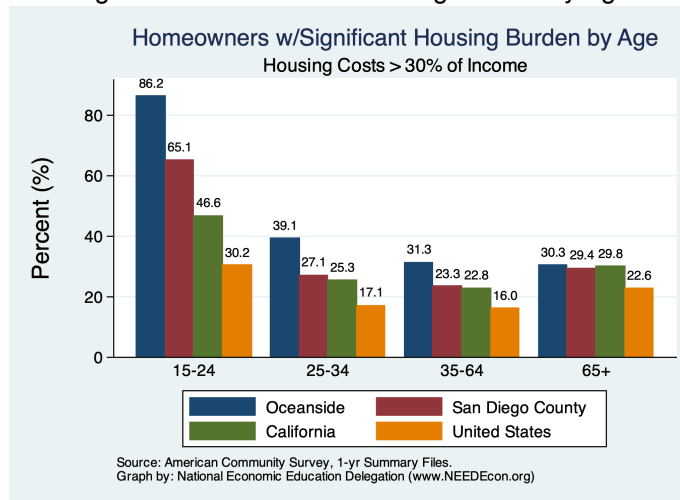


Figure 45: Homeowner Housing Burden by Age



# Housing Picture

## Definition:

Housing costs are measured in several different ways. First, we provide evidence on the evolution of median home prices, median rental price, and finally through evidence on the housing burden in the city and comparison regions. The median value is the amount in the middle. Fifty percent of units are above the median and 50 percent are below.

## Why is it important?

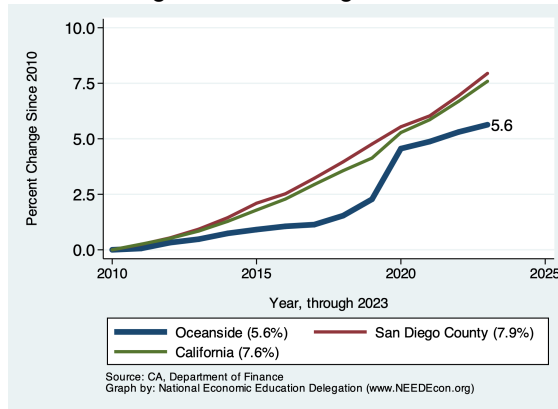
In areas where the rate of population growth exceeds the rate of housing growth, this is likely to reflect a tightening housing market. A tightening housing market will also likely be reflected in lower vacancy rates and higher occupancy rates. It may also be reflected in higher numbers of people per household.

**Table 5. Housing Market Indicators**

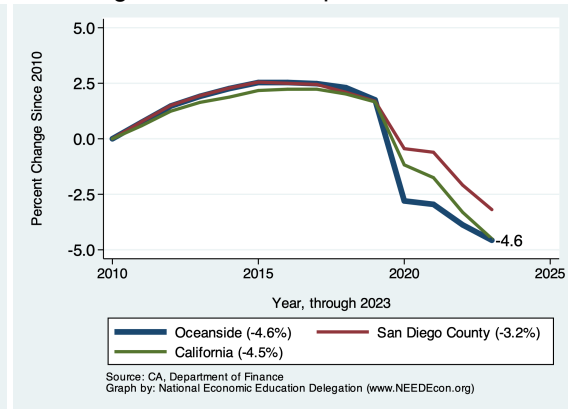
Indicator	2023	2019	2010	% Change from	
				2019	2010
Total Population	171,063.0	177,242.0	167,086.0	-3.5	2.4
Total # of Homes	68,064.0	65,902.0	64,435.0	3.3	5.6
# Occupied Units	63,541.0	61,776.0	59,238.0	2.9	7.3
Persons per Household	2.7	2.9	2.8	-6.2	-4.6
Vacancy Rate (%)	6.6	6.3	8.1	6.1	-17.6

Source: CA DOF; Calculations by the National Economic Education Delegation

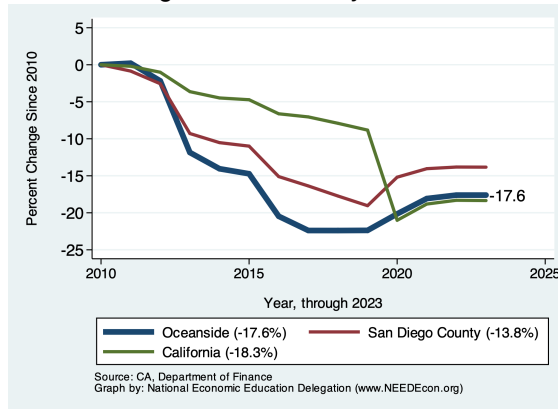
**Figure 46: Housing Growth**



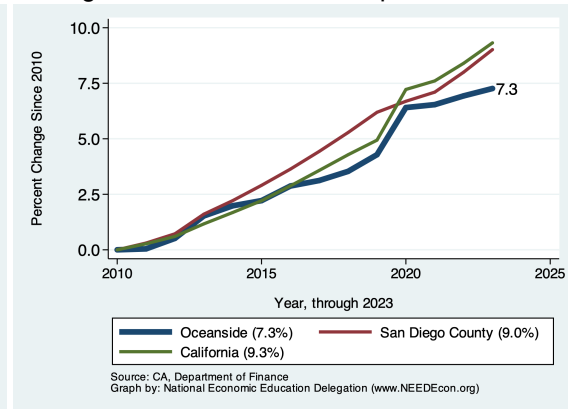
**Figure 47: Persons per Household**



**Figure 48: Vacancy Rates**



**Figure 49: Number of Occupanied Units**



## Trends in the Growth of Housing by Housing Type

Figure 50: Single Detached Homes

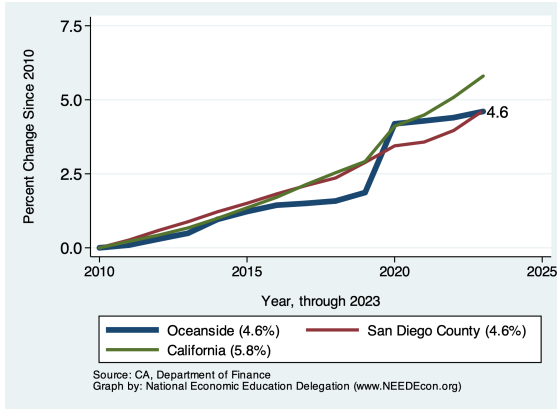


Figure 51: Single Attached Homes

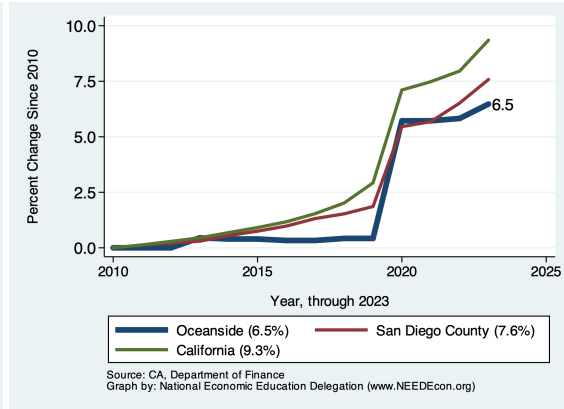


Figure 52: Housing in Buildings with Two to Four Units

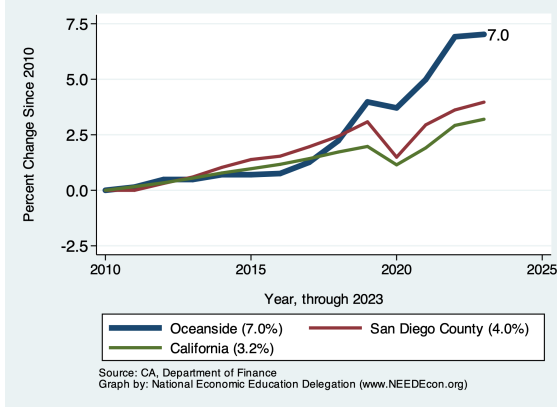
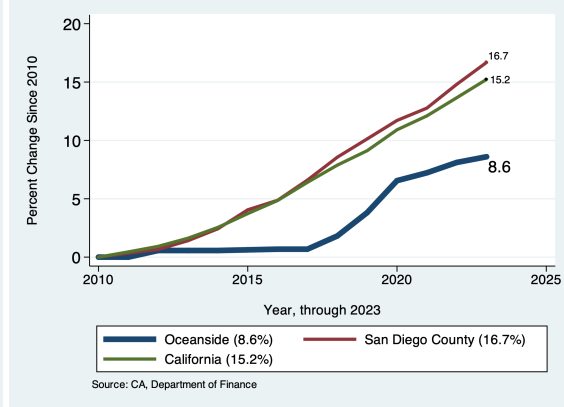


Figure 53: Housing in Buildings with Five or More Units



## Vintage of Residential Housing

### Why is it important?

This section provides evidence on the year in which residential housing in Oceanside was built. We break it down into owned versus rented residences and provide a comparison across San Diego County and broader regions. A sense of the age of housing in a region provides an indication of the urgency with which a region might pursue additional housing. As the

housing stock ages, an urgency with which renovations and rebuilds are permitted might result. All things equal, more recently constructed housing will be more likely to meet current codes and standards. Remodeling of existing units will be more desirable when existing units are, on average, older.

Figure 54: Distribution of Housing Construction

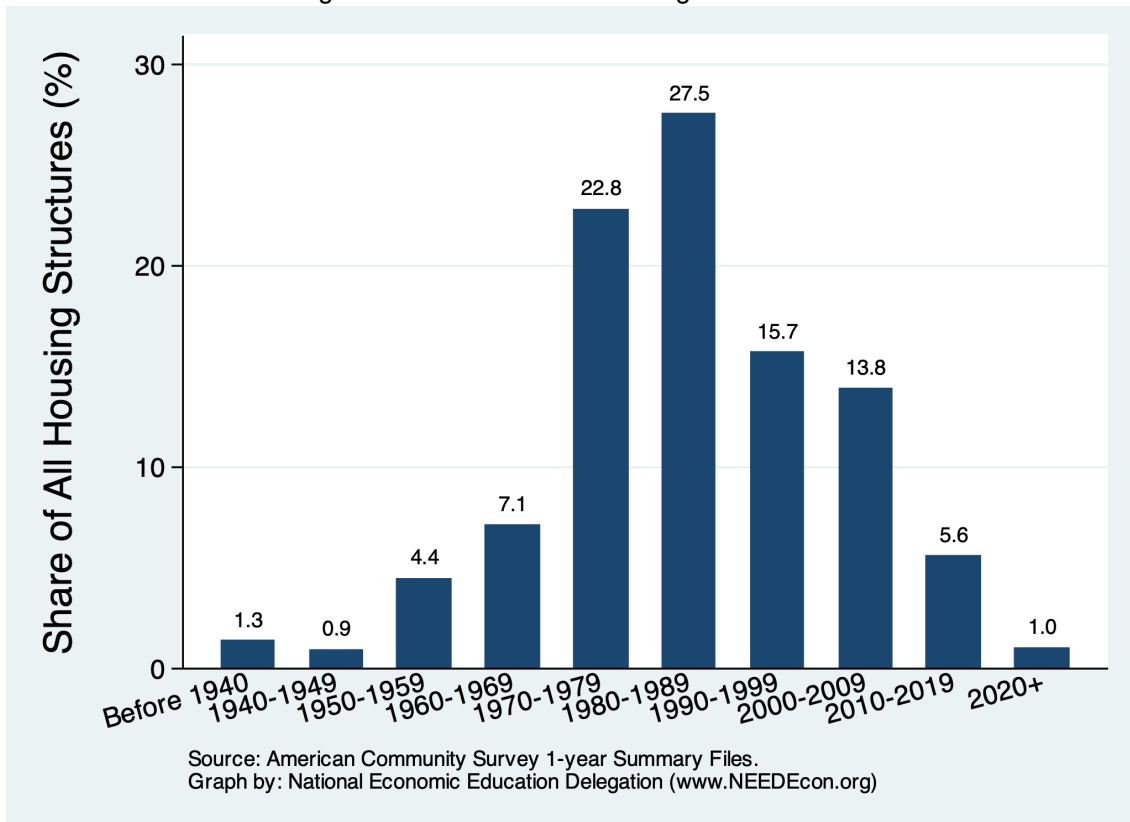


Figure 55: Housing Vintage across Regions

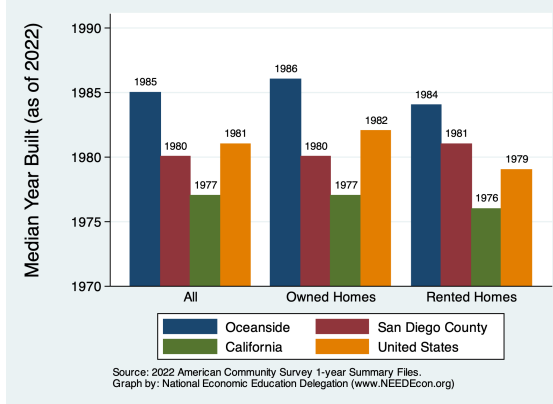


Figure 56: Housing Vintage by Tenure

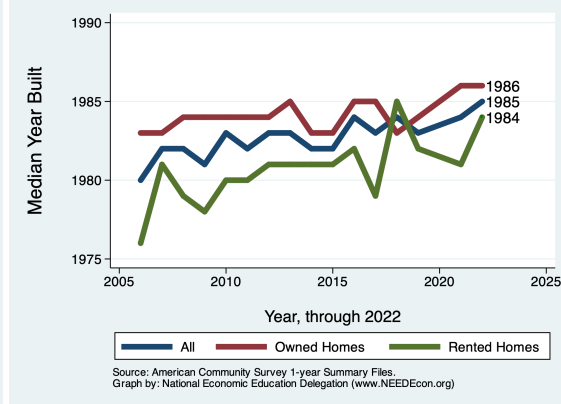


Figure 57: Vintage of Owned Residences

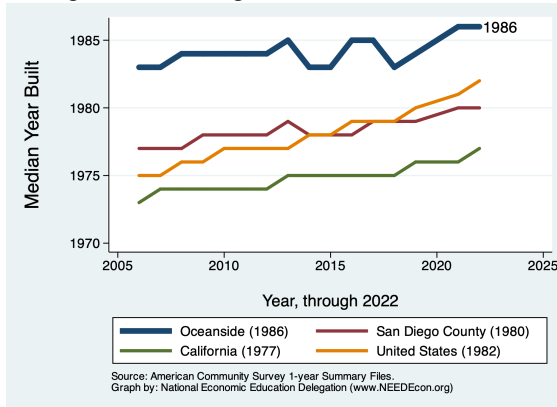


Figure 58: Vintage of Rented Residences

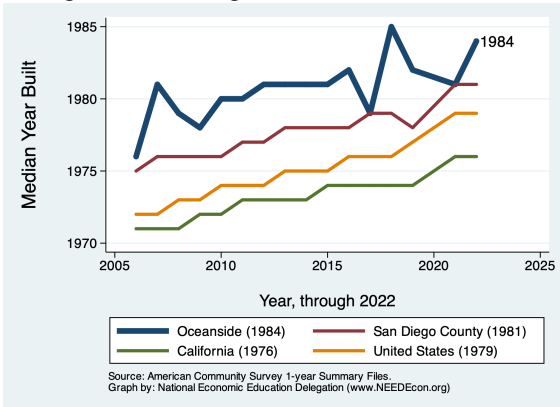
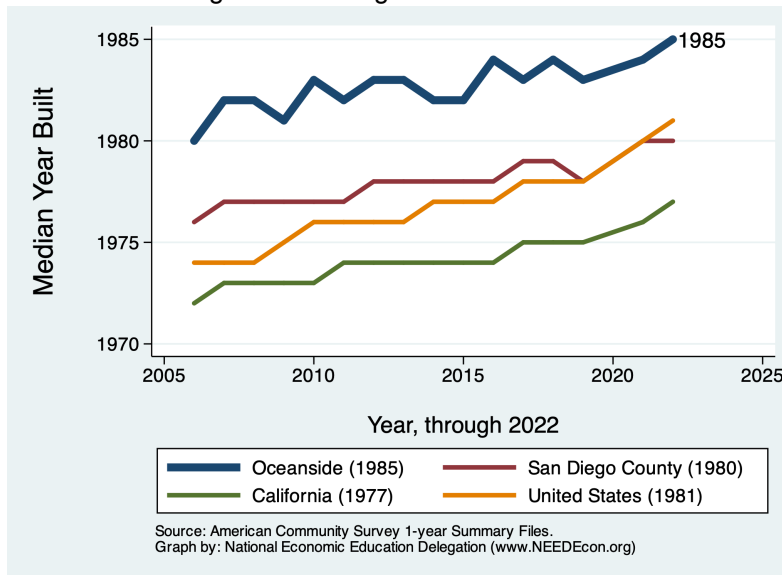


Figure 59: Vintage of All Residences



## Occupation of Residential Housing

### Why is it important?

The duration of residence in a city is important for developing future policies regarding growing the local population. If a region is highly mobile, evidenced by most residences having

been recently occupied, a city might propose policies to reduce that mobility, or ask why the mobility happens. Policies could be put in place to either reduce or increase migration.

Figure 60: Year Current Occupant Moved In

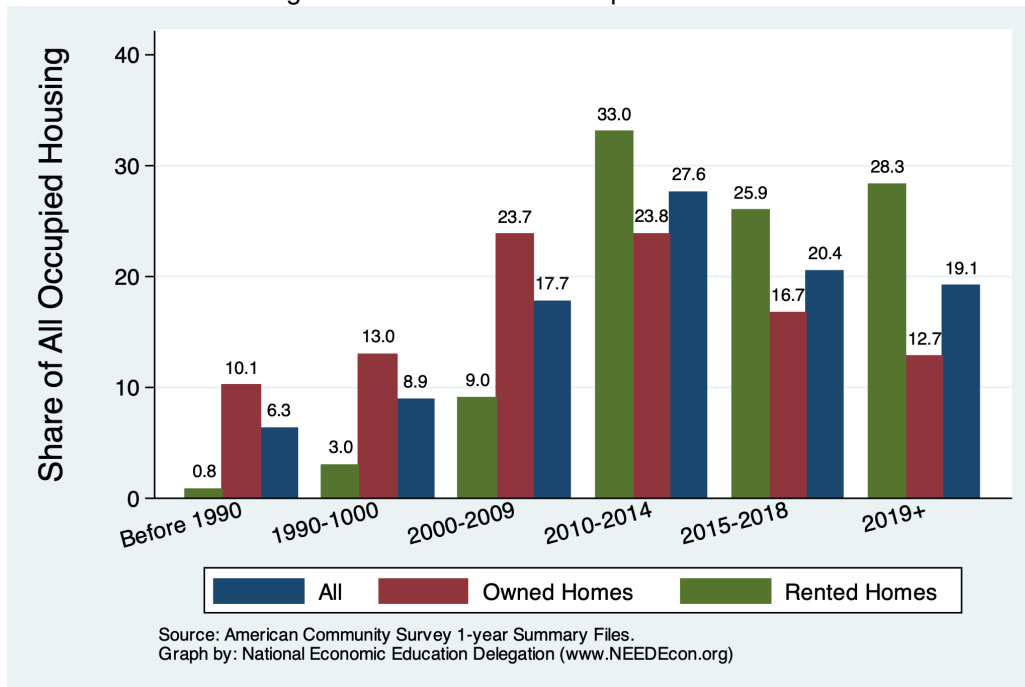


Figure 61: Year Occupied by Current Residents across Regions

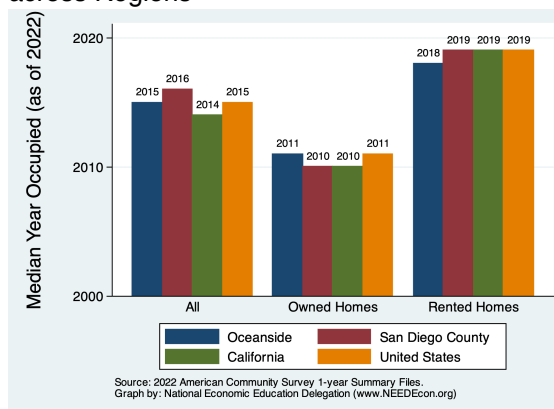


Figure 62: Year Occupied by Current Residents by Tenure

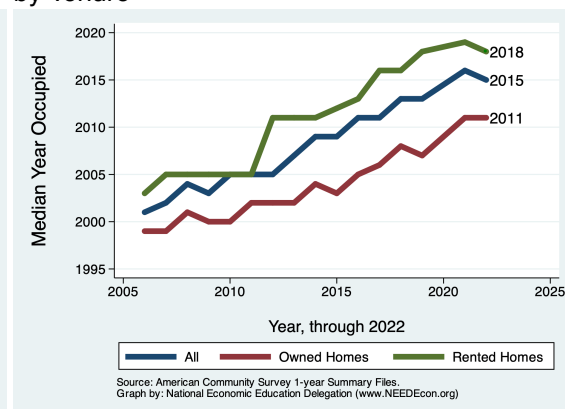


Figure 63: Year Occupied by Current Residents for Owned Housing

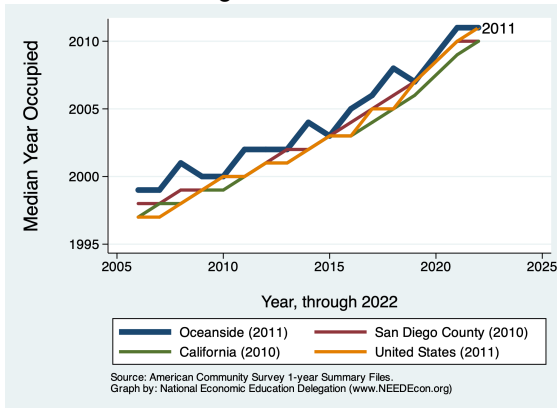


Figure 64: Year Occupied by Current Residents for Rented Housing

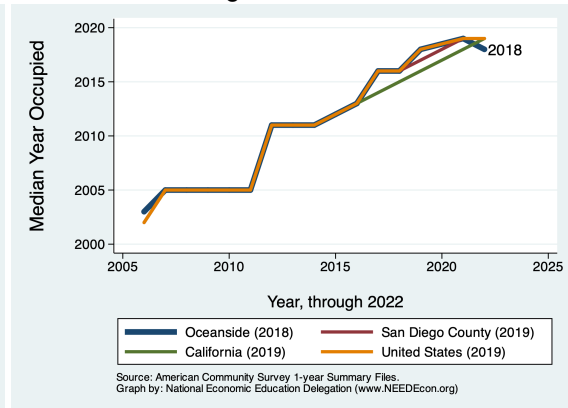
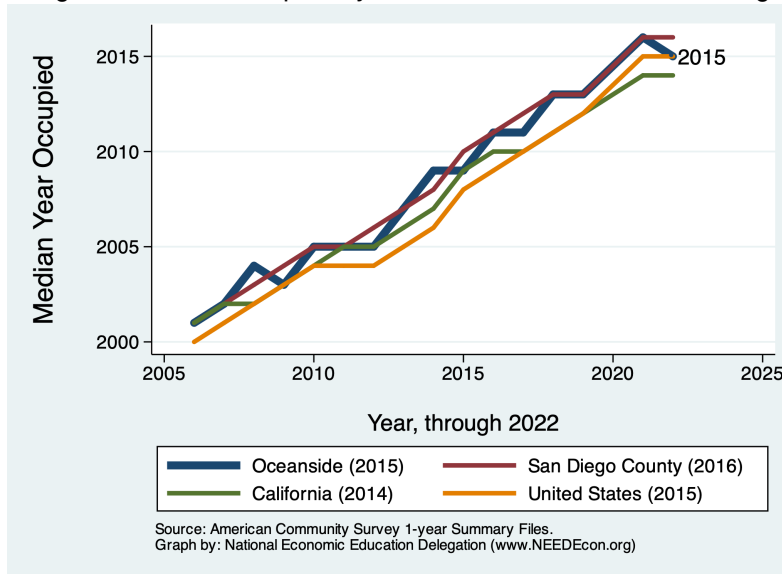


Figure 65: Year Occupied by Current Residents for All Housing



## Residential Permitting

### Definition:

This indicator provides evidence on the number of residential buildings that are permitted for construction each year. Permit data for Oceanside is compared with data from San Diego County as a whole and broader regions. The statistic provided scales the number of permits by population. This is done to facilitate comparisons across regions.

### Why is it important?

Building permits are the best indicator available of new units coming on the market. In order for a region's population to grow and flourish, new residential properties must be added to the existing stock. Building, both in the City and in the County more generally, is an indication of the extent to which new residences accommodate new residents or are affecting prices through increased supply.

### Oceanside - Ranking Among Comparables

Figure 66: Number of Units Permitted - Nationwide Comparables (Rank)

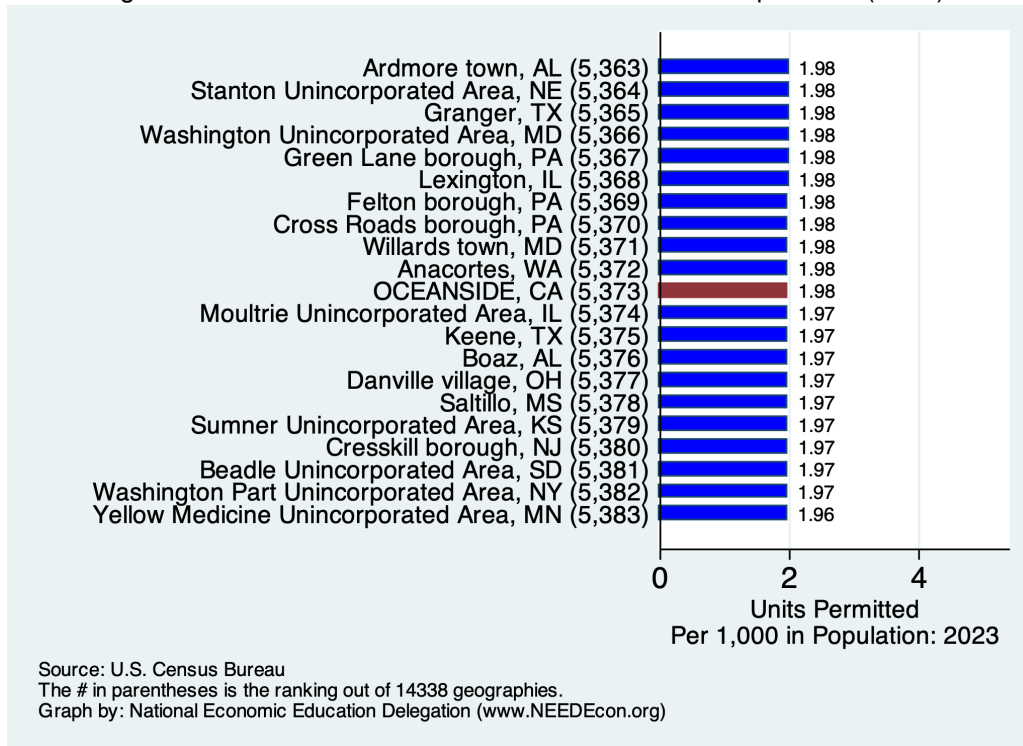
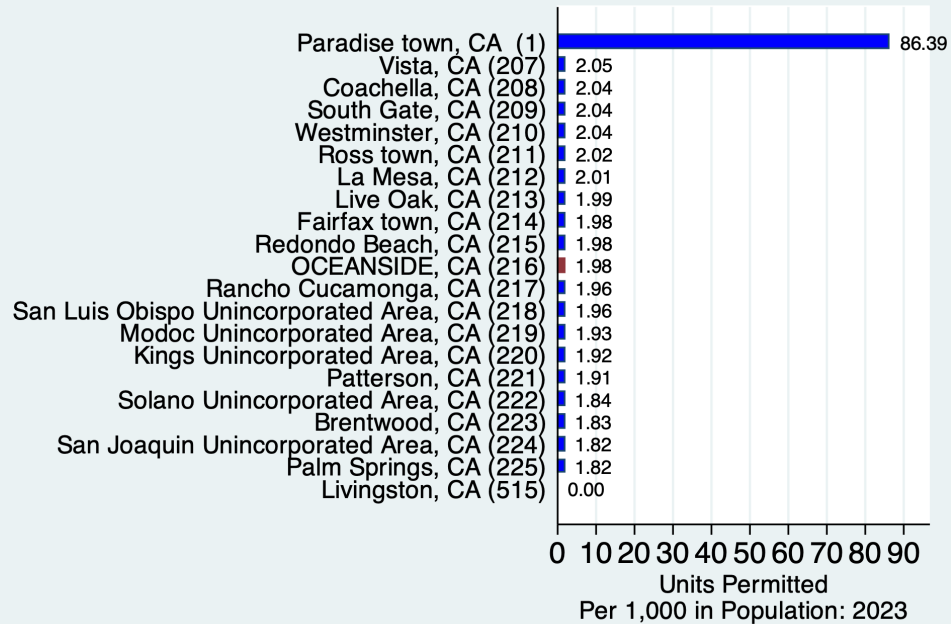


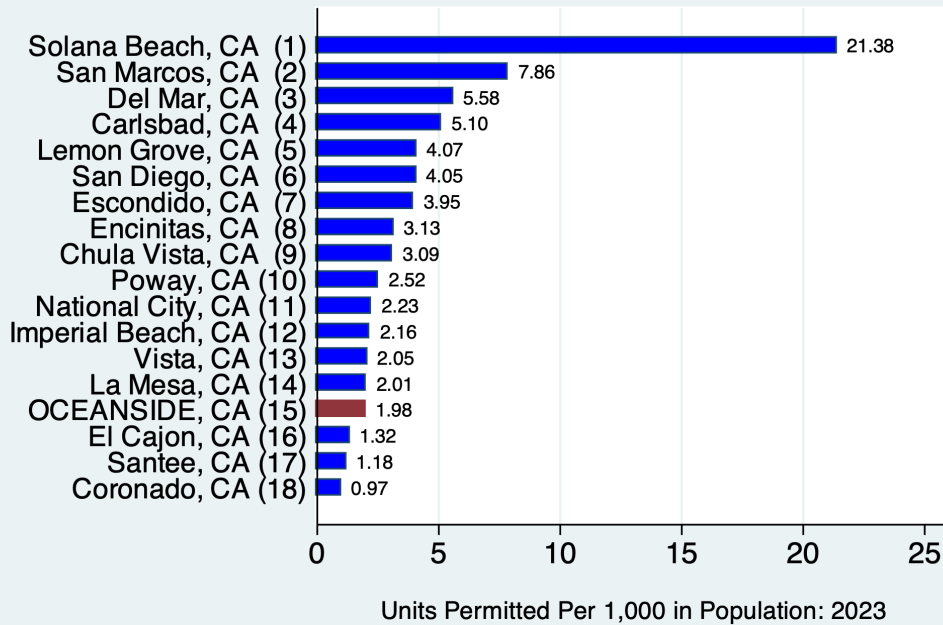


Figure 67: Number of Units Permitted - California Comparables (Rank)



Source: U.S. Census Bureau.  
 The # in parentheses is the ranking out of 515 geographies.  
 Graph by: National Economic Education Delegation ([www.NEEDecon.org](http://www.NEEDecon.org))

Figure 68: Number of Units Permitted - Cities in San Diego County (Rank)



Source: U.S. Census Bureau.  
 The # in parentheses is the ranking out of 18 geographies.  
 Graph by: National Economic Education Delegation ([www.NEEDecon.org](http://www.NEEDecon.org))

## Oceanside - Permitting Activity

### Annual Units Permitted - Per Capita in Oceanside

Figure 69: Units Permitted Each Year

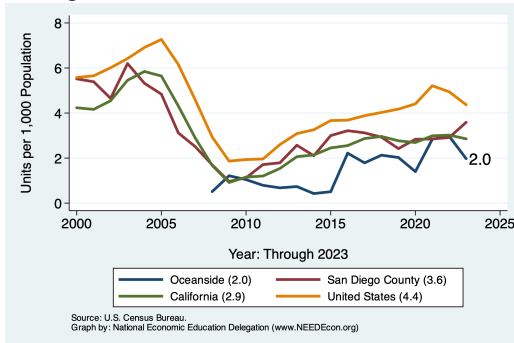
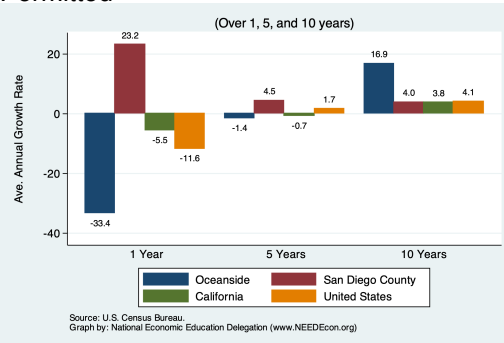


Figure 70: Average Annual Growth in Units Permitted



### Annual Number of Buildings Permitted - Per Capita in Oceanside

Figure 71: Units Permitted Each Year

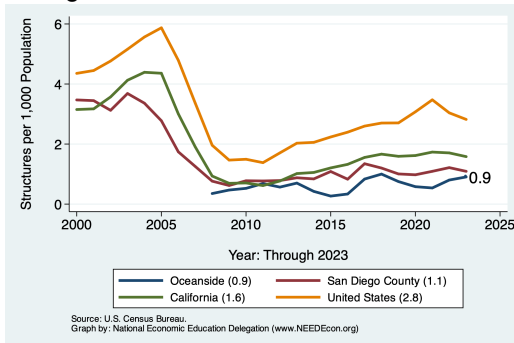
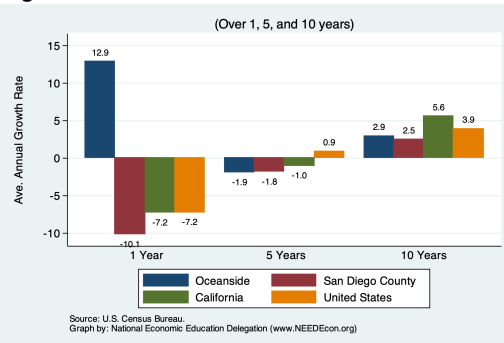


Figure 72: Average Annual Growth in Buildings Permitted



### Annual Value of Property Permitted - Per Capita in Oceanside

Figure 73: Value Permitted Each Year

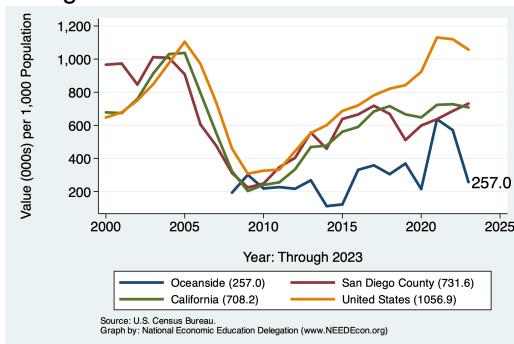
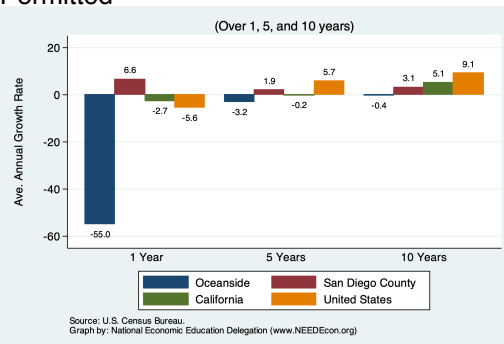


Figure 74: Average Annual Growth in Value Permitted



## Commute Patterns

During the recovery from the Great Recession, the period from 2010 to 2019, the Bay Area economy, and Silicon Valley in particular, has been growing at a pace roughly double that of the state as a whole and triple that of the nation. This growth has precipitated a tight hous-

ing market and also brought about some significant changes in commute patterns, many of which have been reversed by the pandemic. Recent years have seen significant changes in both the mode of transportation and commute times.

### Mode of Transportation

Figure 75: Percent of Workers Commuting by Car Alone

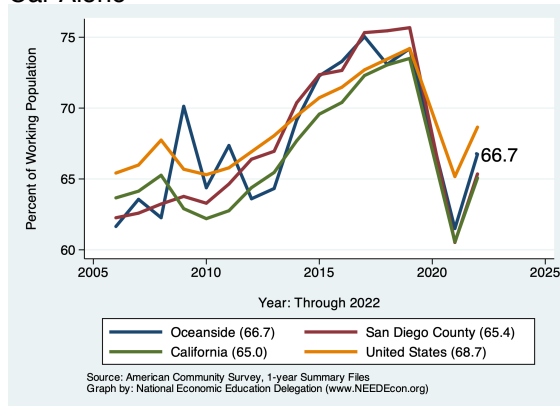


Figure 76: Percent of Workers Commuting by Carpool

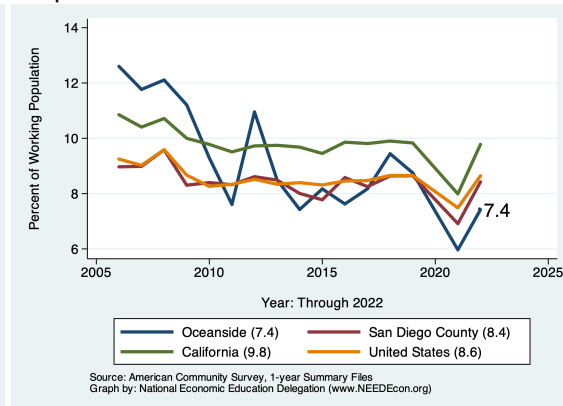


Figure 77: Percent of Workers using Public Transportation

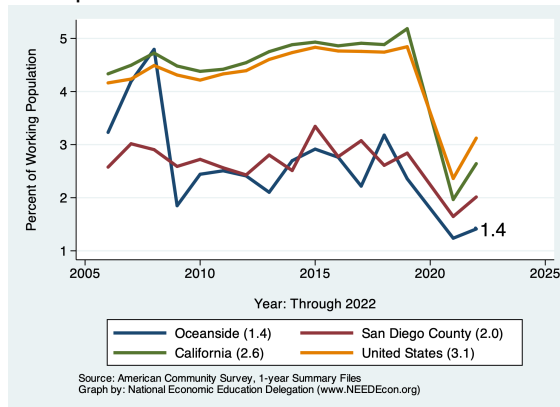
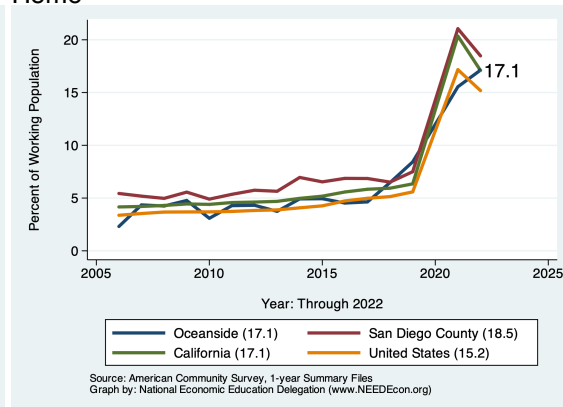


Figure 78: Percent of Workers Who Work From Home



The first table on this page presents data for those who LIVE in Oceanside. The second provides data on those who work, but do not necessarily live in Oceanside. The final two columns provide for a comparison of commute mode choices of people locally with those in California more broadly.

**Table 6. SEX OF WORKERS BY MODE OF TRANSPORTATION TO WORK**

Mode of Transit	Male		Female		All Workers		All of CA
	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van:	38,036	76.0	28,963	68.4	66,999	74.2	75.3
Drove Alone	35,221	70.4	25,075	59.2	60,296	66.7	65.5
Carpooled:	2,815	5.6	3,888	9.2	6,703	7.4	9.8
In 2-person carpool	2,338	4.7	3,249	7.7	5,587	6.2	7.0
In 3-person carpool	390	0.8	417	1.0	807	0.9	1.7
In 4-or-more-person carpool	87	0.2	222	0.5	309	0.3	1.2
Public Transportation (excl Taxi):	697	1.4	578	1.4	1,275	1.4	2.7
Bus or Trolley Bus	336	0.7	498	1.2	834	0.9	1.8
Streetcar or Trolley Car	0	0.0	0	0.0	0	0.0	0.5
Subway or Elevated	327	0.7	41	0.1	368	0.4	0.2
Railroad	34	0.1	39	0.1	73	0.1	0.1
Ferryboat	0	0.0	0	0.0	0	0.0	0.1
Bicycle	0	0.0	0	0.0	0	0.0	0.7
Walked	798	1.6	64	0.2	862	1.0	2.4
Taxicab, Motorcycle, or other	1,323	2.6	954	2.3	2,277	2.5	1.7
Worked at Home	7,952	15.9	7,518	17.8	15,470	17.1	17.2
<b>Total:</b>	<b>48,806</b>	<b>97.5</b>	<b>38,077</b>	<b>89.9</b>	<b>86,883</b>	<b>96.2</b>	

Source: 2022 1-year American Community Survey, Summary File

**Table 7. SEX OF WORKERS BY MODE OF TRANSPORTATION TO WORK FOR WORKPLACE GEOGRAPHY**

Mode of Transit	Male		Female		All Workers		All of CA
	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van:	23,068	66.9	20,357	68.4	43,425	67.6	75.3
Drove Alone	20,872	60.5	18,313	61.5	39,185	61.0	65.5
Carpooled:	2,196	6.4	2,044	6.9	4,240	6.6	9.8
In 2-person carpool	1,521	4.4	1,480	5.0	3,001	4.7	7.0
In 3-person carpool	659	1.9	283	1.0	942	1.5	1.7
In 4-or-more-person carpool	16	0.0	281	0.9	297	0.5	1.2
Public Transportation (excl Taxi):	781	2.3	805	2.7	1,586	2.5	2.6
Bus or Trolley Bus	494	1.4	623	2.1	1,117	1.7	1.8
Streetcar or Trolley Car	0	0.0	0	0.0	0	0.0	0.5
Subway or Elevated	0	0.0	0	0.0	0	0.0	0.2
Railroad	287	0.8	182	0.6	469	0.7	0.1
Ferryboat	0	0.0	0	0.0	0	0.0	0.1
Bicycle	253	0.7	0	0.0	253	0.4	0.7
Walked	1,291	3.7	277	0.9	1,568	2.4	2.4
Taxicab, Motorcycle, or other	1,146	3.3	812	2.7	1,958	3.0	1.7
Worked at Home	7,952	23.1	7,518	25.3	15,470	24.1	17.2
<b>Total:</b>	<b>34,491</b>	<b>100.0</b>	<b>29,769</b>	<b>100.0</b>	<b>64,260</b>	<b>100.0</b>	

Source: 2022 1-year American Community Survey, Summary File

The results in this table are for those who work in the region, regardless of the location of their residence.

# Commute Times for Employed Residents

**Table 8. SEX OF WORKERS BY TRAVEL TIME TO WORK**

Mode of Transit	Male		Female		All Workers		All of CA
	#	(%)	#	(%)	#	(%)	(%)
Less than 5 minutes	740	1.5	770	2.0	1,510	1.8	2.1
5 to 9 minutes	2,053	4.3	1,984	5.1	4,037	4.9	7.8
10 to 14 minutes	4,229	8.8	4,270	11.1	8,499	10.3	12.4
15 to 19 minutes	5,356	11.2	4,953	12.8	10,309	12.5	15.4
20 to 24 minutes	7,202	15.1	6,383	16.5	13,585	16.4	14.8
25 to 29 minutes	3,498	7.3	1,400	3.6	4,898	5.9	6.4
30 to 34 minutes	7,672	16.1	4,238	11.0	11,910	14.4	15.2
35 to 39 minutes	1,159	2.4	991	2.6	2,150	2.6	2.9
40 to 44 minutes	1,755	3.7	2,388	6.2	4,143	5.0	4.1
45 to 59 minutes	3,314	6.9	2,066	5.4	5,380	6.5	8.2
60 to 89 minutes	2,699	5.6	1,116	2.9	3,815	4.6	7.2
90 or more minutes	1,177	2.5	0	0.0	1,177	1.4	3.6
<b>Total:</b>	<b>40,854</b>	<b>85.5</b>	<b>30,559</b>	<b>79.1</b>	<b>71,413</b>	<b>86.3</b>	

Source: 2022 1-year American Community Survey, Summary File

Figure 79: Percent of Employed Population With Commutes of More than 30 Minutes

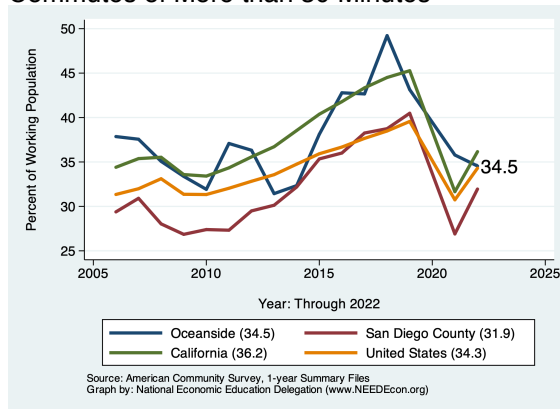


Figure 80: Percent of Employed Population With Commutes of More than 90 Minutes

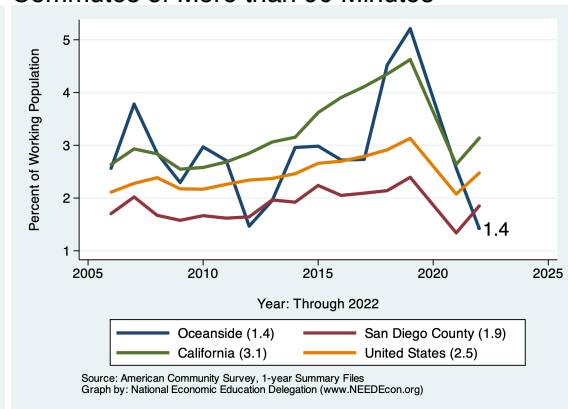
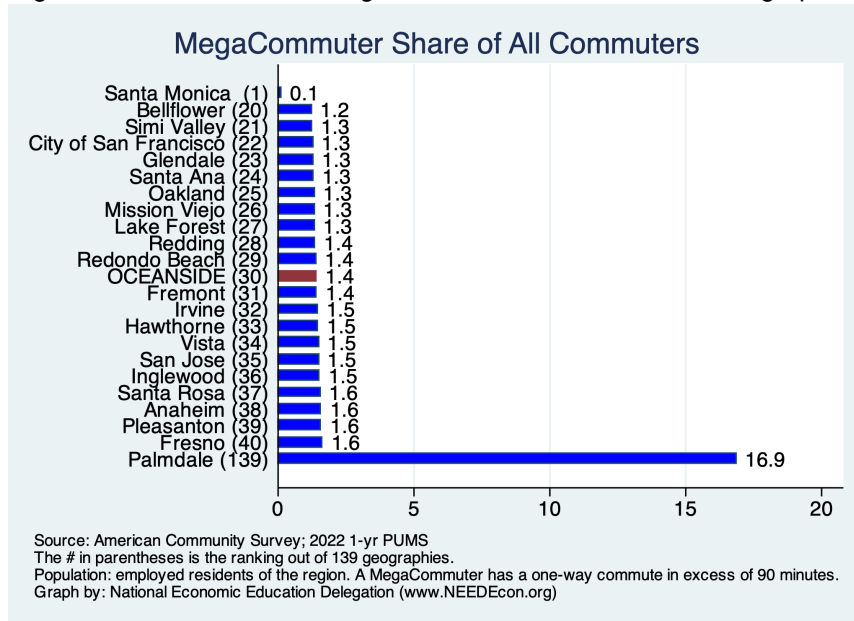


Figure 81: Rank: Share of MegaCommuters Across Similar Geographies



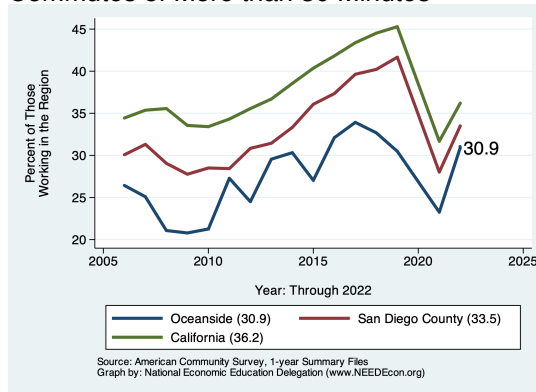
## Commute Times for Those Employed in the City

**Table 9. SEX OF WORKERS BY TRAVEL TIME TO WORK FOR WORKPLACE GEOGRAPHY**

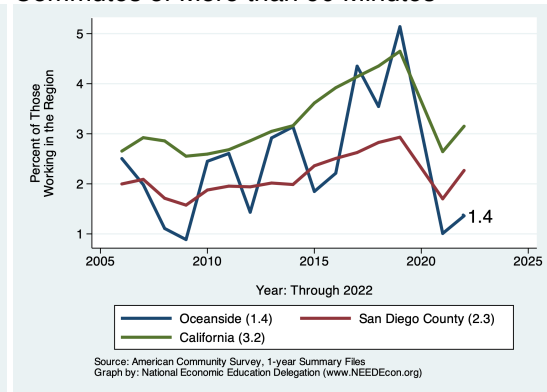
Mode of Transit	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Less than 5 minutes	409	1.3	717	2.8	1,126	2.1	2.1
5 to 9 minutes	2,106	6.9	1,767	7.0	3,873	7.2	7.8
10 to 14 minutes	3,375	11.0	4,062	16.1	7,437	13.8	12.4
15 to 19 minutes	5,371	17.5	4,250	16.8	9,621	17.8	15.3
20 to 24 minutes	3,297	10.8	3,455	13.7	6,752	12.5	14.8
25 to 29 minutes	2,375	7.8	898	3.5	3,273	6.1	6.4
30 to 34 minutes	3,761	12.3	3,087	12.2	6,848	12.7	15.2
35 to 39 minutes	517	1.7	399	1.6	916	1.7	2.9
40 to 44 minutes	890	2.9	958	3.8	1,848	3.4	4.1
45 to 59 minutes	2,299	7.5	1,710	6.8	4,009	7.4	8.2
60 to 89 minutes	1,661	5.4	691	2.7	2,352	4.4	7.2
90 or more minutes	478	1.6	257	1.0	735	1.4	3.6
<b>Total:</b>	<b>26,539</b>	<b>86.7</b>	<b>22,251</b>	<b>87.9</b>	<b>48,790</b>	<b>90.3</b>	

Source: 2022 1-year American Community Survey, Summary File  
The results in this table are for those who work in the region, regardless of the location of their residence.

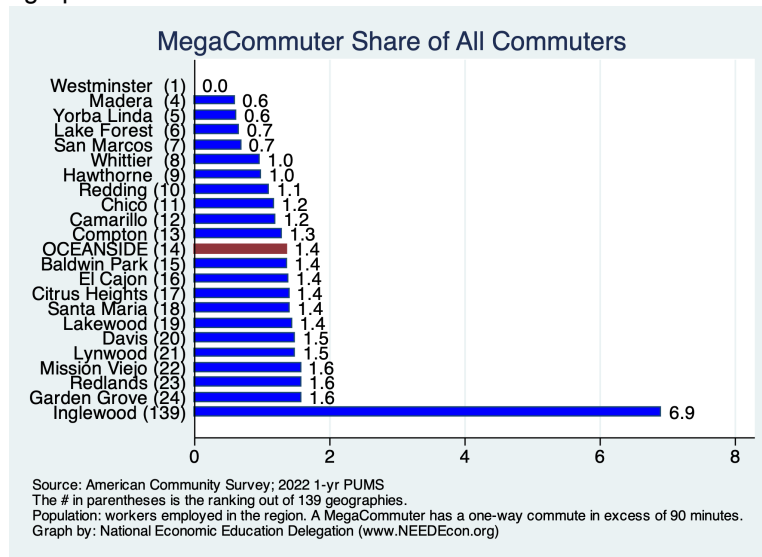
**Figure 82: Percent of Local Employees With Commutes of More than 30 Minutes**



**Figure 83: Percent of Local Employees With Commutes of More than 90 Minutes**



**Figure 84: Rank: Share of MegaCommuters Across Similar Geographies**



## Place of Work

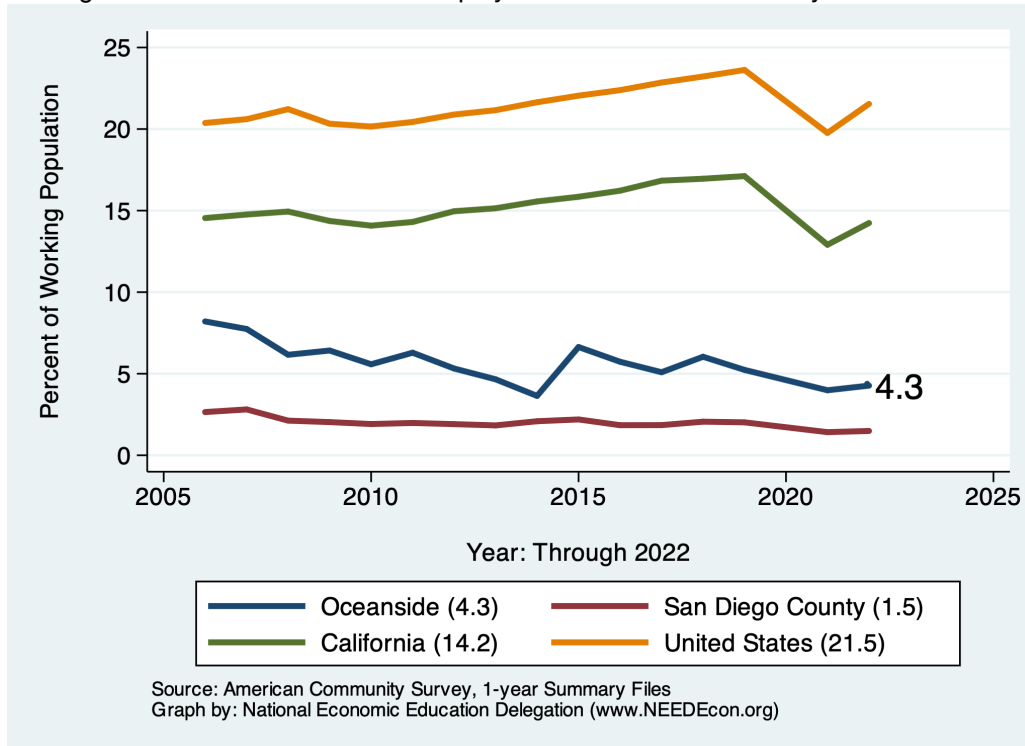
This section provides evidence on where workers living in Oceanside work. As evidenced in the first table, some of Oceanside’s employed workers work in the City, but many do not. The first table and graph pair provide evidence at the county level while the second provide evidence with regard to working outside of the Oceanside city boundary.

**Table 10. SEX OF WORKERS BY PLACE OF WORK—STATE AND COUNTY LEVEL**

Place of Work	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Worked in state of residence:	48,744	97.4	38,077	89.9	86,821	96.1	99.6
Worked in county of residence	46,185	92.3	36,779	86.9	82,964	91.8	85.3
worked outside of county of residence	2,559	5.1	1,298	3.1	3,857	4.3	14.3
Worked outside state of residence	62	0.1	0	0.0	62	0.1	0.4
<b>Total:</b>	48,806	97.5	38,077	89.9	86,883	96.2	

Source: 2022 1-year American Community Survey, Summary File

**Figure 85: Percent of Workers Employed Outside of Their County of Residence**

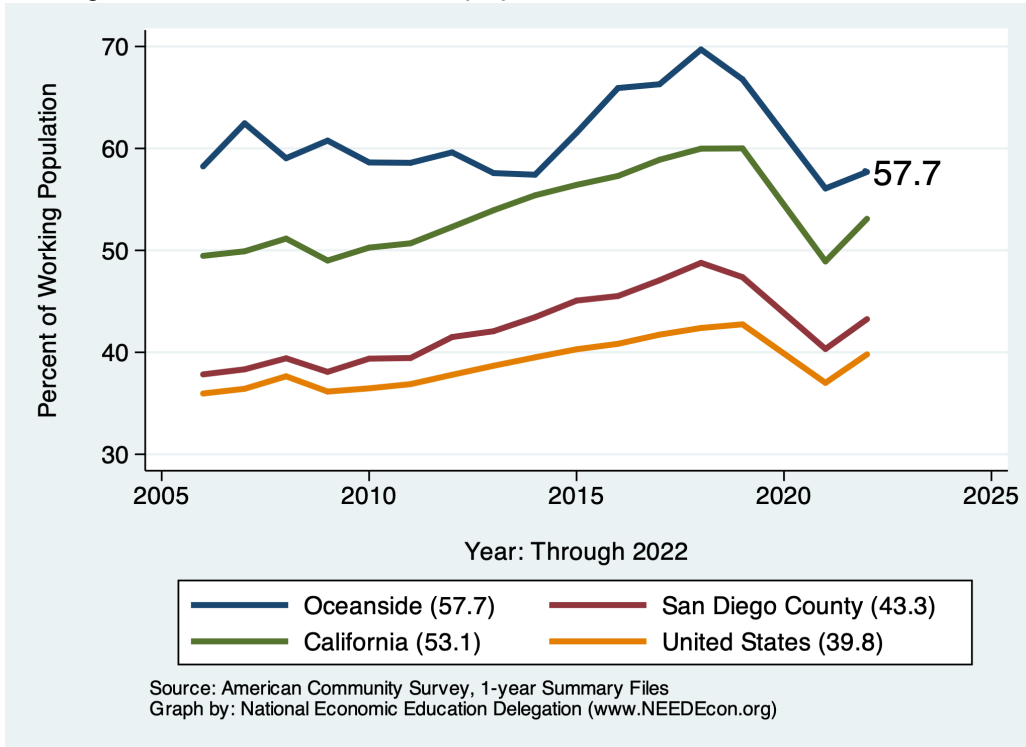


**Table 11. SEX OF WORKERS BY PLACE OF WORK-PLACE LEVEL**

Place of Work	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Living in a place:	48,806	97.5	38,077	89.9	86,883	96.2	95.8
Worked in place of residence	18,161	36.3	16,602	39.2	34,763	38.5	42.3
Worked outside place of residence	30,645	61.2	21,475	50.7	52,120	57.7	53.4
Not living in a place	0	0.0	0	0.0	0	0.0	4.2
<b>Total:</b>	48,806	97.5	38,077	89.9	86,883	96.2	

Source: 2022 1-year American Community Survey, Summary File

**Figure 86: Percent of Workers Employed Outside of Their Place of Residence**





## Commute Mode by Income

**Table 12. MEDIAN EARNINGS IN THE PAST 12 MONTHS  
BY MEANS OF TRANSPORTATION TO WORK**

	California			United States	
	City Median	Median	Ratio	Median	Ratio
Car, truck, or van - drove alone	45,490	48,335	100.4	45,677	98.9
Car, truck, or van - carpooled	30,877	35,926	91.7	34,518	88.8
Public transportation (excluding taxicab)	44,135	34,625	136.0	41,443	105.7
Walked	41,837	30,552	146.1	27,247	152.4
Taxicab, motorcycle, bicycle, or other means	23,481	40,631	61.6	36,218	64.4
Worked from home	70,297	79,738	94.0	69,180	100.9
<b>Total:</b>	46,702	49,818	93.7	46,365	100.7

Source: 2022 1-year American Community Survey, Summary File

Notes: 1) Ratio = the ratio of the regional median to either the CA or US median, relative to the Total ratio.

Values above 100 imply a high local median. Values below 100 imply a low local median.

For example, a value of 200 means that the local mean is 2x higher than would be expected.

For "Total:", ratio is simply the ratio of the medians.

2) For regions with more than one geography, the medians are averages weighted by working population.

**Table 13. MODE OF TRANSPORTATION TO WORK BY WORKERS' EARNINGS**

Mode of Transit	< \$25,000		\$25,000-\$74,999		\$75,000+		All		All of CA
	#	(%)	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van: Drove Alone	15,700	48.5	21,935	73.2	16,125	65.7	61,782	68.4	68.4
Car, Truck, or Van: Carpooled	2,567	7.9	2,256	7.5	1,435	5.8	7,632	8.4	9.5
Public Transportation (excl Taxi)	945	2.9	296	1.0	386	1.6	1,788	2.0	3.6
Walked	521	1.6	318	1.1	184	0.7	1,115	1.2	2.4
Taxicab, Motorcycle, or other	1,146	3.5	614	2.0	391	1.6	2,525	2.8	2.4
Worked at Home	2,420	7.5	3,201	10.7	5,114	20.8	11,588	12.8	13.6
<b>Total:</b>	23,299	71.9	28,620	95.5	23,635	96.3	86,430	95.7	100.0

Source: 2022 5-year American Community Survey, Summary File

**Table 14. MODE OF TRANSPORTATION TO WORK BY WORKERS' EARNINGS FOR  
WORKPLACE GEOGRAPHY**

Mode of Transit	< \$25,000		\$25,000-\$74,999		\$75,000+		All		All of CA
	#	(%)	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van: Drove Alone	11,228	44.8	13,552	62.9	9,231	49.8	39,167	61.0	68.5
Car, Truck, or Van: Carpooled	1,727	6.9	1,193	5.5	1,189	6.4	4,843	7.5	9.5
Public Transportation (excl Taxi)	830	3.3	225	1.0	11	0.1	1,263	2.0	3.6
Walked	557	2.2	364	1.7	131	0.7	1,263	2.0	2.4
Taxicab, Motorcycle, or other	661	2.6	303	1.4	194	1.0	1,426	2.2	2.4
Worked at Home	2,420	9.7	3,201	14.8	5,114	27.6	11,588	18.0	13.6
<b>Total:</b>	17,423	69.5	18,838	87.4	15,870	85.7	59,550	92.7	

Source: 2022 5-year American Community Survey, Summary File

The results in this table are for those who work in the region, regardless of the location of their residence.

## Commute Mode by Poverty Status

**Table 15. MODE OF TRANSPORTATION TO WORK BY POVERTY STATUS**

Mode of Transit	In Poverty		100-149% of Pov		>150% of Pov		All		All of CA (%)
	#	(%)	#	(%)	#	(%)	#	(%)	
Car, Truck, or Van: Drove Alone	2,405	43.8	3,315	56.7	54,576	65.3	60,296	66.7	65.8
Car, Truck, or Van: Carpooled	193	3.5	776	13.3	5,734	6.9	6,703	7.4	9.8
Public Transportation (excl Taxi)	157	2.9	110	1.9	1,008	1.2	1,275	1.4	2.6
Walked	0	0.0	0	0.0	862	1.0	862	1.0	2.1
Taxicab, Motorcycle, or other	132	2.4	119	2.0	2,026	2.4	2,277	2.5	2.4
Worked at Home	416	7.6	503	8.6	14,551	17.4	15,470	17.1	17.2
<b>Total:</b>	<b>3,303</b>	<b>60.1</b>	<b>4,823</b>	<b>82.5</b>	<b>78,757</b>	<b>94.2</b>	<b>86,883</b>	<b>96.2</b>	

Source: 2022 1-year American Community Survey, Summary File

**Table 16. MODE OF TRANSPORTATION TO WORK BY POVERTY STATUS FOR WORKPLACE GEOGRAPHY**

Mode of Transit	In Poverty		100-149% of Pov		>150% of Pov		All		All of CA (%)
	#	(%)	#	(%)	#	(%)	#	(%)	
Car, Truck, or Van: Drove Alone	2,245	41.1	1,279	18.0	35,615	62.2	39,139	61.9	65.8
Car, Truck, or Van: Carpooled	350	6.4	280	3.9	3,539	6.2	4,169	6.6	9.8
Public Transportation (excl Taxi)	292	5.3	0	0.0	960	1.7	1,252	2.0	2.6
Walked	152	2.8	0	0.0	858	1.5	1,010	1.6	2.1
Taxicab, Motorcycle, or other	253	4.6	227	3.2	1,731	3.0	2,211	3.5	2.4
Worked at Home	416	7.6	503	7.1	14,551	25.4	15,470	24.5	17.2
<b>Total:</b>	<b>3,708</b>	<b>67.9</b>	<b>2,289</b>	<b>32.2</b>	<b>57,254</b>		<b>63,251</b>		<b>100.0</b>

Source: 2022 1-year American Community Survey, Summary File

The results in this table are for those who work in the region, regardless of the location of their residence.

# Migration

## Overall Migration Flows

### Definition:

The United States is a country with an increasingly mobile population. People move, migrate, from one place to another with increasing frequency.

### Why is it important?

Having a handle on whether or not Oceanside is a net recipient (migration inflows) or donor (migration outflows) of population is very im-

portant for understanding trends in the City's development. This section outlines migration patterns by age, education, income, marital status, and housing tenure. Understanding recent trends is very important for making policy, investment, and other decisions about the future. Also, understanding the extent to which the population is stable, or experiences significant turnover each year is helpful for planning purposes.

Figure 87: Overall Movements of Residents

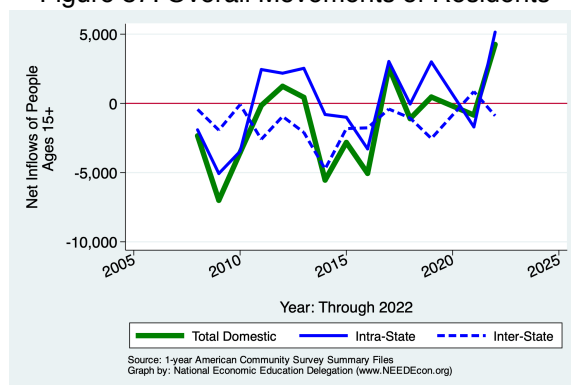


Table 17: Migration by Income

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
No income	16,637	-901	307	-788	-603	183
With income	126,167	5,613	4,507	1,122	-289	273
\$1 to \$9,999 or loss	15,557	-555	447	-114	-888	0
\$10,000 to \$14,999	7,446	365	318	201	-191	37
\$15,000 to \$24,999	17,897	293	162	182	-115	64
\$25,000 to \$34,999	14,335	193	465	381	-653	0
\$35,000 to \$49,999	19,245	770	367	-150	553	0
\$50,000 to \$64,999	14,591	1,577	1,150	310	86	31
\$65,000 to \$74,999	6,420	1,281	484	133	581	83
\$75,000 or more	30,676	1,689	1,114	179	338	58
<b>All:</b>	142,804	4,712	4,814	334	-892	456

Source: 2022 1-year American Community Survey, Summary File

Note: The data in this and other tables in this section are limited in that there is no information on the City's population that has moved abroad.

The "From Abroad" column is gross movements into the City from abroad.

Figure 88: Overall Movements of Low Income Residents

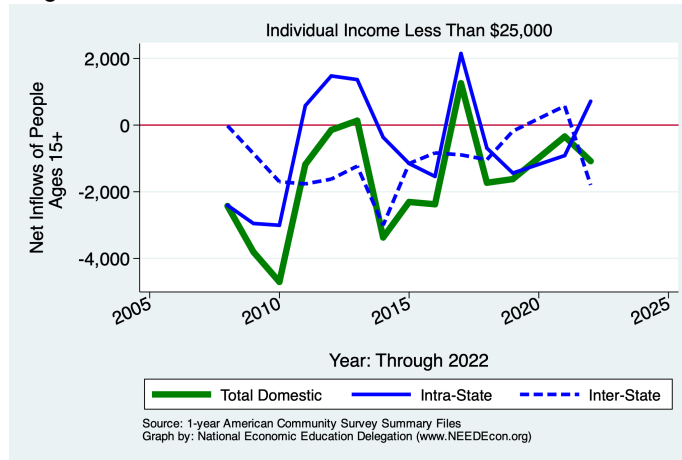


Figure 89: Overall Movements of Middle Income Residents

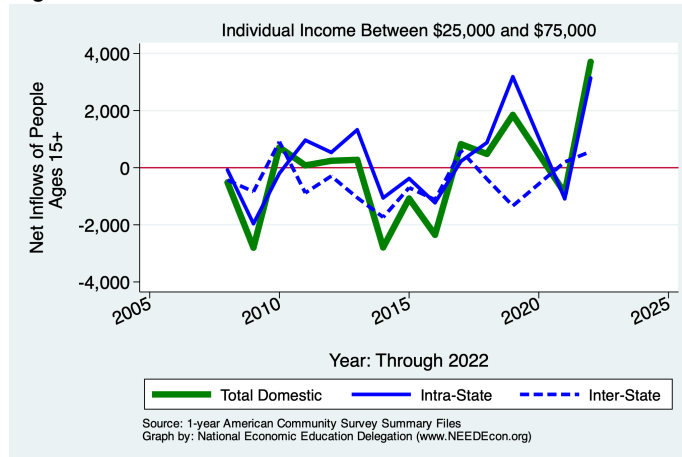
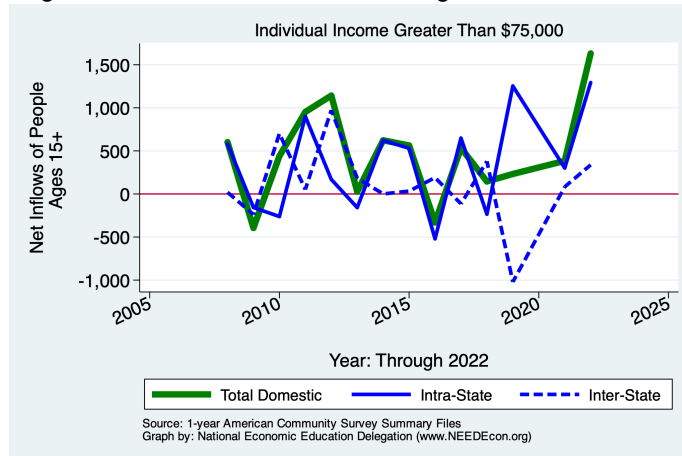


Figure 90: Overall Movements of High Income Residents



## Demographics of Migration Flows

**Table 18: Migration by Marital Status**

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
Never married	45,822	-332	522	-485	-400	31
Now married, except separated	70,943	4,352	3,567	439	-79	425
Divorced	16,893	905	867	138	-100	0
Separated	2,302	-99	-99	234	-234	0
Widowed	6,844	-114	-43	8	-79	0
<b>Total:</b>	142,804	4,712	4,814	334	-892	456

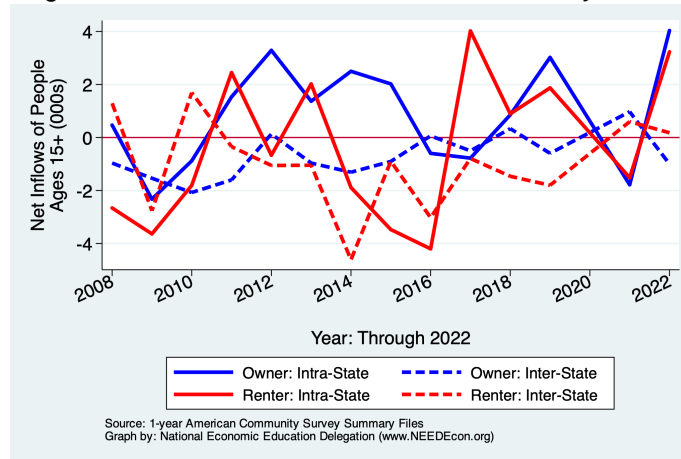
Source: 2022 1-year American Community Survey, Summary File

**Table 19: Migration by Tenure**

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
Householder lived in owner-occupied housing units	100,245	3,360	3,513	523	-1,000	324
Householder lived in renter-occupied housing units	68,649	3,543	3,101	131	179	132
<b>Total:</b>	168,894	6,903	6,614	654	-821	456

Source: 2022 1-year American Community Survey, Summary File

**Figure 91: Domestic Movements of Residents by Tenure**



**Table 20: Migration by Age**

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
1 to 4 years	8,434	205	711	-125	-381	0
5 to 17 years	25,599	848	937	95	-184	0
18 and 19 years	2,381	-732	-145	-36	-551	0
20 to 24 years	11,006	-179	497	-21	-655	0
25 to 29 years	12,768	1,066	345	-25	451	295
30 to 34 years	11,742	-247	381	-458	-170	0
35 to 39 years	12,843	1,291	859	11	421	0
40 to 44 years	12,617	512	331	374	-193	0
45 to 49 years	9,881	502	503	-88	44	43
50 to 54 years	9,833	320	456	-246	110	0
55 to 59 years	10,612	669	483	56	53	77
60 to 64 years	12,274	303	-183	334	152	0
65 to 69 years	9,936	745	520	278	-94	41
70 to 74 years	8,286	71	226	121	-276	0
75 years and over	12,266	106	124	98	-116	0
<b>Total Population:</b>	170,478	5,480	6,045	368	-1,389	456

Source: 2022 1-year American Community Survey, Summary File

**Table 21: Migration by Educational Attainment**

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
Less than high school graduate	14,382	770	574	151	45	0
High school graduate (includes equiv)	24,115	376	902	99	-770	145
Some college or assoc. degree	38,374	-98	128	-516	290	0
Bachelor's degree	31,472	3,257	1,810	682	513	252
Graduate or professional degree	14,715	1,033	631	39	304	59
<b>Total:</b>	123,058	5,338	4,045	455	382	456

Source: 2022 1-year American Community Survey, Summary File

**Table 22: Median Income of Migration Flows**

Flow	In-Migration	Out-Migration
Same House 1 Year Ago	38,688	38,688
Moved Within Same County	50,022	36,890
Moved to Different County, Same State	52,679	61,502
Moved Between States	51,164	30,003
Moved from Abroad	65,136	
<b>Total Population:</b>	39,945	38,260

Source: 2022 1-year American Community Survey, Summary File

**Table 23: Median Age of Migration Flows**

Flow	In-Migration	Out-Migration
Same House 1 Year Ago	41.8	41.8
Moved Within Same County	30.7	28.9
Moved to Different County, Same State	38.4	31.6
Moved Between States	29.4	25.6
Moved from Abroad	28.2	
<b>Total Population:</b>	40.1	40.0

Source: 2022 1-year American Community Survey, Summary File

## References and Sources

The majority of the data presented in this report are from the American Community Survey (ACS). For larger geographies, the 1-year Summary Files provide the data. For smaller communities, roughly those with less than 65,000 in population in 2021, the 5-year Summary Files provide the data.

The ACS data are supplemented by building permit data from the U.S. Census Bureau, population and housing data from the California Department of Finance, and home price and rental rates from Zillow.

U.S. Census Bureau. American Community Survey 1-year and 5-year Summary Files. <https://www.census.gov/programs-surveys/acs/data/data-via-ftp.html>. The 1-year data are released in September each year and the 5-year data are released in January.

Zillow Research Data <https://www.zillow.com/research/data/>

U.S. Census Bureau. Building Permits Data, updated annually in February. <https://www.census.gov/construction/bps/current.html>

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State of California, Department of Finance, E-2. California County Population Estimates and Components of Change by Year, July 1, 2010-2021. Sacramento, California, December. <https://dof.ca.gov/forecasting/demographics/>

State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1. Sacramento, California, May. <https://dof.ca.gov/forecasting/demographics/>