Orange County
PROFILES

ORANGE COUNTY PROJECTIONS 2006:
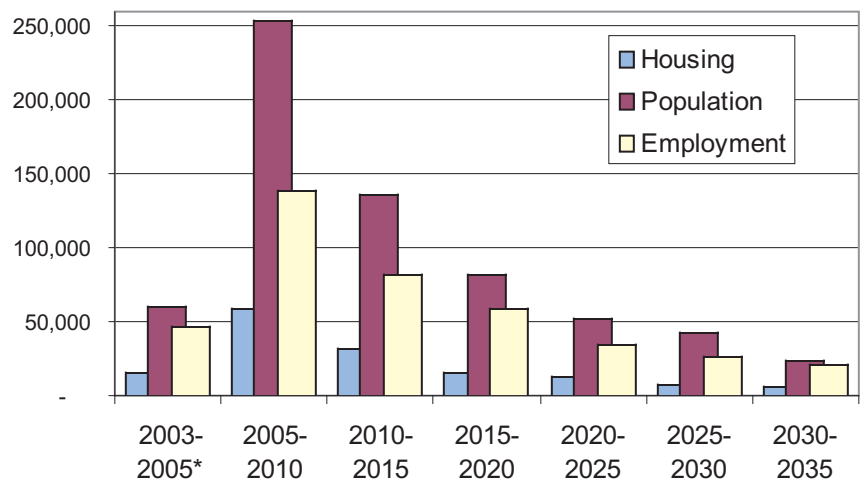### Population, Housing and Employment Through 2035

INTRODUCTION

This issue of *Profiles* features the most recent update to the Orange County Projections series. The Orange County Projections (OCP) were developed to provide agencies and departments throughout Orange County with a consistent and uniform set of projections for population, housing, and employment. These projections are vital for fulfilling the requirements of local and regional planning projects, including efforts such as transportation and infrastructure planning, congestion management, air quality management, integrated waste management and growth management.

Currently in its 10th iteration, the updated countywide projections are for the years 2003 - 2035. Population, housing and employment are projected in five-year increments and the 2003 base year is consistent with other regional planning efforts, such as the Southern California Association of Governments' Regional Transportation Plan. OCP-2006 was approved in November 2006 and includes

major projects such as the Platinum Triangle in Anaheim, the Great Park in Irvine, Newport Beach's November 2006 Comprehensive General Plan update, Tustin Legacy, and The Ranch Plan Planned Community in unincorporated Orange County. This issue of *Profiles* will provide an overview of the current projections at the county and jurisdictional levels.

Figure 1
Projected Growth of Housing, Population and Employment
Orange County, 2003 - 2035

* Two-year time increment
Source: Center for Demographic Research, 2006.

Table 1
Projected Growth of Population, Housing and Employment, Orange County, 2003 - 2035

	July 2003	July 2005	July 2010	July 2015	July 2020	July 2025	July 2030	July 2035
Population	2,999,319	3,059,950	3,314,948	3,451,757	3,533,935	3,586,285	3,629,540	3,653,988
Housing	997,614	1,014,331	1,073,751	1,106,607	1,122,905	1,136,564	1,144,314	1,151,587
Employment	1,568,407	1,615,936	1,755,167	1,837,771	1,897,352	1,933,058	1,960,633	1,981,901

Source: Center for Demographic Research, 2006.

Table 2
Housing Unit, Population and Employment Growth by Jurisdiction, 2003-2035

Jurisdiction	Housing Units				Population				Employment (Jobs)			
	2003	2035	# Growth	% Growth	2003	2035	# Growth	% Growth	2003	2035	# Growth	% Growth
Aliso Viejo	18,241	19,152	911	5.0%	43,951	50,214	6,263	14.2%	10,909	15,165	4,256	39.0%
Anaheim	100,172	126,721	26,549	26.5%	334,561	439,729	105,168	31.4%	202,630	224,138	21,508	10.6%
Brea	14,206	16,204	1,998	14.1%	38,898	47,081	8,183	21.0%	38,789	46,510	7,721	19.9%
Buena Park	23,924	24,931	1,007	4.2%	79,404	90,344	10,940	13.8%	35,217	41,045	5,828	16.5%
Costa Mesa	40,874	43,285	2,411	5.9%	111,676	127,065	15,389	13.8%	88,780	103,816	15,036	16.9%
Cypress	16,303	17,553	1,250	7.7%	47,836	55,230	7,394	15.5%	24,860	40,118	15,258	61.4%
Dana Point	15,805	16,271	466	2.9%	35,846	40,428	4,582	12.8%	12,807	15,415	2,608	20.4%
Fountain Valley	18,323	20,279	1,956	10.7%	55,100	64,757	9,657	17.5%	31,311	37,896	6,585	21.0%
Fullerton	46,218	49,779	3,561	7.7%	133,110	153,650	20,540	15.4%	68,507	76,628	8,121	11.9%
Garden Grove	47,014	48,707	1,693	3.6%	168,169	192,578	24,409	14.5%	53,281	56,680	3,399	6.4%
Huntington Beach	77,064	81,157	4,093	5.3%	196,966	226,153	29,187	14.8%	78,924	100,085	21,161	26.8%
Irvine	62,283	97,390	35,107	56.4%	182,811	270,009	87,198	47.7%	208,796	341,977	133,181	63.8%
La Habra	19,697	20,083	386	2.0%	60,417	68,736	8,319	13.8%	18,422	21,169	2,747	14.9%
La Palma	5,065	5,169	104	2.1%	15,746	17,623	1,877	11.9%	6,709	7,939	1,230	18.3%
Laguna Beach	13,086	13,219	133	1.0%	24,419	27,059	2,640	10.8%	13,040	15,067	2,027	15.5%
Laguna Hills	11,134	11,568	434	3.9%	32,403	36,440	4,037	12.5%	24,703	28,938	4,235	17.1%
Laguna Niguel	24,693	25,289	596	2.4%	64,706	73,162	8,456	13.1%	20,625	24,568	3,943	19.1%
Laguna Woods	13,486	13,885	399	3.0%	17,942	20,501	2,559	14.3%	4,085	6,800	2,715	66.5%
Lake Forest	26,671	26,796	125	0.5%	76,235	80,597	4,362	5.7%	31,409	59,746	28,337	90.2%
Los Alamitos	4,367	4,499	132	3.0%	11,714	13,347	1,633	13.9%	16,553	17,859	1,306	7.9%
Mission Viejo	33,790	34,187	397	1.2%	97,246	105,242	7,996	8.2%	34,895	38,480	3,585	10.3%
Newport Beach	42,013	47,570	5,557	13.2%	82,257	97,950	15,693	19.1%	74,898	78,979	4,081	5.4%
Orange	42,902	46,794	3,892	9.1%	132,218	157,609	25,391	19.2%	108,249	119,850	11,601	10.7%
Placentia	15,540	19,149	3,609	23.2%	51,850	62,262	10,412	20.1%	17,759	20,389	2,630	14.8%
Rancho Santa Margarita	16,949	17,072	123	0.7%	48,861	53,985	5,124	10.5%	8,117	10,760	2,643	32.6%
San Clemente	22,921	25,733	2,812	12.3%	63,768	74,270	10,502	16.5%	23,770	35,407	11,637	49.0%
San Juan Capistrano	11,546	12,724	1,178	10.2%	35,282	41,161	5,879	16.7%	15,582	19,244	3,662	23.5%
Santa Ana	74,948	79,166	4,218	5.6%	344,126	380,614	36,488	10.6%	169,226	184,742	15,516	9.2%
Seal Beach	14,335	14,542	207	1.4%	24,765	27,885	3,120	12.6%	8,789	11,633	2,844	32.4%
Stanton	11,054	12,739	1,685	15.2%	37,945	46,278	8,333	22.0%	9,841	11,626	1,785	18.1%
Tustin	25,839	29,264	3,425	13.3%	71,867	89,154	17,287	24.1%	39,514	69,053	29,539	74.8%
Villa Park	1,994	2,100	106	5.3%	6,099	6,506	407	6.7%	1,811	1,887	76	4.2%
Westminster	27,061	27,977	916	3.4%	90,327	102,184	11,857	13.1%	26,509	32,709	6,200	23.4%
Yorba Linda	20,527	24,245	3,718	18.1%	64,297	76,902	12,605	19.6%	16,308	17,888	1,580	9.7%
Unincorporated	37,569	76,388	38,819	103.3%	116,501	237,283	120,782	103.7%	22,782	47,695	24,913	109.4%
Orange County	997,614	1,151,587	153,973	15.4%	2,999,319	3,653,988	654,669	21.8%	1,568,407	1,981,901	413,494	26.4%

Note: Jurisdictional boundaries are as of February 2004.
   Highlighted cells are top five cities in each column.
Source: Center for Demographic Research, 2006.

COUNTYWIDE PROJECTIONS

About 80% of all the population, housing and job growth in the county will occur by 2020. Orange County is expected to grow to a population of approximately 3.65 million by 2035. This increase of approximately 650,000 people will be in the earlier part of the projections and equates to an annual average of 31,400 additional residents between 2003 and 2020 and 8,000 each year between 2020 and 2035. Over the course of the projections, the county is expected to add about 153,000 housing units and 410,000 jobs for growth rates of 15.4% and 26.3% respectively. This growth can also be translated as approximately 4.3 persons and 2.7 jobs will be added for every dwelling unit built and about 1.6 persons added for every job added to the county.

JURISDICTIONAL GROWTH

The top five cities with the largest numeric population growth over time remain the same as those in the 2004 projection series. These are Anaheim (105,168), Irvine (87,198), Santa Ana (36,488), Huntington Beach (29,187), and Orange (25,391) (Table 2). However, when examining rate of population growth, the top five cities differ from those projected in the OCP-2004 cycle, as well as the current, top numerical growth cities. Irvine (47.7%), Stanton (22.0%), and Brea (21.0%) continue to show growth. However, Anaheim (31.4%) and Tustin (24.1%) project higher growth as a result of newer projects, such as the Platinum Triangle and Tustin Legacy and have now replaced Aliso Viejo and San Clemente which were high growth rate cities in the last cycle.
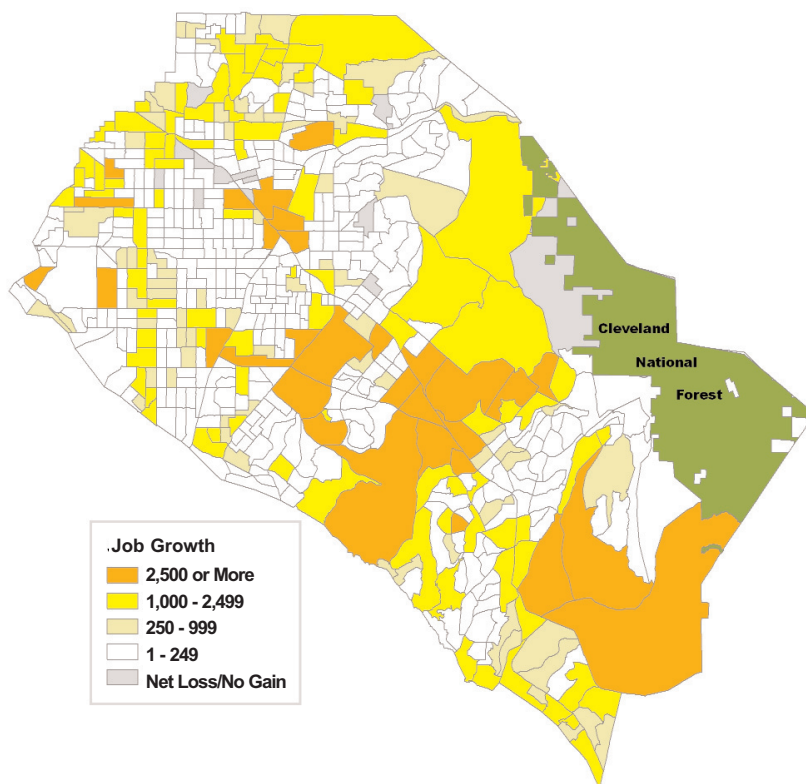
The cities with the largest numerical growth in housing units are similar to those cities with the largest numeric population growth. These are Irvine (35,107), Anaheim (26,549), Newport Beach (5,557), Santa Ana (4,218), and Huntington Beach (4,093). The difference being that Newport Beach, on average, has a lower number of persons per dwelling unit than the City of Orange, one of the top five cities with largest population growth. Both Irvine and Anaheim are also top cities for percent growth in housing over time (56.4% and 26.5% respectively). Other cities, such as Placentia (23.2%), Yorba Linda (18.1%), and Stanton (15.2%), follow with the next three highest rates of housing growth.

The largest rate of employment growth will occur primarily in areas where there is potential for economic expansion on vacant land primarily as a result of redevelopment or infill projects. Numerically, the highest job growth will be in Irvine (133,181), Tustin (29,539), Lake Forest (28,337), and Huntington Beach (21,161), and Anaheim (21,508). In contrast, the cities with the largest percent growth in employment are Lake Forest (90.2%), Tustin (74.8%), Laguna Woods (66.5%), Irvine (63.8%), and Cypress (61.4%).

MAPS

Map 1 shows the projected employment growth by 2000 census tract between 2003 and 2035. The bulk of job growth in the county will occur in and around Anaheim's Platinum Triangle; Irvine's Business Complex and Great Park; and Rancho Mission Viejo in the southern part of the county. Population and housing growth are displayed in Maps 2 and 3. Population growth will occur in portions of the county where housing is being added, but the majority of population growth in the county will be a result of natural increase, or births. The majority of the housing growth in the county will be in undeveloped portions in the eastern and southern-most portions of the county. These specific projects are Rancho Mission Viejo and Ladera in the southeast; in the mid-section of the county from the ocean to the

Map 1
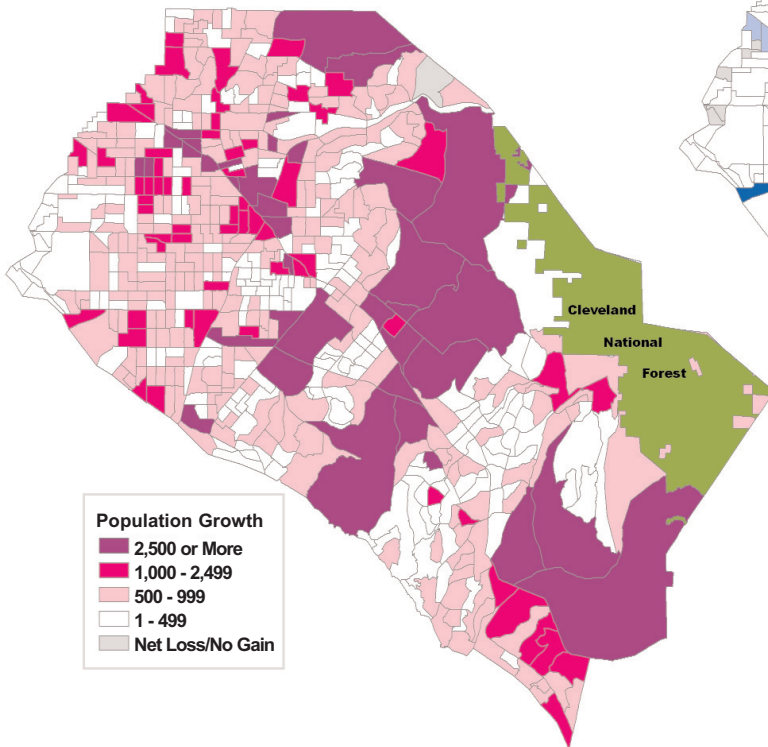**Employment Growth by Census Tract, 2003-2035**

Source: Center for Demographic Research, 2006.

inland county line: Newport Coast, the Great Park, East Orange and Anaheim Hills; and the Brea Hills in the northeast corner of the county. There is also notable housing growth projected in the Platinum Triangle and the Irvine Business Complex.
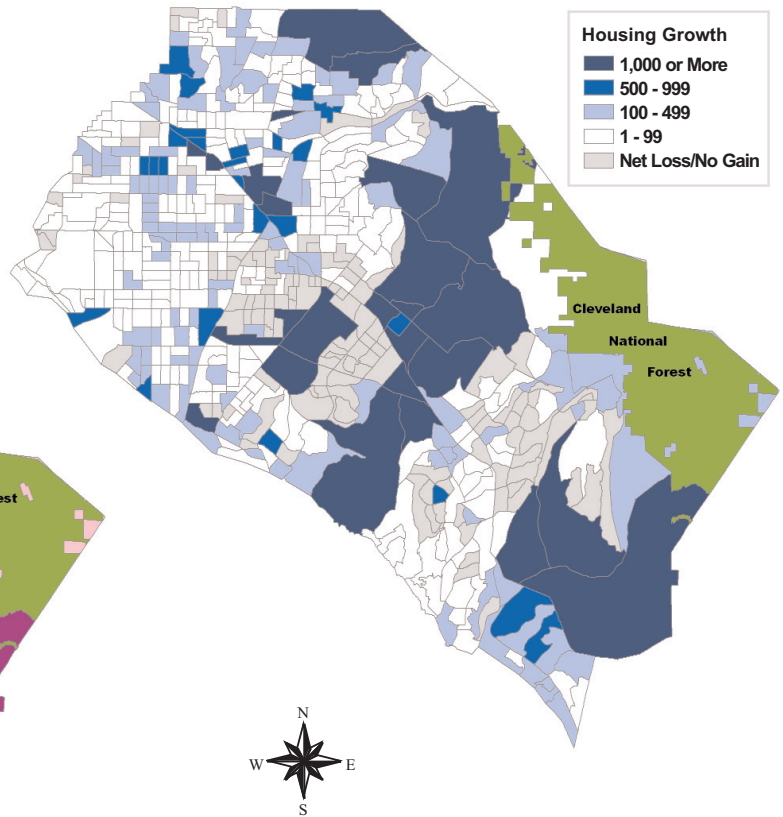
OCP 2006: FULL REPORT & DATASET

The OCP-2006 full report contains tables, graphs, maps, and narrative as well as an electronic dataset of the population, housing and employment projections. Included are projections for Orange County's 10 Regional Statistical Areas, the county's 34 cities and the unincorporated county (based on 2004 boundaries), the 70 Community Analysis Areas (CAAs), and the 577 Orange County census tracts. An in-depth methodology section and projections by racial/ethnic groups are included in the report as well. For more information on the projections or to obtain the full report and dataset, contact the CDR at 714-278-3009 or visit our website: www.fullerton.edu/cdr.

Map 2
Population Growth
by Census Tract, 2003-2035

Population Growth
- 2,500 or More
- 1,000 - 2,499
- 500 - 999
- 1 - 499
- Net Loss/No Gain

Map 3
Housing Unit Growth by Census Tract, 2003-2035

Housing Growth
- 1,000 or More
- 500 - 999
- 100 - 499
- 1 - 99
- Net Loss/No Gain

Source: Center for Demographic Research, 2006.

CDR
Center for Demographic Research