

# HC CPA 22-08

## Background Data and Analysis\*

\*This document serves to provide background data and analysis for the Housing Chapter. It is intended to meet the requirements of Chapter 163.3177(1)(f) and is non-adopted material.

This document only includes items not already included as part of the Housing Chapter. For example, tables proposed to be adopted are not repeated here, but they were still utilized as part of the data and analysis.

**Table H-1: Selected Housing Characteristics in Hillsborough County, Housing Type, 2019**

Housing Type	Plant City		Tampa		Temple Terrace		Unincorporated County		Hillsborough County	
	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total
Single Family Detached	10,306	67.3%	90,215	52.8%	4,733	45.4%	222,918	58.06%	328,172	56.5%
Single Family Attached	682	4.5%	10,215	6.2%	878	8.4%	28,551	7.44%	40,326	6.9%
Apartment Unit	3,604	23.5%	68,036	39.7%	4,811	46.1%	95,049	24.76%	171,500	29.6%
Mobile Homes	721	4.7%	1,895	1.1%	13	0.1%	36,577	9.53%	39,206	6.8%
<b>Total</b>	<b>15,313</b>	<b>100%</b>	<b>170,820</b>	<b>99%</b>	<b>10,435</b>	<b>100%</b>	<b>383,943</b>	<b>100%</b>	<b>580,511</b>	<b>99%</b>

Source: US Census, ACS2019 5 YR, Table DP04

**Table H-2: Selected Housing Characteristics in Hillsborough County, Housing Tenure, 2019**

Tenure Type	Plant City		Tampa		Temple Terrace		Unincorporated County		Hillsborough County	
	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total
Owner Occupied	8,227	58.9%	73,961	48.6%	4,971	51.7%	221,058	63.11%	308,217	58.6%
Renter Occupied	5,739	41.1%	78,335	51.4%	4,653	48.3%	129,231	36.89%	217,958	41.4%
<b>Total</b>	<b>13,966</b>	<b>100%</b>	<b>152,296</b>	<b>100%</b>	<b>9,624</b>	<b>100%</b>	<b>350,289</b>	<b>100%</b>	<b>526,175</b>	<b>100%</b>

Source: US Census, ACS 2019 5 YR, Table DP04

**Table H-3: Selected Housing Characteristics in Hillsborough County, Year Structure Built, 2019**

Year Built	Plant City	Tampa	Temple Terrace	Unincorporated County	Hillsborough County
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	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total
2014+	548	3.6%	6,385	3.7%	246	2.4%	17,224	4.49%	24,403	4.2%
2010 to 2013	520	3.4%	6,939	4.1%	28	0.3%	17,501	4.56%	24,988	4.3%
2000 to 2009	2,486	16.2%	30,527	17.9%	1,515	14.5%	88,213	22.98%	122,741	21.1%
1990 to 1999	3,275	21.4%	21,230	12.4%	1,407	13.5%	71,868	18.72%	97,780	16.8%
1980 to 1989	3,369	22%	20,137	11.8%	3,155	30.2%	82,917	21.60%	109,578	18.9%
1970 to 1979	1,736	11.3%	20,252	11.9%	2,206	21.1%	60,466	15.75%	84,660	14.6%
1960 to 1969	958	6.3%	17,128	10%	769	7.4%	27,841	7.25%	46,696	8%
1940 to 1959	1,734	11.3%	33,370	19.6%	1,008	9.7%	16,002	4.17%	52,114	9%
<1939	687	4.5%	14,852	8.7%	101	1%	1,911	0.5%	17,551	3%
<b>Total</b>	<b>15,313</b>	<b>100%</b>	<b>170,820</b>	<b>100%</b>	<b>10,435</b>	<b>100%</b>	<b>383,943</b>	<b>100%</b>	<b>580,511</b>	<b>100%</b>

Source: US Census, ACS 2019 5 YR Table DP04

**Table H-4: Selected Housing Characteristics in Hillsborough County, Monthly Housing Rent, 2019**

Gross Rent	Plant City		Tampa		Temple Terrace		Unincorporated County		Hillsborough County	
	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total
<\$500	273	5%	6,138	8.1%	47	1%	3,378	2.61%	9,836	4.7%
\$500 to \$999	2,499	45.6%	22,556	30.2%	1,181	26.2%	40,676	31.39%	66,912	31.7%
\$1,000 to \$1,499	2,247	41%	28,556	37.6%	2,729	60.5%	53,923	41.62%	87,455	41.4%
\$1,500 to \$1,999	369	6.7%	12,119	16%	350	7.8%	20,752	16.02%	33,590	15.9%

\$2,000 to \$2,499	85	1.5%	3,642	4.8%	153	3.4%	3,783	2.92%	7,663	3.6%
\$2,500 to \$2,999	0	0%	1,422	1.9%	48	1.1%	1,870	1.44%	3,340	1.6%
\$3,000+	11	0.2%	1,104	1.5%	0	0%	1,146	0.88%	2,261	1.1%
No Rent Paid	255	(X)	2,455	(X)	145	(X)	4,046	3.12%	6,901	(X)
<b>Total</b>	<b>5,484</b>	<b>100%</b>	<b>75,880</b>	<b>100%</b>	<b>4,508</b>	<b>100%</b>	<b>129,574</b>	<b>100%</b>	<b>211,057</b>	<b>100%</b>

Source: US Census, ACS 2019 5 YR, Table DP04

**Table H-5: Selected Housing Characteristics in Hillsborough County, Housing Value, 2019**

Value of Unit	Plant City		Tampa		Temple Terrace		Unincorporated County		Hillsborough County	
	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total
Less than \$50,000	586	7.1%	2,819	3.8%	121	2.4%	15,123	6.84%	18,649	6.1%
\$50,000 to \$99,999	1,100	13.4%	7,965	10.8%	682	13.7%	18,872	8.54%	28,619	9.3%
\$100,000 to \$149,999	1,512	18.4%	8,672	11.7%	526	10.6%	27,134	12.27%	37,844	12.3%
\$150,000 to \$199,999	1,763	21.4%	10,903	14.7%	712	14.3%	40,413	18.28%	53,791	17.5%
\$200,000 to \$299,999	2,304	28%	15,314	20.7%	1,477	29.7%	63,900	28.91%	82,995	26.9%
\$300,000 to \$499,999	796	9.7%	14,902	20.1%	1,098	22.1%	41,134	18.61%	57,930	18.8%
\$500,000 to \$999,999	88	1.1%	10,050	13.6%	355	7.1%	12,543	5.67%	23,036	7.5%
\$1,000,000 or more	78	0.9%	3,336	4.5%	0	0%	1,939	0.88%	5,353	1.7%
<b>Total</b>	<b>8,227</b>	<b>100%</b>	<b>73,961</b>	<b>100%</b>	<b>4,971</b>	<b>100%</b>	<b>221,058</b>	<b>100%</b>	<b>308,217</b>	<b>100%</b>

Source: US Census, ACS 2019 5 YR, Table DP04

**Table H-6: Selected Housing Characteristics in Hillsborough County, Mortgage Status, 2019**

Mortgage Status	Plant City		Tampa		Temple Terrace		Unincorporated County		Hillsborough County	
	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total
With Mortgage	5,251	63.8%	48,542	65.6%	2,971	59.8%	144,277	65.27%	201,041	65.2%
Without Mortgage	2,976	36.2%	25,419	34.4%	2,000	40.2%	76,781	34.73%	107,176	34.8%
<b>Total</b>	<b>8,227</b>	<b>100%</b>	<b>73,961</b>	<b>100%</b>	<b>4,971</b>	<b>100%</b>	<b>221,058</b>	<b>100%</b>	<b>308,217</b>	<b>100%</b>

Source: US Census, ACS 2019 5 YR, Table DP04

**Table H-6: Selected Housing Characteristics in Hillsborough County, Owner-Occupied Monthly Costs, 2019**

Owner Costs With Mortgage	Plant City		Tampa		Temple Terrace		Unincorporated County		Hillsborough County	
	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total
<\$500	101	1.9%	545	1.1%	56	1.9%	1,189	0.82%	1,891	0.9%
\$500 to \$999	1,152	21.9%	7,806	16.1%	577	19.4%	21,862	15.15%	31,397	15.6%
\$1,000 to \$1,499	1,999	38.1%	13,525	27.9%	814	27.4%	46,617	32.31%	62,955	31.3%
\$1,500 to \$1,999	1,203	22.9%	8,711	17.9%	703	23.7%	36,695	25.43%	47,312	23.5%
\$2,000 to \$2,499	518	9.9%	5,753	11.9%	501	16.9%	18,853	13.07%	25,625	12.7%
\$2,500 to \$2,999	165	3.1%	3,685	7.6%	214	7.2%	8,506	5.90%	12,570	6.3%
\$3,000+	113	2.2%	8,517	17.5%	106	3.6%	10,555	7.32%	19,291	9.6%
<b>Total</b>	<b>5,251</b>	<b>100%</b>	<b>48,542</b>	<b>100%</b>	<b>2,971</b>	<b>100%</b>	<b>144,277</b>	<b>100%</b>	<b>201,041</b>	<b>100%</b>

Source: US Census, ACS 2019 5 YR, Table DP04

**Table H-7: Selected Housing Characteristics in Hillsborough County, Owner Costs with Mortgage, 2019**

Owner Costs With Mortgage	Plant City		Tampa		Temple Terrace		Unincorporated County		Hillsborough County	
	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total
<\$500	101	1.9%	545	1.1%	56	1.9%	1,189	0.82%	1,891	0.9%
\$500 to \$999	1,152	21.9%	7,806	16.1%	577	19.4%	21,862	15.15%	31,397	15.6%
\$1,000 to \$1,499	1,999	38.1%	13,525	27.9%	814	27.4%	46,617	32.31%	62,955	31.3%
\$1,500 to \$1,999	1,203	22.9%	8,711	17.9%	703	23.7%	36,695	25.43%	47,312	23.5%
\$2,000 to \$2,499	518	9.9%	5,753	11.9%	501	16.9%	18,853	13.07%	25,625	12.7%
\$2,500 to \$2,999	165	3.1%	3,685	7.6%	214	7.2%	8,506	5.90%	12,570	6.3%
\$3,000+	113	2.2%	8,517	17.5%	106	3.6%	10,555	7.32%	19,291	9.6%
<b>Total</b>	<b>5,251</b>	<b>100%</b>	<b>48,542</b>	<b>100%</b>	<b>2,971</b>	<b>100%</b>	<b>144,277</b>	<b>100%</b>	<b>201,041</b>	<b>100%</b>

Source: US Census, ACS 2019 5 YR, Table DP04

**Table H-8: Selected Housing Characteristics in Hillsborough County, Owner Costs with Mortgage, 2019**

Owner Costs Not Mortgaged	Plant City		Tampa		Temple Terrace		Unincorporated County		Hillsborough County	
	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total
<\$250	542	18.2%	4,157	16.4%	95	4.8%	12,200	15.89%	16,994	15.9%
\$250 to \$399	927	31.1%	6,455	25.4%	328	16.4%	17,151	22.34%	24,861	23.2%
\$400 to \$599	865	29.1%	5,841	23%	768	38.4%	21,907	28.53%	29,381	27.4%
\$600 to \$799	428	14.4%	3,044	12%	450	22.5%	14,713	19.16%	18,635	17.4%
\$800 to \$999	136	4.6%	1,899	7.5%	89	4.5%	5,908	7.69%	8,032	7.5%

\$1,000+	78	2.6%	4,023	15.8%	270	13.5%	4,902	6.38%	9,273	8.7%
<b>Total Units</b>	<b>2,976</b>	<b>100%</b>	<b>25,419</b>	<b>100%</b>	<b>2,000</b>	<b>100%</b>	<b>76,781</b>	<b>100%</b>	<b>107,176</b>	<b>100%</b>

Source: US Census, ACS 2019 5 YR, Table DP04

**Table H-9: Selected Housing Characteristics in Hillsborough County, Renter Household Income/Gross Rent as Percent of Income, 2019**

Renter Household Income/Gross Rent as Percent of Income	Plant City	Tampa	Temple Terrace	Unincorporated County	Hillsborough County
<b>Less than \$10,000:</b>	781	10,810	404	12,014	24,009
Less than 20.0 percent	10	29	0	39	78
20.0 to 24.9 percent	0	155	0	0	155
25.0 to 29.9 percent	34	721	0	118	873
30.0 to 34.9 percent	16	464	0	116	596
35.0 to 39.9 percent	13	299	0	11	323
40.0 to 49.9 percent	6	162	0	58	226
50.0 percent or more	426	5,681	254	7,860	14,221
Not computed	276	3,299	150	3,812	7,537
<b>\$10,000 to \$19,999:</b>	791	10,869	337	14,127	26,124
Less than 20.0 percent	11	292	0	153	456
20.0 to 24.9 percent	0	335	0	67	402
25.0 to 29.9 percent	30	806	0	270	1,106
30.0 to 34.9 percent	58	432	0	389	879
35.0 to 39.9 percent	48	399	0	247	694
40.0 to 49.9 percent	85	830	9	1,108	2,032
50.0 percent or more	538	7,382	311	11,282	19,513
Not computed	21	392	17	612	1,042
<b>\$20,000 to \$34,999:</b>	1,238	14,800	767	24,905	41,710
Less than 20.0 percent	71	431	0	452	954
20.0 to 24.9 percent	77	630	8	369	1,084
25.0 to 29.9 percent	176	949	44	1,275	2,444
30.0 to 34.9 percent	101	1,385	29	2,336	3,851
35.0 to 39.9 percent	95	2,463	46	3,232	5,836
40.0 to 49.9 percent	288	3,291	315	6,986	10,880

50.0 percent or more	351	5,238	290	9,573	15,452
Not computed	79	413	35	682	1,209
<b>\$35,000 to \$49,999</b>	933	10,737	1,072	22,057	34,799
Less than 20.0 percent	19	442	38	1,282	1,781
20.0 to 24.9 percent	239	1,169	24	3,038	4,470
25.0 to 29.9 percent	225	2,226	253	4,469	7,173
30.0 to 34.9 percent	153	2,283	350	4,748	7,534
35.0 to 39.9 percent	247	1,543	229	3,331	5,350
40.0 to 49.9 percent	4	1,791	156	2,961	4,912
50.0 percent or more	46	1,059	8	1,642	2755
Not computed	0	219	14	591	824
<b>\$50,000 to \$74,999:</b>	884	12,911	1,126	26,739	41,660
Less than 20.0 percent	157	2,925	237	5,251	8,570
20.0 to 24.9 percent	228	2,925	427	7,660	11,240
25.0 to 29.9 percent	391	3,171	200	6,710	10,472
30.0 to 34.9 percent	14	1,724	143	3,969	5,850
35.0 to 39.9 percent	24	948	2	1,195	2,169
40.0 to 49.9 percent	0	514	77	812	1,403
50.0 percent or more	0	295	23	379	697
Not computed	70	409	17	763	1,259
<b>\$75,000 to \$99,999:</b>	645	7,518	636	14,794	23,593
Less than 20.0 percent	434	3,641	364	7,693	12,132
20.0 to 24.9 percent	103	2,328	233	4,364	7,028
25.0 to 29.9 percent	74	906	13	1,671	2,664
30.0 to 34.9 percent	24	325	19	368	736
35.0 to 39.9 percent	0	93	0	127	220
40.0 to 49.9 percent	0	127	0	118	245
50.0 percent or more	0	25	0	65	90
Not computed	10	73	7	388	478
<b>\$100,000 or more:</b>	467	10,695	311	14,590	26,063
Less than 20.0 percent	341	8,350	255	12,097	21,043
20.0 to 24.9 percent	52	1,432	25	1,565	3,074
25.0 to 29.9 percent	0	361	0	413	774
30.0 to 34.9 percent	0	246	0	177	423
35.0 to 39.9 percent	0	69	0	43	112



40.0 to 49.9 percent	0	55	0	18	73
50.0 percent or more	0	0	0	0	0
Not computed	74	182	31	277	564

Source: US Census, ACS 2019 5 YR, Table B25074

**Table H-10A: Selected Housing Characteristics in Hillsborough County, Owner Household Income/Gross Cost as Percent of Income: With a Mortgage, 2019**

Owner Household Income/Owner cost as Percent of Income	Plant City	Tampa	Temple Terrace	Unincorporated County	Hillsborough County
<b>With a mortgage:</b>	5,251	48,542	2,971	144,277	201,041
<b>Less than \$20,000:</b>	230	2,750	191	7,199	10,370
Less than 20 percent	0	0	0	15	15
20 to 29 percent	0	10	0	30	40
30 percent or more	230	2,740	191	7,154	10,315
<b>\$20,000 to \$34,999:</b>	399	4,213	107	10,596	15,315
Less than 20 percent	0	106	0	198	304
20 to 29 percent	24	342	24	665	1,055
30 percent or more	375	3,765	83	9,977	14,200
<b>\$35,000 to \$49,999:</b>	542	4,535	304	14,549	19,930
Less than 20 percent	31	355	0	907	1,293
20 to 29 percent	142	1,199	89	4,336	5,766
30 percent or more	369	2,981	215	9,306	12,871
<b>\$50,000 to \$74,999:</b>	1,182	7,592	456	25,495	34,725
Less than 20 percent	380	1,746	126	5,733	7,985
20 to 29 percent	515	3,233	266	10,923	14,937
30 percent or more	387	2,613	64	8,739	11,803
<b>\$75,000 or more:</b>	2,853	29,196	1,886	85,428	119,363
Less than 20 percent	2,111	19,081	1,482	58,177	80,851
20 to 29 percent	608	7,368	297	21,324	29,597
30 percent or more	134	2,747	107	5,927	8,915

Source: US Census, ACS 2019 5 YR, Table B25101

**Table H-10B: Selected Housing Characteristics in Hillsborough County, Owner Household Income/Gross Cost as Percent of Income: Not Mortgaged, 2019**

Owner Household Income/Owner Cost as Percent of Income	Plant City	Tampa	Temple Terrace	Unincorporated County	Hillsborough County
<b>Not Mortgaged</b>	2,976	25,419	2,000	76,781	107,176
<b>Less than \$20,000:</b>	397	4,699	205	11,846	17,147
Less than 20 percent	74	1,053	9	2,656	3,792
20 to 29 percent	115	1,006	26	2,066	3,213
30 percent or more	208	2,640	170	7,124	10,142
<b>\$20,000 to \$34,999:</b>	458	4,061	346	13,041	17,906
Less than 20 percent	345	2,638	152	7,308	10,443
20 to 29 percent	87	869	92	3,392	4,440
30 percent or more	26	554	102	2,341	3,023
<b>\$35,000 to \$49,999:</b>	503	3,310	147	10,645	14,605
Less than 20 percent	455	2,812	116	8,796	12,179
20 to 29 percent	38	269	24	1,577	1,908
30 percent or more	10	229	7	272	518
<b>\$35,000 to \$49,999:</b>	583	3,553	354	14,062	18,552
Less than 20 percent	575	3,189	300	13,270	17,334
20 to 29 percent	0	273	54	619	946
30 percent or more	8	91	0	173	272
<b>\$75,000 or more:</b>	981	9,379	943	26,233	37,536
Less than 20 percent	981	9,225	943	26,021	37,170
20 to 29 percent	0	112	0	212	324
30 percent or more	0	42	0	0	42

Source: US Census, ACS 2019 5 YR, Table B25101

**Table H-11: Selected Housing Characteristics in Hillsborough County, Conditions, 2019**

Conditions	Plant City		Tampa		Temple Terrace		Unincorporated County		Hillsborough County	
	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total	Total	% of Total
<b>Persons Per Room</b>										
1.01 or More Persons per Room	583	4.2%	4,360	2.9%	283	2.9%	11,270	2.1%	16,496	3.1%
<b>House Heating Fuel</b>										
No Fuel Used	265	1.9%	1,415	0.9%	25	0.3%	3,607	0.6%	5,312	1%
<b>Kitchen facilities</b>										
Lacking Complete Facilities	75	0.5%	1,126	0.7%	9	0.1%	2,411	0.4%	3,621	0.7%
<b>Plumbing Facilities</b>										
Lacking Complete Facilities	40	0.3%	706	0.5%	16	0.2%	884	0.1%	1,646	0.3%

Source: US Census, ACS 2019 5 YR, Table DP04

**Table H-13: Selected Housing Characteristics in Hillsborough County, Housing Ownership Affordability Income Range, 2019**

HOUSING OWNERSHIP AFFORDABILITY BY INCOME RANGE, 2019	Plant City		Tampa	
	Ranges of Income or Attainable Costs	Attainable House Price Ranges	Ranges of Income or Attainable Costs	Attainable House Price Ranges
2020 Area Median Income	\$54,235	\$275,000	\$53,833	\$275,000
<b>Extremely Low Income (ELI)</b>				
30% of AMI	\$16,271	\$85,000	\$16,150	\$85,000
Hourly for ELI	\$7.82		\$7.76	
Affordable Housing Costs - 25% of Gross Annual Income	\$4,068		\$4,037	
Affordable Monthly Payments	\$339		\$336	
<b>Very Low Income (VLI)</b>				

50% of AMI	\$27,118	\$140,000	\$26,917	\$140,000
Hourly for VLI	\$13.04		\$12.94	
Affordable Housing Costs - 25% of Gross Annual Income	\$6,779		\$6,729	
Affordable Monthly Payments	\$565		\$561	
<b>Low Income Household (LI)</b>				
80% of AMI	\$43,388	\$220,00	\$43,066	\$220,000
Hourly for LI	\$20.86		\$20.71	
Affordable Housing Costs - 25% of Gross Annual Income	\$10,847		\$10,767	
Affordable Monthly Payments	\$904		\$897	
<b>Moderate Income Household (MI)</b>				
120% of AMI	\$65,082	\$330,00	\$64,600	\$330,000
Hourly for MI	\$31.29		\$31.06	
Affordable Housing Costs - 25%	\$16,271		\$16,150	
Affordable Monthly Payments	\$1,356		\$1,346	
<b>HOUSING OWNERSHIP AFFORDABILITY BY INCOME RANGE, 2019</b>	<b>Temple Terrace</b>		<b>Hillsborough County</b>	
	<b>Ranges of Income or Attainable Costs</b>	<b>Attainable House Price Ranges</b>	<b>Ranges of Income or Attainable Costs</b>	<b>Attainable House Price Ranges</b>
2020 Area Median Income	\$63,018	\$320,000	\$58,884	\$300,000
<b>Extremely Low Income (ELI)</b>				
30% of AMI	\$18,905	\$100,000	\$17,665	\$90,000
Hourly for ELI	\$9.09		\$8.49	
Affordable Housing Costs - 25% of Gross Annual Income	\$4,726		\$4,416	
Affordable Monthly Payments	\$394		\$368	
<b>Very Low Income (VLI)</b>				
50% of AMI	\$31,509	\$160,000	\$29,442	\$150,000
Hourly for VLI	\$15.15		\$14.15	
Attainable Housing Costs - 25% of Gross Annual Income	\$7,877		\$7,361	

Attainable Monthly Payments	\$656		\$613	
<b>Low Income Household (LI)</b>				
80% of AMI	\$50,414	\$255,000	\$47,107	\$240,000
Hourly for LI	\$24.24		\$22.65	
Affordable Housing Costs - 25% of Gross Annual Income	\$12,604		\$11,777	
Affordable Monthly Payments	\$1,050		\$981	
<b>Moderate Income Household (MI)</b>				
120% of AMI	\$75,622	\$385,000	\$70,661	\$360,000
Hourly for MI	\$36.36		\$33.97	
Affordable Housing Costs - 25% of Gross Annual Income	\$18,905		\$17,665	
Affordable Monthly Payments	\$1,575		\$1,472	

Source: US Census, ACS 2019 5 YR, Table DP03

**Table H-14: Selected Housing Characteristics in Hillsborough County, Income Required for Average Rent, 2019**

INCOME REQUIRED FOR AVERAGE RENT, 2019	Plant City		Tampa	
	Average Rent	Required Income*	Average Rent	Required Income*
No bedrooms	\$910	\$36,400	\$877	\$35,080
1 bedroom	\$850	\$34,000	\$933	\$37,320
2 bedrooms	\$988	\$39,520	\$1,151	\$46,040
3 bedrooms	\$1,222	\$48,880	\$1,294	\$51,760
4 bedrooms	\$1,259	\$50,360	\$1,685	\$67,400
5 or more bedrooms	\$817	\$32,680	\$1,773	\$70,920
INCOME REQUIRED FOR AVERAGE RENT, 2019	Temple Terrace		Hillsborough County	
	Average Rent	Required Income*	Average Rent	Required Income*
No bedrooms	\$870	\$34,800	\$907	\$36,280
1 bedroom	\$1,069	\$42,760	\$946	\$36,840
2 bedrooms	\$1,139	\$45,560	\$1,143	\$45,720
3 bedrooms	\$1,304	\$52,160	\$1,322	\$52,880

4 bedrooms	\$1,823	\$72,920	\$1,649	\$65,960
5 or more bedrooms	N/A	N/A	\$1,751	\$70,040

Source: US Census, ACS 2019 5 YR, Table B25031 / Per Anne Ray (Shimberg Center for Housing Studies), we use 30% of income for affordability level. Gross rent includes utilities.

**Table H-26: Selected Housing Characteristics in Hillsborough County, Projected Number of Households by Household Size for Unincorporated Hillsborough County, 2020-2045**

<b>Plant City</b>	<b>1 Person</b>		<b>2 Person</b>		<b>3 Person</b>		<b>4 or More Persons</b>	
2020	4,202		5,079		2,571		3,799	
2030	5,242		7,070		3,408		4,723	
2040	6,562		8,916		4,251		5,968	
2045	7,374		9,984		4,711		6,533	
<b>Time Period</b>	<b>1 Person</b>		<b>2 Persons</b>		<b>3 Persons</b>		<b>4 or More Persons</b>	
	<b>Amount of Change</b>	<b>% of Change</b>	<b>Amount of Change</b>	<b>% of Change</b>	<b>Amount of Change</b>	<b>% of Change</b>	<b>Amount of Change</b>	<b>% of Change</b>
2020 to 2030	1,044	24.84%	1,991	39.20%	837	32.55%	924	24.32%
2030 to 2040	1,316	25.09%	1,846	26.12%	843	24.75%	1,245	26.37%
2040 to 2045	812	12.37%	1,068	11.97%	460	10.83%	564	9.46%
<b>2020 to 2045</b>	<b>3,172</b>	<b>75.49%</b>	<b>4,905</b>	<b>96.58%</b>	<b>2,140</b>	<b>83.25%</b>	<b>2,734</b>	<b>71.96%</b>
<b>Tampa</b>	<b>1 Person</b>		<b>2 Person</b>		<b>3 Person</b>		<b>4 or More Persons</b>	
2020	56,217		51,118		23,671		29,621	
2030	81,565		70,315		33,913		38,611	
2040	86,391		74,358		35,888		40,893	
2045	87,635		75,437		36,436		41,601	
<b>Time Period</b>	<b>1 Person</b>		<b>2 Persons</b>		<b>3 Persons</b>		<b>4 or More Persons</b>	
	<b>Amount of Change</b>	<b>% of Change</b>	<b>Amount of Change</b>	<b>% of Change</b>	<b>Amount of Change</b>	<b>% of Change</b>	<b>Amount of Change</b>	<b>% of Change</b>
2020 to 2030	25,348	45.09%	19,197	37.55%	10,242	43.27%	8,990	30.35%
2030 to 2040	4,826	5.92%	4,043	5.75%	1,976	5.83%	2,282	5.91%
2040 to 2045	1,244	1.44%	1,080	1.45%	548	1.53%	708	1.73%
<b>2020 to 2045</b>	<b>31,419</b>	<b>55.89%</b>	<b>24,320</b>	<b>47.58%</b>	<b>12,766</b>	<b>53.93%</b>	<b>11,980</b>	<b>40.45%</b>
<b>Temple Terrace</b>	<b>1 Person</b>		<b>2 Person</b>		<b>3 Person</b>		<b>4 or More Persons</b>	
2020	3,855		4,072		2,157		2,299	
2030	3,957		4,785		2,049		2,895	

2040	4,038		4,877		2,092		2,961	
2045	4,064		4,905		2,105		2,980	
<b>Time Period</b>	<b>1 Person</b>		<b>2 Persons</b>		<b>3 Persons</b>		<b>4 or More Persons</b>	
	<b>Amount of Change</b>	<b>% of Change</b>	<b>Amount of Change</b>	<b>% of Change</b>	<b>Amount of Change</b>	<b>% of Change</b>	<b>Amount of Change</b>	<b>% of Change</b>
2020 to 2030	102	2.65%	714	17.52%	-107	-4.98%	596	25.92%
2030 to 2040	82	2.06%	92	1.92%	43	2.10%	66	2.27%
2040 to 2045	25	0.62%	28	0.57%	12	0.59%	19	0.63%
<b>2020 to 2045</b>	<b>209</b>	<b>5.42%</b>	<b>833</b>	<b>20.46%</b>	<b>-52</b>	<b>-2.41%</b>	<b>680</b>	<b>29.60%</b>
<b>Unincorporated Hillsborough</b>	<b>1 Person</b>		<b>2 Person</b>		<b>3 Person</b>		<b>4 or More Persons</b>	
2020	96,356		131,454		65,320		85,728	
2030	119,141		159,054		79,740		106,566	
2040	131,576		178,237		88,180		120,230	
2045	136,935		186,556		92,271		126,347	
<b>Time Period</b>	<b>1 Person</b>		<b>2 Persons</b>		<b>3 Persons</b>		<b>4 or More Persons</b>	
	<b>Amount of Change</b>	<b>% of Change</b>	<b>Amount of Change</b>	<b>% of Change</b>	<b>Amount of Change</b>	<b>% of Change</b>	<b>Amount of Change</b>	<b>% of Change</b>
2020 to 2030	22,784	23.65%	27,601	21.00%	14,420	22.08%	20,838	24.31%
2030 to 2040	12,435	10.44%	19,182	12.06%	8,440	10.58%	13,664	12.82%
2040 to 2045	5,359	4.07%	8,319	4.67%	4,091	4.64%	6,117	5.09%
<b>2020 to 2045</b>	<b>40,579</b>	<b>42.11%</b>	<b>55,102</b>	<b>41.92%</b>	<b>26,951</b>	<b>41.26%</b>	<b>40,619</b>	<b>47.38%</b>

Source: US Census, ACS 2019 5 YR, Table S2501 / 2020 Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser (Accessed: February 19, 2021) Data processing by Plan Hillsborough

**Table H-27: Selected Housing Characteristics in Hillsborough County, Projected Households by Income Range for Unincorporated Hillsborough County, 2020-2045**

<b>Plant City</b>	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>
<b>Year</b>	<b>(&lt;= 30% AMI)</b>	<b>(30.01-50% AMI)</b>	<b>(50.01-80% AMI)</b>	<b>(80.01-120% AMI)</b>	<b>(120.01+% AMI)</b>
2020	2,490	1,951	2,745	3,789	4,676
2030	3,358	2,546	3,556	4,845	6,143
2040	4,256	3,180	4,451	6,093	7,718

2045	4,737	3,525	4,927	6,870	8,544
<b>Plant City</b>	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>
<b>Time Period</b>	<b>(&lt;= 30% AMI)</b>	<b>(30.01-50% AMI)</b>	<b>(50.01-80% AMI)</b>	<b>(80.01-120% AMI)</b>	<b>(120.01+% AMI)</b>
2020 to 2030	34.82%	30.49%	29.51%	27.87%	31.37%
2030 to 2040	26.76%	24.91%	25.19%	25.76%	25.64%
2040 to 2045	11.29%	10.84%	10.68%	12.76%	10.70%
<b>2020 to 2045</b>	<b>90.19%</b>	<b>80.68%</b>	<b>79.45%</b>	<b>81.33%</b>	<b>82.72%</b>
<b>Tampa</b>	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>
<b>Year</b>	<b>(&lt;= 30% AMI)</b>	<b>(30.01-50% AMI)</b>	<b>(50.01-80% AMI)</b>	<b>(80.01-120% AMI)</b>	<b>(120.01+% AMI)</b>
2020	27,398	21,480	29,525	30,169	51,675
2030	39,786	29,800	39,910	43,123	71,695
2040	42,138	31,542	42,295	45,671	75,794
2045	42,759	32,003	42,976	46,348	76,934
<b>Tampa</b>	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>
<b>Time Period</b>	<b>(&lt;= 30% AMI)</b>	<b>(30.01-50% AMI)</b>	<b>(50.01-80% AMI)</b>	<b>(80.01-120% AMI)</b>	<b>(120.01+% AMI)</b>
2020 to 2030	45.21%	38.73%	35.17%	42.94%	38.74%
2030 to 2040	5.91%	5.84%	5.98%	5.91%	5.72%
2040 to 2045	1.47%	1.46%	1.61%	1.48%	1.50%
<b>2020 to 2045</b>	<b>56.06%</b>	<b>48.99%</b>	<b>45.56%</b>	<b>53.63%</b>	<b>48.88%</b>
<b>Temple Terrace</b>	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>



<b>Year</b>	<b>(&lt;= 30% AMI)</b>	<b>(30.01-50% AMI)</b>	<b>(50.01-80% AMI)</b>	<b>(80.01-120% AMI)</b>	<b>(120.01+% AMI)</b>
2020	1,732	1,944	2,081	2,801	3,821
2030	1,925	2,101	2,278	3,186	4,196
2040	1,969	2,136	2,317	3,265	4,281
2045	1,982	2,146	2,329	3,289	4,306
<b>Temple Terrace</b>	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>
<b>Time Period</b>	<b>(&lt;= 30% AMI)</b>	<b>(30.01-50% AMI)</b>	<b>(50.01-80% AMI)</b>	<b>(80.01-120% AMI)</b>	<b>(120.01+% AMI)</b>
2020 to 2030	11.15%	8.10%	9.47%	13.77%	9.83%
2030 to 2040	2.28%	1.66%	1.75%	2.47%	2.02%
2040 to 2045	0.66%	0.47%	0.52%	0.72%	0.59%
<b>2020 to 2045</b>	<b>14.44%</b>	<b>10.41%</b>	<b>11.96%</b>	<b>17.43%</b>	<b>12.72%</b>
<b>Unincorporated Hillsborough</b>	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>
<b>Year</b>	<b>(&lt;= 30% AMI)</b>	<b>(30.01-50% AMI)</b>	<b>(50.01-80% AMI)</b>	<b>(80.01-120% AMI)</b>	<b>(120.01+% AMI)</b>
2020	53,299	49,075	78,787	78,241	116,416
2030	66,425	61,153	97,520	95,677	143,727
2040	74,724	68,145	110,064	105,037	160,253
2045	78,359	71,273	115,688	109,439	167,351
<b>Unincorporated Hillsborough</b>	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>
<b>Time Period</b>	<b>(&lt;= 30% AMI)</b>	<b>(30.01-50% AMI)</b>	<b>(50.01-80% AMI)</b>	<b>(80.01-120% AMI)</b>	<b>(120.01+% AMI)</b>
2020 to 2030	24.63%	24.61%	23.78%	22.28%	23.46%
2030 to 2040	12.49%	11.43%	12.86%	9.78%	11.50%

2040 to 2045	4.86%	4.59%	5.11%	4.19%	4.43%
<b>2020 to 2045</b>	<b>47.02%</b>	<b>45.23%</b>	<b>46.84%</b>	<b>39.87%</b>	<b>43.75%</b>

Source: US Census, ACS 2019 5 YR, Table DP03 / 2020 Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser (Accessed: February 19, 2021) Data processing by Plan Hillsborough

**Table H-28: Selected Housing Characteristics in Hillsborough County, Projected Population by Age for Unincorporated Hillsborough County, 2020-2045**

Unincorporated Hillsborough	Ages 0-17		Ages 18-44		Ages 45-64		Ages 65 and over	
2020	225,304		356,547		258,571		147,828	
2030	256,941		403,204		291,517		163,762	
2040	289,838		449,515		330,944		187,705	
2045	204,654		470,841		348,417		197,782	
Time Period	Ages 0-17		Ages 18-44		Ages 45-64		Ages 65 and over	
	Amount of Change	% of Change	Amount of Change	% of Change	Amount of Change	% of Change	Amount of Change	% of Change
2020 to 2030	31,637	14.04%	46,657	13.09%	32,946	12.74%	15,934	10.78%
2030 to 2040	32,897	12.80%	46,311	11.49%	39,427	13.52%	23,943	14.62%
2040 to 2045	14,816	5.11%	21,326	4.74%	17,473	5.28%	10,077	5.37%
2020 to 2045	79,350	35.22%	114,294	32.06%	89,846	34.75%	49,955	33.79%

Source: US Census, ACS 2019 5 YR, Table DP05 / 2020 Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser (Accessed: February 19, 2021) Data processing by Plan Hillsborough