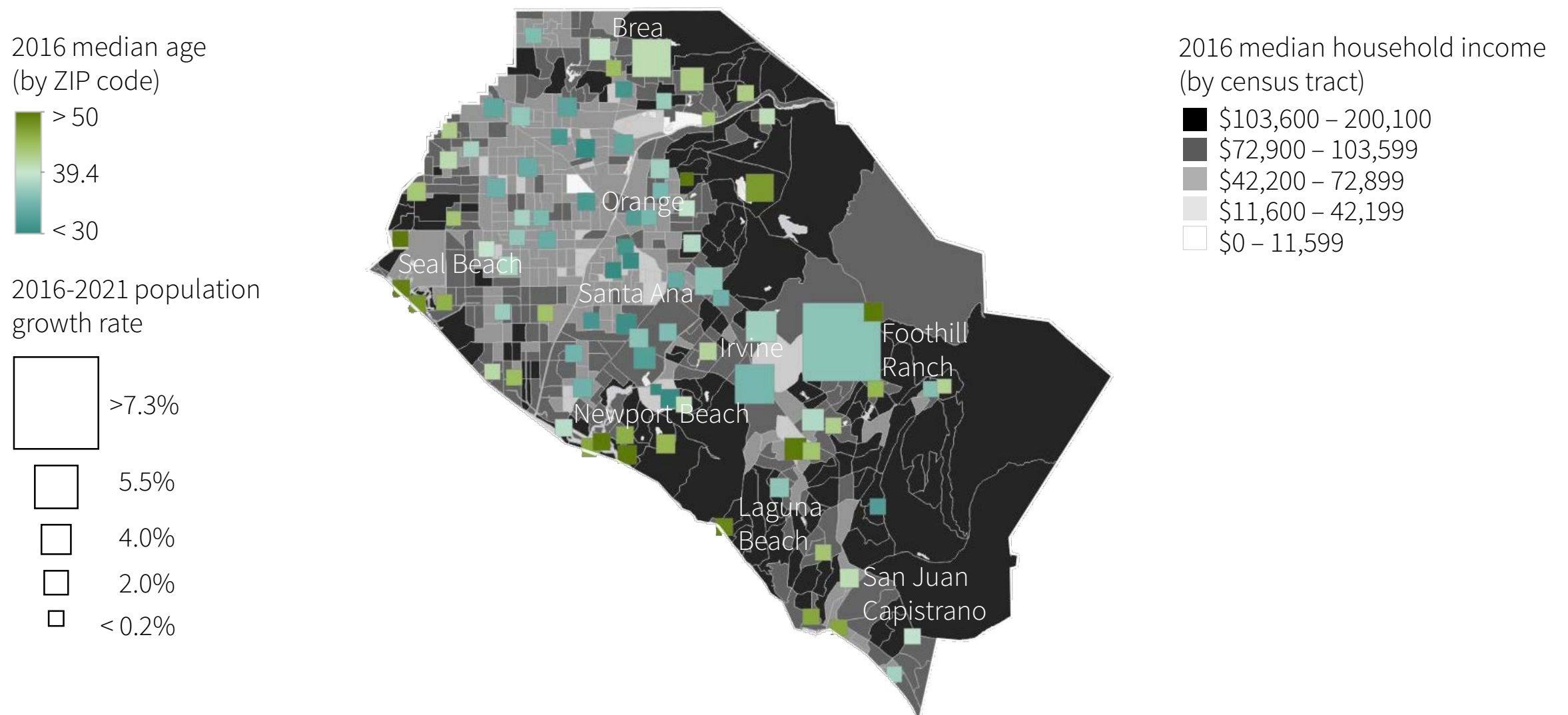


Population growth and median age: Which OC cities will be impacted the most?



- From 2016 through 2021, Orange County is projected to experience a 4.9 percent growth in population, with the highest growth rates occurring in Foothill Ranch (7.3%), Irvine (3.2%), and Brea (3.1%).
- The largest population growth is expected to occur in areas where the median age is under 40 and concentrated throughout the center of the county, where cost of living is still relatively affordable.
- New supply of single and multi-family developments such as Baker Ranch in Lake Forest, the Great Park and Los Olivos in Irvine, Central Park Village and Portorosa in Brea and the 10,000+ units under construction/approved/pending approval in the Irvine Business Complex. There is no short supply of residential developments to support Orange County's growing population.