Findings of 2021

Hillsborough County Sustainable Growth Study

Compiled for Hillsborough County and the
Hillsborough County Planning Commission by

HCP | **35** YEARS
Research | Strategy | Marketing

Contents

Executive Summary

In early 2020, the Hillsborough County Board of County Commissioners (BOCC) and the Hillsborough County Planning Commission (Planning Commission) reached out to HCP Associates seeking statistically valid feedback on growth and development within unincorporated Hillsborough County.

Stakeholder Interviews

Stakeholder interviews are individual, journalist-style interviews with 38 key stakeholders. These interviews provided important context and gained feedback from three key stakeholder groups.

<u>Infill Stakeholders:</u> This group comprised 12 everyday residents of areas that may be targeted for increased density and intensity by Hillsborough County. They spoke of the effects of population growth on their lives and issues of public transit and personal mobility.

Key Takeaways

Infill stakeholders agree that county services need to keep up with increased population growth. Roads, traffic, and public schools received the most attention.
Infill stakeholders agree that increased population growth brings economic benefits and greater diversity of retail and entertainment opportunities.
Infill stakeholders largely agree that walkability and public transit are not viable options for their neighborhoods as currently configured. However, they have different opinions on the value of attempting to improve transit and walkability within their communities.
Infill stakeholders primarily selected their place of residency considering cost and family factors.
Infill stakeholders agree that concentrating development in urban areas is sound policy.

<u>Rural Stakeholders:</u> This group consisted of several parties, including environmental groups, agriculture groups, and owners of large parcels of land in unincorporated Hillsborough County.

Key Takeaways

Rural stakeholders value preserving "rural lifestyle" – having space, fewer neighbors, etc.
These stakeholders also agree that population growth should be centered in urban areas.
They feel that increased population growth is putting pressure on traffic, roads, and other county infrastructure.
According to them, Transfer of Development Rights (TDR) programs are unlikely to effectively prevent rural development; highly informed stakeholders raised concerns about receiving areas, while others expressed great reluctance to surrender development rights.
Rural stakeholders raise alarm that policies designed to protect rural lands could clash with landowners' property rights, creating contentious and litigious circumstances.
Rural stakeholders predict that increased suburbanization of rural lands will continue to be the trend. This is because Hillsborough County remains the center of urbanization for the Tampa Bay Area.
Opinions sharply differ on the value of legislation to limit growth and development. Agriculture perspectives warn that attempts to protect agriculture could backfire if they lower the value of properties used in financing. Environmental perspectives stressed the importance of growth limits to preserve open spaces, water quality, and local species. Other stakeholders raised the prospect of annexation efforts by Temple Terrace and Plant City that could go against Hillsborough County's efforts.
Rural stakeholders share different opinions on the county's ELAPP; some defended the program's work, while others accused it of overreach.

Developer Stakeholders: This group was made up of real estate developers over the full spectrum of the industry, including affordable and workforce housing developers, mixed-use developers, firms specializing in redevelopment, and master-planned community developers.

<div align="center">Key Takeaways</div>

Developers feel that Hillsborough County is taking proactive steps to encourage affordable housing.
In their view, "not in my backyard" (NIMBY) sentiment is burdensome to both new development and redevelopment; this adds uncertainty to new projects.
Developers argued that the Comprehensive Plan could use an update.
Developers praise county and Planning Commission staff as professional and timely.
Market forces, they say, are why redevelopment primarily occurs within the City of Tampa.
Developers indicated that increased impact fees and other regulations increased the price of even the most modest home construction; they foresee this problem worsening.
Opinions differ on the value of the Urban Service Area; some emphasize its importance while others present it as a barrier to developing lower-cost housing.
Opinions vary on the value of designating areas for increased infill; many suggest that only market forces or substantially greater county action would affect their decision making.
Opinions vary on the relative developer-friendliness of Hillsborough County compared to others; some claim that it was mainly like other counties while others cite an "anti-growth" sentiment in Hillsborough County.

Telephonic Survey

A telephonic survey of 1,300 residents in <u>unincorporated</u> Hillsborough County was deployed between January 22, 2021, through March 11, 2021, to gain a robust sampling of the area that corresponds to its demographics as defined by the US Census Bureau. The margin of error for these results is 2.72%.

<div align="center">Key Takeaways</div>

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|---|
| 91% of residents agree that Hillsborough County should limit or discourage new development to protect agricultural and environmental lands. |
| 71% of residents feel that Hillsborough County should encourage each part of the county to have its own community identity. |
| 66% of residents believe that widespread development outside city centers is an issue facing the county. |
| 65% of residents think that infrastructure and services have not generally kept up with growth in the county. |
| Concern about infrastructure is centered around roads, which 89% feel have not kept up. Public transportation, sidewalks, and bike lanes also were perceived to have not kept up, but to a substantially lower degree. |
| For other infrastructure and service items – police, fire, emergency services, schools, trails and parks, sewer, water, libraries, and community centers – strong majorities believe that these **have** kept up with growth. |
| Residents prioritize characteristics related to families and neighborhood amenities over factors involving connectivity and transit. 77% say that it is very important to live in a community that is a good place to raise children, while only 39% say that the same for a community with convenient access to public transit. This prioritization is similar to a nationwide study of suburban residents across the United States by PEW. |
| Economics provides residents with the choice of two of three items: housing affordability, commute length, and housing size. Overwhelmingly, residents prioritize housing affordability and housing size over commutes. |
| Most residents do not desire to move to a new community. However, when thinking about relocating to a new area, residents desire to move to a more rural area. This is driven mainly by wanting factors associated with raising families, especially space, and the desire to be homeowners. |

Introduction

Hillsborough County sits at a crucial juncture in its development.

The county has seen consistent population growth across the preceding decade, growing by 19.7% from 2010 to 2019 (Census, 2019). Unlike neighboring Pinellas County, which has nearly no greenfield land left to develop, and other neighbors Pasco, Polk, and Manatee counties, which have large amounts of undeveloped land, Hillsborough County has both strong population growth and development and sizable portions of remaining greenfield.

In 1993, the Hillsborough County Board of County Commissioners (BOCC) adopted the Urban Service Area (USA) – a geographical boundary and policy tool that seeks to focus

Pictured: The borders of the Urban Service Area within Hillsborough County
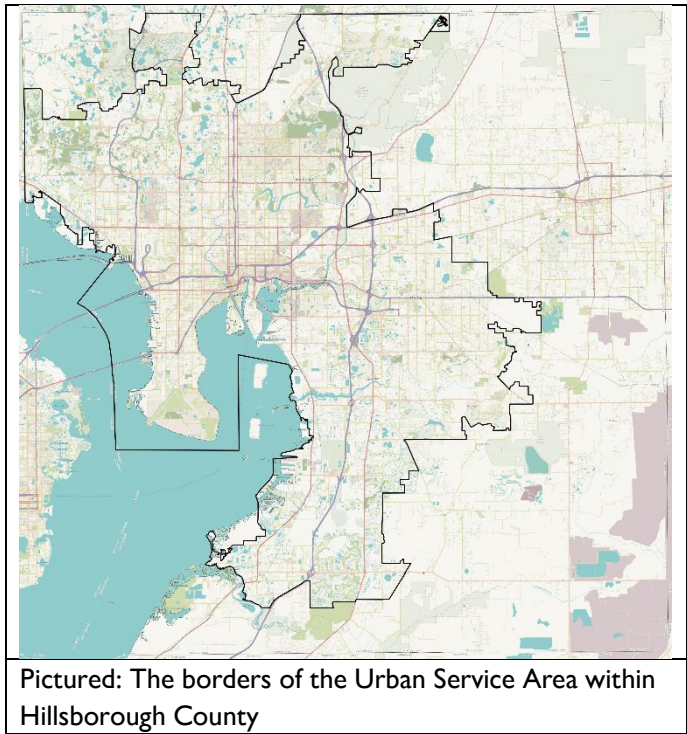
new development in areas that already have access to county infrastructure. The Hillsborough County City-County Planning Commission (Planning Commission) describes the Urban Service Area as the following:

> The Urban Service Area (USA) is more than just a boundary on a map, it's a strategy that gets more bang for the buck on your tax dollars by focusing new growth and redevelopment and concentrating public and private investments where services are available and will be most needed. Over the next 20 years, growth will be focused in areas with sufficient existing or planned services like roads, water, drainage and schools, libraries, parks – and multi-modal transportation choices. By guiding growth to be predominately in the USA, we create more livable and desirable communities within the major urban activity centers, while also preserving the suburban and rural lifestyles and our numerous environmental and agricultural assets (Plan Hillsborough, n.d.).

Since that time, future development has been primarily concentrated within the USA. However, a series of developments – mainly within the southern portion of Hillsborough County (South County), have fallen outside of the boundaries of the USA. This growth has been most pronounced in the RP-2/WVR-2 area corresponding to Riverview, Balm, and Wimauma. Additionally, several other challenges related to Hillsborough County's population growth – particularly in South County – have emerged.

The Tampa Bay Times has reported extensively on South County issues over the preceding three years. Among these are:

- Water usage: Hillsborough County passed new water use restrictions in 2020 in South County after "demand for potable water in the fast-growing region has increased over the past five years and high use during the traditional dry season resulted in low water pressure for county water customers south of the Alafia River" (Bowen, 2020).
- School capacity: Due to a confluence of factors including roadways and inter-jurisdictional agreements, the Hillsborough County School District in 2020 claimed that "it faces the potential for overcrowded schools and even double sessions in the fast-growing south county" (Bowen, 2020).
- Development Freeze: In February of 2021, the BOCC extended a development moratorium in South County "after proposed growth-guiding land plans for Balm and Wimauma drew heavy criticism" (Bowen, 2021).

With the degree of passionate interest on all sides of these issues, the Planning Commission, in partnership with the BOCC, commissioned this study to understand where various stakeholder groups stand regarding these growth and development topics. Moreover, Hillsborough County wanted a robust understanding of where everyday residents in unincorporated Hillsborough County feel on these subjects.

With Hillsborough County's growth projected to continue apace or even increase, these findings are intended to arm policymakers with the information necessary to craft policies for the county's promising future.

Methodology

This study leverages three approaches to obtain a composite of quantitative and qualitative information. Stakeholder interviews provide in-depth, individual feedback from critical audiences of concern. Secondary research provides context from the experiences of other jurisdictions addressing similar challenges. These two approaches provide important insight into the survey design process for the final and most important piece. Finally, a telephonic survey with a robust number of participants provides statistical accuracy to a series of questions.

Stakeholder Interviews

Qualitative research provides detailed feedback and observations from a limited number of respondents. Although it lacks the statistical accuracy of surveys of hundreds of people, it gives a degree of depth that quantitative research methods cannot. Stakeholder interviews are individual, journalist-style interviews that allow each respondent to provide candid and detailed feedback. Their format allows the interviewer to ask follow-up questions pertinent to each stakeholder's area of expertise.

Conducting stakeholder interviews before the telephonic survey provides valuable feedback in the survey design process of the more extensive quantitative research methods. By starting with this collection of nuanced perspectives, the larger and more impersonal telephonic survey can address the most critical themes raised thereby. Additionally, when the total population in question is minute, qualitative research methods such as stakeholder interviews and focus groups are often the only line of valid research.

The subject of land use and growth encompasses many disparate stakeholders with a deeply vested interest in the actions taken by local governments. Three groups were selected based on their outsize impact on and their being impacted by changes implemented by Hillsborough County: infill residents, rural interests, and developers.

Infill residents are residents currently residing in areas under consideration by the Planning Commission for increased density, intensity, and redevelopment. They were recruited at random from the following areas:

- Town N Country
- University Area
- Palm River-Clair Mel
- Riverview/Brandon
- Progress Village
- East Lake-Orient Park

Unlike the following two stakeholder groups, infill residents are not substantially involved in the supply-side or decision-making in new land development. However, they are directly impacted by increased development in their areas, which is a function of the county's land-use decisions. Their everyman perspective makes them the most reflective stakeholder group to the telephonic survey recipients.

Infill residents were posed a series of questions about population growth in their area, Hillsborough County policies on density, redevelopment, transportation in their local area, and more.

Rural interests provide an important supply-side perspective to the land-use and growth puzzle. They comprise agricultural interests, owners of large parcels of land in unincorporated Hillsborough County, environmental

organizations, and more. Twelve total stakeholder interviews were conducted with rural interests to understand their perspectives on present and future land use in the county.

Rural interests were asked about the personal impact of population growth, their expectations for the future of their properties, possible transfer of development rights (TDR) programs, and more.

Finally, **Developers** of real estate are essential to the topics at hand. Their direct, supply-side role in both redevelopment and new construction, coupled with this audience's relatively small population, makes them an essential voice to be heard. Their businesses are directly affected by Hillsborough County's policies on land use and growth.

Fourteen stakeholders were interviewed as part of this work. Stakeholders were selected to represent a broad spectrum of the development community – from master-planned community developers to affordable housing developers, mixed-use developers to land-use attorneys.

Developers were asked a series of questions related to Hillsborough County's policies on development, the business climate of the area, market forces affecting certain types of development, and not-in-my-backyard (NIMBY) sentiments.

Telephonic Survey of Unincorporated Residents

To gather a sample of unincorporated Hillsborough County residents, a telephonic survey was deployed. Calls were completed by non-automated, trained professional survey research interviewers working in a supervised computer-assisted telephone interviewing (CATI) facility. The interviewers entered the survey responses into an electronic database. The database facilitates both categorical responses, which are multiple-choice, scale, or rating questions, as well as open-ended responses, which are entered verbatim. The phone calls were conducted at random, drawing upon a list of both landline and cell phone numbers. These calls took place primarily during weekday evenings. Additional calls were made in the daytime on weekdays and Saturdays in the daytime to ensure interviewers reached a broad sampling of residents.

Data collection took place between January 22, 2021, and March 11, 2021. The average amount of time it took for a given individual respondent to complete the survey was 11 minutes.

The questionnaire totaled 45 questions and comprised 31 multiple-choice questions, nine rating questions (within one matrix question), and five questions seeking open-ended feedback. The full list of questions is available in Appendix A. Not all respondents provided a response to each question. This can be attributed to limited cases of respondents refusing to answer a given question. Further, respondents were conditionally asked some questions based on their responses to earlier questions. For all charts excepting cross-tabulations, the sample size of the respondents (n) is featured.

In total, 1,300 residents of unincorporated Hillsborough County over the age of 18 were surveyed. The margin of error resulting from the total sample is ±2.72% at a 95% confidence level.

The sample split unincorporated Hillsborough County into three roughly-even groups to ensure that a wide cross-section of the area's geography was represented.
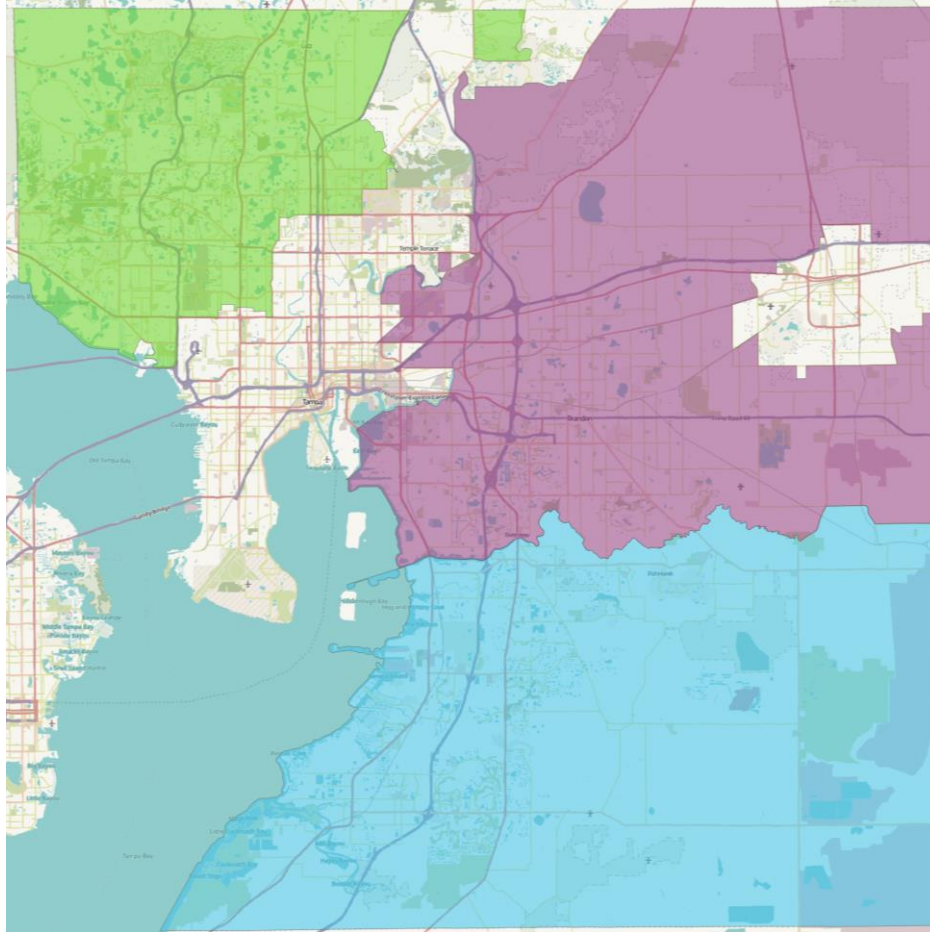
Map of the regions of study: green is the West region, purple is the East region, and blue is the South region.

Sampling and Representativeness

Pre- and post-stratification were employed to ensure that the sample demographics were accurately represented. Pre-stratification involved setting upper limits on three demographic variables: gender, race/ethnicity, and age. The sampling remains random, but if the respondent demographic exceeded the limit for that district, the CATI software would re-select a new phone number at random and dial again. Post-stratification involves using statistical calculations to balance the sample's demographics in accordance with the US Census. This work post-stratified the demographics of education, homeownership – whether a respondent rented or owned their current residence – and region to correspond exactly to the United States Census Bureau estimates for unincorporated Hillsborough County.

Statistics were tabulated using R 4.0.3 for Windows. The US Census American Community Survey (ACS) 2019 data was used for the demographics of unincorporated Hillsborough County. The R package "anesrake" (Pasek, 2018) was used to produce weighting calculations in line with the "rake weighting" methodology developed by American National Election Studies (ANES) (DeBell & Krosnick, 2009). This methodology is industry-standard for weighting multiple demographic characteristics and is used by PEW Research and other national research companies (Mercer, Lau, & Kennedy, 2018).

Significance Testing / Binary Logistic Regressions

To assess the significance of different demographic variables, binary logistic regressions were leveraged. Binary logistic regression "estimates the probability that a characteristic is present given the values of explanatory variables" (Penn State, n.d.). This approach allows for more accurate significant testing of multiple related categorical variables.

Many demographic variables are correlated. Factors like income and education, age and tenure, and geography and homeownership all are interrelated. Using all of these within one binomial regression thus controls for their interrelatedness and provides significance estimates for variables without the confounding relationships.

The following variables were considered when exploring significance:

- Region
- Tenure as resident
- Age
- Income
- Presence of children
- Education
- Homeownership status
- Residence type
- Whether the respondent lives within the Urban Service Area

Secondary Research

For this work, secondary research entailed reviewing Planning Commission meetings, reading published material on the topics of land use, urban development, economic development, and population growth. To gain a deeper understanding of the subject matter, this report's authors read and reviewed the following works prior to this report's creation:

- Fischel, William A. *Zoning Rules!: The Economics of Land Use Regulation*
- Jacobs, Jane. *The Death and Life of Great American Cities*
- Rothstein, Richard. *The Color of Law: A Forgotten History of How Our Government Segregated America*
- Taylor and Francis. *Zoning: A guide for 21st -Century Planning*
- Jackson, Kenneth T. *Crabgrass Frontier: The Suburbanization of the United States*

Stakeholder Interview Findings

Infill Residents

The population of Hillsborough County is growing by approximately 24,000 people per year. What do you think the benefits of this population growth are?

Responses for Infill residents fell into one of two categories for this question. The most common was that population growth brings with it an increased diversity of both people and businesses, which enriches their area. The second reason given was that increased population growth would result in more jobs for the local area. Although their responses were uniform, their passion varied substantially. Many residents were lukewarm in their citing benefits, for instancing saying things like "it's good for the economy…I guess."

What are the downsides to high population growth?

Infill residents had much more to say about population growth's downsides. The largest downsides they reported pertained to increased traffic, congestion, and road quality issues. Residents perceive that infrastructure will not keep pace with population growth. The second-largest downside reported was increases in housing prices as a result of increased population growth in the area. In third place was school capacity, which they feel to be threatened by capacity issues in light of more growth.

A smaller number of respondents expressed a similar concern to rural interest stakeholders – that increased population growth will drive away those that moved to the area for its relative peace and quiet.

Other factors cited by individual respondents but not mentioned by more than one included: police, greenspace, and stormwater.

What are the most important reasons why you live in the area you do now?

The most commonly cited reason by infill residents was the peace and quiet of their neighborhood. In the case of one resident, who has lived in his home for multiple decades, that stakeholder indicated that "growth and development have largely wiped away the reasons why they moved there originally."

The second most cited reasons were a tie between housing affordability and proximity to family members. Other reasons provided by these stakeholders included a variety of retail nearby, proximity to work, good schools for their children, and living on the water.

To protect agricultural, rural, and environmental lands, Hillsborough County is considering encouraging redeveloping existing areas and increasing density in areas closer to downtown – like the area in which you live. How do you feel about that?

The overwhelming majority of infill residents agreed that this was a sound policy for Hillsborough County. Although there was broad support for this, multiple stakeholders indicated that they still wish to live in a single-

family home or to live somewhere with "peace and quiet." They supported increased density in the abstract, but not for themselves.

If redevelopment were to occur in your area, what types of businesses and amenities would you like to see in your area?

The dominant response was for more parks and community centers in their area. Multiple residents asking for more parks praised the existing parks in their area but wanted to see more.

In terms of businesses, residents expressed a desire for three things in even proportions: independent restaurants, big-box retail, and small businesses.

Let's talk about public transportation. Do you ever take public transit yourself?

Not a single infill stakeholder was currently taking public transit at the time of taking the survey. One respondent indicated that they were, before the route that they took to work was removed.

In your opinion, what factors would make you and members of your community take mass transit options like the buses and streetcars more often?

Two categories each received approximately half of infill residents' attention: safety and frequency.

Residents expressed reservations about safety both on and off the bus walking to bus stops. Some suggested the improved security would help, while others suggested that they would not feel safe even with enhanced security.

Residents felt that improved frequency of buses would encourage them and their fellows to take public transit more often, expressing frustration that buses take so long to arrive.

The resident who used to take public transit indicated that he would if the route he took were restored. A smaller number of respondents suggested that no changes would spur them or their community members to take the bus.

What about personal mobility, such as walking and biking? Do you ever walk or bike to run errands or get around the area?

Only two of twelve infill residents indicated that they engaged with either activity, and both would only walk to run errands, not bike.

In your view, what would encourage you and members of your community to walk and bike to run errands and get around?

Responses to this question were evenly split. Half of the infill residents indicated that nothing could be done because the distance between their home and the places they would like to get around to is too far.

The other half of infill residents recommended robust improvements to bicyclist and pedestrian infrastructure. Improved crosswalks with warning signals were the most-requested enhancement, followed

by bike lanes separated from automobile traffic. One respondent suggested separate linear parks to keep pedestrian and bicyclist traffic even farther from automobiles.

One-third of infill residents indicated that they were too concerned for their safety to participate even if enhancements were made to bicyclist and pedestrian infrastructure.

Rural Interests

The population of Hillsborough County is growing by approximately 24,000 people per year. What do you think the benefits of this population growth are?

The most-cited response given by rural interests of all stripes was the continued growth of business diversity, tax revenues for local government, and jobs for Hillsborough County residents. Many of these respondents also indicated the importance of population growth in driving the creation and expansion of job centers that are outside of the urban core of Hillsborough County. Some residents felt that this increased economic growth would particularly help low-income residents gain better jobs.

Another very common theme was the notion that "growth is not something that can be stopped." They claimed that actions taken by Hillsborough County to forestall growth would be unpopular and challenged in the courts.

What are the downsides to high population growth?

Rural interests indicated that infrastructure – especially roads – suffer as a result of high population growth. Traffic was at the forefront of most stakeholders' minds when answering this question. Many stakeholders indicated that this was a problem not with population growth per se, but with mismanagement and inadequate planning for growth. Water, schools, and police were other infrastructure and service items mentioned by name by stakeholders.

Ecological concerns were also commonly cited. The concern about insufficient water in South County running the risk of perennial boil water notices was cited by multiple stakeholders. Other environmental concerns raised were soil runoff affecting water quality, decreased permeability for water to restore the aquifer, and concern for native species.

The third category of stakeholder responses to this question pertained to community character. Multiple residents indicated that "people move to rural areas to experience a rural lifestyle" and that new development was removing residents' ability to have that. Some even suggested that many of the original residents of these developing rural areas have already relocated elsewhere, often outside of Hillsborough County. Finally, a small number of stakeholders suggested that the rapid pace of development was creating "cookie-cutter" communities with no sense of place.

What are the most important reasons why you live in the area you do now?

Responses to this question were grouped into just two categories. The first is agriculture – these areas are the ones where people can still farm. The second falls into the "rural lifestyle" category: these stakeholders

wanted to live somewhere with a large parcel of land, with neighbors that are not in earshot, and generally in areas with less activity.

Sprawl is defined as "the unrestricted growth of housing, commercial development, and roads over large expanses of land, with little concern for planning. Do you believe that sprawl is a problem for your local area?

Stakeholders were evenly split on whether sprawl was a problem for their local area. What was most surprising was that the split was not between environmental interests and agriculture or between any two groups. Farmers, environmentalists, and rural residents each were split as to whether sprawl was a problem.

For those that said that sprawl was not a problem, they often followed up by suggesting that this is a natural process whereby people are seeking more affordable housing, which tends to fall farther from urban areas. A few stakeholders suggested that sprawl was just an activist buzzword.

Despite very different opinions on whether sprawl represented a problem for their communities, stakeholders were cynical as to the government's ability to remedy the situation. Many stakeholders – especially among farmers and other agriculture stakeholders – indicated that the problems of trampling property rights were a greater issue that Hillsborough County must avoid. Others suggested that if Hillsborough County were to further restrict the development of rural areas, then property values of those areas would plummet, and new residents would merely move to communities directly across the Hillsborough County border.

In addition to being your home, what else do you use your land for? Do you use your land for agricultural or commercial purposes?

Many stakeholders – including all of the farmers – used their land for agricultural purposes. Smaller numbers had commercial operations that leveraged their land, while the remainder merely used their property as their primary home, with no other economic activity taking place there.

Let's talk about the distant future. When you think about your neighborhood, how do you imagine it looking like in the future? What makes you say that?

Although a small number of rural interest stakeholders declared their intentions to never allow their land to be developed, the majority acknowledged that the long-range future of the areas in which they live would be much busier and more developed. Multiple stakeholders specifically drew comparisons to the Brandon/Riverview area as the future of their communities, which were largely concentrated in the eastern and southern parts of unincorporated Hillsborough County. These comparisons were made in a negative light, casting the development that has occurred in the Brandon/Riverview area as the personification of unmitigated sprawl with poor planning.

Do you have any questions about the Transfer of Development Rights? What would make you more interested in participating in a TDR program?

Rural interest stakeholders were not strongly interested in TDR programs. Although awareness ranged from completely unaware to having had direct conversations with Hillsborough County staff about these programs, many raised doubts as to the program's ability to be successful. More informed stakeholders raised the issue of there being a paucity of receiving areas in Hillsborough County for such a program to work effectively. Among those who were unaware of what a TDR program was, they had no specific questions – rather, they wanted to have a holistic picture of what such a program would entail. However, most stakeholders who cast doubts on the economics of such a program expressed interest in leveraging it if that were resolved.

Multiple informed farming stakeholders argued that TDR would not take off because of the "future value" problem. That is, a rational actor would hold out on transferring his development rights now because the expected future value of land has historically increased over time.

Are there other programs, policies, or initiatives that Hillsborough County could pursue that you believe would help maintain a rural lifestyle in your area?

Rural stakeholders provided a wide variety of potential policy solutions for this issue. Most were broadly supportive of increased incentives for redevelopment within the more urban areas of the county. Stakeholders recommended that the county consider concentrating new development along highways so that it can be discouraged away from them – two stakeholders in particular mentioned expanding the USA along the I-4 corridor as part of that effort. Other policies mentioned by individual stakeholders included agricultural easements, allowing accessory dwelling units – secondary housing units located on a single-family residential lot – within the urbanized areas of the county, and providing further incentives for redevelopment within the more urban areas of the county.

The county's Jan K. Platt Environmental Lands Acquisition and Protection Program (ELAPP) was mentioned several times, with some supporting further purchases under the program and others criticizing it for their belief that it has overreached.

Despite their support for maintaining the trinity of rural, suburban, and urban lifestyles within Hillsborough County, they made pains to insist that the county not outright forbid or further restrict development rights. Multiple stakeholders indicated that acre-lots would be prudent for these outlying areas of unincorporated Hillsborough County.

Developers

Where in unincorporated Hillsborough County have your most recent development or redevelopment projects been located?

The vast majority of respondents indicated that most of their new developments have been occurring in the areas of Brandon and further down into South County. Both Brandon/Riverview and the surrounding areas

and South County were mentioned nearly equivalently. Smaller numbers of developers reported working in the western part of unincorporated Hillsborough County, such as Odessa and Carrollwood.

When pressed about redevelopment projects in specific, developers specializing in redevelopment indicated that most of their work in that space has been concentrated within the City of Tampa and not in unincorporated Hillsborough County. Two stakeholders indicated that the USF area was seeing redevelopment and identified it as an area in which they expect future redevelopment projects to occur. Carrollwood, along with locations in South County, was identified as an area with future affordable housing projects.

Many developers, particularly those operating in the master-planned community space, took this time to indicate that outside of the South County area, very few large parcels of land on which such communities could build exist. Other developers mentioned their belief that the Urban Service Area should be extended along the I-4 corridor, which they view as a major, well-connected corridor that should feature more development.

What policies and practices are most encouraging toward development projects you have worked on in unincorporated Hillsborough County?

There was a decidedly split opinion on stakeholders' responses to this question. Stakeholders with experience in affordable housing had widespread praise for what Hillsborough County has done to facilitate affordable housing. The most praised affordable housing policy was the density bonuses provided to affordable housing developments, but also praised were the streamlined permitting, the housing trust fund, and impact fee relief.

For stakeholders engaged primarily in master-planned communities or market-rate housing, there were complaints about increasing barriers to new development, with some saying that the process was once fair but is now stacked against them.

Some stakeholders used this question to take umbrage with the county's not having updated the comprehensive plan, saying that it had reached the end of its shelf-life and was due for an update.

Aside from a few complaints about pandemic-related slowdowns with county and Planning Commission staff, stakeholder mentions of staff interactions were limited to praising their professionalism.

Let's talk about the challenges of unincorporated Hillsborough County. What are some of the regulatory challenges you face when developing in the area? Which of these impacted most the final cost of housing?

The most expensive challenge for the majority of stakeholders was the increasing impact fees for new development. Stakeholders framed this as a matter of affordability – in their view, because these fees are passed directly onto the homebuyers, these increases in impact fees served to raise the final cost of housing. Stakeholders also used the argument of unfairness – that now, new developments are being forced to "pay for the sins of the past."

Stakeholders also took time during this question to speak to the fact that the comprehensive plan is showing its age. Many stakeholders, while accepting that the Urban Service Area is sound policy in the abstract, suggested that it should be expanded to allow further development along the I-4 corridor. In their view, the

USA represented a "line of death" that created supply restrictions for new housing. The South County development moratorium occasionally came up in these conversations.

Stakeholders objected to increased delays since the start of the pandemic, with some indicating that it was an understandable problem brought on by the pandemic and others feeling that other, political factors were at play. Stakeholders indicated that increases in the time to build translated to increases in the final cost of housing.

Another issue cited by stakeholders in this question was they found to be lackluster public transit within the area. For multifamily and especially for affordable housing developers, this was presented as an existential challenge.

What non-regulatory issues are most discouraging toward development projects you have worked on in unincorporated Hillsborough County?

Although several stakeholders demurred in answering this question, two clear trends emerged.

The first was that market forces had discouraged new development. Developers mentioned that the costs of both land in Hillsborough County and building materials nationwide have increased substantially in only the last several months. On the matter of building materials, the National Association of Home Builders recently reported that the cost of lumber has increased by more than 130% since April of 2020 and that this increase alone has increased the cost of a new single-family home by more than $16,000 (NAHB Now, 2020).

The second trend was a perception among a strong majority of developers that the Hillsborough County Board of County Commissioners had in recent years become "anti-growth."

Is there anything that stands out to you about the development process within Hillsborough County compared to other regions in Florida?

The consensus among developer stakeholders was "not much." Especially regarding procedural and staff-level differences in how Hillsborough County acts compared to others, stakeholders had little to say.

Some stakeholders took this time to say that other counties in Florida do much more to encourage growth at all phases of the development lifecycle. A few of the stakeholders drew the connection that this phenomenon is concentrated in counties and municipalities with much smaller populations and that Hillsborough County, by the fact of its substantial growth and urbanization, now resembles the regulatory environment of a Miami-Dade or Broward County more than a Pasco or Manatee County.

Currently, in Hillsborough County, most construction is not built to the maximum density and intensity allowed by the county's Comprehensive Plan. What factors do you believe impact this?

The most-cited factor developers gave for this question was not-in-my-backyard (NIMBY) sentiment against new developments – especially multifamily dwellings. Developers complain that efforts to build to maximum density often receive pushback from the community and that the county accedes to the demands of existing residents.

Other stakeholders noted that other regulations overlap with the density allowances, thereby creating an effectively lower density than what is allowed by the comprehensive plan. The most often mentioned was parking requirements, and many stakeholders noted that poor transit infrastructure prevents the county from reducing these requirements. Other "overlapping" regulations cited were minimum lot sizes, stormwater regulations, roads, and wetland rules.

Market forces also played a factor, according to the developers. Particularly for areas with higher allowable densities farther from the city center, developers claimed that market forces are simply not there. One stakeholder claimed that "nobody wants to live in an apartment complex that's a 45-minute drive from downtown." Additionally, in lower-value areas, the costs inherent to building multi-story buildings made it an unprofitable venture for them to pursue.

What factors keep you from engaging in more redevelopment work in unincorporated Hillsborough County?

Resoundingly, stakeholders cited market forces as the reason why more redevelopment was not taking place in unincorporated Hillsborough County. The City of Tampa, they say, draws all of the redevelopment – whether single-family or multi-family – because of the urban core's appeal and the higher price developers can charge. Redevelopment brings with it substantial additional costs, most of which do not justify the lower price points found within unincorporated Hillsborough County. Brownfield areas pose additional risks of cleanup expenses that render them unprofitable.

Stakeholders also spoke of the challenge of combining several parcels of land owned by different people. In economics, this is referred to as "the holdout problem," which

> "is a form of monopoly power that potentially arises in the course of land
> assembly. Once assembly begins, individual owners, knowing their land is
> essential to the completion of the project, can hold out for prices in excess of
> their opportunity costs" or "individual owners, realizing that they can impose
> substantial costs on the developer, seek prices well in excess of their true
> reservation prices" (Miceli & Sirmans, 2004).

Hillsborough County is very interested in providing affordable housing to its residents. From your perspective as a developer, what could the county do the facilitate more affordable and mixed-income housing?

The most popular response to this question was for Hillsborough County to provide the land for use in affordable housing projects. Due to the land acquisition costs, which are amplified by the aforementioned holdout problem, a majority of stakeholders indicated that this was the best way to induce further affordable housing. In terms of other direct government support, other stakeholders advocated for waived impact fees for affordable housing and county-sponsored financing for such projects.

Some stakeholders argued for what one stakeholder called "market-rate affordable housing," in contrast to the more traditional government-supported housing associated with programs geared towards low- and very-

low-income households. These stakeholders suggested that Hillsborough County either expand the USA outright or permit affordable housing to pass its boundaries. This cohort also advocated for other changes in regulation to facilitate affordable housing. Specifically, they suggested that Hillsborough County reduce the architectural requirements for 40-foot lots and consider tiny houses more seriously as an affordable housing alternative to large, multi-family housing projects. One stakeholder advocated for a second tier of building regulations with regards to storm and flood resiliency, suggesting that such stringent regulations were pushing more residents into mobile homes that lack such requirements.

What areas do you see as good choices for redevelopment in unincorporated Hillsborough County?

As many stakeholders expressed doubts as to the near-term viability of redevelopment in unincorporated Hillsborough County, many dismissed any of the areas outright. However, among those that answered, East Lake-Orient Park, the Brandon area, and the USF area were cited as strong possibilities.

Stakeholders again mentioned the holdout problem, and while one opined that eminent domain might be a solution to that, the community backlash that would result from that would be intolerable.

Most of the redevelopment in Hillsborough County is taking place within Tampa's city limits, especially the urban core. What factors or circumstances would make you more likely to redevelop existing properties in places like Brandon and the USF area?

As more thoroughly explored in a previous question, most developers indicated that market forces would need to be stronger to justify redeveloping these areas. However, a small number of stakeholders indicated that improved transportation options and employment opportunities in those areas would go a long way to facilitating the market conditions that would allow for more redevelopment of areas in unincorporated Hillsborough County.

Can you speak to a time when you experienced any negative feedback ("Not in my backyard" sentiments) from a community during development or redevelopment projects (in Hillsborough County)?

The overwhelming majority of developers report having experienced this sentiment. Many developers opined that much of the NIMBY feedback they have are from single-family residents that do not want to live near residents living in multi-family buildings. Some suggested that racist motivations may play a factor, while others indicated that concerns over property values and increased congestion were prominent. Many of the former group indicated that value- and congestion-related concerns were smokescreens for racism and classism.

Many developers called for Hillsborough County to be less accommodating of NIMBY sentiment, saying that it was an obstacle to progress and to developing further housing options and affordable housing for county residents.

Are there any differences between redevelopment and development projects in terms of "Not in my backyard" community sentiments?

The dominant sentiment expressed by developers was that sentiment around greenfield development was more rooted in concerns over changes to the neighborhood's composition and land values, whereas for infill projects, traffic is the primary concern. One stakeholder described it by saying that "the messaging is different, but the effort and intensity are the same."

Telephonic Survey Findings

The following section details the findings of the telephonic survey of 1,300 residents of unincorporated Hillsborough County. These residents were asked questions centered on four main themes: personal housing preferences and desires, opinions on growth policies for Hillsborough County, transportation factors, and infrastructure. This section explores the revelatory – and sometimes contradictory – personal and policy preferences of unincorporated Hillsborough County residents on matters of local growth and development.

Nationwide Comparison to Pew Research

In 2018, Pew Research Center published a robust study on the commonalities and differences between rural, suburban, and urban communities (Parker et al., 2020). This wide-ranging study covered a variety of issues unrelated to this work, such as political polarization, the opioid crisis, and more. However, it also provided important insights into American's preference for rural, suburban, and urban living. It also explored important factors affecting Americans' desires for their local communities. This study repeated some of these questions to produce comparisons that show how unincorporated Hillsborough County residents feel compared to this national average. Unincorporated Hillsborough County is predominantly a suburban area; for this reason, all comparisons to nationwide Pew data were made to the suburban residents.

Sample Demographics

To correctly estimate the opinions of unincorporated Hillsborough County, the sample, in addition to being randomly selected, must correspond to the characteristics of the population being sampled. Stratification refers to the process of ensuring that several subgroups of the larger population are represented in proportion to their population.

These telephonic survey results used pre- and post-stratification techniques, described in the methodology section, to enforce **exactly proportionality** to unincorporated Hillsborough County with respect to race/ethnicity, educational attainment, age, homeownership status, and gender. The proportion of each controlled demographic variable is given in the following table:

Race/Ethnicity	Weighted Percent	2019 5-yr ACS Census %
White or Caucasian	51.8%	51.8%
Black or African American	13.4%	13.4%
Hispanic or Latino	30.5%	30.5%
Asian or Asian American	4.1%	4.1%
American Indian or Alaska Native	0.2%	0.2%
Native Hawaiian or Pacific Islander	0.1%	0.1%
Education	**Weighted Percent**	**2019 5-yr ACS Census %**
Did not complete high school	10.9%	10.9%
High school or GED	27.7%	27.7%
Trade or vocational school/Some College	29.6%	29.6%
Bachelor's degree	20.7%	20.7%
Master's degree /Doctoral/Professional Degree	11.0%	11.0%

Age	Weighted Percent	2019 5-yr ACS Census %
Under 25	10.8%	10.8%
25 to 34	18.8%	18.8%
35 to 44	17.8%	17.8%
45 to 54	17.9%	17.9%
55 to 64	15.8%	15.8%
65 or older	19.0%	19.0%
Homeownership	**Weighted Percent**	**2019 5-yr ACS Census %**
Own	63.1%	63.1%
Rent	36.9%	36.9%
Gender	**Weighted Percent**	**2019 5-yr ACS Census %**
Male	49.1%	49.1%
Female	50.9%	50.9%

Other demographic elements were captured by survey interviewers but were not controlled during the sampling process. Despite that, the random selection employed in the surveying process resulted in a very healthy distribution of each.

Most residents within unincorporated Hillsborough County reside in single-family homes. Following that, residents were most likely to live within apartment complexes. Other residential arrangements, such as mobile homes and multiplex dwellings, comprised a substantially smaller share of the sample.

Housing Type
(n=1,300; 100%)

Housing Type	Percent
Single family home	60%
Apartment (rental)	19%
Manufactured/Mobile Home	8%
Duplex/Triplex/Quadplex	7%
Condominium/Villa/Townhouse	5%
Assisted living facility/Retirement community	1%
Other	0.3%
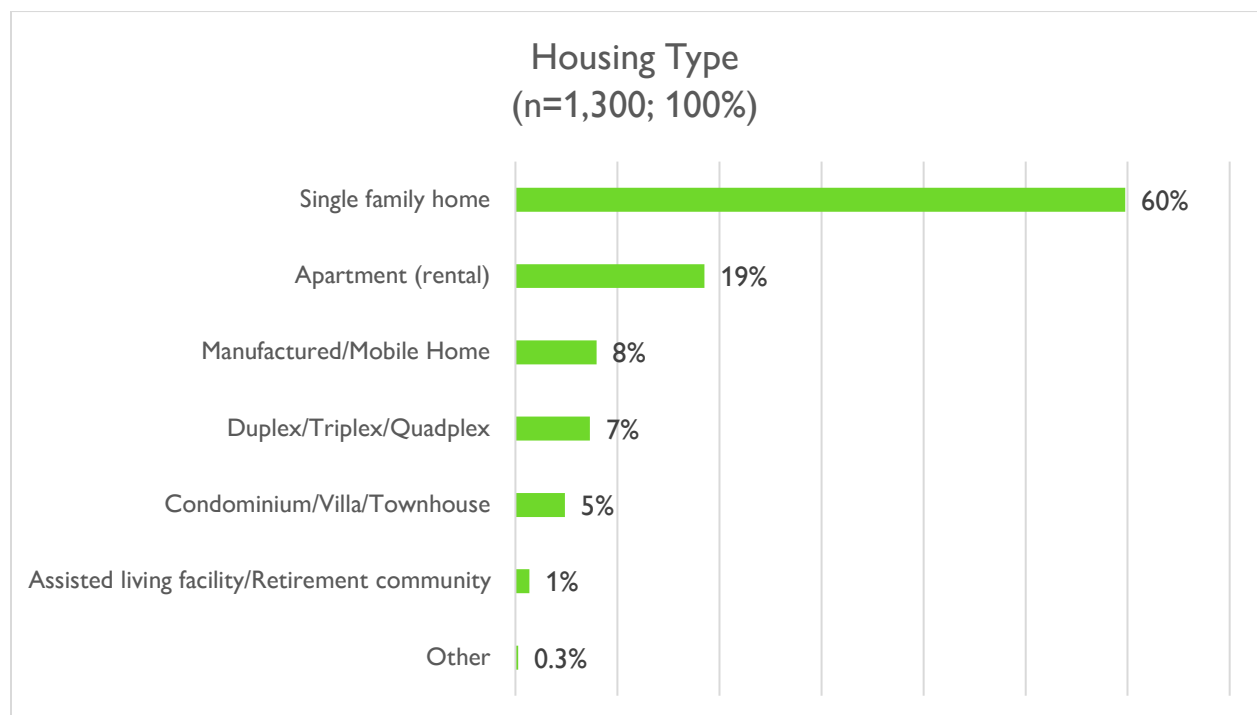
Residents were evenly split as to whether they lived in a household with children. The suburban nature of unincorporated Hillsborough County is counterbalanced by the area's high number of retirees and senior citizens.

Children Under 18 in Home
(n=1,300; 100%)

- Yes: 52%
- No: 48%
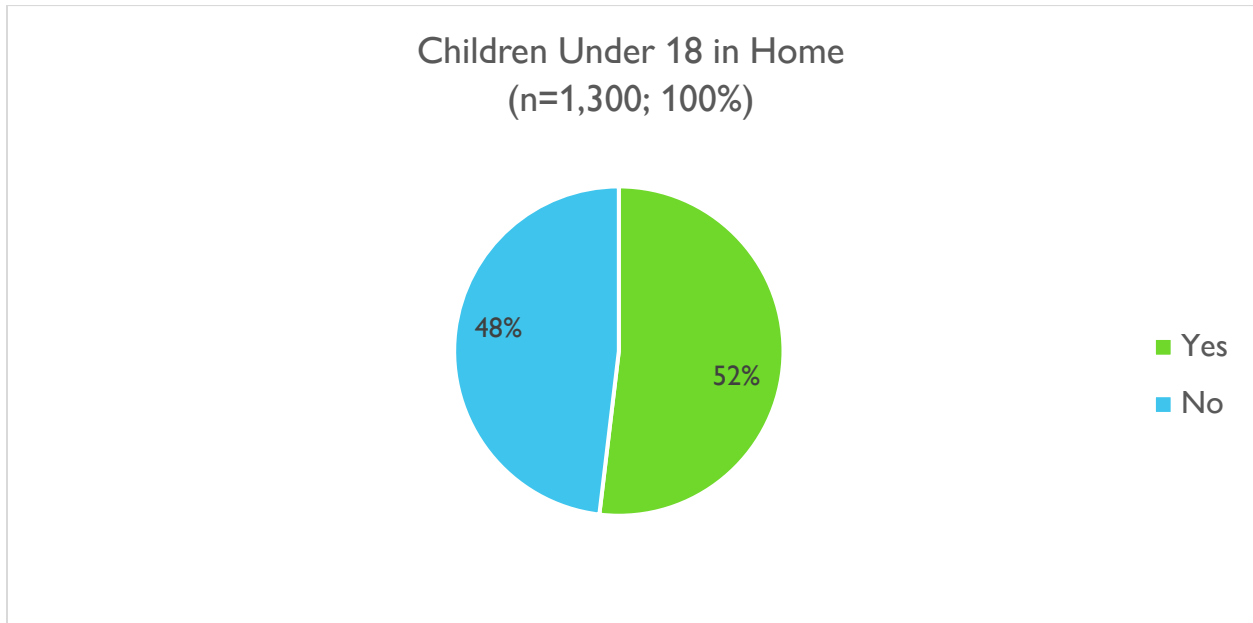
This study is divided into three regions of unincorporated Hillsborough County, with unequal populations. The sampling provided more than enough respondents within each region to explore differences inherent to each. At the same time, it is roughly in proportion to the population of each region, with the East region having the largest population and the West region having the smallest.

Regions Surveyed
(n=1,300; 100%)

- East: 37%
- South: 34%
- West: 29%
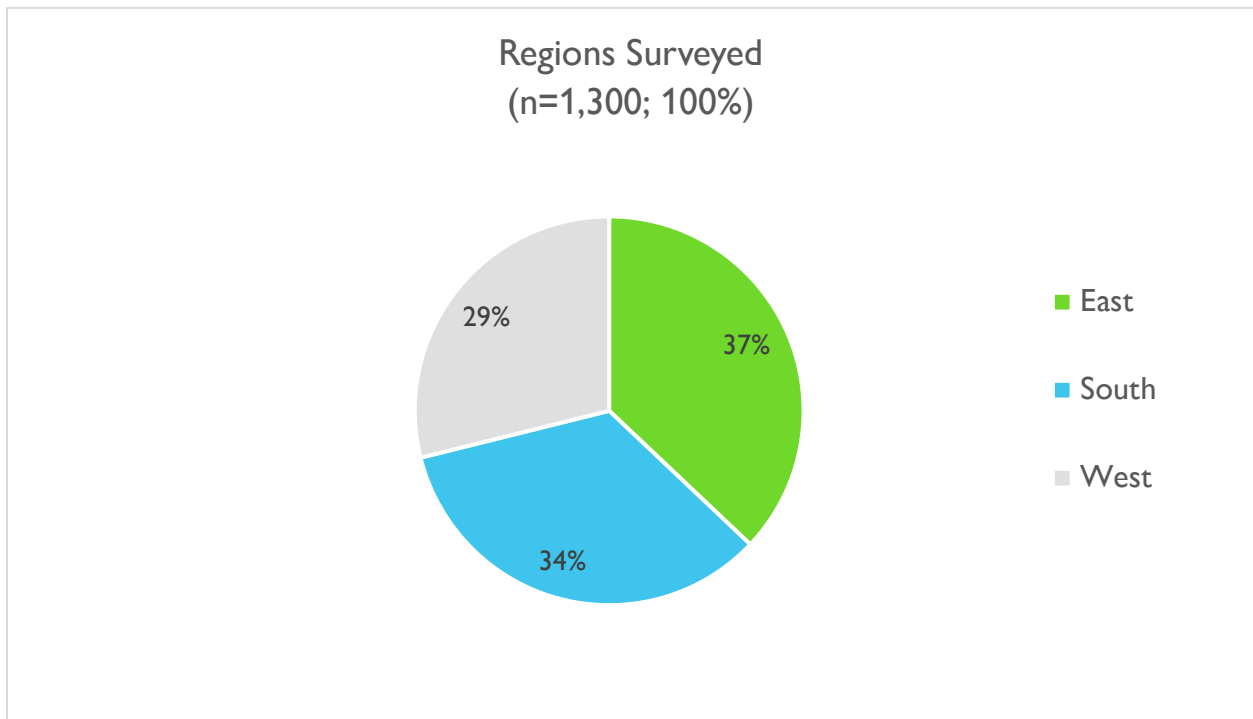
Household incomes also revealed a healthy distribution, in which all income ranges were well-represented. Nearly one in eight (13%) of respondents refused to disclose their income; it is for this reason that educational attainment was used instead of income as part of the sample stratification.

Household Income
(n=1,300; 100%)

Income Range	Percentage
Under $25,000	9%
$25,000 to $49,999	16%
$50,000 to $99,999	32%
$100,000 to $149,999	20%
$150,000 to $199,999	8%
$200,000 to $249,999	1%
$250,000 or more	1%
NA/Refused	13%
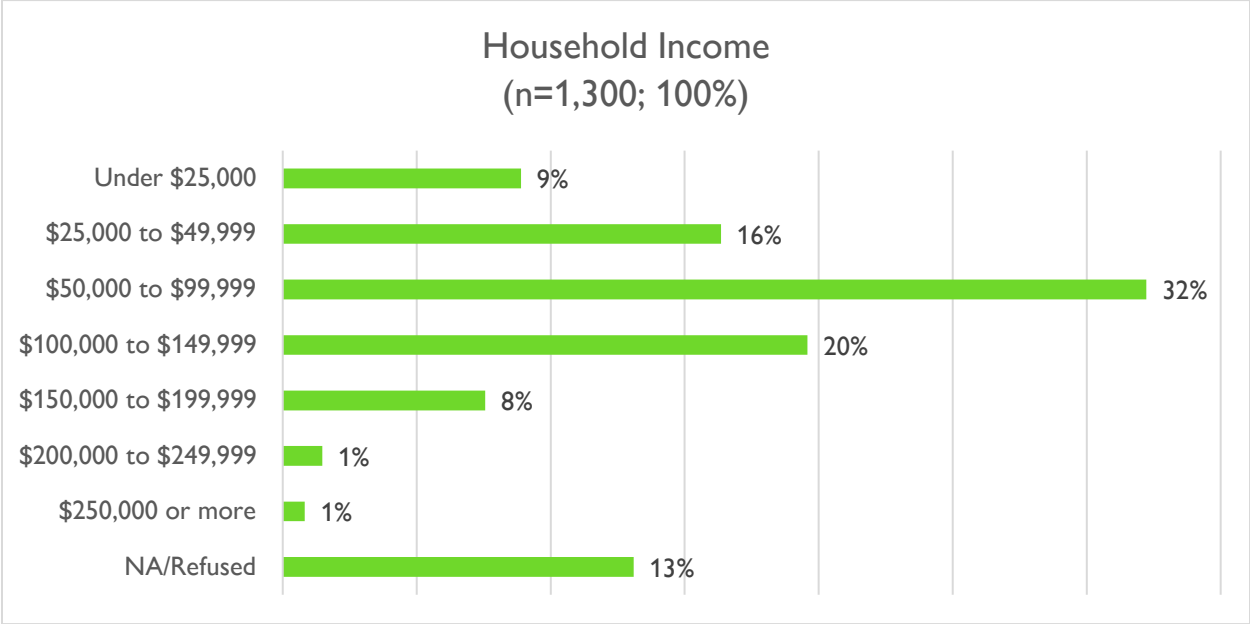
Finally, tenure – the amount of time a resident has lived within the county – follows an expected distribution. The majority of unincorporated Hillsborough County residents have lived within the county for ten or more years. At the same time, a sizeable share – more than one in ten – of the respondents had only lived within the area for four or fewer years.

Tenure
(n=1,300; 100%)

Tenure	Percentage
One year or less	5%
2 to 4 years	8%
5 to 9 years	20%
10 to 14 years	27%
15 years or more	40%
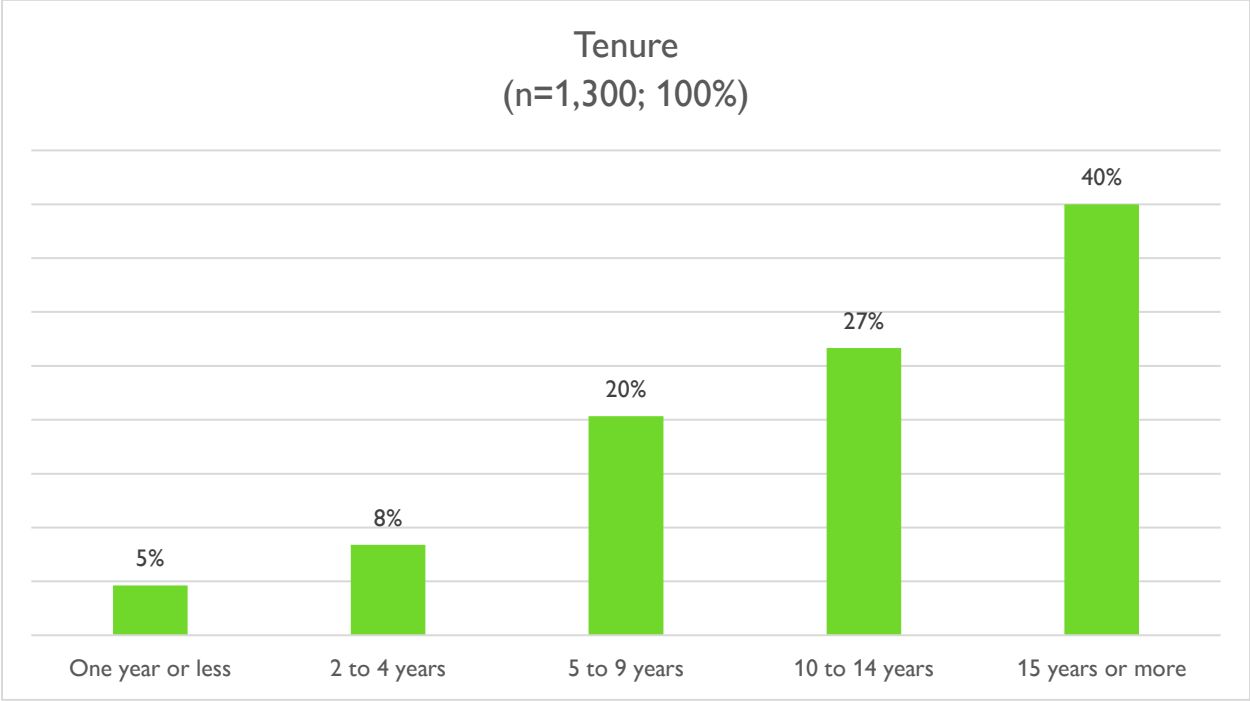
Desire to Move

Within Hillsborough County, approximately one in five (21%) of residents would like to move to another community. This figure is significantly higher in the East region (27%) and lower within the West region of unincorporated Hillsborough County.

If you could, would you like to move to a different community?
(n=1,300; 100%)

Legend: East, South, West, All Respondents

Yes: East 27%, South 21%, West 15%, All Respondents 21%
No: East 55%, South 67%, West 71%, All Respondents 64%
Don't know/NA: East 18%, South 13%, West 14%, All Respondents 15%
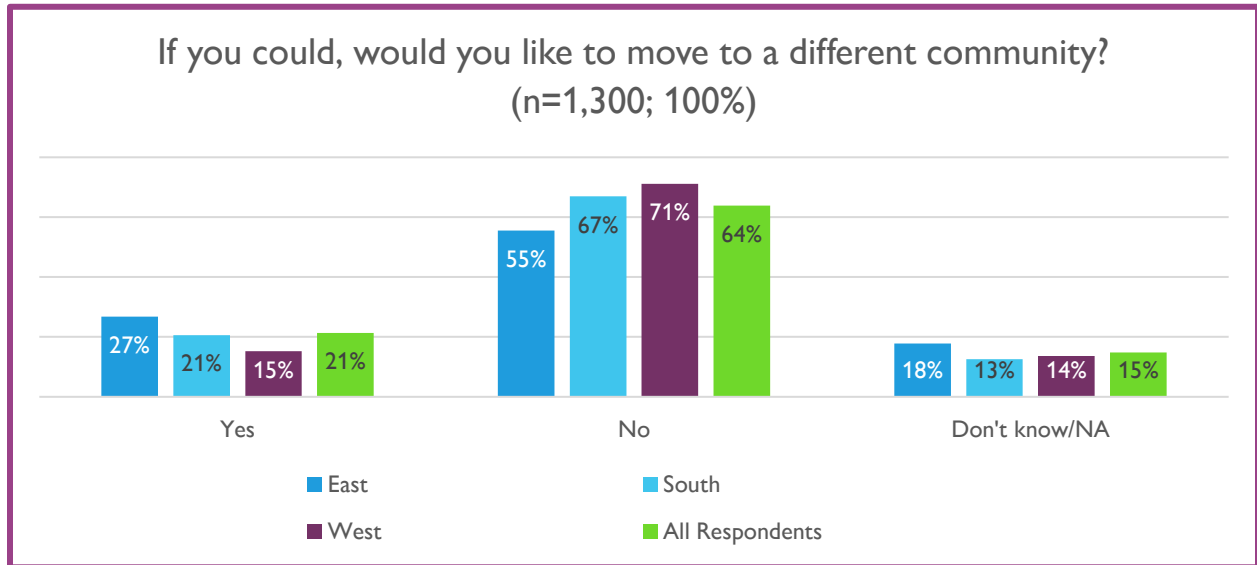
A stark distinction exists between renters and homeowners. The great majority of homeowners (77%) do not wish to move, while only 42% of renters have no desire to move.

Desire to move: Renters

Yes 37%, No 42%, Don't Know 21%

Desire to move: Homeowners

Yes 12%, No 77%, Don't Know 11%
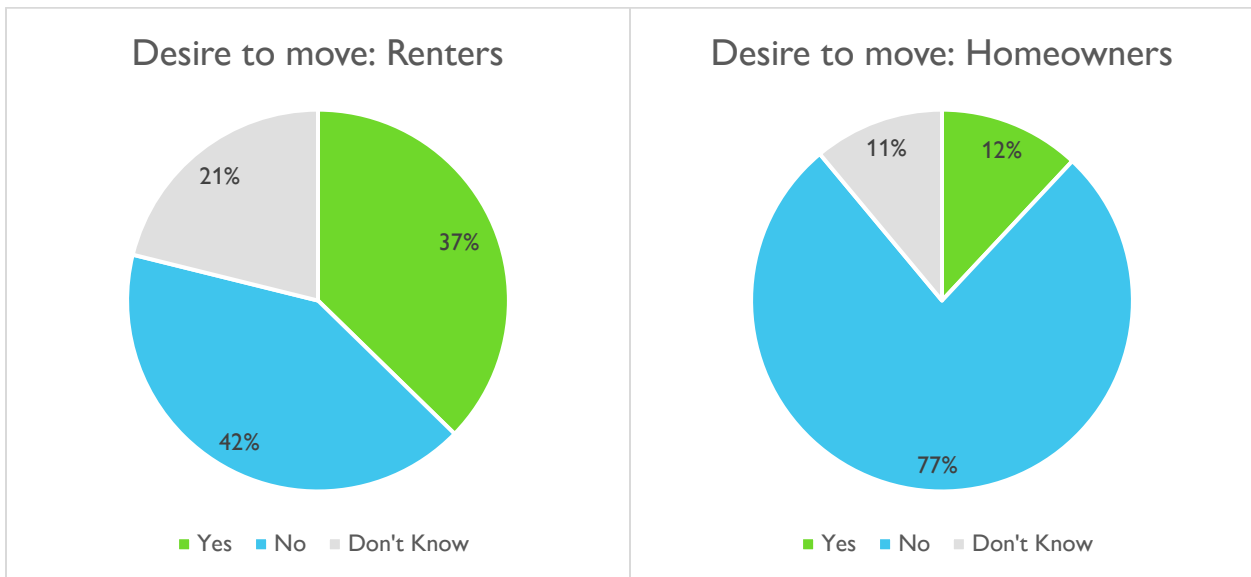
Hispanic residents, considering all other demographic factors (such as their increased rate of renting), are approximately half as likely (.58) to desire to move as a white resident of Hillsborough County, controlling for all other demographics.

Renting vs owning: Race/ethnicity

Race/ethnicity	Own	Rent
Hispanic or Latino	51%	49%
Black or African American	58%	42%
White or Caucasian	71%	29%

Legend: ■ Own ■ Rent

Desire to move: Race/ethnicity

Race/ethnicity	
Black or African American	24%
Hispanic or Latino	21%
White or Caucasian	21%
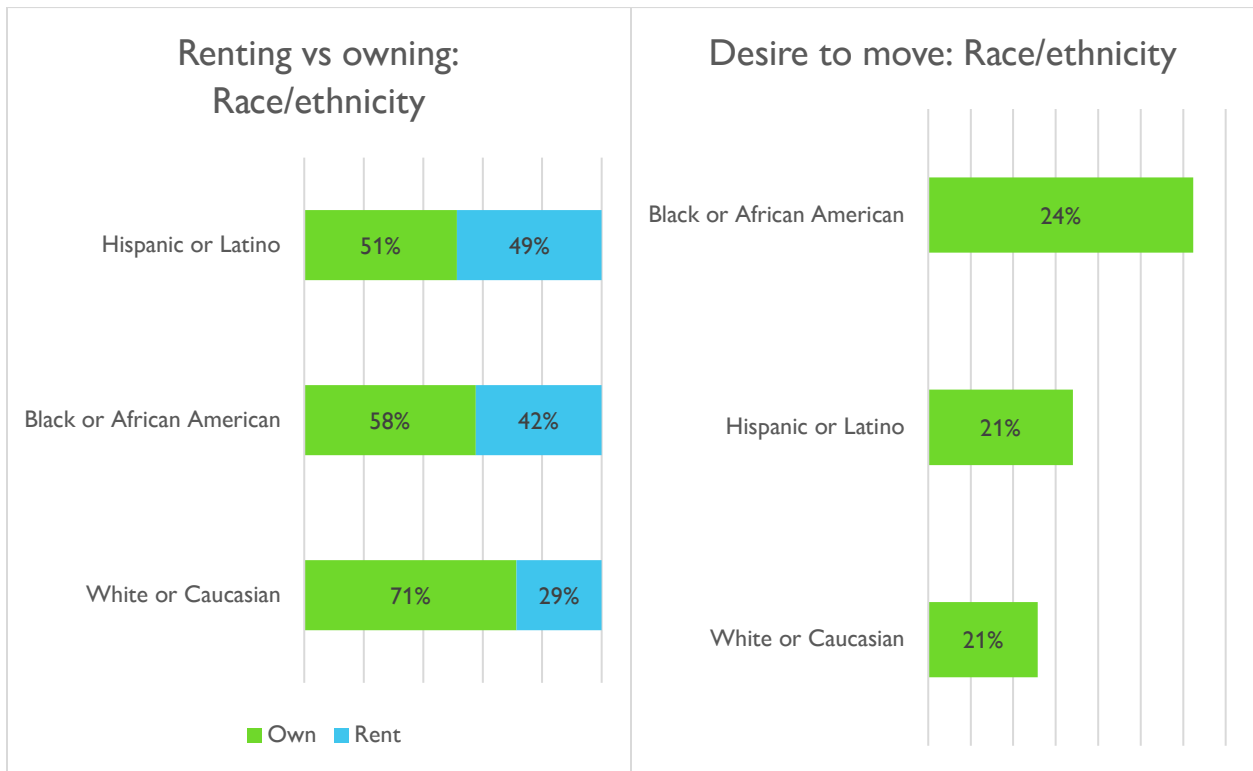
Comparing the county survey responses to the PEW study of Americans regarding whether residents would like to move to a different community to research conducted by PEW shows that unincorporated Hillsborough County residents are 38% less likely to want to move than the national average. The reported PEW data only considers the responses from those living in a suburban area as it is most comparable to the study.

If you could, would you like to move to a different community?: PEW Research Center trend

2018 PEW: Suburban	34%
2021 Hillsborough County Study	21%
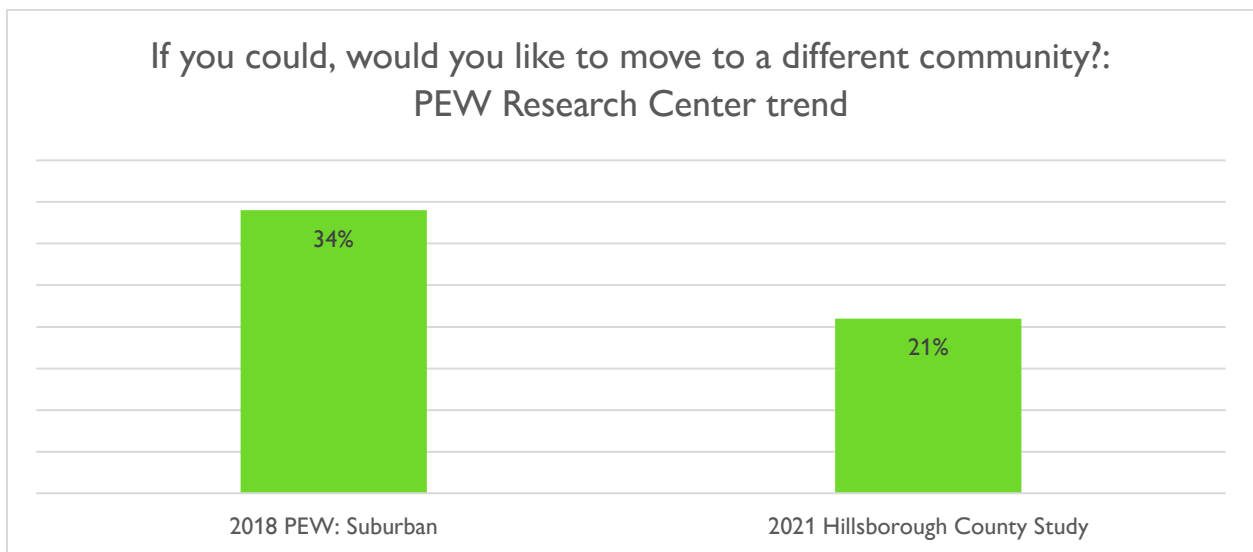
Relocation Destination

Among those that desire to move, residents in unincorporated Hillsborough County clearly prefer to move further away from the urban core. Given the suburban nature of the studied geography, this is unsurprising.

Those that would like to move: Would you like to move to an urban, rural, or suburban area?
(n=273; 21%)

Urban	Rural	Suburban
11%	51%	38%
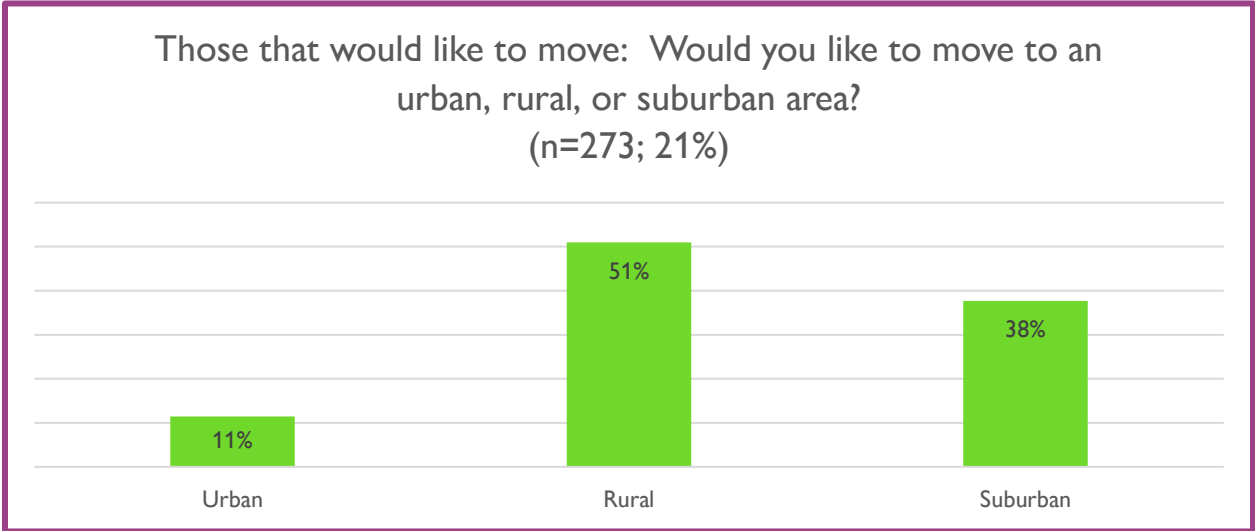
Unincorporated Hillsborough County residents were substantially more likely to desire to move to a rural area then the nationwide average of suburban-dwelling residents according to PEW. Those that would like to move to another area are similar in percentage for the desire to move to a suburban area (41% PEW vs. 38% current study), indicating that the major difference is a lack of unincorporated Hillsborough County residents' interest in moving to an urban area.

Desire to move: PEW Research Center trend

	Urban Area	Suburban Area	Rural Area
2018 PEW: Suburban	23%	41%	35%
2021 Hillsborough County Survey	11%	38%	51%

■ 2018 PEW: Suburban   ■ 2021 Hillsborough County Survey
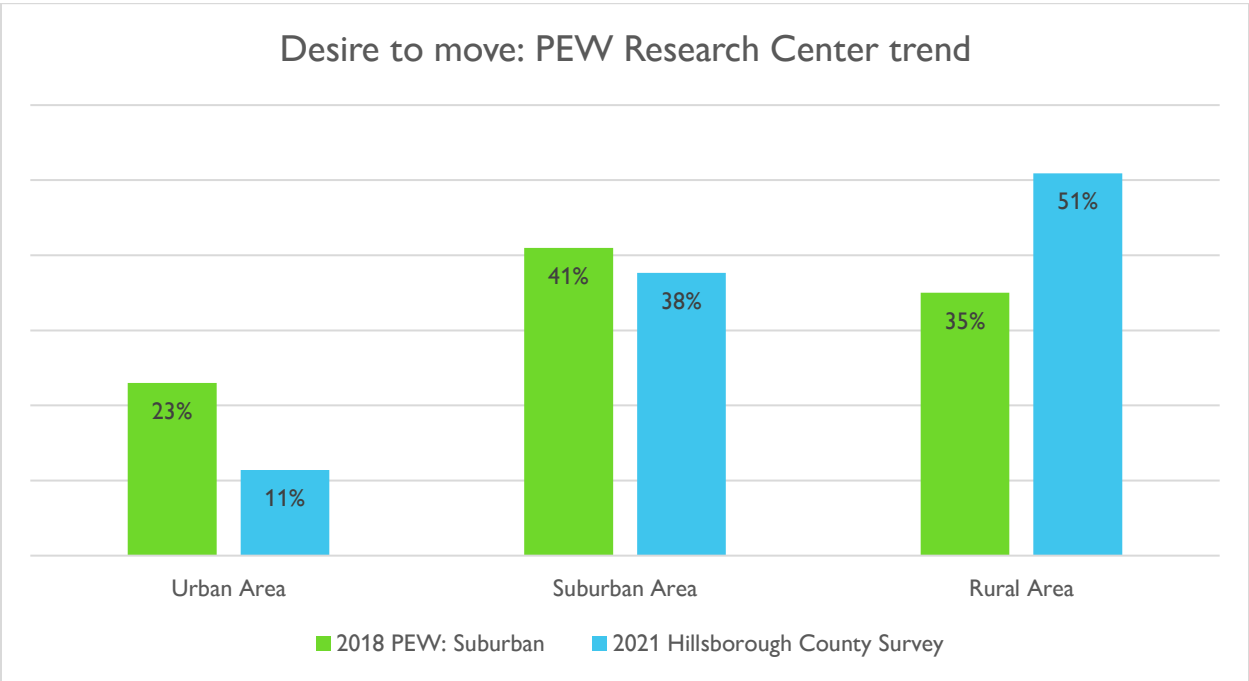
Relocation Reasoning

Most respondents' reasons for wanting to relocate reflected the realities of suburban and rural living: having a larger yard, being able to more easily own animals, wanting to own rather than to rent, and avoiding issues of traffic and crowding. In this respect, residents' reasons aligned strongly with their preferred destination.

For instance, respondents indicating that they want to be closer to things to do overwhelmingly fell in the 11% of respondents that want to move somewhere urban.

Why would you like to move to a new community?
(n=273; 21%)

Reason	Percentage
Prefer rural lifestyle	45%
Crowding	16%
I want to own	12%
Traffic	10%
Safety	8%
Closer to things to do	7%
Other	17%
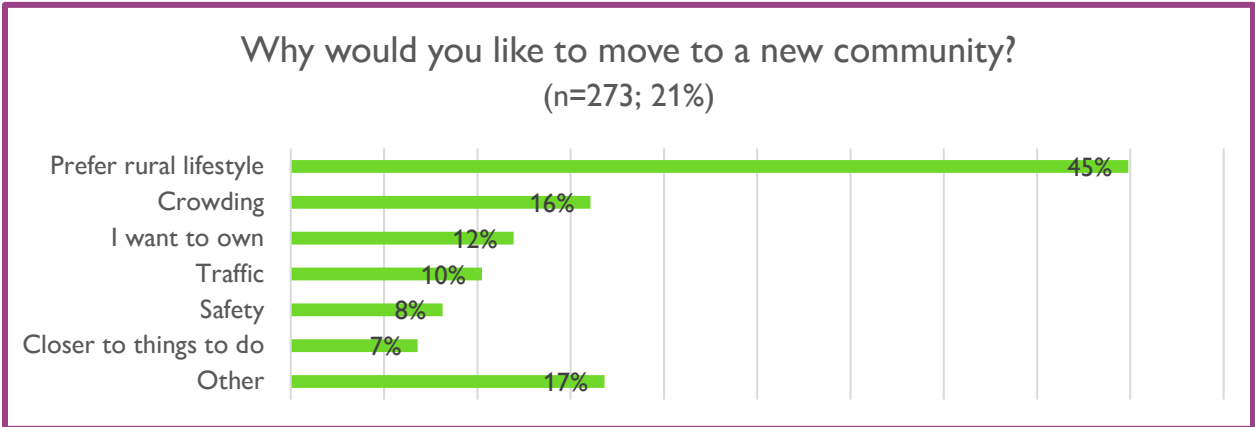
Residents gave varied reasons as to why they do not want to change communities. The most common responses were generic statements of contentedness with their current house and community. Other responses indicated that respondents had already moved to areas that align with their preferences – enjoying the peace and quiet and appreciating the things to do. Two other important factors were often cited: residents' proximity to their friends and colleagues and residents' living in an area with good schools. These two factors have an "anchoring" effect, often keeping residents – especially parents – from seeking to move to a more desirable location.

Why wouldn't you want to move?
(n=905; 71%)

Reason	Percentage
Loves their current community	29%
Generally happy	19%
Enjoys the peace and quiet	19%
Appreciates the things to do and bustle	15%
Inertia (Unwilling to move)	14%
Proximity to friends/work	14%
Good schools	10%
Safety	8%
Nature	5%
Water/Beach	4%
Other	8%
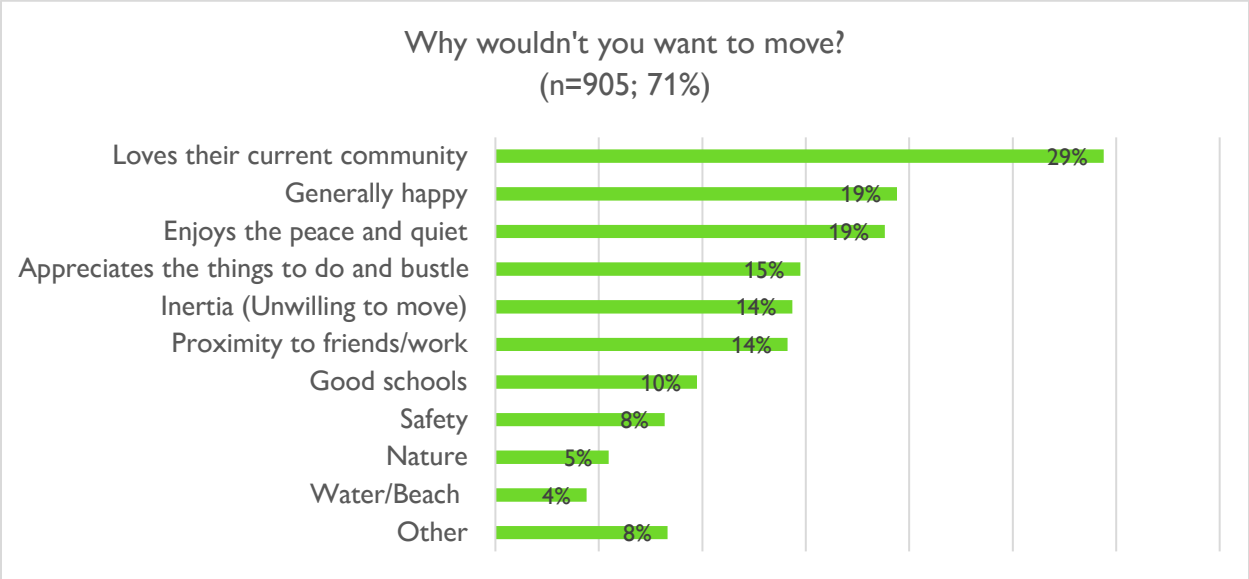
Community Characteristics

While the preceding section detailed personal reasons for residents' desires to move or to remain, this section details abstract characteristics about which all residents were asked.

For residents in unincorporated Hillsborough County, the most important aspect is being near one's family. Very closely behind that in importance is residents' proximity to retail and business options that residents want to visit.

Seven of the nine categories scored similarly, with at least 75% of unincorporated Hillsborough County residents providing an importance rating of four or five. However, two transportation-related categories buck this trend substantially. Only 58% of unincorporated residents feel that a short commute is important; only 39% feel that convenient access to public transportation is important.

On a scale of 1 to 5, how important is it that you live in a community _____?
(n=1,300; 100%)

Community Characteristic	1 - Not Important & 2	3	4 & 5- Very Important
Near my family	7%	12%	81%
With retail and business options that I want to visit	7%	13%	80%
With access to recreational and outdoor activities*	9%	11%	80%
With a strong sense of community*	10%	11%	79%
That is a good place to raise children*	15%	8%	77%
With access to art, music, and theater*	9%	14%	77%
Where it is convenient to safely walk places	13%	12%	75%
Where my commute to work is minimal	34%	8%	58%
With convenient access to public transportation	49%	12%	39%

Legend: ■ 1 - Not Important & 2 ■ 3 ■ 4 & 5- Very Important

Note: categories marked with an asterisk (*) indicate that they are directly comparable to research conducted by Pew Research in 2018.

Four of the community characteristics tested in this study were directly comparable to research compiled by PEW. In each case, Hillsborough County residents placed a higher importance on those characteristics than the nationwide average. However, the relative ranking of these four attributes corresponds exactly with nationwide average of suburban residents.

Those that said "5- very imporant" to live in a commuity that _____: PEW Research Center trend

	With access to art, music, and theater	With a strong sense of community	With access to recreational and outdoor activities	That is a good place to raise children
2018 PEW: Suburban	27%	27%	43%	63%
2020 Community Study	59%	65%	67%	71%

- 2018 PEW: Suburban
- 2020 Community Study
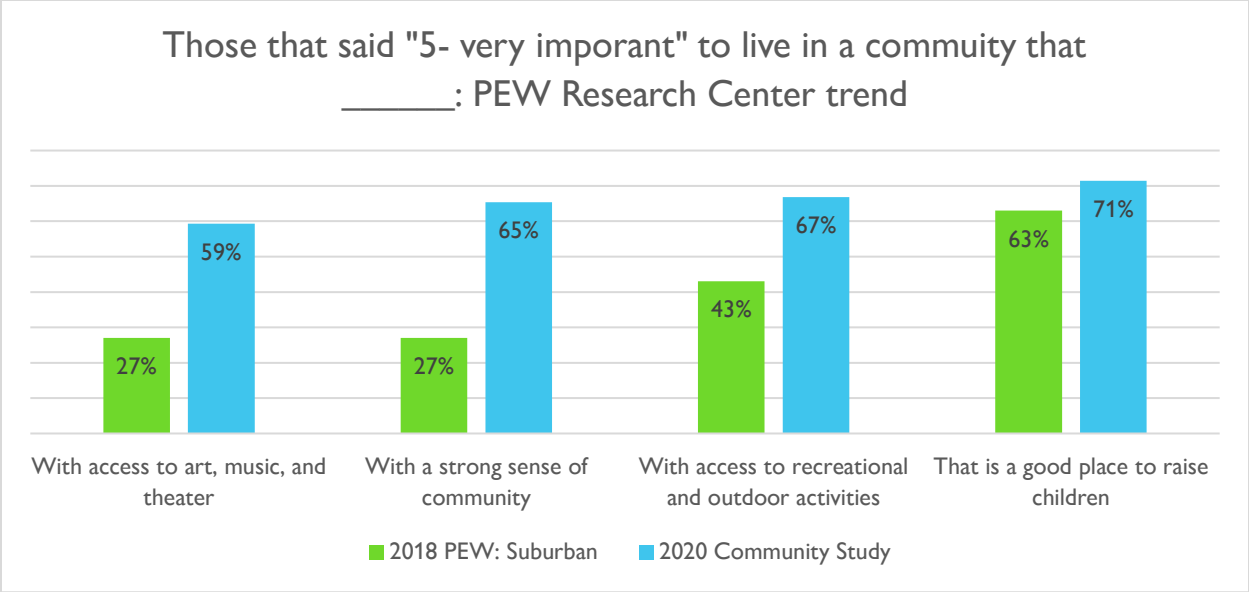
Determining Factors for Community Characteristics

Living in a Community Near One's Other Family Members and Friends

Generally, little variation existed between different demographic groups. Living near one's family and friends is important for the great majority of unincorporated Hillsborough County's population.

How important is it that you live in a community near your other family members and friends?
(n=1,300; 100%)

- 7% — 1 - Not at all & 2
- 12% — 3
- 81% — 4 & 5 - Very Important
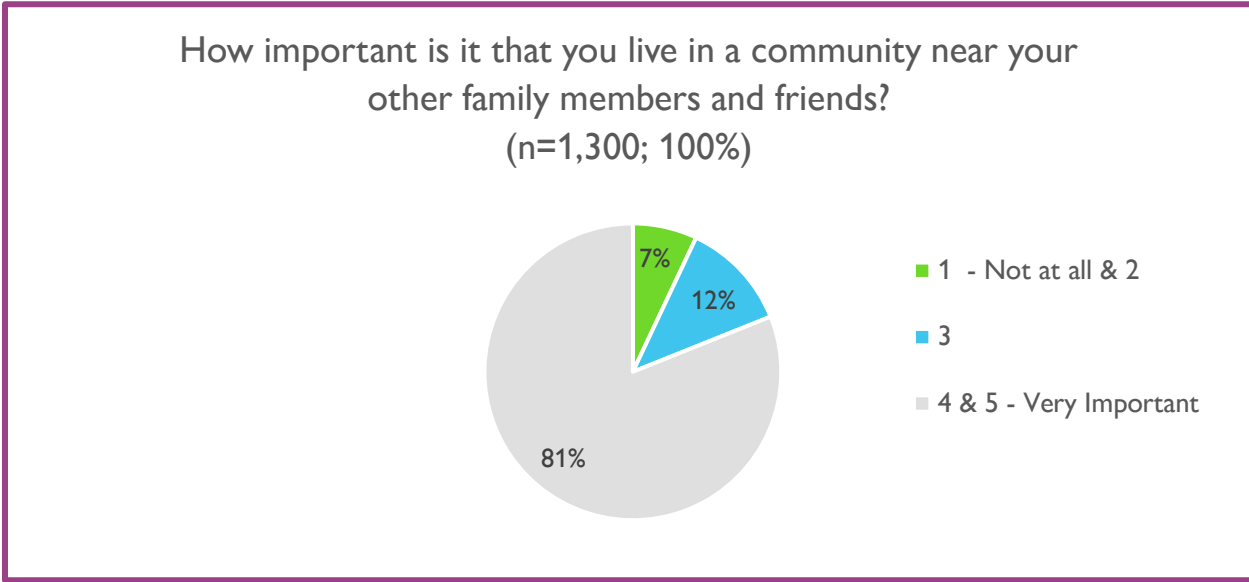
Living in a Community with a Variety of Retail and Other Business Options

Several factors affect residents' prioritizing retail and business variety. Wealthier residents and those who have lived in Hillsborough County

longer consider this factor to be more important to them. Additionally, residents living in multi-family dwelling, especially apartment complexes, rank this more important than residents of single-family homes.

How important is it that you live in a community with a variety of retail and other business options?
(n=1,300; 100%)

- 1- Not at all & 2
- 3
- 4 & 5- Very Important

7%
13%
80%
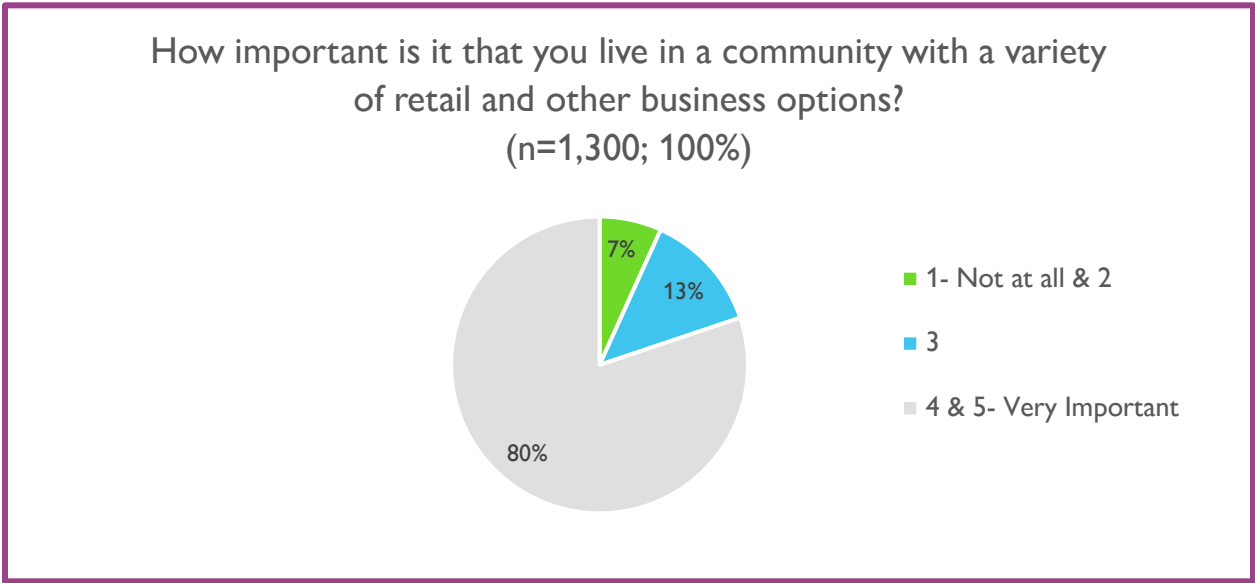
More significant differences exist for this second-most important category than for the previous characteristic. Retail and business variety is traditionally associated with dense urban environments, but anyone who has driven along North Dale Mabry Boulevard or visited the Westfield Brandon Town Center can see that suburban areas within Hillsborough County offer a wide variety of retail.

Rated very important (4 & 5) to live in a community with a variety of retail and other business options: Region

East	South	West
78%	77%	86%
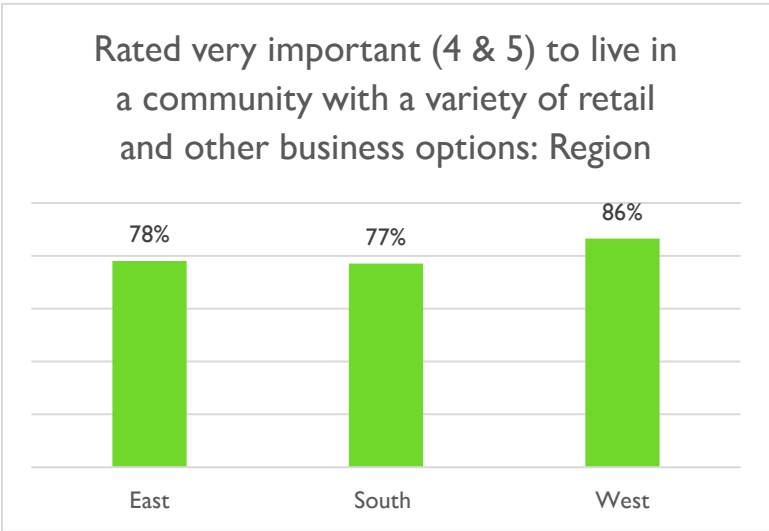
Residents in the West region of unincorporated Hillsborough County were more likely to rate this category as important. One trend across all categories in this section is that the West region places higher importance on many factors – even after controlling for differences in their demographic makeup.

Rated very important (4 & 5) to live in a community with a variety of retail and other business options: Tenure

Tenure	Percent
15 years or more	80%
10 to 14 years	85%
5 to 9 years	83%
2 to 4 years	67%
One year or less	68%

Rated very important (4 & 5) to live in a community with a variety of retail and other business options: Household income

Household income	Percent
Under $25,000	72%
$25,000 to $49,999	73%
$50,000 to $99,999	84%
$100,000 to $149,999	84%
$150,000 to $199,999	83%
$200,000 to $249,999	87%
$250,000 or more	78%

Tenure plays a significant role in the importance of retail. Generally speaking, residents with higher tenure place greater importance in this category. Income also plays a factor, with residents earning more than $50,000 having above-average importance for retail variety. This is unsurprising given the much larger degree of disposable income in these brackets. Residents living within apartment complexes are substantially more likely to place a very high importance on this category than those living within single-family homes.

Rated very important (4 & 5) to live in a community with a variety of retail and other business options: Residence type

Residence type	Percent
Condominium/Villa/Townhouse	80%
Manufactured/Mobile Home	82%
Apartment (rental)	94%
Duplex/Triplex/Quadplex	79%
Single family home	76%
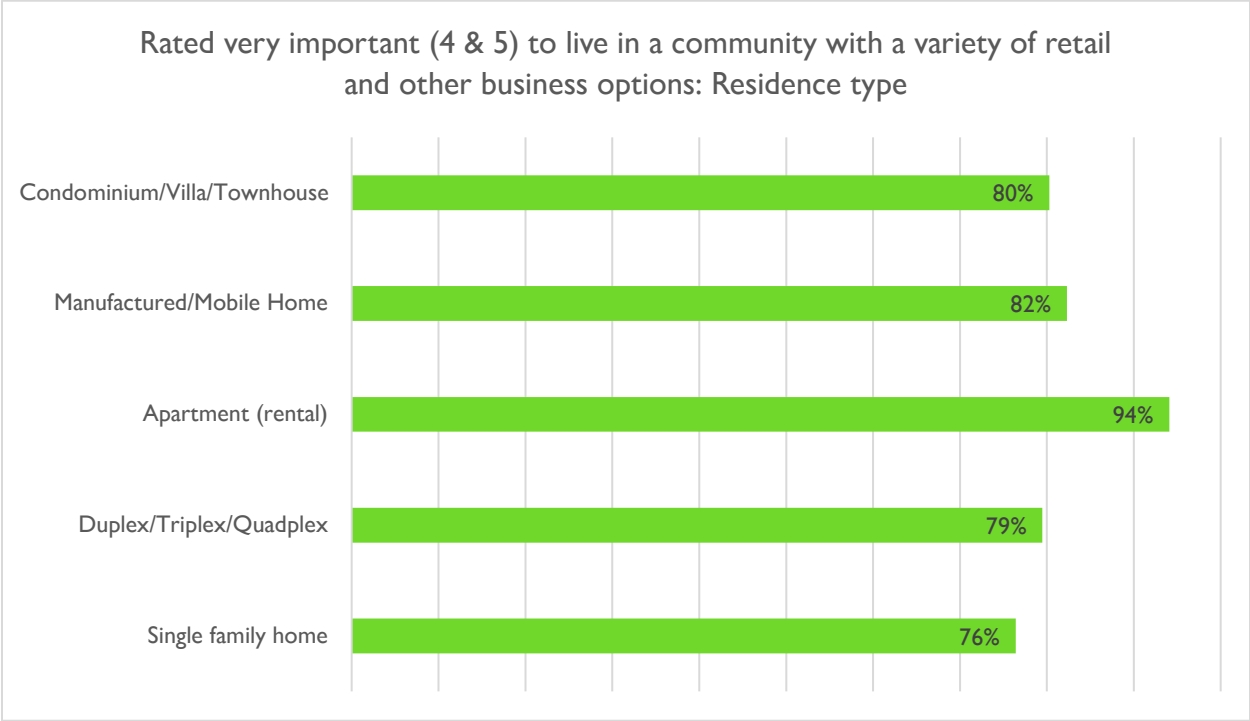
Living in a Community with Access to Recreational and Outdoor Activities

Unincorporated Hillsborough County residents in multi-family housing place a higher importance on having recreation options than inhabitants of single-family homes.

How important is it that you live in a community with access to recreational and outdoor activities?
(n=1,300; 100%)

- 1 - Not at all & 2
- 3
- 4 & 5 - Very Important

9%
11%
80%
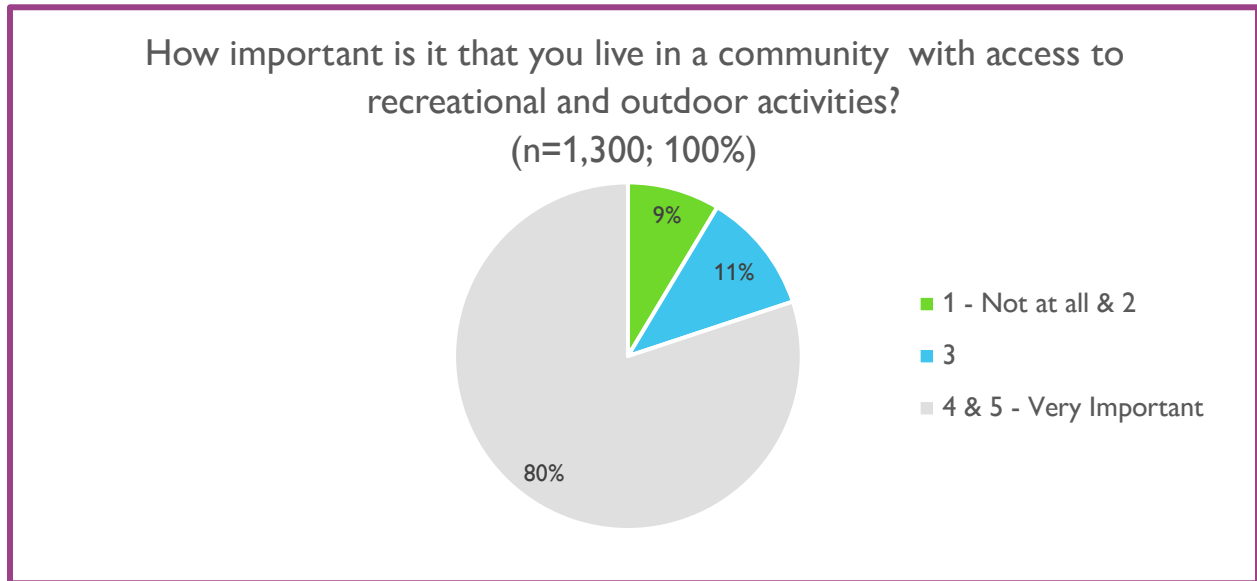
According to the Smithsonian (Fogarty, 2018), the modern conception of the backyard began after the end of World War 2, when surpluses of material following the war, as well as changes in workforce, transportation, and cultural factors encouraged. Backyards represent a small, private outdoor space for recreational activities. Although this research did not directly ask residents of single-family homes why access to recreational and outdoor activities are less important than other housing types, it is unsurprising that residents of single-family homes are less likely to consider their community's access to recreational and outdoor activities as important as those who live in multi-family dwellings.

Rated very important (4 & 5) to live in a community with access to recreational and outdoor activities: Residence type

Residence type	Percent
Condominium/ Villa/Townhouse	91%
Manufactured/Mobile Home	92%
Apartment (rental)	88%
Duplex/Triplex/Quadplex	67%
Single family home	78%
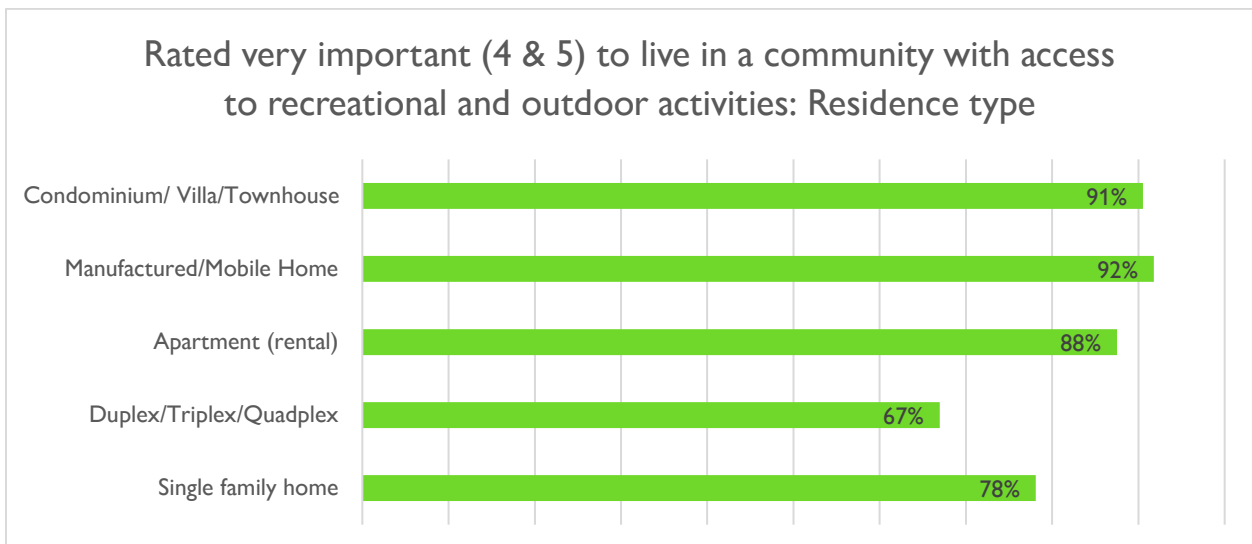
Living in a Community with a Strong Sense of Community

Sense of community is much more important for unincorporated Hillsborough County residents that have lived in the area for multiple years than it is for newer arrivals.

How important is it that you live in a community with a strong sense of community?
(n=1,300; 100%)

- 1 - Not at all & 2
- 3
- 4 & 5 - Very Important

10%
11%
79%
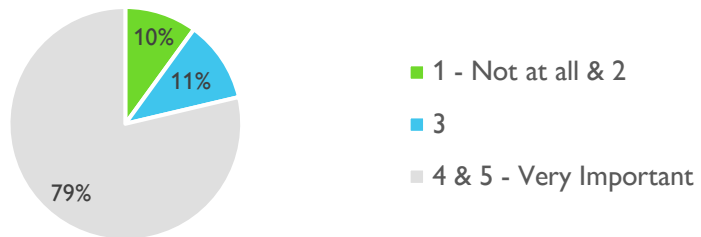
A common academic definition for sense of community (Chavis et al., 1986) is the "feeling that members have of belonging, a feeling that members matter to one another and to the group, and a shared faith that members' needs will be met through their commitment to be together." Tenure has a powerful impact on residents' desires for a strong sense of community. Residents with high levels of tenure are almost twice as likely to say that sense of community is an important characteristic that they want their community to have. This difference can partially be explained by the longer-tenured residents "putting down roots" and participating in more community activities.

Rated very important (4 & 5) to live in a community with a strong sense of community: Tenure

Tenure	Percent
15 years or more	78%
10 to 14 years	88%
5 to 9 years	81%
2 to 4 years	64%
One year or less	47%
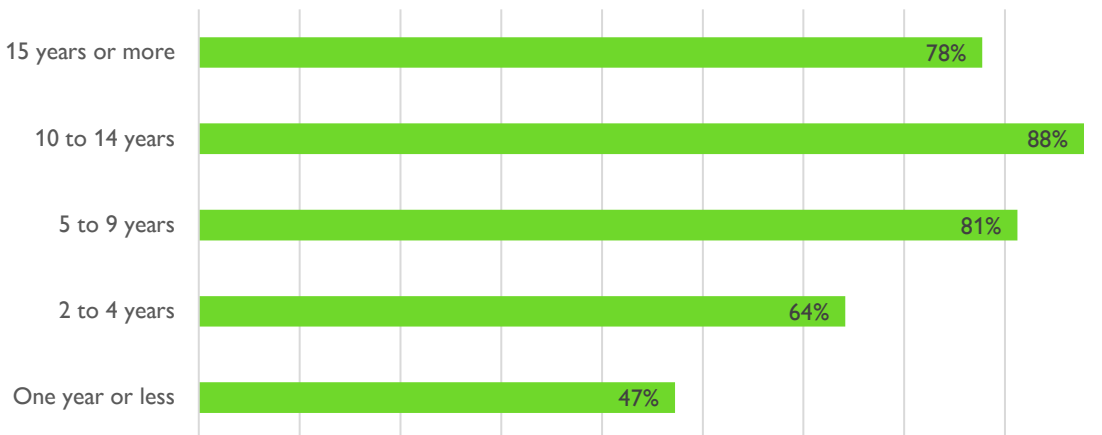
Living in a Community that is a Good Place to Raise Children

Unsurprisingly, residents without children in their homes, as well as older, retirement-aged residents are substantially less concerned about their neighborhood being a good place to raise children.

Living in a Community that is a Good Place to Raise Children	All Unincorporated Hillsborough County	Children in Home	No Children in Home
4 & 5- Very Important	77%	87%	66%

Lifestyles and life stages that are typically associated with childlessness are strongly negatively correlated to placing a high importance on their community being a good place to raise children. Specifically, not having children in the household or being 65 years or older in age were associated with significantly lower average importance scores.

Rated very important (4 & 5) to live in a community that is a good place to raise children: Age

Age	Percent
65 or older	58%
55 to 64	77%
45 to 54	82%
35 to 44	88%
25 to 34	82%
Under 25	78%
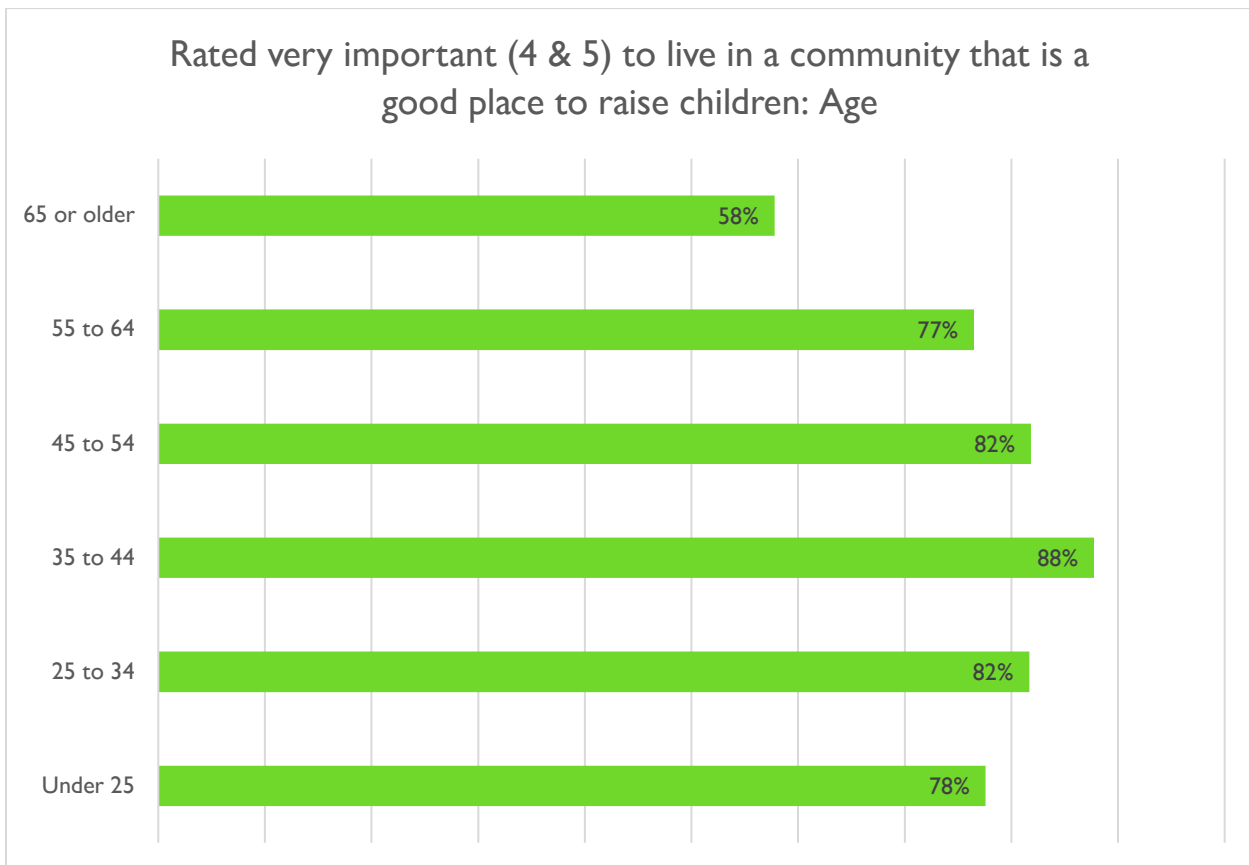
Living in a Community with Access to Art, Music, and Theater

Younger residents in unincorporated Hillsborough County are more likely to consider access to art, music, and theater more important than their older counterparts.

How important is it that you live in a community with access to art, music, and theater?
(n=1,300; 100%)

- 9%
- 14%
- 77%

■ 1 - Not at all & 2
■ 3
■ 4 & 5 - Very Important
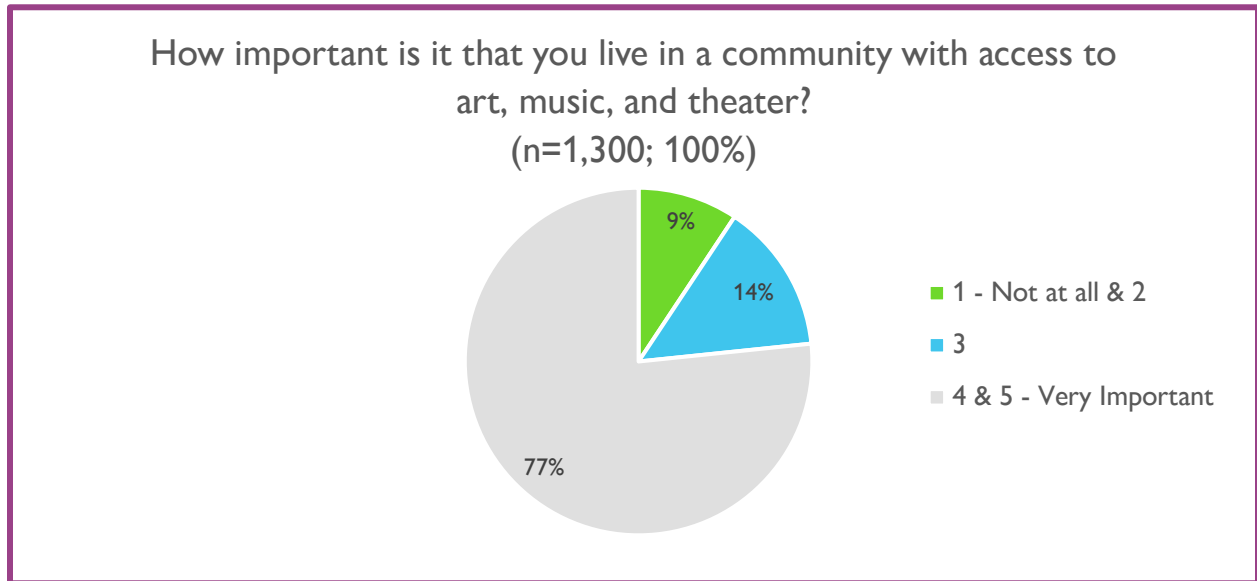
Residents' desire for arts, music, and theater declines with age. A clear generational divide separates those 55 and up from those younger in age.
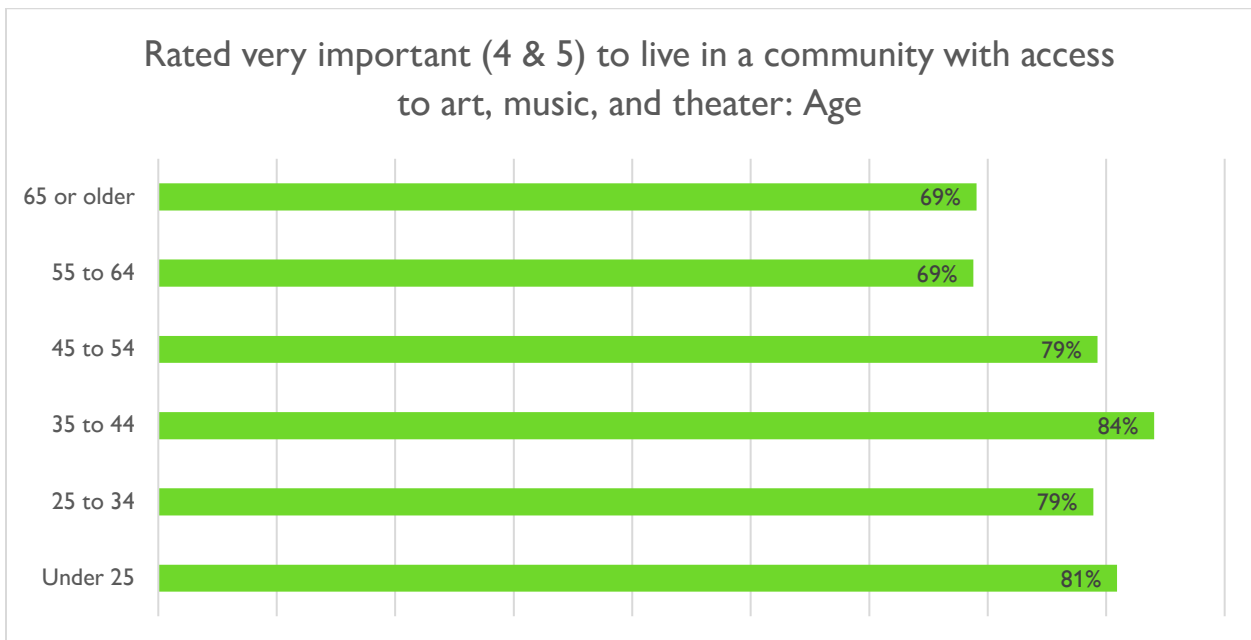
Rated very important (4 & 5) to live in a community with access to art, music, and theater: Age

Age	Percent
65 or older	69%
55 to 64	69%
45 to 54	79%
35 to 44	84%
25 to 34	79%
Under 25	81%

Living in a Community Where it is Convenient to Safely Walk or Bike for Most of One's Everyday Needs

Residents with children in the household place a higher importance on bicyclist and pedestrian safety. However, bicyclist and pedestrian safety is an important characteristic sought by most residents.

How important is it that you live in a community where it is convenient to safely walk or bike for most of your everyday needs?
(n=1,300; 100%)

- 13% — 1 - Not at all & 2
- 12% — 3
- 75% — 4 & 5 - Very Important
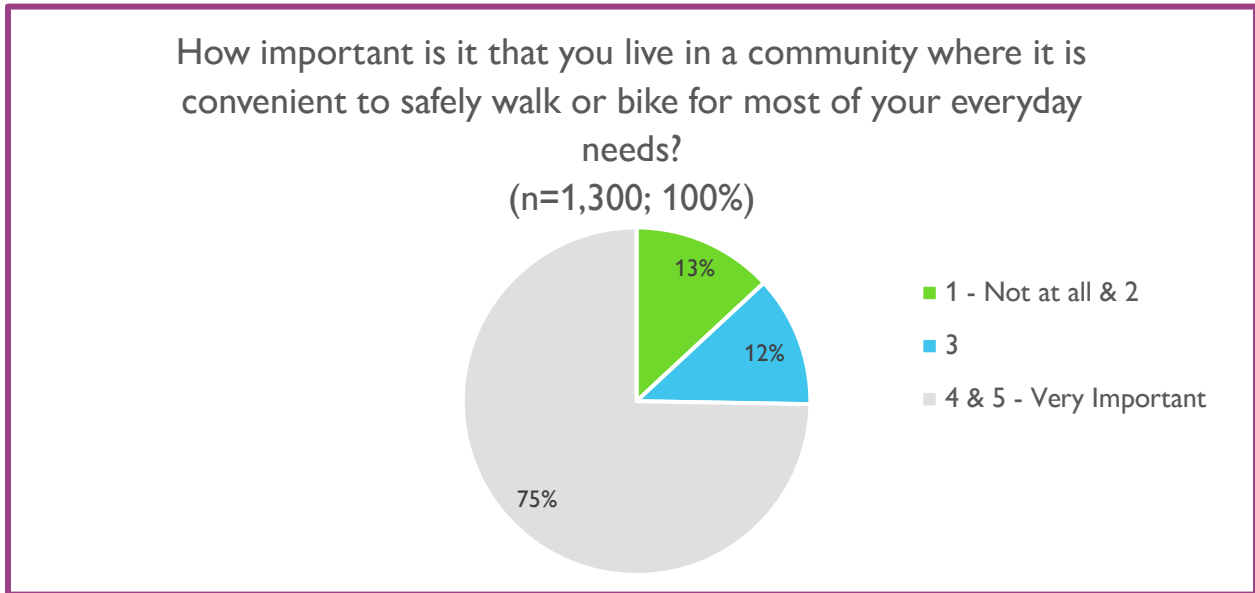
Residents living in households with children – often the parents of children – are more concerned with bicyclist and pedestrian safety than those living in childless households. This is unsurprising, for traffic-related fatalities are the leading cause of death for children in the United States (Cunningham et al., 2018).

How important is it that you live in a community where it is convenient to safely walk or bike for most of one's everyday needs?: Households with children

- 11% — 1- Not at all & 2
- 11% — 3
- 78% — 4 & 5- Very Important

How important is it that you live in a community where it is convenient to safely walk or bike for most of one's everyday needs?: Households without children

- 15% — 1- Not at all & 2
- 14% — 3
- 71% — 4 & 5- Very Important
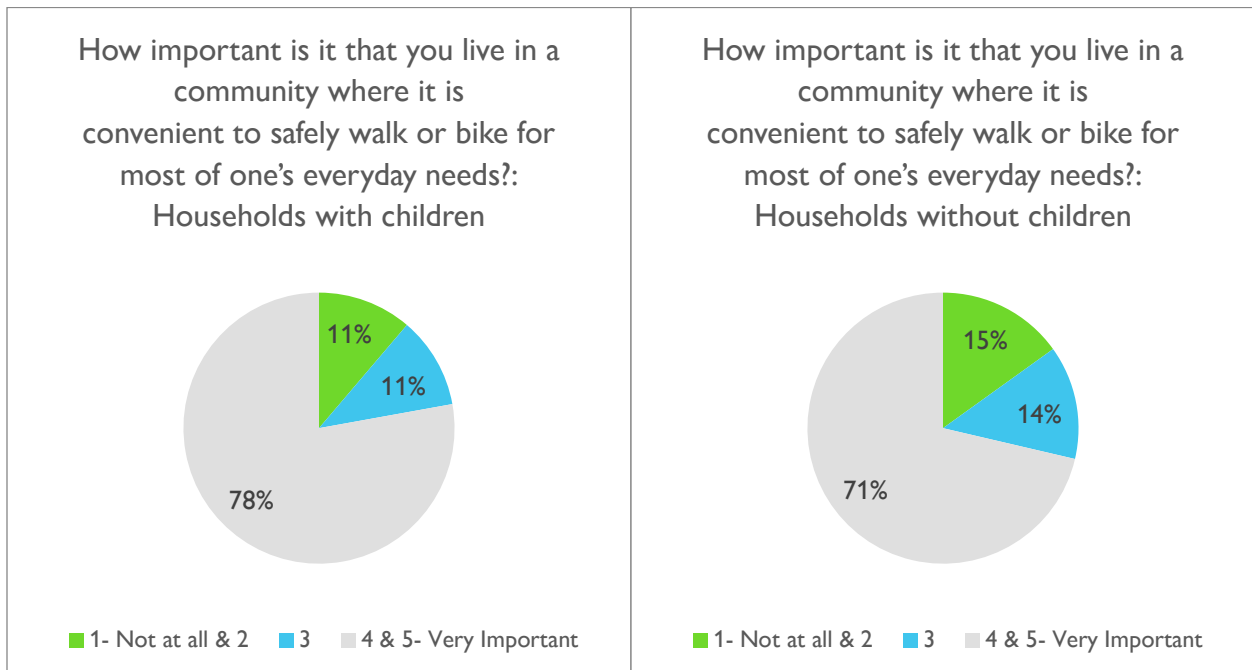
Living in a Community where one's Commute to Work is Minimal

The importance of commute varied significantly among different racial and ethnic groups as well as among different age ranges. Generally, residents of color within unincorporated Hillsborough County and younger residents placed a higher importance on commute times.

How important is it that you live in a community where one's commute to work is minimal?
(n=1,300; 100%)

- 34% — 1 - Not at all & 2
- 8% — 3
- 58% — 4 & 5 - Very Important
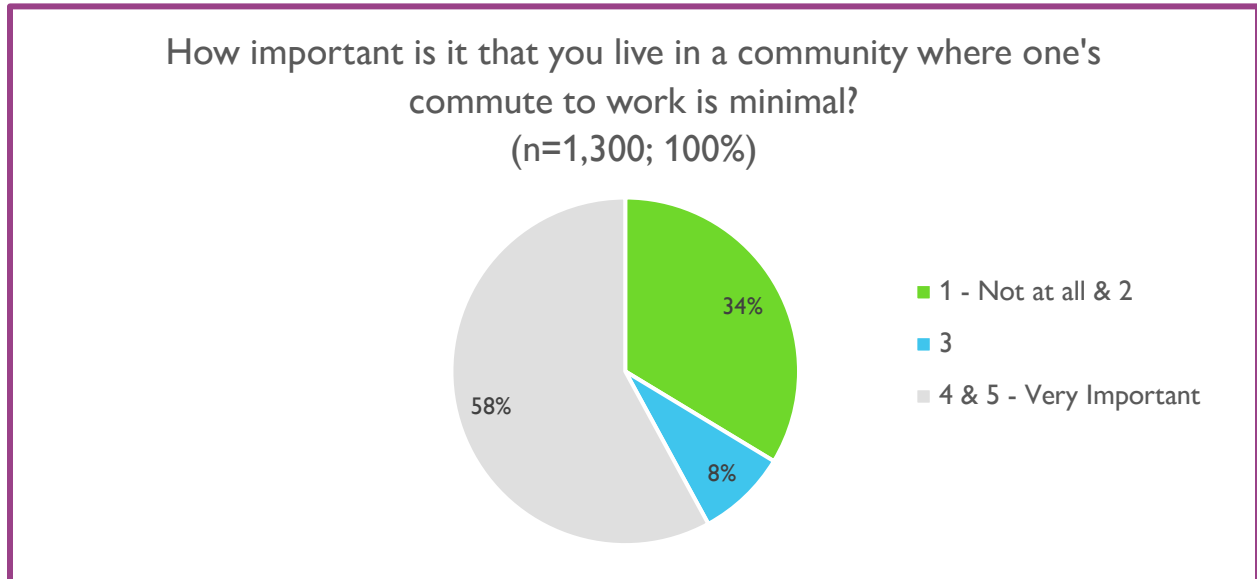
Consideration for commute rests on several factors. The CEO of Microsoft, Satya Nadella, said last year that, because of COVID-19, "we saw two years of digital transformation in two months" (Ians, 2020). The pandemic has dramatically changed the workforce and remote-work habits among the entire United States; Hillsborough County is no exception. However, not all workers have seen the same degree of transformation. Because of occupational clustering by those groups, residents of color (excepting Asian workers, who enjoy the highest rate of remote working in the country) are much less likely to have been able to work from home during the pandemic (Gould & Shierholz, 2020). This study's findings affirm that result: Hispanic and Black residents were significantly more likely to value commute times than the aggregate.

How important is it that you live in a community where your commute to work is minimal?: Race

Race	1 - Not at all & 2	3	4 & 5 - Very Important
Hispanic or Latino	22%	8%	69%
Black or African American	27%	7%	66%
White or Caucasian	42%	9%	49%
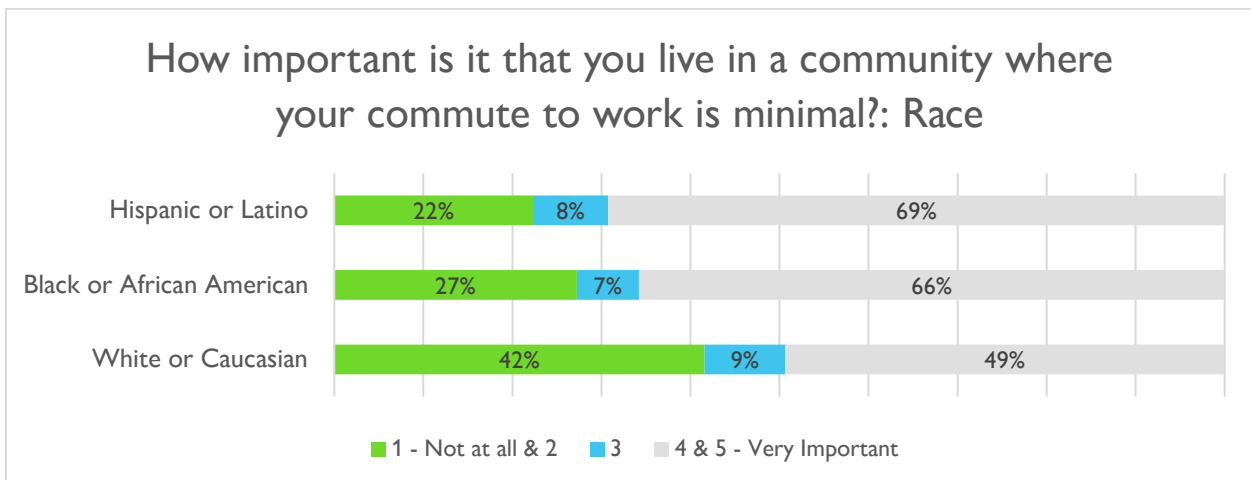
Beyond those factors, age is the most powerful determinant of the importance of commute for Hillsborough County residents. Retirees are overwhelmingly concentrated in the 65 and older age bracket; this explains their dramatic disinterest in minimizing commutes compared to other age groups.

Rated very important (4 & 5) to live in a community where one's commute to work is minimal: Age

Age	Percent
65 or older	23%
55 to 64	51%
45 to 54	62%
35 to 44	76%
25 to 34	70%
Under 25	71%
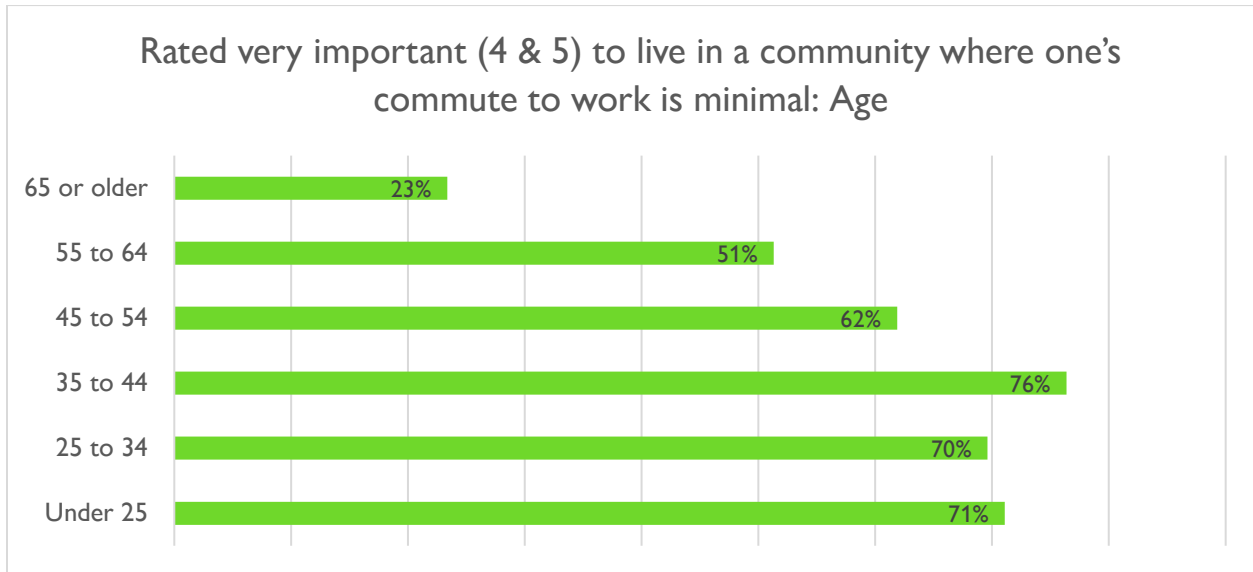
Living in a Community with Convenient Access to Public Transportation

Although the least important of community characteristics in aggregate, several demographic groups place a much greater emphasis on this attribute than the aggregate.

How important is it that you live in a community with convenient access to public transportation?
(n=1,300; 100%)

- 1- Not at all & 2: 49%
- 3: 12%
- 4 & 5- Very Important: 39%
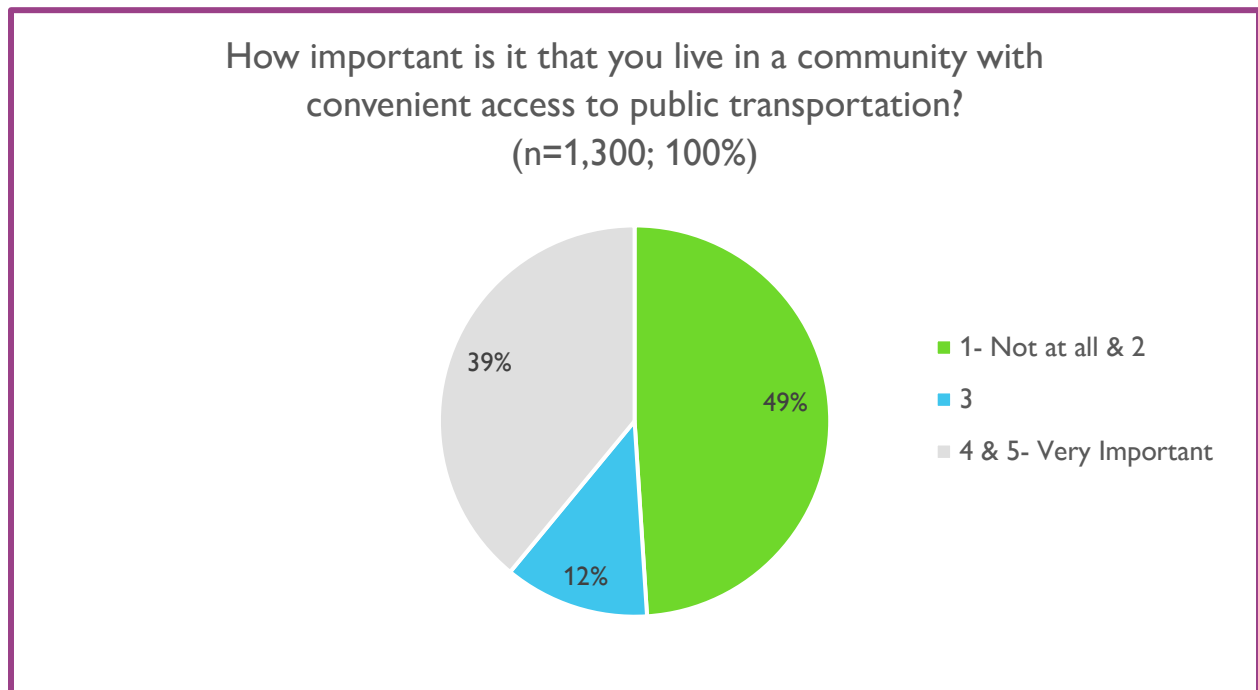
Convenient access to public transit was the least important of all tested community characteristics. It was also the only one on which a majority did *not* place high importance. Compared to other developed countries, public transit use is low. According to research from PEW (Anderson, 2020), its use is the lowest in the Southern United States. Further, older residents – who are overrepresented across Florida, including within Hillsborough County, use public transit substantially less than others. (Anderson, 2020)

Additional factors pose challenges to Hillsborough County in specific. The 2018 transportation sales tax, which was passed by popular referendum in 2018 and would have vastly expanded Hillsborough County Area Transit's (HART) budget, was overturned by the Florida Supreme Court (Bowen, 2021). HART notably fired its CEO in 2020 following an investigation by an outside legal firm (Johnston, 2020). In recent months, HART passengers have complained about buses not showing up on time and routes being outright canceled with no notice – a fact attributed to the agency running 300 routes with only 250 bus drivers (Bowen & Cridlin, 2021).

Rated very important (4 & 5) to live in a community with convenient access to public transportation: Age

Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 or older
50%	41%	46%	37%	38%	28%
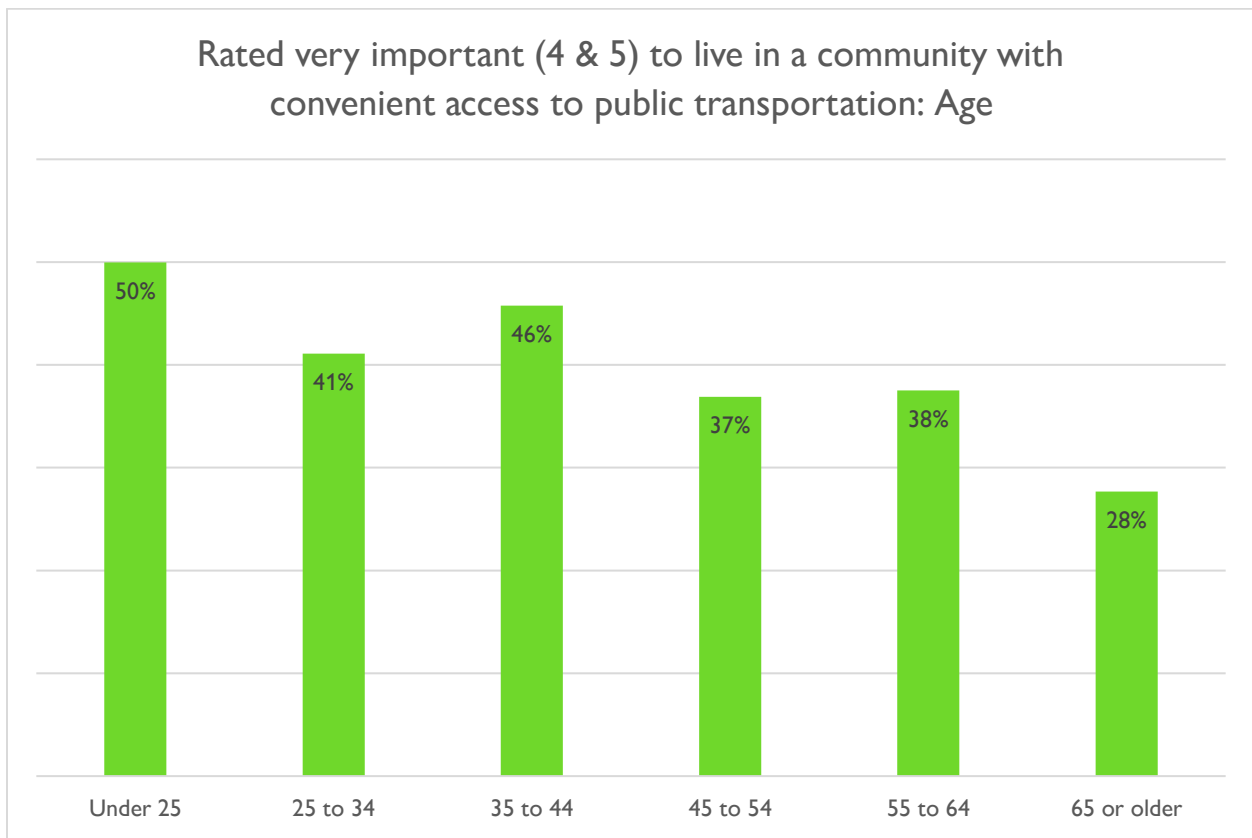
Despite these challenges, many sectors of Hillsborough County's population still place high importance on convenient public transportation. Substantially higher numbers of younger residents, including half of those 25 years old or younger, rated it with high importance.

Rated very important (4 & 5) to live in a community with convenient access to public transportation: Household income

Income	Percentage
$250,000 or more	22%
$200,000 to $249,999	28%
$150,000 to $199,999	33%
$100,000 to $149,999	29%
$50,000 to $99,999	33%
$25,000 to $49,999	48%
Under $25,000	55%
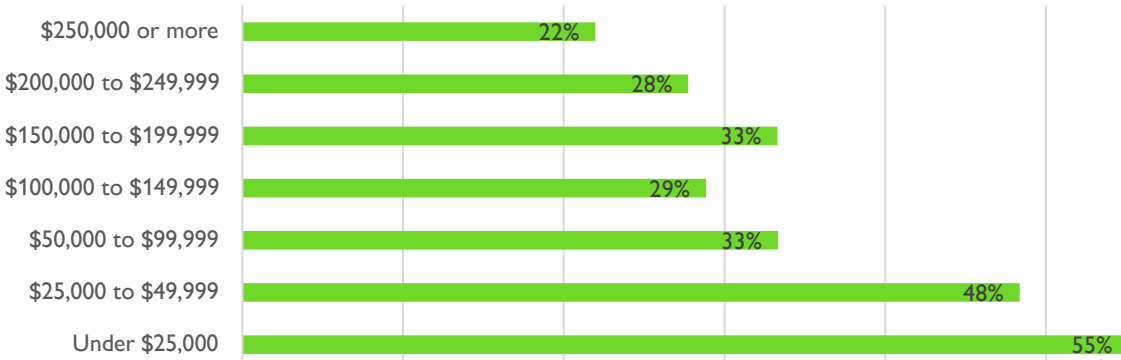
Public transit is an important component for low-income residents, who often must forgo expensive car insurance and monthly payments while still needing to travel long distances for employment. There is a stark relationship between income and the importance of public transit, with a majority of those making less than $25,000 annually rating it as important.

Rated very important (4 & 5) to live in a community with convenient access to public transportation: Race/Ethnicity
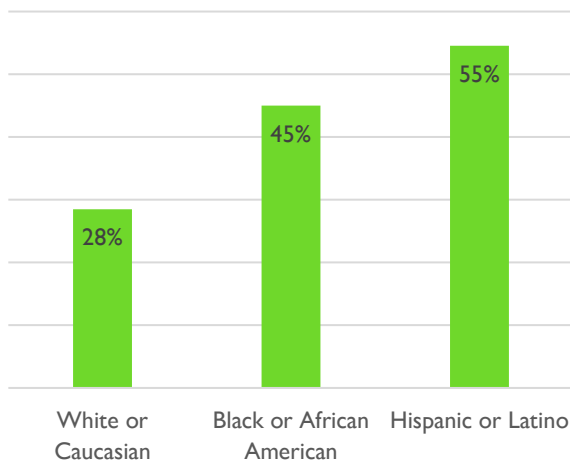
Race/Ethnicity	Percentage
White or Caucasian	28%
Black or African American	45%
Hispanic or Latino	55%

Rated very important (4 & 5) to live in a community with convenient access to public transportation: Residence type

Residence type	Percentage
Condominium/Villa/Townhouse	45%
Manufactured/Mobile Home	54%
Apartment (rental)	52%
Duplex/Triplex/Quadplex	68%
Single family home	28%
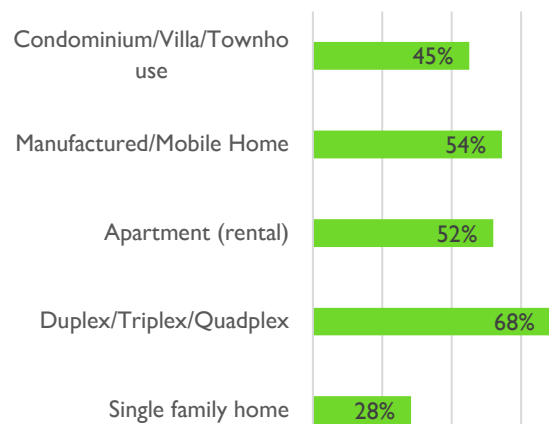
The PEW report cited earlier indicates that Americans of color are two to three times more reliant upon public transportation than white Americans (Anderson, 2020). This study's results align with that – many more minority residents in unincorporated Hillsborough County consider public transportation an important factor to have in their communities.

Residents in single-family homes are substantially less likely to consider access to convenient public transportation important. Likewise, homeowners place less importance on this category than do renters. It is important to reiterate that these factors are still significant *when controlling for the others.* For example, that means that black residents that are homeowners of single-family homes are less likely to rank convenient public transit as important and that white residents that rent a duplex are still more likely to place high importance on this category.

How important is it that you live in a community with convenient access to public transportation?: Homeowners

29%

12%

59%

■ 1- Not at all & 2 ■ 3 ■ 4 & 5- Very Important

How important is it that you live in a community with convenient access to public transportation?: Renters

32%

12%

56%

■ 1- Not at all & 2 ■ 3 ■ 4 & 5- Very Important
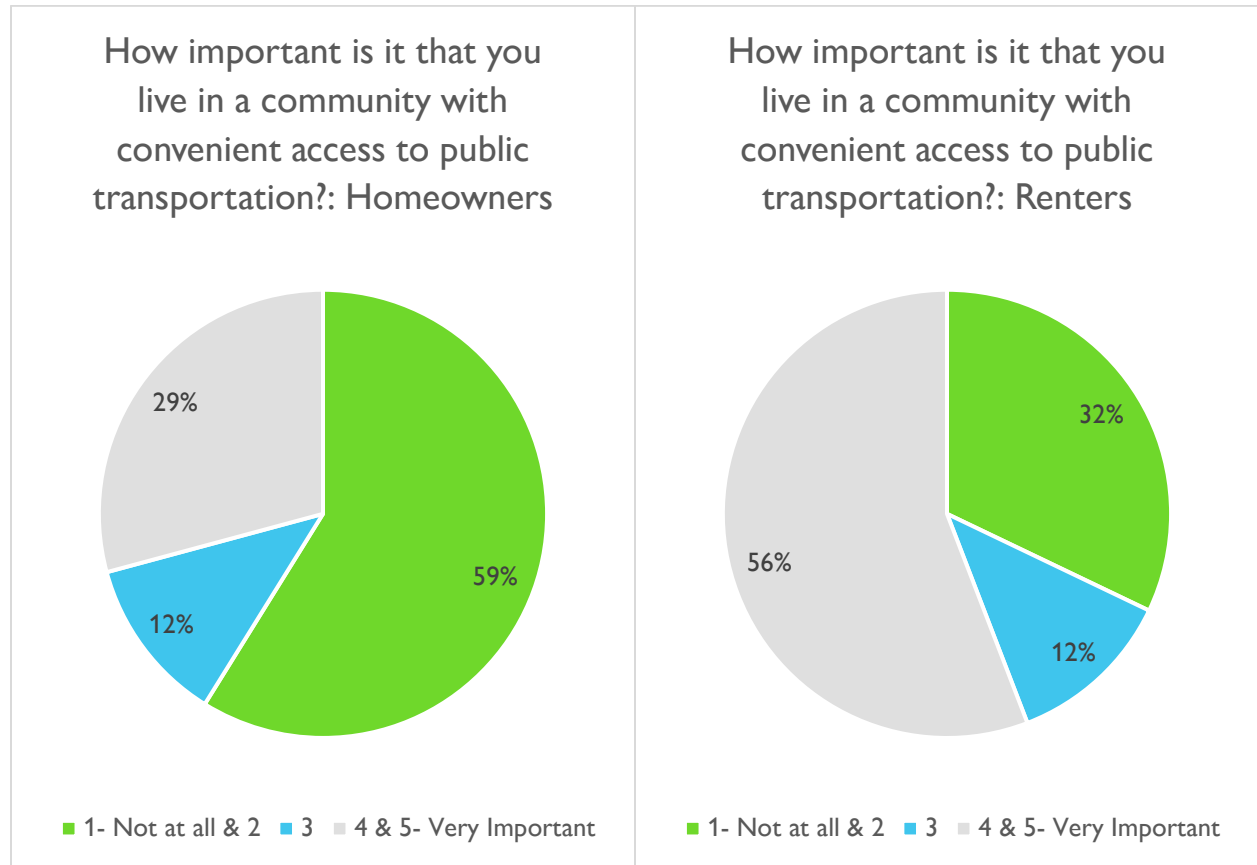
The Housing Trilemma

> Resoundingly – and with only modest variation between the three regions studied – residents in unincorporated Hillsborough County value housing affordability and housing size over commuting times. Affordability was the most important attribute for respondents across unincorporated Hillsborough County.

> "A trilemma is a difficult choice from three options, each of which is (or appears) unacceptable or unfavourable. There are two logically equivalent ways in which to express a trilemma: it can be expressed as a choice among three unfavourable options, one of which must be chosen, or as a choice among three favourable options, only two of which are possible at the same time" (Wikiwand, n.d.).

The housing trilemma is a recent concept in urban development economics that is related to a simpler economic fact: more prosperous and successful cities attract more people, which subsequently drive up the cost of living and introduce other burdens, like traffic and congestion, that affect the quality of life. Specifically, the housing trilemma can be explained by the following quote from the Oregon Office of Economic Analysis:

> Every city wants to have a strong local economy, high quality of life, and housing affordability for its residents. Unfortunately, these three dimensions represent the Housing Trilemma. A city can achieve success on two but not all three at the same time. Underlying all of these tradeoffs are local policies as well (Lehner, 2016).

These factors also interface with an individual's choice of residence. Generally, housing is more expensive and smaller when it is located closer to major centers of employment. Residents are very often faced with the choice of living somewhere small and near their employment – or paying substantially more for a similarly sized house. To gauge residents' feelings on the housing trilemma, we asked each respondent to select which of the three factors is *least* important to them.

Which of the following is <u>least</u> important to you when considering your choice of where to live:
(n=1,300; 100%)

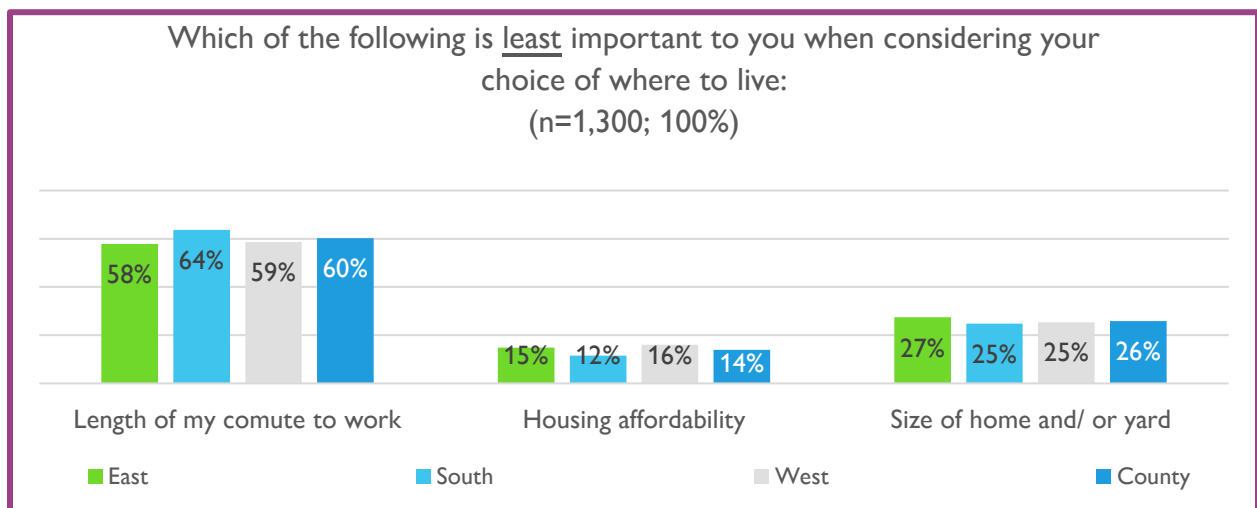|	Length of my comute to work	Housing affordability	Size of home and/ or yard
East	58%	15%	27%
South	64%	12%	25%
West	59%	16%	25%
County	60%	14%	26%

Resoundingly – and with only modest variation between the three regions studied – residents in unincorporated Hillsborough County value housing affordability and housing size over commuting times. Affordability was the most important attribute for respondents across unincorporated Hillsborough County.

Housing affordability was equivalently important for all but the oldest age brackets. However, younger residents valued shorter commutes more, shifting towards a preference for greater housing sizes with age. Income also played a powerful, if obvious, determining factor. Wealthy residents are substantially less concerned about house prices when considering their choice of home.

However, for majorities among all ages and all incomes, commute remained the topic about which residents care the least.

Which of the following is least important to you when considering your choice of where to live: Age

Age	Size of home and/or yard	Housing affordability	Length of my comute to work
Under 25	33%	13%	54%
25 to 34	28%	16%	56%
35 to 44	37%	17%	46%
45 to 54	21%	15%	64%
55 to 64	26%	16%	58%
65 or older	13%	8%	79%

Which of the following is least important to you when considering your choice of where to live: Household income

Income	Length of my comute to work	Housing affordability	Size of home and/or yard
$250,000 or more	50%	41%	9%
$200,000 to $249,999	48%	43%	9%
$150,000 to $199,999	64%	22%	14%
$100,000 to $149,999	63%	14%	23%
$50,000 to $99,999	62%	12%	26%
$25,000 to $49,999	59%	11%	30%
Under $25,000	50%	9%	41%

Differences also exist between education strata and different racial and ethnic groups within unincorporated Hillsborough County. White residents place a higher emphasis on housing size over commute than do residents of color in the study. Residents with lower levels of education are more likely to prioritize commuting and affordability over housing size. However, in both cases, commute length still remains the least important characteristic among all groups.

Which of the following is <u>least</u> important to you when considering your choice of where to live: Race/Ethnicity

Race/Ethnicity	Length of my comute to work	Housing affordability	Size of home and/ or yard
White or Caucasian	63%	13%	24%
Black or African American	58%	13%	28%
Hispanic or Latino	57%	15%	28%

Which of the following is <u>least</u> important to you when considering your choice of where to live: Education

Education	Length of my comute to work	Housing affordability	Size of home and/ or yard
Doctoral or professional…	60%	25%	15%
Master's degree	53%	30%	17%
Bachelor's degree	67%	14%	18%
Some college	66%	9%	25%
Trade or vocational school	59%	15%	26%
High school or GED	52%	11%	36%
Did not complete high…	61%	14%	25%

Inhabitants of multifamily dwellings – in particular, apartments and multiplexes – place a much higher emphasis on a shorter commute than other segments of the population. However, that comes only at the expense of home size – affordability remains paramount.

Which of the following is <u>least</u> important to you when considering your choice of where to live: Residence type

Residence type	Length of my comute to work	Housing affordability	Size of home and/ or yard
Condominium/Villa/Townhouse	54%	20%	26%
Manufactured/Mobile Home	65%	17%	19%
Apartment (rental)	44%	7%	50%
Duplex/Triplex/Quadplex	43%	13%	45%
Single family home	67%	16%	18%
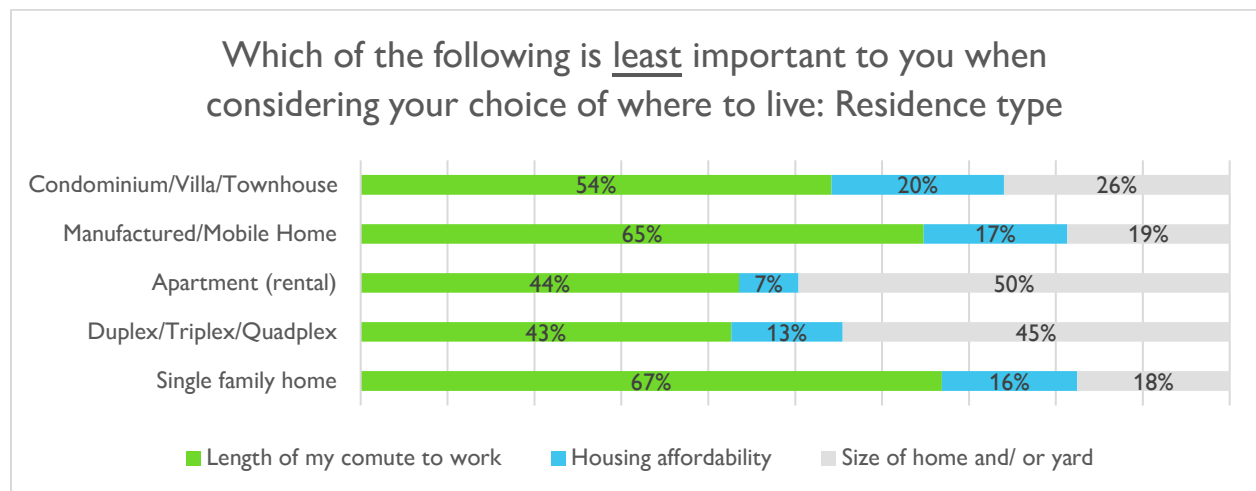
Policies

The following section details the results to three policy-related questions pertaining to growth and planning within Hillsborough County.

Widespread New Development

A strong majority of unincorporated Hillsborough County Residents – 66% - believe that widespread development outside of city centers represents an issue facing Hillsborough County.

One of the fundamental questions asked of this research was to explore how residents in unincorporated Hillsborough County feel about development in previously undeveloped lands. In 2018, the editorial board of the Tampa Bay Times inveighed against expanding Hillsborough County's Urban Service Area, referring to it as "sprawl" (Writer, 2019). Formally, Brittanica provides the following definition:

Urban sprawl, also called sprawl or suburban sprawl, the rapid expansion of the geographic extent of cities and towns, often characterized by low-density residential housing, single-use zoning, and increased reliance on the private automobile for transportation. Urban sprawl is caused in part by the need to accommodate a rising urban population; however, in many metropolitan areas it results from a desire for increased living space and other residential amenities. Urban sprawl has been correlated with increased energy use, pollution, and traffic congestion and a decline in community distinctiveness and cohesiveness. In addition, by increasing the physical and environmental "footprints" of metropolitan areas, the phenomenon leads to the destruction of wildlife habitat and to the fragmentation of remaining natural areas.

Because of its negative connotations, to not prejudice the survey participants, the term "sprawl" was **not** used in any survey questions. Instead, "widespread development outside city centers, usually on previously undeveloped land" was used.

Even with such considerations, a clear majority of residents in unincorporated Hillsborough County indicated that they feel that such widespread development is an issue facing the county.

Several communities are experiencing widespread development outside city centers, usually on previously undeveloped land. Do you believe that this is an issue for Hillsborough County?
(n=1,300; 100%)

34%

66%

- Yes
- No

Three demographic factors show significant differences with respect to this question. Among income strata, the belief that this widespread development is an issue is strongest among residents earning between $50,000 and $200,000 annually. Among the highest-earning residents ($200,000 and above), the issue is evenly split, and among the lowest-earning residents in unincorporated Hillsborough County, a majority **does not** believe that 'sprawl' is an issue facing the county. In contrast, tenure of residency has a clear and linear relationship with perceptions on this issue, with low-tenured residents being split between the issue and long-tenured residents having a clear majority affirming that such widespread development represents a problem for Hillsborough County.

### Believe sprawl is an issue: Household income

Income	Percent
$250,000 or more	50%
$200,000 to $249,999	51%
$150,000 to $199,999	72%
$100,000 to $149,999	76%
$50,000 to $99,999	77%
$25,000 to $49,999	63%
Under $25,000	43%

Believe sprawl is an issue: Tenure

Tenure	Percent
15 years or more	71%
10 to 14 years	70%
5 to 9 years	61%
2 to 4 years	53%
One year or less	53%
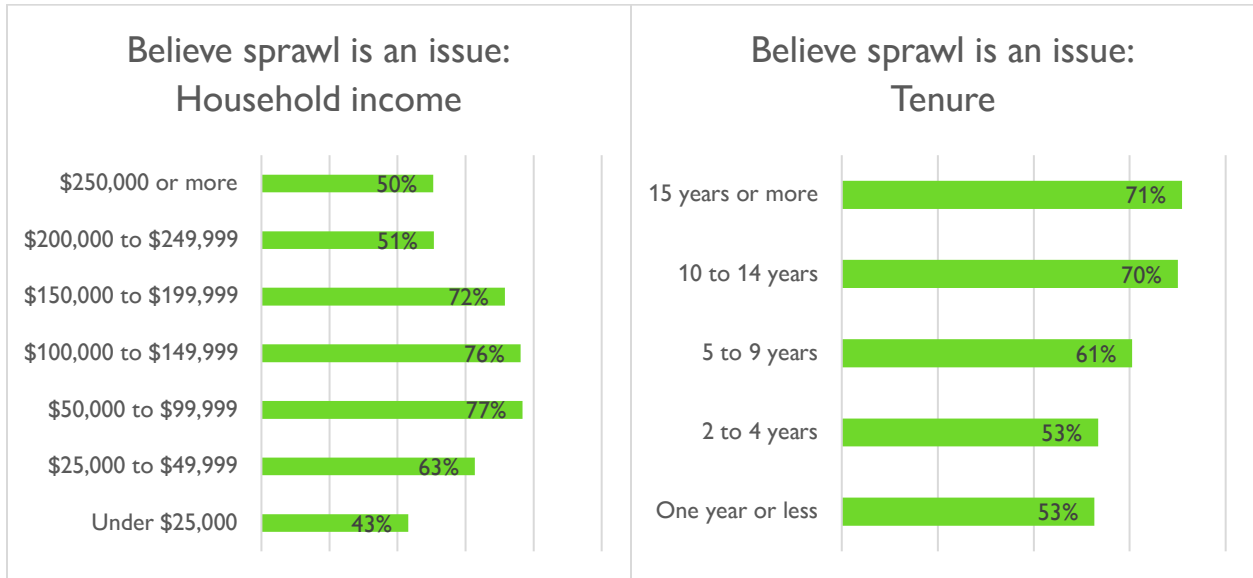
Homeowners are much more likely to say that sprawl is an issue facing the county than renters, among whom opinion is more split. As homes are most homeowners' primary assets and the source of most of the accumulated wealth for most Americans, this difference may reflect homeowners' concerns that issues often attributed to sprawl – primarily traffic and congestion – may reduce the value of their properties.

Believe sprawl is an issue: Homeownership status

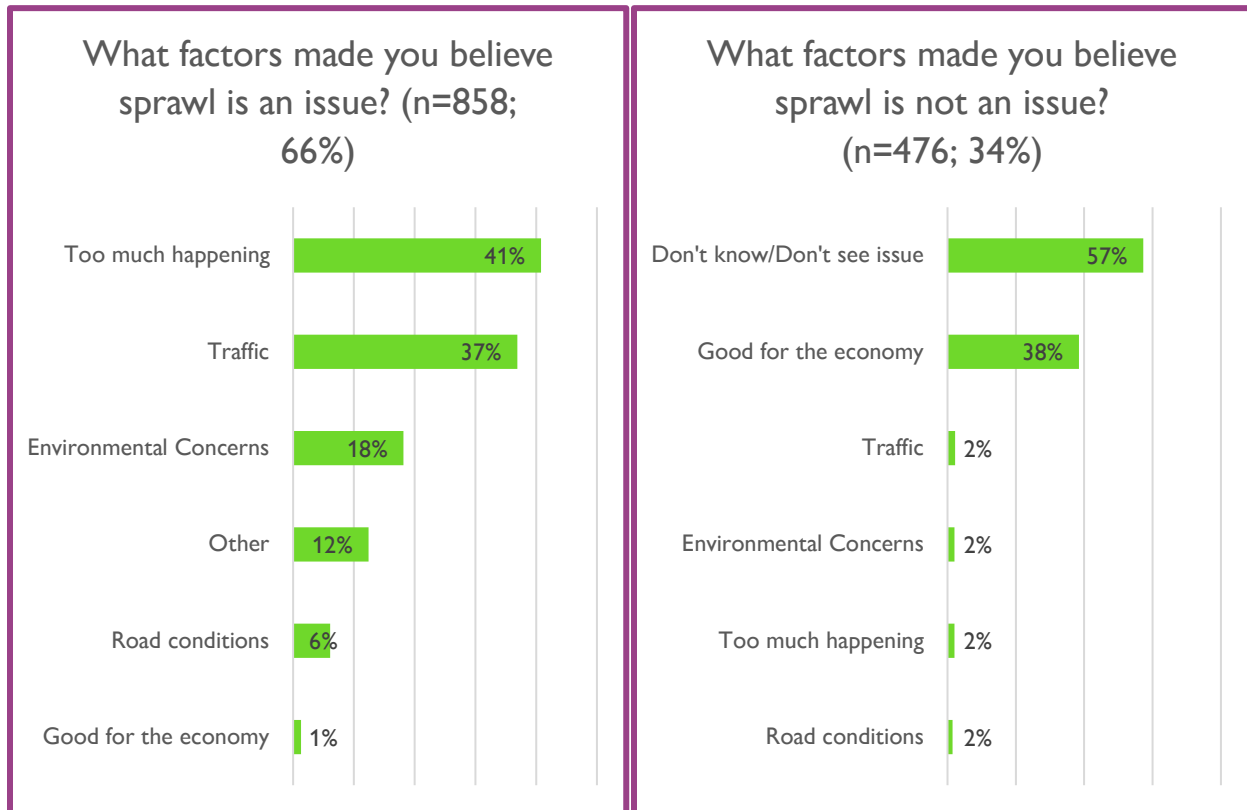| Status	Percent
Homeowners	72%
Renters	57%
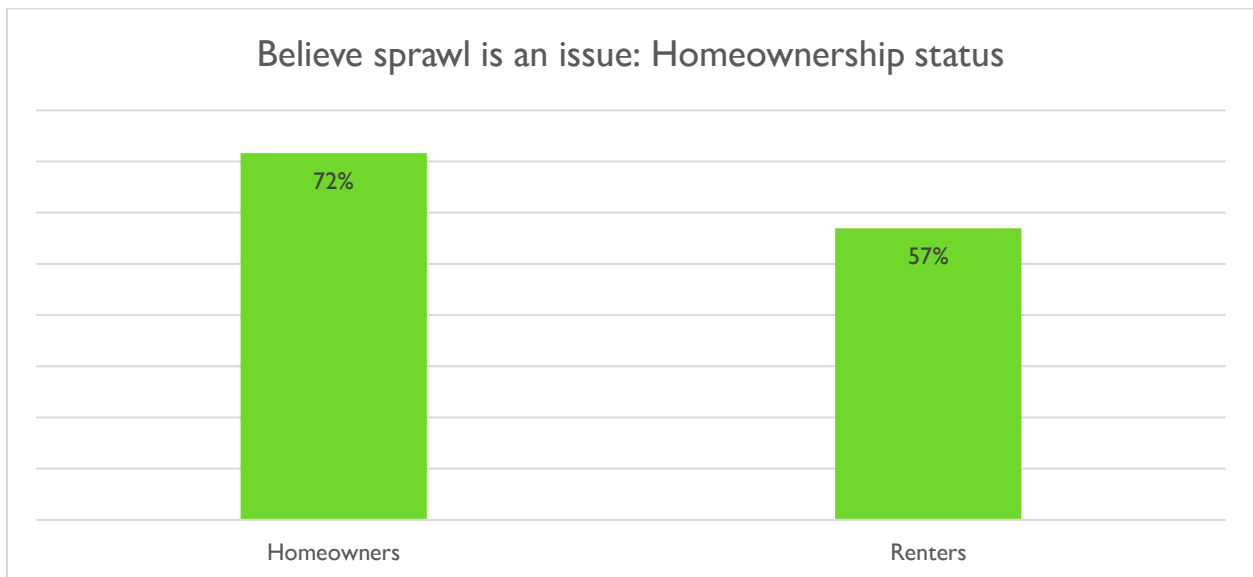
Widespread Development Reasoning

Residents who believe that widespread development is an issue are most likely to cite a general sense of "too much going on" or traffic-related concerns in their explanation why.

This research asked residents on both sides of this issue to list the factors behind why widespread development outside city centers either is or is not an issue. Among those that believe that it represents a challenge for Hillsborough County, the predominant sentiment was that "too much is happening." These residents are overwhelmed by the pace of change and often believe that it is out of control – without specifically citing a harm caused by this development. Slightly more than a third of these respondents cited traffic- and congestion-related issues as the reason behind their saying that this is an issue. In third place among the "sprawl is an issue" group are residents concerned about the environmental impacts of such development.

Unincorporated Hillsborough County residents who do not believe that 'sprawl' is an issue facing Hillsborough County fall overwhelmingly into two camps. The first, with approximately three-fifths affirming, claim that they either do not know or do not see this as an issue. The second, comprising roughly two-fifths, believes that this increased development represents an important part of economic progress and a harbinger of improved growth and prosperity for the county.

What factors made you believe sprawl is an issue? (n=858; 66%)	
Too much happening	41%
Traffic	37%
Environmental Concerns	18%
Other	12%
Road conditions	6%
Good for the economy	1%

What factors made you believe sprawl is not an issue? (n=476; 34%)	
Don't know/Don't see issue	57%
Good for the economy	38%
Traffic	2%
Environmental Concerns	2%
Too much happening	2%
Road conditions	2%

Limiting Development

With more than nine in ten agreeing, residents in unincorporated Hillsborough County feel that the county should discourage or limit new development to protect agricultural and environmental lands.

The second policy submitted for unincorporated Hillsborough County residents' consideration was "Hillsborough County should discourage or limit new development to protect agricultural and environmental lands." On this matter, there was a near-unanimous agreement. More than nine in ten residents in unincorporated Hillsborough County felt that this was an approach that the county should have. Although all races and ethnicities had majorities that agreed with this statement, Black residents were less enthusiastic about agreeing with this policy.

Hillsborough County should discourage or limit new development to protect agricultural and environmental lands
(n=1,300; 100%)

9%
91%
■ Disagree
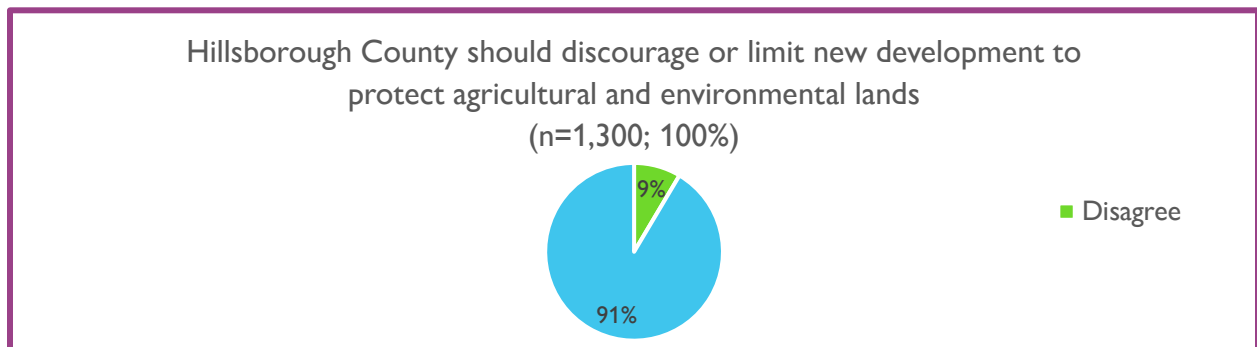
Homeowners were more likely to support this policy than were renters. Although the difference was only 5%, it was statistically significant. Renters' decreased enthusiasm about this policy may reflect their desires for future homeownership in the area – which limits to development could render more challenging or expensive.

Encouraging Community Identity

Seven in ten residents in unincorporated Hillsborough County agree that the county should encourage community identity and sense of place across the county's various areas.

Hillsborough County should encourage each part of the county to have its own community identity
(n=1,300; 100%)

29%
71%
■ Disagree
■ Agree
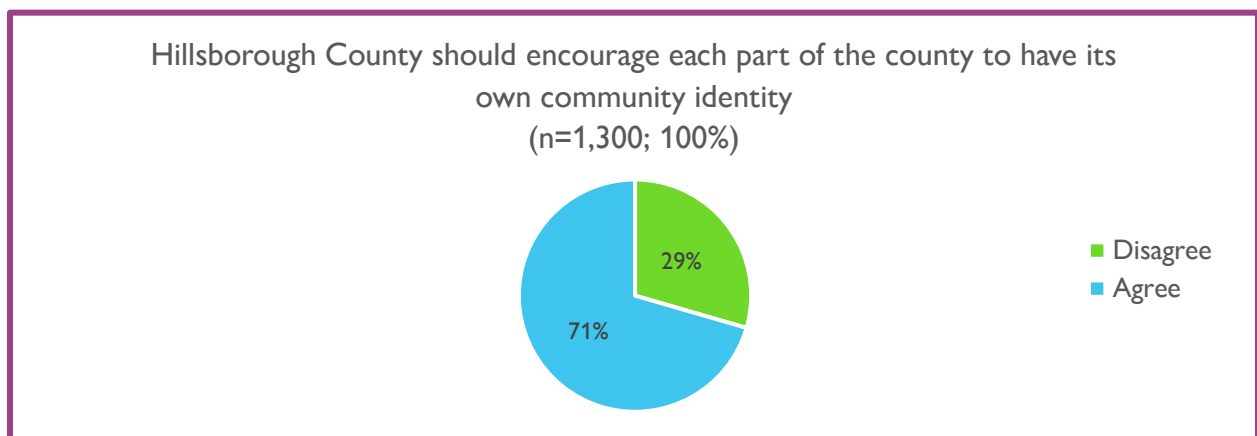
Visitors to the City of Tampa are immediately able to recognize the difference between the city's various neighborhoods: the towering high-rises of downtown Tampa, the historical flair of Ybor City, and the rustic bungalows of Seminole Heights distinguish each neighborhood from another.
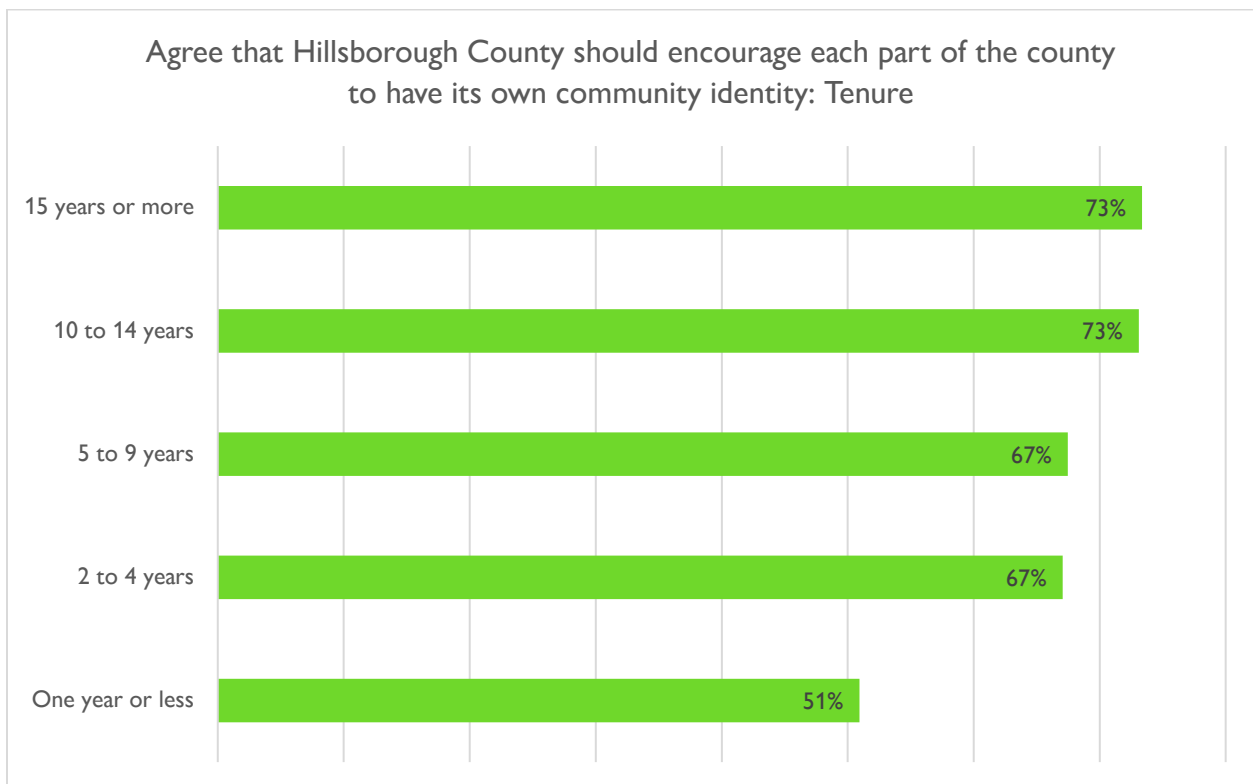
According to (Kitchin & Thrift, 2009),

> Sense of place refers to the emotive bonds and attachments people develop or experience in particular locations and environments, at scales ranging from the home to the nation. Sense of place is also used to describe the distinctiveness or unique character of particular localities and regions.

The Hillsborough County Board of County Commissioners has often promoted community identity and "sense of place" as priorities for further enhancing all parts of Hillsborough County. Sense of place and community identity are oft-cited reasons for increased development of cultural infrastructure and feature prominently in the Hillsborough County Parks and Recreation Department's 2017-2022 Master Plan (Hillsborough County, n.d.).

A strong majority of unincorporated Hillsborough County residents believe that the county should encourage each part to have its own community identity. These figures were nearly identical among racial groups; however, Hispanic residents were marginally more likely (72%) to support this policy.

Tenure was the only other significant demographic consideration for this policy. The longer a resident's tenure living in the county, the more likely they were to affirm the importance of each part of the county having its own identity and sense of place.

Agree that Hillsborough County should encourage each part of the county to have its own community identity: Tenure

Tenure	Percentage
15 years or more	73%
10 to 14 years	73%
5 to 9 years	67%
2 to 4 years	67%
One year or less	51%

Commutes and Transit
Commute length

As of the beginning of 2021, one in eight residents of unincorporated Hillsborough County were working remotely.

According to the Wall Street Journal, COVID-19 reduced commute times across the United States (Calvert, 2021), in addition to driving much of the workforce into working from home. Although many businesses had resumed in-person and in-office activity at the time of data collection, commuting data should be considered in light of higher-than-average levels of remote work and thus lower-than-average levels of cars on the highway.

How long is your typical commute to work?
(n=1,300; 100%)

Less than 5 minutes	5 to 15 minutes	16 to 30 minutes	31 to 45 minutes	More than 45 minutes	I work from home	Retired	Does not work
1%	10%	21%	16%	9%	15%	27%	1%
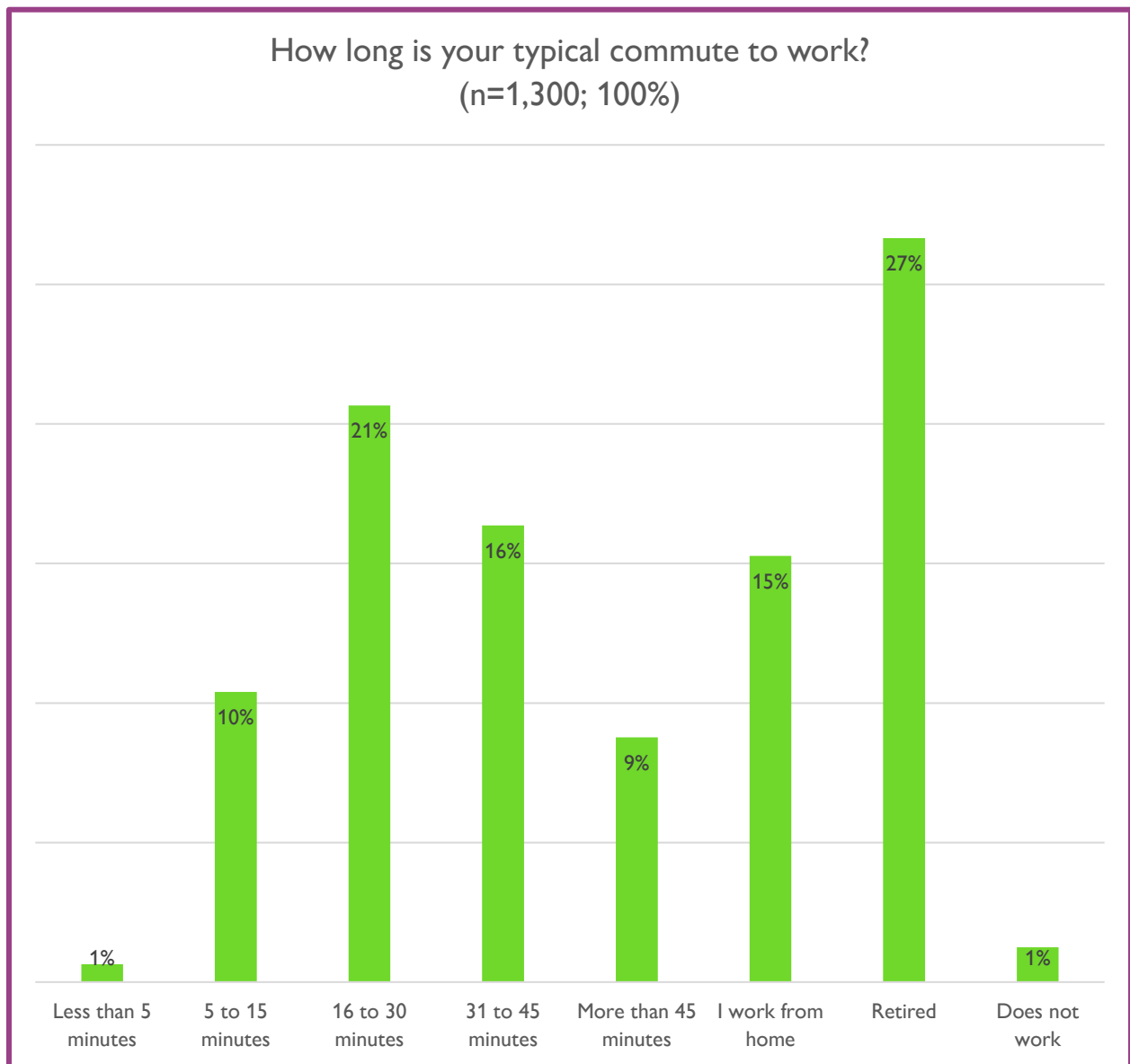
Residents over the age of 65 are overwhelmingly retired, with more than four in five indicating that they no longer need to commute. Younger residents indicate that they are retired at higher levels than expected, while indicating that they do not work at lower levels than expected given the average unemployment was higher during the period of data collection. This discrepancy may be a result of some embarrassment on behalf of the respondent, indicating that they are unemployed or outside of the workforce. For age brackets outside of the oldest, commute patterns were roughly similar.

How long is your typical commute to work?: Age

Age	Less than 5 minutes	5 to 15 minutes	16 to 30 minutes	31 to 45 minutes	More than 45 minutes	I work from home	Retired	Does not work
65 or older		4%		2%		5%	86%	1%
55 to 64		11%	21%	13%	7%	19%	29%	
45 to 54	1%	11%	16%	21%	14%	21%	14%	2%
35 to 44		10%	36%	25%	9%	15%	2%	2%
25 to 34	2%	14%	26%	21%	13%	15%	10%	
Under 25		20%	21%	17%	10%	19%	10%	3%

Legend:
- Less than 5 minutes
- 5 to 15 minutes
- 16 to 30 minutes
- 31 to 45 minutes
- More than 45 minutes
- I work from home
- Retired
- Does not work

Black and Hispanic residents are significantly more likely to have commutes longer than 45 minutes than white residents. Further, Hispanic residents are less likely to work from home than either Black or White residents.

How long is your typical commute to work?: Race/Ethnicity

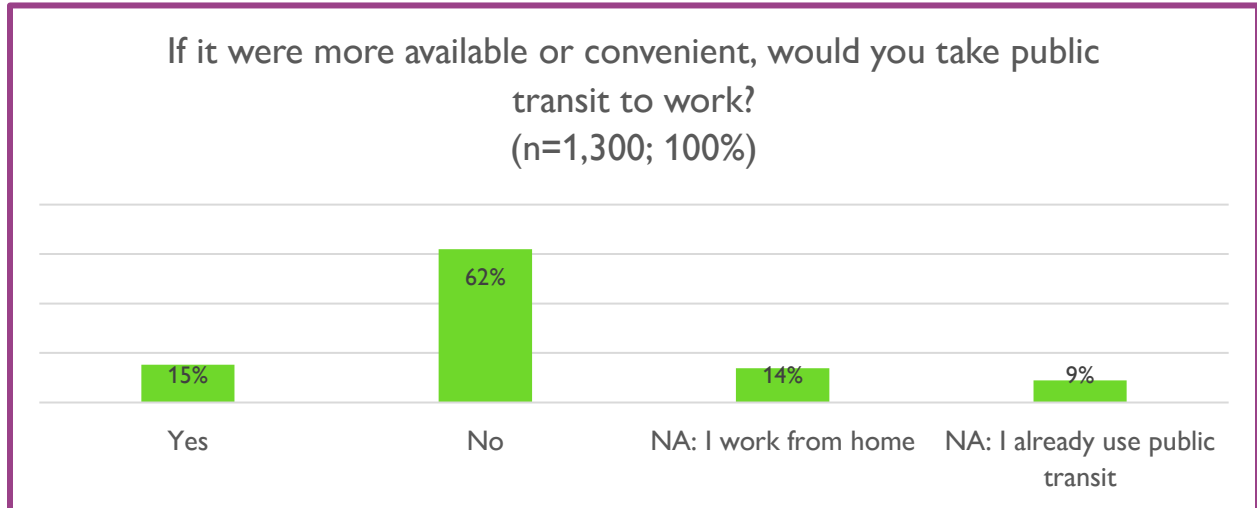| Race/Ethnicity	Less than 5 minutes	5 to 15 minutes	16 to 30 minutes	31 to 45 minutes	More than 45 minutes	I work from home	Retired	Does not work
Hispanic or Latino	1%	12%	23%	18%	13%	11%	21%	1%
Black or African American		10%	21%	22%	10%	18%	17%	2%
White or Caucasian	1%	9%	19%	13%	6%	16%	34%	1%
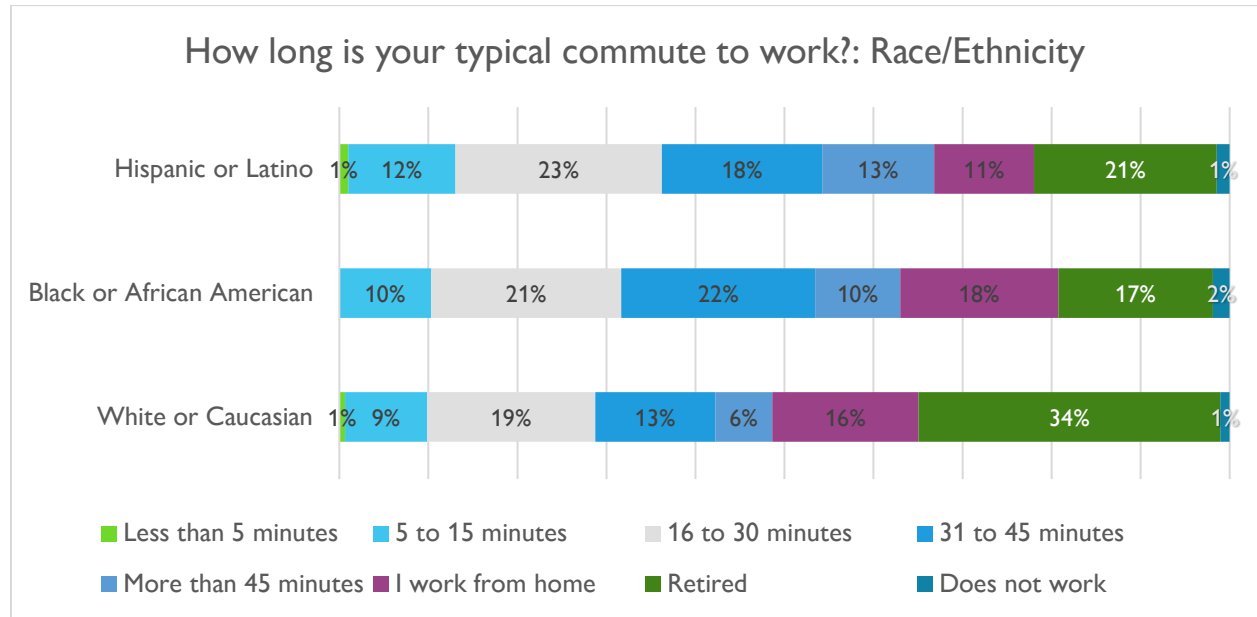
Overall, those with children have longer commute times than households without children. Across both demographics, there is a comparable percentage in each that work from home (16% with children; 14% without children in household).

How long is your typical commute to work?: Children in household

Category	Percentage
Less than 5 minutes	1%
5 to 15 minutes	10%
16 to 30 minutes	25%
31 to 45 minutes	23%
More than 45 minutes	13%
I work from home	16%
Retired	12%
Does not work	1%

How long is your typical commute to work?: No children in household

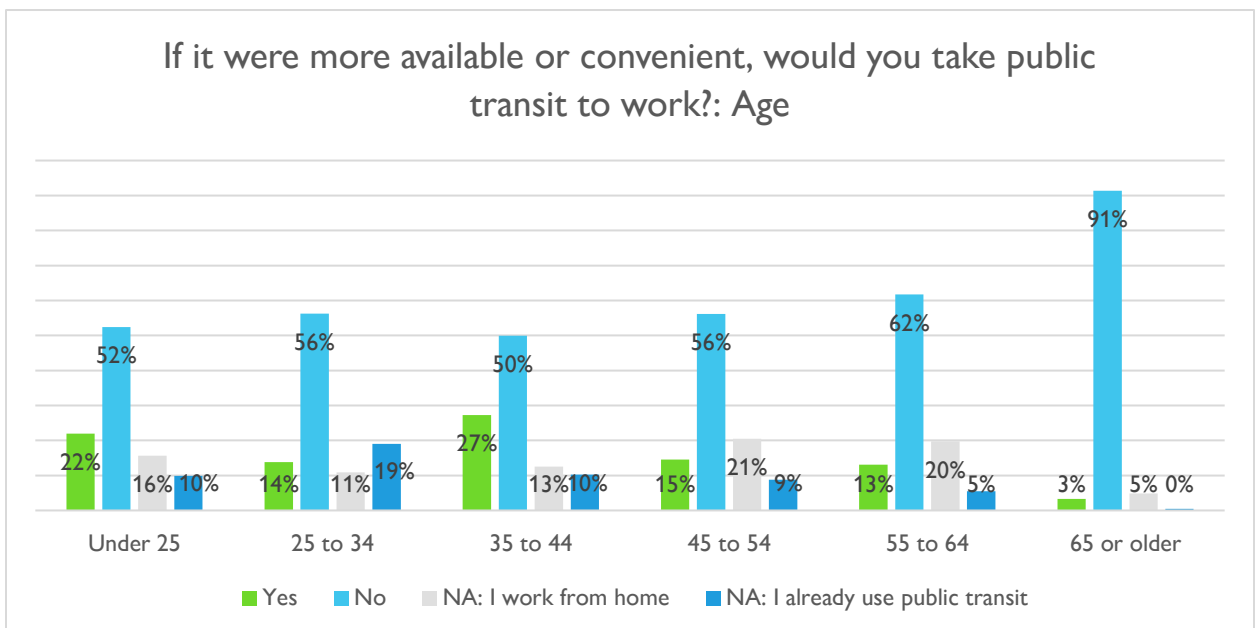| Category	Percentage
5 to 15 minutes	11%
16 to 30 minutes	16%
31 to 45 minutes	10%
More than 45 minutes	5%
I work from home	14%
Retired	43%
Does not work	1%

Public Transit

Roughly one-quarter of residents in unincorporated Hillsborough County say they would utilize public transportation if it were more available or convenient to them.

If it were more available or convenient, would you take public transit to work?
(n=1,300; 100%)

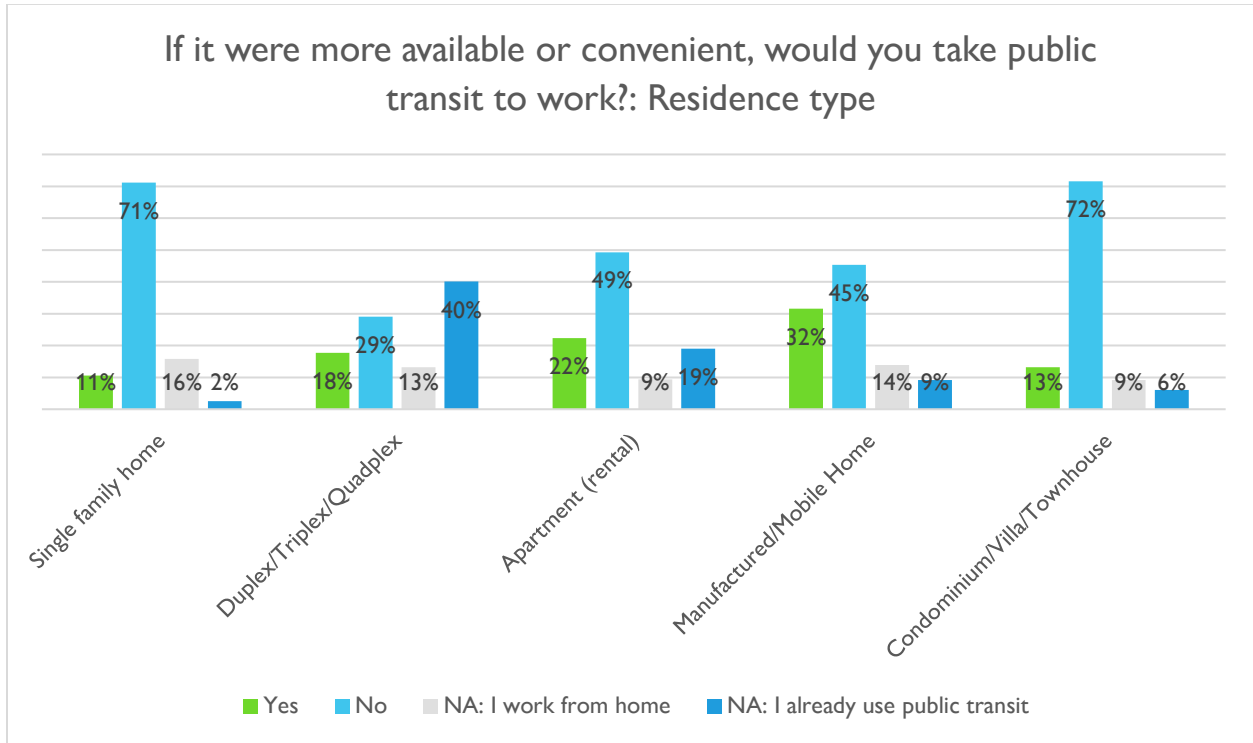|	Yes	No	NA: I work from home	NA: I already use public transit
%	15%	62%	14%	9%

Respondents were posed a series of questions regarding public transit utilization. Only 24% – the sum of those indicating that they already take public transit and those indicating that they would if it were more available or convenient – indicated any interest in public transportation.
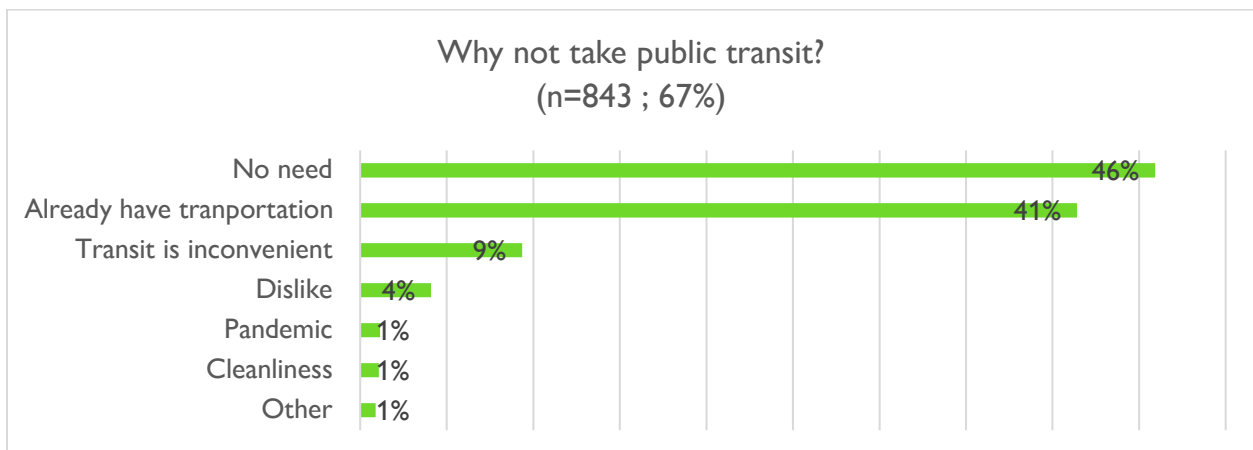
Looking at the respondents considering public transit by age, there are similar levels (50% to 56%) for those saying they would not use public transit as a method of commuting for those under 54; as respondents get older, they are more apt to say they would not consider public transit. Respondents aged 35 to 44 have the largest percentage (27%) saying they would consider public transit, followed by those under 25 years old (22%).

If it were more available or convenient, would you take public transit to work?: Age

	Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 or older
Yes	22%	14%	27%	15%	13%	3%
No	52%	56%	50%	56%	62%	91%
NA: I work from home	16%	11%	13%	21%	20%	5%
NA: I already use public transit	10%	19%	10%	9%	5%	0%

Looking at those considering commuting via public transit by residence type varies greatly. Those living in a multiplex dwelling are substantially more likely to already utilize public transportation (40%). Those living in a single-family home (71%) and condominium, villa, or townhouse (72%) say they are substantially less likely to consider public transit. Generally, multi-family dwellings have a larger share of residents who say they are interested in some form of public transportation.

If it were more available or convenient, would you take public transit to work?: Residence type

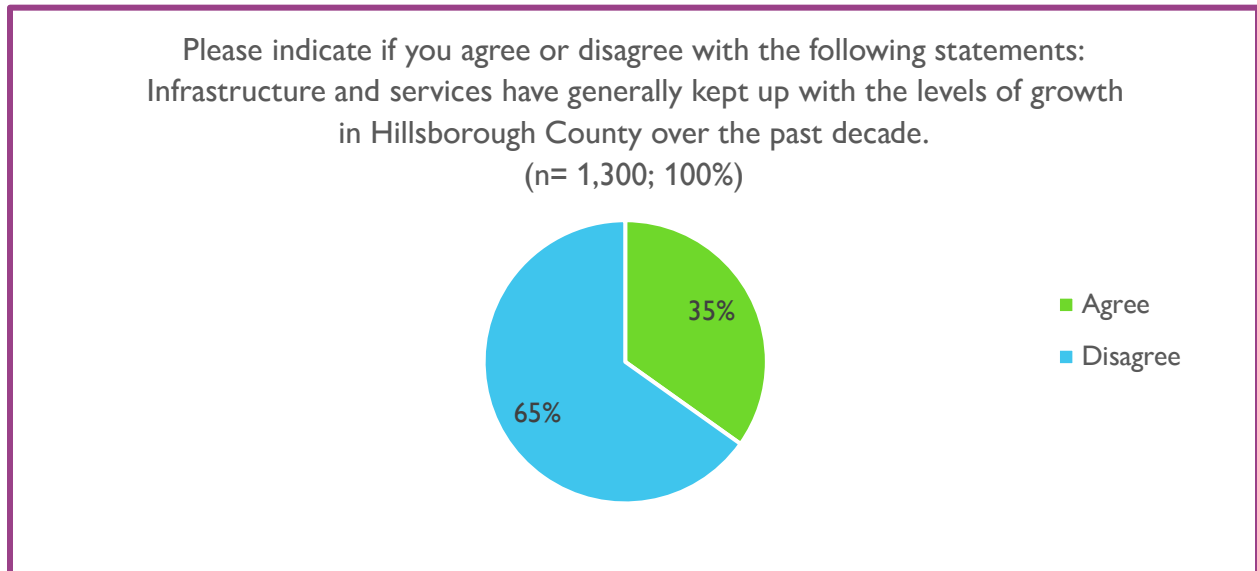|	Yes	No	NA: I work from home	NA: I already use public transit
Single family home	11%	71%	16%	2%
Duplex/Triplex/Quadplex	18%	29%	13%	40%
Apartment (rental)	22%	49%	9%	19%
Manufactured/Mobile Home	32%	45%	14%	9%
Condominium/Villa/Townhouse	13%	72%	9%	6%

For those that said they would not consider taking public transit as a way to get to work, they were asked in an open-ended format why not. The responses were coded into the graph below, with almost half (46%) stating that they do not have a need, followed by 41% stating they have a form of transportation. Only 9% indicated the inconvenience of the current transit system as a reason for their not utilizing it. Importantly, COVID-19 and other public health considerations were not a primary factor behind residents' reluctance to use public transit.

Why not take public transit?
(n=843 ; 67%)

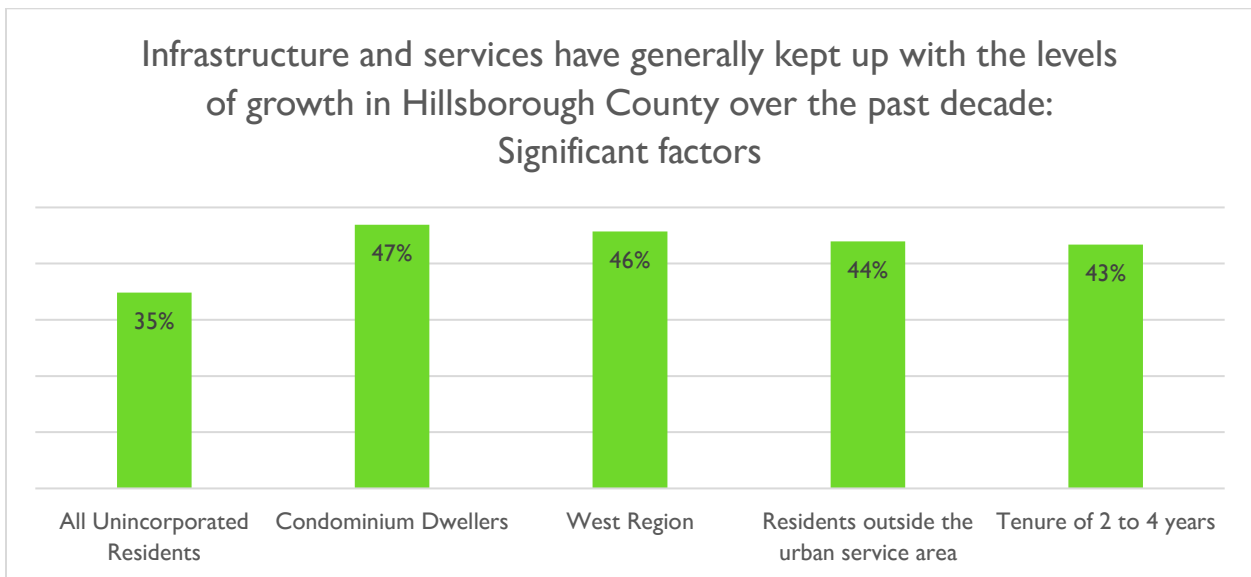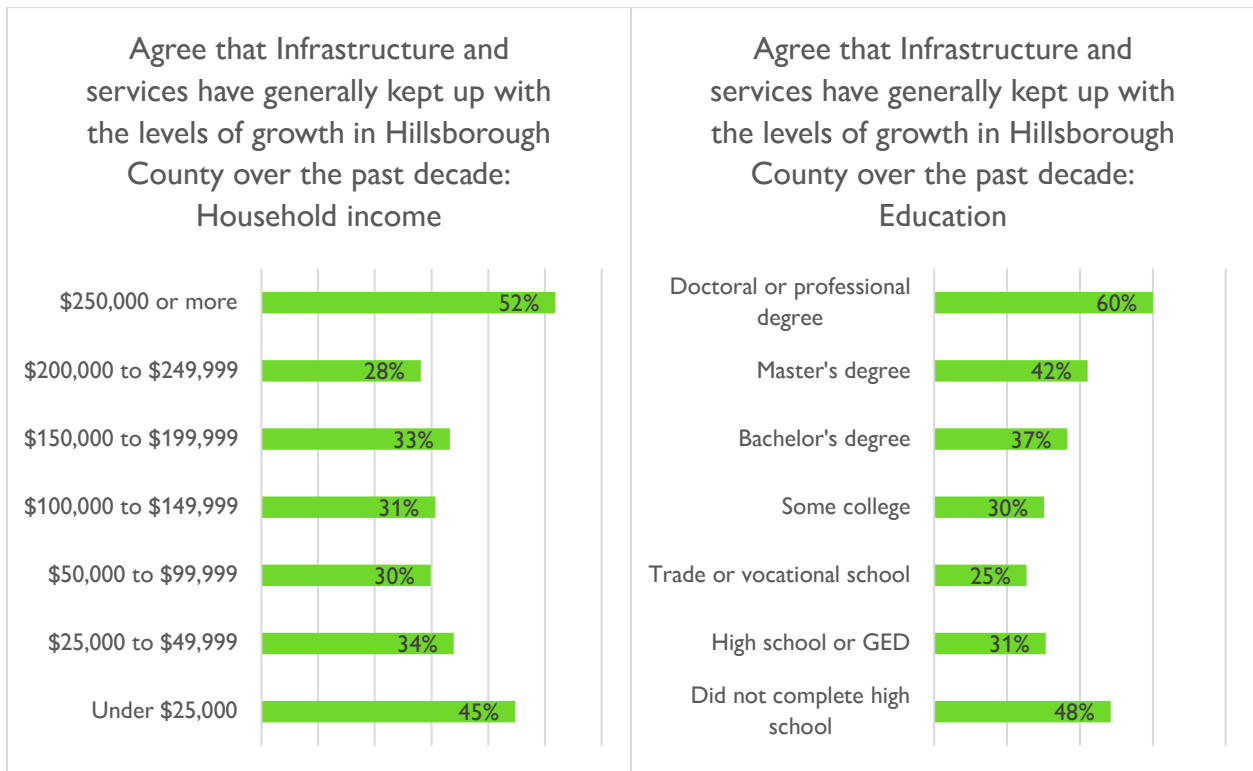|	
No need	46%
Already have transportation	41%
Transit is inconvenient	9%
Dislike	4%
Pandemic	1%
Cleanliness	1%
Other	1%

Infrastructure and Services

Most unincorporated Hillsborough County residents believe that infrastructure and services have not kept up with the county's growth over the past decade.

Please indicate if you agree or disagree with the following statements: Infrastructure and services have generally kept up with the levels of growth in Hillsborough County over the past decade.
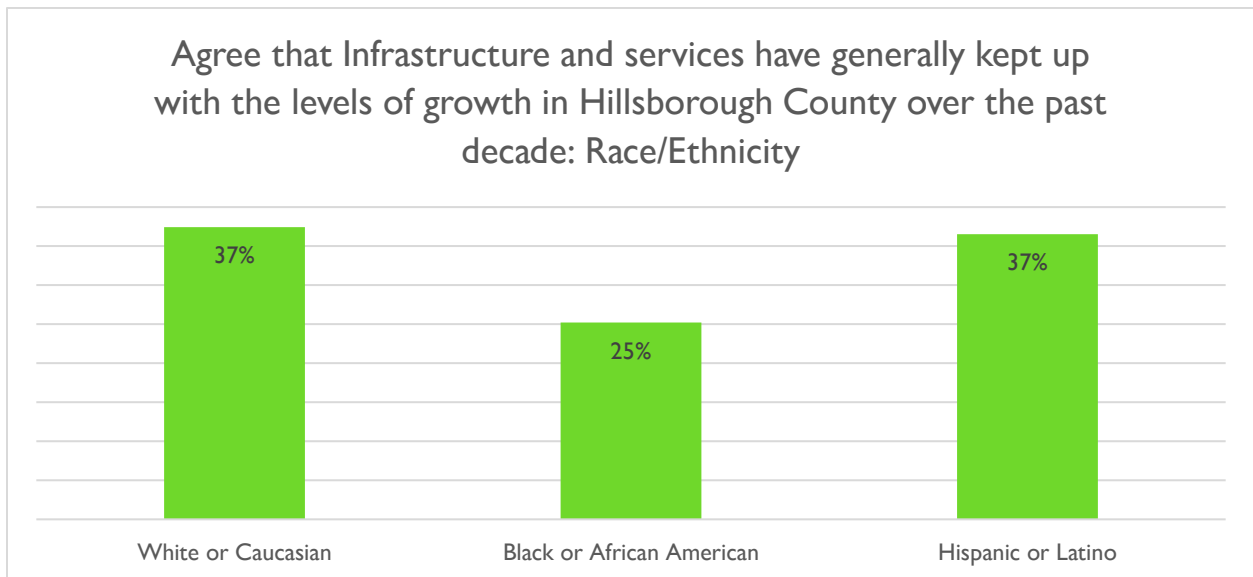(n= 1,300; 100%)

- Agree
- Disagree

35%

65%

Approximately one third of residents in unincorporated Hillsborough County felt that infrastructure and services had kept up with growth over the past decade. This number was significantly higher among residents in the West region, suggesting that the eastern half of the county considers their infrastructure in more need of investment. Residents living outside of the Urban Service Area also expressed greater satisfaction with their infrastructure than the average, which may reflect the lowered expectations for robust infrastructure that come with living far from urban areas.

Infrastructure and services have generally kept up with the levels of growth in Hillsborough County over the past decade: Significant factors

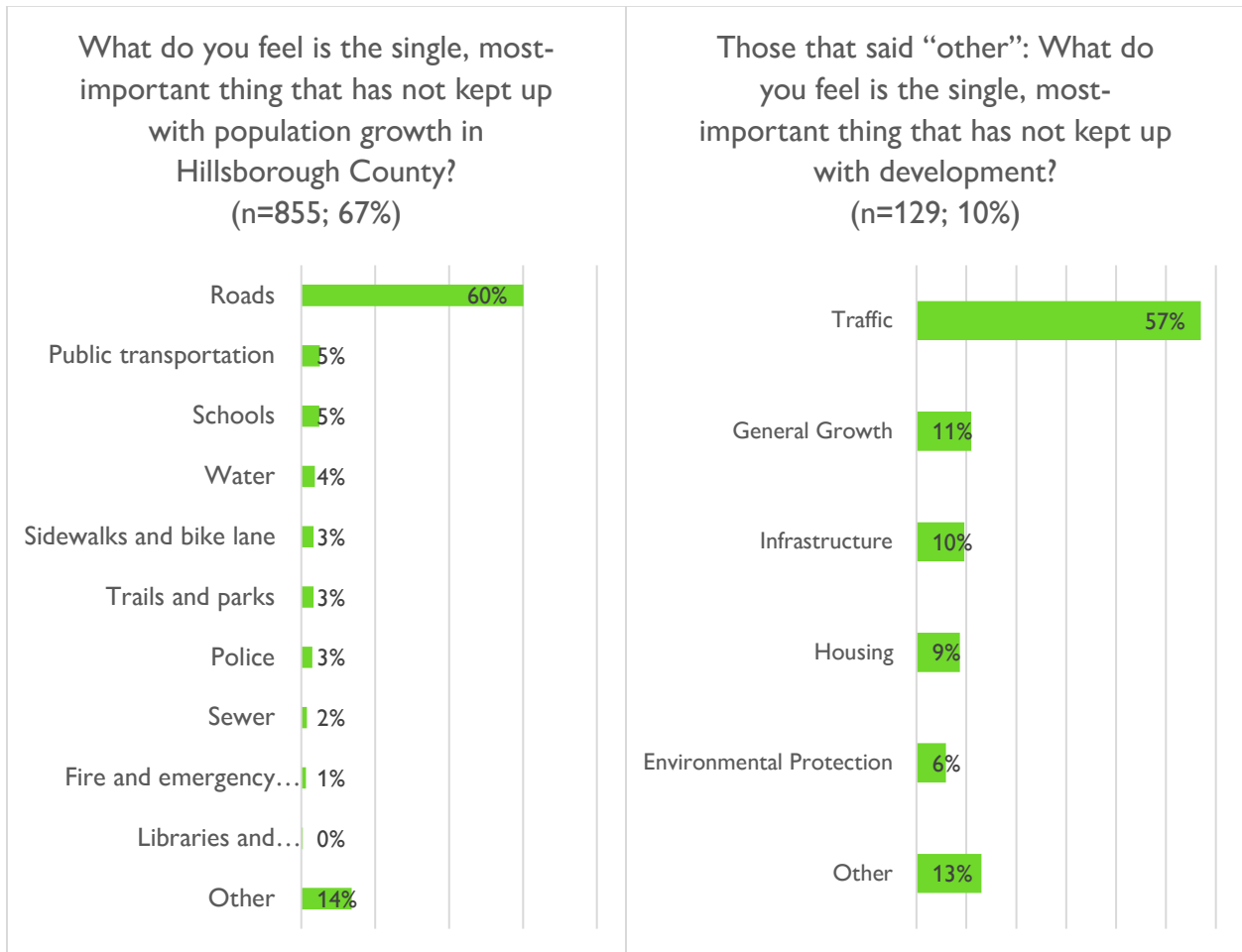| All Unincorporated Residents	Condominium Dwellers	West Region	Residents outside the urban service area	Tenure of 2 to 4 years
35%	47%	46%	44%	43%

Income and age follow a u-shaped distribution with respect to perceptions of infrastructure. Middle-income and middle-education residents were substantially more less likely to agree that infrastructure has kept up with growth than their counterparts on both ends of the income/education spectrum.

Agree that Infrastructure and services have generally kept up with the levels of growth in Hillsborough County over the past decade: Household income

$250,000 or more	52%
$200,000 to $249,999	28%
$150,000 to $199,999	33%
$100,000 to $149,999	31%
$50,000 to $99,999	30%
$25,000 to $49,999	34%
Under $25,000	45%

Agree that Infrastructure and services have generally kept up with the levels of growth in Hillsborough County over the past decade: Education

Doctoral or professional degree	60%
Master's degree	42%
Bachelor's degree	37%
Some college	30%
Trade or vocational school	25%
High school or GED	31%
Did not complete high school	48%

Black residents – perhaps reflecting the legacy of underinvestment in predominantly black neighborhoods (Height, 2017) – are much less likely to agree that infrastructure has kept up with growth. In contrast, White and Hispanic residents feel identically about the subject.

Agree that Infrastructure and services have generally kept up with the levels of growth in Hillsborough County over the past decade: Race/Ethnicity

White or Caucasian	Black or African American	Hispanic or Latino
37%	25%	37%

Residents were asked what is the most important infrastructure item that has not kept up with growth in Hillsborough County. Resoundingly, roads were top-of-mind among unincorporated Hillsborough County residents, garnering more than 60% of respondents' answers. Public transportation and schools, each with five percent, came in second and third places, respectively. Most respondents that indicated "other" then followed up with comments about roads and traffic more generally.

What do you feel is the single, most-important thing that has not kept up with population growth in Hillsborough County? (n=855; 67%)

Category	Percentage
Roads	60%
Public transportation	5%
Schools	5%
Water	4%
Sidewalks and bike lane	3%
Trails and parks	3%
Police	3%
Sewer	2%
Fire and emergency…	1%
Libraries and…	0%
Other	14%

Those that said "other": What do you feel is the single, most-important thing that has not kept up with development? (n=129; 10%)

Category	Percentage
Traffic	57%
General Growth	11%
Infrastructure	10%
Housing	9%
Environmental Protection	6%
Other	13%

Following asking for residents top-of-mind infrastructure deficiency, respondents were asked in a simple yes/no format to answer for each specific infrastructure item in the table below. Overwhelmingly, the three top concerns were related to mobility. Roads garnered a near-unanimous agreement that they had not kept up with growth, while roughly half of unincorporated Hillsborough County residents felt that public transit and sidewalks and bike lanes had not kept up.

Specific Infrastructure and Services

Most infrastructure items and services have kept up with growth, according to residents in unincorporated Hillsborough County. These residents believe that roads, and to a lesser extent, public transportation, sidewalks, and bike lanes, have not.

Do you feel there are deficiencies with the roads compared to how the County has grown?	
Roads	89%
Public Transportation	49%
Sidewalks and Bike Lanes	45%
Police	29%
Fire and Emergency Services	29%
Schools	28%
Parks and Trails	27%
Sewer	19%
Water	19%
Libraries and Community Centers	17%

Determinants of Infrastructural Feedback

Roads

Most residents of unincorporated Hillsborough County feel that roads have not kept up with growth. This sentiment is strongest among residents that have lived here for several years.
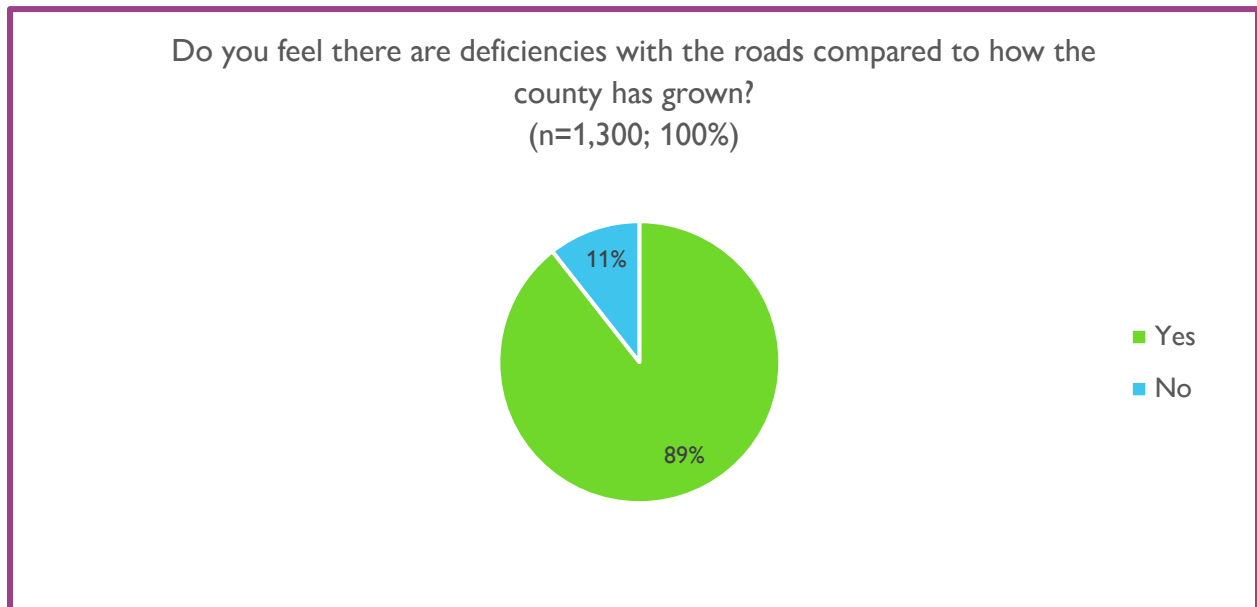
Do you feel there are deficiencies with the roads compared to how the county has grown?
(n=1,300; 100%)

- Yes
- No

Those that feel there are deficiencies with the roads compared to how the county has grown ranks as the top deficiency. Tenure and household income are the only demographics of significance. Those that are less tenured (one year or less) living in the county see the roads as an item of less importance than the residents that have been living in Hillsborough County for more than a year. Both lower income (under $25,000) and higher income ($200,000 to $249,999) residents are less inclined than other income households to state roads are a deficiency for the county.

Feels there are deficiencies with the roads compared to how the county has grown: Tenure

Tenure	Percentage
One year or less	75%
2 to 4 years	87%
5 to 9 years	86%
10 to 14 years	94%
15 years or more	90%

Feels there are deficiencies with the roads compared to how the county has grown: Household income

Household income	Percentage
$200,000 to $249,999	80%
$150,000 to $199,999	97%
$100,000 to $149,999	88%
$50,000 to $99,999	93%
$25,000 to $49,999	86%
Under $25,000	78%

Public Transportation

Half of residents in unincorporated Hillsborough County feel that public transportation has not kept up with growth, with younger residents more likely to express that sentiment.

Do you feel there are deficiencies with public transportation compared to how the county has grown?
(n=1,300; 100%)

- **Yes** 49%
- **No** 51%
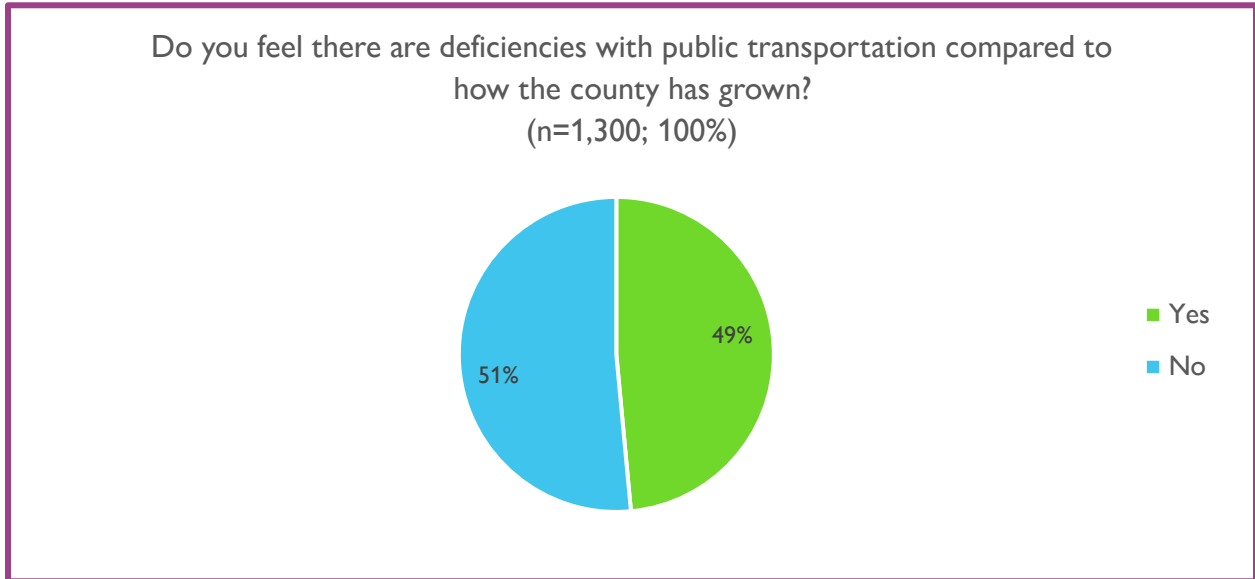
Public transportation is seen as a deficiency for almost half of the respondents (49%) compared to how the county has grown. Younger residents in unincorporated Hillsborough County – particularly those from ages 25 to 44 – are more likely to say that public transportation infrastructure has not kept up.

Feels there are deficiencies with public transportation compared to how the county has grown: Age

Age	Percentage
65 or older	43%
55 to 64	48%
45 to 54	42%
35 to 44	58%
25 to 34	53%
Under 25	44%
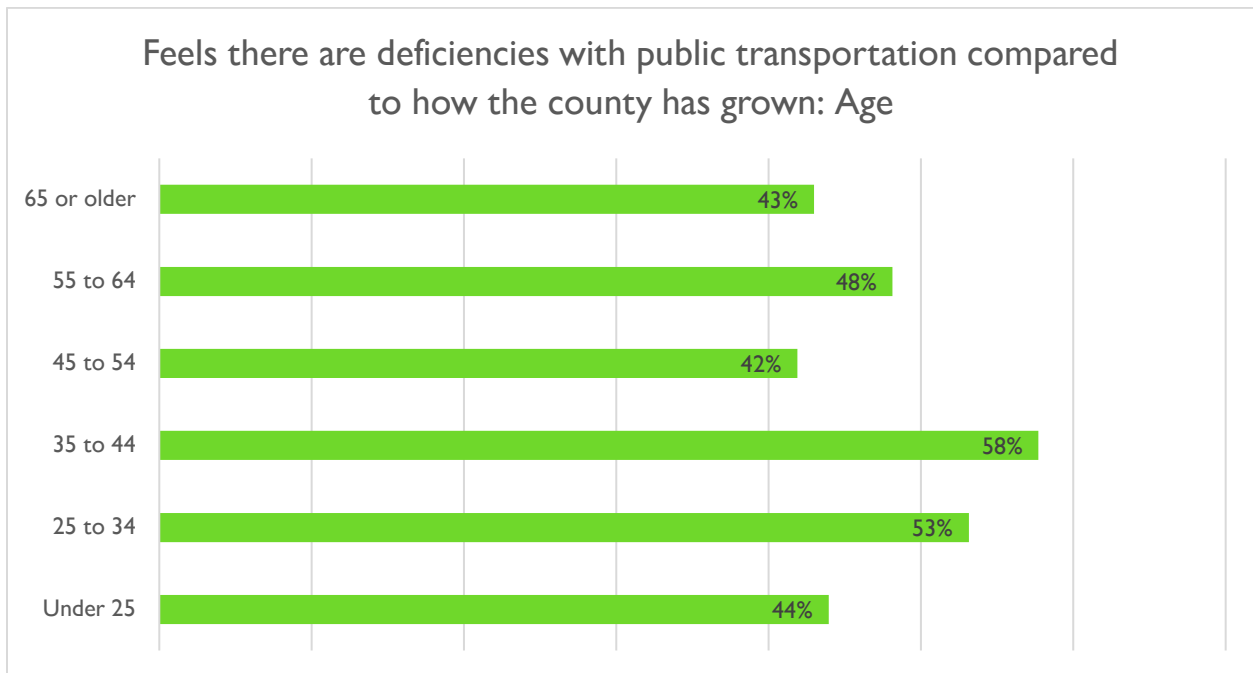
Sidewalks and Bike Lanes

Slightly less than half of unincorporated Hillsborough County residents feel that sidewalks and bike lanes have not kept up with growth. However, this sentiment was substantially weaker in the West region of the study, in which only 36% of residents feel that way.

Do you feel there are deficiencies with sidewalks and bike lanes compared to how the county has grown?
(n=1,300; 100%)

- Yes
- No

45%

55%
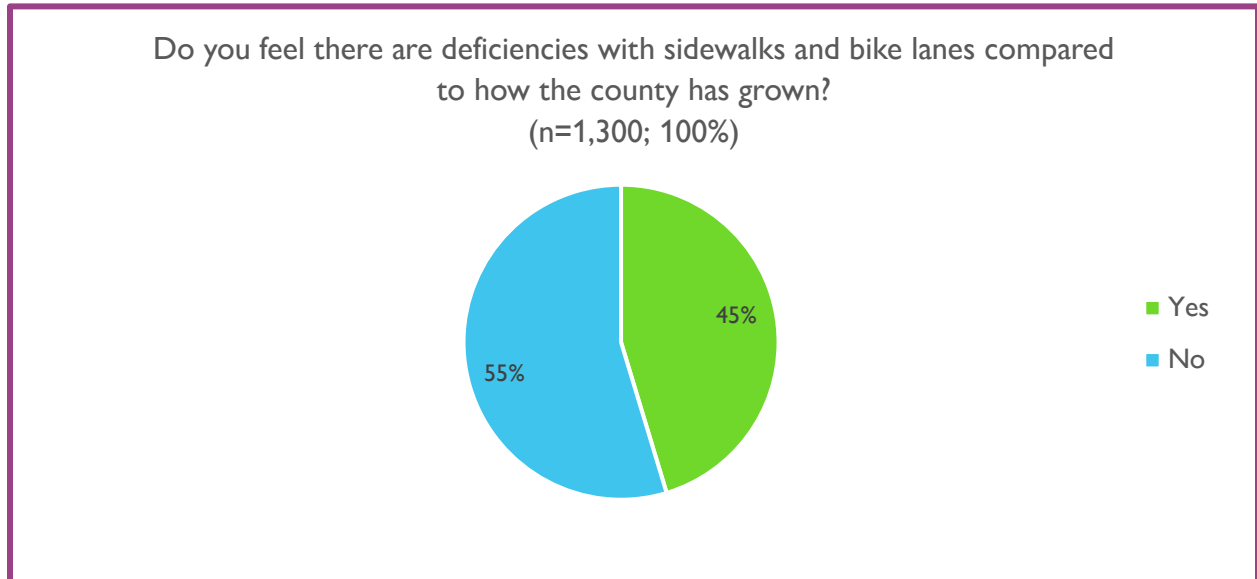
Those that feel there are deficiencies in the sidewalks and bike lanes compared to how the county has grown have significance based on the region and if they are a homeowner. Respondents living in the South and East equally (48%) feel there is a deficiency in sidewalks and bike lanes, where respondents in the West rate much lower than those regions and lower than average (36% vs 45%). Only 42% of those owning a home believe sidewalks and bike lanes to be deficient.

Feels there are deficiencies with sidewalks and bike lanes compared to how the county has grown: Region

West — 36%

South — 48%

East — 48%
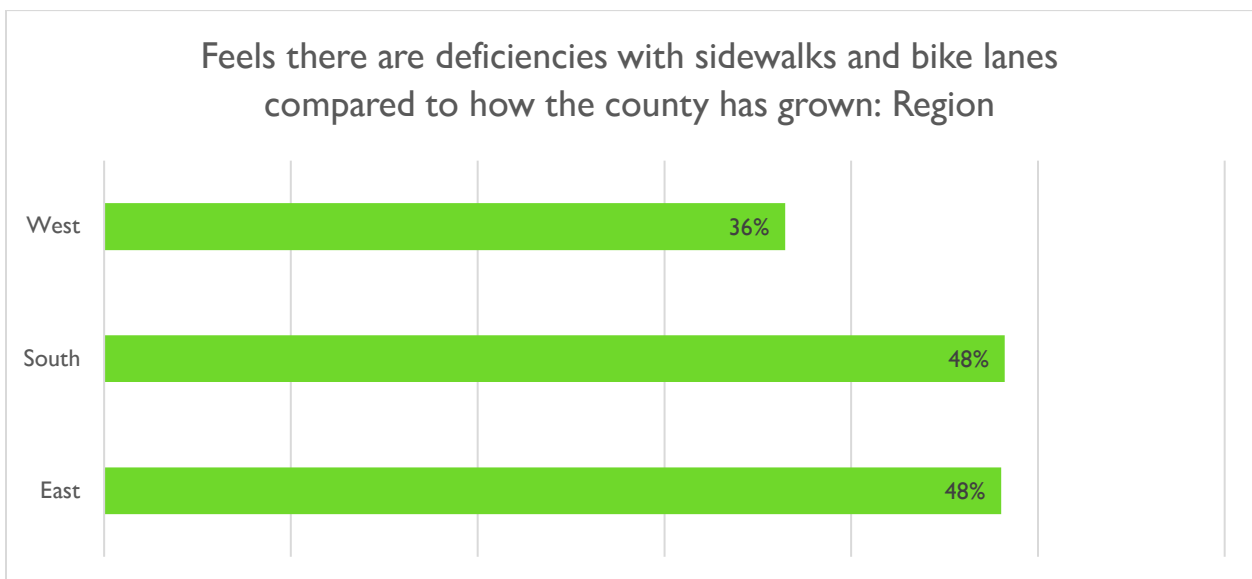
Police

Although most residents believe that the police have kept up with growth in the county, many more residents that have lived in the county for more than 15 years believe that the police have not kept up with growth. Hispanic residents were much more likely than the average to indicate that the police force has not kept up.
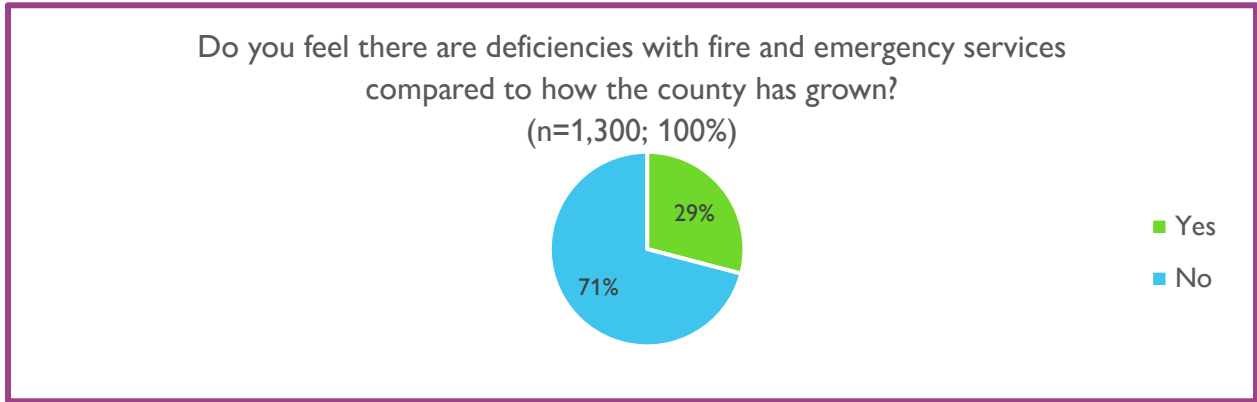
Do you feel there are deficiencies with the police compared to how the County has grown?
(n=1,300; 100%)

- Yes
- No

29%
71%
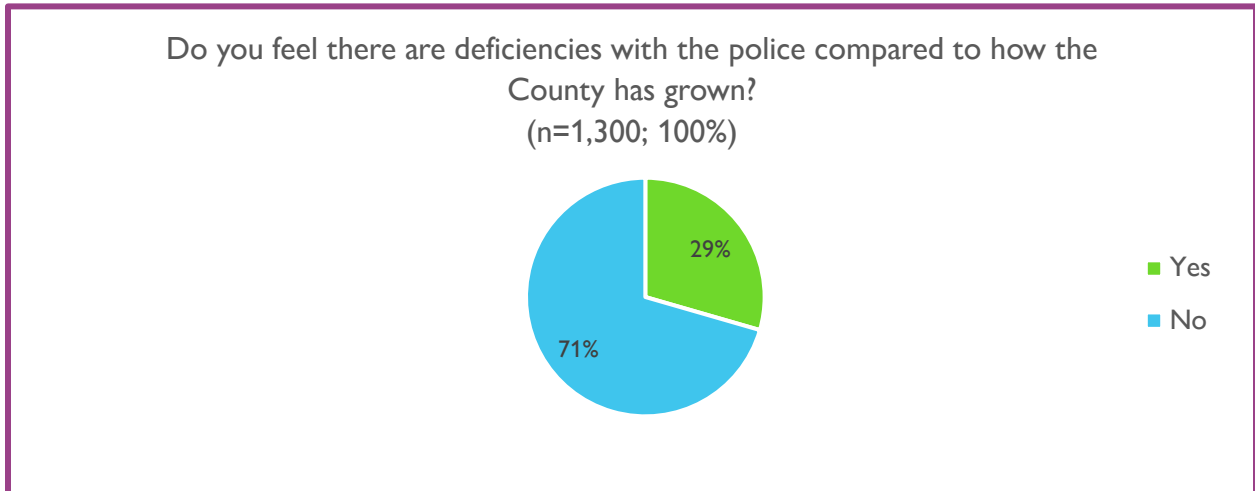
Less than three in ten (29%) cite the police to be an area of deficiency compared to how the county has grown; tenure and race/ethnicity have significance in responses. Those that have been living in the county for 15 years or more cite a large deficiency (38%) whereas those that have moved to Hillsborough County under a year ago cite a much lower deficiency (10%). Hispanic respondents feel the police has grown to be a larger deficiency for the county (37%) than Black respondents (31%) and White respondents (26%).

Feels there are deficiencies with the police compared to how the county has grown: Tenure

One year or less	2 to 4 years	5 to 9 years	10 to 14 years	15 years or more
10%	25%	25%	26%	38%

Feels there are deficiencies with the police compared to how the county has grown: Race/Ethnicity

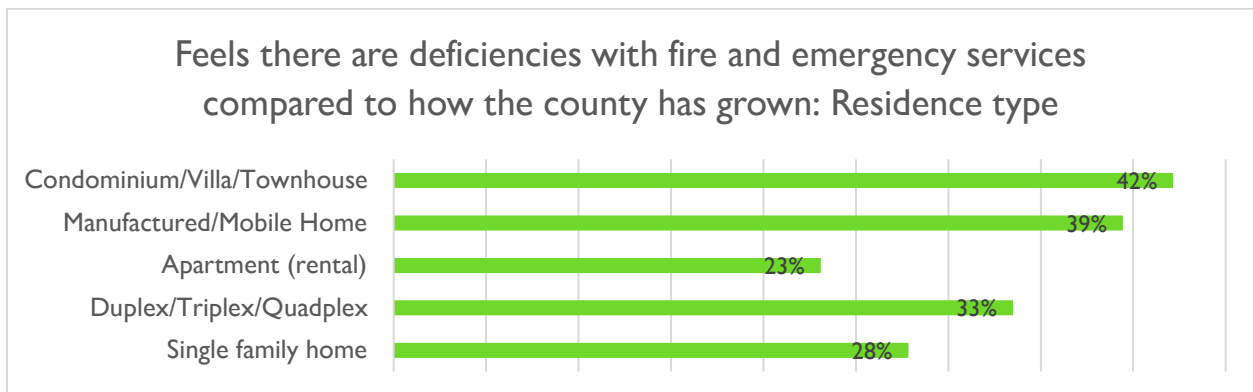| Hispanic or Latino | 37% |
| Black or African American | 31% |
| White or Caucasian | 26% |
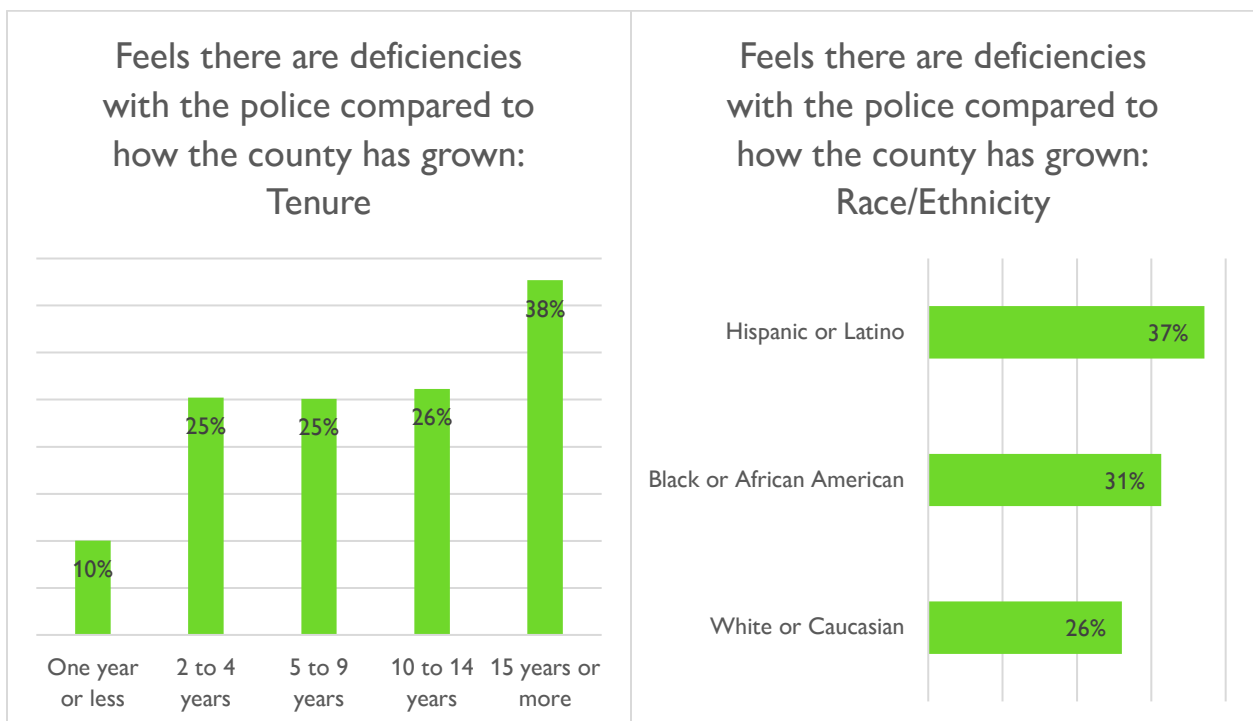
Fire and Emergency Services

Most residents believe that fire and emergency services have kept up with growth in Hillsborough County. Longer-tenured residents, as well as residents living in townhomes and mobile homes, were more likely to claim otherwise.

Do you feel there are deficiencies with fire and emergency services compared to how the county has grown?
(n=1,300; 100%)

- 29% — Yes
- 71% — No

Respondents living in Hillsborough County for 15 or more years believe the deficiency with fire and emergency services is much larger (35%) than respondents who have not lived in the county as long.

Feels there are deficiencies with fire and emergency services compared to how the county has grown: Tenure

15 years or more	35%
10 to 14 years	24%
5 to 9 years	28%
2 to 4 years	28%
One year or less	21%
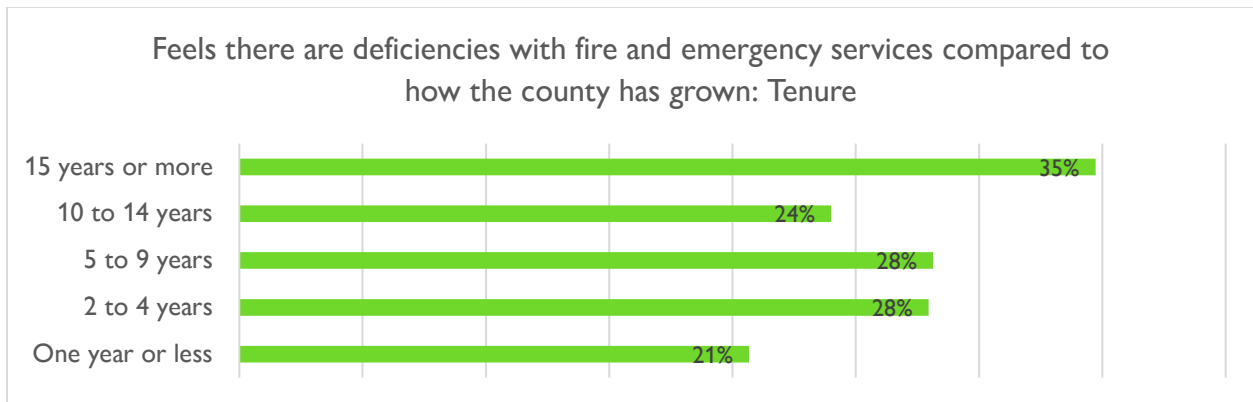
Respondents living in an apartment feel fire and emergency services to be less deficient (23%) than other residence types, whereas those living in a condominium, villa, or townhome believe there to be a larger deficiency (42%).

Feels there are deficiencies with fire and emergency services compared to how the county has grown: Residence type

Condominium/Villa/Townhouse	42%
Manufactured/Mobile Home	39%
Apartment (rental)	23%
Duplex/Triplex/Quadplex	33%
Single family home	28%

Schools

Although most residents perceive schools as keeping up with growth, residents in the typical child-rearing age brackets (25 to 44) were more than twice as likely to suggest that schools had not kept pace.
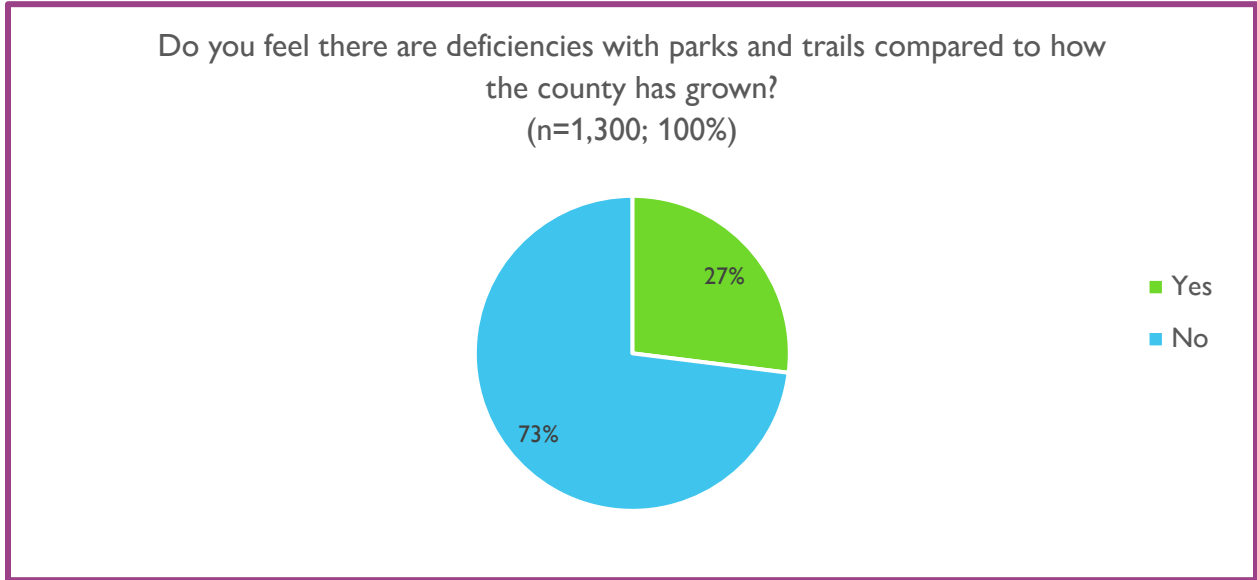
Do you feel there are deficiencies with schools compared to how the county has grown?
(n=1,300; 100%)

Legend: ■ Yes ■ No

- 28%
- 72%
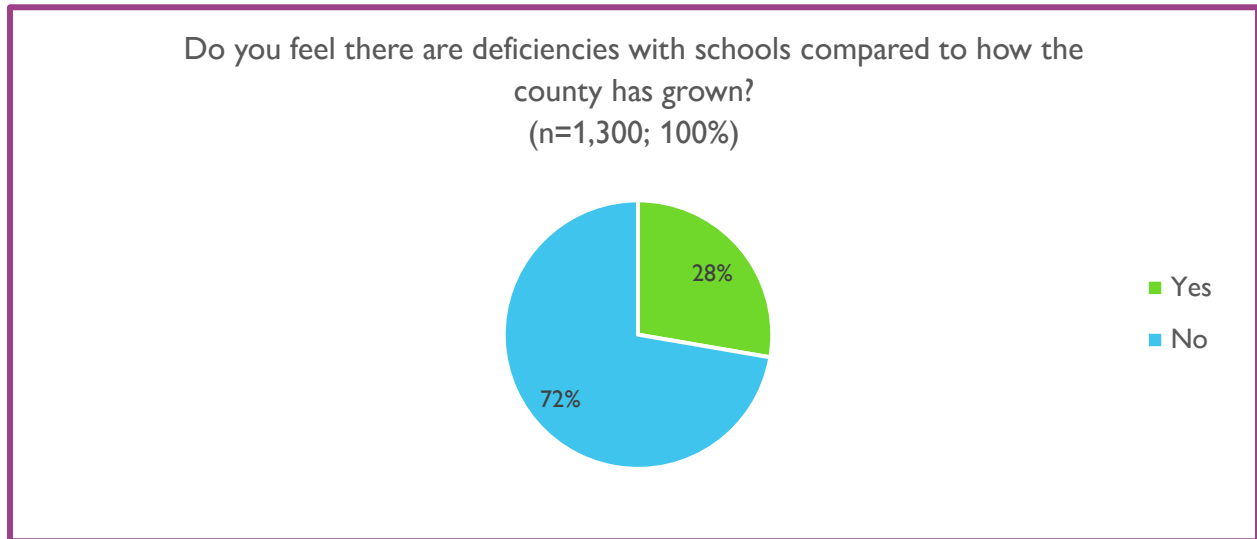
Those that believe schools to have deficiencies compared to how the county has grown only has significance in age and residence type demographics. Those that are 25 to 34 years old feel much strongly (39%) about schools being deficient than other age categories. As respondents get older, the percentage declines, so those 65 and older see the least amount of deficiency in schools (16%). Those living in a duplex, triplex, or quadplex feel schools is a larger deficiency (64%) than other residence types such as apartments (17%) and single-family homes (24%).

Feels there are deficiencies with schools compared to how the county has grown: Age

Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 or older
31%	39%	33%	23%	22%	16%
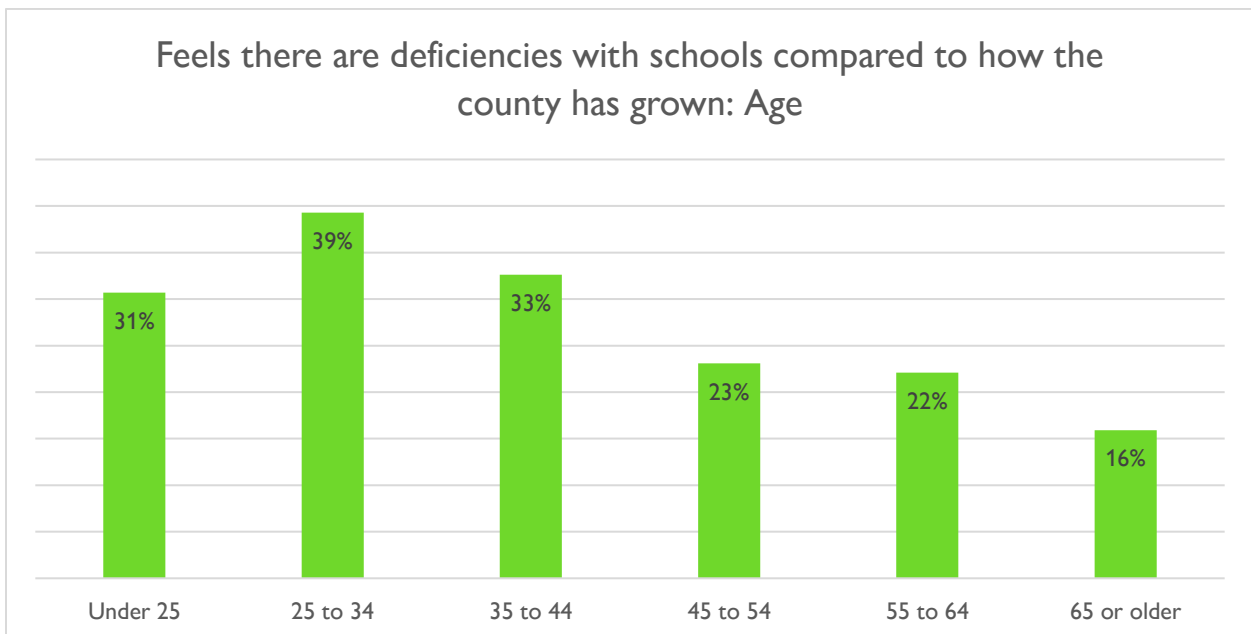
A large majority of unincorporated Hillsborough County residents believe that parks have kept up with the area's growth.

Do you feel there are deficiencies with parks and trails compared to how the county has grown?
(n=1,300; 100%)

27% Yes
73% No

Those that feel there are deficiencies with parks and trails compared to the county has grown only has significance in tenure. Those that are living in Hillsborough County for two to four years feel much more strongly that parks are deficient (59%) than those more tenured. There is no obvious explanation for the stark difference between this group and all other tenure levels, however, the striking difference deserves notice.

Feels there are deficiencies with parks and trails compared to how the county has grown: Tenure

One year or less	2 to 4 years	5 to 9 years	10 to 14 years	15 years or more
30%	59%	25%	23%	25%
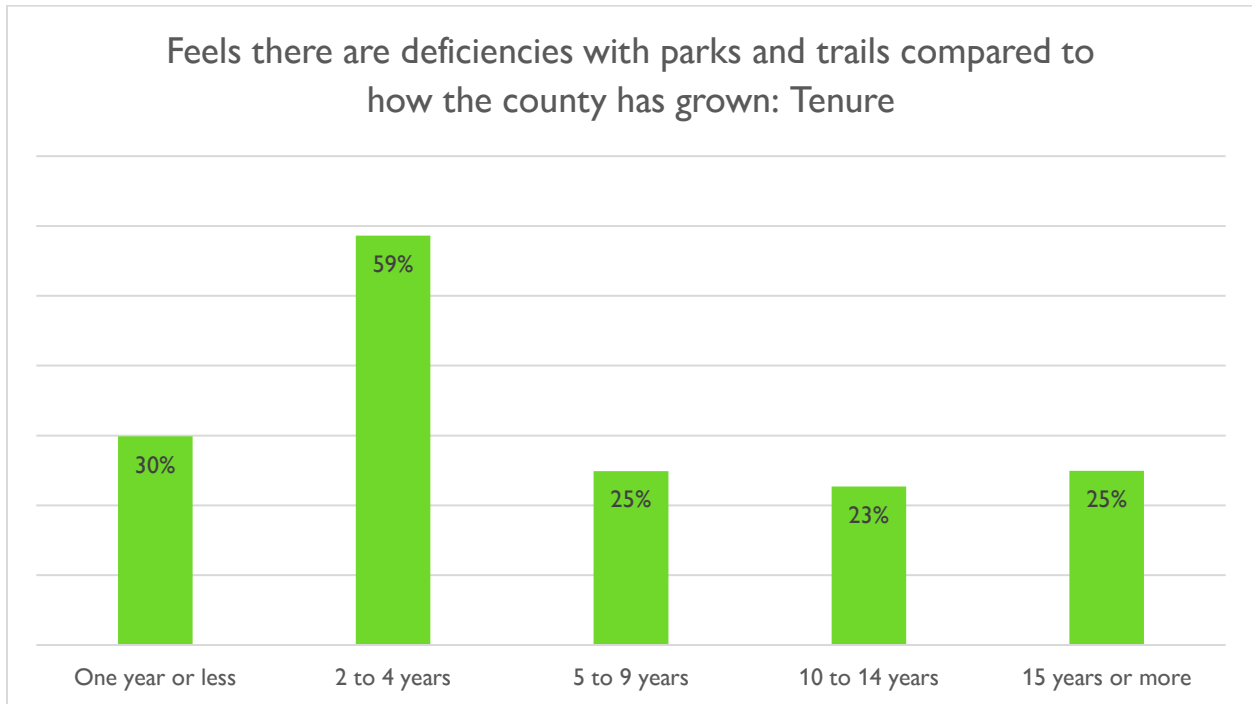
Sewer

Four in five residents of unincorporated Hillsborough County believe that sewer infrastructure has kept up with the area's growth.

Do you feel there are deficiencies with sewer services compared to how the county has grown?
(n=1,300; 100%)

19%

81%

- Yes
- No
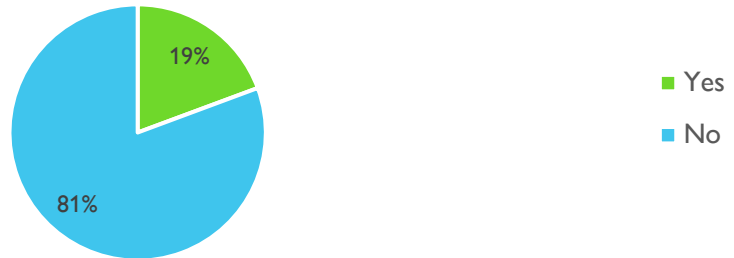
Water

A nearly-identical share of the total respondents indicating that sewer infrastructure had kept up feel the same way about water infrastructure.

Do you feel there are deficiencies with water services compared to how the county has grown?
(n= 1,300; 100%)

19%

81%

- Yes
- No
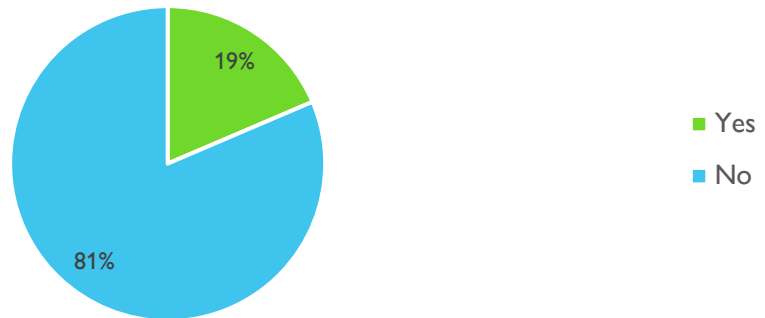
Libraries and Community Centers

Libraries and community centers received the highest share of respondents indicating that they have kept up with the county's growth over time.

Do you feel there are deficiencies with libraries and community centers compared to how the county has grown?
(n=1,300; 100%)

17%

83%

■ Yes
■ No
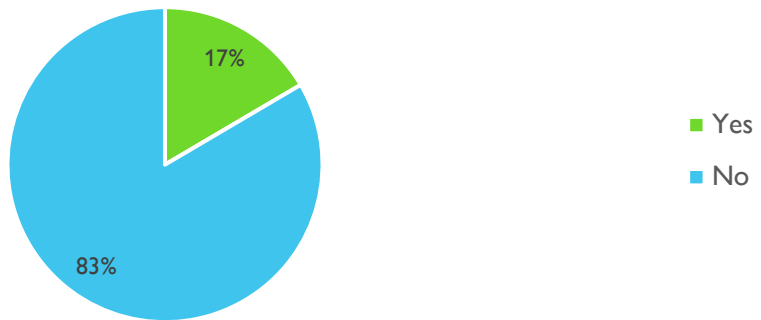
Study Conclusions

The ongoing expansion of Hillsborough County's population will continue to make growth and development an important topic for local policymakers well into the future. This research shows that unincorporated county residents and stakeholder groups have passionate views on many of these issues. Despite the strength of their opinions, however, many of these views contain contradictions.

An overwhelming majority of unincorporated Hillsborough County residents believe that the county should discourage or limit new development to protect agricultural and environmental lands. Two-thirds of the county feel that this development outside of city centers is a challenge for Hillsborough County to confront. At the same time, many Hillsborough County residents desire a more secluded or even rural lifestyle, placing a high priority on peace and quiet and having a large house and yard. Further, the length of one's commute is the least important characteristic of the housing trilemma among most unincorporated Hillsborough County residents, preferring instead to have a larger home that is affordable, even if that means it is far from the city center. Thus, while residents want the county to concentrate development in more urban areas, on average, residents themselves say they tend not to want to live in such environments.

Despite their preference for longer commutes in the housing trilemma, residents within unincorporated Hillsborough County feel that roads have not kept up with the pace of growth within the area. Robust public transit systems are essential for managing urban areas with large populations. Hillsborough County residents have repeatedly favored a more robust transit system, having voted with a clear majority to fund improvements to transit and roads in the 2018 election. Further, roughly half of unincorporated Hillsborough County residents indicated that public transit has not kept up with the pace of growth in the area. Although they support public transit, only 24% of unincorporated Hillsborough County residents say that they would utilize a more available and convenient public transit system. Moreover, living in a community with convenient access to public transportation was the least popular of nine community characteristics tested in this research. Again, the personal and public policy preferences of unincorporated Hillsborough County residents are at odds with each other. Residents want Hillsborough County to have a robust public transit system, but they say they would not utilize it themselves.

Hillsborough County should consider these inherent contradictions when creating new land use and growth management policies. Developers' business model relies upon individuals' personal preferences and market forces, which can appear to place them at odds with residents' somewhat contradictory policy preferences and their elected officials. Of course, it is possible that people's perception of their own behavior as stated in the survey may not completely match their actual future behavior should the questioned scenario be implemented or realized (i.e. those surveyed could be underestimated their use of transit, should significantly improved access, modes, and frequency of transit service become available).

Fortunately, there are multiple points of agreement between all three stakeholder groups and residents of unincorporated Hillsborough County. Developers – especially those engaged in multi-family and affordable housing construction – agree with residents that public transit and road infrastructure needs improvement. More robust public transportation would go a long way to making higher density construction viable in areas outside of the City of Tampa, in which most of this new construction is currently concentrated. Further, rural

interests and unincorporated Hillsborough County residents agree that concentrating development in urban areas is sound policy in the abstract – although many rural stakeholders were adamant about reserving their right to develop their land in the future.

Community character is an important factor for residents in unincorporated Hillsborough County. Many felt that the rapid pace of development imperiled this attribute. At the same time, residents' strong preferences for affordable single-family homes aligned not necessarily close to urban areas suggest that they do not wish to see development stopped altogether.

Overall, the results from this study suggest that a slow, but steady development roadmap would be in the general interest of all stakeholder groups and residents alike. Developers repeatedly insisted that policy clarity was one of the most important factors for their business planning – as one developer said, "we'd rather have certainty that's expensive than uncertainty." All stakeholder groups shared a general perception of further growth and development as an unstoppable force – even rural landowners that had no intention of ceasing their agricultural activities in the future. To each, responsibly managing growth and ensuring that infrastructure keeps pace with it are paramount – despite disagreements on the particularities. Striking the right balance between new development and redevelopment, between facilitating market-rate affordability and protecting environmental lands, and between welcoming new arrivals while preserving and enhancing local communities' lifestyles and character, is essential as Hillsborough County considers updating its long-term planning.

Citations

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Appendix A: Stakeholder Interviewees

Infill Resident Stakeholders

Stakeholder	Area
Jody Carroll	Palm River-Clair Mel
Stevie Cox	University Area
Noemi Degollado	Palm River-Clair Mel
Tonya Edwards	East Lake-Orient Park
Tom Fletcher	Riverview/Brandon
Damien Gordon	University Area
Stephanie Martinez	Riverview/Brandon
Rosemarie Middleton	Town N Country
Shannon G Moore	East Lake-Orient Park
Angel Perez	Progress Village
Hector Perez	Progress Village
Allison Roberts	Town N Country

Rural Interest Stakeholders

Stakeholder	Affiliation
Don Balaban	Citizen/Landowner
Haridas Bhogade	Citizen/Landowner
Dennis Carlton Jr	Farm Bureau
Dennis Carlton Sr	AEDC
Reed Fischbach	Fishbach Land Co.
Nikki Foster	Moasic
Liz Gutierrez	Enterprising Latinas
Vivienne Handy	Quest Ecology
Buddy Harwell	Balm Civic Association
Karen Michalski	Sierra Club
Kenneth Parker	Strawberry Growers Association
Stephanie Zaiser	Citizen/Landowner

Developer Stakeholders

Stakeholder	Organization
Kami Corbett	Shareholder at Hill Ward Henderson's Land Use and Real Estate Group
Jake Cremer	Shareholder at Stearns Weaver Miller
Bill Eshenbaugh	President of Eshenbaugh Land Company
Eric Garduño	Government Affairs Director at the Bay Area Apartment Association
Lanette Glass	Community Development Manager of Habitat for Humanity
Toxey Hall	President and Owner of Clearview Land Design, a Civil Engineering + Land Planning for Master-Planned Communities and Urban Infill
Barry Karpay	Vice President of Land Acquisition, Lennar Homes
Debra Koehler	President of Sage Partners, LLC, a multi-family residential real estate development company
Everitt Morrow	Former President of Landmark Engineering and Surveying Corporation
Willy Nunn	President of Homes by WestBay
Kevin Robles	COO at Domain Homes
Phillip Smith	President of Framework Group
John Wakefield	Principal at VW Multifamily
Shawn Wilson	President and CEO of Blue Sky Communities

Appendix B: Infill Stakeholder Questionnaire

Read: The population of Hillsborough County is growing by approximately 24,000 people per year.

1) What do you think the benefits of this population growth are?

2) What are the downsides to high population growth?

3) What are the most important reasons why you live in the area you do now?

   Read: Let's talk about density. Density is defined as the number of people living in an area. Downtown areas usually have higher density, whereas the countryside usually has lower density.

4) To protect agricultural, rural, and environmental lands, Hillsborough County is considering encouraging redeveloping existing areas and increasing density in areas closer to downtown – like the area in which you live. How do you feel about that?

5) If redevelopment were to occur in your area, what types of businesses and amenities would you like to see in your area?

   \<Interviewer could provide the following examples: additional greenspaces, access to art, music, and theater, more/better infrastructure, good place to raise children, access to outdoor and recreational activities, greater sense of community, and variety of retail and business options>

6) Let's talk about public transportation. Do you ever take public transit yourself?

   a. In your opinion, what factors would make you and members of your community take mass transit options like the buses and streetcars more often?

7) What about personal mobility, such as walking and biking? Do you ever walk or bike to run errands or get around the area?

   a. In your view, what would encourage you and members of your community to walk and bike to run errands and get around?

Appendix C: Rural Stakeholder Questionnaire

AUDIENCE: RESIDENTS WHO RESIDE IN AND OWN LAND IN RURAL HILLSBOROUGH COUNTY

Read: The population of Hillsborough County is growing by approximately 24,000 people per year.

1) What do you think the benefits of this population growth are?

2) What are the downsides to high population growth?

3) What are the most important reasons why you live in the area you do now?

4) Sprawl is defined as "the unrestricted growth of housing, commercial development, and roads over large expanses of land, with little concern for planning Do you believe that sprawl is a problem for your local area?

5) In addition to being your home, what else do you use your land for? Do you use your land for agricultural or commercial purposes?

6) Let's talk about the distant future. When you think about your neighborhood, how do you imagine it looking like in the future?

7) What makes you say that?

Read: Transfer of Development Rights (TDR) is a voluntary, incentive-based program that allows landowners to sell development rights from their land to a developer or other interested party who then can use these rights to increase the density of development at another designated location. Someone who sells their development rights in this way gets to keep their land and continue to use it for agricultural purposes, but they cannot sell it to a developer to build new construction.>

8) Do you have any questions about the Transfer of Development Rights?

9) What would make you more interested in participating in a TDR program?

10) Are there other programs, policies or initiatives that Hillsborough County could pursue that you believe would help maintain a rural lifestyle in your area?

Appendix D: Developer Stakeholder Questionnaire

AUDIENCE: DEVELOPERS IN HILLSBOROUGH COUNTY

(Note: For those responding "no" to question 1, interviewer is to omit that phrasing)

1) Are you currently developing in unincorporated Hillsborough County?
   a. Yes
      i. Where in unincorporated Hillsborough County have your most recent development or redevelopment projects been located?

      ii. What policies and practices are most encouraging toward development projects you have worked on in unincorporated Hillsborough County?

      iii. Let's talk about the challenges of unincorporated Hillsborough County. What are some of the regulatory challenges you face when developing in the area? Which of these impacted most the final cost of housing?

      iv. What non regulatory issues are most discouraging toward development projects you have worked on in unincorporated Hillsborough County?
   b. No
      i. Have you ever developed in unincorporated Hillsborough County previously?

      ii. Where have your most recent development or redevelopment projects been located?

      iii. What policies and practices are most encouraging toward development projects you have worked on?

      iv. What are some of the regulatory challenges you face when developing in the area? Which of these impacted most the final cost of housing?

      v. What non regulatory issues are most discouraging toward development projects you have worked on in?

2) Is there anything that stands out to you about the development process within Hillsborough County compared to other regions in Florida?

3) Currently, in Hillsborough County, most construction is not built to the maximum density and intensity allowed by the county's Comprehensive Plan. What factors do you believe impact this?

4) Are there specific characteristics that draw you to develop in a community?

5) Do your development projects tend to be mainly ground-up greenfield projects or infill redevelopment projects?
   a. What factors keep you from engaging in more redevelopment work in unincorporated Hillsborough County? *(For "No's, ask about areas outside of city centers)*

6) Hillsborough County is very interested in providing affordable housing to its residents. From your perspective as a developer, what could the County do the facilitate more affordable and mixed-income housing?

7) *(If no experience or familiarity with the county, skip)*
What areas do you see as good choices for redevelopment in Unincorporated Hillsborough County?

8) Most of the redevelopment in Hillsborough County is taking place within Tampa's city limits, especially the urban core. What factors or circumstances would make you more likely to redevelop existing properties in places like Brandon and the USF area?

9) Can you speak to a time when you experienced any negative feedback ("Not in my backyard" sentiments) from a community during development or redevelopment projects *(in Hillsborough County)*?
    a. Are there any differences between redevelopment and development projects in terms of "Not in my backyard" community sentiments?

Appendix E: Telephonic Survey Call Log

CALL RESULTS HILLSBOROUGH COUNTY SUSTAINABLE GROWTH

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No answer	6417	33.7	33.7	33.7
	Busy	249	1.3	1.3	35.1
	Answering machine	5617	29.5	29.5	64.6
	Language barrier	5	.0	.0	64.6
	Disconnected	2180	11.5	11.5	76.1
	Fax/modem	42	.2	.2	76.3
	Q1 Screened out	400	2.1	2.1	78.4
	Refused	2807	14.8	14.8	93.2
	Completed	1300	6.8	6.8	100.0
	Total	19017	100.0	100.0	

Appendix F: Survey Instrument

Hillsborough County Sustainable Growth Survey Telephonic Instrument

<<NOTE: Questions marked with ✳ allow for trending to the Pew Research nationwide results from 2018>>

Hillsborough County is surveying county residents to understand their feedback about population growth and new development in Hillsborough County.

Introduction

1. We are looking for feedback from residents living in the **[ZIP FROM FILE]** zip code. Do you reside there?
   a. Yes
   b. No **[Disqualify]**

We are looking for feedback from residents living in the [ZIP FROM FILE] zip code. Do you reside there?
(n=1,300; 100%)

100%

■ Yes
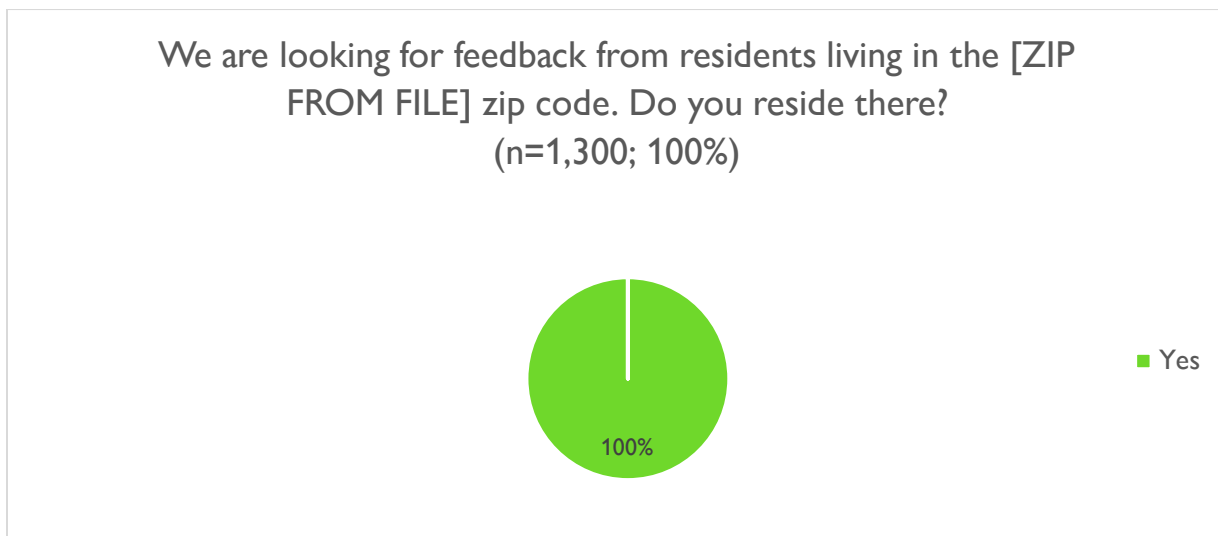
Residential Info and Urbanization Preference

2. Do you own or rent your current Hillsborough County residence?
    a. Rent
    b. Own

Do you own or rent your current Hillsborough County residence?
(n=1,300; 100%)

- Own
- Rent

37%

63%
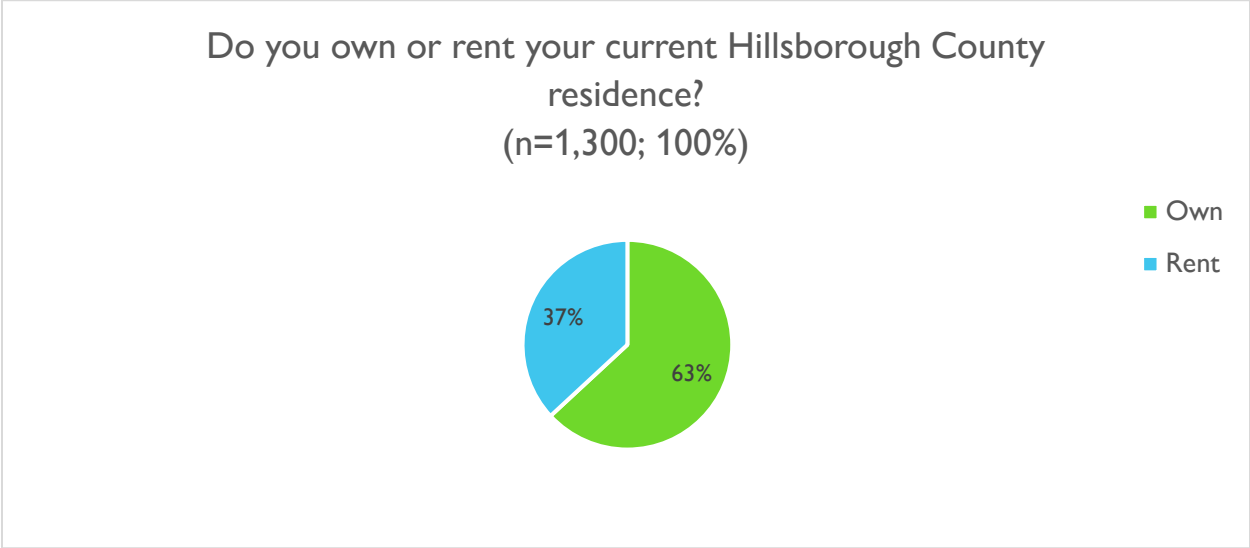
3. What kind of residence do you currently live in?
    a. Single family home
    b. Duplex/Triplex/Quadplex
    c. Apartment (rental)
    d. Manufactured/Mobile home
    e. Condominium/Villa/Townhouse
    f. Assisted living facility/Retirement community
    g. Other _____ **[Record]**

What kind of residence do you currently live in?
(n=1,300; 100%)

Residence	Percentage
Single family home	60%
Duplex/Triplex/Quadplex	7%
Apartment (rental)	19%
Manufactured/Mobile Home	8%
Condominium/Villa/Townhouse	5%
Assisted living facility/Retirement community	1%
Other	0%
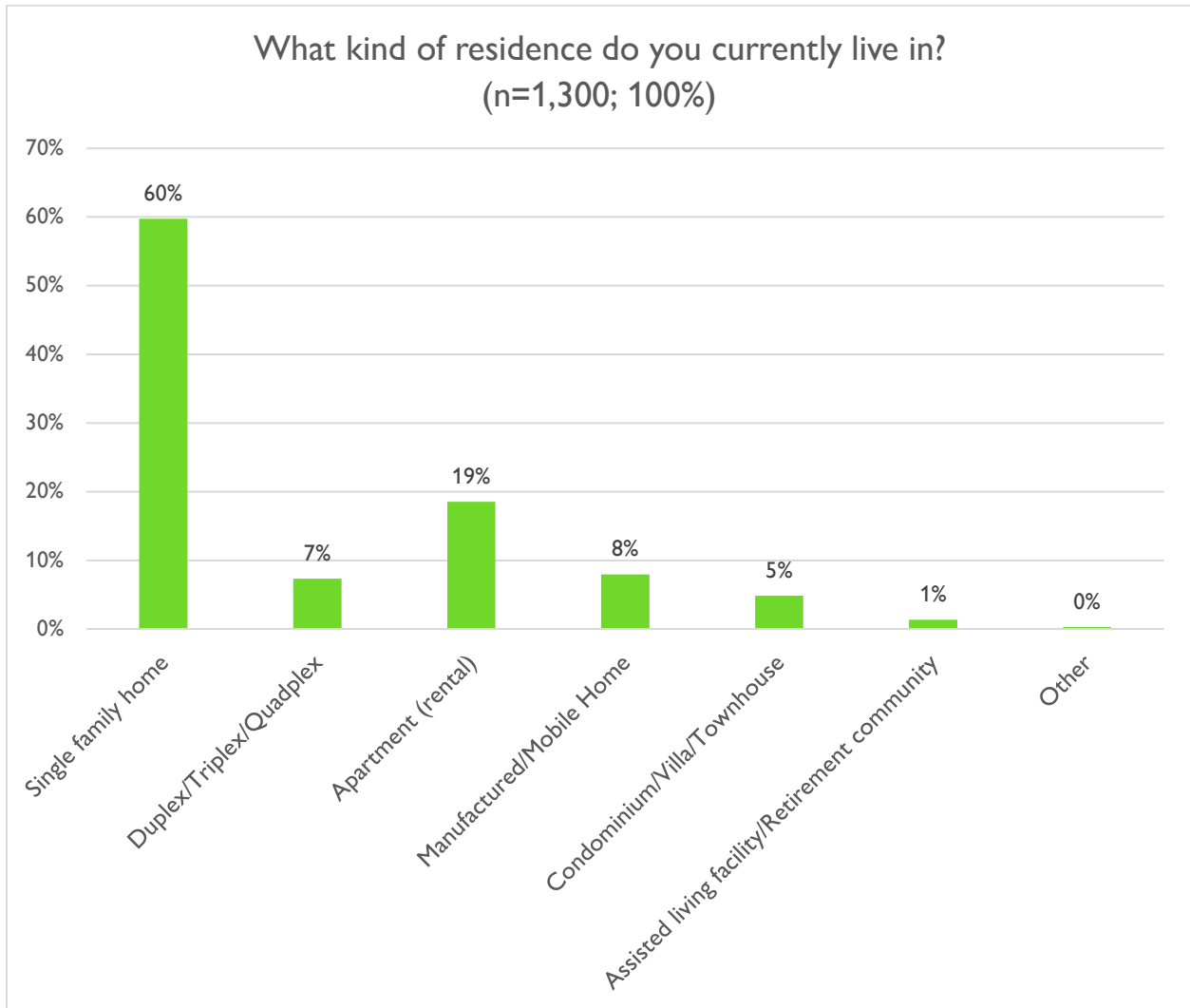
4. Do you live in an urban, rural, or suburban community?
   a. Urban, such as a bustling area or business district with multifamily housing and commercial businesses
   b. Rural, such as a 5-acre property or large residential lots with nearby agriculture
   c. Suburban, such as a typical residential subdivision

Do you live in an urban, rural, or suburban community? (n=1,300; 100%)

- 17% Urban
- 16% Rural
- 68% Suburban
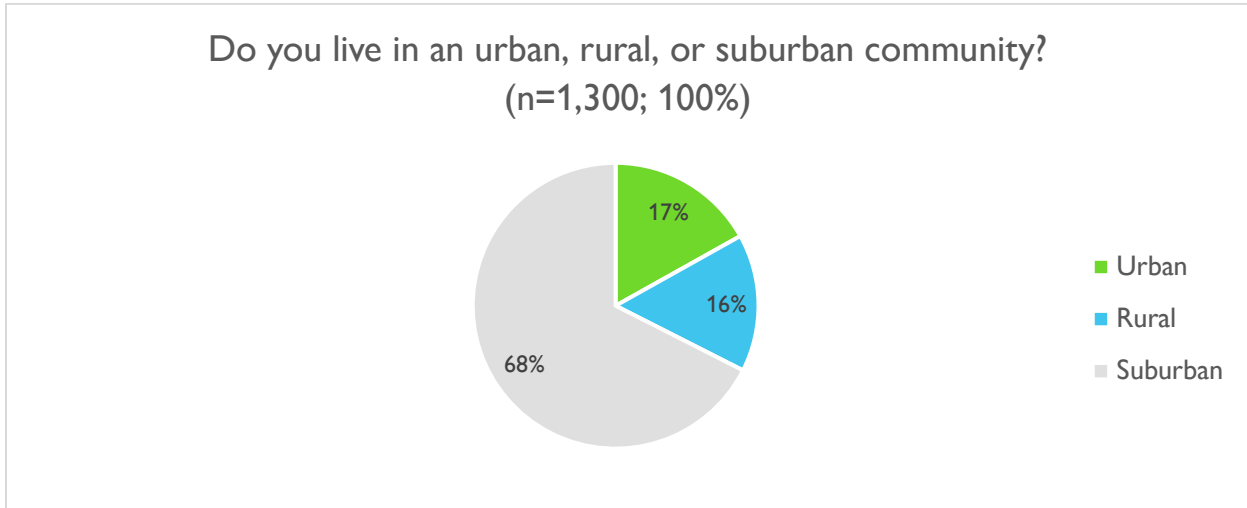
5. If you could, would you like to move to a different community?
   a. Yes **[Go to Q6]**
   b. No **[Skip to Q8]**
   c. DK **[Do not read and skip to Q9]**

If you could, would you like to move to a different community? (n=1,300; 100%)
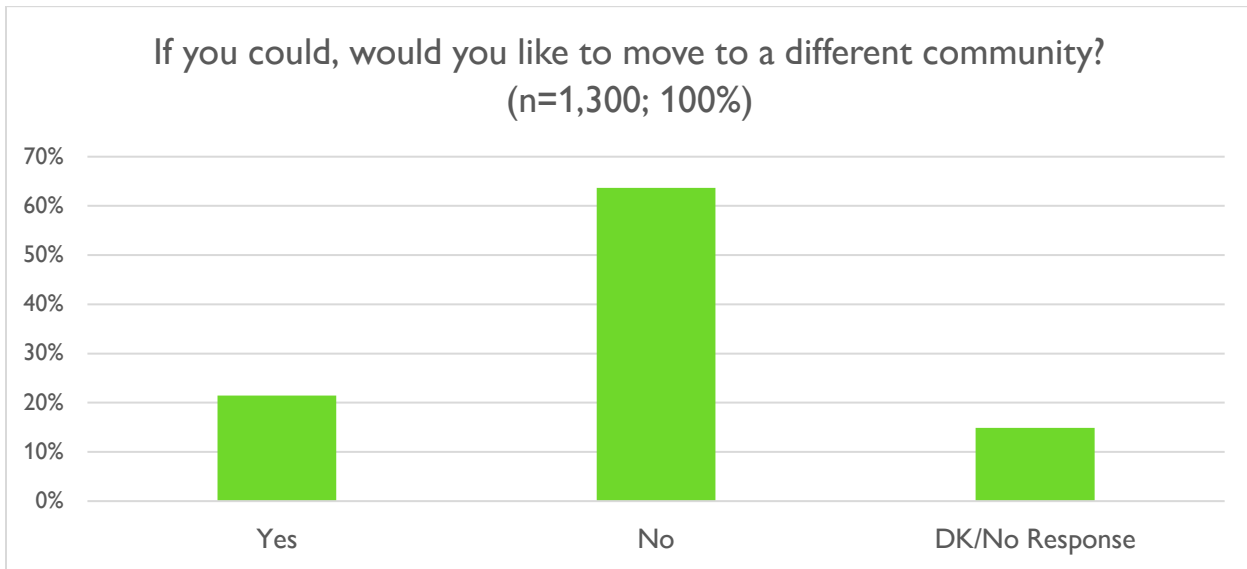
6. Would you like to move to an urban, rural, or suburban community?
   a. Urban
   b. Rural
   c. Suburban

Those that would like to move: Would you like to move to an urban, rural, or suburban area?
(n=273; 21%)

Urban	Rural	Suburban
11%	51%	38%
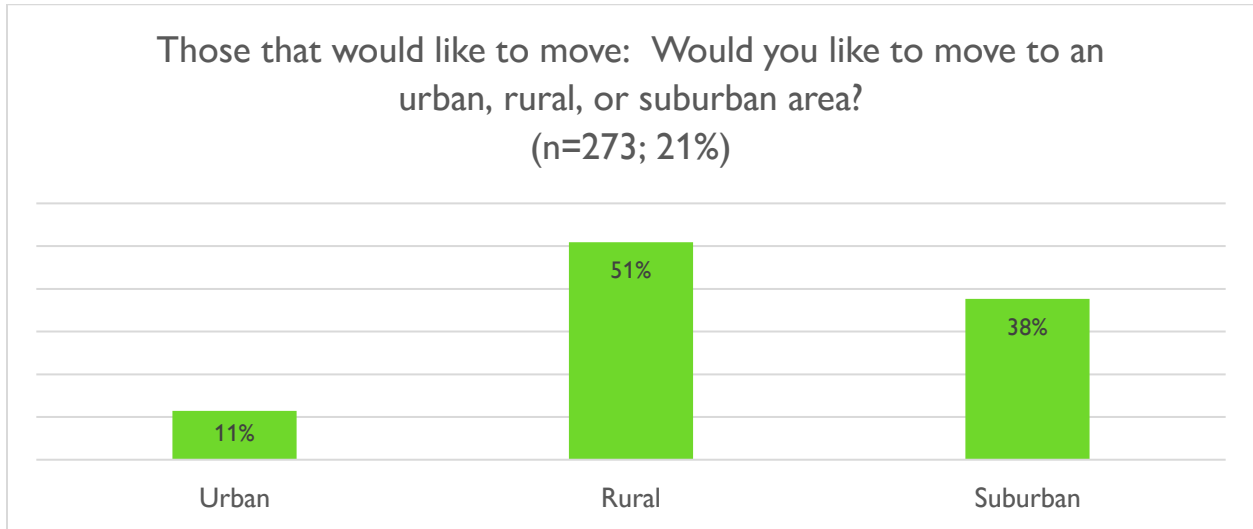
7. Why is that? (Open-ended) **[Once answered skip to 9]**

Why would you like to move to a new community?
(n=273; 21%)

Prefer rural lifestyle	45%
Crowding	16%
I want to own	12%
Traffic	10%
Safety	8%
Closer to things to do	7%
Other	17%

8. Why not? (Open-ended)

Why wouldn't you want to move?
(n=905; 71%)

Loves their current community	29%
Generally happy	19%
Enjoys the peace and quiet	19%
Appreciates the things to do and bustle	15%
Inertia (Unwilling to move)	14%
Proximity to friends/work	14%
Good schools	10%
Safety	8%
Nature	5%
Water/Beach	4%
Other	8%

9. On a scale of one to five, where one is not at all important and five is very important, how important is it that you live in a community _____?

	1 – Not at all important	2	3	4	5- Very important
9a. That is a good place to raise children ✺					
9b. With access to recreational and outdoor activities ✺					
9c. With a strong sense of community ✺					
9d. With access to art, music, and theater ✺					
9e. Where your commute to work is minimal					

9f. Near your other family members and friends					
9g. Where it is convenient to safely walk or bike for most of your everyday needs					
9h. With convenient access to public transportation					
9i. With a variety of retail and other business options					

On a scale of 1 to 5, how important is it that you live in a community _____?
(n=1,300; 100%)

	1- Not at all important	2	3	4	5- Very important
Near my family	4%	3%	12%	16%	65%
With retail and business options that I want to visit	4%	3%	13%	20%	60%
With access to recreational and outdoor activities*	5%	3%	11%	13%	67%
With a strong sense of community*	7%	3%	11%	13%	65%
That is a good place to raise children*	11%	3%	8%	6%	71%
With access to art, music, and theater*	5%	4%	14%	17%	59%
Where it is convenient to safely walk places	9%	4%	12%	9%	66%
Where my commute to work is minimal	30%	3%	8%	9%	49%
With convenient access to public transportation	44%	5%	12%	7%	32%

10. Which of the following is least important to you when considering your choice of where to live:
    a. Length of my commute to work
    b. Housing affordability
    c. Size of home and/or yard

Which of the following is least important to you when considering your choice of where to live: (n=1,300; 100%)

Length of my comute to work	Housing affordability	Size of home and/ or yard
60%	14%	26%
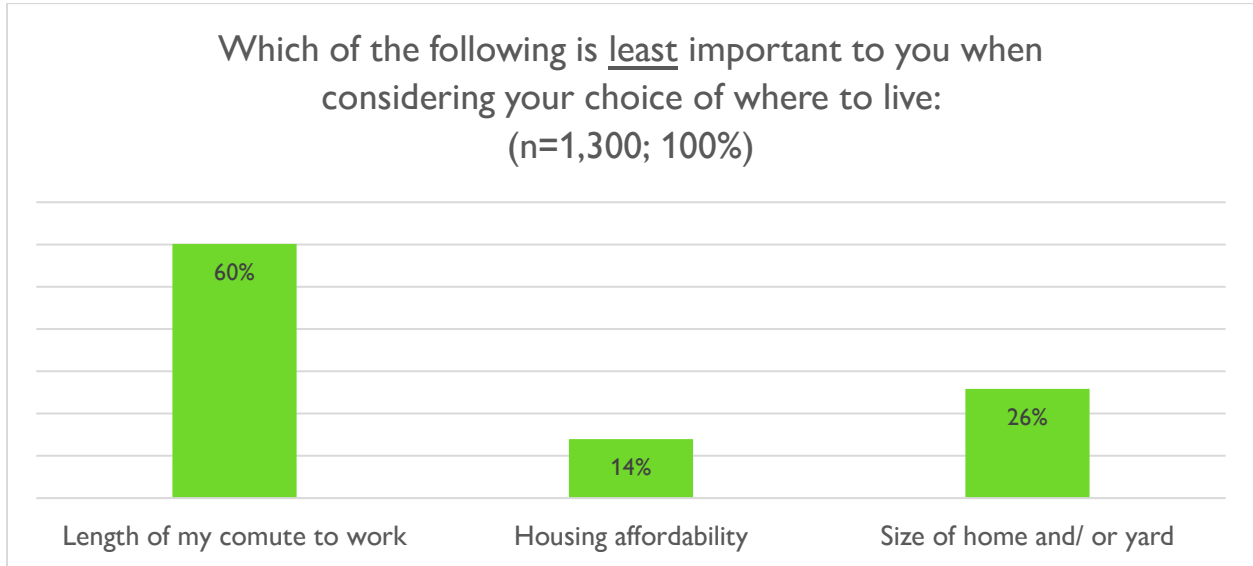
Transportation factors

11. How long is your typical commute to work?
    a. Less than 5 minutes
    b. 5 to 15 minutes
    c. 16 to 30 minutes
    d. 31 to 45 minutes
    e. More than 45 minutes
    f. I work from home

How long is your typical commute? (n=1,300; 100%)

Less than 5 minutes	5 to 15 minutes	16 to 30 minutes	31 to 45 minutes	More than 45 minutes	I work from home	Retired	Does not work
1%	10%	21%	16%	9%	15%	27%	1%
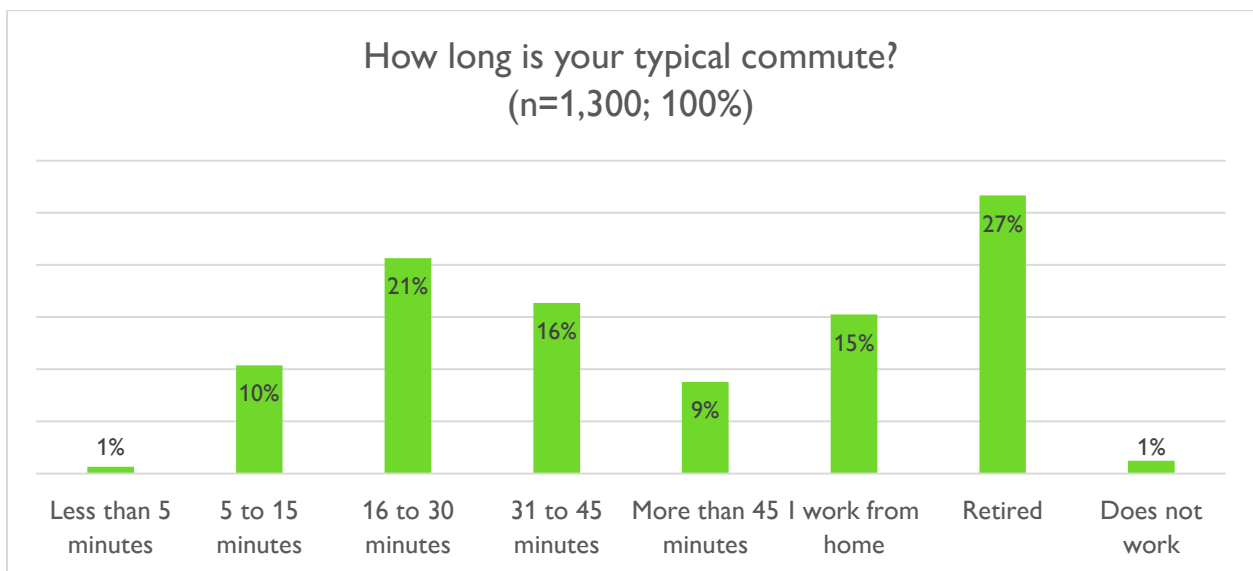
12. If it were more available or convenient, would you take public transit to work?
    a. Yes **[Skip to Q14]**
    b. No **[Go to Q13]**
    c. NA: I work from home **[Skip to Q14]**
    d. NA: I already use public transit **[Skip to Q14]**
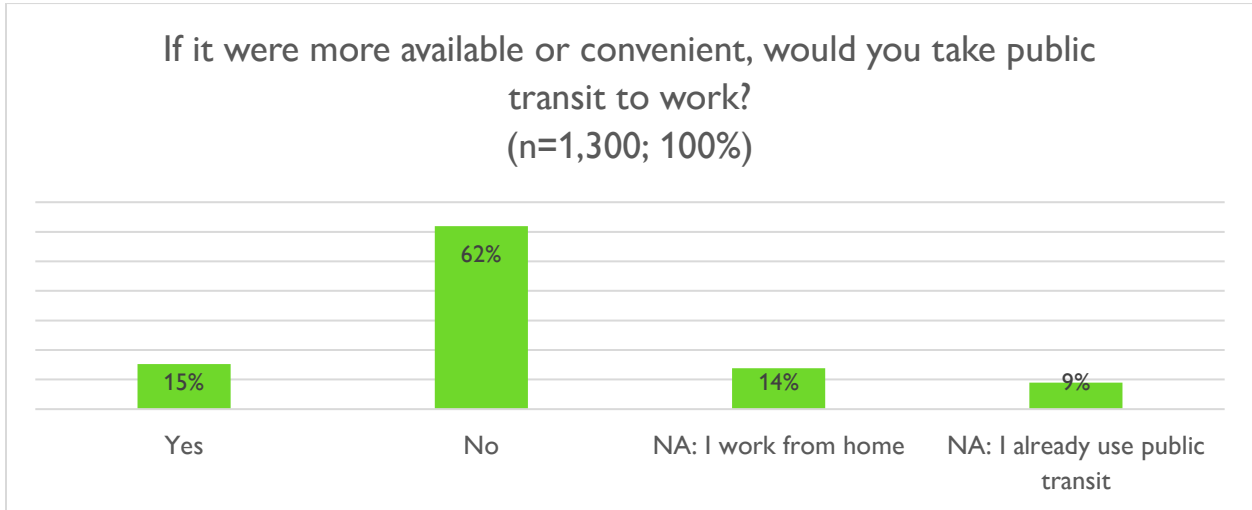
13. Why not? (Open-ended)
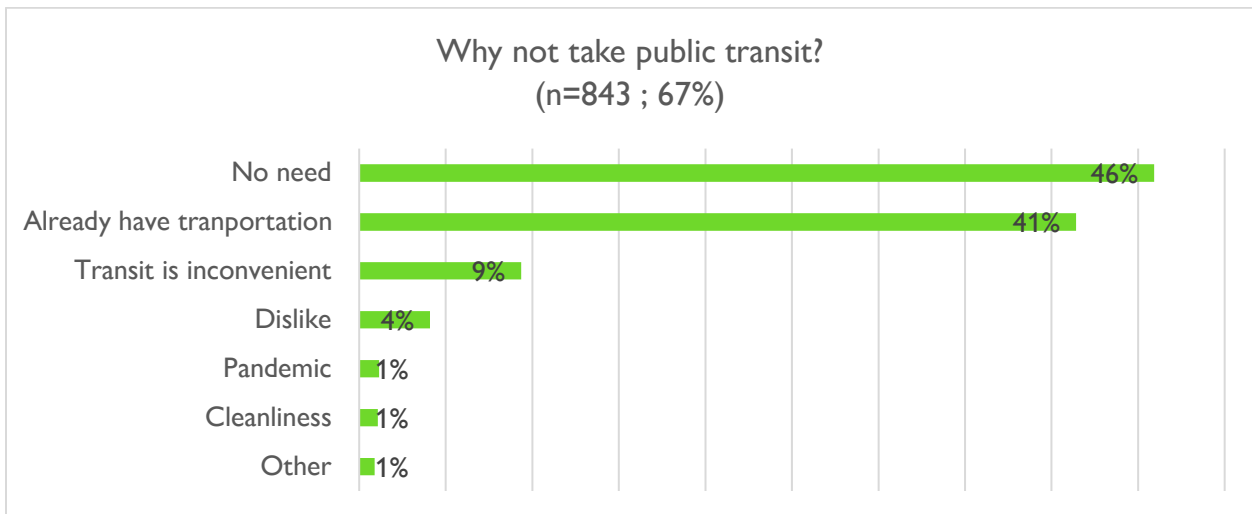
County Policy Questions

14. Several communities are experiencing widespread development outside city centers, usually on previously undeveloped land. Do you believe that this is an issue for Hillsborough County?
    a. Yes
    b. No

Several communities are experiencing widespread development outside city centers, usually on previously undeveloped land. Do you believe that this is an issue for Hillsborough County?
(n=1,300; 100%)

- Yes
- No

34%
66%
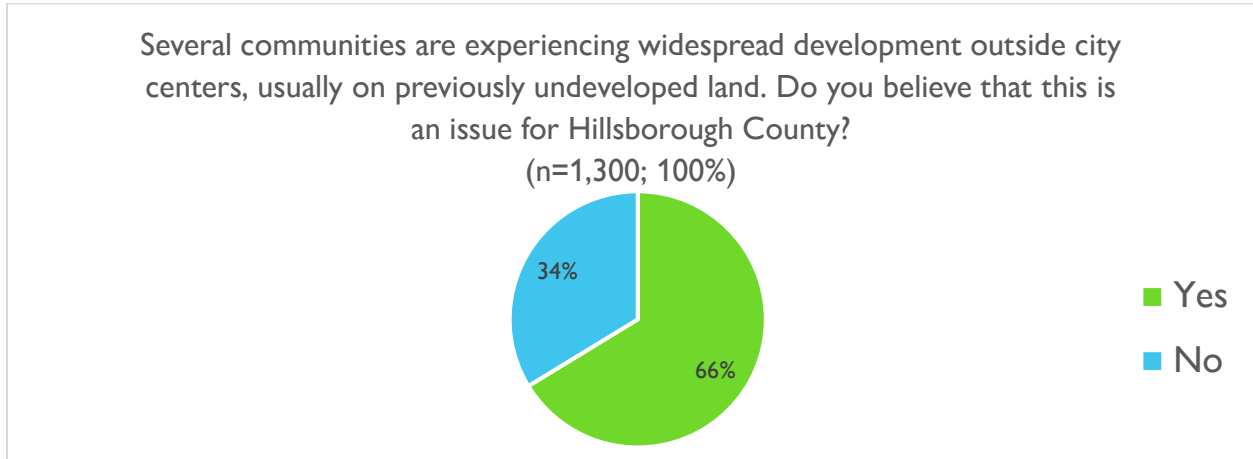
15. What factors made you come to that conclusion? (Open-ended)

What factors made you believe sprawl is an issue? (n=858; 66%)

Too much happening	41%
Traffic	37%
Environmental Concerns	18%
Other	12%
Road conditions	6%
Good for the economy	1%

What factors made you believe sprawl is not an issue? (n=476; 34%)

Don't know/Don't see issue	57%
Good for the economy	38%
Traffic	2%
Environmental Concerns	2%
Too much happening	2%
Road conditions	2%
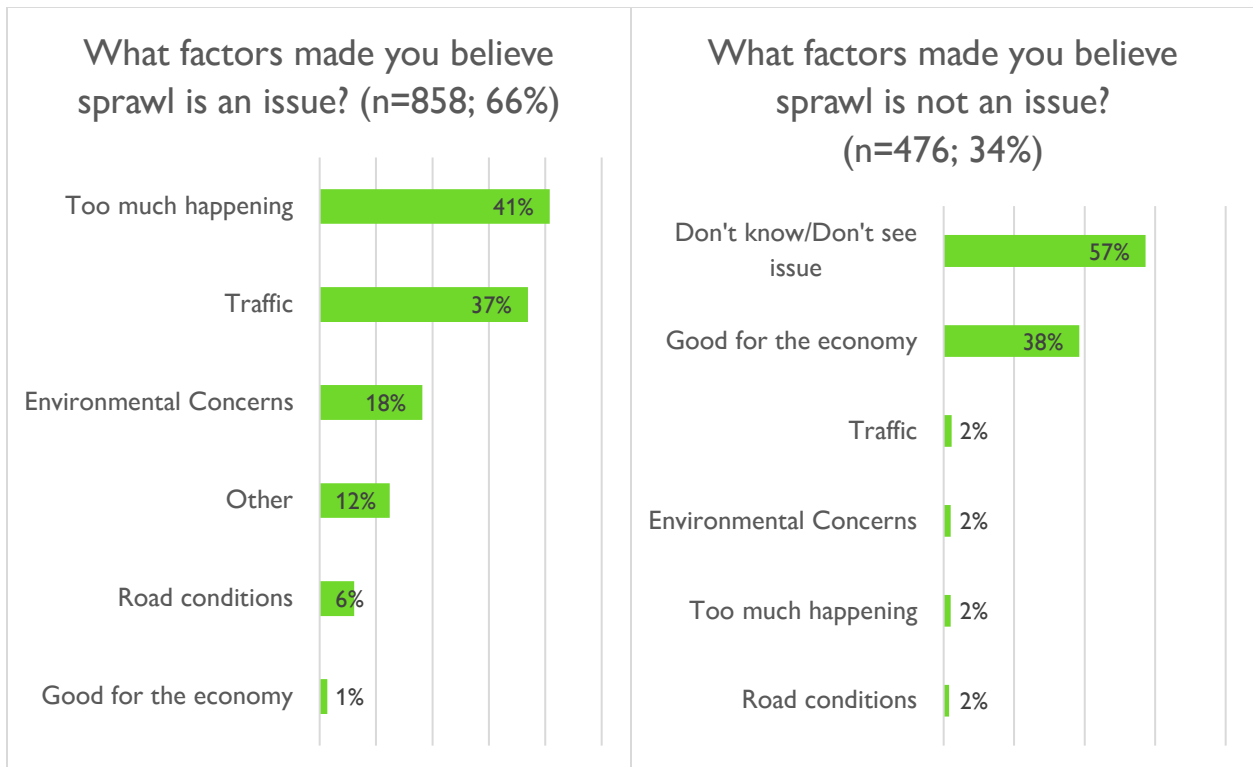
16. Please indicate if you agree or disagree with the following statements:

	Agree	Disagree
16a. Hillsborough County should discourage or limit new development to protect agricultural and environmental lands		
16b. Hillsborough County should encourage each part of the county to have its own community identity		
16c. Infrastructure and services have generally kept up with the levels of growth in Hillsborough County over the past decade	**If agree skip to 19**	**If disagree go to 17**
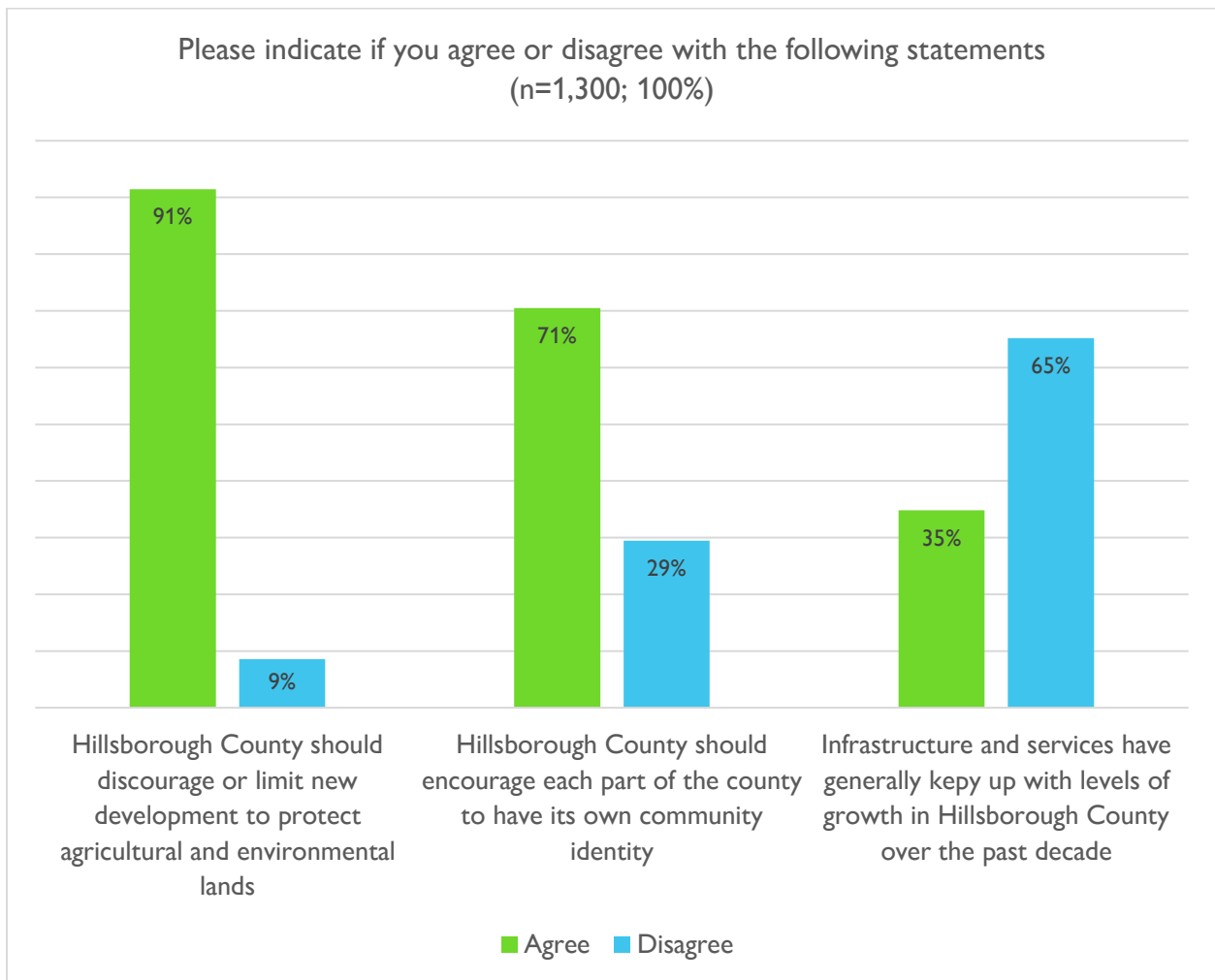
Please indicate if you agree or disagree with the following statements
(n=1,300; 100%)

	Agree	Disagree
Hillsborough County should discourage or limit new development to protect agricultural and environmental lands	91%	9%
Hillsborough County should encourage each part of the county to have its own community identity	71%	29%
Infrastructure and services have generally kepy up with levels of growth in Hillsborough County over the past decade	35%	65%

17. What do you feel is the single, most-important thing that has not kept up with population growth in Hillsborough County? **[Open ended; Surveyor to code below; Take first response only (no multiple categories)]**
    a. Water
    b. Sewer
    c. Roads
    d. Fire and emergency services
    e. Police
    f. Libraries and community centers
    g. Public transportation
    h. Trails and parks
    i. Sidewalks and bike lanes
    j. Schools
    k. **Other: Please specify _____**

What do you feel is the single, most-important thing that has not kept up with population growth in Hillsborough County?
(n=855; 67%)

Category	Percentage
Roads	60%
Public transportation	5%
Schools	5%
Water	4%
Sidewalks and bike lane	3%
Trails and parks	3%
Police	3%
Sewer	2%
Fire and emergency services	1%
Libraries and community centers	0%
Other	14%

Those that said "other": What do you feel is the single, most-important thing that has not kept up with development?
(n=129; 10%)

Category	Percentage
Traffic	57%
General Growth	11%
Infrastructure	10%
Housing	9%
Environmental Protection	6%
Other	13%

18. Do you feel there are deficiencies with the following items compared to how the county has grown?
    [Read and rotate]

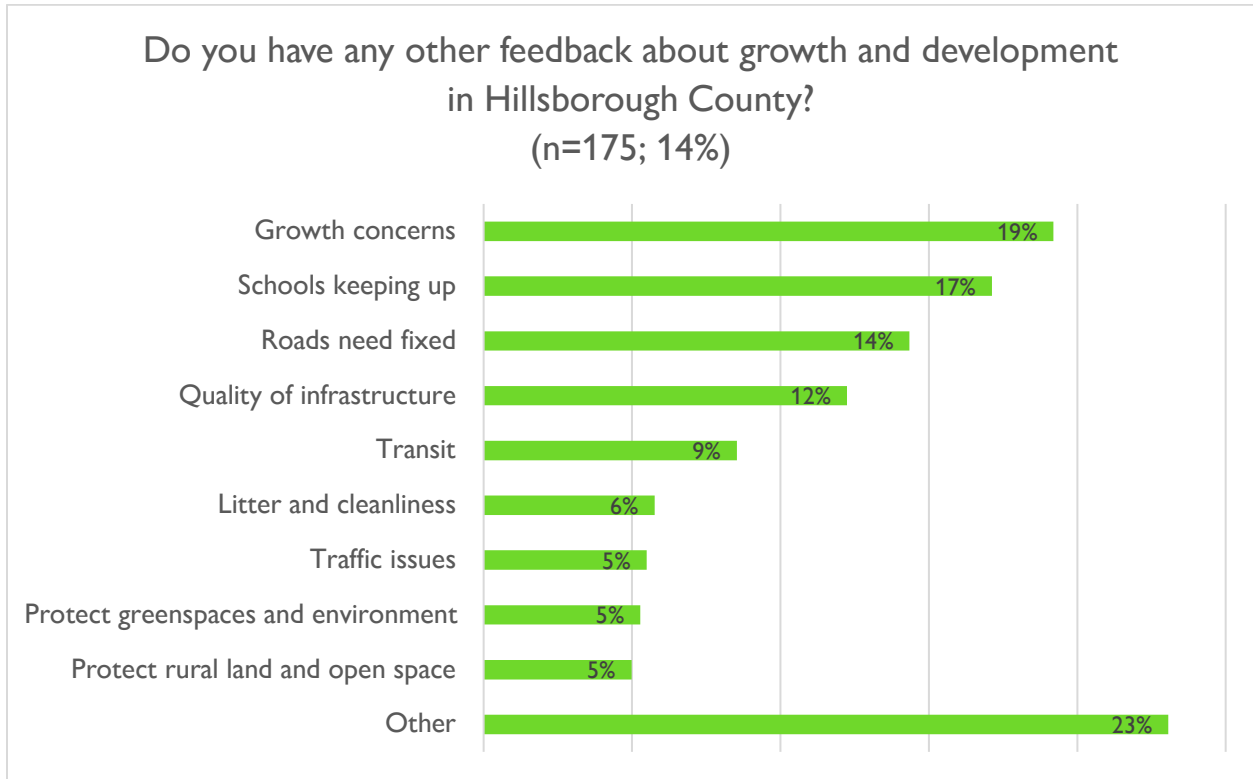|	Yes	No
18a. Water		
18b. Sewer		
18c. Roads		
18d. Fire and emergency services		
18e. Police		
18f. Libraries and community centers		
18g. Public transportation		
18h. Trails and parks		
18i. Sidewalks and bike lanes		
18j. Schools		

Do you feel the deficiencies with the following items compared to how the county has grown? (n=1,300; 100%)

	No	Yes
Roads	11%	89%
Public transportation	52%	48%
Sidewalks and bike lanes	54%	46%
Police	70%	30%
Fire and emergency services	71%	29%
Schools	73%	27%
Trails and parks	73%	27%
Sewer	81%	19%
Water	82%	18%
Libraries and community centers	83%	17%

19. Do you have any other feedback about growth and development in Hillsborough County? **[Open-ended]**

Do you have any other feedback about growth and development in Hillsborough County?
(n=175; 14%)

Category	Percentage
Growth concerns	19%
Schools keeping up	17%
Roads need fixed	14%
Quality of infrastructure	12%
Transit	9%
Litter and cleanliness	6%
Traffic issues	5%
Protect greenspaces and environment	5%
Protect rural land and open space	5%
Other	23%

Demographics

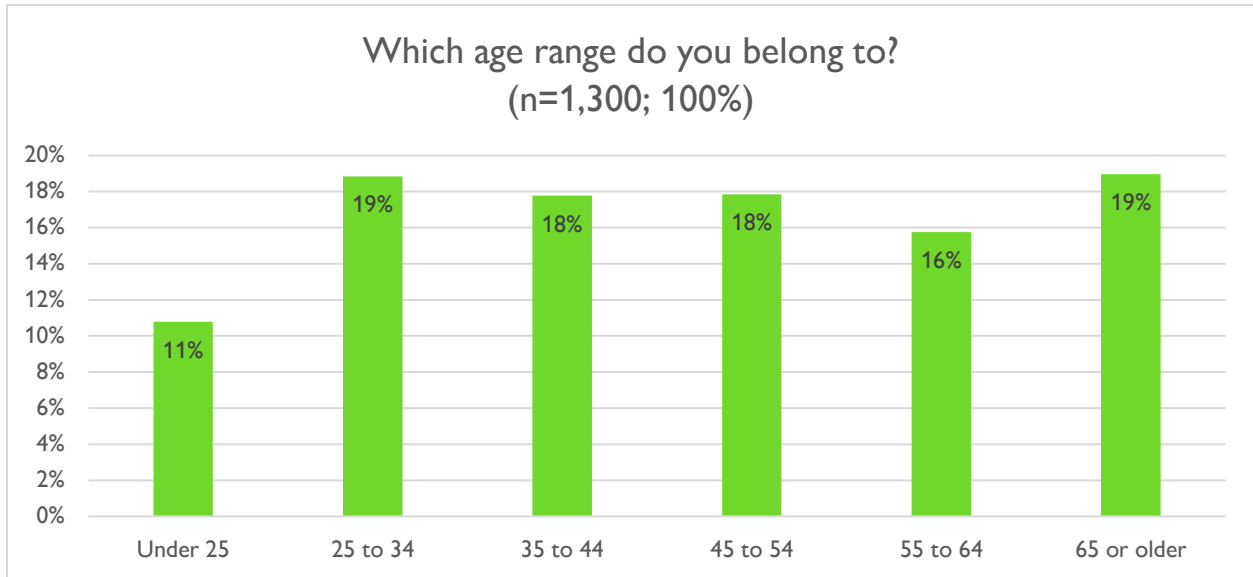20. How long have you lived in Hillsborough County?
    a. One year or less
    b. 2 to 4 years
    c. 5 to 9 years
    d. 10 to 14 years
    e. 15 years or more

How long have you lived in Hillsborough County?
(n=1,300; 100%)

Category	Percentage
One year or less	5%
2 to 4 years	8%
5 to 9 years	20%
10 to 14 years	27%
15 years or more	40%
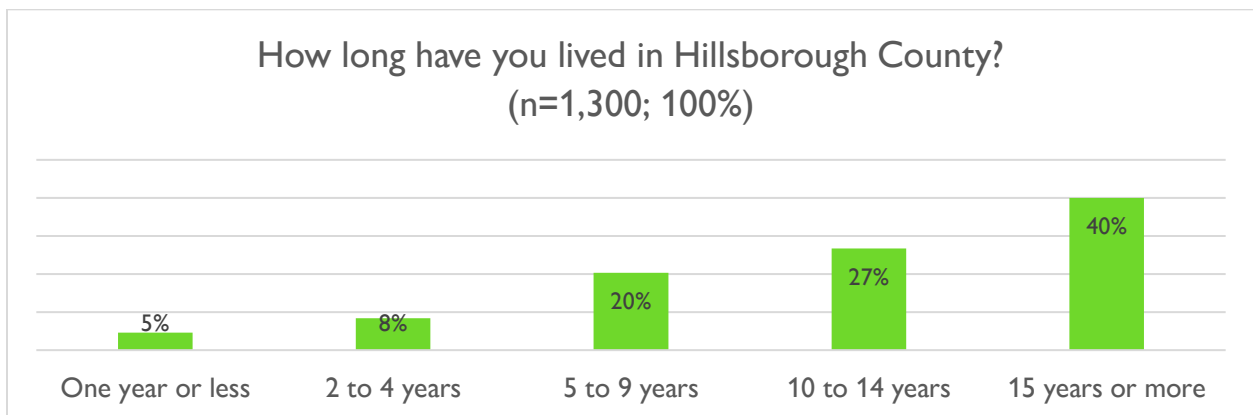
21. Which age range do you belong to?
    a. Under 25
    b. 25 to 34
    c. 35 to 44
    d. 45 to 54
    e. 55 to 64
    f. 65 or older
    g. NA/Refused **[Do not read]**

Which age range do you belong to?
(n=1,300; 100%)

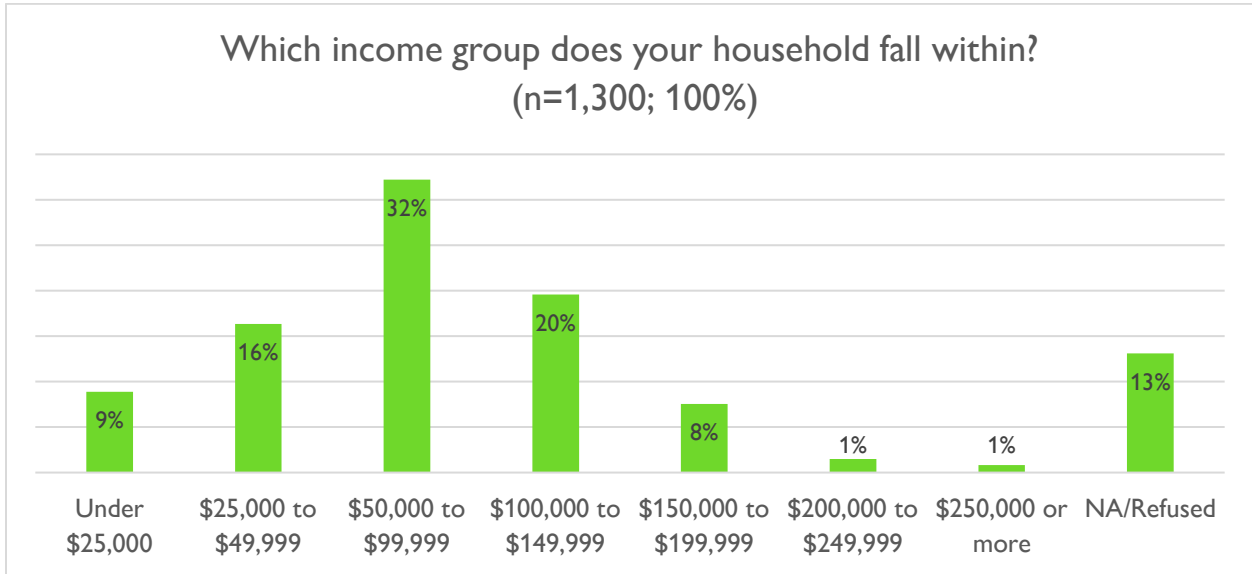| Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 or older
11%	19%	18%	18%	16%	19%

22. What gender do you identify as? **[DO NOT READ OPTIONS; Open ended; Surveyor to code below]**
    a. Male
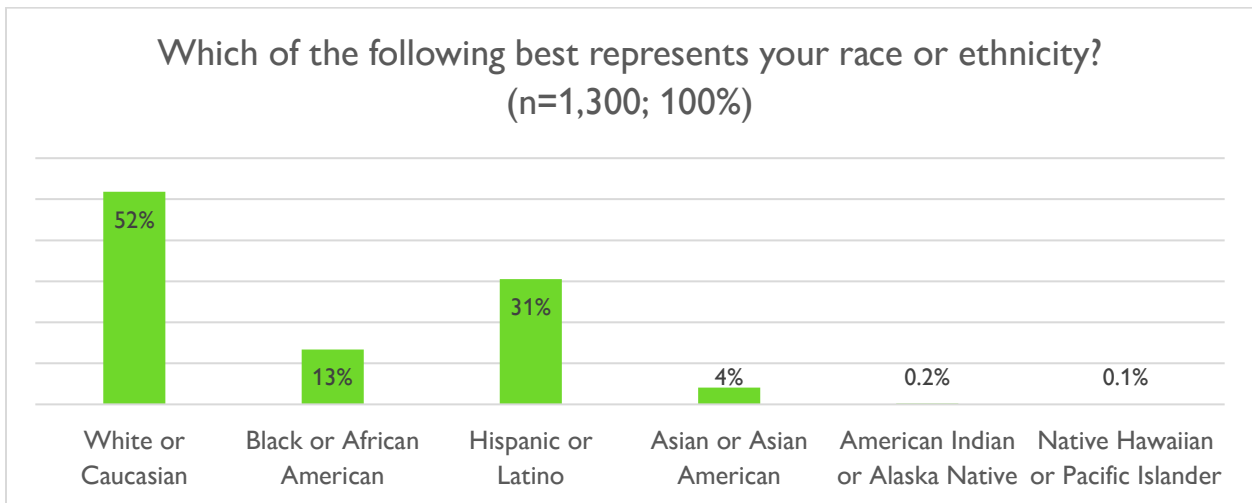   b. Female
    c. Something else / Prefer not to identify

What gender do you identify as?
(n=1,300; 100%)

- Male: 48%
- Female: 52%
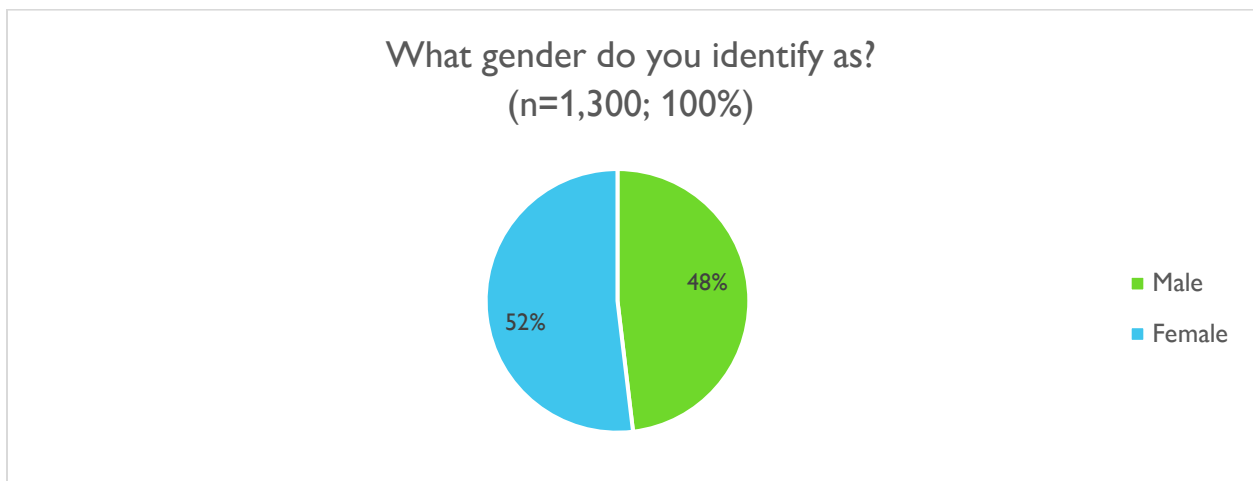
23. Which income group does your household fall within?

a. Under $25,000
b. $25,000 to $49,999
c. $50,000 to $99,999
d. $100,000 to $149,999

e. $150,000 to $199,999
f. $200,000 to $249,999
g. $250,000 or more
h. NA/Refused **[Do not read]**

Which income group does your household fall within?
(n=1,300; 100%)

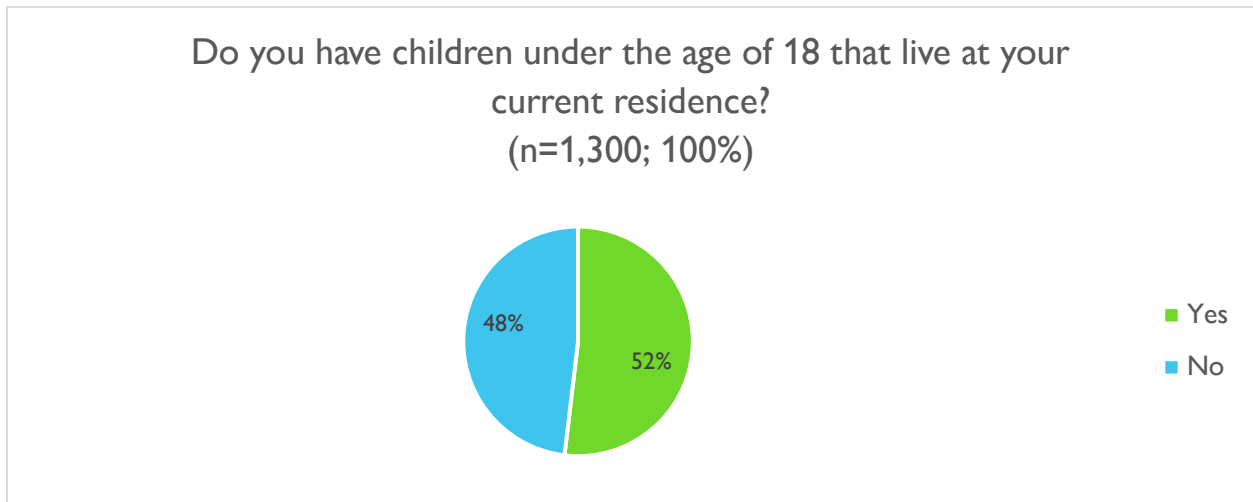| Under $25,000	$25,000 to $49,999	$50,000 to $99,999	$100,000 to $149,999	$150,000 to $199,999	$200,000 to $249,999	$250,000 or more	NA/Refused
9%	16%	32%	20%	8%	1%	1%	13%

24. Which of the following best represents your race or ethnicity?

a. White or Caucasian
b. Black or African American
c. Hispanic or Latino
d. Asian or Asian American
e. American Indian or Alaska Native

f. Native Hawaiian or Pacific Islander
g. Other
_____
[Record]
h. NA/Refused **[Do not read]**

Which of the following best represents your race or ethnicity?
(n=1,300; 100%)

White or Caucasian	Black or African American	Hispanic or Latino	Asian or Asian American	American Indian or Alaska Native	Native Hawaiian or Pacific Islander
52%	13%	31%	4%	0.2%	0.1%

25. Do you have children under the age of 18 that live at your current residence?
    a. Yes
    b. No

Do you have children under the age of 18 that live at your current residence?
(n=1,300; 100%)

Yes	52%
No	48%

26. What is your highest level of completed education?
    a. Did not complete high school
    b. High school or GED
    c. Trade or vocational school
    d. Some college
    e. Bachelor's degree
    f. Master's degree
    g. Doctoral or professional degree
    h. NA/Refused [Do not read]

What is your highest level of completed education?
(n=1,300; 100%)

Did not complete high school	High school or GED	Trade or vocational school/Some College	Bachelor's degree	Master's degree /Doctoral/Professional Degree
11%	28%	30%	21%	11%
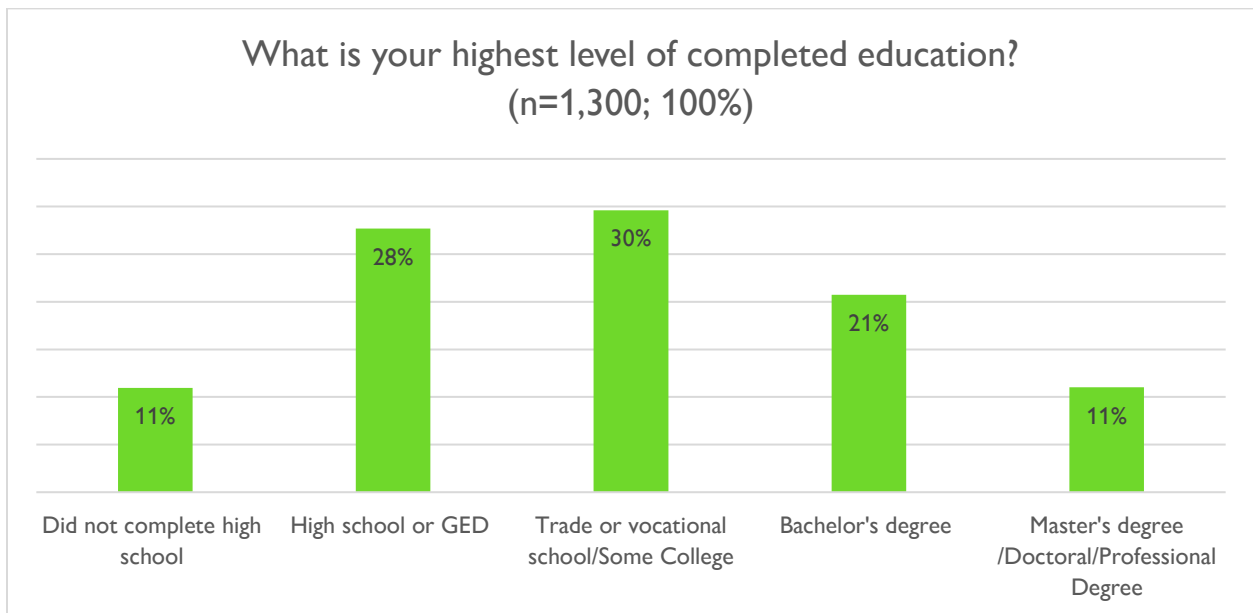
Appendix G: Telephonic Open-Ended Results

Question 7: Why is that? (Follow up from: If you could, would you move to a different community?) n=226

- .
- A lot more quiet
- Always dreamt of living on a farm
- Away from traffic
- Be one with nature
- Because I don't like living so close to other neighbors I'd like to have my own space as soon as I can afford it, right now I'm going to college so when I get my degree maybe I could eventually afford it.
- Because I want to live on a piece of property that I can call my own with more privacy.
- Because I would like to have my own privacy.
- Because I would like to move somewhere where it's more safe and a more descent area then I live in.
- Because I would like to own my own home and have more privacy.
- Because I would love to own a piece of property so I can have more freedom to do what I want without answering to anyone.
- Because I would love to own my own home.
- Because I would love to own my own place and have more privacy.
- Because I would love to own my own place.
- Because I'd like to be able to buy a home so I can have more privacy.
- Because I'd like to be able to by a house one day.
- Because I'd like to buy a house as soon as I can, so I can have more privacy.
- Because I'm tired of living right on top of other people, I'd like to own my own piece of property so I can have privacy and get away from all this traffic.
- because the city is getting too mean people are mean, in the country i could have a safer place and know who is coming to my home and who is just passing. its a safety
- Because the rent is so high I'd rather be buying a home then throwing all of my money away on rent.
- Because the traffic is getting out of hand, I'd like to be able to own my own home where the traffic isn't so bad.
- Because the traffic is getting so bad here that I'd love to be able to move somewhere where it's less congested.
- Because the traffic is getting so bad here.
- Because the traffic is really bad here so I'd like to live in a rural area.
- Because the traffic is so bad here and I'd love to be able to buy a large piece of property like in Fort Lonesome it's a nice rural area.
- because there are too many people and congestion
- Because there's nothing in this town but Walmart, carnies and bars I'd like to live in a safer neighborhood.
- Because this a bad area there's a lot of crime and people that do drugs.
- Because this area has exploded with building more and more houses and it is so overcrowded.

- Because this place where I live is not safe there's a lot of crime I'd love to be able to live in a safer place that's nicer.
- Better schools and more space for children to play outdoors safely, overall safety is issue as well
- Between the people and the traffic, the country sounds better and better
- Close to everything, easier to get to the store not so long in car dealing with traffic
- Close to work
- Closer to things
- Congestion mostly but also because it's where I grew up and what I've come to love
- Convenience
- Crime rate is up where I live so living somewhere rural sounds better and better everyday
- Don't know
- Don't know
- Don't know
- Don't know
- Dreaming
- Eventually I'd like to buy a home.
- Everything is closer to home
- Everything is right on top of each other
- Farther away from people
- Freedom to do more
- Gibsonton has a high crime rate it's nothing but a carney town with nothing but bars and so there's nothing to do unless you go to Riverview but the traffic is horrible.
- High population
- Hopefully it would be less crowded.
- Hopefully less crime, and a peaceful place.
- Hopefully there would be no crowds, and a lower crime rate in a rural area.
- I am a current resident of Sun City Center, I would not of purchased a home here if I knew the way it is here. It is very clicky. The people are unfriendly. I have tried many times to get a game of golf so I can join the club but the pro is
- I am constantly moving place to place
- I don't have to put up with HOA and neighbors
- I don't like living close to people
- I don't like the HOA, I'd like to buy a house in the country where I can have more animals.
- I don't mind living in the suburbs. I would like to find a better place to live. It's horrible if your not rich. The rent here has sky rocketed, and there's way to much traffic.
- I don't want any neighbors
- I enjoy having a community that has so much to offer
- I enjoy having space and free range to do whatever I want mostly
- I feel safer
- I grew up in an urban community and I like living there with the multiplicity of services
- I guess I enjoy property size
- I have a family and urban is better for shopping
- I have a farm and the county is getting too populated and it does nothing for my farm business

- I have thought about it, but there is no certain reason other than a change is needed
- I just want a small house not too close to anyone else
- I like being able to get what I need and go where I want without driving a long distance
- I like having a community for my family
- I like having a nice community to rely on
- I like having distance between myself and my neighbors
- I like living in the country
- I like living in the suburbs. I want to find a place where it isn't so crowded.
- I like not being close to anyone and the privacy
- I like not living too close to anyone
- I like rural community's
- I like suburbs, but I would like to find a place where it isn't so crowded.
- I like that community
- I like the amenities
- I like the city life
- I like the city life
- I like the convenience of close stores and shops
- I like the country
- I like the idea of living out with no one around just peace and quite
- I like the open spaces
- I like the suburbs but not where I currently stay.
- I like the suburbs, less traffic and safer.
- I like to be in a community and not too far from a store but not next door to one
- I like to be outdoors
- I like to grow a lot of things
- I like to have some space
- I love being near nature and seeing trees outside rather then roads and cars
- I love living in the suburbs
- I love the nature of it
- I really love where I live but I miss my kids and grandkids so I think I'd like to move back up north where they all are.
- I still want to be in a community but less hectic and busy
- I want a nice house in the woods connected to nature
- I want a nice quiet community
- I want to be closer to nature
- I want to be closer to stores and jobs
- I want to be closer to stores and things to do
- I want to buy a home and the prices to buy a home are good right now, while renting is much higher.
- i want to learn and teach my kids how to live off the land
- I want to move to another state but my wife doesn't want to
- I would like to own my own house
- I would eventually like to own my own home.
- i would have a nice cabin out in the woods far from anyone

- I would like for me and my husband to be able to buy a home as soon as we can but I've not been able to find a job in order to afford it.
- I would like to be able to buy a house.
- I would like to be able to buy my own home one day.
- I would like to find a place to live, where the crime rate isn't so high.
- I would love to find a place with some land, I'm tired of living so close to other people.
- I'd like a more open view of nature
- I'd like to be able to buy a piece of property so that I can own my own house or mobile home.
- I'd like to eventually buy a house as soon as I can, I'd like to have more property.
- I'd like to have a nice little house not too close to anyone
- I'd like to live in a nice house with friendly neighbors where i feel safe with my family
- I'd move out of the, sales tax is high , high population and not enough infrastructure to deal with the numbers
- If I could afford it I would like to own my own home.
- I'm always on the move
- I'm an outdoors man and want to be more rural area
- I'm in the process of moving to Broward county
- I'm moving to Hernando county, better job offer
- In a retirement center because my husband needed care, in the independent living there are too many limits and rules for what we can't do, i want more freedom
- It is 55 and older and I just had to get out of the rat race
- It would be less crowded.
- It's nice to go out my front door and see trees and not buildings
- It's always quiet
- It's better for my family
- its convenient to work and for shopping and anything else i need to do
- its free and beautiful
- It's getting way to crowded here.
- It's gotten way to crowded.
- It's has gotten way to crowded here.
- It's less traffic and the convenience for me
- It's not crowded, and hopefully less crime.
- It's not so crowded.
- It's our dream to move onto a big piece of land away from people
- It's so crowded now.
- It's to crowded here now.
- It's to crowded.
- its too crowded
- It's way to crowded here now.
- It's what I like
- I've always wanted to live in a rural community
- just a dream
- Just feel like if i could move that's where i would start

- Just love it
- Less noise
- less populated
- Less traffic
- Less traffic
- like the co.
- Live in a big nice house
- live in house
- Looking in Carrollwood
- looking to find a few acres with two places on it
- love the wilderness
- Maybe one day
- more country like
- more land and quiet
- more peaceful
- More things around
- Moving to Citrus County
- My daughter is a teacher got a better job offer so we needed a bigger house anyways so we moved Ruskin fl 33570
- Nature
- Nature is a better neighbor than most people
- Never lived in the burbs
- New community has pools and gyms and all the amenities
- Nice being far from everyone
- Not sure
- Not too close to other people
- Not up next to other peoples houses
- Peaceful setting
- Quiet
- Roads are just to busy
- Safety mostly
- Schools family oriented area environment
- Some where so much more quiet
- Something different
- Stine Burner districts
- Surrounded by nature
- Taxes are to high and poor infrastructure
- the area that we live in is getting the quality of standards and a different profile of people are moving into the area and causing the property is going down, crime rate is up, drugs are in the area
- The country is all I've ever known
- The crime rate is terrible.
- The crime rate is too high.

- The infrastructure the roads themselves is unable to handle the massive influx of people, it takes me over an hour to get to work and it used to be only 30 min. it is quickly becoming like ft Lauderdale/Miami area, the roads have to be I'
- The rent is to high.
- the traffic has gotten horrendous and roads aren't kept up pot holes everywhere
- The traffic here is horrible and I would like to own my own home for privacy.
- The traffic is crazy.
- The traffic is terrible. The two way road is always so congested, so no one can get anywhere. Accidents happen all the time.
- There are too many people
- There is just too many people
- Thinking about selling and going smaller
- This town is getting way too crowded so my wife and I are seriously thinking about moving back up To Tennessee.
- This town sucks everything is so far away and transportation is horrible if you don't own a car you have to be forced to walk and there's very little sidewalks around people who drive are careless they drive way too fast. And yes is a new p
- This was never our long term plan to live here, we always preferred to live on larger pieces of land, i don't like neighbors being right up on you, and traffic is awful
- To be closer to my daughters
- To be closer to nature
- To far from everything
- Too close here
- Too close to people
- Too many people and fumes
- Too many people and I don't like fighting through all that
- Too many people around here
- Too many people around me
- Too many people too close
- Too much people
- Totally want the Dr.Suess life
- Traffic is becoming unbearable
- Try to get away from the hustle and bustle
- Trying o get away from H.O.A
- Way less traffic
- Way to much traffic
- Way too many people for me
- We are moving to Sarasota
- We just sold our house and are moving away
- We love being outside and doing outdoor activities
- We would love to be able to buy a home soon.
- We would move as far out as possible , traffic is bad, crime rate is high , lived here all our lives taxes are high car insurance is high, everything is out of control here

- Where its not so populated
- Would like to be able to buy a house soon.

Question 8: Why not? (Follow up from: If you could, would you move to a different community?) n=917

- A rated school district, we have 7 kids together
- Absolutely not moving we love It here
- Access to everything, roads, shopping, rest
- After many years in a more hustle and bustle environment, Seffner has been a very calming change of pace. Seffner has offered a peace I was not aware was available In the state of Florida. With access to many local conveniences
- Amazing and excellent place to live, I would recommend anyone who's retiring, If they find a home here, buy It now!!! They will not regret It, sun blue sky comfortable nice people and very relaxing. I'm so excited I just recently retired
- Ave been there a long time, familiarity, been there 30 years
- Beautiful area quiet and close to everything I need. Great schools and area for children to grow up. Not so congested with people and traffic commute times are low.
- Beautiful area quiet and close to everything you need. Great schools and area for children to grow up. Not so congested with people and traffic commute times are low.
- Beautiful area quiet and close to everything you need. Great schools and area for children to grow up. Not so congested with people and traffic commute times are low.
- Because for one we love the area we are In and It's halfway between Tampa and Palm Harbor which gives us great places to choose from.
- Because I cant afford to live anywhere else.
- Because I don't have to worry about any kind of maintenance here and I get along with my neighbors very well and we have a lot of amenities here.
- Because I don't want to live In a subdivision where I have no privacy and I can stay away from all the traffic up town.
- Because I have a lot of land that I love and I wouldn't trade It for anything, especially those subdivisions that are to close together.

- Because I have no reason to move I'm happy where I live I have everything I want and need right here.
- Because I like all the amenities we have here and It's close to my job.
- Because I like having a little bit more land then living In a subdivision where the houses are right on top of each other.
- Because I like having a lot of land to roam on without living on top of each other.
- Because I like having property, I wouldn't want to live In a subdivision where we wouldn't have any privacy.
- Because I like having some land where I can have bonfires and mow my own lawn and have plenty of privacy and the kIds love beIng able to ride their four wheelers and dirt bikes. I couldn't stand living In a subdivision where you have too ma

- Because I like It here
- Because I like It here and my family lives here.
- Because I like It here where I live, the house Is very nice and the community Is nice.
- Because I like It here, I like my home and the neighbors are really nIce.
- Because I like It here, we're near a lot of entertainment and shopping and I love the neighborhood I live In.
- Because I like my apartment , It's the perfect size for me since all my kIds are grown, and I'm not able to take care of a big yard anymore.
- because I like my community, Its mixed and Its got a variety and we are In the suburban area
- Because I like my property and my home I get along great wIth my neighbors and It's a great place to raise kIds.
- Because I like the area I live In It's a safe place and It's a good place to raise children.
- Because I like the area where I live, and It's near Tampa and the beaches.
- Because I like the community I live In and my neighbors are so very friendly and shopping Is near by.
- Because I like the community I live In the neighbors are all very friendly and I love my home.
- Because I like this small town and I like having property so I don't have to answer to no HOA.
- Because I like where I live
- Because I live everything about my community and the home I live In.
- Because I lived In thIs same house all my life and I'm content here, and I get a long wIth all my neighbors.
- Because I love all the amenities we have here and the schools are great, It's a great place to raise children.
- Because I love having a lot of land I wouldn't want to live In a subdivision where your neighbor Is right next to you, although there's a lot of subdivisions beIng built around here.
- Because I love having land to live on so I can have a garden, animals and I wouldn't want to live right on top of other people.
- Because I love having my acre of land, I wouldn't want to live In a subdivision where the homes are right next to each other.
- Because I love having my own property and privacy and I love my mobile home.
- Because I love It here It's a beautiful place to live and they have plenty of restaurants and nIce parks.
- Because I love It here where I live this community has alot of amenities.
- Because I love my apartment and my neighbors and I don't have to mow my lawn or do any maintenance and I have a lot of amenities here.
- Because I love my apartment and my neighbors are very friendly we have a lot of amenities In thIs complex.
- Because I love my apartment I don't have to worry about maintenance or mowing the yard. There's plenty of amenities here as well.
- Because I love my apartment It has a 24 hour fitness center, two beach Inspired zero entry pools wIth surrounding sun decks and multiple grilling areas and It also has two dog parks wIth wash areas.
- Because I love my apartment It has a lot of amenities and I don't have to worry about mowing or maintenance.

- Because I love my apartment, my neighbors are mostly friendly and I don't have to maintain anything.

- Because I love my community and my house band we have a lot of amenities here we especially love golfing and we can take our golf cart anywhere around here we need to go like the grocery store.

- Because I love my community and the neighbors are friendly. It's beautiful here and has a lot of parks.
- Because I love my community, It's pretty safe and the neighbors are very friendly and helpful, the schools are great too.
- Because I love my Condo and the area has plenty of things to do.
- Because I love my home and community we get along wIth all of my neighbors and we're near the river when we want to go boating wIth friends and there's a lot of restaurants here.
- Because I love my home and I get along great wIth my neighbors and there's a lot of great restaurants here, the schools are great too.
- Because I love my home and I love being near the bay.
- Because I love my home and I love my neighborhood and the neighbors are very nIce and I feel safe here.
- Because I love my home and I really like my neighbors and I love the fact that I have a little bit of property It's just a half acre but that's plenty for me and my family.
- Because I love my home and my community we have a lot of parks and the schools are great here.
- Because I love my home and my neighborhood and the schools here are really great.
- Because I love my home and there's a lot of parks and I get along great wIth my neighbors.
- Because I love my home and there's a lot of restaurants, coffee shops and parks.
- Because I love my home and thIs area there's a lot of parks and I get along wIth all of my neighbors.
- Because I love my home I like my neighbors and I love all the amenities we have here.
- Because I love my home I love the community and I feel safe here.
- Because I love my house and my neighbors and the schools here are above average.
- Because I love my property I wouldn't live In a subdivision If you paid me to, and that's what the developers want to do Is buy us out and build more, they only care about the money.
- Because I love my Townhouse It's near all shopping and entertainment.
- Because I love the apartment building I live In It has a nIce pool and a gym and It's affordable for me.
- Because I love the area wIth all the beautiful lakes and I love my home.
- Because I love the community I live In, I like my neighbors and the fact that I'm close to all the shopping centers.
- Because I love the weather here and I love my community my neighbors and I love my home.
- Because I love this area and I live the fact that I have a lot of land, I couldn't like In a subdivision where you have to live so near each neighbor.
- Because I love thIs area and I love my home, the schools are terrific here and there's a lot of restaurants, stores and coffee shops.
- Because I love this area It's a beautiful area with plenty of shopping and restaurant choices and the schools are great.
- Because I love thIs area It's a very nice subdivision with a lot of amenities.
- Because I love this area It's beautiful and I love my house and all the amenities that we have.
- Because I love thIs area It's beautiful, I love my house and we have plenty of shopping and restaurants to choose from.

- Because I love thls area It's close to shopping and restaurants, I love my home and my neighbors are all friendly.
- Because I love thls area we're near the bay and we love to go out to Bahia Beach and watch the sunset and listen to the band and eat some great food.
- Because I love thls community I live In everybody gets along so well and we are not to far from Bahia Beach we love to go out there and watch the sunset and eat at the restaurant there.
- Because I love thls historical city and all the things to do here, It's a beautiful City.
- Because I love this historical city, and there's a lot of entertainment here and it's beautiful here near the water with a lot of nice restaurants to choose from.
- Because I love thls home and all the amenities that come wlth It.
- Because I love thls home I grew up here and they have a lot of things to do and It's pretty safe here.
- Because I love thls small town, I've been living here all my life and I wouldn't want to be anywhere else especially In those subdivisions.
- Because I really enjoy living here In this area It's a very nIce neighborhood wIth a lot of amenities and I love my home.
- Because I really like the area I live In except for the traffic Is getting bad, there's too many apartments going up everywhere.
- Because I'm content here and I don't have to keep up the maintenance here, I'm not able to anyways.
- Because I'm happy living where I'm at It's a very nIce neighborhood and I love my home.
- Because I'm happy where I live, I love my home.
- Because I'm happy where I live, It's a nIce community wlth a lot of amenities.
- Because I'm happy with the place I have.
- because I'm happy with the school board and where I live.
- Because I'm perfectly happy here , they have excellent amenities and I love my home and community, they even have a dog park very near by.
- Because I'm satisfied where I live, my neighbors are nice and I love my home, I feel safe here and the schools are really good here.
- Because I'm very happy In the subdivision where I live It's very nice and safe and family oriented.
- Because I'm very happy living In my retirement community It's right on the golf course and shopping Is very close by.
- Because It has a suburban rural mix feel and there's a lot of parks. I love my home here.
- Because It's a great place to live wlth a lot of amenities and friendly neighbors and we're close to shopping. It's beautiful here.
- Because It's a nIce place to live I really like my neighbors and thIs whole area.
- Because It's a nIce safe area to live In and It's near Tampa where a lot of attraction are.
- Because It's a small quiet town but there's plenty of shopping choices and restaurants to eat at, the parks are really nIce too.
- Because It's a small town away from all the traffic, It can get a little bad here but not as bad as other surrounding cities, and I like having my own property I wouldn't like to live In a subdivision where we live on top of each other.
- Because it's a very small and quiet town and the people are very friendly. There's really nice parks in this area.
- Because It's affordable and I like my home and neighborhood.

- Because It's affordable and a very nIce place to live.
- Because It's affordable and we have a lot of amenities here and It's not that far to our jobs.
- Because It's affordable for me and I like the neighbors.
- Because It's close to Tampa so there's a lot to do, the area Is very pretty and the people are friendly. A mixture of city and suburban life. quite yet still close to the essential stores and entertainment.
- Because It's close to Tampa, so there's a lot to do. It's not too busy, the area Is very pretty and my neighbors are friendly and I feel very safe.
- because Its crowded enough and traffic Is so bad out where we are because they're building up so much around us and I don't want to move Into the middle of It and the only place to move would be out of Hillsborough county
- Because It's near the beaches and It has plenty of restaurants and It's near the beach.
- Because it's pretty affordable and has a lot of amenities we have a pool and a gym and we get along great with our neighbors, it's safe here and the schools are really good.
- Because It's so beautiful here, there's a lot of shopping choices and restaurants to choose from.
- because It's very cozy here and many of the necessary amenities are close by, There are several stores and restaurants and several parks. The roads are nIce . There Is great access to highways.
- Because I've been here all my life and I love this area and we have the strawberry festival every year.
- Because I've been living here for over 20 years and I'm happy here, we have all the shopping needs and restaurants available to us that we could possibly need or want.
- Because I've here for most of my life and I like the parks here.
- Because I've lived here all my life and I really like It here, It's a safe neighborhood and I love my home and my neighbors.
- Because I've lived here all my life and I'm perfectly happy here, It's a nIce quiet neighborhood.
- Because I've lived here all my life and I'm right on the Alafia river I really love boating and fishgig.
- Because I've lived here all my life and It's home to me, I love my place and my neighbors are very friendly.
- Because I've lived here all of my life and I own my own property so I don't have to live up close to other people.
- Because I've lived here for over 15 years and I love thIs town even though I don't like all the growth It's getting too crowded.

- Because I've lived here my whole life and I love my home and my neighbors and the schools are great.
- Because I've lived In thIs house for over 30 years I raised my children here and I love thIs neighborhood.
- Because I've lived In this house my whole life and I love this area.
- Because Lutz Is a great place to live because It Is close to Tampa, so there Is a lot to do, but It Is not too busy. The area Is very pretty and the people are friendly. It's quiet yet still close to the essential stores and entertainment.
- Because my community has a lot of amenities and the people here are very friendly and the schools are great.
- Because the apartment I live In Is very nIce and I really like the neighbors here and there's some very nIce parks and the roads are pretty good.
- Because the schools are good and we love our home and all the amenities we have.

- Because there's a lot to do here a lot of great restaurants and entertainment.
- Because they take care of all the maintenance here and we have great security and we have various amenities like the clubhouse, pools, fitness centers and more.
- Because this Is all I can afford I get section 8 housing.
- Because this Is where I was born and raised and I like It here, all of my family lives here.
- Because we can't afford to buy a home right now but we do like where we live for now, the neighbors are all friendly and the charter school my kid goes to Is pretty good.
- Because we like living on more property It dives us more privacy and It's a smaller town compared to Brandon, Tampa and Riverview.
- Because we love all the outdoor activates they have here we love the weather and our house Is beautiful. It's very safe here too.
- Because we love It here It's a beautiful community and we're near the beach and the neighborhood Is just great and very peaceful.
- Because we love It here, It's a beautiful community with a lot of amenities and great restaurants to choose from.
- Because we love our community and all of the amenities. We are close to the beach and we get along with all of our neighbors.
- Because we love our community and it's not too busy like other surrounding towns.
- Because we love our community, our neighbors are very friendly and the schools are great.
- Because we love our community, the schools are great and we're near Tampa where all the attractions are.
- Because we love the weather here and we're close to the beach and we love our community with all It's amenities.
- Because we love this community and all of it's amenities.
- Because we love this small town of Ruskin It's not as busy as other surrounding towns like Tampa, Brandon and Riverview, we make our own hours because we own our own business so we don't have to deal with the traffic.
- Because we love this small town, we love all of the amenities, we get along great with our neighbors and we love the weather.
- Been here a long time. family and friends here.
- Been here awhile
- been here awhile don't want to move unless I have too.
- Bloomingdale Is a suburb of Tampa and can be accessed easily from I-75. It Is heavily populated, traffic Is severely congested between 8 and 9 am and 4-6pm. Westfield shopping mall Is minutes from I-75, along with numerous restaurants to c
- Business is great at this location
- Carrollwood Is a great place to life. It's safe and family friendly. It has easy access to the highways, and Is near the center of Tampa.
- Carrollwood Is a great place to live. It's safe and family friendly.
- Carrollwood Is beautiful place to live with a lot of restaurants, coffee shops parks and great schools.
- Central location
- Central location everything is within reach
- Cheap

- Close to family
- Close to good schools and aftercare services
- Close to good schools, In a cul de sac, love the neighbors
- Close to major highways
- Close to my job
- Close to work, quiet
- Comfortable where I am
- Content here
- Convenience
- Convenience and price
- convenience factors
- Convenience for me
- Convenience of being close to the things I like to do in my spare time
- Convenience, everything Is close
- Convenient
- Convenient easy place to live
- Couldn't be any happier anywhere else
- Couldn't't imagine living in any other house
- Definitely not
- Diverse! Excellent ethnic food options! Way better then you will find In Tampa. Traffic on Memorial and Hillsborough can be rough during commute times but overall a great area.
- Diversity and never ending changes
- Don't know
- Don't know
- Don't know
- Don't know
- Don't know
- Don't like moving
- Don't want to move
- Easy access to the things my family like to do
- Easy access to travel wherever we need
- Enjoy the centralized location growing with people buying old houses and fixing them up
- Even though the traffic Is getting worse all the time, I love thIs town and I just wish It was like It used to be.
- Even though the traffic Is really bad here I love my community we have a lot of amenities and we're not too far from the beach, and there's a lot of great restaurants here.
- Everything I need is so close to me
- Everything is close to me
- Everything is close to my home and that's so nice
- Everything is easily accessible
- Everything is in my back yard so its convenient
- everything Is right here all we have to do Is jump on the cart and go. why move
- Everything is right here.

- Family and I are pretty happy here
- Far away from others
- Feel to bad to move
- Fishhawk Is a very kid friendly envlroment which offers great education as well . there are many parks and recreational areas to enjoy after school or on the weekends. there's a lot of restaurants to try that the whole family can enjoy. and
- Friendly neighbors
- Gibsonton a really nlce town. It has so much to offer for belng a new and upcoming area. There are new shops belng open and everything Is close by. Around my home , It's really quiet and peaceful. I love It here.
- Gibsonton is a small and quiet town. I've lived here for almost 3 years and I really like it. Gibsonton is a small town that is growing fast, we have a movie theater and many new stores.
- Good neighborhood, good stores and restaurants nearby
- Great place for children
- Great schools, very safe. Basically a branch off of North Tampa In terms of distance. Lutz feels like a bunch of subdivisions rather than a separate town.
- Happy at my home
- Happy where I am
- Happy where I am
- Happy where I'm at
- Happy where we are
- Home place lived here 58 years, dealing wlth changes wlth development and the world as a whole
- Home sweet home
- Homes are cheaper here than Tampa, and there's a lot of amenities.
- Homes are cheaper here. there's a lot of school choices, and a lot of amenities.
- I admire the people In my community I like the growth and the way Florida Is moving
- I am content with where I live
- I am disabled and not in any condition to move
- I am happy wlth my home.
- I am very happy where I am
- I been here 56 years, I think I'm grounded In
- I can see water and wild life and I love It
- I cant
- I can't go through the trouble
- I cant live on my own
- I could never move from here
- I couldn't't love my house anymore if I tried
- I currently just moved to Tampa from Orlando and thls area makes me feel safe and right at home! It's located In the pinnacle of Tampa, I'm next to all the shopping spots and all types of eatery and It's beautiful.
- I don't want to live near people
- I don't like moving
- I don't like moving

- I don't like to move
- I don't like to move
- I don't mind being around people and meeting new people
- I don't think I could love living anywhere else like I love living here
- I don't want a lot of land to have to take care of, and the apartment complex takes care of all the maintenance.
- I don't want to
- I don't want to live In a community period
- I enjoy living in the suburbs
- I enjoy my house
- I enjoy my neighborhood
- I enjoy the area I live In because It's just a little outside of Tampa. There isn't much traffic when I'm traveling home depending on where I'm coming from. The commute I have to take to get to wherever I need to go In ether direction
- I enjoy the peace and quiet
- I feel no need to move
- I feel no need to move content here
- I feel safe and at home where I live
- I feel safe here. We don't have a lot to do here, but we're close to Soho, downtown, and Westchase.
- I feel safe here. We have a lot of restaurants, and parks. It's a nIce place to live.
- I feel safe where I'm at
- I genuinely enjoy living In Thonotosassa. As a big city transplant, I'm Incredibly refreshed by the small town feel. I cannot say enough about the little downtown, which consist of a post office, library, pharmacy, convenient store
- I go to college close by and everything Is easy accessible
- I got a perfect quiet spot far away from other people
- I grew up here In Hillsborough county, unless I got a job somewhere else
- I grew up In Brandon and I like the diversity
- I grew up In thIs house
- I have a nIce home I wouldn't want to leave
- I have a safe and quiet neighborhood and I love It here
- I have been living In Riverview for about ten years and I have seen It grown from having nothing to beIng another busy city. Riverview Is a nIce place to live. The only bad thing Is that It has grown a lot and the traffic here Is now bad.
- I have everything close by, Its a pretty safe community
- I have everything I need
- I have lived here for nearly 18 years and I have enjoyed It very much. It's never busy out here so having a quiet life Is very simple. I recommend thIs location for someone who wants to spend a peaceful time out In Florida.
- I have lived here In plant city all my life, I'm not moving. happy here
- I have lived here most of my life. In that time I have seen Carrollwood grow exponentially. It has been a wonderful family town and has so many conveniences at your finger tips The people majority of people that live here are friendly

- I have lived In the Carrollwood area of Tampa essentially my whole life. I love the area because It Is so central. There are multiple plazas, restaurants, and grocery stores within walking distance. Neighborhood Is very welcoming and safe
- I have lived In thIs area my whole life
- I have my forever home.
- I have my privacy but I also can get to where I need to get pretty quickly
- I have never lived anywhere else. This Is my home town. I'm Mexican and Wimauma reminds me of Mexico since most of the population Is from Mexico. It has many nIce people, we all act as family.
- I have no desire to move
- I have no HOA fees
- I have the privacy I want but not far from stores and restaurants
- I just bought here a year ago and I absolutely love my unit
- I just bought my house
- I just can't move and not sure I'd want to
- I just love the home I've created for us here
- I just love the wild life out here
- I just moved here and couldn't't imagine a better place for us
- I just moved here why would I move
- I just moved to thIs community and I really like It
- I like a rural feel, and the schools are great here.
- I like a small town, and everyone is friendly. We have great amenities.
- I like all the things they have here to do, but It Is crowded.
- I like beIng apart of a community
- I like beIng around company
- I like being close to nature
- I like being out in nature
- I like beIng out where I am. Its more secluded
- I like feeling like I am apart of a community
- I like having a community
- I like having a community I can trust and feel safe In
- I like having a nice big yard
- I like having privacy
- I like how It's a rural,suburban feel here, and the schools are great.
- I like It because It's a good place to live If you have children. Many other people wIth children live here, so It helps wIth develop social ties wIth other families.
- I like it here
- I like It here, Its not country but Its not as bad as Tampa when It comes to traffic
- I like It here. It's a good mix of urban, and suburban. There's a lot of restaurants, coffee shops, and culture here.
- I like it here. We have activities that aren't that far from us to do. It's nice, and peaceful here.
- I like It In rural area
- I like It right where I am at.
- I like It where I am If they stop growing

- I like It where I live I love my home and the neighborhood. It's quiet and friendly and we live right on the golf course.
- I like living here, The crime rate Is pretty good here.
- I like living here. It's a very small, and quiet environment People here are friendly, and they take care of their yards. We're surrounded with water, so there's a lot of boating, and fishing.
- I like living In a rural area. There's plenty of land here. I'd like to build a home here.
- I like living In the country. Less people and traffic.
- I like living In Town & Country because It's a very small and quiet environment. The people that I've encountered here are so nIce and friendly. Everyone works extremely hard to maintain the outward appearance of the surrounding properties,
- I like my apartment and I don't have to worry about the maintenance and I love all the amenities I have, my kIds love the pool.
- I like my community
- I like my community. People here are great.
- I like my home
- I like my home
- I like my home
- I like my home I'm not moving
- I like my house
- I like my house
- I like my house where Its not piled up wIth a bunch other houses
- I like my neighborhood
- I like suburbs
- I like that It Is a safe neighborhood, where everything Is conveniently close by yet not o far from the city.
- I like that It's a diverse place to live. They have excellent ethnic food options, better than Tampa.
- I like that It's a quiet farming town.
- I like that it's a small friendly town with a lot of amenities.
- I like that It's a small town. It's family friendly here.
- I like the abundance of land here. It's still not to crowded
- I like the acreage. It's nIce here. They have lots of parks here.
- I like the area I live In
- I like the area I'm In
- I like the area we chose to live in and grow in
- I like the community I currently live in
- I like the connected aspect of the community of Riverview. I feel activities in the area could improve. There isn't much to do besides sit home for entertainment.
- I like the country
- I like the country life
- I like the farming aspect. It's a charming place, and the people are friendly.
- I like the house and the area

- I like the house the area the low price we got the house , no one will build on the property behind me

- I like the low cost of living, there's more school choices here, and the availability of amenities.
- I like the mobile home park I live In the neighbors are all friendly and It's affordable.
- I like the neighborhood I live In
- I like the nIce , and quiet rural area.
- I like the peace and quiet
- I like the quiet
- I like the schools here and the neighbors are very friendly and It's a safe place to live.
- I like the sense of community. People here are friendly, and helpful.
- I like the size of the lot the size of my home and the people and neighborhood
- I like the slower pace outside of the city and the location In regards to our commute to the ocean. This Is my first time living In a big area like thIs and I am impressed so far.
- I like the subdivision I live In, I feel safe and I love the schools my kIds go to.

- I like the suburban feel, and It Is a good place for families to live It's away from the hustle, and bustle..
- I like the suburban feel, and they have a lot of parks, and things to do.
- I like the suburbs here. Everyone Is friendly, and there's things to do here.
- I like the suburbs, and the crime rate Isn't real bad here.
- I like thIs neighborhood and we just moved here
- I like thIs rural area. It's peaceful here. The schools are great.
- I like thIs small town and I like my neighbors they're all friendly. The schools here are very good.
- I like we're close to Tampa. There's a lot to do. It's a safe envIroment.
- I like where I am
- I like where I am
- I like where I live
- I like where I live
- I like where I live
- I like where I live
- I like where I live
- I like where I live
- I like where I live
- I like where I live now

- I like where I live. It Is close to malls, grocery stores, entertainment, restaurants, and the beach. People here are friendly and helpful. Overall I like the weather except the heat In the summer and hurricane season.
- I like where I'm at
- I like where I'm at
- I like where we chose to live
- I live here free
- I live In a nIce safe neighborhood where everyone gets along wIth each other and they have great schools here, and I really love my home.
- I live In a very nIce community. The neighbors are great. there's a lot of activities to do here.
- I live in my dream home
- I live near my friends and family

- I live on the 38 acres
- I live where I live
- I live wIth my son I'm not moving again
- I lived here along time I don't want to move at my age
- I love my apartment and my neighbors are all pretty nIce .
- I love beIng In a rural area. It's nIce, and quiet here. The crime rate Is low too.
- I love beIng out In the wild
- I love Brandon, I have lived here my enter life, and It has been nothing but a pleasure. we are outside of the main city of Tampa but still close enough to take a short drive to enjoy the pleasures of Downtown. Brandon has attractions
- I love Carrollwood> It's clean, safe, and yet busy enough to feel part of the city. The crime In thIs area Is minimal, and It Is very diversified. Everything Is close by, the grocery store, Walmart, fast food, nIce restaurants. the mall, an
- I love how It Is a mixture of city and suburban. A mixture of different cultures. Great bus service. There are many nIce parks In the area. I love how It Is growing but hasn't lost the small town feel.
- I love how It's a mixture of city, and suburban.   There's a mixture of different cultures too. We have a great bus service also.
- I love it
- I love It because It's family oriented here. Most people have children here, so It's very social here.
- I love It has a small town feel. I like how we have a mixture of different cultures. We also have nIce parks.
- I love It here
- I love It here In Brandon. I have lived here my entire life, and It's been nothing but a pleasure. we have attractions such as the mall, and recreational areas for activates. There's a strong community presence here In my community.
- I love It here In the town I live and there's not a lot of people crowded up, It's not too crowded and we have the strawberry fields we love.
- I love It here It's a great community wIth a lot of amenities and we have great neighbors.
- I love It here, have no reason to move
- I love It here, I can take my golf cart and do most of my shopping and we life right on the golf course and I love my neighbors and my home.
- I love It here. It's a safe, and friendly place to live. I like we're close to Tampa.
- I love It here. It's a very caring community. I love the Manatee viewing center. the view of the ocean Is beautiful.

- I love It here. It's affordable housing, and the schools are great. We have many parks, and recreation,.
- I love It here. It's safe here, and family oriented. I like that we're close to Tampa.
- I love It here. There's so many things to do.
- I love It here. They have a lot you can do here. They have good universities here.
- I love It here. It's a close knit community.
- I love It where I live. It's a nIce community here. We have some good amenities. The people here are very friendly.

- I love It. It's a mix of city, and suburban. They have a great bus service. There's a lot of nIce parks here.
- I love living here
- I love living here In Lake Magdalene. It's such a quiet area of Tampa and It's convenient for me and all my family and family and friends. It's safe and beautiful.
- I love living here in Lake Magdalene. It's such a quiet area of Tampa and it's so convenient for me and all my friends and family. It's safe and beautiful.
- I love living here In Lake Magdalene. It's such a quiet area of Tampa and It's so convenient for me and all my friends and family. It's safe and beautiful. My experience here has been pretty good so far.
- I love living here In Tampa It's a great place wIth a lot of things to do and great restaurants the schools are top notch.
- I love living here. it's very peaceful here. The crime rate is pretty low here.
- I love living here. It's very quiet here. It's really close to Tampa. I like that.
- I love living In a rural area,. It's peaceful. There's a lot of restaurants, and parks here..
- I love my apartment and all of the amenities that come wIth It, It has a pool and a place to work out.

- I love my apartment and really love all the amenities I have here, and I get along wIth all my neighbors.
- I love my apartment It has a lot of amenities and I don't have to worry about landscaping or mowing, everything Is taken care of.
- I love my community
- I love my community
- I love my community and my home and the neighbors are all friendly.
- I love my community and the schools are great and we have great restaurants and shopping here.
- I love my community. there's very friendly people here , and I love the school system. there's a lot to do also.
- I love my condo and all the amenities I have, I love the neighbors and that we get along so well.
- I love my condo and I wouldn't trade It for the world It's such a pleasure living here, my neighbors are fantastic and so are the amenities that come wIth It.
- I love my home
- I love my home
- I love my home and I like the fact that I live right on the Alafia River, so I can go boating and fishing.
- I love my home and I live near my family
- I love my home and my neighbors are very nIce and It's very quiet here. It's very safe here.
- I love my home and they have a lot of coffee shops and parks.
- I love my home I love the weather and we're close to Tampa and not too far from the beaches.
- I love my home I've lived here a long time
- I love my house
- I love my house
- I love my house, we put a lot into it
- I love my neighborhood and my home and there's a lot to do here, they have a lot of great restaurants here and the schools are great.
- I love my neighbors the schools
- I love my property here, I don't want to live In a subdivision right on top of each other.

- I love Plant City
- I love that It's a small quiet town.
- I love the area
- I love the area I live In we have plenty of shopping choices and we have the strawberry festival every year, and I love strawberry shortcake.
- I love the area in which I live
- I love the area It's nIce and has a lot of things to do Including bike trails, parks that are very beautiful.
- I love the area want the building to slow down
- I love the community feeling
- I love the cosmopolitan aspect of Tampa, It truly Is a melting pot of cultures. Tampa has a lot of life, there are numerous theme parks,, beaches, and many things to do In general. There are many schools, Including private schools, public s
- I love the country style living.
- I love the hustle , and bustle here. There's plenty to do.   I love the hustle, and bustle. There's a lot to do here.
- I love the neighborhood we live in and those around me
- I love the rural area
- I love the rural area. we're not very far from Tampa, so If we want to do something It's close.
- I love the slower pace outside of the city and the location In regards to our commute to the ocean. This Is my first time living In a big area like thIs and I am impressed so far.
- I love the small town feel, and we have nIce amenities nearby.
- I love the suburban feel, and the sunshine. It's great here.
- I love the weather and people. Although there can be some bad apples they are all really nIce. Also there's a lot of things to do. The schools here are really amazing.Housing In thIs area Is extremely nIce. There are plenty of job opportuni
- I love the weather here and I'm just 11 minutes from downtown Tampa, and less than 15 minutes from Tampa International Airport, we have gorgeous neighbor hoods and low cost of living.
- I love there's plenty to do here. we live In a nIce neighborhood. People are so friendly.
- I love this area
- I love thIs area I love my home and we have a safe place to live wIth plenty of shopping near by.
- I love thIs area It has a suburban rural atmosphere and It Is a great place to raise children.
- I love thIs area It has beautiful parks and we're not that far from the beach and the crime rate Is very low.
- I love thIs area It's very nIce and the people here are very friendly, there's a lot of parks and It's not to far from Tampa.
- I love this area, It's been my home my whole life and all of my family live here. I feel safe here.
- I love this house my husband bought me.
- I love thIs town we have a lot of restaurants and plenty of places to shop
- I love where I currently live
- I love where I currently live because it's so nice
- I love where I live
- I love where I live
- I love where I live

- I love where I live
- I love where I live I just bought It last year
- I moved here directly from Topeka, Kansas and It's been a pleasant change. While small It has a big city feel. Something Topeka lacked, even In the heart of downtown! It smells and feels cleaner, the people are more friendly and It's clean
- I moved to Riverview the Big Bend area 3 years ago, there's lots of growth and development In the area, so that tells me that there's a strong desert to live In thIs area. I'm not disappointed wIth my deceasing, but I don't have to do the c
- I moved to thIs area about 5 years ago and I have loved It ever since.This area Is very diverse when It comes to the culture, the stores and even the people. Most people are very friendly and willing to help whenever you ask. This area Is v
- I play a huge part in my community
- I really like this neighborhood.   Everyone is kind, and there's plenty to do.
- I really love this area, I feel It's a safe area, I'm very happy with my neighbors and I like the Idea that I'm close to my grandkids.
- I recently moved to Riverview back in August of 2019. Me and my family love it here. The weather is great and the food is amazing! There are so many things to do here , so many things to explore. We love going down into Tampa Bay and visit
- I think Brandon Is a wonderful place to live. The housing Is affordable, and locations are convenient. There's a lot of restaurants, and grocery stores to choose from.
- I think It's a great place to live. It's safe , and family friendly.
- I think thIs Is a well designed comfortable community
- I think we are pretty happy here
- I want to live the rest of my life In my house.
- I was born and raised In the Carrollwood area and would not want to live anywhere else. I have a nIce size yard Instead of houses of houses beIng on top of each other, the neighbors are very friendly, I plan to raise a family
- I was born and raised In Town & Country the schools here are great and the neighborhoods are beautiful. But what I would like to see changed Is the drug activity that has Increased over the years.
- I was raised here and wouldn't want to leave
- I wash there were more restaurants, and activates, but It's a nIce place to live. It's a beautiful town, wIth beach views, and a great climate. The people here are very caring.
- I would like to own thIs property
- I'll die here
- I'll end my days in this house I'm sure
- I'm 83 and I'm not goIng anywhere, I'm happy right where I am.
- I'm close to all the things I need
- I'm close to trails and nature
- I'm comfortable here because the payment Is not high
- I'm comfortable In my home
- I'm content where I'm at
- I'm content where I'm at. No HOA I have a large plot and Its relatively quiet
- I'm fIne

- I'm fine where I am
- I'm flne where I'm at
- I'm happy at my house
- I'm happy here
- I'm happy here
- I'm happy here In thIs area, It's centrally located so we're near the beaches and Tampa so that gives us plenty to do and I love the weather here In Florida
- I'm happy In my area
- I'm happy In my community
- I'm happy where I am and wouldn't change that
- I'm happy where I am.
- I'm happy where I live It's a nIce home wIth nIce neighbors.
- I'm happy where I'm at
- I'm happy where I'm at
- I'm happy wIth my home
- I'm happy wIth the schools here and we're not that far from the beach or Tampa and I love my home.
- I'm living In a fantastic location that Is actually close to everything
- I'm new to the community
- I'm not moving
- I'm not moving again until I pass
- I'm perfectly happy In thIs home and I'm not goIng anywhere, I've lived here my whole live and I plan on staying here till I die.
- I'm perfectly happy where I am where I don't have to worry about a yard to mow and I get along wIth all my neighbors.

- I'm perfectly happy where I'm living, I love all of the amenities and my neighbors are so nIce and helpful.
- I'm pretty happy here where I live we are not far from the beaches and I love my home but the traffic Is getting pretty bad.
- I'm stable and the school Is close by
- I'm very happy where I am , Its very convenient to all areas and has very good schools
- In love with the country
- It has a dense suburban feel and It has a lot of bars, restaurants,coffee shops and parks and there's virtually no crime here.
- It has a Family friendly atmosphere. It's very easy to get anywhere In Tampa from Carrollwood In a reasonable amount of time. Lots of stuff to do wIth kIds and family. Not much night life.
- It Is a very clean area, It has great schools, many beautiful homes and lots of lakes and nIce parks wIth lots of shade and natural beauty.
- It Is a very great place to live, wIth many nIce people, and It Is also very safe. The schools there are very good too, They have great students, and Is a great area to make friends. There are also a myriad of places of worship. All In all
- It Is a very quiet town. A little off the hustle and busy side of Tampa. Local schools are not the best. We have decided to send our kIds to charter school. It's close toI-75 and not far from Tampa.

- It is developing slowly with new businesses and opportunities emerging but these are slow and will need more time before real changes are seen in Seffner. It is very much only popular because of it's access to I-4 though new developments of

- It Is mostly full of older people In my suburban neighborhood so noise and crime are very low. The homes are extremely expensive and my family has to drive a long time to get to work and back daily. The schools are very good.

- It offers residents a dense suburban feel and the public schools are above average.

- It offers us a suburban rural mix feel and there's a lot of parks, we like our home and our neighbors.

- It offers us the finest amenities, we have our own post office, shopping centers that we can drive our golf cart to, medical facilities, banks and plenty of churches. The neighborhood Is very safe.

- It would be too hard to move

- It's home

- It's home to us

- It's my home

- It's my house

- It's perfect where I live

- It's what I want

- It's a beautiful place. it's quiet, and close to everything you need. It's not so congested here.

- It's a cozy place to live, and there's a lot of amenities close by.

- It's a cozy place to live, and things to do are close to us.

- It's a diverse community. I love the perks, and amenities available nearby.

- It's a good place to live. It's quiet, but we're not far from the city, and there's many activities.

- It's a good suburban city feel. We're close to Tampa, so there's a lot to do. It's pretty here, and people are friendly. It's quiet here, but we're still close to entertainment.

- It's a great area to raise a family. neighborhoods are safe and plenty of activities. Healthy lifestyle Is promoted here. Community garage sales are very popular and a great experience.

- It's a great community I live In. People are very friendly.

- It's a great community, and the weather Is always good.

- Its a great neighborhood

- It's a great neighborhood wIth a diverse group of different ethnicities. I have lived In thIs area for 10+ years . Great schools and stores to support the community.

- It's a great neighborhood with a diverse group of ethnicities. I have lived in this area for over 10 years. Great schools and stores to support the community.

- It's a great neighborhood wIth a lot of amenities and great schools and the neighbors are very friendly.

- It's a great place for children, and families to live. There's a great deal to do here.

- Its a great place for me and my kIds

- It's a great place to live because It's close to Tampa, so there's a lot to do, but It Is not too busy. the area Is very pretty and the people are friendly.

- It's a great place to live. it's quiet, but not to far from Tampa, which is very convenient. There's a good balance of urban, and suburban areas.

- It's a great place to live. We have restaurants, and night clubs. It's fun here. Public transportation Is quite good.

- It's a great place to raise children. The neighborhood Is safe, and there's plenty of activates here.
- It's a lot to deal with as far as traffic and population but having everything close by makes it worth it to me
- It's a mixture of city and suburban life. quiet yet still close to the essential stores and entertainment. It's a hidden gem.
- It's a nIce and friendly area. Anything you need Is nearby, wIth a 2-5 minute drive. It's very close to Florida's famous beaches like St. Pete and Clearwater. Also In the area, you have many schools to choose from. With safe and good school
- It's a nIce community wIth many places to go to and enjoy.
- It's a nice neighborhood we live in. there's also things to do.
- It's a nIce neighborhood. It's a nIce escape from the hustle, and bustle of Tampa.
- It's a nIce place to live for everyone. It's very safe, and we have many business, and job opportunities for everybody.
- It's a nice small town and the schools here are above average and it's clean here and safe.
- It's a nice, and friendly neighborhood. We're very close to Florida's famous beaches. Town and Country Is literally In the middle of everything.
- It's a nIce, and friendly place. I like It's near Tampa.
- It's a nice, friendly place to live.
- It's a pretty good place to live In, I live where Seffner Is next to Plant City and Dover. I just moved here last year and It doesn't seem so bad.
- It's a pretty good place to live. It's quiet here, but not far from the city, where there's a lot of activities. We're also close to theme parks.
- It's a quiet area of Tampa, and It's safe.
- It's a quiet neighborhood. We're only about 25 to 30 minutes from Tampa , If we want something to do.
- It's a quiet town that offers peace and quiet. It's near Tampa and not too far from the beaches. It's a nIce place to live because It's a quite neighborhood wIth not too many people.
- It's a quiet, and peaceful place to live.
- It's a quiet, peaceful town. It has the mall, stores, and a lot to do for families.. it's close to Tampa night life.
- It's a safe place to live and family friendly. It has easy access to the highways, and It's near the center of Tampa.
- It's a safe place to live. There's a lot of nature here. the beach views are beautiful.
- It's a small quiet farming town. I love It.
- It's a small quiet town. There's not to many people.
- It's a small town, family friendly and they have local family owned restaurants that are difficult to find In other places.
- It's a small town. I like living here because It's a calm area. Overall It's a safe place to live. It's quiet, and people are friendly.
- It's a very cozy place to live. Infrastructure is great here. The roads are in great condition. Amenities are great.
- It's a very friendly community, and they have a lot of recreation here.
- It's a very nIce, and well kept town. there's a lot to do. It's very beautiful, and quiet here.

- It's a very small and quiet environment. The people that I have encountered here are always so nice and friendly. Everyone works hard to maintain the outward appearance of the surrounding properties, so the area tends to remain nice
- It's a wonderful place to live. The weather Is great all year round, and there's always something to do. It's a mix of urban, and rural.
- It's affordable to live here, and we have a lot of local attractions.-
- It's an excellent place to live. It's a short drive to the best beaches, they have good unadvertised, good sports, and It's a good place to work.
- It's beautiful here and I get a dense suburban feel, there's a lot of restaurants and parks here and the public schools here are above average.
- It's been a great experience living here In Seffner, It's a small suburb. Friendly people, rarely see any criminal activity. I wouldn't change anything to thIs little town.

- It's been great for me. It's a small suburb. The people are friendly, and you rarely see criminal activity.
- It's charming, and has a lot of history. There's a lot of things to do here.
- It's close to Tampa so there's a lot to do,but It Is not too busy the area Is very pretty and the people are very friendly.
- Its convenient to all the necessities office, the area Is safe,and I'm close to city center to get there for events
- It's developing slowly, but they are coming. the neighborhoods are quite nice, and the schools are nice too. I think there will be more job opportunities in the future.

- It's fairly nIce wIth lots of things to do. The neighborhoods are pretty and there are lots of nIce people.
- It's family friendly, and there's a lot of things to do for all types of people.
- It's family friendly. It's nice, and quiet here.
- It's great here. There's always something to do.
- It's great here. We have the best amenities. We have great places to dine at, great entertainment, and shopping.
- It's has a beautiful view here wIth the beaches, and It's a very safe place to live.
- It's local to most things, has good schools, low crime
- It's my home
- It's my home
- It's near my kids' school

- It's nice and quiet and I live right by 75 and Its easy access, lots of supermarket, parks, Its a perfect area
- It's nIce here. I like Busch Gardens Is close. There's also a lot of other things to do here.
- It's nIce here. It's kind of a suburban rural mix here.
- It's nIce here. The people   here are very friendly. The roads are In great shape.
- It's not so crowded here.
- It's peaceful here, and the neighbor's are great.
- It's peaceful here. There's a lot of restaurants, and parks, and the schools are highly rated.
- It's peaceful, and quiet here.
- It's peaceful, and quiet here. my neighbors are very friendly.

- It's perfect where I live
- It's pretty crowded here, but It mostly Is everywhere. I love all the things there Is to do here.
- It's quiet
- It's quiet and nice in my neighborhood
- It's quiet here, and there's not to many people.
- It's quiet, and peaceful here. The people are very friendly . It's easy to make friends. It's safe here also.
- It's quiet, and there's not to many people.
- It's really nice here. There's always something to do.
- It's safe and family friendly. It has easy access to the highways, and Is near the center of Tampa.
- It's safe here safety Is my main concern
- It's safe here, and everyone Is very friendly.
- It's safe here, and family friendly. I like that we're close to the center of Tampa.

- It's safe here, and family friendly. I like the fact we're close to Tampa. There's a great deal to do there.
- It's safe here. we can go to Soho, or downtown for activities. I like It's family oriented.
- It's so beautiful and quiet where I live
- It's so peaceful
- It's such a quiet area, and It's convenient to Tampa. It's safe, and beautiful.
- It's such a quiet place here. It's a safe place to raise our children.
- It's such a quiet place. It's close to some good entertainment, and It's pretty safe here.
- It's very calm and peaceful.quiet but filled wIth young families. Tons of restaurants nearby and Busch Gardens Is about 15 minutes away. A perfect place to settle down out of the city.
- It's very diverse here. There's a lot of jobs available here, and shopping centers are close.
- It's very family friendly here, and there's a lot of stuff to do for all types of people.
- It's very family oriented here. It's a social place to live.
- It's very nIce here. amenities are very close here, so It makes It easy living here. The roads are very good here.
- I've been here all my life. I like where I'm at. Nobody Is real close to us, and I like that. You have more privacy
- I've been here all my life. I love we're near the strawberry festival. Everybody has always been really friendly.
- I've been in this area for 70 years and I keep moving south but if I move again it will be out of Florida because it is being ruined by all the building.
- I've been living here more than 10 years I'm not moving again
- I've got the perfect amount of land and I'm not too far from a store
- I've got the perfect home for my family
- I've had my home over 20 years I could never leave
- I've lived here 16 years
- I've lived here all my life. It Is quiet, and Industrialized. the schools are great here.
- I've lived here all of my life, It's where I grew up, I don't want to live In Tampa or Brandon where the traffic Is even worse than It Is here and our traffic Is getting pretty bad. The schools are great and we really like our neighbors.

- I've lived here for what seems like forever
- I've lived here In Plant City my whole life and I'm perfectly happy here I have an acre of land and I love having all the space to do what I want without having to pay any association fees.
- I've lived here my whole life
- I've lived In Brandon for almost 2 years, Brandon overall Is very good for living, It has a big shopping mall, lots of restaurant options, a bunch of parks for kIds and access for all highways, overall It's a pretty chill place to live.
- I've lived In Chicago my whole life and just moved to Valrico two years ago. So far I've loved It. My neighbors are nIce, the city Is a 20 minute drive, a historic distract Is 15 minutes away, tons of food options and the weather Is beauty
- I've worked hard to be where I am
- Just for better living quallty and Its sometimes chaotic
- life Is great here why would I move
- Like community peaceful
- Like It here
- Like it here
- Like It here very convenient
- Like It right where I'm at.
- Like where I am and I have 3 acres subdivision Is fenced off
- Like where I live, convenient to veterans and not to overwhelming traffic wise even though I live near the mall
- Lived here a very long time
- Lived here whole life
- Living here Is a unique. There are many places to go, as well wonderful people to meet.
- Living In Carrollwood offers us a dense suburban feel. there are a lot of restaurants, coffee shops and parks.
- Living In Tampa Is a unique experience. There are many places to go, as well many wonderful people to meet.
- living life no reason to move
- Location location location
- Location mostly
- Love It here
- Love it here
- love my home
- Love my Neighborhood and my neighbors
- love my townhouse
- Love our home
- Love our house
- Love our neighborhood
- love the country
- Love the country, ain't no city boy here
- Love the water
- Love thIs area

- Low cost of living, weather Is nIce, More school choices, It's close to Tampa.I love my neighborhood.
- Lutz Is a great place to live because It's close to Tampa, so there Is a lot to do The area Is very pretty and the people are very friendly.
- Lutz Is a great place to live because It's close to Tampa. So there Is a lot to do, but It Is not too busy. The area Is very pretty and the people are friendly. A mixture of city and suburban life. Quiet yet still close to the essentials
- Lutz Is a quiet suburb on the outskirts of Tampa, Life In Lutz Is relatively peaceful wIth small neighborhood and community scattered about. We are most proud of our symbol, trains, as we were originally a train depot, you can still see the
- Lutz Is a very homey town , small yet diverse. I'm glad to have been raised here. Even though my extended family does not live close, I always feel like I can reach out to anyone around me and feel welcomed.
- Lutz Is very nIce and well kept for the most part, depending on what side of town you're on of course. There Is lots to do, and the community Is perfect for families.
- Me and my husband love It here, we love our home and our neighbors they're so friendly and we have a golf course and we love to play.
- Money
- Moving is awful
- My business Is doing great here
- My children would be op set
- My community is awesome
- My community is like none other I've lived in before
- My community Is very nIce. Everyone Is very friendly, and there's plenty to do.
- My experience In Lake Magdalene has been pretty good so far. My neighborhood Is overall quiet. People keep to themselves and there has never been any trouble. It Is also safe foe family and friends to play outside. I do wish we had more sec
- My family Is happy here
- My family Is happy here
- My family loves It here
- My family loves our home and town
- My heart is content here
- My house is perfect for my family
- My kids are happy here
- My last resting place
- My neighborhood is so peaceful
- My neighbors are very friendly, and the people often keep to themselves, so it's great privacy.
- My whole family and grand kids love It out here In the country
- Neighborhood, school distract
- Never I'm living the dream life
- Nice and quiet I like the long drive home
- No desire to move at this time
- No I wouldn't I've lived here all my life and I'll die here, this home Is what I grew up In.
- No my neighbors are very friendly and I love my home here.

- No need to
- No need to move everything I need Is right here
- No need to move happy here
- No plan
- No reason
- No we actually got a big offer on our house but we are cool
- Northdale has everything you could want. It's a very nIce community for everyone. It's a great area to raise children.
- Northdale has everything you could want. There's great schools, a bunch of stores, and restaurants, and great people.
- Northdale has everything you would want. There's great schools, a bunch of stores and restaurants and great people. Northdale Is very a very nIce community for everyone. It's safe, has plenty of great public schools
- Not a different community but another house
- Not interested in leaving my home
- Not over grown, plenty of room with cows and wild life, we haven't let developers In yet so hopefully they wont
- Not ready to move just yet
- On campus
- Our children's school
- Our community
- Our community and its amenities
- Our families lived here many generations
- Our HOA keeps things so nice
- Our home Is nice, we have guards 24 hr, a good HOA, nice place to live wIth beautiful landscaping and trails.
- Our house is perfect for our large family
- Our neighborhood is perfect and my kids love it and we feel safe
- Over the last 10 years, thIs town has grown! There are plenty of restaurants and retail opportunities now and I get along great wIth my neighbors.
- Owning property is important to us
- Perfect location
- Perfect place to live for me
- Perfect spot no need to move
- Perfectly happy here
- Plant City Is a small little town situated between Tampa and Orlando. It Is located off of I-4 which Is a major corridor enabling residents to get to downtown Tampa In about 45 minutes and Disney In about an hour. This culturally diverse to
- Plant City Is a very easy goIng type of place. It's much quieter than Tampa but not as urbanized as Lakeland. I have lived here for nearly 18 years and I have enjoyed It very much. It's never busy out here so having a quiet life

- Plant City Is an amazing city filled wIth many friendly local businesses. This city Is well known for the annual Strawberry Festival, which just started yesterday and we plan on goIng. I would like to see more diversity and acceptance of it
- Plenty of room to grow
- Pretty settled here
- Price of living
- Relocated from El Paso, Texas, for the highly rated school for my daughter. It's a more relaxed area, diversity Isn't as high as what I expected.
- Right on the lake and Its beautiful
- Ruskin has a small town vibe, yet It's close ton everything It has a small town family friendly feeling which makes It particularly attractive for families wIth younger kIds.
- Safety
- Schools
- Schools that our kids go to are great and they actually love them
- Schools, like the community
- Seffner Is a great place to live. It Is close to Brandon, Tampa and St. Petersburg. I love goIng to all the restaurants and stores that are super close.
- Seffner Is a great place to live. It Is close to Brandon,Tampa and St. Pete> I love goIng to all the restaurants and stores that are super close.
- Seffner Is a small town but It has a lot of stores and places to shop. I moved here a year ago and It has been really good so far. Although my school Is now farther , the community Is much nicer than my old one.
- Seffner Is a very nIce town, there's multiple grocery stores, restaurants and fast food restaurants also. The schools seem very nIce, though I go to school In Tampa. It's very quiet here.
- Seffner Is a very peaceful quiet place to live wIth beautiful parks and It's near Brandon and not to fat to Tampa.
- Sun City Center Is a great place for people to retire to. The only drawback Is there Is a lack of good restaurants. This however Is changing. There are a lot of homes beIng built and new restaurants are starting to spring up.
- Sun City Is a great place to live. You have the beautiful sunshine , and beaches not to far, and plenty of parks.
- Sun City is wonderful. We have plenty of amenities here. I love it.
- Tampa Is an excellent place to live, Great weather, short drive to the best beaches and beach communities, good universities, good sports, and a good place to work.   and beach communities, good t weather, It's a short drive to
- Tampa neighborhoods Include many charming and historic options, like Ybor City. We also have the Channel side district which Is filled wIth lots of local businesses and entertainment complexes. It has plenty of restaurants and shops. Wharf
- The apartment manager Is very friendly and has really helped us out. The service tech was also very friendly and fixed every problem promptly. The breeze ways are so clean. The gazebo grill and fire pit area wIth water views are definitely

- The area Is quiet and great for raising a family. It Is close to several stores and the area mall and the schools are all In close proximity to anywhere you live In the area. Also , the area Is up and coming, as stores are being built
- The beaches are close by, the weather Is great and there's plenty of night life.
- The city has a lot of charm. There's a lot to do here. I think It has a lot of character.
- The comfort
- The cost of living Is low here, and there's a lot to do here.
- The crime rate Is low, and the neighbors are friendly.   It's quiet , and peaceful.
- The fact that I'm not on top of my neighbors, I'm In an area width only 6 houses we all have acreage
- The low rental prices, and there's plenty to do.
- The neighborhood Is very safe. There Is a neighborhood watch car that goes around at least once a day to ensure that the peace Is maintained

- The neighborhoods are very friendly and the people often keep to themselves so It's great for privacy.
- The neighbors the neighborhood
- The night life Is great. Taxes are lower here. Rent Isn't to bad, and they have the Buccaneers, and the Lightning.
- The people are friendly, and it's a safe place to live. We are close to Tampa if we want to do something.
- The people here are friendly, and places aren't that far away.
- The privacy I have
- The public schools are above average and there's a lot of parks, restaurants and shopping and w love our place.
- The public schools here are above average so I like that for my grandkids and I really like the community I live In everyone Is so friendly and the stores are not that far away.
- The rent here Is low compared to other places. there's a lot to do here too.
- The safe feeling I have where I live
- The schools are above average, and It's a sparse place to live.
- The schools are great here, and there's a lot of nIce parks.
- The schools are great here.
- The schools are highly rated and there's a lot of nIce parks here. I love my neighbors they're very nIce
- The schools here are above average and I love the area I live In, there's a lot of parks here but my favorite Is Lettuce Lake Park.
- The south Tampa area Is absolutely beautiful! The scenery Is amazing, the restaurants are top notch, and the entertainment Is never ending.There are 2 major well known theme parks within an hour of the Tampa Bay Area. The school system Is g
- The South Tampa area is absolutely beautiful, the scenery is amazing, the restaurants are great, The school system is great.
- The South Tampa area Is absolutely beautiful. The scenery Is amazing, the restaurants are top notch, and the entertainment Is non stop.The school system Is great and proved an outstanding education.
- The Town Is amazing and great to raise your children In.I feel safe walking or traveling by myself.
- The town Is quiet. We have a suburban, rural feel here. We can get pretty much everything we need without traveling very far from home.

- The traffic Is bad, but I love It here. There's stuff to do here, and we're not real far from Tampa.
- The traffic Is terrible, but I like there's plenty of outdoor,and Indoor activates to do, and they have good school systems here.
- There Is no crime I see happening, even though I hear about the occasional vandalism and see some graffiti around. Other than that It's mostly safe.
- There's a great amount of things to do here, and It's a good place for employment.
- There's a great deal to do here. We're not far from the beaches, and It's a great community.
- There's a lot of amenities here, and the schools are great.
- There's a lot of amenities here, and the schools are great. It's a bit crowded though.
- There's a lot of exciting things to do here.
- There's a lot of parks here or the klds, and nIce restaurants. The schools are great also.
- There's a lot of parks here, and the schools are great here.
- There's a lot of parks, and restaurants, and the schools are great.
- There's a lot of restaurants, and parks. They also have good schools here.
- There's a lot of space here, and It's peaceful, and quiet. I love It.
- There's a lot of things to do here, and the school system Is great.
- There's a lot of things to do here.
- There's a lot to do here and the beaches are not far away, and I love the River walk.
- There's a lot to do here, and It's peaceful where I live.
- There's a lot to do here. I live In a great, friendly neighborhood.
- There's a lot to do here. My community Is great.
- There's a whole lot of things to do here.
- There's great schools, a bunch of stores and restaurants and great people. It's a very nIce community for everyone. It Is very safe and has business and job opportunities for all.
- There's great schools, and It' safe here. It's pretty peaceful also.
- There's plenty of great neighborhoods wIth great school systems. There's plenty to do here.
- There's plenty to do here, and the schools are great. I love thIs community.
- They have a lot of recreational activities,and a lot of family owned restaurants.
- They have A rated schools,I love my neighborhood the people here are very friendly and we have a lot of amenities here.
- They have great amenities and we're near Lithia Springs.
- They have great schools, a sense of community, a lot of amenities Including nature traceless, multiple pools,and a lot more. It's just naturally beautiful.
- They have nIce amenities here. people are very friendly, and It's quiet.
- They offer us the finest amenities we have a post office, shopping centers medical facilities banks and houses of worship.
- This a beautiful area wIth really nIce homes, I love the community and all It's amenities.
- This area Is growing. Get plenty of real estate for an amazing price. It's a quick drive to downtown Tampa and plenty of local businesses.
- This area Is seeing a lot of growth. It's a great place to live and great schools. There are new parks beIng built and most neighborhoods have trails.
- This area specifically In Balm Is a very quiet, peaceful, and very friendly growing community around. It's a area of good and new schools, It's still a bit rural and growing.

- This Is a 55 plus area everyone here looks, thinks, dresses like us and we like that belng here wlth our own
- This one of the best places, clean safe schools are good
- This town has great history. I love it. It's got a lot of character.
- This town is quiet for the most part. It's easy to get pretty much anything you need, without driving to far. It's a wonderful town.
- This will always be home to me
- To a house
- Too much Invested thought we had this home on shall acreage and now we are In the meddle of a bunch of subdivisions every Inch Is covered
- Traffic Is bad, I'm close to work, If traffic weren't an Issue Id move to somewhere with more property
- Valrico Is outside of major cities such as Brandon and Tampa. The area Is not heavily populated. It's a great area to raise a family.
- Valrico Is very cozy and many of the necessary amenities are within close proximity, making living here very easy. There are several stores and restaurants, and several public parks.
- Very happy
- Very happy here
- Very nlce community, close community, the residents are friendly
- Walk to super Walmart, bus stops are not close
- We all love It here
- We are close to our families
- We are happy here
- We are happy here
- We are happy with our life here
- We are happy, where we are at
- We are living the dream no need to move
- We are military we only move when we have too
- We are so happy here
- We are very content where we are
- We are very happy here
- We are very happy here
- We are very happy here
- We don't have any interest in moving
- We feel at home where we live
- We got everything we need right here.
- We got our home for a great price
- We have a lot of amenities here and I love my home and neighbors, the schools here are above average, It's a great place to raise children.
- We have a lot of amenities here. The roads are nlce, and we have great access to major highways.
- We have a lot of parks, and restaurants here. We have easy access to Tampa.
- We have a very nice and quiet neighborhood and I love my home and we have plenty of places to shop and restaurants to choose from.

- We have a wide range of recreational, and social activities. I love the open space, all the beautiful land.
- We have been here so long we love neighbors, It is still convenient
- We have easy access to Tampa, and Brandon. There's plenty of activities, both Indoors, and outdoors.
- We have everything you could want. There's great school, a bunch of stores, and restaurants, and great people
- We have no desire to move
- We have plenty of advantages, finding a job is not challenging, and it's a affordable place. we have plenty of amenities.
- We have the finest amenities here. We love It. It's peaceful here.
- We have woods In the back yard, got the home for a reasonable price and I like the friendly people and Its a community oriented subdivision
- We have worked to hard to get here, we are very proud of what we have here. no need to move completely happy
- We just moved here
- We just moved here and recently closed
- We just moved here so it would make sense to stay
- We just moved in
- We like It here
- We like It here no reason to move especially at our age
- We like our neighborhood Its real close to the expressway and I think the property values are going to go up
- We literally just moved here
- We live close to Tampa, so there's a lot to do. It's not real busy here.
- We live out In the country could not imagine not seeing all these beautiful landscapes everyday
- We love It her because we love Paul Sanders park, Lithia Springs and they have great restaurants one of our favorites Is Capital Tacos.They have top notch schools wIth great programs
- We love It here
- We love It here In Apollo Beach, It's beautiful and we're near the bay and we love to go boating and fishing and love the little restaurant there.
- We love It here no reason to move

- We love It here they have tons of amenities and we really like our neighbors and the schools are great.
- We love It here, the weather Is beautiful and we're near the bay, we love our neighbors and there's plenty of outdoor activities to do.
- We love living In Apollo Beach It's very beautiful and we're right on the water and we love eating at the restaurant In Ruskin at Bahia Beach we love the sunset there.
- We love our gated apartment complex, It's safe and has a lot of amenities.
- We love our home
- We love our house here and the neighbors are all friendly and there's a lot of amenities. The schools are great.
- We love the house but the area has changed drastically and now wIth all the construction they have allowed we can;t get around

- We lucked out with our house
- We purchased our home for a wonderful price and it's beautiful
- We really love where we live
- Well, It still has a home town feeling to It, and Its on the water, I like that
- We're close to Tampa, so there's a lot to do. I love It's quiet here.
- We're close to the things we need to be close to
- We're pretty happy here now, but when the time Is right we'd like to move where It's not so congested.
- Westchase Is a beautiful area. There are many things to do. The people are nIce, and friendly, and you feel safe.
- We've lived here a very long time, no sense in leaving
- What I pay to live here is really nice
- Where I live is beyond perfect for us
- Where we are we are very close to every thing like 301 and Bloomingdale and the crosstown so we can get anywhere In just a few minutes but tucked away In a quiet area away from everything
- Where we live is perfect for us
- Where we live is so nice and quiet
- Why would we move, our home Is not for sale
- Wimauma Is a small rural town In the Tampa area of Florida. It Is far enough from the heaver traffic areas that It's not a pain to commute through, but not too far from cities like Brandon that have more to do. It's a charming place

Question 13: Why not? (Follow up from: If it were more available or convenient, would you take public transit to work?) n=858

- A lot of factors, probably not
- A lot of people and I don't like that
- Because I carpool with another co worker.
- Because I carpool with another worker, I work at night so there's no bus routes at night.
- Because I carpool with one of my co workers so that saves me money and him as well.
- Because I don't mind driving my own vehicle.
- Because I drive long distance.
- Because I drive long distance.
- Because I have a car.
- Because I have a car.
- Because I have a car.
- Because I have a vehicle.
- Because I have my own car.
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- Because I have my own transportation.
- Because I have my own truck and I work out of town doing construction.
- Because I have my own truck.
- Because I have my own truck.
- Because I have my own truck.
- Because I have my own truck.
- Because I have my own vehicle and I mostly work out of town.
- Because I have my own vehicle.
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- Because I have my own vehicle.
- Because I love it here there's a lot of things to do.
- Because I travel a lot so it wouldn't benefit me at all.
- Because I work all around in different counties.
- Because I work at night and I go to school during the day in my own car.
- Because I work in a lot of different areas so public transformation wouldn't for me.
- Because I work in different counties.
- Because I work out of town a lot.
- Because I work out of town and my wife has her own car.
- Because I work out of town sometimes.
- Because I work out of town.
- Because I'm a truck driver so I drive long distance.
- Because I'm a truck driver so I have to drive long distance.
- Because I'm a truck driver so I wouldn't ever need it and my wife has her own car.
- Because I'm a trucker so I drive long distance.
- Because I'm not that far from my job so I just drive my own car.
- Because of Covid 19
- Because of this pandemic.
- because the kind of work i do it would be hard to do
- Because we have our own cars.
- cause i don't ride with other people i want my own vehicle incase i need to leave
- convenience I guess
- Covid and i have my own car
- Covid and i never really used it before Covid
- Do not want to ride public transit. to many weird things going on in the world for me
- Don't like buses
- Don't want to be around others right now
- Don't have a need at this time
- Don't know
- Don't know
- Don't know
- Don't know
- Don't like crowds
- Don't like people
- Don't like to many people bound
- Don't need it honestly
- Don't need to
- Don't need to use public transit
- Don't work, and have a car
- Drive my own car and be able to go when I want to go
- Easy coming and going
- Feel like its really nasty and just do not want to ride it anywhere
- Flexibility

- Germs
- Germs
- Germs
- Got a car
- Have a car
- Have a vehicle
- Have my own
- Have my own truck
- Have transportation
- I always drive
- I always drive myself wherever I need to go
- I always have kids with me
- I am able to drive myself at this time
- I am content here
- I can't
- I carpool with other co workers.
- I couldn't because of the job I currently have
- I don't trust people
- I don't always work on a set schedule and i done want to work around how often public trans runs
- I don't have a need for it
- I don't like crowds
- I don't like it and i have a vehicle
- I don't like people
- I don't like public transit
- I don't like the multiple stops they have
- I don't need it
- I don't need it at this time.
- I don't need it, I have a car.
- I don't need it.
- I don't need it.
- I don't need it.
- I don't need it.
- I don't need it.
- I don't need it. I have a car.
- I don't need it. I have a car.
- I don't need public transportation.
- I don't need to use it.
- I don't need to use it.
- I drive
- I drive
- I drive
- I drive a car
- I drive a company vehicle

- I drive a work truck
- I drive a work truck no need for a bus
- I drive my car
- I drive my own car
- I drive my own car to work.
- I drive my own germ free car
- I drive my own vehicle
- I drive my own vehicle
- I drive my own vehicle.
- I drive my self around
- I drive my SUV
- I drive my work truck
- I drive myself
- I drive myself
- I drive myself
- I go to too many places
- I have my own transportation.
- I have a brand new car
- I have a brand new car no need thanks anyways
- I have a car
- I have a car
- I have a car
- I have a car
- I have a car
- I have a car
- I have a car
- I have a car and it would take longer to get to and from work and I like to stop at stores if I need to.
- I have a car of my own
- I have a car that I like to drive
- I have a car.
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- I have a car.
- I have a company vehicle
- I have a license and a car
- I have a lot of specialty tools I need to take to the job site
- I have a nice car
- I have a ride
- I have a ride
- I have a truck
- I have a truck I drive
- I have a vehicle
- I have a vehicle,
- I have a vehicle.
- I have a vehicle.
- I have a vehicle.
- I have a vehicle.
- I have car
- I have car.
- I have car.
- I have my own car
- I have my own car
- I have my own car and I ride with my co worker, I just have to drive to his house.
- I have my own car and I'm not that far from where I work.
- I have my own car and my commute time is very close by.
- I have my own car but I could walk there if need be.
- I have my own car, and it doesn't bother me to drive around 30 minutes to get to work
- I have my own car, and my job isn't that far away.
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- I have my own car.
- I have my own ride
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- I have my own transportation.
- I have my own transportation.
- I have my own transportation.
- I have my own truck and I travel a lot.
- I have my own truck and my wife has her own car.
- I have my own truck.
- I have my own truck.
- I have my own truck.
- I have my own vehicle and I often t travel out of town.
- I have my own vehicle and my job isn't that far away from where I live.

- I have my own vehicle and so does my wife.
- I have my own vehicle.
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- I have my own vehicle.
- I have my own vehicle.
- I have my own vehicles and i like having it available, the wait time is inconvenient
- I have my own way to places
- I have my own way to work.

- I have reliable transportation
- I have to drive from job site to job site, that would not work. I would be to late and get fired
- I have to travel to various places from my place of work and they vary from day to day
- I just like have a car and not have to adhere to their time schedule
- I just wouldn't and can't, i own a company so i have to be able to drive to different places during the day
- I like being able to go when I need to
- I like driving my car
- I like driving myself and do whatever I want
- I like having my own way
- I like my car that's my down time
- I like my independence and i don't want to depend on a government commodity
- I like the convenience of having my car for errands to and from work
- I like the flexibly of having my own car and don't like crowds
- I like to be able to go wherever I want whenever I want
- I like to be able to rely on my own transportation
- I like to drive my own car
- I like to drive myself
- I like to make stops
- I myself and my wife drive ourselves to and from work
- I need transportation readily available
- I never liked riding buses
- I own a car
- I own a car
- I own a car and it is more convenient to just drive
- I own my own vehicle.
- I pay a lot of money to have a car
- I prefer driving myself
- I prefer to drive myself
- I sometimes have to work out of town.
- I travel for work so i have to drive my own car
- I use my car
- I use my own car
- I use my own car
- I want access to my own transportation
- I want my vehicle waiting on me at work, what if I get off early ill be stuck waiting for the bus
- I work all over the place
- I work from home.
- I work in construction so we work all around different places.
- I work mostly out of town.
- I work too far
- I would just rather drive myself.
- I would rather use my own car

- I wouldn't simply because of germs. but i do drive my own truck
- I wouldn't't be able to bring the things I need with me on public transportation
- If available i probably would
- If something happens with the kids i need to get home as quickly as possible
- I'm a over road truck driver
- I'm a service tech and I have to have my van and tools
- I'm afraid it would take longer to get there.
- I'm close to my job, and I have a car.
- I'm driving no need for the city bus
- I'm not able to make multiple stops on the way home with public transit
- I'm very close to my job so I would rather just drive my own car.
- I'm very close to my job, and I have a car.
- I'm very close to my job, and I have a car.
- Independence
- It doesn't't work for me and my lifestyle
- It takes to long to get anywhere
- It's dirty and nasty.
- It's just not a good fit for me
- It's not convenient i can get there faster in my car
- It's not convenient to take, it involves driving and then have a longer bus ride than driving
- It's not worth my time
- It's so close I could walk there or ride my bike there.
- It's too slow for me
- I've never really needed to use it before
- Just don't want too.
- Just the don't want to be bothered with any people at all
- Just wouldn't't
- Like driving
- Luckily I live close to where I work so I have no need for public transportation.
- My girlfriend drives me
- My job is close, and I have a car.
- My wife and I have our own vehicles.
- Never had to use the bus been very blessed
- Never liked public transit
- Never liked riding on buses with weird people
- No bus for me sorry
- No need
- No need
- No need to, I have my car.
- No stops near where I live
- No time for that
- Not a big fan of being around people
- Not fast enough

- Not for me
- Not for my line of work
- Not interested in riding the bus
- Not possible with type of work i do
- Not riding a bus to work
- Not the bus type of guy sorry
- Pandemic
- Prefer to have my car so i can make stops to and from work
- Prefer to have my own car
- Prefer to have my vehicle so i can come and go as i please
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- Right now i drop children off at school so it wouldn't be convenient and I want to be on my own time table
- Take to long to get to work
- Takes up the whole day trying to get to one place
- That would take even longer to get to work, I'm sure.
- The times they run would never work for me
- There is none available
- Too crowded
- Too far
- Too far to ride public transit
- Too many people
- Too many reasons
- Too slow
- Too slow
- Two miles to work
- Variety of what i do for work and what i do between work and home
- We all have our own vehicles.
- We drive brand new cars
- We have cars.
- We have cars.

- We have cars.
- We have cars.
- We have cars.
- We have cars.
- We have cars.
- We have our own cars.
- We have our own cars.
- We have our own cars.
- We have our own transportation.
- We have our own transportation.
- We have our own vehicles.
- We have our own vehicles.
- We have our own vehicles.
- We have our own vehicles.
- We have vehicles.
- We have vehicles.
- We have vehicles.
- We have vehicles.
- We own our own vehicles.
- We own our own vehicles.
- We're close to everything, and we have cars.
- With children i prefer to have immediate access to my vehicle in case of an emergency
- With coved 19 i don't want to be exposing myself in a closed in environment
- With my schedule i need to come and go as i need
- Would take to long to get to work if I were to ride public transit.
- Would take too long for me
- Wouldn't need to

Question 15: What factors made you come to that conclusion? (Follow up: Several communities are experiencing widespread development outside city centers, usually on previously undeveloped land. Do you believe that this is an issue for Hillsborough County? Yes) n=902

- A good place to raise children
- A lot of building
- A lot of clear property are being used to make condos and apartments
- A lot of construction
- A lot of new apartment are coming to my area
- A lot of new buildings down town
- A lot of new homes being built

- A lot of random things in undeveloped areas
- A lot of road work near me
- About to run me away there's to much
- All of this county has a lot of growth and development and I don't think there's much we can do about it.
- All the building is making the roads so over populated

- All the developers care about is building and building and building they don't care about the land.

- All the developers want to do is get rid of all our land and build a bunch of apartment buildings.
- All the developers want to do is keep building more and more apartment complexes so that's why the traffic is so bad.
- All the developing needs to slow down.
- All the land around me will soon be gone because it is all for sale
- All the new building going on everywhere
- All the new building sites
- All the new businesses
- All them developers want to do is build up all these apartment buildings and take up all of our land.
- All this developing, has made the traffic really bad.
- Always building is tiring
- Animals have no where to live anymore
- As many people who are dying a day, there is moving in so i feel its balanced out
- Because all the developers want to do is keep building more apartment complexes, which causes a lot of traffic.
- Because all there developers want to do is keep building all there subdivisions.
- Because as I said the traffic is getting so bad that it's very hard to get anywhere.
- Because I believe there's way too much development.
- Because I don't want over development

- Because I feel that the developers just want to take up all of our land and ruin the enviroment.
- Because I see all the subdivisions being built all around me.
- Because I see how bad the traffic is from over population.

- Because I see where there's a lot of subdivisions going up taking up our under developed areas.
- Because I think the developers should leave some of the undeveloped areas alone.
- Because it's heavily populated so the county need to widen the roads.
- Because I've seen how horrible the traffic is here and it's very frustrating.
- Because I've seen how much Riverview has changed and it is terrible the traffic is horrible there's too much growth there.
- Because of all the apartment buildings being built the traffic is really getting bad.
- Because of all the development it has caused a lot of growth so there's a lot of traffic.

- Because of all the traffic and congestion from over growth the roads can't keep up with all the people moving here.
- Because of how bad the traffic is.
- Because of over population from the developers building so many apartment complexes that it's causing traffic problems.

- Because of the developers wanting to build more and more and not preserve our natural land.
- Because of the traffic it can be pretty bad during rush hour.
- Because of the traffic on Memorial and Hillsborough I think the county needs to look into widening the roads there.
- Because sometimes growth is good for the economy. But it should be limited.
- Because the county is becoming more and more populated they need to put a limit on it.
- Because the developers are building subdivisions all around us taking up a lot of land.
- Because the developers are building way too many apartment complexes.
- Because the developers are building way too many apartments taking away from the beautiful enviroment.
- Because the developers are over building in those areas.
- Because the developers are taking away too much land.
- Because the developers are taking up too much land to build their condos and subdivisions.
- Because the developers are trying to buy up all of our land to build more and more apartment buildings.
- Because the developers just want to keep building more and more apartment buildings.
- Because the developers just want to keep building more apartment complexes so the traffic is really bad from a lot of people moving here.
- Because the developers only care about the money and they keep building and building without caring about our land.
- Because the developers should leave some of the under developed land alone for the enviroment.
- Because the developers want to build way too many apartment buildings and use up all of our land.
- Because the developers want to keep building more and more apartment complexes which causes more traffic.
- Because the developers want to take all of our undeveloped areas and build more and more apartment complexes.
- Because the developers want to take all our agriculture away and we need it.
- Because the traffic can be bad during rush hour so that's why I'm so glad and lucky that my job is nearby.
- Because the traffic is getting way too bad here that's why I would love to get out of the city.
- Because the traffic is horrible here the roads need widening, that's why I want to move to a more rural area.
- Because the traffic is horrible here.
- Because the traffic is horrible, that's why I feel lucky I can work from home.
- Because the traffic is horrible.

- Because the traffic is pretty bad during rush hour traffic.
- Because the traffic is pretty bad, the county needs to widen some roads.
- Because the traffic is really bad, I only go out shopping in the mornings.
- Because the traffic is so bad here from all the development, they just want to keep building and building apartment complexes, we have enough of them now.
- Because the traffic is so bad that I have to do my shopping very early in the morning.
- Because the traffic is terrible that's why I'm so glad I'm able to work from home.
- Because the traffic is terrible up town that's why I love living out here out of the city, I can go during non busy rush hour to get my shopping done, and the wife too.
- Because there are so many building communities that have been neglected and abandoned that should be renovated and lived in instead of taking up more land and the infrastructure cant handle it
- Because there's way too much building in the county.
- Because there's way too much development.
- Because they are building all around us and they are affecting the water table out here
- Because they have developed so much land but they haven't developed the infrastructure, water has had to cut back because of development
- Because we are running out of land and we don't have much green land left, we need conservation area in the development
- Because we need our underdeveloped land for our agricultural land.
- Brandon, Valrico has changed so much its not even the same town
- Brandon's population has started to grow , leading to heavy traffic during rush hour, and the humidity gets pretty bad here because it's close to the coast.
- Bringing too many people to already over populated areas
- Building and building
- Building is necessary for the economy but has took off to fast. over the last twenty years roads are baked up for miles due to over population
- Building neighborhoods in areas no one would really want to be in is ridiculous
- Building to fast
- Building to much
- Building to much to many people
- Building way to much
- Building way to much everywhere
- Building way to much, place looks so different I can barely recognize it sometimes
- Building way too much
- Can't go anywhere without getting into a traffic jam
- Can't move on the roads now. All this building has to stop
- Can't say right now
- Certainly is around this neighborhood
- Communities are growing too fast, too many cars, infrastructure is not ready for the number of people living here and moving about takes twice as long as it did before
- Construction is always around the corner
- Construction needs to take a break

- Could use better regulations on environmental safety
- County should slow it down
- Crowded roads
- Dale Mabry has some terrible traffic.
- Destroying all the land to build boxes is not the way to go
- Developers just want to buy up most of the land and build apartment buildings.
- Developing has made the traffic bad.
- Developing needs to slow down.
- Development has got to slow down. It's getting way to crowded.
- Development has really gotten out of hand.
- Development of apartment buildings are just getting out of hand.
- Don't know
- Don't know
- Don't know
- Don't know
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- Don't know
- Don't know
- Don't know
- Don't like all the building outside my front door
- Don't want to be in the midst of all the building and change
- Down my whole road is construction
- Every time I turn around they are building houses
- Every time you turn around they are building something new
- Everyone should look out for one another
- Everyone should look out for their community
- Everyone should take care of their place in the community
- Everywhere you look there are more houses going up and more people moving here
- Everywhere you look they are building warehouses. There are not going to be any place for animals or trees for oxygen.

- From all the developing, there's to much traffic now.
- Greed has taking control of all the people running everything, before we know it we will be like china stacked on top of each other
- Grew up in this area its changed so much way to much building even though its convenient
- Growth is part of keeping up with a fast paced environment
- Guess you can't escape it no matter what
- Here in this area they are building houses all over
- Horrible traffic
- Houses are sitting empty but yet they keep building more
- How much everywhere has changed

- I can tell you personally from my own residence they are putting hundreds of homes within feet of my property and it is creating horrible water shed issues and they don't seem to care about the problems of the neighboring areas.
- I can't stand it getting so crowded in this county.
- I don't believe in tearing down forests to build a mall.
- I don't specifically have a problem with traffic because my job is nearby. But for others the traffic is bad during rush hours.
- I don't understand why they have to build on all the land.
- I don't want it to end up being to congested like New York
- I don't want the undeveloped land to be developed
- I don't want to see all the underdeveloped land taken up.
- I feel like the developers are taking up all the land and they don't care about nothing but the money they can make.
- I feel the developers are putting up too many apartment complexes, so they're taking up all of our land.
- I feel the developers are trying to build more and more apartment buildings.
- I feel the developers want to take up all the land and just keep building more and more to where there will be no more agricultural areas left.

- I feel the developers want to take up all the underdeveloped areas, and we need some land left.
- I have to drive to Tampa to go to school and the traffic is pretty bad during the day.
- I just feel like all the developers care about is building and building for the money, they don't care about the land.

- I just feel like the developers are trying to build this place up to where there's no land is gone.
- I just feel like the developers just want to take up all the land and try to buy us out and I'm not going to sell my \place to them.
- I just see to much developing happening.
- I just think their building to much.
- I like the fact that it's growing here but the developers need to have a limit on it.
- I live close to a place that is developing 400 houses and it will make our street too busy,
- I love all the space here, and they've been building to much. i hope they don't keep doing that here, and take up our land.

- I noticed they just activated watering restrictions, and the congestion of roadways
- I really feel like one day we wont have any rural places left
- I see a lot of new gas stations around me
- I see a lot of new places that have come up over 10 years
- I see a lot of opportunity for growth and development but I don't see an issue
- I see all the development happening. and it's making it a lot more crowded.
- I see it happening.
- I see new subdivisions everywhere.
- I see them developing way to much.
- I think it's great for the economy as long as they keep a limit on it.
- I think its wrong to keep destroying our earth tearing up trees and killing all the animals that live in the area

- I think the developers should stop or limit the amount of apartment complexes they're building.
- I think the traffic is getting way too bad because the developers just want to keep building and building.
- I think the traffic is pretty bad all over this county because of over development.
- I think there's just to many people here
- I think they should make new parks and playgrounds on the land they are using for stores
- I think they should slow down. We're not going to have any land left, at this rate.
- I think they should stop alot of the building but they can not the community demands it
- I think we need a break from building

- I would like to change some of the roads here especially the ones where you have to drive across the street to the next shopping area. accidents mostly happen when this happens and I'd like to prevent some of them.

- If there is or isn't an add and if they haven't provided the area with appropriate infrastructure
- I'm a land owner. there's not much for land left to be developed
- In my area i am watching a lot of green space turn Into buildings, lots of apartment building and In the last decade green space has dropped by more than half
- In our community, Apollo beach, its out of control a nursery was razed and 500 houses built, it takes forever to get on Interstate just one mile away, its out of control
- Infrastructure is not in place
- Infrastructure isn't able to keep up with this stress
- Infrastructure to support the growth, roads need to be widened entrances and exits to community
- It doesn't effect me because I'm so close to my job, but for others the traffic can be bad.
- It has gotten so crowded here.
- It is a fine place to live
- It is if you I in a bigger city like Tampa where the traffic is horrible.
- It isn't really that bad here but it is in Brandon, Tampa and other surrounding counties, so we don't visit those places very often.
- It takes so much time traveling to the grocery, its just annoying

- It takes to long to just go to the store
- It's a yes and no type of answer
- It's becoming more congested then it used to be there's a lot of traffic where there wasn't before, but it's still not as bad as other places in this county.
- It's becoming more crowded.
- It's changed so much in almost every little town in Hillsborough
- It's crazy how much their building. The traffic has gotten worse.
- It's getting over crowded, traffic is getting crazy
- It's getting to be a lot with so many people around
- it's getting to crowded in hills borough county.
- It's getting to crowded.
- It's getting to crowded.
- It's getting too crowded here so the traffic is bad.
- It's getting too thick everywhere there are no wildlife because were rooted them out
- It's getting way to crowded.
- It's going too fast, we cant keep up with schools and other infrastructure
- It's gotten so crowded, it's hard to get anywhere.
- It's growing somewhat but not as bad as other cities like Riverview, Brandon and Tampa.
- It's growing very rapidly
- It's hard to get anywhere with all the traffic.
- It's important to preserve open space, they've done a good job making parks but maintaining the agricultural way of life and teaching about the ecological systems is important, of course that has to be balanced with peoples right to do what
- It's just getting to crowded in this county.
- It's just getting to crowed in this area.
- It's just gotten so crowded.
- It's just so crowded anymore.
- It's just to crowded
- It's just to much
- It's just too much
- It's making traffic a lot worse.
- It's nice to see trees not buildings
- It's not bad here but it is in other parts of the county.
- It's not bad here but it's bad in other parts of the county.
- It's not bad here but Tampa is a whole different story the traffic is bad there.
- It's not really that bad here except during rush hour traffic, that's why I do all my shopping on Sundays.
- It's not so bad here but I know it's bad in other areas in the county.
- It's not so bad here but it is over developing in Tampa.
- It's not so bad here but other surrounding cities are like Brandon and Tampa.
- It's not so bad here but you couldn't pay me to live in Brandon the traffic is terrible, the developers want to keep building more apartment buildings they don't care about preserving the land.

- It's not so bad here where I live but other surrounding cities are pretty bad with the traffic.
- It's not so congested here, but it is in a lot of places.
- It's not that bad for me because I'm so close to my job but for other people that have to commute a distance the traffic can be pretty bad.
- It's not that bad here but it is in Brandon, Tampa and Riverview.
- It's not that bad here but it is in other areas of this county.
- It's not that bad here but it is in other counties in this county.
- It's not that bad here but it's pretty bad in the other towns in this county.
- It's not that bad here but the traffic is bad in Tampa but if we decide to go there it's at night.
- It's not to bad her but the traffic is getting worse all the time.
- It's not to bad here but I know the traffic is really bad in Brandon.
- It's not to bad here but the traffic is terrible in Brandon, Riverview and Tampa but luckily we're able to work from home.
- It's not to terrible bad here but it is in other parts of Tampa, traffic on Memorial and Hillsborough can be rough during commute times but overall a great area.
- It's not to terrible bad here but it is in other parts of the county especially Tampa.
- It's not to terrible bad here except for the rush hour traffic but I'm sure it's worse in other parts of the county.
- It's not too bad here because I live so close to my job but for others the traffic can be pretty bad.
- It's not too bad here because the county is working on getting more traffic lights and working on the roads but I know it's bad in other parts of the county.
- It's not too bad here but during rush hour traffic, that's why I'm lucky right now to work at night during the week.
- It's not too bad here but it is in other areas of the county. The traffic is horrible in Brandon so we avoid going there as much as possible.
- It's not too bad here but it is in other parts of the county.
- It's not too bad here but it is in Tampa, Brandon and other places in this county.
- It's not too bad here but Tampa is pretty bad as far as traffic.
- It's not too bad here but the traffic is bad in Tampa and Brandon.
- It's not too bad here but the traffic is terrible in neighboring cities.
- It's not too bad unless I try to go out during rush hour traffic but I try to avoid doing that.
- It's not too terrible bad here but in Tampa it is but we only go there at night.
- It's not too terrible bad where I live but in other areas the traffic is really bad especially during rush hour.
- It's pretty crowded in this county.
- It's pretty crowded.
- It's pretty populated
- It's really crowded when we go to Tampa.
- It's really not that bad here but I know it is in Brandon and in the heart of Tampa especially during rush hour.
- It's rough on the wilderness and animals
- It's so busy now, with all the crowds, and traffic.

- It's so crowded here.
- it's so crowded now.
- It's so crowded now.
- It's so crowded on the roads.
- It's so crowded, so the traffic is a lot worse.
- It's so crowded.
- It's starting to grow here pretty rapidly and with that will come bad traffic, hopefully It'll never be as bad as other parts of this county.
- It's terrible in Brandon the traffic is horrible.
- It's the traffic from all the building that's making it impossible to get anywhere on time.
- It's time to put a stop to the constant building
- It's to crowded in this county.
- It's to crowded making the traffic bad.
- It's to crowded.
- It's to crowded.
- It's to crowded.
- It's very congested in town
- It's very crowded in the city.
- It's very crowded.
- It's way to busy that's for sure
- It's way to crowded.
- It's way to crowded.
- It's way to crowded.
- I've lived here all my life i prefer more rural
- I've seen a few apartments right on the side of the interstate with a dirt road going to it and no stores around
- I've seen a lot of construction in my area
- I've seen several structures built with hardly and infrastructure
- Just land my community
- Just to many people here now. and the building planning is not planned well
- Just way to many people stores and homes
- Keep some greenery
- Land is good to have
- Land resources and supplies
- Leave our land alone
- Leave the land alone
- Lets face it the traffic is bad because the developers only want to build more and more apartment complexes.
- Like it here
- Looking around I see it all everywhere almost like a sickness
- Lots of traffic everywhere
- Luckily the traffic isn't really that bad here but it is in Brandon and Tampa.
- Many new construction sites in the past few months

- Many new houses in my community
- More building, means more roads, which means less green space
- More infrastructure needs to be built first
- Moved way to many families in everywhere
- Nature is suffering
- Need more affordable housing
- Need more wetlands and open space and should be revamping discarded areas
- Need the roads worked on
- Need to better care for our wildlife
- Need to have infrastructure , roads and such are ready for the population that is incoming
- New businesses and houses going up
- New subdivisions all over
- No bare land anymore
- No comment
- No farm land or orange groves left
- No infrastructure
- No need to build on every inch of land there is
- No one needs to build on every piece of property there is
- No one seems to care about the residents they are building all this stuff around
- No parking spaces at grocery store, cant get down the isles there's so many people
- Not alot of county roads left around Hillsborough
- Not enough
- Not here but it's pretty bad in Brandon and Tampa. The roads are so congested.
- Not here but the traffic is bad in Tampa especially on Hillsborough Ave.
- Not here where I live but I'm sure it is in other areas of the county.
- Not here where I live but in other areas the traffic can be bad, so I think the county should work on the roads or widen them.
- Not in this area but it is in Tampa, Brandon and Riverview.
- Not really here but the traffic is bad in Lakeland so I pretty much stay around here it has everything I need.
- Not so much here but it sure is in Tampa, Brandon, Riverview and other areas in this county.
- Not so much here but it's terrible in other parts of the county.
- Not so much here in Sun City Center but it's pretty bad in other towns nearby.
- Not sure
- Oh my goodness the traffic is horrible especially during rush hour traffic but that's why we're so lucky to be able to work out of our home.
- Oh yes it's just not my area it's all over the county and it needs to be limited.
- One day soon people will be living on top of each other
- Open land is important too
- Out of control growth, enough is enough
- Over building
- Over development
- Over populated

- Over populating is becoming a real issue where I frequent
- Over population
- Over population
- Over population
- Over the top traffic
- Over the years , traffic on the road has become more congested as more people have moved here.
- Over the years, traffic on the roads has become more congested as more people have moved to Tampa and Carrollwood.
- Overcrowded and the traffic is unbearable
- Overcrowding
- Overcrowding has caused the traffic to be terrible.
- Overcrowding of roads and stress on the infrastructure that is in place
- Parks would be better than shops
- People are building on undeveloped land
- Plan development better
- Population is crazy, no one likes being on top of someone all the time
- Population is over populating
- Population is swelling over a 1000 people a day moving to Florida
- Public transportation is horrendous and with more development that just means more clogging of roads and worse transportation
- Putting up too many houses
- Reasonable expectation for having a large city in Florida, growth happens
- Repurpose existing structures and helping people get into existing homes, make more affordable homes
- Roads are already too full
- Roads aren't kept up with enough for all the traffic traveling on them
- Roads aren't ready for all the building
- Roads can't handle it and when you drop in 10's of thousands of houses with 2 cars each household the roads just can't handle this and until we get the major roads to flow better to alleviate the congestion
- Roads need improving
- Running animals out. There is some problem with coyotes in residential areas because of this. They kill pets.
- Running out of green spaces and roads cant handle the infrastructure
- Rush hour can be pretty bad so avoid Hillsborough Ave. and I-275 exits.
- Rush hour times are pretty bad.
- Rush hour traffic can be bad.
- Save the planet
- Schools can't keep up
- Schools can't keep up
- Seems alot more crowded
- Selling way to much of the land

- Shopping malls and restaurants are taking over all our land
- Shouldn't touch the land.
- Slow down on the developing. Their doing too much.
- So many cars on the roads

- So many dead animals on the road. They are running in the streets because of all the building.
- So many people
- So many subdivisions going up over night and building and fast food drive thru
- So much construction and it causes traffic issues
- Some areas I see it and its a problem
- Some land just needs to be left alone
- Soon there wont be any land left untouched
- Stop destroying our land
- Takes 30 mins to get to grocery store
- Tampa has a lot of people living here so the traffic is bad.
- Tampa is so crowded , therefore the traffic is terrible.
- the areas they are building don't have the infrastructure to hold the roads
- The areas they are building in are already full so stop
- The bad traffic.
- The bad traffic.
- The bad traffic.
- The building has got to slow down. it's getting to crowded in this county.
- The bus system needs to be better and the construction is terrible. People drive crazy around here.
- The city is always building new roads, gas stations, and loads of cheap cookie cutter houses.
- The city should see about this
- The city should take care of this matter
- The congestion we face every day
- The county needs to slow it down a bit
- The county should look over the whole county
- The county should take care of the whole county
- The crowding, and traffic.
- The developers are building too much of everything and the county isn't keeping up with the roads.
- The developers are building way too many apartment buildings in this area taking away from this beautiful area.
- The developers are building way too many apartment complexes, there's nothing wrong with having some but they're getting out of hand.
- The developers are building way too many apartment complexes.
- The developers are building way too many apartment complexes.
- The developers are building way too much which is taking away our natural land.
- The developers are constantly building more and more apartments on land that should be preserved.

- The developers are going to ruin this beautiful area by building too many apartment complexes.
- The developers are taking up our land that we need.
- The developers are trying their best to take all our natural land away.

- The developers are trying to take all of our agricultural land away and build more subdivisions.
- The developers are trying to take all of our land away.
- The developers are trying to take all of our natural land away.
- The developers are using up all our undeveloped land.
- The developers just keep building and building taking up all of our natural enviroment.
- The developers just keep building more and more apartment complexes, so that makes the traffic bad.
- The developers just keep building more and more apartment complexes, there are some needed but I feel they're going too far with it.
- The developers just want to buy up all the land to build more apartment complexes.
- The developers just want to keep building and building to where there where there's no more land left.

- The developers just want to keep building and building until we no longer have any land left.
- The developers just want to keep building more and more apartment complexes so it's getting crowded on the roads.
- The developers just want to keep building more and more apartment complexes until we have no natural land left.
- The developers just want to keep building more and more apartment complexes, we need some but they're going overboard.
- The developers just want to keep building more and more apartment complexes.
- The developers keep building and building so there will not be any land left.
- The developers need to keep a limit on how much land they can use so hat we still have some underdeveloped land left.
- The developers need to leave some of the undeveloped land alone.
- The developers should be limited as to how much undeveloped land they can build on in order to safe the enviroment.
- The developers want to build too many apartment complexes around here so that causes a lot of traffic and accidents.
- The developers want to keep building more apartment complexes and restaurants, I like the new ones we have but enough is enough.
- The developing has caused the traffic to increase so much.
- The developing is crazy. They need to slow up on it.
- The developing is getting out of hand.
- The developing is non stop.
- The developing is out of hand.
- The developing needs to slow down.
- The developing to much.

- The fact that it has grown a lot so now the traffic is bad.
- The fact that there will be no area left to farm, we are part of a farming family
- The farm i grew up on is actually a gas station now.
- The growing that is going on is crazy
- The growth is getting out of hand and the developers need to limit it.
- The horrible traffic.
- The horrible traffic.
- The horrible traffic.
- The horrible traffic.
- The infrastructure, roadways are not keeping up with the development
- The overcrowded roads and schools in this area
- The overcrowding in this county.
- The overpopulation.
- The people building are finding the quickest cheapest way to build more and more places
- The rate at which things are being built is just too fast
- The roads already can't handle the people we got so why attract more
- The roads are a mess
- The roads are already jam-packed
- The roads are terribly crowded.
- The roads are to crowded.
- The roads could be better.
- The terrible traffic.
- The things we have already aren't taken care of properly
- the town has exploded with people cant hardly move and the noise
- The traffic at certain times of the day can be very frustrating.
- The traffic can be bad during rush hour times.
- The traffic can be bad during rush hour traffic but that's everywhere in this county.
- The traffic can be bad during rush hour traffic.
- The traffic can be bad especially in Tampa.
- The traffic can be pretty bad especially on Hwy 60 so I try to avoid it during rush hour.
- The traffic can be pretty bad here but not as bad as other neighboring areas.

- The traffic can be pretty bad here, so that's why I'm so thankful to be able to work from home.
- The traffic can be really bad especially during rush hour.
- The traffic can get pretty bad especially during rush hour but that really doesn't effect me cause I'm retired and I can go get things done before rush hour.
- The traffic can get pretty bad here, I think the county should consider limiting some of the growth of the underdeveloped land.
- The traffic can get pretty bad here.
- The traffic can get pretty bad so the county needs to do something about the roads like maybe widening them.
- The traffic can really be bad during rush hour.

- The traffic gets pretty bad during rush hour that's why I'm so lucky to be able to work at home and do my shopping early in the mornings.
- The traffic going to and from work is terrible, the county needs to do something about I-75.
- The traffic has gotten a lot worse.
- The traffic has gotten really bad.
- The traffic has gotten so bad.
- The traffic has gotten worse, because of all the people moving here.
- The traffic has gotten worse, with all the developing.
- The traffic here is absolutely horrendous, I think the developers just want to keep building more and more apartment complexes.
- The traffic here is getting really bad especially during rush hour.
- The traffic here is horrible that's why I would like to move to a more rural area.
- The traffic here is horrible.
- The traffic here is pretty bad.
- The traffic here is really bad especially during rush hour but I'm lucky enough to live close to my job.
- The traffic here is really bad especially during rush hour.
- The traffic here is really terrible.
- The traffic here isn't so bad but it's terrible in Tampa and Brandon, I think the county needs to do something about the roads.
- The traffic here isn't that bad but it is in surrounding towns.
- The traffic in Tampa is terrible.
- The traffic is awful.
- The traffic is bad during rush hour so I don't go out during that time.
- The traffic is bad during rush hour so I feel the county needs to widen the roads for those that have to commute to work.

- The traffic is bad during rush hour times so I just have to leave a little earlier to make it on time.
- The traffic is bad during rush hour.
- The traffic is bad during rush hour.
- The traffic is bad during rush hour.
- The traffic is bad during rush hour.
- The traffic is bad everywhere due to all the development.
- The traffic is bad.
- The traffic is especially bad on Dale Mabry.
- The traffic is getting pretty bad here from all the apartments going up.
- The traffic is getting really bad here.
- The traffic is getting really bad up town in Riverview.
- The traffic is getting so bad here because of all the development of the subdivisions.
- The traffic is horrendous here because of all the apartment buildings they're building.

- The traffic is horrible here and the public transit isn't that good half the time they're running late.
- The traffic is horrible here on 301.

- The traffic is horrible here.
- The traffic is horrible in Brandon, Tampa and up town Riverview.
- The traffic is horrible in Tampa and Brandon. The developers are just building too many apartment complexes.
- The traffic is horrible in Tampa, Brandon and Riverview.
- The traffic is horrible on Hwy 60 so I try to leave early just so I make it to work on time.
- The traffic is horrible the county needs to fix the roads to handle all this growth we have.
- The traffic is horrible.
- The traffic is horrible.
- The traffic is horrible.
- The traffic is horrible.
- The traffic is horrible.
- The traffic is horrific.
- The traffic is just about bad everywhere in Hillsborough County from all the developers building more and more apartment buildings.
- The traffic is just horrible here and the developers just want to keep building more subdivisions all around us.
- The traffic is just horrible in Riverview which is the closest town to me.
- The traffic is out of control. where we live and I feel like the nature and animals are running out of space, they aren't fixing traffic issues and continuing to over build
- The traffic is out of this world.
- The traffic is pretty bad but my commute to work to Brandon isn't that bad if I leave early.
- The traffic is pretty bad during rush hour so I'm lucky to live near my job.
- The traffic is pretty bad during rush hour.
- The traffic is pretty bad during rush hour.
- The traffic is pretty bad here especially during rush hour that's why I love being able to work at home.
- The traffic is pretty bad here especially during rush hour times that's why I leave a little earlier to try and beat the traffic.
- The traffic is pretty bad here especially during rush hour.
- The traffic is pretty bad here especially when it's time for people to get off work and that's why I do all my shopping in the morning.
- The traffic is pretty bad here in Town and Country, the developers are building way too many apartments.
- The traffic is pretty bad here on Hwy 60.
- The traffic is pretty bad here that's why I think the developers need to limit how many apartment buildings the are putting up.
- The traffic is pretty bad on Hwy 60

- The traffic is really bad because the developers want to build all these subdivisions all around us.

- The traffic is really bad during rush hour so I think the county needs to do something about the roads.

- The traffic is really bad during rush hour so we only go out in the morning to do shopping or Doctors appointments.
- The traffic is really bad during rush hour, so that's why I feel so lucky to be able to work at home.
- The traffic is really bad especially during rush hour traffic.

- The traffic is really bad especially during rush hour, that's why I'm so glad my job is so close by.
- The traffic is really bad especially on Hwy 60.
- The traffic is really bad here because of all the development.
- The traffic is really bad here because of all the growth here.
- The traffic is really bad here because so many people want to live here, the roads could use some improvement, maybe that might help.
- The traffic is really bad here especially during rush hour.
- The traffic is really bad here since the population growth, the developers just want to keep building more and more apartment complexes.
- The traffic is really bad here so I think the county needs to build more roads.
- The traffic is really bad here so that's why I don't go out that much unless it's absolutely necessary.
- The traffic is really bad here, I don't go out much at all, my kids do all my shopping for me.
- The traffic is really bad here, some of the roads need worked on.
- The traffic is really bad in downtown Tampa.
- The traffic is really bad in Tampa where I work so I try to leave extra early to beat the traffic.
- The traffic is really bad so I'm lucky my job isn't that far away.
- The traffic is really bad.
- The traffic is really bad.
- The traffic is really getting bad on Gibsonton Dr.

- The traffic is really getting bad,the county needs to fix some of the roads from all this growth.
- The traffic is so bad because of too many people wanting to live here, the county needs to have some kind of limit as to how many people can move here.
- The traffic is so bad for my husband to travel to work, there's so many wreaks on the road from so much traffic, the county needs to widen some roads.
- The traffic is so bad hear that I have to leave at least 30 minutes before I have to get to work to be on time.
- The traffic is so bad here from all the apartment complexes that are going up, that's why I want a piece of property.
- The traffic is so bad I only go out in the mornings to do all my errands.
- The traffic is so bad I think the county should do something about the roads.
- The traffic is so bad that I don't even drive anymore my kids take me shopping or they do it for me.
- The traffic is so bad.
- The traffic is so much worse.
- The traffic is so much worse.

- The traffic is terrible here, the developers just want to keep building more apartment complexes.
- The traffic is terrible.
- The traffic is terrible.
- The traffic is terrible.
- The traffic is worse than ever.
- The traffic isn't as bad here as other parts of the county.
- The traffic isn't that bad here but it is in other areas of this county.
- The traffic isn't that bad here but it is in other parts of the county .
- The traffic isn't that bad here but it is in other parts of the county.
- The traffic isn't that bad here but it is in other parts of the county.
- The traffic isn't that bad here but it is nearby us in Riverview, Brandon and Tampa.
- The traffic isn't too bad here but I wouldn't live in Brandon, Tampa or Riverview if you paid me too.
- The traffic isn't too bad here but it is in other parts of the county.
- The traffic just gets worse, and worse.
- The traffic just keeps getting worse all the time, the county needs to do something about the roads.
- The traffic just keeps getting worse.
- The traffic seems to be getting worse all the time.
- The traffic.
- The traffic.
- The traffic.
- The traffic.
- The traffic.
- The traffics pretty bad here.
- The whole county should take care of each other
- The wild life
- Their going to use up all of our land, and it's not good for the enviroment.
- Their taking to much of our beautiful land up
- there are a lot more people here then 10-20 years ago
- There are a lot of accidents on 301, the traffic can be pretty bad on 301.
- There are a lot of new developments in my area
- There are so many reasons as to why they should quit building
- There are to many people in my area the bus is packed alot
- There are too many houses there now
- There building more and more, all the time.
- There building to much.
- There building to much. I love all this land.
- There is a big difference in people lately
- There is a lot of traffic in the mornings and evenings due to population of surrounding towns the mornings and evenings making a commute sometimes tiring, however the county has a plan to help ease traffic by reconstructing the interstate

- There is construction everywhere you look
- There is hardly any bare land left
- There is more and more construction everyday
- There is to much developing going on.
- There needs to be a limit to the developers coming in here and building too many apartment buildings.
- There should be a better ratio of areas preserved for agriculture and environmental reasons
- There's a lot more people in Hillsborough county, therefore the traffic is worse.
- There's a lot more people, so the traffic is worse.
- There's a lot of construction going on here so that causes a lot of traffic problems.
- There's a lot of homeless animals because people destroy their homes
- There's a lot of new places coming to my area
- There's a lot of traffic now in Hillsborough county.
- There's a lot of traffic.
- There's a lot to consider when growing and building and they aren't
- There's a whole lot of traffic.
- There's always a lot of traffic during rush hour traffic.
- There's construction going on all the time
- There's just to much developing happening.
- There's just to much everywhere
- There's just too much developing going on in undeveloped areas.
- There's not enough roads for all the traffic because of over development.
- There's not going to be any land left, if they keep up this rate of development.
- There's so many apartments already
- There's to many people here.
- There's to much developing going on.
- There's to much development happening.
- There's to much development.
- There's to much traffic in some areas of Hillsborough
- There's to much traffic now.
- There's too many people around already
- There's too much growth in this county.
- There's too much traffic.
- There's too much traffic.
- There's way to much traffic.
- There's way too many people moving here that the roads can't handle them so the traffic is terrible.
- There's way too much development in this area taking up the agricultural areas.
- There's way too much growth in this area and surrounding areas.
- These developers just want to build more apartment complexes and take up all the natural beautiful land.
- These developers keep building too many apartment complexes.
- They are building community's without making sure the area is really likeable

- They are building hotels and apartments before They build the other requirement
- They are building more than the roads and schools can handle.
- They are building on undeveloped land
- They are building too much doing away with green space, such as golf courses, too many apartments
- They are building up each town alot but the back side of Gibsonton much i can remember when all the area was woods such a fond memo
- They are taking good land for crops.
- They aren't building the infrastructure for all these new apartments or houses
- They build apartments right off the high way with one road to get there
- They could stand to slow it down a bit
- They don't have the infrastructure, meaning water cutbacks, roads aren't kept up and now we need new roads as roads are jammed
- They have been putting up more and more apartments up on the side of highways on undeveloped land.
- They have definitely built way to may houses and new stores They need to cut back and lets adjust and fix everything accordingly
- They have definitely out done there selves
- They have got to slow down on the developing.
- They are always building something
- They are building entirely to much.
- They are building something every day and its beginning to be too much
- They are building to much too fast
- They are building to much.
- They are building to much.
- They are building to much.
- They are building to much.
- They are building to much.
- They are building to much. it's so crowded now.
- They are building to much. it's to crowded.
- They are building too close
- They are building too many houses
- They are developing needs to slow down. They need to stop before we have no land left.
- They are developing to much of our beautiful land up.
- They are developing to much.
- They are developing to much.
- They are developing to much.
- They are developing to much.
- They are doing to much developing.
- They are doing to much developing.
- They are doing to much developing.
- They are going to end up taking farming areas away, I'm afraid.
- They are just building so much.

- They are just building so much.
- They are just building way to much.
- They are just developing to much.
- They are just doing to much developing.
- They are just trying to build to much.
- They are over developing.
- They are over developing.
- They are over developing.
- They are over developing.
- They are over developing. It's crowded, and the traffic is terrible.
- They are over doing it.
- They are taking away all the land we have left
- They are taking every bit of land there isn't going to be any green areas left, main problem is that the streets and traffic flow hasn't been planned out before building is done
- They are taking to much land away, with all this developing.
- They are taking to much of our beautiful land up.
- They are taking up all the land.
- They are taking up all the land.
- They are taking up to much land, with all the developing.
- They are taking up to much of our land.
- They are using to much land up for the enviroment.
- They are using to much land up. It's not good for our enviroment.
- They aren't building enough affordable housing
- They aren't building the infrastructure to support all these new homes
- They aren't improving existing infrastructure
- They build on every inch of land they can find
- They have built so much. It's time to slow down.
- They just need to limit the development.
- They need to leave some land for agriculture.
- They need to limit some areas so we still have natural preserves.
- They need to protect the land for agriculture.
- They need to save land for agriculture. Their developing way to much.
- They need to save that land for agriculture.
- They need to slow down on development.
- They need to slow down on development.
- They need to slow down on the developing.
- They need to slow down on the developing.
- They need to slow down. their developing to much.
- They need to slow way down on the developing.
- They need to stop a lot of this developing.
- They need to stop building so much.
- They need to stop doing so much developing.
- They need to widen the roads.

- They should slow down on the developing.
- They're building up every inch around my home and its crazy
- Things over the years growth is happening rapidly everywhere and they continue building and the roads are not growing with the area
- This area is growing too fast, I've lived here my whole life and I don't even recognize this town it's so crowded.
- This area is over run with boats, I live right on the lake and there's a lot of careless driving on the lake, and the police aren't doing anything about it.
- This area isn't too bad but other places like Tampa is, the traffic is really bad there.
- Too cheap
- Too congested
- Too crowded
- Too crowded
- Too many big buildings, looks ugly
- Too many buildings on top of each other. we see no trees for oxygen and cars smoking everywhere i get so worried or scared it damages people inside.
- Too many cars in my way
- Too many homes too many cars too many people
- Too many houses are being built just to sit there
- Too many houses in too little of spaces
- Too many houses too close together
- Too many northern tourist
- Too many people
- Too many people
- Too many people
- Too many people
- Too many people
- Too many people
- Too many people
- Too many people
- Too many people
- Too many people
- Too many people around now its annoying
- Too many people not enough homes
- Too many people, overcrowding, you name it we got it
- Too many people, too much traffic
- Too many things being built
- Too many things being built that we already have too many of
- Too much building
- Too much building going on around
- Too much building in this area, the traffic is a nightmare.
- Too much building not enough land for the beauty and animals
- Too much building too fast

- Too much buildings
- Too much concrete, development, transportation problems, area is Too big and developed
- too much construction
- Too much construction
- Too much construction near me
- Too much of everything
- Too much road work
- Too much traffic on my road
- Too over crowded
- Too over populated
- Traffic
- Traffic
- Traffic and road condition , length of time it takes me to get anywhere
- Traffic can be bad during the mornings and evenings during rush hour that's why I'm so thankful I'm able to work from home.

- Traffic can be bad especially during rush hours, that's why I'm so glad I'm able to work at home.
- Traffic can get pretty bad during rush hour.
- Traffic can get pretty bad so I think the county needs to work on the roads to carry all this traffic.
- Traffic can't handle more complexes being built in such small areas
- Traffic got a lot worse.
- Traffic has gotten pretty bad in this county.
- Traffic infrastructure problems
- Traffic is a huge problem
- Traffic is alot worse. Their taking up to much of our land.
- Traffic is bad all over this county due to over population.
- Traffic is bad during rush hour so luckily my job is not too far but the commute to work can be irritating.
- Traffic is getting bad in this whole county but it's a lot worse in Tampa and Brandon
- Traffic is getting worse all the time.
- Traffic is horrendous already
- Traffic is horrible. I do all of my shopping in the early morning.
- Traffic is insane.
- Traffic is pretty bad during rush hour.
- Traffic is pretty bad especially during rush hour, so I feel the county should do something about the roads, like maybe widening them.
- Traffic is really bad because of over population.
- Traffic is so bad where I live
- Traffic is terrible here.
- Traffic is very bad around here especially during rush hour.
- Traffic on Memorial and Hillsborough can be rough during commute times but overall a great area.

- Traffic, infrastructure lack of roads I think hills county is one of the most horrible counties in the country
- Transportation, roads and bridges and highways cant keep up with the growth
- Trees are important too
- Unfortunately the roads are quite congested with traffic coming and going in all directions, but that comes with the growth. What once was a farming community has now become a bustling suburb of Tampa.
- Unfortunately we are losing farming areas roads are overcrowded and we aren't set up for that much overcrowding
- Up town here in Riverview is growing to fast with all the new apartment buildings going up, it's very hard to get out on 301 the county needs to do something about the roads.
- Very alot of people
- Very complicated topic
- Very over populated
- Water isn't sufficient and was just cut down,roadways can't handle the number of people who are moving in
- Way over populated
- Way to many new homes and people
- Way to over populated
- Way too many developments not enough roads
- We already don't have any nature left
- We are already living too close to people where we live
- We are destroying habitats
- We are going to end up not having any grass or trees anywhere
- We are growing at a rate where We are not keeping up with infrastructure and We are losing rural areas and with amount of revenue gained from new houses We aren't seeing the benefits forms it
- We are losing farm land and quick
- We are over crowded in my area
- We are really worried about the traffic
- We are slowly but steadily losing all the land we have around us
- We aren't keeping up with the growth that has hit us and we are trying to bring more
- We as a community had no say in the developments to us and they have no infrastructure to support the 200 plus homes, they roads are over crowded, infrastructure needs to be done first before people can move in
- We can;'t handle all the people we are attracting
- We do have heavy traffic.
- We do have some traffic but it's not that bad here but it is in Brandon, Tampa and Riverview but we rarely go there.
- We don't have a problem because we take our golf cart most places we need to go, but the traffic is bad in other surrounding counties.
- We don't need more shops and fast food
- We don't need so much

- We don't need the over development
- We have a lot of construction near my work place
- We have more then enough stores and buildings
- We have way to much traffic now.
- We live on a two lane road that is already bogged down with traffic and they are building a huge community here. We are worried about traffic
- We need both economy boost and we need vacant land its getting complicated at this point growth has exploded over last 20 years
- We need crops, not housing developments
- We need development for the economy.
- We need green spaces for animals
- We need job opportunities here.
- We need more parks and wildlife preserves
- We need more roads.
- We need places for wild animals to live
- We need some land its kind of important and the way Tampa is growing is crazy
- We need space
- We need to leave some land open for the wild life
- We need to preserve our nature
- We need to preserve the environment We can't build over everything
- We need to put a We are closed sign up and say turn around go somewhere else
- We need to save land for agriculture, and there building constantly.
- We only need so many houses
- We won't have any trees left one day
- Well the amount of development everywhere you look they are putting up something on every piece of property, i just wish they would take a little more care in planning
- We're going to end up with no land left.
- We're not going to have any land left for agriculture, if they keep up the rate their building things.
- We've been here since 16 and we've seen orange groves and pasture land sold and developed and there is rampant building and traffic has quadrupled since we moved her
- Where we used to have very nice preserves of nature where it was not uncommon to see a variety of wildlife we now have malls and cheap looking houses
- Why do we need more apartments
- Wildlife has been hit hard in some areas by all the new development
- Yes and no
- Yes and no. we need the land for wildlife and fruits and tomatoes but we need growth too
- Yes because before we know it there won't be any land left.
- Yes I feel it's getting worse all the time with the traffic it takes a long time to get anywhere.
- Yes the area has been growing like a weed
- Yes the traffic is bad but it is everywhere and there's really nothing we can do about it.
- Yes they are making it much to crowed
- Yes those developers just want to take over and over build.

- You can only fit so many people in one place, the traffic is awful, schools are crowded, too many kids here they are building schools left and right
- You don't see any more pines or cows its getting to much

Question 15: What factors made you come to that conclusion? (Follow up: Several communities are experiencing widespread development outside city centers, usually on previously undeveloped land. Do you believe that this is an issue for Hillsborough County? No) n=398

- Affordable housing is no where
- As a community we need it to survive the economic part of it
- As long as the land is surveyed properly, sink holes, areas for animals to drink
- Beautiful county don't see anything wrong with all the growth
- Because I believe we are becoming over populated.
- Because I feel the county is doing a great job with the roads.
- Because I think it has it's advantages as far as boosting our economy as long as they keep a limit on the development.
- Because I think it's good for the economy, within reason.
- Because in some ways it's an advantage to have more development.
- because it being built up all the way around so i don't think its a factor
- Because it can only be an advantage to me.
- Because it's not bad here at all I'm not sure about other places in this county.
- Because the county is currently working on the problem.
- Because there's plenty of land to develop on.
- Because we need development in order for people to have more job opportunities.
- Boosts the economy
- Building can be good
- Building done right can be very good for some communities
- Building the economy up is great
- Building u is not a bad idea , its poor planning
- City is always moving and growing
- Comfortable
- Complicated subject , yes and no we need both to continue to thrive
- County is large and there is room
- Creating more jobs, getting smell of cow poop out of the air
- Development is a great thing if it wasn't for it there wouldn't be anything to do. It's great for the economy.
- Development is good for our economy.
- Development is good for the community
- Development is good for the economy as long as it's limited.

- Development is good for the economy.
- Development is important for the economy as long as the county keeps up with the roads which I think they're doing a pretty good job.
- Does not seem like we are having to much
- Doesn't seem like an issue to me
- Don't know
- Don't know
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- Don't know
- Don't see any factors to come to a conclusion on this
- Don't see any issues where im living
- Every community should take care of there own
- Everything changes
- Everything here looking fine, no issues here
- Everything is going good like its is no need for a change
- Everything is good how it is,no changes needed
- Everything is looking beautiful around here
- Everything looks fine here
- Everything seems good
- Everything seems to be going great
- Everything seems to go smoothly
- Fix the roads but keep up the good work
- Good development
- Gotta grow

- Growth and development are good for the economy as long as they keep it to a certain limit.
- Growth can be good for us
- Growth can be positive in a lot of ways it opens up the job market
- Growth is a natural process
- Growth is a staple to any county
- Growth is good
- Growth is good as long as it's kept to a minimum.
- Growth is good for our community
- Growth is good for us right now
- Growth is good so I don't have a problem with growth
- Growth is mandatory
- Growth is profitable to a lot of people
- haven't been keeping up on this at all
- Hillsborough is beautiful and people love it here
- I believe there's a lot of room for growth
- I believe we have to grow to keep up with all the other counties
- I couldn't answer really don't know
- I do not know i don't keep up with it, to busy trying to survive

- I do not pay any attention I just live my life, Im sorry
- I do see growth going up, retail growth and i think its good
- I don't know
- I don't see anything wrong with growing
- I don't feel like there's a big problem here and the roads are good.
- I don't feel over crowded, in my area i don't think there are enough services or businesses for who is here
- I don't get out much anymore due to Covid
- I don't get to leave so i don't know
- I don't have a opinion on this
- I don't know
- I don't know
- I don't know
- I don't know
- I don't know
- I don't know if its a issue,the town has to grow
- I don't know looks like its getting pretty well full
- I don't know nothing about that
- I don't really feel like i know much about it
- I don't see a problem.
- I don't see any problems here where I live. Other places I don't know about to say
- I don't see that in my area
- I don't see the environmental impact
- I don't think its a issue but I don't know
- I don't think its a issue but I really don't know
- i don't think its an issue, we need houses and it just has to grow with it
- I don't think so
- I don't think we have enough parks or homes
- I feel development helps the economy, but they have to put a limit on it.
- I feel growth is good for the economy within reason.
- I guess it has it's advantages as far as boosting the community.

- I guess it has it's advantages, it will boost the economy as long as they limit the underdeveloped areas.
- I guess it's good for our economy as long as they limit the amount of developing they do.
- I have actually no knowledge on this at all
- I have no comment
- I have no complaints
- I have no complaints about anything
- I have no complaints, we are happy here
- I have no info on this can not say
- I have no opinion
- I have not witnessed any new building in the areas I frequent
- I honestly do not know

- I honestly do not know anything about that
- I honestly don't know
- I honestly have no opinion
- I just don't think about it at all
- I just haven't seen a problem with it.
- I just moved her three months ago from another state I have no info on this matter
- I just really don't know
- I like growth
- I like seeing things grow and improve
- I like to see new businesses
- I live in a community of its own
- I love all the new growth
- I love hills
- I love the growth
- I love the new growth around i don't see a issue with it at all
- I myself love what they are doing in my area
- I personally like all the shops and the way the city is growing.
- I really do not know Im just a little old lady
- I really don't know
- I really don't know
- I really don't know
- I really don't know I live with someone else it does not effect me
- I really don't see a problem with that, some growth is good.
- I really don't see that much of a problem we need something done with the mall it's dying where as it used to be thriving.
- I see no issues
- I see no problems to be fair im little old lady what do I really know
- I see nothing being over built
- I see plenty of area for growth
- I see room for growth and improvement
- I see room for growth as long as they build the proper requirements for living
- I think business brings tax faze and we can make better safer areas as we go
- I think development is good for the economy.
- I think everything is fine but the BLM rioting
- I think it helps our economy.
- I think its for the 55 and older
- I think its great that more developments are being built and it helps build population and tax base for the county
- I think its moving alone, just like its supposed to
- I think the city of Tampa should take care of this
- I think there is a lot of open space left.
- I think there is plenty of room for new businesses
- I think there is still a lot of rural land

- I think there is very good environmental management and they do what they need to do to preserve wildlife preserves and everything
- I think there no problem at all
- I think we have plenty of room for new schools and parks
- I think we have room for growth
- I think we still have enough rural areas to keep building in non rural areas
- I would have to do some homework to see what I actually think
- I wouldn't know
- I wouldn't say it's an issue but there is an large amount of building around my area.
- If done right, continuing to build can be great for some areas
- If the population continues growing we have to have places for them to live but if all the land goes away what does that mean for our water and other resources
- I'm a builder and I really get upset when I see all the trees and woods going away but at the same time there should be a separation from big and
- I'm a developer so I don't think its an issue as long as we do the growth with proper infrastructure, if not done we are doing harm to more people,
- I'm glad that Tampa is still growing its good for tax source good for businesses
- I'm good with growth
- I'm moving into new development so to me having housing that is newer and needs less maintenance is most Important
- I'm not really sure
- I'm not sure
- I'm not sure
- I'm not sure
- I'm not sure
- I'm not sure
- I'm not sure I can answer that
- I'm not sure what's going on

- I'm old and it really doesn't matter to me, but traffic is getting to be somewhat of a nightmare
- I'm secluded
- I'm sorry i just don't keep up with it
- In some ways I feel it boost the economy I don't get out that much so it does not effect me.
- It brings jobs around
- It can be good to build in certain communities
- It doesn't seem like it should be a problem
- It hasn't been a big problem here but it could be if the developers don't keep a limit on it.
- It helps with jobs for those in our community
- It helps with our economy
- It needs to be done right
- It's already being built up
- It's beautiful what they bare doing
- It's good for the economy.

- It's good for the economy.
- It's good for us
- It's great, because more places to live out of the city
- It's not here but it is in other parts of this county.
- It's not that bad here unless you're driving during rush hour.
- It's not too bad here but it is in other towns near us.
- It's okay
- It's undeveloped until you build on it
- It's when the northerners come here for a few months a year makes it really unbearable
- I've only lived here for a year

- Just because I see the county is trying to make the traffic in the area better so it will work out
- Just moved in, I don't really know
- Keep building
- Like to see the new development and new people moving in
- Lots of people coming in and they need places to live
- Many people much love
- More growth can help us make money from tourism and locals
- More places to move to
- My area is very well developed
- My business, growth is good
- My community needs more jobs
- Need more housing and stores to accommodate everyone
- Need to deal with the roads, but they are developing some really nice communities, the Riverview area is still a bottleneck
- New business means new job and revenue
- New can be good
- New development can be good
- New development is nice
- New developments have helped a lot of people
- No comment on this
- No conclusion
- No I think its wonderful to have so many people here spoiling our fun in the sun with all their salty asses.
- No issues
- No problems
- No, growth is good
- Not my business
- Not sure
- Not sure
- Not sure haven't kept up on it with everything going on with Covid
- Not sure how to answer
- Not to much where i live

- People are going to come so they need places to live and places to work
- People need homes, stores, and jobs
- People need places to live and must have new development
- People will always need a place to live
- Population isn't the problem. its the poor condition of the roads and long red lights
- Retail growth is so nice
- Seems everything is ok
- Seems fine
- Seems ok
- Seems to be working ok
- Some development is needed for the economy within limits.
- Some growth is good but only if they don't over develop.
- Some growth is good for the economy we have a very low unemployment rate so there's plenty of jobs for people.
- Someone is benefiting from it
- Someone wants to sell land and someone else wants to build on its just capitalism

- The growth has been good for this community and the businesses things were pretty stagnant
- The growth has helped with businesses including my families
- The growth is good
- The traffic can be pretty bad, the county need to do something with the roads.
- The traffic is pretty good here, but it is horrible in other parts of this county.
- There aren't enough affordable homes
- There is always room for improvement
- there is nothing wrong with a community growing it shows great strength within.
- there is plenty of room for growth
- There is still a lot of undeveloped land
- There's a lot more land we could do a lot with
- There's a lot of new construction here so that makes for bad traffic in those areas.
- There's a lot of opportunities now for a lot of people
- There's going to be growth, I think they do a decent job of planning everything out.
- There's no conclusions
- There's not enough where I live
- There's not much building going on around me
- There's not much land left to build on.
- There's nothing around here where I live just junky mobile homes.
- There's room for good development
- There's still alot of land im in area where growth is going crazy
- They are trying to make things better for residents
- Things are going really good
- This area is not as congested with people and traffic as other places in the county.
- This county needs a upgrade.
- Too much growth taking up all the land

- Too much pollution
- Too much Too actually list
- Undeveloped needs to be developed
- Unsure
- Very complicated question
- Very touchy subject
- We always have room for growing
- We always need homes
- We can build it so why not do it
- We can grow our economy by building more attractions for tourist
- We can not stop growth
- We could use more parks where I live
- We could use some more restaurants here.
- We do need the development but only within reason.
- We have no complaints about our area
- We have plenty of land needed to be developed
- We have plenty of room for expansion
- We have the land to build on
- We have to expand
- We have to grow
- We need development as long as it's kept at a limit.
- We need development for the economy and so we have things to do.
- We need development for the economy.
- We need growth in some areas
- We need growth to expand
- We need it
- We need it for our economy.
- We need jobs
- We need more development here in Gibsonton there's really nothing here except Walmart.
- We need more jobs
- We need more jobs
- We need more roads, schools, and much more
- We need more than we have now
- We need new less expensive homes
- We need nicer homes and stores We have a lot of land to use
- We need some development as long as they keep a limit on it.
- We need the business
- We need the developing for our economy.
- We need the development for jobs.
- We need the development for our economy.
- We need the growth
- You can see the growth and development

Question 17: What do you feel is the single, most-important thing that has not kept up with population growth in Hillsborough County? "Other" n=130

- Affordable housing
- Bad traffic.
- Bad traffic.
- Building too many subdivisions.
- Can't think of anything specific right now
- Congestion
- Construction polices and rules
- Environment
- Housing costs
- Housing options
- Housing, in this area there is a deficit in apartments for younger people who can't buy homes
- I don't know
- I think the growth is great
- Infrastructure
- Infrastructure
- Infrastructure can't handle it
- Internet infrastructure
- It's very crowded now.
- It's way to crowded.
- Jobs
- Jobs and homes for lower class
- Jobs for those who really need them
- Limited the growth, the developers are building way too many apartment complexes here.
- Limiting growth
- Limiting growth by not building so many apartments.
- Nature
- None
- Not enough local stores
- Not having a good mall.
- Not keeping all the development limited.
- Nothing
- Our infrastructure
- Overpopulation
- People can't afford to live
- People moving to Florida its a desirable place to live
- Pollution and litter
- Pollution is a serious issue
- Proper waste disposal and litter

- Protecting wild life
- Public transit
- Public transit and the roads and some other issues too
- Saving wild life
- Services for wild life
- The awful traffic.
- The awful traffic.
- The bad traffic.
- The bad traffic.
- The bad traffic.
- The bad traffic.
- The bad traffic.
- The bad traffic.
- The bad traffic.
- The constant building of apartment complexes.
- The crowded roads.
- The entire infrastructure traffic roads water pressure
- The horrible traffic.
- The horrible traffic.
- The limit on it.
- The limit they should put on new development.
- The limitations on all this building they're doing.
- The over crowded roads.
- The over growth from developers.
- The population growth.
- The terrible traffic.
- The terrible traffic.
- The terrible traffic.
- The traffic and limiting too much growth.
- The traffic from over population growth.
- The traffic is terrible in this county.
- The traffic needs to be addressed.
- The traffic.
- The traffic.
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- The traffic.
- They need to build more roads.
- They need to work on the bad traffic.
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- Traffic
- Traffic
- Traffic
- Traffic control.

- Traffic control.
- Traffic flow
- Traffic flow.
- Traffic is bad
- Waste management
- Wild life services

Question 19: Do you have any other feedback about growth and development in Hillsborough County? n=177

- All we need in our community is necessities
- Although I don't use public transportation I know some people who have told me there are no local trains or trolleys and the bus routes are limited.
- Animals need homes
- Because of the massive growth they should try to tie in the growth and infrastructure with the developers
- Better bus services for kids
- Better care of existing infrastructure
- Better care of roads
- Better development
- Build better things
- Build more churches instead of super markets
- Build more roads and schools
- Build things right the first time and we wont waste so much money on repairs
- Clean up our communities
- Clean up our schools
- Concern over public school systems and not always having enough room for children and with the corona virus
- Control growth so that infrastructure can keep up, look and see if county can actually service the areas that need services and the growth of traffic,   need more 'through' roads for major traffic and less just development roads that are to
- County schools have way too many students
- Develop the areas before you build!
- Development needs to just slow a bit, let things catch up
- Don't know
- Fix our old roads and schools, stop making new ones
- Fix our roads before adding more
- Fix the roads before you build more
- Focus on the roads
- Grass and trees are a nice thing to have around
- Growth is good and provides jobs and revenue but we have to be careful not to overcrowd
- Growth is good but at a slower pace. Leave some trees.
- Growth is good but slow down

- Growth is good but slow down and let the infrastructure catch up
- Help with rough roads
- I come from another area that went through this kind of growth years ago and what happens is greed and infrastructure is forgotten
- I don't use public transportation but I've heard it's not very dependable.
- I don't use public transportation but I've heard the bus routes are very limited.
- I don't use public transportation but when I do see the buses they are pretty empty which seems like a waste.
- I have my place up for sale, I want them to build so people have place to live, i prefer that they have single family homes so people take pride in ownership
- I love hills county
- I think keeping over populated schools open during a pandemic is irresponsible and dangerous
- I think that some of the growth needs to be stopped because its getting out of hand
- I think that we need to insure that we have our road structure set up to handle the growth before we open up these new communities
- If I could change one thing about Carrollwood and the area surrounding it, I would change the public school system. In my opinion, public schools in this area aren't the best compared to other cities and regions in the state.
- I'm all for growth but I'm not for it at expense of other things, agriculture is Important and good planning is every much part of it
- I'm very against to putting multi family homes in rural areas and decreasing values of homes
- I'm very concerned about my area , there are just too many residents and they keep building
- I'm very happy here i have nothing bad to say
- Improve our roads
- In my particular area im near Egypt lakes community and we have a major littler problem and the mowers just mow over the litter and it gets into the lake and is a big problem and the more people we have the worse it gets
- In some areas the sidewalks are so bad your better walking it the grass
- Infrastructure just isn't a big enough concern
- It is very important to me to have open green areas for animals
- It needs to be curtailed
- It's important to have a mixture of houses and land
- Just too much development and its all too expensive they aren't made to last , built to fast and flimsy
- Keep our highways and oceans clean
- Keep our parks cleaner
- Keep our streets litter free!
- Keep the streets cleaner
- Keep up the good effort
- Key concern is safety through law enforcement
- Large plots of land being converted to homes
- Leave some areas untouched
- Leave some earth when your done building

- Leave the land we still have left alone
- Lets build useful things
- Lower our taxes
- Luckily we don't have to use public transportation but for those that need it I hear it's not very reliable.
- Main issue is traffic on roads
- Memorial Hwy needs pot hole fixing
- My overall concern is two areas, one is public transportation anyone without a car is doomed because there isn't enough, i wish there were several types of public transportation and the parking in downtown Tampa has no parking at all with a
- My problem is with trash pick up and can't get repair on my bins,
- My two worries isn't requiring to require developers to improve roads around the development and CDD is going to be a huge problem in the future
- Need a better handle on growth, it's rising too fast
- Need a eye kept on
- Need better community standards
- Need better trash pick up
- Need bigger roads
- Need help with traffic congestion
- Need improved transportation
- Need more affordable housing
- Need more green areas
- Need more lanes to handle all the traffic. It shouldn't take 30 minutes to go a few miles
- Need more money for our roads
- Need new roads to support the houses. planning and growth management failed them
- Need safety improvements in our schools
- Need to improve our bus services
- No one wants to live in an over populated area
- Not enough public transportation
- Our children deserve the best education and homes, people need job to support and pay taxes
- Out here we need them to not build right next to us and we try to get to meetings about zoning and , our roads are not able to handle it, i was ignored at meetings and not listened to
- Over crowded schools for our kids is not helping
- Over populated schools have so many issues
- People deserve better homes, not these cheap places they throw up
- Pot holes need to be fixed and not let sit for months and months
- Publix is taking over and the poor man cant afford to buy groceries and there is no room for other stores to come in and the job market needs a boost and keeping more people employed and the right to work laws, employment policies,
- Quit building apartment complexes
- Quit building everything up
- Quit decreasing the value of homes by building all around them
- Railroad crossings are rough

- Retailers are taking over too rapidly
- Roads are in such bad shape and need attention
- Roads in bell shoals are a pain, they should put infrastructure in first then build the new communities
- Rural communities are good to have too
- Schools are busting at the seems
- Schools are starting to lack in studies because of how many students one teacher has to teach
- Schools are way too crowded
- Schools are way too full
- Schools need more help
- Stop building in untouched areas
- Stop building more expensive houses and build affordable ones for middle and lower class families
- Stop greedy developers from over building especially in Hillsborough, two acres per house to keep more green area
- Take better care of common areas
- Take better care of existing communities
- The best thin for trans in Hillsborough was when canceled light rail and transferred money to roads, roads have really improved and have stayed that way since except for a few areas like Riverview
- The biggest thing is for developers that come in to support and help with building The infrastructure, we need to limit The size of The developments and have developers help pay for The infrastructures
- The buses should run later for people that work later in The evenings.
- The county shot down some construction in this area but it was far too late, There are too much at once for The infrastructure to handle ,
- The deficiencies in schools located in affordable 4 bedroom homes is so significant that we are leaving The county to find The better schools that are located in affordable areas
- The growth we're seeing is just insane really
- The schools are over populated
- The schools are too small already
- The traffic needs to be worked on.
- There are no more tomato fields left in Ruskin.
- There are plenty of homes if they weren't so expensive
- There are too many students in small schools that isn't sanitized properly #respect the kids
- There's already so many people around me, can't stand anymore to come
- There's too many students per teacher already and it gets worse every school year
- They are doing a wonderful job with creating and planning. need to do something about the infrastructure the roads the sewer
- They need to add more parks and green belts for people to use and They need to stop b building until They can get more schools
- They need to fix roads before They allow all the development is build
- They need to stop thinking of money

- They should have protected lands years ago, wetlands need to be protected and water needs to be protected as well
- They should reinforce the sink area foundations before we get more sprawl, more community resources for the disadvantages
- They just need to do something about the bad traffic.
- They need to build more roads, to keep up with the traffic.
- They need to build more roads, with all this traffic.
- They need to have infrastructure done before they build
- They need to remember wild life is important too
- They need to widen the roads.
- They should work closer with the developers
- They waste so much money
- Things are just getting to be so expensive
- Things aren't built well anymore
- Thinks could look better as far as the litter all over the place
- Too many kids in one school
- Too many new communities
- Too many people and traffic is horrendous already
- Too much growth too fast
- Too much traffic
- Traffic
- Traffic is so bad from all the over building
- We are having so much fun in the sun
- We could really use better road services
- We could use better infrastructure
- We have Ruskin drive in that's open now too.
- We have to stop building in already built up areas
- We need a rail system for people who commute to work
- We need better road and sidewalk maintenance
- We need cleaner and safer schools and take better care of public transit
- We need more open land
- We need more rural communities
- We need more schools with better security
- We need more security in our community
- We need more supportive developers
- We need new parks and new schools with better social distance guide lines
- We need new schools
- We need new schools
- We need road maintenance
- We need to boost our economy and make our community a better cleaner place
- We need to clean up our community
- We need to protect what little land we have left

- We need to take a simple common sense approach and balance needs to new comers and those who have been here longer and provide reasonable services that is government responsibility
- We were born and raised here third generation and growth is so out of control, traffic is a problem, property taxes, homeowner and car insurance has gone so high that the cost of living is too high for people to keep up with,
- We're losing so much beautiful land for pointless things
- Why is the litter never picked up
- Wider roads and more lanes to handle the traffic for where you are building
- Work on infrastructure before expansion, roads, waterways and pipelines
- Work on the infrastructure please
- Would love to have trains for transit

Appendix H: Binomial Regression Outputs

This section details the results of binomial regressions performed as a means of testing for significance among the various demographics in the sample. Loading all of these demographic variables into one regression controls for the fact that many variables are related – such as age and renting/owning one's residence, income and age,

Notes on interpreting this section:

McFadden's Psuedo-R^2 : This number provides a rough sense of how predictive the total demographics are to the question at hand. Generally speaking, a value of .2 or higher indicates that demographics play a large role in determining a respondent's response. Values less than that indicate that differences of opinion are not driven primarily by demographic factors.

Coefficients and significance: Each variable is listed under the coefficients section. The asterisks to the right of the page indicate significance levels. For a variable to be significant to this analysis, it must have either "*", "**", or "***" next to it.

If you could, would you like to move to a different community? (YES)

McFadden's Psuedo-R^2 = 0.1288

```
Call:
glm(formula = yes_desire_move ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min      1Q  Median      3Q     Max
-1.5488  -0.5807  -0.4404  -0.3095   2.8484

Coefficients:
                                             Estimate Std. Error z value Pr(>|z|)
(Intercept)                                  -2.006171   0.626245  -3.203 0.001358 **
regionSouth                                  -0.029644   0.188446  -0.157 0.875002
regionWest                                   -0.738027   0.221840  -3.327 0.000878 ***
tenure2 to 4 years                            0.479640   0.466895   1.027 0.304280
tenure5 to 9 years                           -0.096339   0.433546  -0.222 0.824150
tenure10 to 14 years                         -0.096008   0.430020  -0.223 0.823329
tenure15 years or more                       -0.270554   0.419942  -0.644 0.519403
age25 to 34                                   0.014821   0.295075   0.050 0.959942
age35 to 44                                   0.178929   0.302293   0.592 0.553915
age45 to 54                                  -0.219028   0.311725  -0.703 0.482285
age55 to 64                                   0.198221   0.305868   0.648 0.516945
age65 or older                               -0.586165   0.333744  -1.756 0.079031 .
new_income$25,000 to $49,999                  0.226710   0.403108   0.562 0.573839
new_income$50,000 to $99,999                  0.280243   0.383883   0.730 0.465377
new_income$100,000 to $149,999               -0.243517   0.412242  -0.591 0.554711
new_income$150,000 or more                    0.217171   0.470856   0.461 0.644637
new_incomeRefused                             0.044742   0.429240   0.104 0.916982
new_raceBlack or African American            -0.110907   0.232291  -0.477 0.633042
new_raceHispanic or Latino                   -0.542218   0.206841  -2.621 0.008756 **
new_raceAll Others                           -0.193172   0.335143  -0.576 0.564354
childrenNo                                    0.221689   0.192970   1.149 0.250629
educationHigh school or GED                   0.451244   0.445461   1.013 0.311068
educationTrade or vocational school          -0.088620   0.503291  -0.176 0.860230
educationSome college                         0.001523   0.453827   0.003 0.997322
educationBachelor's degree                    0.341864   0.470321   0.727 0.467303
educationMaster's degree                      0.075767   0.567119   0.134 0.893719
educationDoctoral or professional degree     -0.442554   1.152820  -0.384 0.701061
rent_ownRent                                  1.442590   0.259725   5.554 2.79e-08 ***
res_typDuplex/Triplex/Quadplex                0.643395   0.375354   1.714 0.086509 .
res_typApartment (rental)                     0.013998   0.304997   0.046 0.963394
res_typManufactured/Mobile Home               0.496944   0.326990   1.520 0.128573
res_typCondominium/Villa/Townhouse            0.579964   0.351802   1.649 0.099240 .
usaOutside USA                               -0.361494   0.300497  -1.203 0.228981
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 1141.67  on 1250  degrees of freedom
Residual deviance:  994.57  on 1218  degrees of freedom
AIC: 1060.6

Number of Fisher Scoring iterations: 5
```

How important is it that you live in a community that is a good place to raise children (4 or 5- very important)

McFadden's Psuedo-R^2 = 0.1448

```
Call:
glm(formula = yes_imp_children ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min       1Q    Median       3Q      Max
-2.5848   0.2788   0.4400   0.6548   1.6666

Coefficients:
```

	Estimate	Std. Error	z value	Pr(>|z|)	
(Intercept)	1.28076	0.59880	2.139	0.032444	*
regionSouth	-0.32749	0.18669	-1.754	0.079393	.
regionWest	0.28952	0.20827	1.390	0.164490	
tenure2 to 4 years	0.10268	0.45708	0.225	0.822255	
tenure5 to 9 years	-0.14757	0.40149	-0.368	0.713203	
tenure10 to 14 years	0.25400	0.40165	0.632	0.527129	
tenure15 years or more	0.61350	0.39228	1.564	0.117835	
age25 to 34	0.11859	0.31985	0.371	0.710812	
age35 to 44	0.02585	0.33893	0.076	0.939215	
age45 to 54	-0.17988	0.31792	-0.566	0.571523	
age55 to 64	-0.33790	0.30514	-1.107	0.268132	
age65 or older	-1.04963	0.29553	-3.552	0.000383	***
new_income$25,000 to $49,999	0.33362	0.37583	0.888	0.374709	
new_income$50,000 to $99,999	0.57081	0.35549	1.606	0.108344	
new_income$100,000 to $149,999	0.38873	0.37267	1.043	0.296907	
new_income$150,000 or more	0.63002	0.44607	1.412	0.157839	
new_incomeRefused	0.05395	0.38028	0.142	0.887182	
new_raceBlack or African American	0.37045	0.25966	1.427	0.153670	
new_raceHispanic or Latino	0.09452	0.19039	0.496	0.619579	
new_raceAll Others	-0.40601	0.30733	-1.321	0.186474	
childrenNo	-1.12293	0.19632	-5.720	1.07e-08	***
educationHigh school or GED	0.27696	0.41329	0.670	0.502774	
educationTrade or vocational school	0.84282	0.46714	1.804	0.071197	.
educationSome college	0.74773	0.41396	1.806	0.070871	.
educationBachelor's degree	0.38228	0.42514	0.899	0.368551	
educationMaster's degree	0.69182	0.50129	1.380	0.167558	
educationDoctoral or professional degree	0.27768	0.84706	0.328	0.743050	
rent_ownRent	-0.05798	0.29405	-0.197	0.843698	
res_typDuplex/Triplex/Quadplex	-0.89460	0.39810	-2.247	0.024630	*
res_typApartment (rental)	-0.36676	0.34752	-1.055	0.291262	
res_typManufactured/Mobile Home	-0.11650	0.33765	-0.345	0.730065	
res_typCondominium/Villa/Townhouse	-1.09338	0.31276	-3.496	0.000472	***
usaOutside USA	0.56617	0.29948	1.891	0.058685	.

```
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 1245.9  on 1250  degrees of freedom
Residual deviance: 1065.5  on 1218  degrees of freedom
AIC: 1131.5

Number of Fisher Scoring iterations: 5
```

How important is it that you live in a community with access to recreational and outdoor activities (4 or 5- very important)

McFadden's Psuedo-R^2 = 0.0922

```
Call:
glm(formula = yes_imp_recreation ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min      1Q   Median      3Q      Max
-2.5873   0.3192   0.4690   0.6337   1.3980

Coefficients:
                                       Estimate Std. Error z value Pr(>|z|)
(Intercept)                             0.82110    0.57904   1.418 0.156181
regionSouth                            -0.13464    0.18641  -0.722 0.470124
regionWest                              0.57407    0.22097   2.598 0.009377 **
tenure2 to 4 years                      0.24074    0.43283   0.556 0.578085
tenure5 to 9 years                      0.01054    0.37928   0.028 0.977840
tenure10 to 14 years                    0.46600    0.38266   1.218 0.223301
tenure15 years or more                  0.54329    0.36895   1.473 0.140872
age25 to 34                            -0.27803    0.32026  -0.868 0.385322
age35 to 44                            -0.21490    0.34483  -0.623 0.533152
age45 to 54                            -0.38377    0.32692  -1.174 0.240440
age55 to 64                            -0.37969    0.32386  -1.172 0.241046
age65 or older                         -0.37779    0.32553  -1.161 0.245822
new_income$25,000 to $49,999            0.26278    0.39308   0.669 0.503801
new_income$50,000 to $99,999            0.16221    0.36851   0.440 0.659802
new_income$100,000 to $149,999          0.49256    0.39338   1.252 0.210523
new_income$150,000 or more              0.77124    0.46810   1.648 0.099431 .
new_incomeRefused                      -0.06502    0.39698  -0.164 0.869908
new_raceBlack or African American       0.38045    0.25354   1.501 0.133464
new_raceHispanic or Latino              0.50930    0.20789   2.450 0.014289 *
new_raceAll Others                     -0.33136    0.29736  -1.114 0.265131
childrenNo                             -0.33567    0.19256  -1.743 0.081308 .
educationHigh school or GED            -0.10446    0.41258  -0.253 0.800132
educationTrade or vocational school     0.30873    0.47534   0.649 0.516021
educationSome college                   0.57206    0.42003   1.362 0.173217
educationBachelor's degree              0.66218    0.43666   1.516 0.129400
educationMaster's degree               -0.03262    0.49844  -0.065 0.947826
educationDoctoral or professional degree -0.68748   0.76035  -0.904 0.365912
rent_ownRent                           -0.97828    0.28742  -3.404 0.000665 ***
res_typDuplex/Triplex/Quadplex          0.12300    0.39935   0.308 0.758079
res_typApartment (rental)               1.43828    0.36683   3.921 8.83e-05 ***
res_typManufactured/Mobile Home         1.56772    0.46367   3.381 0.000722 ***
res_typCondominium/Villa/Townhouse      0.91007    0.46014   1.978 0.047948 *
usaOutside USA                         -0.30750    0.24979  -1.231 0.218319
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 1119.2  on 1250  degrees of freedom
Residual deviance: 1016.0  on 1218  degrees of freedom
AIC: 1082

Number of Fisher Scoring iterations: 5
```

How important is it that you live in a community with a strong sense of community (4 or 5- very important)

McFadden's Psuedo-R^2 = 0.1203

```
Call:
glm(formula = yes_imp_community ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min      1Q   Median      3Q      Max
-2.7118  0.3094   0.4671  0.6268   1.7763

Coefficients:
```

	Estimate	Std. Error	z value	Pr(>|z|)	
(Intercept)	-0.89037	0.56264	-1.582	0.113538	
regionSouth	-0.02819	0.18519	-0.152	0.879020	
regionWest	0.44516	0.21355	2.085	0.037110	*
tenure2 to 4 years	0.22441	0.39689	0.565	0.571778	
tenure5 to 9 years	0.79732	0.36387	2.191	0.028435	*
tenure10 to 14 years	1.39854	0.37044	3.775	0.000160	***
tenure15 years or more	1.05709	0.34936	3.026	0.002480	**
age25 to 34	0.31781	0.28341	1.121	0.262126	
age35 to 44	0.13100	0.29856	0.439	0.660823	
age45 to 54	0.58023	0.30231	1.919	0.054943	.
age55 to 64	0.07540	0.28535	0.264	0.791590	
age65 or older	0.94086	0.31805	2.958	0.003094	**
new_income$25,000 to $49,999	0.31088	0.38214	0.814	0.415911	
new_income$50,000 to $99,999	0.36368	0.36276	1.003	0.316094	
new_income$100,000 to $149,999	0.15037	0.37927	0.396	0.691756	
new_income$150,000 or more	0.25777	0.44737	0.576	0.564494	
new_incomeRefused	-0.01679	0.39264	-0.043	0.965883	
new_raceBlack or African American	0.44706	0.23653	1.890	0.058749	.
new_raceHispanic or Latino	0.94026	0.20924	4.494	7e-06	***
new_raceAll Others	-0.15488	0.29481	-0.525	0.599340	
childrenNo	-0.29252	0.18574	-1.575	0.115280	
educationHigh school or GED	0.01883	0.41262	0.046	0.963603	
educationTrade or vocational school	0.12451	0.46158	0.270	0.787354	
educationSome college	0.55292	0.41686	1.326	0.184718	
educationBachelor's degree	1.20809	0.44127	2.738	0.006185	**
educationMaster's degree	1.01985	0.52536	1.941	0.052227	.
educationDoctoral or professional degree	0.24951	0.77371	0.322	0.747086	
rent_ownRent	-0.69090	0.27680	-2.496	0.012557	*
res_typDuplex/Triplex/Quadplex	-0.18401	0.39368	-0.467	0.640209	
res_typApartment (rental)	1.32578	0.36363	3.646	0.000266	***
res_typManufactured/Mobile Home	1.08769	0.37730	2.883	0.003941	**
res_typCondominium/Villa/Townhouse	0.00833	0.36208	0.023	0.981646	
usaOutside USA	0.12887	0.27002	0.477	0.633181	

```
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)
```

```
    Null deviance: 1184.9  on 1250  degrees of freedom
Residual deviance: 1042.3  on 1218  degrees of freedom
AIC: 1108.3

Number of Fisher Scoring iterations: 5
```

How important is it that you live in a community with access to art, music, and theater (4 or 5- very important)

McFadden's Psuedo-R^2 = 0.0963

```
Call:
glm(formula = yes_imp_art ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min       1Q    Median       3Q       Max
-2.5529   0.3125   0.5159   0.7002   1.5121

Coefficients:
```

	Estimate	Std. Error	z value	Pr(>|z|)	
(Intercept)	0.81937	0.58342	1.404	0.16019	
regionSouth	-0.10478	0.17479	-0.599	0.54885	
regionWest	0.49332	0.20473	2.410	0.01597	*
tenure2 to 4 years	-0.47684	0.41714	-1.143	0.25299	
tenure5 to 9 years	0.31333	0.38930	0.805	0.42091	
tenure10 to 14 years	0.58246	0.38715	1.504	0.13245	
tenure15 years or more	0.11848	0.36876	0.321	0.74799	
age25 to 34	-0.04329	0.31239	-0.139	0.88978	
age35 to 44	-0.38178	0.32026	-1.192	0.23323	
age45 to 54	-0.39307	0.30827	-1.275	0.20227	
age55 to 64	-0.65574	0.30320	-2.163	0.03056	*
age65 or older	-0.57152	0.30814	-1.855	0.06363	.
new_income$25,000 to $49,999	0.04003	0.37032	0.108	0.91391	
new_income$50,000 to $99,999	0.30077	0.35263	0.853	0.39371	
new_income$100,000 to $149,999	0.52368	0.37105	1.411	0.15815	
new_income$150,000 or more	0.75580	0.43575	1.734	0.08283	.
new_incomeRefused	0.11767	0.38205	0.308	0.75808	
new_raceBlack or African American	0.70896	0.24886	2.849	0.00439	**
new_raceHispanic or Latino	0.59149	0.19005	3.112	0.00186	**
new_raceAll Others	-0.15816	0.28744	-0.550	0.58216	
childrenNo	-0.04499	0.18254	-0.246	0.80534	
educationHigh school or GED	-0.72718	0.41963	-1.733	0.08312	.
educationTrade or vocational school	-0.32346	0.46262	-0.699	0.48443	
educationSome college	0.25275	0.42913	0.589	0.55588	
educationBachelor's degree	0.17691	0.43983	0.402	0.68753	
educationMaster's degree	0.07208	0.50465	0.143	0.88643	
educationDoctoral or professional degree	0.53166	0.90567	0.587	0.55718	
rent_ownRent	0.14930	0.28134	0.531	0.59564	
res_typDuplex/Triplex/Quadplex	-0.51395	0.38975	-1.319	0.18728	
res_typApartment (rental)	0.97091	0.38241	2.539	0.01112	*
res_typManufactured/Mobile Home	0.56472	0.31183	1.811	0.07014	.
res_typCondominium/Villa/Townhouse	-0.03500	0.34088	-0.103	0.91822	
usaOutside USA	-0.39355	0.23120	-1.702	0.08871	.

```
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)
```

```
    Null deviance: 1254.2  on 1250  degrees of freedom
Residual deviance: 1133.4  on 1218  degrees of freedom
AIC: 1199.4

Number of Fisher Scoring iterations: 5
```

How important is it that you live in a community where your commute to work is minimal (4 or 5- very important)

McFadden's Psuedo-R^2 = 0.1446

```
Call:
glm(formula = yes_imp_commute ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min      1Q   Median      3Q      Max
-2.0670  -1.0664   0.6142   0.9037   2.2772

Coefficients:
                                        Estimate Std. Error z value Pr(>|z|)
(Intercept)                              0.63585    0.54397   1.169 0.242438
regionSouth                              0.08363    0.15520   0.539 0.589979
regionWest                               0.43495    0.16553   2.628 0.008599 **
tenure2 to 4 years                      -0.19953    0.39572  -0.504 0.614104
tenure5 to 9 years                       0.11519    0.35898   0.321 0.748301
tenure10 to 14 years                     0.15522    0.35342   0.439 0.660513
tenure15 years or more                   0.38174    0.34628   1.102 0.270280
age25 to 34                             -0.06190    0.25255  -0.245 0.806395
age35 to 44                             -0.11089    0.26009  -0.426 0.669849
age45 to 54                             -0.47917    0.24915  -1.923 0.054453 .
age55 to 64                             -0.81153    0.25077  -3.236 0.001212 **
age65 or older                          -2.21544    0.27080  -8.181 2.81e-16 ***
new_income$25,000 to $49,999             0.03440    0.36032   0.095 0.923953
new_income$50,000 to $99,999            -0.16063    0.33622  -0.478 0.632828
new_income$100,000 to $149,999          -0.59392    0.34785  -1.707 0.087749 .
new_income$150,000 or more              -0.32067    0.38903  -0.824 0.409779
new_incomeRefused                       -0.05034    0.36755  -0.137 0.891057
new_raceBlack or African American        0.47841    0.19328   2.475 0.013314 *
new_raceHispanic or Latino               0.53236    0.15584   3.416 0.000635 ***
new_raceAll Others                       0.28445    0.26695   1.066 0.286622
childrenNo                              -0.22328    0.15518  -1.439 0.150196
educationHigh school or GED             -0.43566    0.40036  -1.088 0.276517
educationTrade or vocational school      0.27562    0.43593   0.632 0.527215
educationSome college                   -0.10656    0.39888  -0.267 0.789352
educationBachelor's degree               0.00214    0.40921   0.005 0.995826
educationMaster's degree                 0.21954    0.45877   0.479 0.632257
educationDoctoral or professional degree 0.39285    0.75920   0.517 0.604839
rent_ownRent                            -0.09215    0.24320  -0.379 0.704773
res_typDuplex/Triplex/Quadplex           0.55519    0.37472   1.482 0.138447
res_typApartment (rental)                0.80403    0.30073   2.674 0.007505 **
res_typManufactured/Mobile Home         -0.15966    0.25982  -0.614 0.538887
res_typCondominium/Villa/Townhouse       0.30414    0.30350   1.002 0.316290
usaOutside USA                           0.47212    0.22027   2.143 0.032079 *
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 1693.6  on 1250  degrees of freedom
Residual deviance: 1448.5  on 1218  degrees of freedom
AIC: 1514.5

Number of Fisher Scoring iterations: 4
```

How important is it that you live in a community near your other family members and friends (4 or 5- very important)

McFadden's Psuedo-R^2 = 0.0713

```
Call:
glm(formula = yes_imp_family ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min      1Q   Median      3Q      Max
-2.5313   0.3730   0.5133   0.6470   1.4346

Coefficients:
```

	Estimate	Std. Error	z value	Pr(>|z|)	
(Intercept)	1.35348	0.60048	2.254	0.0242	*
regionSouth	-0.23995	0.18621	-1.289	0.1975	
regionWest	0.03555	0.20709	0.172	0.8637	
tenure2 to 4 years	-0.46931	0.40518	-1.158	0.2468	
tenure5 to 9 years	0.65462	0.38294	1.709	0.0874	.
tenure10 to 14 years	0.75334	0.37965	1.984	0.0472	*
tenure15 years or more	0.51562	0.36169	1.426	0.1540	
age25 to 34	-0.36878	0.31044	-1.188	0.2349	
age35 to 44	-0.39356	0.32340	-1.217	0.2236	
age45 to 54	-0.37482	0.31555	-1.188	0.2349	
age55 to 64	-0.26993	0.31864	-0.847	0.3969	
age65 or older	-0.21092	0.32171	-0.656	0.5121	
new_income$25,000 to $49,999	0.33795	0.38227	0.884	0.3767	
new_income$50,000 to $99,999	0.87650	0.36687	2.389	0.0169	*
new_income$100,000 to $149,999	0.35203	0.37395	0.941	0.3465	
new_income$150,000 or more	0.11560	0.42000	0.275	0.7831	
new_incomeRefused	-0.20087	0.38099	-0.527	0.5980	
new_raceBlack or African American	0.01476	0.23352	0.063	0.9496	
new_raceHispanic or Latino	0.32493	0.19884	1.634	0.1022	
new_raceAll Others	-0.37789	0.29568	-1.278	0.2012	
childrenNo	-0.43696	0.18525	-2.359	0.0183	*
educationHigh school or GED	-0.22457	0.44137	-0.509	0.6109	
educationTrade or vocational school	-0.15219	0.48801	-0.312	0.7552	
educationSome college	-0.16433	0.44018	-0.373	0.7089	
educationBachelor's degree	-0.07522	0.45136	-0.167	0.8677	
educationMaster's degree	0.03570	0.51185	0.070	0.9444	
educationDoctoral or professional degree	-0.70752	0.75172	-0.941	0.3466	
rent_ownRent	-0.12873	0.27815	-0.463	0.6435	
res_typDuplex/Triplex/Quadplex	-0.42310	0.39525	-1.070	0.2844	
res_typApartment (rental)	0.61455	0.37366	1.645	0.1000	
res_typManufactured/Mobile Home	0.15776	0.32508	0.485	0.6275	
res_typCondominium/Villa/Townhouse	-0.60629	0.30908	-1.962	0.0498	*
usaOutside USA	-0.27972	0.24690	-1.133	0.2572	

```
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 1169.7  on 1250  degrees of freedom
Residual deviance: 1086.4  on 1218  degrees of freedom
AIC: 1152.4

Number of Fisher Scoring iterations: 5
```

How important is it that you live in a community where it is convenient to safely walk or bike for most of your everyday needs (4 or 5- very important)

McFadden's Psuedo-R^2 = 0.0907

```
Call:
glm(formula = yes_imp_walkable ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min      1Q   Median      3Q      Max
-2.4727   0.3177   0.5539   0.7448   1.8099

Coefficients:
                                          Estimate Std. Error z value Pr(>|z|)
(Intercept)                              -0.064981   0.536858  -0.121  0.90366
regionSouth                               0.052065   0.166679   0.312  0.75476
regionWest                                0.616230   0.190717   3.231  0.00123 **
tenure2 to 4 years                       -0.678528   0.385147  -1.762  0.07811 .
tenure5 to 9 years                        0.397060   0.357200   1.112  0.26631
tenure10 to 14 years                      0.737407   0.357658   2.062  0.03923 *
tenure15 years or more                    0.285722   0.340044   0.840  0.40077
age25 to 34                              -0.466905   0.275882  -1.692  0.09057 .
age35 to 44                              -0.057735   0.298831  -0.193  0.84680
age45 to 54                              -0.237532   0.284895  -0.834  0.40442
age55 to 64                              -0.470196   0.279725  -1.681  0.09278 .
age65 or older                            0.208180   0.297165   0.701  0.48358
new_income$25,000 to $49,999              0.539267   0.353852   1.524  0.12751
new_income$50,000 to $99,999              0.710457   0.333101   2.133  0.03294 *
new_income$100,000 to $149,999            0.525721   0.347204   1.514  0.12999
new_income$150,000 or more               -0.059056   0.386978  -0.153  0.87871
new_incomeRefused                         0.146167   0.358598   0.408  0.68356
new_raceBlack or African American         0.520967   0.221877   2.348  0.01887 *
new_raceHispanic or Latino                0.473810   0.177815   2.665  0.00771 **
new_raceAll Others                        0.039434   0.285362   0.138  0.89009
childrenNo                               -0.402896   0.170261  -2.366  0.01796 *
educationHigh school or GED              -0.006581   0.387261  -0.017  0.98644
educationTrade or vocational school       0.349754   0.433354   0.807  0.41962
educationSome college                     0.338376   0.388327   0.871  0.38355
educationBachelor's degree                0.651843   0.403147   1.617  0.10590
educationMaster's degree                  0.501999   0.459591   1.092  0.27471
educationDoctoral or professional degree  0.594299   0.741969   0.801  0.42315
rent_ownRent                              0.093696   0.265339   0.353  0.72400
res_typDuplex/Triplex/Quadplex           -0.503772   0.374660  -1.345  0.17875
res_typApartment (rental)                 0.782373   0.349027   2.242  0.02499 *
res_typManufactured/Mobile Home           0.301413   0.297674   1.013  0.31127
res_typCondominium/Villa/Townhouse       -0.235955   0.312737  -0.754  0.45056
usaOutside USA                            0.336685   0.248401   1.355  0.17529
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 1359.5  on 1250  degrees of freedom
Residual deviance: 1236.2  on 1218  degrees of freedom
AIC: 1302.2
Number of Fisher Scoring iterations: 4
```

How important is it that you live in a community with convenient access to public transportation (4 or 5- very important)

McFadden's Psuedo-R^2 = 0.1288

```
Call:
glm(formula = yes_imp_transit ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min       1Q   Median       3Q      Max
-2.0865  -0.8763  -0.5770   1.0488   2.4591

Coefficients:
```

	Estimate	Std. Error	z value	Pr(>|z|)	
(Intercept)	-0.64291	0.53874	-1.193	0.23273	
regionSouth	-0.23289	0.16053	-1.451	0.14685	
regionWest	0.07478	0.16464	0.454	0.64967	
tenure2 to 4 years	0.01467	0.41083	0.036	0.97151	
tenure5 to 9 years	0.04263	0.36941	0.115	0.90812	
tenure10 to 14 years	-0.27188	0.36746	-0.740	0.45938	
tenure15 years or more	0.22709	0.35618	0.638	0.52377	
age25 to 34	-0.01472	0.23688	-0.062	0.95044	
age35 to 44	-0.07883	0.24815	-0.318	0.75073	
age45 to 54	-0.28026	0.24688	-1.135	0.25629	
age55 to 64	-0.04640	0.24541	-0.189	0.85004	
age65 or older	-0.71815	0.26266	-2.734	0.00626	**
new_income$25,000 to $49,999	-0.04552	0.33774	-0.135	0.89279	
new_income$50,000 to $99,999	-0.39932	0.31645	-1.262	0.20700	
new_income$100,000 to $149,999	-0.72074	0.33556	-2.148	0.03172	*
new_income$150,000 or more	-0.45586	0.37661	-1.210	0.22611	
new_incomeRefused	0.26824	0.34676	0.774	0.43919	
new_raceBlack or African American	0.62025	0.19385	3.200	0.00138	**
new_raceHispanic or Latino	0.87899	0.15619	5.628	1.83e-08	***
new_raceAll Others	0.42729	0.26268	1.627	0.10382	
childrenNo	0.13347	0.15655	0.853	0.39391	
educationHigh school or GED	-0.45071	0.38043	-1.185	0.23613	
educationTrade or vocational school	0.34367	0.40688	0.845	0.39830	
educationSome college	-0.70870	0.37759	-1.877	0.06053	.
educationBachelor's degree	-0.14495	0.38873	-0.373	0.70924	
educationMaster's degree	0.13446	0.43590	0.308	0.75772	
educationDoctoral or professional degree	0.50986	0.68915	0.740	0.45940	
rent_ownRent	0.72296	0.23069	3.134	0.00172	**
res_typDuplex/Triplex/Quadplex	0.99184	0.34782	2.852	0.00435	**
res_typApartment (rental)	0.28264	0.27799	1.017	0.30928	
res_typManufactured/Mobile Home	0.47631	0.25954	1.835	0.06647	.
res_typCondominium/Villa/Townhouse	0.51991	0.28002	1.857	0.06336	.
usaOutside USA	0.27873	0.21800	1.279	0.20104	

```
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 1618.9  on 1250  degrees of freedom
Residual deviance: 1410.3  on 1218  degrees of freedom
AIC: 1476.3
Number of Fisher Scoring iterations: 4
```

How important is it that you live in a community with a variety of retail and other business options (4 or 5- very important)

McFadden's Psuedo-R^2 = 0.0857

```
Call:
glm(formula = yes_imp_retail ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min      1Q   Median      3Q      Max
-2.7047  0.2949  0.5226  0.6689  1.5786

Coefficients:
```

	Estimate	Std. Error	z value	Pr(>|z|)	
(Intercept)	-0.328574	0.574916	-0.572	0.56765	
regionSouth	-0.051767	0.180498	-0.287	0.77427	
regionWest	0.472665	0.206982	2.284	0.02239	*
tenure2 to 4 years	-0.116243	0.397505	-0.292	0.76996	
tenure5 to 9 years	0.746738	0.372316	2.006	0.04489	*
tenure10 to 14 years	0.900635	0.367914	2.448	0.01437	*
tenure15 years or more	0.751360	0.352622	2.131	0.03311	*
age25 to 34	0.252537	0.294108	0.859	0.39053	
age35 to 44	-0.082079	0.301433	-0.272	0.78539	
age45 to 54	0.157430	0.299473	0.526	0.59910	
age55 to 64	0.024957	0.296982	0.084	0.93303	
age65 or older	0.260546	0.306996	0.849	0.39605	
new_income$25,000 to $49,999	0.543681	0.364096	1.493	0.13538	
new_income$50,000 to $99,999	1.106727	0.348246	3.178	0.00148	**
new_income$100,000 to $149,999	1.154779	0.366175	3.154	0.00161	**
new_income$150,000 or more	0.935351	0.414436	2.257	0.02401	*
new_incomeRefused	0.842581	0.382975	2.200	0.02780	*
new_raceBlack or African American	0.495860	0.240249	2.064	0.03902	*
new_raceHispanic or Latino	0.596599	0.197253	3.025	0.00249	**
new_raceAll Others	-0.007645	0.303930	-0.025	0.97993	
childrenNo	-0.050903	0.184694	-0.276	0.78285	
educationHigh school or GED	-0.737157	0.447693	-1.647	0.09965	.
educationTrade or vocational school	-0.403335	0.500554	-0.806	0.42037	
educationSome college	-0.433262	0.451244	-0.960	0.33698	
educationBachelor's degree	-0.080237	0.465749	-0.172	0.86322	
educationMaster's degree	-0.597246	0.518333	-1.152	0.24922	
educationDoctoral or professional degree	-0.206402	0.830549	-0.249	0.80374	
rent_ownRent	0.281955	0.296481	0.951	0.34160	
res_typDuplex/Triplex/Quadplex	-0.234142	0.412169	-0.568	0.56999	
res_typApartment (rental)	1.401860	0.438622	3.196	0.00139	**
res_typManufactured/Mobile Home	0.680287	0.346929	1.961	0.04989	*
res_typCondominium/Villa/Townhouse	0.050697	0.345235	0.147	0.88325	
usaOutside USA	-0.249502	0.241195	-1.034	0.30093	

```
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 1193.9  on 1250  degrees of freedom
Residual deviance: 1091.5  on 1218  degrees of freedom
AIC: 1157.5

Number of Fisher Scoring iterations: 5
```

Which of the following is least important to you when considering your choice of where to live? (Commute)

McFadden's Psuedo-R^2 = 0.0915

```
Call:
glm(formula = yes_trilemma_commute ~ region + tenure + age +
    new_income + new_race + children + education + rent_own +
    res_typ + usa, family = "binomial", data = b)

Deviance Residuals:
    Min      1Q   Median      3Q      Max
-2.2949  -1.1132   0.7038   0.9004   1.7536

Coefficients:
                                        Estimate Std. Error z value Pr(>|z|)
(Intercept)                            -0.274436   0.516485  -0.531  0.59517
regionSouth                             0.157478   0.154709   1.018  0.30873
regionWest                             -0.088383   0.159451  -0.554  0.57938
tenure2 to 4 years                      0.754378   0.387906   1.945  0.05181 .
tenure5 to 9 years                      0.669443   0.347443   1.927  0.05401 .
tenure10 to 14 years                    0.969538   0.343687   2.821  0.00479 **
tenure15 years or more                  0.805334   0.335340   2.402  0.01633 *
age25 to 34                            -0.063212   0.229313  -0.276  0.78281
age35 to 44                            -0.266700   0.236699  -1.127  0.25985
age45 to 54                             0.097249   0.235387   0.413  0.67950
age55 to 64                            -0.021531   0.239951  -0.090  0.92850
age65 or older                          1.137100   0.268285   4.238 2.25e-05 ***
new_income$25,000 to $49,999            0.309574   0.331868   0.933  0.35091
new_income$50,000 to $99,999            0.357209   0.311739   1.146  0.25185
new_income$100,000 to $149,999          0.514311   0.327094   1.572  0.11587
new_income$150,000 or more              0.441469   0.368278   1.199  0.23063
new_incomeRefused                       0.059544   0.342402   0.174  0.86194
new_raceBlack or African American       0.116077   0.187887   0.618  0.53670
new_raceHispanic or Latino              0.203346   0.153471   1.325  0.18518
new_raceAll Others                     -0.103255   0.255886  -0.404  0.68657
childrenNo                              0.112993   0.150782   0.749  0.45363
educationHigh school or GED            -0.343680   0.368566  -0.932  0.35109
educationTrade or vocational school    -0.347403   0.400038  -0.868  0.38516
educationSome college                  -0.058238   0.367464  -0.158  0.87407
educationBachelor's degree             -0.118736   0.379661  -0.313  0.75448
educationMaster's degree               -0.975297   0.425777  -2.291  0.02198 *
educationDoctoral or professional degree -1.013667  0.678143  -1.495  0.13497
rent_ownRent                           -0.502821   0.226236  -2.223  0.02625 *
res_typDuplex/Triplex/Quadplex         -0.691545   0.335492  -2.061  0.03928 *
res_typApartment (rental)              -0.676276   0.272400  -2.483  0.01304 *
res_typManufactured/Mobile Home         0.008751   0.262510   0.033  0.97341
res_typCondominium/Villa/Townhouse     -0.551140   0.278512  -1.979  0.04783 *
usaOutside USA                         -0.308682   0.208034  -1.484  0.13786
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 1642.3  on 1250  degrees of freedom
Residual deviance: 1491.9  on 1218  degrees of freedom
AIC: 1557.9

Number of Fisher Scoring iterations: 4
```

Which of the following is least important to you when considering your choice of where to live? (Affordability)

McFadden's Psuedo-R^2 = 0.0803

```
Call:
glm(formula = yes_trilemma_afford ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min       1Q   Median       3Q      Max
-1.2853  -0.5960  -0.4627  -0.3051   2.6562

Coefficients:
                                        Estimate Std. Error z value Pr(>|z|)
(Intercept)                             -1.53089    0.72593  -2.109   0.0350 *
regionSouth                             -0.50531    0.21044  -2.401   0.0163 *
regionWest                              -0.20498    0.20994  -0.976   0.3289
tenure2 to 4 years                      -0.18789    0.51205  -0.367   0.7137
tenure5 to 9 years                      -0.07270    0.45050  -0.161   0.8718
tenure10 to 14 years                    -0.39714    0.44833  -0.886   0.3757
tenure15 years or more                  -0.17677    0.43208  -0.409   0.6825
age25 to 34                              0.04996    0.32778   0.152   0.8789
age35 to 44                              0.24445    0.33009   0.741   0.4590
age45 to 54                              0.11129    0.32682   0.341   0.7335
age55 to 64                              0.41049    0.33063   1.242   0.2144
age65 or older                          -0.75464    0.39191  -1.926   0.0542 .
new_income$25,000 to $49,999             0.63186    0.55586   1.137   0.2557
new_income$50,000 to $99,999             0.58687    0.53076   1.106   0.2689
new_income$100,000 to $149,999           0.69268    0.54164   1.279   0.2010
new_income$150,000 or more               0.86684    0.56801   1.526   0.1270
new_incomeRefused                        1.05966    0.54840   1.932   0.0533 .
new_raceBlack or African American        0.13290    0.25465   0.522   0.6018
new_raceHispanic or Latino               0.12576    0.20661   0.609   0.5427
new_raceAll Others                       0.27033    0.32625   0.829   0.4073
childrenNo                              -0.13823    0.20454  -0.676   0.4992
educationHigh school or GED             -0.59140    0.48676  -1.215   0.2244
educationTrade or vocational school     -0.20237    0.51376  -0.394   0.6936
educationSome college                   -0.84122    0.47938  -1.755   0.0793 .
educationBachelor's degree              -0.50031    0.48904  -1.023   0.3063
educationMaster's degree                 0.40192    0.52150   0.771   0.4409
educationDoctoral or professional degree 0.22734    0.77761   0.292   0.7700
rent_ownRent                            -0.68990    0.34243  -2.015   0.0439 *
res_typDuplex/Triplex/Quadplex          -0.07024    0.50798  -0.138   0.8900
res_typApartment (rental)               -0.47983    0.46530  -1.031   0.3024
res_typManufactured/Mobile Home          0.10368    0.33068   0.314   0.7539
res_typCondominium/Villa/Townhouse       0.23012    0.35698   0.645   0.5192
usaOutside USA                           0.31958    0.26334   1.214   0.2249
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 1027.1  on 1250  degrees of freedom
Residual deviance:  944.7  on 1218  degrees of freedom
AIC: 1010.7

Number of Fisher Scoring iterations: 5
```

Which of the following is least important to you when considering your choice of where to live? (Size)

McFadden's Psuedo-R^2 = 0.1479

```
Call:
glm(formula = yes_trilemma_size ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min       1Q   Median       3Q      Max
-1.7573  -0.6352  -0.5021  -0.2967   2.4098

Coefficients:
                                          Estimate Std. Error z value Pr(>|z|)
(Intercept)                               -0.61918    0.57100  -1.084 0.278196
regionSouth                                0.16979    0.18654   0.910 0.362734
regionWest                                 0.27707    0.19227   1.441 0.149572
tenure2 to 4 years                        -0.82770    0.42631  -1.942 0.052191 .
tenure5 to 9 years                        -0.80377    0.37675  -2.133 0.032888 *
tenure10 to 14 years                      -0.96647    0.37413  -2.583 0.009789 **
tenure15 years or more                    -0.91111    0.36370  -2.505 0.012242 *
age25 to 34                                0.07146    0.26270   0.272 0.785613
age35 to 44                                0.19036    0.27086   0.703 0.482182
age45 to 54                               -0.18277    0.27654  -0.661 0.508658
age55 to 64                               -0.30236    0.28564  -1.059 0.289809
age65 or older                            -1.08890    0.32174  -3.384 0.000713 ***
new_income$25,000 to $49,999              -0.64539    0.36335  -1.776 0.075694 .
new_income$50,000 to $99,999              -0.68755    0.34097  -2.016 0.043755 *
new_income$100,000 to $149,999            -1.01791    0.36526  -2.787 0.005323 **
new_income$150,000 or more                -1.16987    0.43760  -2.673 0.007509 **
new_incomeRefused                         -0.65190    0.38260  -1.704 0.088407 .
new_raceBlack or African American         -0.26905    0.22468  -1.197 0.231125
new_raceHispanic or Latino                -0.39910    0.18509  -2.156 0.031059 *
new_raceAll Others                        -0.07650    0.30099  -0.254 0.799367
childrenNo                                -0.08040    0.17751  -0.453 0.650585
educationHigh school or GED                0.83976    0.42979   1.954 0.050713 .
educationTrade or vocational school        0.57353    0.47584   1.205 0.228081
educationSome college                      0.61651    0.43317   1.423 0.154661
educationBachelor's degree                 0.47616    0.45047   1.057 0.290501
educationMaster's degree                   0.73411    0.52402   1.401 0.161236
educationDoctoral or professional degree   1.09960    0.81096   1.356 0.175128
rent_ownRent                               1.03367    0.24770   4.173 3.01e-05 ***
res_typDuplex/Triplex/Quadplex             0.76874    0.35710   2.153 0.031338 *
res_typApartment (rental)                  0.87538    0.29171   3.001 0.002692 **
res_typManufactured/Mobile Home           -0.10665    0.33328  -0.320 0.748979
res_typCondominium/Villa/Townhouse         0.59479    0.31575   1.884 0.059602 .
usaOutside USA                             0.13585    0.25580   0.531 0.595354
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 1325.3  on 1250  degrees of freedom
Residual deviance: 1129.2  on 1218  degrees of freedom
AIC: 1195.2

Number of Fisher Scoring iterations: 5
```

How long is your typical commute to work? (Short Commutes – Less than 15 minutes)

McFadden's Psuedo-R^2 = 0.1336

```
Call:
glm(formula = yes_commute_short ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min       1Q   Median       3Q      Max
-1.2390  -0.5204  -0.3715  -0.1537   3.0474

Coefficients:
                                         Estimate Std. Error z value Pr(>|z|)
(Intercept)                              -2.82438    0.80483  -3.509 0.000449 ***
regionSouth                               0.10834    0.24930   0.435 0.663865
regionWest                                0.47834    0.24281   1.970 0.048839 *
tenure2 to 4 years                        0.07013    0.54705   0.128 0.897990
tenure5 to 9 years                       -0.37017    0.50437  -0.734 0.462999
tenure10 to 14 years                     -0.52503    0.50389  -1.042 0.297434
tenure15 years or more                   -0.03206    0.48287  -0.066 0.947064
age25 to 34                               0.11222    0.30252   0.371 0.710661
age35 to 44                              -0.59293    0.35320  -1.679 0.093206 .
age45 to 54                              -0.35966    0.33028  -1.089 0.276168
age55 to 64                              -0.50276    0.33517  -1.500 0.133610
age65 or older                           -3.24943    0.76104  -4.270 1.96e-05 ***
new_income$25,000 to $49,999             -0.03453    0.49000  -0.070 0.943816
new_income$50,000 to $99,999              0.10550    0.46064   0.229 0.818848
new_income$100,000 to $149,999            0.11973    0.48464   0.247 0.804873
new_income$150,000 or more               -0.56674    0.60505  -0.937 0.348924
new_incomeRefused                         0.04166    0.52474   0.079 0.936720
new_raceBlack or African American        -0.06521    0.28882  -0.226 0.821361
new_raceHispanic or Latino                0.11599    0.22893   0.507 0.612400
new_raceAll Others                       -0.22740    0.39421  -0.577 0.564052
childrenNo                                0.36456    0.21724   1.678 0.093322 .
educationHigh school or GED               0.60551    0.61663   0.982 0.326122
educationTrade or vocational school       1.50227    0.64413   2.332 0.019688 *
educationSome college                     0.59151    0.61189   0.967 0.333695
educationBachelor's degree                0.58595    0.63857   0.918 0.358831
educationMaster's degree                  1.78767    0.68697   2.602 0.009262 **
educationDoctoral or professional degree -13.11652  604.95079  -0.022 0.982702
rent_ownRent                              0.56896    0.34387   1.655 0.098008 .
res_typDuplex/Triplex/Quadplex            0.72518    0.45438   1.596 0.110493
res_typApartment (rental)                 0.36429    0.39042   0.933 0.350782
res_typManufactured/Mobile Home          -1.05480    0.55874  -1.888 0.059050 .
res_typCondominium/Villa/Townhouse       -0.38879    0.48753  -0.797 0.425183
usaOutside USA                           -0.26855    0.36357  -0.739 0.460121
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 860.23  on 1250  degrees of freedom
Residual deviance: 745.32  on 1218  degrees of freedom
AIC: 811.32

Number of Fisher Scoring iterations: 15
```

How long is your typical commute to work? (Medium – 15 to 30 minutes)

McFadden's Psuedo-R^2 = 0.0832

```
Call:
glm(formula = yes_commute_medium ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min       1Q   Median       3Q      Max
-1.1776  -0.7590  -0.5782  -0.2559   2.7366

Coefficients:
                                          Estimate Std. Error z value Pr(>|z|)
(Intercept)                               -1.61319    0.62310  -2.589  0.00963 **
regionSouth                               -0.29008    0.18477  -1.570  0.11643
regionWest                                 0.30336    0.17733   1.711  0.08714 .
tenure2 to 4 years                        -0.81780    0.45211  -1.809  0.07047 .
tenure5 to 9 years                        -0.44787    0.39004  -1.148  0.25086
tenure10 to 14 years                      -0.31676    0.38203  -0.829  0.40703
tenure15 years or more                    -0.35929    0.37586  -0.956  0.33912
age25 to 34                                0.21562    0.24909   0.866  0.38670
age35 to 44                                0.48023    0.25276   1.900  0.05744 .
age45 to 54                               -0.38506    0.27008  -1.426  0.15394
age55 to 64                               -0.22978    0.27085  -0.848  0.39624
age65 or older                            -1.85822    0.38976  -4.768 1.86e-06 ***
new_income$25,000 to $49,999               0.14664    0.38775   0.378  0.70529
new_income$50,000 to $99,999               0.12657    0.36370   0.348  0.72784
new_income$100,000 to $149,999            -0.10967    0.38254  -0.287  0.77434
new_income$150,000 or more                -0.05406    0.43270  -0.125  0.90057
new_incomeRefused                          0.10801    0.40958   0.264  0.79200
new_raceBlack or African American          0.06296    0.21098   0.298  0.76538
new_raceHispanic or Latino                 0.16269    0.17263   0.942  0.34598
new_raceAll Others                        -0.25017    0.31823  -0.786  0.43179
childrenNo                                -0.06725    0.17269  -0.389  0.69694
educationHigh school or GED                0.75772    0.47659   1.590  0.11186
educationTrade or vocational school        0.50570    0.51624   0.980  0.32729
educationSome college                      0.76871    0.47331   1.624  0.10435
educationBachelor's degree                 0.85282    0.48762   1.749  0.08030 .
educationMaster's degree                   0.57574    0.55353   1.040  0.29828
educationDoctoral or professional degree   0.67237    0.84112   0.799  0.42407
rent_ownRent                              -0.16320    0.27107  -0.602  0.54714
res_typDuplex/Triplex/Quadplex             0.56428    0.37278   1.514  0.13010
res_typApartment (rental)                  0.46861    0.31692   1.479  0.13923
res_typManufactured/Mobile Home           -0.02287    0.32518  -0.070  0.94392
res_typCondominium/Villa/Townhouse         0.20675    0.31955   0.647  0.51763
usaOutside USA                            -0.24407    0.26200  -0.932  0.35155
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 1305.0  on 1250  degrees of freedom
Residual deviance: 1196.4  on 1218  degrees of freedom
AIC: 1262.4
Number of Fisher Scoring iterations: 5
```

How long is your typical commute to work? (Long – More than 30 minutes)

McFadden's Psuedo-R^2 = 0.1357

```
Call:
glm(formula = yes_commute_long ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min      1Q   Median      3Q      Max
-1.6576  -0.8555  -0.5571   1.0725   2.8646

Coefficients:
                                            Estimate Std. Error z value Pr(>|z|)
(Intercept)                                 -1.50368    0.61300  -2.453  0.01417 *
regionSouth                                  0.10961    0.16445   0.667  0.50508
regionWest                                  -0.37949    0.17842  -2.127  0.03343 *
tenure2 to 4 years                           0.17255    0.45449   0.380  0.70420
tenure5 to 9 years                           0.42597    0.41104   1.036  0.30005
tenure10 to 14 years                         0.55328    0.40583   1.363  0.17277
tenure15 years or more                       0.27215    0.40064   0.679  0.49695
age25 to 34                                 -0.18223    0.23845  -0.764  0.44474
age35 to 44                                 -0.32679    0.24710  -1.322  0.18601
age45 to 54                                 -0.17192    0.24244  -0.709  0.47823
age55 to 64                                 -0.30857    0.25718  -1.200  0.23022
age65 or older                              -2.93185    0.49966  -5.868 4.42e-09 ***
new_income$25,000 to $49,999                 0.36485    0.41192   0.886  0.37576
new_income$50,000 to $99,999                 0.55805    0.38968   1.432  0.15212
new_income$100,000 to $149,999               0.76246    0.40264   1.894  0.05827 .
new_income$150,000 or more                   1.09998    0.44074   2.496  0.01257 *
new_incomeRefused                            0.10171    0.44015   0.231  0.81726
new_raceBlack or African American            0.26757    0.19900   1.345  0.17878
new_raceHispanic or Latino                   0.38274    0.16707   2.291  0.02197 *
new_raceAll Others                           0.58801    0.27127   2.168  0.03019 *
childrenNo                                  -0.48047    0.16411  -2.928  0.00341 **
educationHigh school or GED                 -0.16339    0.42613  -0.383  0.70139
educationTrade or vocational school         -0.03426    0.45759  -0.075  0.94031
educationSome college                        0.19459    0.42160   0.462  0.64440
educationBachelor's degree                  -0.21495    0.43904  -0.490  0.62441
educationMaster's degree                    -0.15039    0.49552  -0.304  0.76150
educationDoctoral or professional degree     1.22069    0.75966   1.607  0.10808
rent_ownRent                                -0.05493    0.26380  -0.208  0.83505
res_typDuplex/Triplex/Quadplex              -0.59837    0.41839  -1.430  0.15267
res_typApartment (rental)                    0.22846    0.30918   0.739  0.45995
res_typManufactured/Mobile Home              0.87003    0.27054   3.216  0.00130 **
res_typCondominium/Villa/Townhouse          -0.59551    0.37620  -1.583  0.11343
usaOutside USA                               0.19420    0.22689   0.856  0.39204
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 1467.7  on 1250  degrees of freedom
Residual deviance: 1268.4  on 1218  degrees of freedom
AIC: 1334.4

Number of Fisher Scoring iterations: 6
```

How long is your typical commute to work? (Work from Home)

McFadden's Psuedo-R^2 = 0.0582

```
Call:
glm(formula = yes_commute_wfh ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min       1Q    Median       3Q      Max
-1.3270  -0.6298  -0.4991  -0.3463   2.6110

Coefficients:
                                            Estimate Std. Error z value Pr(>|z|)
(Intercept)                                 -0.677283   0.621776  -1.089   0.2760
regionSouth                                 -0.158465   0.198914  -0.797   0.4257
regionWest                                   0.106374   0.203443   0.523   0.6011
tenure2 to 4 years                           0.293576   0.446540   0.657   0.5109
tenure5 to 9 years                          -0.613845   0.424678  -1.445   0.1483
tenure10 to 14 years                        -0.407832   0.409591  -0.996   0.3194
tenure15 years or more                      -0.344102   0.397890  -0.865   0.3871
age25 to 34                                 -0.073567   0.305870  -0.241   0.8099
age35 to 44                                  0.168053   0.306500   0.548   0.5835
age45 to 54                                  0.456707   0.293014   1.559   0.1191
age55 to 64                                 -0.120363   0.319185  -0.377   0.7061
age65 or older                              -1.063379   0.386235  -2.753   0.0059 **
new_income$25,000 to $49,999               -0.081759   0.429987  -0.190   0.8492
new_income$50,000 to $99,999               -0.293443   0.405079  -0.724   0.4688
new_income$100,000 to $149,999              0.049706   0.412952   0.120   0.9042
new_income$150,000 or more                 -0.032888   0.461620  -0.071   0.9432
new_incomeRefused                           0.009047   0.434816   0.021   0.9834
new_raceBlack or African American           0.038776   0.233373   0.166   0.8680
new_raceHispanic or Latino                 -0.365407   0.205847  -1.775   0.0759 .
new_raceAll Others                          0.117381   0.320118   0.367   0.7139
childrenNo                                  -0.014368   0.190532  -0.075   0.9399
educationHigh school or GED                 -0.517480   0.448551  -1.154   0.2486
educationTrade or vocational school         -0.453460   0.494413  -0.917   0.3591
educationSome college                       -0.449708   0.440118  -1.022   0.3069
educationBachelor's degree                  -0.207985   0.449402  -0.463   0.6435
educationMaster's degree                    -0.498940   0.522547  -0.955   0.3397
educationDoctoral or professional degree    -1.467823   1.158449  -1.267   0.2051
rent_ownRent                                 0.271912   0.290391   0.936   0.3491
res_typDuplex/Triplex/Quadplex             -0.857900   0.503315  -1.705   0.0883 .
res_typApartment (rental)                   -0.675729   0.374450  -1.805   0.0711 .
res_typManufactured/Mobile Home            -0.238058   0.345605  -0.689   0.4909
res_typCondominium/Villa/Townhouse         -0.278484   0.391087  -0.712   0.4764
usaOutside USA                               0.289971   0.253005   1.146   0.2518
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 1079.4  on 1250  degrees of freedom
Residual deviance: 1016.5  on 1218  degrees of freedom
AIC: 1082.5
Number of Fisher Scoring iterations: 5
```

How long is your typical commute to work? (Retired)
McFadden's Psuedo-R^2 = 0.4560

```
Call:
glm(formula = yes_commute_retired ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min      1Q   Median      3Q      Max
-2.6319  -0.4475  -0.2776  -0.1051   2.9621

Coefficients:
                                        Estimate Std. Error z value Pr(>|z|)
(Intercept)                             -1.98363    0.83708  -2.370 0.017802 *
regionSouth                              0.24317    0.23094   1.053 0.292367
regionWest                              -0.51584    0.25645  -2.011 0.044276 *
tenure2 to 4 years                       0.98605    0.68464   1.440 0.149802
tenure5 to 9 years                       1.36149    0.62928   2.164 0.030498 *
tenure10 to 14 years                     0.96106    0.62308   1.542 0.122969
tenure15 years or more                   0.90284    0.61210   1.475 0.140214
age25 to 34                              0.12425    0.45265   0.274 0.783708
age35 to 44                             -0.04192    0.51403  -0.082 0.935010
age45 to 54                              0.86962    0.42852   2.029 0.042423 *
age55 to 64                              1.56725    0.39996   3.919 8.91e-05 ***
age65 or older                           4.46037    0.42741  10.436  < 2e-16 ***
new_income$25,000 to $49,999            -0.40580    0.47477  -0.855 0.392698
new_income$50,000 to $99,999            -0.54666    0.44094  -1.240 0.215061
new_income$100,000 to $149,999          -1.05278    0.47006  -2.240 0.025113 *
new_income$150,000 or more              -1.18001    0.55662  -2.120 0.034011 *
new_incomeRefused                       -0.25684    0.47073  -0.546 0.585323
new_raceBlack or African American       -0.54286    0.31851  -1.704 0.088315 .
new_raceHispanic or Latino              -0.49806    0.23008  -2.165 0.030410 *
new_raceAll Others                      -0.54915    0.42998  -1.277 0.201544
childrenNo                               0.84523    0.23706   3.565 0.000363 ***
educationHigh school or GED             -0.48962    0.51891  -0.944 0.345401
educationTrade or vocational school     -1.57640    0.59456  -2.651 0.008017 **
educationSome college                   -1.21651    0.52153  -2.333 0.019670 *
educationBachelor's degree              -1.04381    0.53479  -1.952 0.050962 .
educationMaster's degree                -1.51823    0.64106  -2.368 0.017869 *
educationDoctoral or professional degree -1.79722   1.33412  -1.347 0.177940
rent_ownRent                            -0.90460    0.39738  -2.276 0.022823 *
res_typDuplex/Triplex/Quadplex           0.21856    0.55921   0.391 0.695921
res_typApartment (rental)               -0.77333    0.50613  -1.528 0.126533
res_typManufactured/Mobile Home         -0.71404    0.42130  -1.695 0.090100 .
res_typCondominium/Villa/Townhouse       0.96268    0.40971   2.350 0.018790 *
usaOutside USA                          -0.04595    0.31930  -0.144 0.885560
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 1378.25  on 1250  degrees of freedom
Residual deviance:  749.72  on 1218  degrees of freedom
AIC: 815.72

Number of Fisher Scoring iterations: 6
```

If it were available or more convenient, would you take public transit to work? (Yes)

McFadden's Psuedo-R^2 = 0.0985

```
Call:
glm(formula = yes_would_transit ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min       1Q   Median       3Q      Max
-1.3224  -0.5699  -0.4328  -0.2812   2.9083

Coefficients:
                                        Estimate Std. Error z value Pr(>|z|)
(Intercept)                             -1.68089    0.66230  -2.538 0.011150 *
regionSouth                             -0.03925    0.21543  -0.182 0.855424
regionWest                               0.12207    0.22434   0.544 0.586371
tenure2 to 4 years                      -0.67601    0.49993  -1.352 0.176306
tenure5 to 9 years                      -0.51247    0.42751  -1.199 0.230634
tenure10 to 14 years                    -0.60567    0.42536  -1.424 0.154475
tenure15 years or more                  -0.67264    0.41331  -1.627 0.103644
age25 to 34                              0.03773    0.30040   0.126 0.900063
age35 to 44                              0.57183    0.29996   1.906 0.056604 .
age45 to 54                             -0.04663    0.31025  -0.150 0.880539
age55 to 64                             -0.55323    0.34027  -1.626 0.103979
age65 or older                          -1.61718    0.44149  -3.663 0.000249 ***
new_income$25,000 to $49,999             0.05201    0.40877   0.127 0.898751
new_income$50,000 to $99,999            -0.16927    0.39368  -0.430 0.667222
new_income$100,000 to $149,999          -0.44525    0.42220  -1.055 0.291603
new_income$150,000 or more              -0.69104    0.50717  -1.363 0.173022
new_incomeRefused                       -0.24307    0.44871  -0.542 0.588029
new_raceBlack or African American       -0.25216    0.27387  -0.921 0.357189
new_raceHispanic or Latino               0.05784    0.21106   0.274 0.784038
new_raceAll Others                       0.55899    0.30989   1.804 0.071254 .
childrenNo                               0.23129    0.20440   1.132 0.257829
educationHigh school or GED              0.73707    0.48507   1.520 0.128633
educationTrade or vocational school      0.88183    0.52079   1.693 0.090411 .
educationSome college                    0.05581    0.49962   0.112 0.911064
educationBachelor's degree               0.13116    0.52216   0.251 0.801664
educationMaster's degree                 0.82947    0.58206   1.425 0.154137
educationDoctoral or professional degree 0.66759    0.94626   0.706 0.480499
rent_ownRent                             0.44382    0.29404   1.509 0.131201
res_typDuplex/Triplex/Quadplex           0.20980    0.42541   0.493 0.621899
res_typApartment (rental)                0.08150    0.35315   0.231 0.817479
res_typManufactured/Mobile Home          0.86823    0.30789   2.820 0.004804 **
res_typCondominium/Villa/Townhouse      -0.06635    0.42289  -0.157 0.875317
usaOutside USA                          -0.08184    0.30364  -0.270 0.787523
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 983.22  on 1250  degrees of freedom
Residual deviance: 886.40  on 1218  degrees of freedom
AIC: 952.4
Number of Fisher Scoring iterations: 6
```

Several communities are experiencing widespread development outside city centers, usually on previously undeveloped land. Do you believe that this is an issue for Hillsborough County? (Yes)

McFadden's Psuedo-R^2 = 0.0985

```
Call:
glm(formula = sprawl ~ region + tenure + age + new_income + new_race +
    children + education + rent_own + res_typ + usa, family = "binomial",
    data = b)

Deviance Residuals:
    Min      1Q    Median      3Q      Max
-2.1524  -1.0477   0.6179   0.7809   1.8757

Coefficients:
                                          Estimate Std. Error z value Pr(>|z|)
(Intercept)                              -0.076458   0.522995  -0.146 0.883769
regionSouth                              -0.006634   0.164419  -0.040 0.967815
regionWest                               -0.173315   0.170528  -1.016 0.309466
tenure2 to 4 years                       -0.279398   0.386162  -0.724 0.469358
tenure5 to 9 years                        0.361253   0.350486   1.031 0.302672
tenure10 to 14 years                      0.546896   0.347113   1.576 0.115128
tenure15 years or more                    0.941040   0.340874   2.761 0.005768 **
age25 to 34                              -0.193043   0.252166  -0.766 0.443951
age35 to 44                              -0.173908   0.261175  -0.666 0.505494
age45 to 54                              -0.405031   0.255259  -1.587 0.112570
age55 to 64                              -0.029198   0.265393  -0.110 0.912396
age65 or older                            0.066113   0.270757   0.244 0.807093
new_income$25,000 to $49,999              0.714463   0.326241   2.190 0.028525 *
new_income$50,000 to $99,999              1.291854   0.309936   4.168 3.07e-05 ***
new_income$100,000 to $149,999           1.153601   0.325598   3.543 0.000396 ***
new_income$150,000 or more                0.834668   0.366284   2.279 0.022682 *
new_incomeRefused                        -0.053341   0.334573  -0.159 0.873330
new_raceBlack or African American        -0.209694   0.200617  -1.045 0.295909
new_raceHispanic or Latino               -0.072512   0.164966  -0.440 0.660259
new_raceAll Others                       -0.486164   0.267941  -1.814 0.069609 .
childrenNo                               -0.169147   0.160182  -1.056 0.290983
educationHigh school or GED              -0.379894   0.366624  -1.036 0.300111
educationTrade or vocational school       0.235634   0.411162   0.573 0.566583
educationSome college                     0.174793   0.367740   0.475 0.634562
educationBachelor's degree                0.003883   0.379916   0.010 0.991845
educationMaster's degree                 -0.357044   0.427440  -0.835 0.403544
educationDoctoral or professional degree -1.681897   0.704791  -2.386 0.017015 *
rent_ownRent                             -0.737368   0.241845  -3.049 0.002297 **
res_typDuplex/Triplex/Quadplex           -0.038032   0.346641  -0.110 0.912636
res_typApartment (rental)                 0.702667   0.298348   2.355 0.018513 *
res_typManufactured/Mobile Home           0.306036   0.299407   1.022 0.306714
res_typCondominium/Villa/Townhouse        0.100963   0.300693   0.336 0.737047
usaOutside USA                           -0.209353   0.222905  -0.939 0.347628
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)
```

```
    Null deviance: 1512.3  on 1250  degrees of freedom
Residual deviance: 1363.4  on 1218  degrees of freedom
AIC: 1429.4

Number of Fisher Scoring iterations: 4
```

Hillsborough County should discourage or limit new development to protect agricultural and environmental lands (Agree)

McFadden's Psuedo-R^2 = 0.0884

```
Call:
glm(formula = yes_ad_limit ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min      1Q   Median      3Q      Max
-3.1523  0.2455  0.3277  0.4405  1.0919

Coefficients:
                                          Estimate Std. Error z value Pr(>|z|)
(Intercept)                                2.97673    0.92684   3.212  0.00132 **
regionSouth                                0.04981    0.27105   0.184  0.85421
regionWest                                -0.05043    0.27781  -0.182  0.85595
tenure2 to 4 years                         0.37848    0.55479   0.682  0.49510
tenure5 to 9 years                         0.48591    0.49729   0.977  0.32852
tenure10 to 14 years                       0.57772    0.49781   1.161  0.24584
tenure15 years or more                     0.84731    0.48632   1.742  0.08146 .
age25 to 34                               -0.72584    0.39964  -1.816  0.06934 .
age35 to 44                               -0.12924    0.43950  -0.294  0.76871
age45 to 54                               -0.29090    0.43666  -0.666  0.50529
age55 to 64                               -0.41037    0.43274  -0.948  0.34298
age65 or older                             0.25169    0.49718   0.506  0.61269
new_income$25,000 to $49,999              1.03069    0.55840   1.846  0.06492 .
new_income$50,000 to $99,999              0.46607    0.46914   0.993  0.32049
new_income$100,000 to $149,999            1.17057    0.53183   2.201  0.02773 *
new_income$150,000 or more                0.20623    0.55474   0.372  0.71007
new_incomeRefused                          0.16214    0.51365   0.316  0.75226
new_raceBlack or African American         -0.67830    0.28949  -2.343  0.01913 *
new_raceHispanic or Latino                 0.11623    0.28505   0.408  0.68346
new_raceAll Others                        -0.07550    0.44681  -0.169  0.86582
childrenNo                                 0.05859    0.25512   0.230  0.81836
educationHigh school or GED               -1.57126    0.80748  -1.946  0.05167 .
educationTrade or vocational school       -1.21880    0.87744  -1.389  0.16482
educationSome college                     -1.14635    0.81399  -1.408  0.15904
educationBachelor's degree                -1.04236    0.82889  -1.258  0.20856
educationMaster's degree                  -1.72542    0.88141  -1.958  0.05028 .
educationDoctoral or professional degree  -1.94106    1.14291  -1.698  0.08944 .
rent_ownRent                              -1.01960    0.34825  -2.928  0.00341 **
res_typDuplex/Triplex/Quadplex             0.34371    0.52558   0.654  0.51314
res_typApartment (rental)                  1.03711    0.45154   2.297  0.02163 *
res_typManufactured/Mobile Home            1.42113    0.75924   1.872  0.06124 .
res_typCondominium/Villa/Townhouse        -0.33483    0.41657  -0.804  0.42152
usaOutside USA                             0.15511    0.39932   0.388  0.69769
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 692.19  on 1250  degrees of freedom
Residual deviance: 631.02  on 1218  degrees of freedom
AIC: 697.02
Number of Fisher Scoring iterations: 6
```

Hillsborough County should encourage each part of the county to have its own   community identity (Agree)

McFadden's Psuedo-R^2 = 0.0391

```
Call:
glm(formula = yes_ad_identity ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min      1Q    Median      3Q      Max
-2.1364  -1.2687   0.6929   0.8209   1.6443

Coefficients:
                                          Estimate Std. Error z value Pr(>|z|)
(Intercept)                              -0.401512   0.522661  -0.768  0.44236
regionSouth                               0.291305   0.158494   1.838  0.06607 .
regionWest                                0.285103   0.167104   1.706  0.08798 .
tenure2 to 4 years                        0.532015   0.379835   1.401  0.16132
tenure5 to 9 years                        0.606061   0.340405   1.780  0.07501 .
tenure10 to 14 years                      0.980945   0.338335   2.899  0.00374 **
tenure15 years or more                    0.870527   0.328740   2.648  0.00810 **
age25 to 34                               0.396333   0.251479   1.576  0.11502
age35 to 44                              -0.017499   0.252947  -0.069  0.94484
age45 to 54                              -0.059827   0.248410  -0.241  0.80968
age55 to 64                              -0.239042   0.250579  -0.954  0.34010
age65 or older                            0.183345   0.261493   0.701  0.48321
new_income$25,000 to $49,999             -0.321075   0.355351  -0.904  0.36624
new_income$50,000 to $99,999             -0.176309   0.336624  -0.524  0.60045
new_income$100,000 to $149,999           -0.311246   0.349576  -0.890  0.37328
new_income$150,000 or more               -0.104250   0.394021  -0.265  0.79133
new_incomeRefused                        -0.692665   0.361128  -1.918  0.05510 .
new_raceBlack or African American         0.164981   0.197218   0.837  0.40285
new_raceHispanic or Latino                0.365558   0.162192   2.254  0.02420 *
new_raceAll Others                        0.210815   0.274043   0.769  0.44173
childrenNo                                0.064202   0.158252   0.406  0.68497
educationHigh school or GED               0.219868   0.371883   0.591  0.55437
educationTrade or vocational school       0.413951   0.411476   1.006  0.31441
educationSome college                     0.433516   0.369948   1.172  0.24126
educationBachelor's degree                0.626290   0.383315   1.634  0.10228
educationMaster's degree                  0.319913   0.432407   0.740  0.45940
educationDoctoral or professional degree  0.001566   0.687980   0.002  0.99818
rent_ownRent                             -0.243391   0.246328  -0.988  0.32312
res_typDuplex/Triplex/Quadplex            0.389616   0.373619   1.043  0.29703
res_typApartment (rental)                 0.385209   0.298001   1.293  0.19614
res_typManufactured/Mobile Home           0.933923   0.320924   2.910  0.00361 **
res_typCondominium/Villa/Townhouse       -0.325328   0.281386  -1.156  0.24761
usaOutside USA                           -0.145339   0.216880  -0.670  0.50277
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 1473.5  on 1250  degrees of freedom
Residual deviance: 1415.9  on 1218  degrees of freedom
AIC: 1481.9
Number of Fisher Scoring iterations: 4
```

Infrastructure and services have generally kept up with the levels of growth in Hillsborough County over the past decade (Agree)

McFadden's Psuedo-R^2 = 0.0704

```
Call:
glm(formula = yes_ad_infrastructure ~ region + tenure + age +
    new_income + new_race + children + education + rent_own +
    res_typ + usa, family = "binomial", data = b)

Deviance Residuals:
    Min      1Q   Median      3Q      Max
-1.7730  -0.8752  -0.6745   1.1943   2.1497

Coefficients:
```

	Estimate	Std. Error	z value	Pr(>|z|)	
(Intercept)	-0.75183	0.55776	-1.348	0.177670	
regionSouth	0.14900	0.16019	0.930	0.352289	
regionWest	0.62895	0.16294	3.860	0.000113	***
tenure2 to 4 years	0.95095	0.44947	2.116	0.034371	*
tenure5 to 9 years	0.80328	0.41650	1.929	0.053773	.
tenure10 to 14 years	0.48042	0.41314	1.163	0.244898	
tenure15 years or more	0.73918	0.40500	1.825	0.067984	.
age25 to 34	-0.00794	0.25333	-0.031	0.974995	
age35 to 44	0.36070	0.25502	1.414	0.157241	
age45 to 54	0.42129	0.25097	1.679	0.093217	.
age55 to 64	0.20906	0.25849	0.809	0.418645	
age65 or older	0.74126	0.25540	2.902	0.003704	**
new_income$25,000 to $49,999	-0.25895	0.33028	-0.784	0.433007	
new_income$50,000 to $99,999	-0.64727	0.31135	-2.079	0.037627	*
new_income$100,000 to $149,999	-0.71543	0.32627	-2.193	0.028328	*
new_income$150,000 or more	-0.84064	0.37007	-2.272	0.023112	*
new_incomeRefused	-0.15721	0.33818	-0.465	0.642013	
new_raceBlack or African American	-0.51724	0.20549	-2.517	0.011833	*
new_raceHispanic or Latino	-0.27400	0.15471	-1.771	0.076550	.
new_raceAll Others	-0.49807	0.28642	-1.739	0.082040	.
childrenNo	-0.01854	0.15749	-0.118	0.906310	
educationHigh school or GED	-0.77766	0.36324	-2.141	0.032285	*
educationTrade or vocational school	-1.12276	0.40402	-2.779	0.005454	**
educationSome college	-0.67415	0.35981	-1.874	0.060981	.
educationBachelor's degree	-0.41807	0.36986	-1.130	0.258325	
educationMaster's degree	-0.42345	0.42071	-1.007	0.314172	
educationDoctoral or professional degree	0.12096	0.66599	0.182	0.855874	
rent_ownRent	0.03662	0.23972	0.153	0.878605	
res_typDuplex/Triplex/Quadplex	-0.08131	0.35575	-0.229	0.819206	
res_typApartment (rental)	-0.12949	0.29391	-0.441	0.659529	
res_typManufactured/Mobile Home	0.30610	0.26526	1.154	0.248513	
res_typCondominium/Villa/Townhouse	0.75667	0.27104	2.792	0.005242	**
usaOutside USA	0.51415	0.20631	2.492	0.012697	*

```
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 1572.4  on 1250  degrees of freedom
Residual deviance: 1461.8  on 1218  degrees of freedom
AIC: 1527.8
Number of Fisher Scoring iterations: 4
```

Do you feel that there are deficiencies with the following items compared to how the county has grown? Water (Yes)

McFadden's Psuedo-R^2 = 0.1022

```
Call:
glm(formula = def_water ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min      1Q   Median      3Q     Max
-2.6055  0.2994  0.4447  0.6012  1.3313

Coefficients:
                                           Estimate Std. Error z value Pr(>|z|)
(Intercept)                                 0.15557    0.72148   0.216  0.82928
regionSouth                                -0.17620    0.23789  -0.741  0.45889
regionWest                                  0.21524    0.29120   0.739  0.45983
tenure2 to 4 years                          0.11536    0.53622   0.215  0.82966
tenure5 to 9 years                          0.50037    0.47632   1.050  0.29349
tenure10 to 14 years                        0.64171    0.47086   1.363  0.17293
tenure15 years or more                      0.62810    0.45034   1.395  0.16310
age25 to 34                                 0.24186    0.40350   0.599  0.54891
age35 to 44                                -0.11808    0.40627  -0.291  0.77132
age45 to 54                                -0.29680    0.39761  -0.746  0.45539
age55 to 64                                -0.54433    0.39713  -1.371  0.17048
age65 or older                             -0.31535    0.44027  -0.716  0.47383
new_income$25,000 to $49,999               -0.01386    0.50792  -0.027  0.97823
new_income$50,000 to $99,999                0.71358    0.50005   1.427  0.15357
new_income$100,000 to $149,999             0.61361    0.51379   1.194  0.23237
new_income$150,000 or more                  0.14815    0.55991   0.265  0.79132
new_incomeRefused                           0.35744    0.54487   0.656  0.51182
new_raceBlack or African American          -0.27806    0.28304  -0.982  0.32590
new_raceHispanic or Latino                  0.42639    0.27366   1.558  0.11920
new_raceAll Others                         -0.25459    0.38023  -0.670  0.50313
childrenNo                                  0.31004    0.25725   1.205  0.22813
educationHigh school or GED                 0.35419    0.52886   0.670  0.50303
educationTrade or vocational school         1.02250    0.61117   1.673  0.09432 .
educationSome college                       1.16403    0.55259   2.106  0.03516 *
educationBachelor's degree                  0.44338    0.56234   0.788  0.43043
educationMaster's degree                    0.55788    0.64023   0.871  0.38356
educationDoctoral or professional degree    1.14576    1.24072   0.923  0.35577
rent_ownRent                               -0.67770    0.34378  -1.971  0.04869 *
res_typDuplex/Triplex/Quadplex              0.10509    0.50957   0.206  0.83660
res_typApartment (rental)                   1.34700    0.48940   2.752  0.00592 **
res_typManufactured/Mobile Home            -0.76238    0.37244  -2.047  0.04066 *
res_typCondominium/Villa/Townhouse         -0.18567    0.50557  -0.367  0.71343
usaOutside USA                              0.04767    0.36884   0.129  0.89716
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 712.74  on 847  degrees of freedom
Residual deviance: 639.87  on 815  degrees of freedom
  (403 observations deleted due to missingness)
AIC: 705.87

Number of Fisher Scoring iterations: 5
```

Do you feel that there are deficiencies with the following items compared to how the county has grown? Sewer (Yes)

McFadden's Psuedo-R^2 = 0.0828

```
Call:
glm(formula = def_sewer ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min       1Q    Median       3Q       Max
-2.5614    0.3501   0.4884    0.6027    1.7751

Coefficients:
                                            Estimate Std. Error z value Pr(>|z|)
(Intercept)                                  0.75481    0.73245   1.031   0.3028
regionSouth                                  0.05831    0.23559   0.248   0.8045
regionWest                                  -0.01186    0.26245  -0.045   0.9640
tenure2 to 4 years                          -0.26123    0.53474  -0.489   0.6252
tenure5 to 9 years                           0.29644    0.48538   0.611   0.5414
tenure10 to 14 years                         0.39124    0.47695   0.820   0.4120
tenure15 years or more                       0.41132    0.46174   0.891   0.3730
age25 to 34                                  0.44267    0.38991   1.135   0.2563
age35 to 44                                 -0.32094    0.37880  -0.847   0.3968
age45 to 54                                 -0.46115    0.37519  -1.229   0.2190
age55 to 64                                 -0.45718    0.37637  -1.215   0.2245
age65 or older                              -0.56938    0.40473  -1.407   0.1595
new_income$25,000 to $49,999                -0.21123    0.50781  -0.416   0.6774
new_income$50,000 to $99,999                 0.23195    0.49476   0.469   0.6392
new_income$100,000 to $149,999              0.80801    0.52536   1.538   0.1240
new_income$150,000 or more                   0.50302    0.57597   0.873   0.3825
new_incomeRefused                            0.73291    0.57321   1.279   0.2010
new_raceBlack or African American           -0.13683    0.27812  -0.492   0.6227
new_raceHispanic or Latino                   0.41199    0.25525   1.614   0.1065
new_raceAll Others                          -0.37198    0.36137  -1.029   0.3033
childrenNo                                   0.36178    0.24889   1.454   0.1461
educationHigh school or GED                 -0.20605    0.55996  -0.368   0.7129
educationTrade or vocational school          0.35490    0.62155   0.571   0.5680
educationSome college                        0.56914    0.57772   0.985   0.3245
educationBachelor's degree                   0.17641    0.59682   0.296   0.7675
educationMaster's degree                     0.07012    0.67126   0.104   0.9168
educationDoctoral or professional degree    -0.55790    1.05883  -0.527   0.5983
rent_ownRent                                -0.36267    0.34054  -1.065   0.2869
res_typDuplex/Triplex/Quadplex              -0.64909    0.46047  -1.410   0.1587
res_typApartment (rental)                    1.10536    0.45981   2.404   0.0162 *
res_typManufactured/Mobile Home             -0.20526    0.39275  -0.523   0.6012
res_typCondominium/Villa/Townhouse          -0.68009    0.44056  -1.544   0.1227
usaOutside USA                               0.24195    0.37502   0.645   0.5188
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 753.33  on 847  degrees of freedom
Residual deviance: 690.99  on 815  degrees of freedom
  (403 observations deleted due to missingness)
AIC: 756.99

Number of Fisher Scoring iterations: 5
```

Do you feel that there are deficiencies with the following items compared to how the county has grown? Roads (Yes)

McFadden's Psuedo-R^2 = 0.0831

```
Call:
glm(formula = def_roads ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min       1Q   Median       3Q      Max
-1.5279  -0.4959  -0.3770  -0.2937   2.7549

Coefficients:
                                            Estimate Std. Error z value Pr(>|z|)
(Intercept)                                 -1.12165    0.87285  -1.285  0.19878
regionSouth                                  0.41755    0.28304   1.475  0.14016
regionWest                                   0.29579    0.32167   0.920  0.35780
tenure2 to 4 years                          -0.42635    0.53070  -0.803  0.42176
tenure5 to 9 years                          -1.11932    0.48077  -2.328  0.01990 *
tenure10 to 14 years                        -1.53231    0.49621  -3.088  0.00201 **
tenure15 years or more                      -0.94674    0.44832  -2.112  0.03471 *
age25 to 34                                  0.19803    0.39310   0.504  0.61443
age35 to 44                                 -0.71107    0.48988  -1.452  0.14664
age45 to 54                                 -0.04714    0.42671  -0.110  0.91204
age55 to 64                                 -0.33437    0.43310  -0.772  0.44010
age65 or older                              -0.47451    0.49008  -0.968  0.33293
new_income$25,000 to $49,999               -0.56460    0.54922  -1.028  0.30395
new_income$50,000 to $99,999               -1.17015    0.53034  -2.206  0.02736 *
new_income$100,000 to $149,999             -0.66133    0.54102  -1.222  0.22156
new_income$150,000 or more                 -0.48221    0.64356  -0.749  0.45368
new_incomeRefused                          -0.65343    0.60217  -1.085  0.27787
new_raceBlack or African American          -0.04864    0.36792  -0.132  0.89482
new_raceHispanic or Latino                  0.35557    0.28654   1.241  0.21464
new_raceAll Others                          0.77800    0.40274   1.932  0.05339 .
childrenNo                                   0.06405    0.27608   0.232  0.81656
educationHigh school or GED                  0.17937    0.71838   0.250  0.80283
educationTrade or vocational school          0.71019    0.76269   0.931  0.35177
educationSome college                        0.46267    0.71432   0.648  0.51718
educationBachelor's degree                   0.29782    0.74390   0.400  0.68890
educationMaster's degree                    -0.06581    0.86759  -0.076  0.93953
educationDoctoral or professional degree     0.19078    1.40234   0.136  0.89179
rent_ownRent                                 0.67118    0.42107   1.594  0.11093
res_typDuplex/Triplex/Quadplex              -0.26843    0.62022  -0.433  0.66516
res_typApartment (rental)                   -0.19752    0.50345  -0.392  0.69482
res_typManufactured/Mobile Home             -0.97191    0.64786  -1.500  0.13357
res_typCondominium/Villa/Townhouse           0.64057    0.51829   1.236  0.21648
usaOutside USA                               0.02048    0.44183   0.046  0.96302
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 569.57  on 847  degrees of freedom
Residual deviance: 522.21  on 815  degrees of freedom
  (403 observations deleted due to missingness)
AIC: 588.21

Number of Fisher Scoring iterations: 5
```

Do you feel that there are deficiencies with the following items compared to how the county has grown? Fire and emergency services (Yes)

McFadden's Psuedo-R^2 = 0.0807

```
Call:
glm(formula = def_emerg ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min      1Q   Median      3Q      Max
-2.2905  -1.1338   0.6282   0.8294   1.9405
Coefficients:
                                           Estimate Std. Error z value Pr(>|z|)
(Intercept)                                 1.40691    0.70337   2.000  0.04547 *
regionSouth                                 0.26105    0.19572   1.334  0.18226
regionWest                                 -0.11988    0.20901  -0.574  0.56626
tenure2 to 4 years                         -0.45451    0.55002  -0.826  0.40860
tenure5 to 9 years                         -0.85103    0.48783  -1.745  0.08107 .
tenure10 to 14 years                       -0.35842    0.48658  -0.737  0.46136
tenure15 years or more                     -1.00000    0.47373  -2.111  0.03478 *
age25 to 34                                 0.08033    0.29491   0.272  0.78533
age35 to 44                                -0.01385    0.30903  -0.045  0.96425
age45 to 54                                 0.32910    0.30947   1.063  0.28758
age55 to 64                                -0.11438    0.30401  -0.376  0.70675
age65 or older                              0.51796    0.33972   1.525  0.12734
new_income$25,000 to $49,999              -0.45937    0.49589  -0.926  0.35426
new_income$50,000 to $99,999              -0.64969    0.47394  -1.371  0.17043
new_income$100,000 to $149,999            -0.44350    0.48991  -0.905  0.36532
new_income$150,000 or more                -0.85737    0.53049  -1.616  0.10606
new_incomeRefused                         -0.44291    0.53254  -0.832  0.40558
new_raceBlack or African American         -0.60168    0.22984  -2.618  0.00885 **
new_raceHispanic or Latino                -0.34442    0.19718  -1.747  0.08068 .
new_raceAll Others                         0.16346    0.34394   0.475  0.63460
childrenNo                                 -0.14662    0.20397  -0.719  0.47225
educationHigh school or GED                1.01447    0.50251   2.019  0.04351 *
educationTrade or vocational school        0.19668    0.52552   0.374  0.70821
educationSome college                      1.44922    0.50404   2.875  0.00404 **
educationBachelor's degree                 0.64322    0.51913   1.239  0.21533
educationMaster's degree                   0.53033    0.57443   0.923  0.35589
educationDoctoral or professional degree   2.09623    1.21930   1.719  0.08558 .
rent_ownRent                               0.64820    0.31946   2.029  0.04245 *
res_typDuplex/Triplex/Quadplex            -0.67218    0.44600  -1.507  0.13178
res_typApartment (rental)                 -0.70560    0.37114  -1.901  0.05728 .
res_typManufactured/Mobile Home           -0.18992    0.33182  -0.572  0.56708
res_typCondominium/Villa/Townhouse        -1.13661    0.40245  -2.824  0.00474 **
usaOutside USA                            -0.01467    0.30419  -0.048  0.96153
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 1023.18  on 847  degrees of freedom
Residual deviance:  940.65  on 815  degrees of freedom
  (403 observations deleted due to missingness)
AIC: 1006.6
Number of Fisher Scoring iterations: 4
```

Do you feel that there are deficiencies with the following items compared to how the county has grown? Police (Yes)

McFadden's Psuedo-R^2 = 0.0751

```
Call:
glm(formula = def_police ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min      1Q   Median      3Q      Max
-2.4227  -1.1574   0.6501   0.8223   1.7849

Coefficients:
                                         Estimate Std. Error z value Pr(>|z|)
(Intercept)                               1.70883    0.71654   2.385   0.0171 *
regionSouth                               0.32535    0.19439   1.674   0.0942 .
regionWest                               -0.16257    0.20605  -0.789   0.4301
tenure2 to 4 years                       -0.70702    0.55959  -1.263   0.2064
tenure5 to 9 years                       -0.82336    0.50455  -1.632   0.1027
tenure10 to 14 years                     -0.47029    0.50126  -0.938   0.3481
tenure15 years or more                   -1.20657    0.48715  -2.477   0.0133 *
age25 to 34                               0.27681    0.29675   0.933   0.3509
age35 to 44                               0.02482    0.30744   0.081   0.9357
age45 to 54                               0.02162    0.30107   0.072   0.9427
age55 to 64                              -0.16532    0.29923  -0.552   0.5806
age65 or older                            0.23286    0.32712   0.712   0.4766
new_income$25,000 to $49,999             -0.30767    0.47415  -0.649   0.5164
new_income$50,000 to $99,999             -0.20328    0.45313  -0.449   0.6537
new_income$100,000 to $149,999           0.04369    0.47112   0.093   0.9261
new_income$150,000 or more               -0.45556    0.51127  -0.891   0.3729
new_incomeRefused                        -0.42491    0.50596  -0.840   0.4010
new_raceBlack or African American        -0.47333    0.23024  -2.056   0.0398 *
new_raceHispanic or Latino               -0.38869    0.19442  -1.999   0.0456 *
new_raceAll Others                        0.35936    0.35148   1.022   0.3066
childrenNo                               -0.13867    0.20186  -0.687   0.4921
educationHigh school or GED               0.77099    0.51177   1.507   0.1319
educationTrade or vocational school      -0.19225    0.53401  -0.360   0.7188
educationSome college                     0.77251    0.51011   1.514   0.1299
educationBachelor's degree                0.20313    0.52712   0.385   0.7000
educationMaster's degree                 -0.15416    0.57753  -0.267   0.7895
educationDoctoral or professional degree  0.66359    1.00796   0.658   0.5103
rent_ownRent                              0.41002    0.30854   1.329   0.1839
res_typDuplex/Triplex/Quadplex           -0.59332    0.44457  -1.335   0.1820
res_typApartment (rental)                -0.50041    0.36248  -1.381   0.1674
res_typManufactured/Mobile Home          -0.55743    0.31838  -1.751   0.0800 .
res_typCondominium/Villa/Townhouse       -0.51273    0.41002  -1.250   0.2111
usaOutside USA                           -0.42696    0.28316  -1.508   0.1316
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 1033.6  on 847  degrees of freedom
Residual deviance:  956.0  on 815  degrees of freedom
  (403 observations deleted due to missingness)
AIC: 1022

Number of Fisher Scoring iterations: 4
```

Do you feel that there are deficiencies with the following items compared to how the county has grown? Libraries and community centers (Yes)

McFadden's Psuedo-R^2 = 0.0655

```
Call:
glm(formula = def_library ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min       1Q   Median       3Q      Max
-2.3548   0.3494   0.4687   0.5919   1.3086
Coefficients:
                                        Estimate Std. Error z value Pr(>|z|)
(Intercept)                             1.814188   0.812178   2.234  0.02550 *
regionSouth                             0.188981   0.238701   0.792  0.42853
regionWest                              0.144875   0.272313   0.532  0.59471
tenure2 to 4 years                     -0.872695   0.601123  -1.452  0.14656
tenure5 to 9 years                     -0.587407   0.554328  -1.060  0.28929
tenure10 to 14 years                   -0.114211   0.559050  -0.204  0.83812
tenure15 years or more                 -0.278599   0.539942  -0.516  0.60587
age25 to 34                            -0.754178   0.435682  -1.731  0.08345 .
age35 to 44                            -0.480036   0.464996  -1.032  0.30191
age45 to 54                            -1.253057   0.434747  -2.882  0.00395 **
age55 to 64                            -0.846631   0.446847  -1.895  0.05814 .
age65 or older                         -0.653410   0.484765  -1.348  0.17769
new_income$25,000 to $49,999            0.349543   0.560500   0.624  0.53287
new_income$50,000 to $99,999            0.282391   0.528857   0.534  0.59337
new_income$100,000 to $149,999         -0.005793   0.537518  -0.011  0.99140
new_income$150,000 or more              0.078886   0.603211   0.131  0.89595
new_incomeRefused                       0.040635   0.577205   0.070  0.94388
new_raceBlack or African American       0.119705   0.305029   0.392  0.69474
new_raceHispanic or Latino              0.165872   0.256404   0.647  0.51769
new_raceAll Others                     -0.562731   0.359464  -1.565  0.11747
childrenNo                              0.056061   0.248512   0.226  0.82152
educationHigh school or GED             0.595892   0.555333   1.073  0.28325
educationTrade or vocational school     1.164125   0.631529   1.843  0.06528 .
educationSome college                   0.958407   0.564840   1.697  0.08974 .
educationBachelor's degree              0.901908   0.583879   1.545  0.12242
educationMaster's degree                0.733584   0.658989   1.113  0.26562
educationDoctoral or professional degree 0.884747  1.248603   0.709  0.47858
rent_ownRent                           -0.758766   0.348645  -2.176  0.02953 *
res_typDuplex/Triplex/Quadplex          0.178812   0.509728   0.351  0.72574
res_typApartment (rental)               1.228356   0.472573   2.599  0.00934 **
res_typManufactured/Mobile Home        -0.267452   0.399776  -0.669  0.50349
res_typCondominium/Villa/Townhouse     -0.326446   0.482601  -0.676  0.49877
usaOutside USA                         -0.539295   0.323269  -1.668  0.09527 .
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 702.18  on 847  degrees of freedom
Residual deviance: 656.17  on 815  degrees of freedom
  (403 observations deleted due to missingness)
AIC: 722.17
Number of Fisher Scoring iterations: 5
```

Do you feel that there are deficiencies with the following items compared to how the county has grown? Public transportation (Yes)

McFadden's Psuedo-R^2 = 0.0748

```
Call:
glm(formula = def_transit ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min       1Q   Median       3Q      Max
-1.8550  -1.1616   0.7136   1.0426   2.3305
Coefficients:
                                        Estimate Std. Error z value Pr(>|z|)
(Intercept)                             1.024995   0.651438   1.573   0.1156
regionSouth                             0.113810   0.174172   0.653   0.5135
regionWest                              0.214787   0.194982   1.102   0.2706
tenure2 to 4 years                     -0.424508   0.442132  -0.960   0.3370
tenure5 to 9 years                     -0.007782   0.389711  -0.020   0.9841
tenure10 to 14 years                    0.342554   0.383952   0.892   0.3723
tenure15 years or more                 -0.195403   0.373281  -0.523   0.6006
age25 to 34                            -0.466198   0.271866  -1.715   0.0864 .
age35 to 44                            -0.573189   0.288711  -1.985   0.0471 *
age45 to 54                            -0.118577   0.282547  -0.420   0.6747
age55 to 64                            -0.340150   0.282127  -1.206   0.2279
age65 or older                         -0.093202   0.303963  -0.307   0.7591
new_income$25,000 to $49,999            0.468282   0.431910   1.084   0.2783
new_income$50,000 to $99,999            0.378116   0.408561   0.925   0.3547
new_income$100,000 to $149,999          0.366893   0.421550   0.870   0.3841
new_income$150,000 or more              0.116500   0.468844   0.248   0.8038
new_incomeRefused                       0.189541   0.456462   0.415   0.6780
new_raceBlack or African American      -0.305938   0.211437  -1.447   0.1479
new_raceHispanic or Latino             -0.153000   0.179147  -0.854   0.3931
new_raceAll Others                     -0.683952   0.301506  -2.268   0.0233 *
childrenNo                             -0.090023   0.184123  -0.489   0.6249
educationHigh school or GED            -0.582901   0.507272  -1.149   0.2505
educationTrade or vocational school    -1.084704   0.535121  -2.027   0.0427 *
educationSome college                  -0.307410   0.506509  -0.607   0.5439
educationBachelor's degree             -0.840867   0.521639  -1.612   0.1070
educationMaster's degree               -0.776575   0.572528  -1.356   0.1750
educationDoctoral or professional degree 0.384896  0.996358   0.386   0.6993
rent_ownRent                           -0.281207   0.287940  -0.977   0.3288
res_typDuplex/Triplex/Quadplex         -2.183833   0.544658  -4.010 6.08e-05 ***
res_typApartment (rental)              -0.182333   0.333200  -0.547   0.5842
res_typManufactured/Mobile Home        -0.358369   0.305500  -1.173   0.2408
res_typCondominium/Villa/Townhouse     -0.567140   0.381748  -1.486   0.1374
usaOutside USA                          0.004607   0.269928   0.017   0.9864
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 1171.3  on 847  degrees of freedom
Residual deviance: 1083.7  on 815  degrees of freedom
  (403 observations deleted due to missingness)
AIC: 1149.7
Number of Fisher Scoring iterations: 4
```

Do you feel that there are deficiencies with the following items compared to how the county has grown? Trails and parks (Yes)

McFadden's Psuedo-R^2 = 0.0957

```
Call:
glm(formula = def_park ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min      1Q   Median      3Q      Max
-2.3971  0.3536   0.5626  0.7361   1.6998

Coefficients:
                                        Estimate Std. Error z value Pr(>|z|)
(Intercept)                             0.783375   0.680991   1.150 0.250002
regionSouth                             0.202838   0.201249   1.008 0.313506
regionWest                              0.448655   0.237642   1.888 0.059033 .
tenure2 to 4 years                     -1.636342   0.486149  -3.366 0.000763 ***
tenure5 to 9 years                     -0.317145   0.446174  -0.711 0.477201
tenure10 to 14 years                   -0.182970   0.441753  -0.414 0.678734
tenure15 years or more                 -0.100152   0.427989  -0.234 0.814980
age25 to 34                            -0.336532   0.326900  -1.029 0.303262
age35 to 44                            -0.244847   0.352935  -0.694 0.487842
age45 to 54                            -0.420498   0.338129  -1.244 0.213647
age55 to 64                            -0.412227   0.339246  -1.215 0.224317
age65 or older                         -0.220697   0.364673  -0.605 0.545052
new_income$25,000 to $49,999           -0.334745   0.469204  -0.713 0.475578
new_income$50,000 to $99,999            0.301087   0.456344   0.660 0.509394
new_income$100,000 to $149,999          0.191883   0.468984   0.409 0.682433
new_income$150,000 or more              0.578307   0.536049   1.079 0.280663
new_incomeRefused                      -0.343609   0.497998  -0.690 0.490206
new_raceBlack or African American       0.007023   0.247951   0.028 0.977405
new_raceHispanic or Latino              0.411387   0.220673   1.864 0.062289 .
new_raceAll Others                     -0.633246   0.313662  -2.019 0.043500 *
childrenNo                              0.022869   0.212136   0.108 0.914151
educationHigh school or GED             0.188485   0.508234   0.371 0.710740
educationTrade or vocational school     0.370984   0.548123   0.677 0.498516
educationSome college                   0.956628   0.516691   1.851 0.064105 .
educationBachelor's degree              0.730522   0.534725   1.366 0.171887
educationMaster's degree               -0.075921   0.588062  -0.129 0.897275
educationDoctoral or professional degree 0.520028  1.028408   0.506 0.613094
rent_ownRent                           -0.077410   0.317290  -0.244 0.807251
res_typDuplex/Triplex/Quadplex         -0.040171   0.470071  -0.085 0.931899
res_typApartment (rental)               0.624342   0.397581   1.570 0.116333
res_typManufactured/Mobile Home        -0.165169   0.340880  -0.485 0.628005
res_typCondominium/Villa/Townhouse     -0.896407   0.404298  -2.217 0.026610 *
usaOutside USA                         -0.213066   0.297913  -0.715 0.474488
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 935.74  on 847  degrees of freedom
Residual deviance: 846.16  on 815  degrees of freedom
  (403 observations deleted due to missingness)
AIC: 912.16

Number of Fisher Scoring iterations: 4
```

Do you feel that there are deficiencies with the following items compared to how the county has grown? Sidewalks and bike lanes (Yes)

McFadden's Psuedo-R^2 = 0.1056

```
Call:
glm(formula = def_sidewalk ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min       1Q   Median       3Q      Max
-2.3453  -1.1318   0.6674   0.9341   2.2395
Coefficients:
```

	Estimate	Std. Error	z value	Pr(>|z|)	
(Intercept)	0.174006	0.648281	0.268	0.788383	
regionSouth	0.336742	0.179085	1.880	0.060060	.
regionWest	0.732989	0.205673	3.564	0.000365	***
tenure2 to 4 years	-0.997876	0.455130	-2.193	0.028343	*
tenure5 to 9 years	0.152798	0.391188	0.391	0.696094	
tenure10 to 14 years	0.439417	0.385099	1.141	0.253849	
tenure15 years or more	0.259701	0.374594	0.693	0.488130	
age25 to 34	-0.508206	0.285227	-1.782	0.074788	.
age35 to 44	-0.757409	0.302473	-2.504	0.012278	*
age45 to 54	-0.329389	0.296010	-1.113	0.265810	
age55 to 64	-0.288634	0.297734	-0.969	0.332327	
age65 or older	-0.209045	0.320102	-0.653	0.513719	
new_income$25,000 to $49,999	0.405716	0.438104	0.926	0.354408	
new_income$50,000 to $99,999	0.786581	0.417945	1.882	0.059833	.
new_income$100,000 to $149,999	0.604581	0.431118	1.402	0.160809	
new_income$150,000 or more	0.279774	0.478185	0.585	0.558497	
new_incomeRefused	0.287224	0.467955	0.614	0.539357	
new_raceBlack or African American	-0.196698	0.218787	-0.899	0.368631	
new_raceHispanic or Latino	-0.092820	0.186637	-0.497	0.618956	
new_raceAll Others	-0.399618	0.302741	-1.320	0.186835	
childrenNo	-0.124068	0.190013	-0.653	0.513791	
educationHigh school or GED	-0.536713	0.503497	-1.066	0.286437	
educationTrade or vocational school	-0.632279	0.532219	-1.188	0.234831	
educationSome college	0.141454	0.503709	0.281	0.778844	
educationBachelor's degree	-0.433046	0.520350	-0.832	0.405285	
educationMaster's degree	-0.658705	0.573040	-1.149	0.250353	
educationDoctoral or professional degree	0.642773	1.034642	0.621	0.534434	
rent_ownRent	-0.708773	0.298255	-2.376	0.017482	*
res_typDuplex/Triplex/Quadplex	-1.037713	0.456652	-2.272	0.023060	*
res_typApartment (rental)	1.118499	0.354953	3.151	0.001626	**
res_typManufactured/Mobile Home	0.007796	0.314952	0.025	0.980253	
res_typCondominium/Villa/Townhouse	-0.640356	0.392355	-1.632	0.102662	
usaOutside USA	-0.208874	0.273077	-0.765	0.444336	

```
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 1151.0  on 847  degrees of freedom
Residual deviance: 1029.5  on 815  degrees of freedom
  (403 observations deleted due to missingness)
AIC: 1095.5
Number of Fisher Scoring iterations: 4
```

Do you feel that there are deficiencies with the following items compared to how the county has grown? Schools (Yes)

McFadden's Psuedo-R^2 = 0.1144

```
Call:
glm(formula = def_school ~ region + tenure + age + new_income +
    new_race + children + education + rent_own + res_typ + usa,
    family = "binomial", data = b)

Deviance Residuals:
    Min       1Q   Median       3Q      Max
-2.3723   0.3232   0.5279   0.7290   2.0688

Coefficients:
                                        Estimate Std. Error z value Pr(>|z|)
(Intercept)                              0.62019    0.67543   0.918  0.35851
regionSouth                              0.29439    0.20777   1.417  0.15652
regionWest                               0.16043    0.23363   0.687  0.49228
tenure2 to 4 years                      -0.91469    0.47824  -1.913  0.05579 .
tenure5 to 9 years                       0.08027    0.43358   0.185  0.85313
tenure10 to 14 years                     0.24352    0.43134   0.565  0.57237
tenure15 years or more                   0.26661    0.41805   0.638  0.52364
age25 to 34                             -0.97329    0.32470  -2.998  0.00272 **
age35 to 44                             -0.41769    0.35041  -1.192  0.23326
age45 to 54                             -0.19877    0.35205  -0.565  0.57234
age55 to 64                             -0.34964    0.34922  -1.001  0.31673
age65 or older                           0.18996    0.39866   0.476  0.63372
new_income$25,000 to $49,999             0.01980    0.46222   0.043  0.96583
new_income$50,000 to $99,999             0.51789    0.44742   1.158  0.24706
new_income$100,000 to $149,999           0.19494    0.45765   0.426  0.67013
new_income$150,000 or more              -0.30294    0.50546  -0.599  0.54895
new_incomeRefused                        0.12511    0.49896   0.251  0.80201
new_raceBlack or African American        0.06368    0.25172   0.253  0.80029
new_raceHispanic or Latino               0.27561    0.22087   1.248  0.21210
new_raceAll Others                      -0.41064    0.32815  -1.251  0.21081
childrenNo                               0.02157    0.21445   0.101  0.91987
educationHigh school or GED             -0.16743    0.50380  -0.332  0.73964
educationTrade or vocational school      0.74701    0.55769   1.339  0.18042
educationSome college                    0.90685    0.51327   1.767  0.07726 .
educationBachelor's degree               0.62923    0.53196   1.183  0.23687
educationMaster's degree                 0.29998    0.59117   0.507  0.61185
educationDoctoral or professional degree 0.76268    1.01989   0.748  0.45458
rent_ownRent                            -0.28706    0.31172  -0.921  0.35711
res_typDuplex/Triplex/Quadplex          -1.10683    0.43837  -2.525  0.01157 *
res_typApartment (rental)                0.59837    0.39450   1.517  0.12932
res_typManufactured/Mobile Home         -0.72358    0.34041  -2.126  0.03353 *
res_typCondominium/Villa/Townhouse      -0.53687    0.42821  -1.254  0.20993
usaOutside USA                           0.09919    0.31759   0.312  0.75480
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

(Dispersion parameter for binomial family taken to be 1)

    Null deviance: 926.44  on 847  degrees of freedom
Residual deviance: 820.42  on 815  degrees of freedom
  (403 observations deleted due to missingness)
AIC: 886.42

Number of Fisher Scoring iterations: 4
```