Plan Hillsborough

Strategic Planning, Environmental, and Research Division

Last updated: April 10, 2023
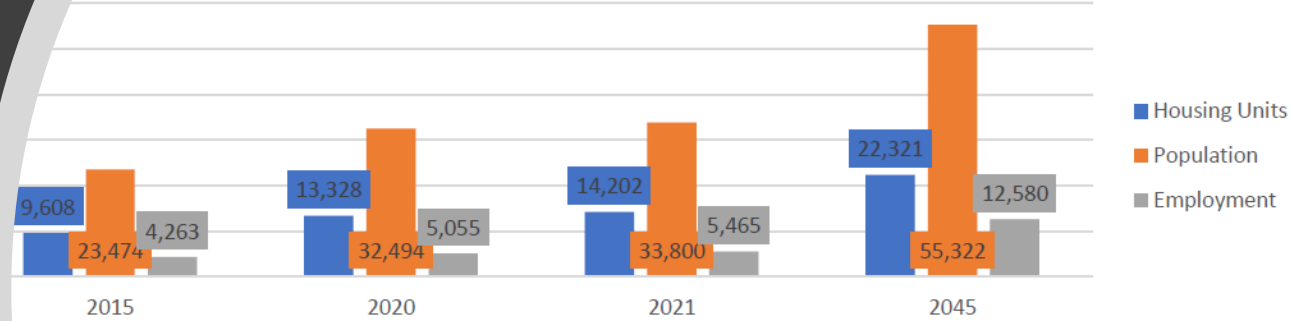
Unincorporated Planning Areas

Demographic & Economic Profiles
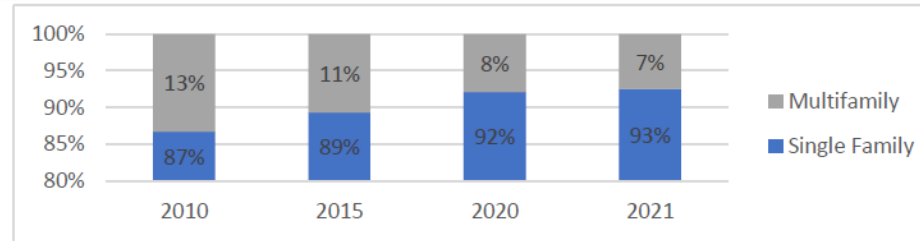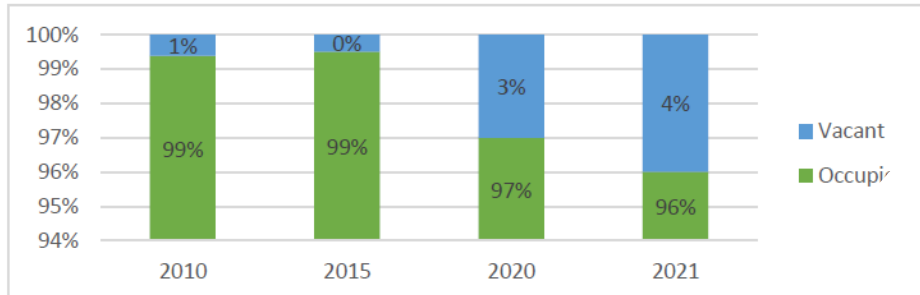
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Contact

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- gonzalezy@plancom.org
- www.planhillsborough.org

Geographies

- 25 Unincorporated Planning Areas

| Apollo Beach	Lutz
Balm	Northwest Hillsborough
Boyette	Riverview
Brandon	Ruskin
Citrus Park Village	Seffner-Mango
East Lake Orient Park	South Rural
East Rural	Sun City Center
Egypt Lake	Thonotosassa
Gibsonton	Town & Country
Greater Carrollwood Northdale	University Area Community
Greater Palm River	Valrico
Keystone-Odessa	Wimauma
Little Manatee South	

Data Elements

1. Housing Units
2. Population
3. Employment
4. Newly Built or Rebuilt Parcels
5. Issued Building Permits and Demolitions

Data Elements (Cont.)

6.   Race/Ethnicity
7.   Age Groups
8.   Educational Level
9.   Household Income
10. Labor Force
11. Vulnerable households and populations
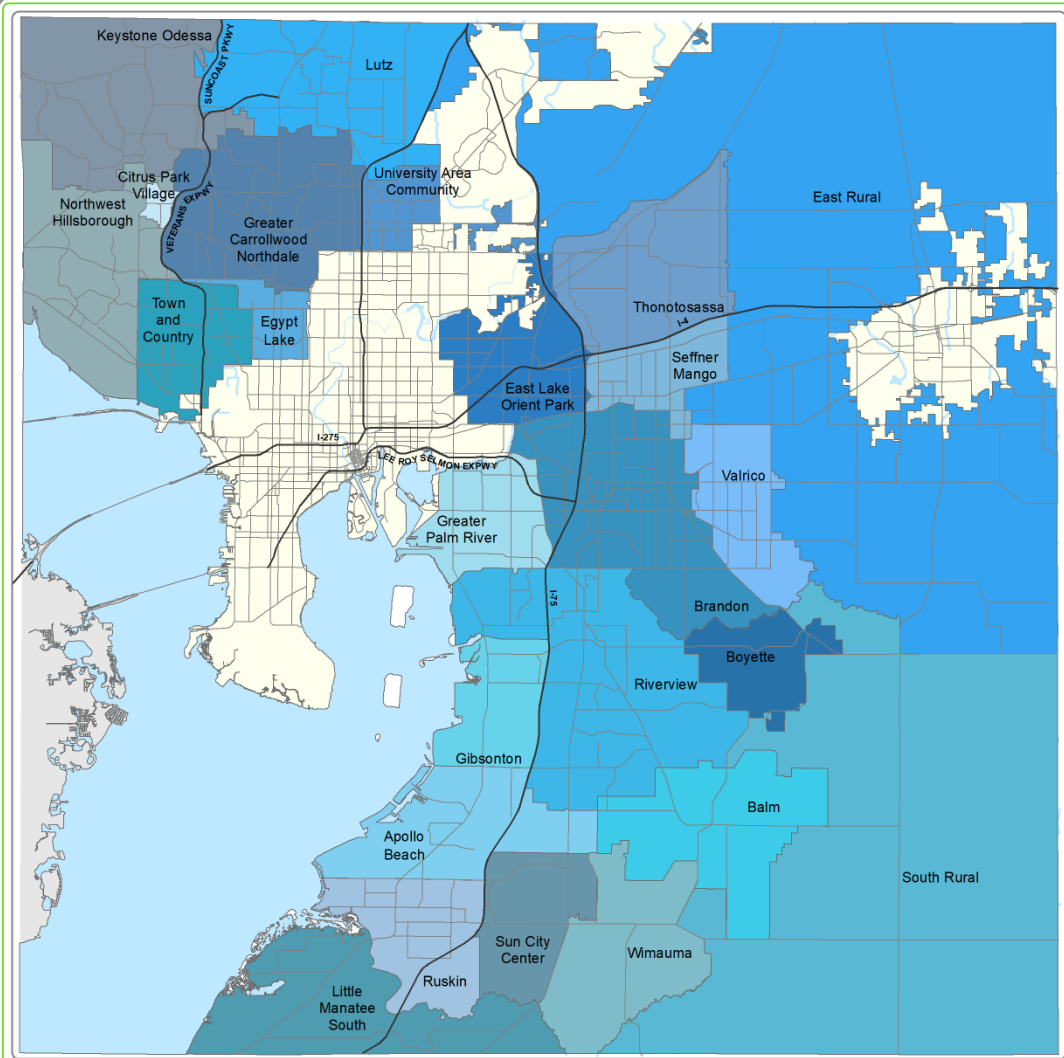
HILLSBOROUGH COUNTY, FLORIDA
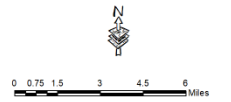
Unincorporated Hillsborough County Planning Areas

Hillsborough County
City-County
Planning Commission

LEGEND

REFERENCE INFORMATION

0 0.75 1.5   3   4.5   6
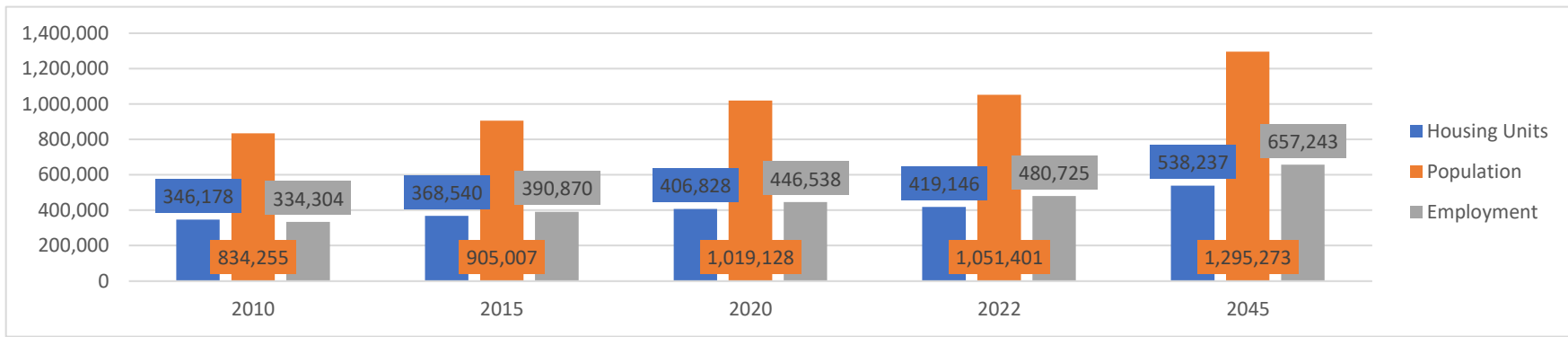   Miles

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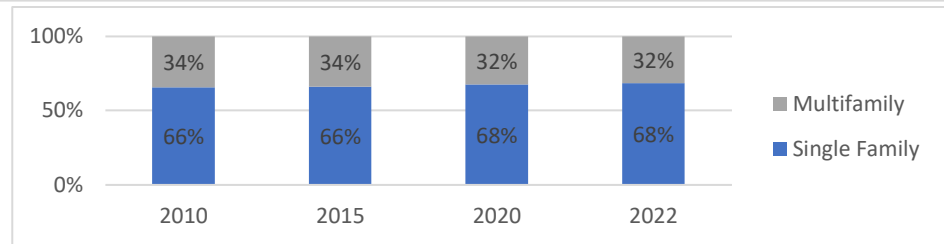Last Updated: April 10, 2023 **Demographic and Economic Profile**

Area: **Unincorporated Hillsborough County**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	346,178	368,540	406,828	419,146	538,237	119,091	28%	14%
Population	834,255	905,007	1,019,128	1,051,401	1,295,273	243,872	23%	16%
Employment	334,304	390,870	446,538	480,725	657,243	176,518	37%	23%

Residential Units by Type

	2010	2015	2020	2022
Single Family	66%	66%	68%	68%
Multifamily	34%	34%	32%	32%

Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	95%	96%	97%	97%
Vacant	4%	4%	3%	3%
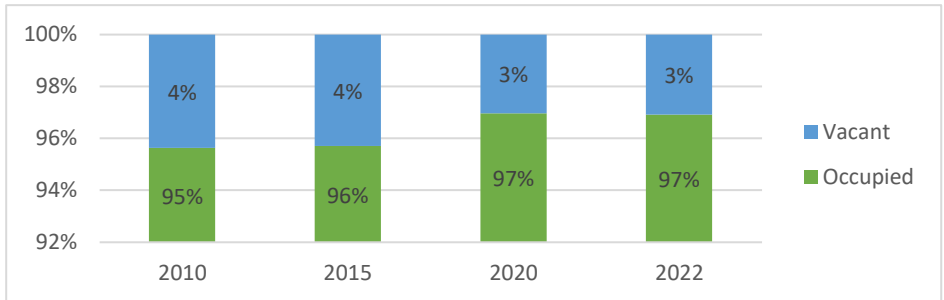
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Unincorporated Hillsborough County**

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Employment by Type

	2010	2015	2020	2022
Industrial	42,319	46,215	55,699	60,871
Commercial	35,892	44,325	56,155	60,785
Service	256,094	300,331	334,684	359,069
Total	334,304	390,870	446,538	480,725
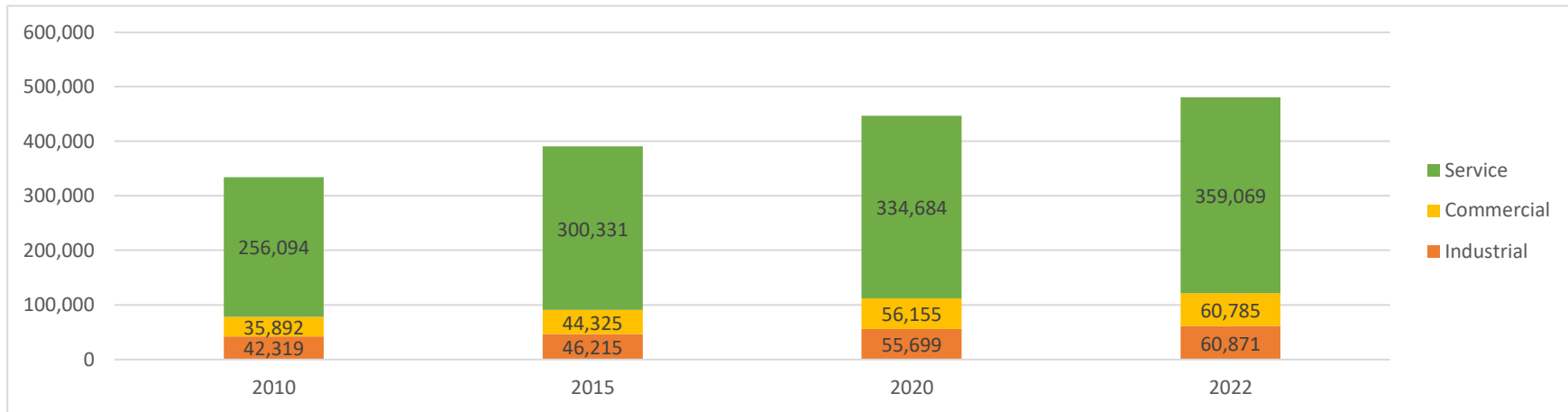
Employment by Type

	2010	2015	2020	2022
Industrial	13%	12%	12%	13%
Commercial	11%	11%	13%	13%
Service	77%	77%	75%	75%
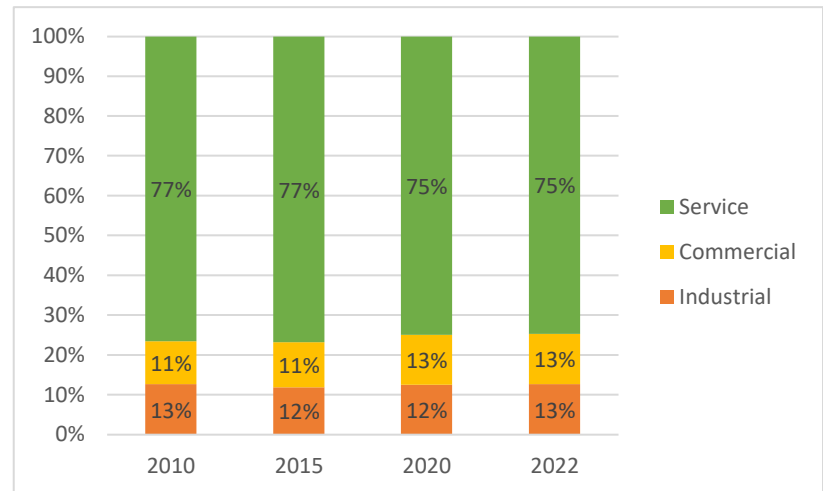
Last Updated: April 10, 2023   **Demographic and Economic Profile**
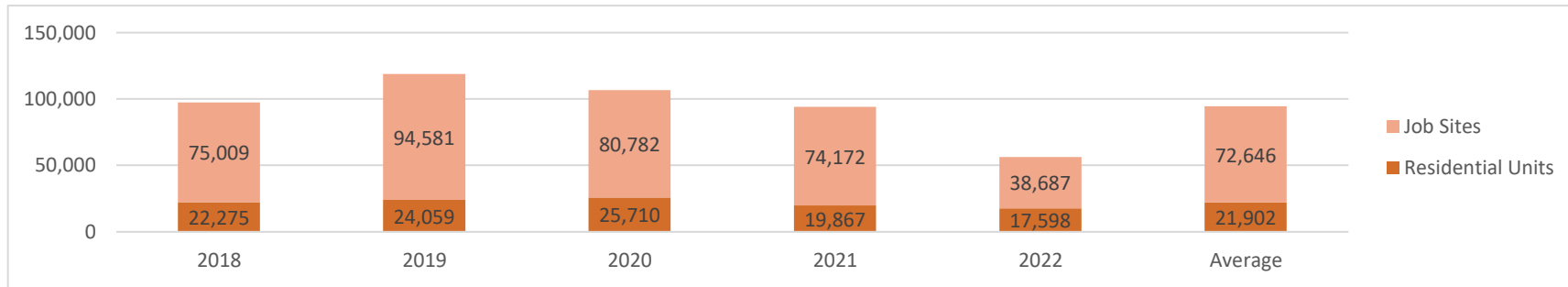
Area: **Unincorporated Hillsborough County**

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	22,275	24,059	25,710	19,867	17,598	21,902
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646

Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	13.413	14.814	14.589	12.621	9.869	13.061
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
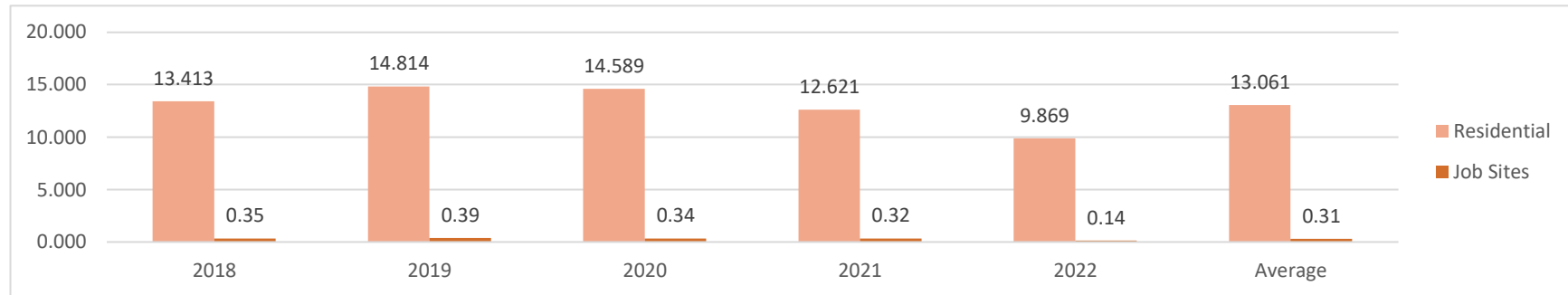
Last Updated: April 10, 2023   **Demographic and Economic Profile**

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Area: **Unincorporated Hillsborough County**

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	2,151	2,454	1,898	1,356	2,144	2,393	897	1,115	1,085	1,721	1,373
Permitted Commercial Parcels	89	44	55	85	48	62	54	39	48	58	51
Total Building Permits	2,240	2,498	1,953	1,441	2,192	2,455	951	1,154	1,133	1,780	1,423
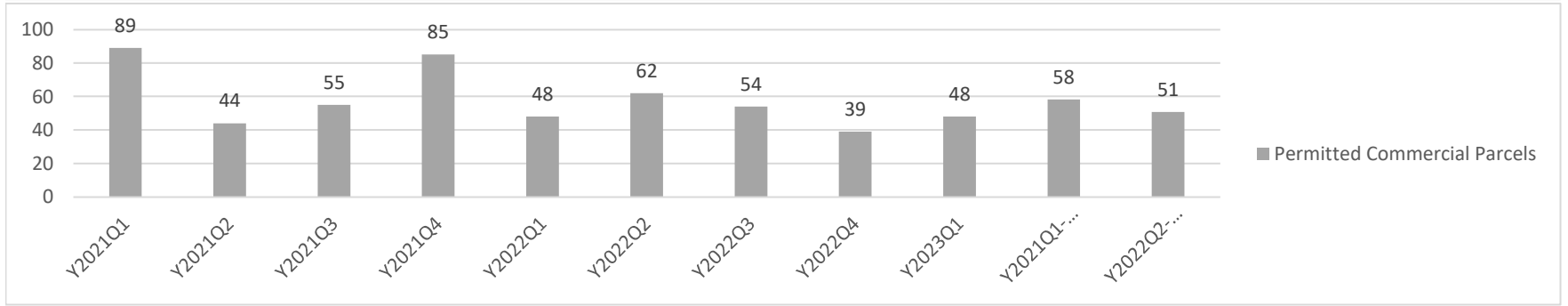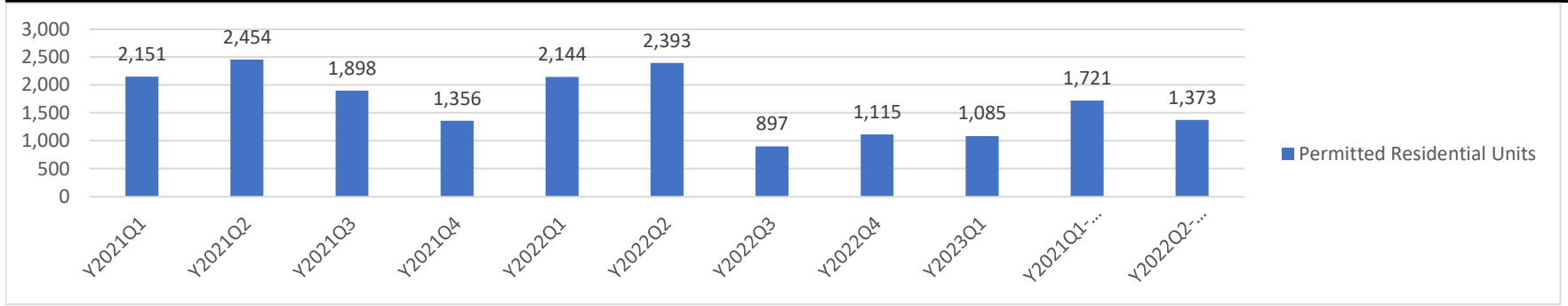
Last Updated: April 10, 2023 **Demographic and Economic Profile**

Plan Hillsborough

Area: **Unincorporated Hillsborough County**

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	5,563	5,915	7,005	7,459	9,558	8,317	7,859	6,549	1,085	6,590	5,953
Permitted Commercial Parcels	158	146	143	160	129	106	273	203	48	152	158
Total Building Permits	5,721	6,061	7,148	7,619	9,687	8,423	8,132	6,752	1,133	6,742	6,110

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Plan Hillsborough

Area: Unincorporated Hillsborough County

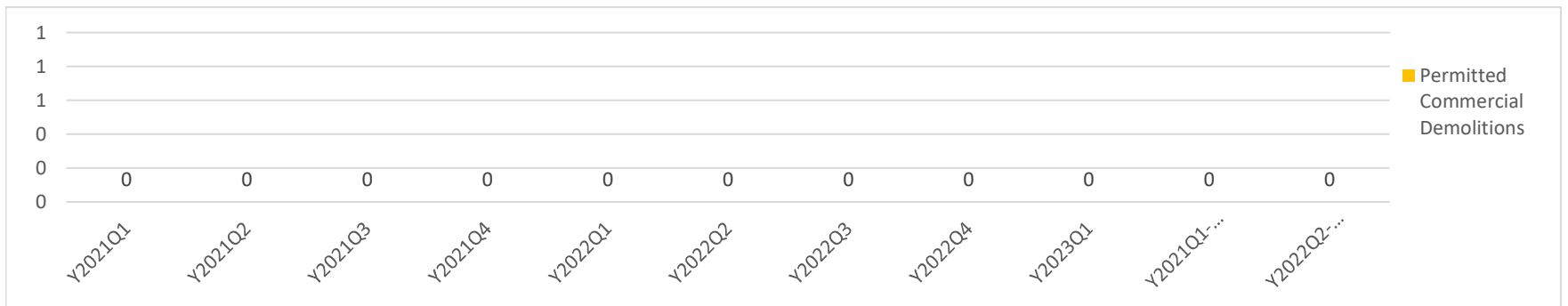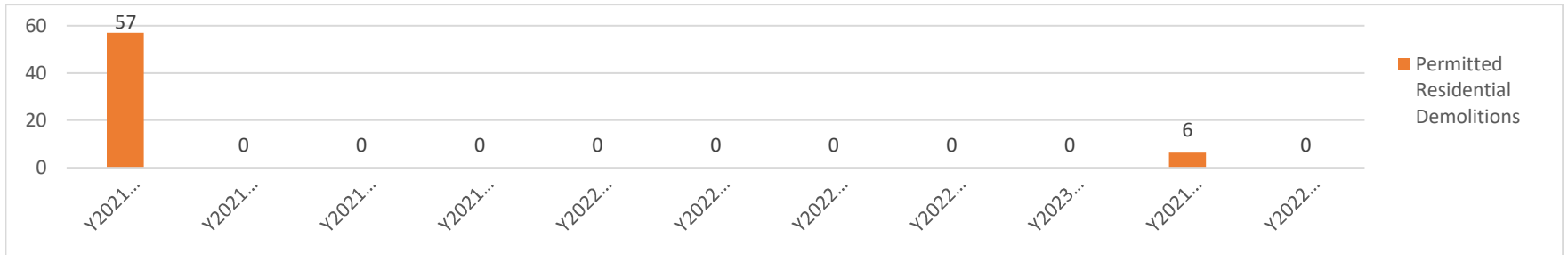| Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Demolitions	57	0	0	0	0	0	0	0	0	6	0
Permitted Commercial Demolitions	0	0	0	0	0	0	0	0	0	0	0
Total Permitted Demolitions	57	0	0	0	0	0	0	0	0	6	0

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Unincorporated Hillsborough County**

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	54	65	100	68	92	75	57	0	0	57	33
Permitted Comm	14	10	23	27	18	20	13	0	0	14	8
Total Permitted	68	75	123	95	110	95	70	0	0	71	41
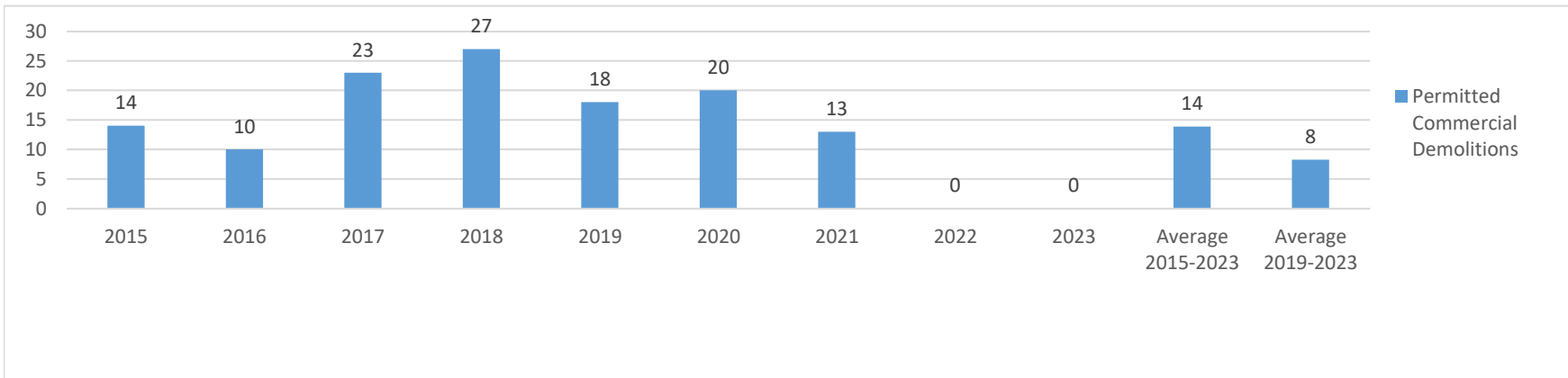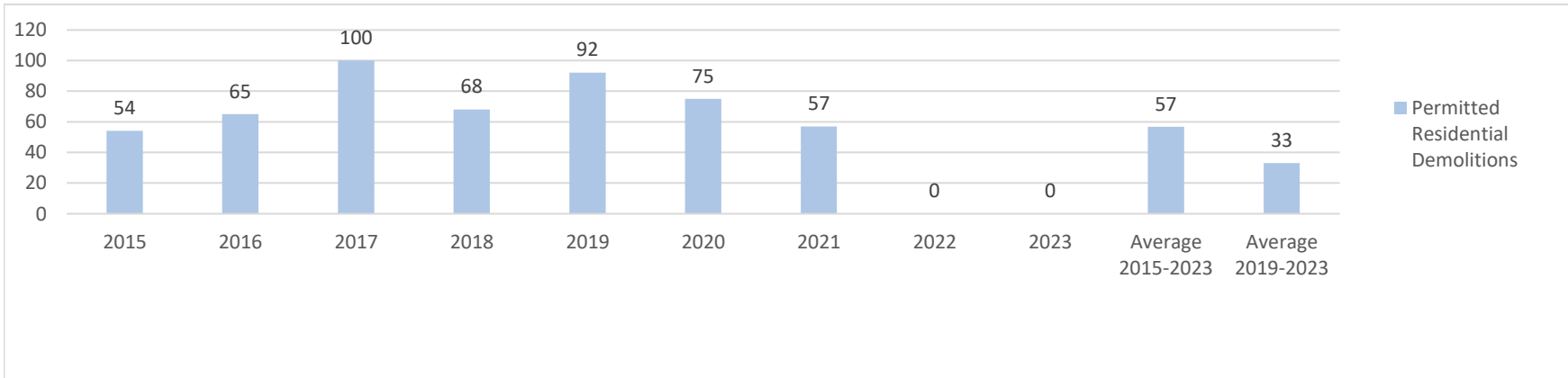
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: Unincorporated Hillsborough County

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
502,054	144,381	1,593	42,533	320,823	40,017	1,051,401
48%	14%	0%	4%	31%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
235,778	386,218	272,863	156,539
22%	37%	26%	15%
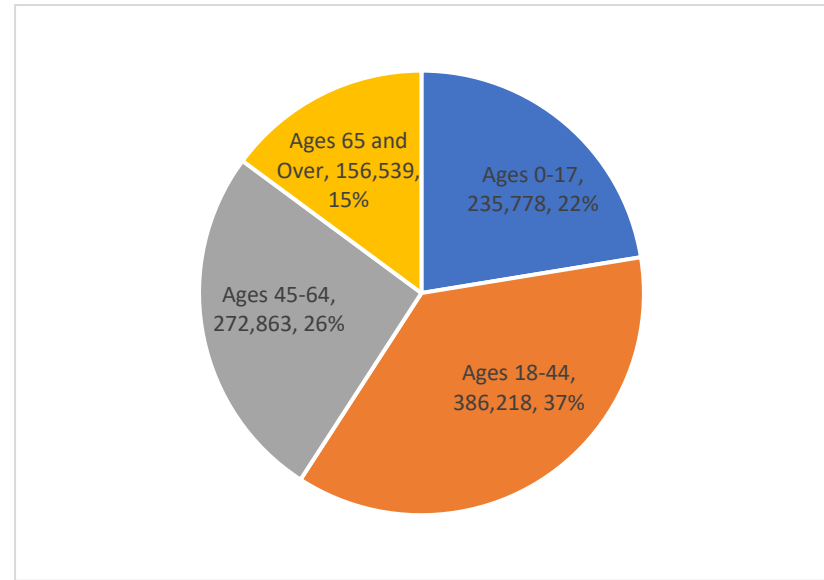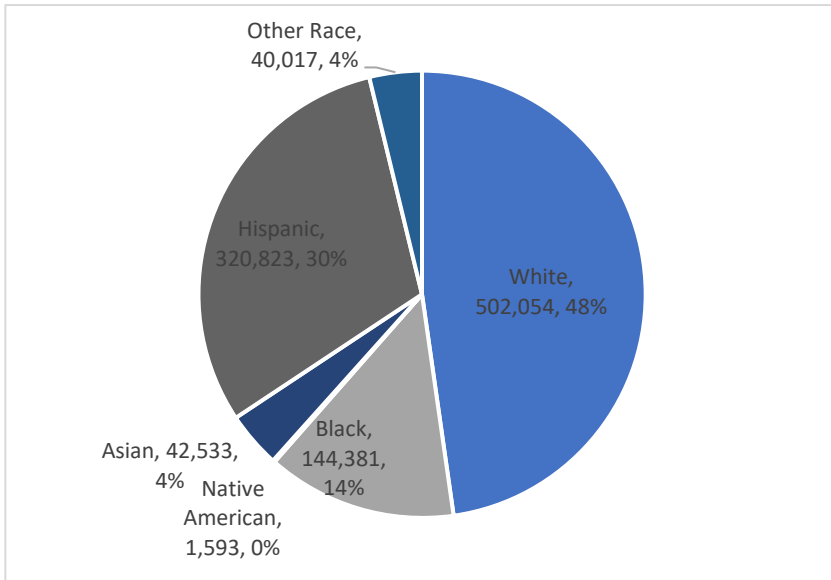
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
74,146	197,527	72,970	161,881	88,070
12%	33%	12%	27%	15%
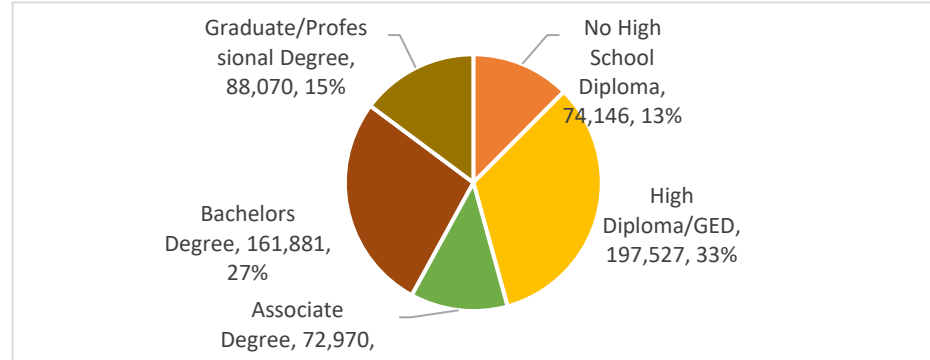
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Unincorporated Hillsborough County

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
34,662	64,034	50,640	74,184	53,517	127,184
9%	16%	13%	18%	13%	31%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
839,811	551,210	26,572	288,600
80%	66%	5%	34%
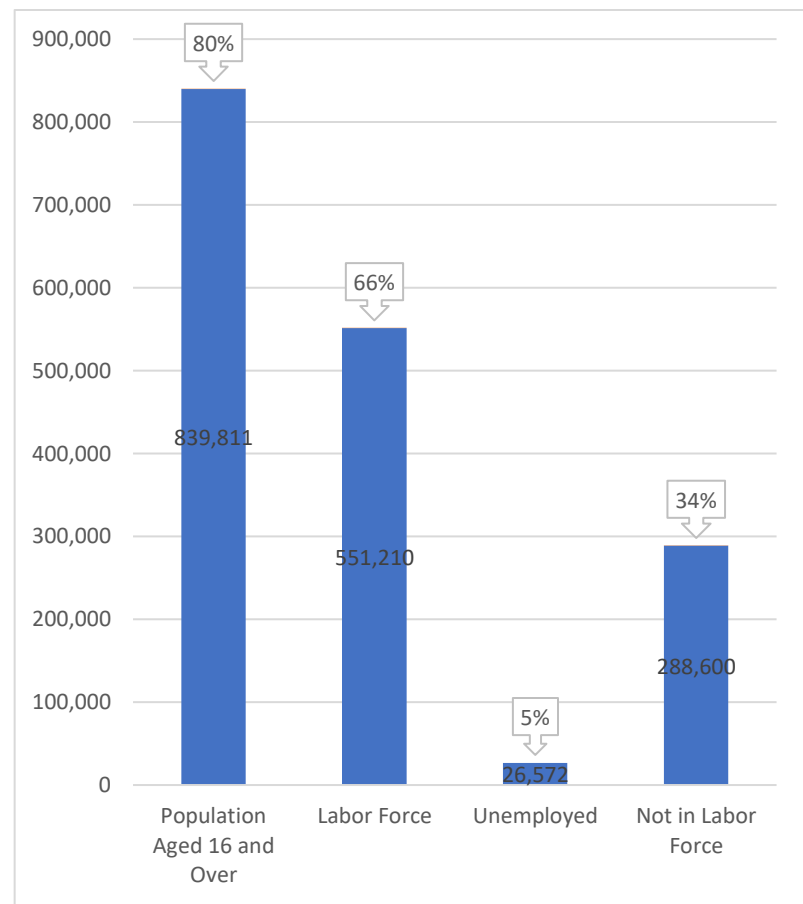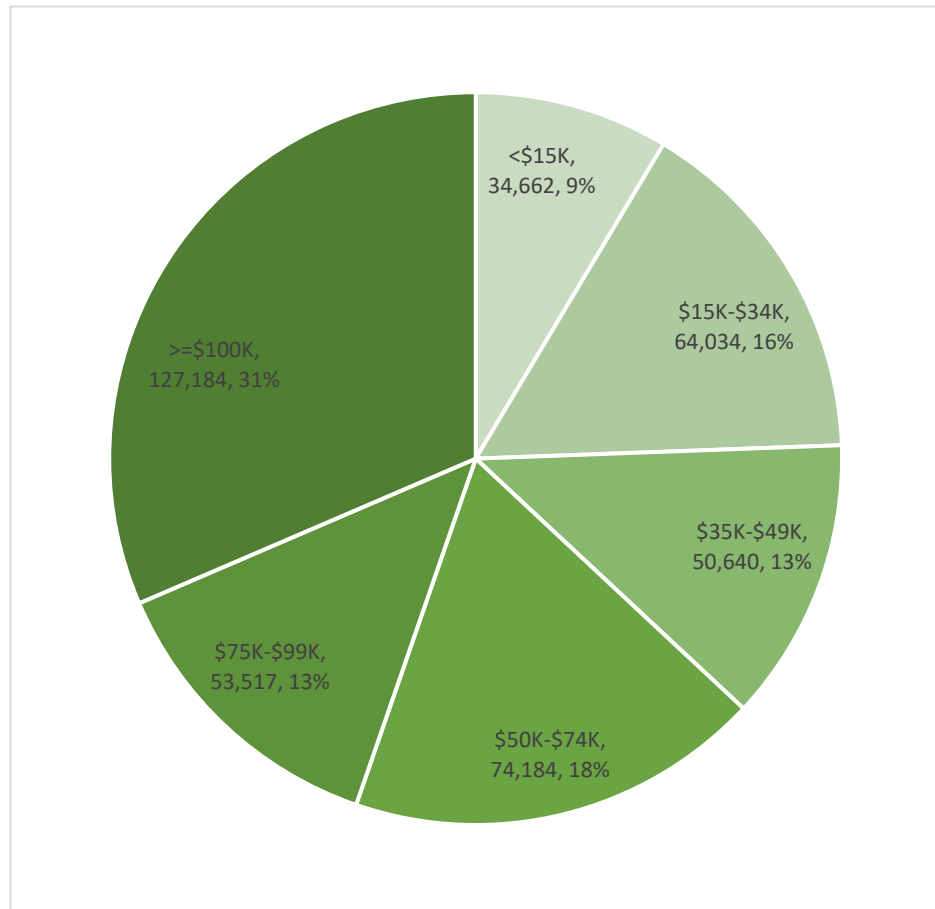
Last Updated: April 10, 2023 **Demographic and Economic Profile**

Area: **Unincorporated Hillsborough County**

Plan Hillsborough

Households Below Poverty	Households Without Cars	Female-Headed Households
48,590	19,660	29,442
15%	6%	9%
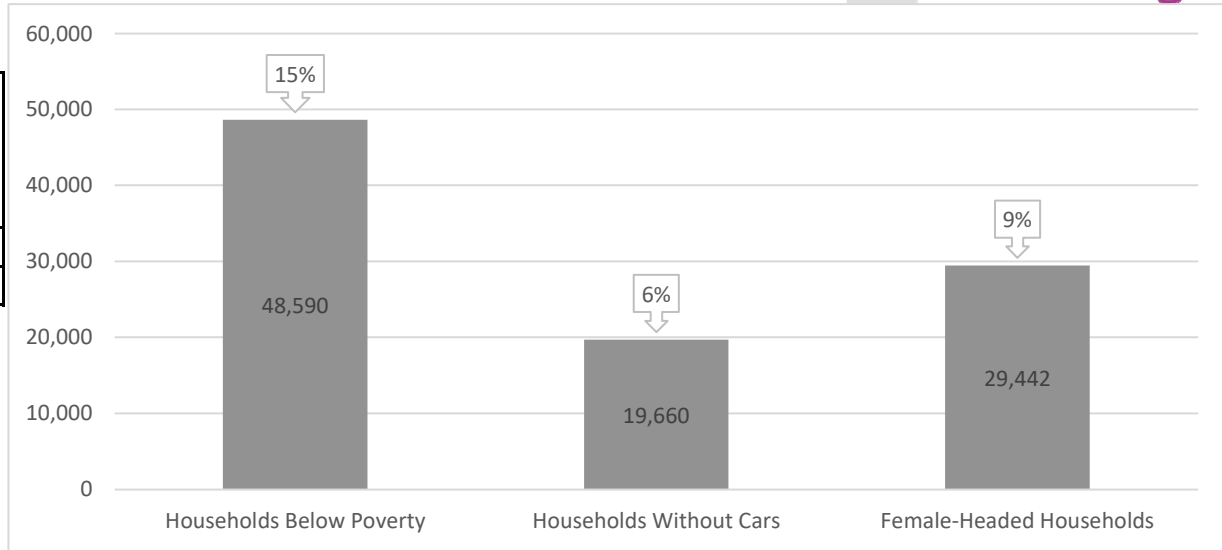
Limited English Population	Disabled Population	Low Income Population
114,191	58,664	129,492
11%	6%	12%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If housing units in the target area are 50% of TAZ housing units, then 50% of the projection is assumed to be inside the
Population Estimates	2010-2022 Population Estimates from Table 1. Estimates of Population by County and City in Florida. https://www.bebr.ufl.edu/population. Jurisdiction-level estimates distributed to residential parcels. Parcel Data from Hillsborough County Property Appraiser.Parcel-level population estimate = Appropriate Census persons per household times
Population Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If population in the target area is 50% of TAZ population, then 50% of the projection is assumed to be inside the target
Employment Estimate	Quarterly Census of Employment and Wages. Excel Files.QCEW NAICS-Based Data Files (1975 - most recent). Bureau of Labor Statistics https://www.bls.gov/cew/downloadable-data-files.htm. Employment by sector for the years 2010, 2015, and 2020, 2021, 2022Q2. 2010-2022 countywide employment distributed to commercial parcels using share of
Employment Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level employment. If employment in the target area are 50% of TAZ employment, then 50% of the projection is assumed to be inside the
New Parcels	Parcel Data from Hillsborough County Property Appraiser
Building Permits	Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Demolition Permits	Permitted demolitions of existing buildings. Raw quarterly buildingpermit data from all four jurisdictions: Plant City, Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

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Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Apollo Beach**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	7,431	9,607	13,327	14,957	22,194	7,237	48%	56%
Population	17,661	23,491	32,517	35,347	54,929	19,582	55%	50%
Employment	3,814	4,329	5,329	6,026	12,660	6,634	110%	39%
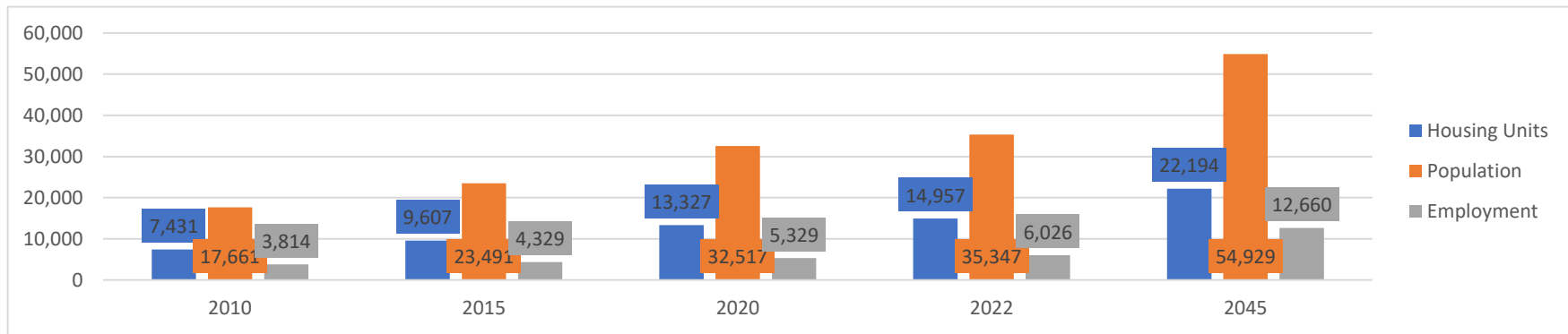
Residential Units by Type

	2010	2015	2020	2022
Single Family	87%	89%	92%	93%
Multifamily	13%	11%	8%	7%
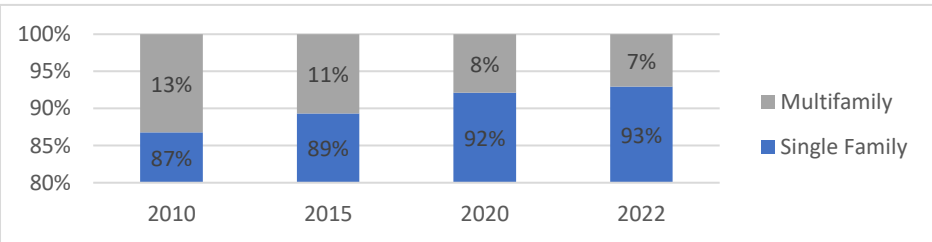
Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	99%	99%	97%	95%
Vacant	1%	0%	3%	5%
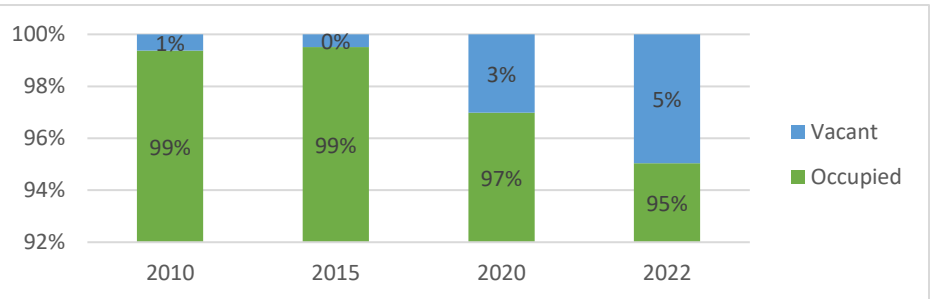
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Apollo Beach

Plan Hillsborough

Employment by Type

	2010	2015	2020	2022
Industrial	429	389	370	572
Commercial	25	30	83	89
Service	3,359	3,910	4,876	5,366
Total	3,814	4,329	5,329	6,026
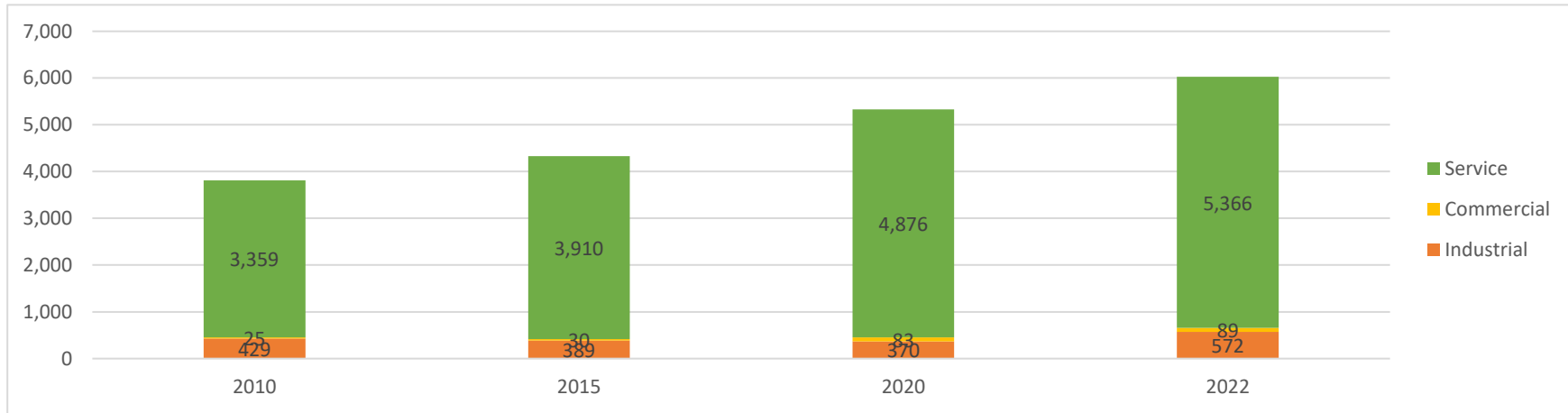
Employment by Type

	2010	2015	2020	2022
Industrial	11%	9%	7%	9%
Commercial	1%	1%	2%	1%
Service	88%	90%	92%	89%
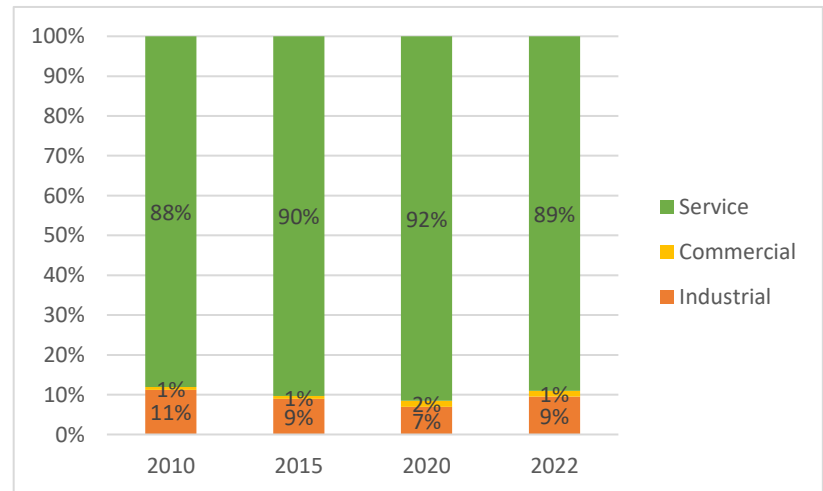
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Apollo Beach

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	2,081	2,198	1,542	1,551	1,444	1,763
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646
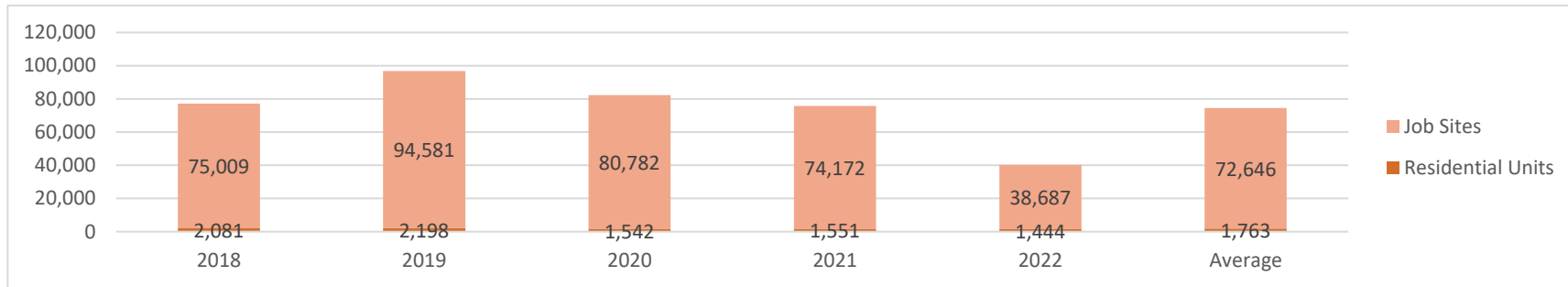
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	1.428	1.609	1.778	1.441	1.173	1.486
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
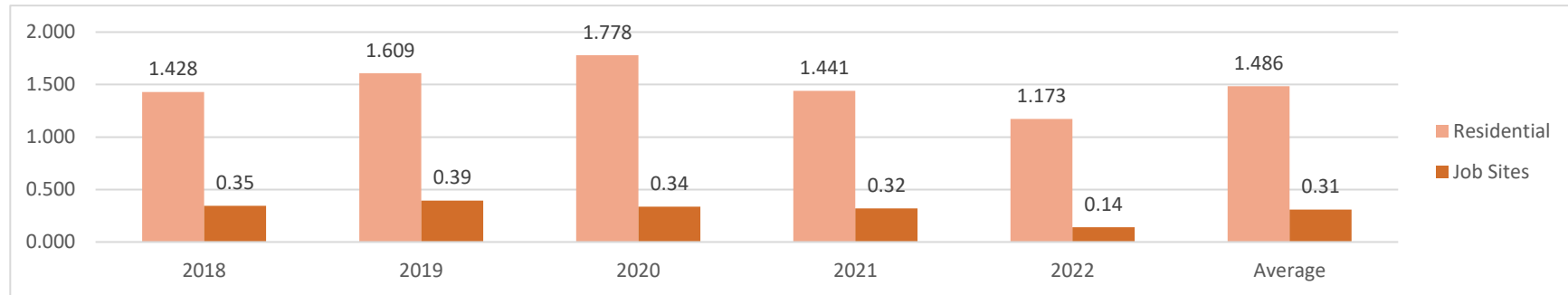
Last Updated: April 10, 2023 **Demographic and Economic Profile**

Plan Hillsborough

Area: **Apollo Beach**

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	258	285	281	235	285	361	121	252	136	246	218
Permitted Commercial Parcels	15	2	2	2	7	8	2	3	3	5	4
Total Building Permits	273	287	283	237	292	369	123	255	139	251	222
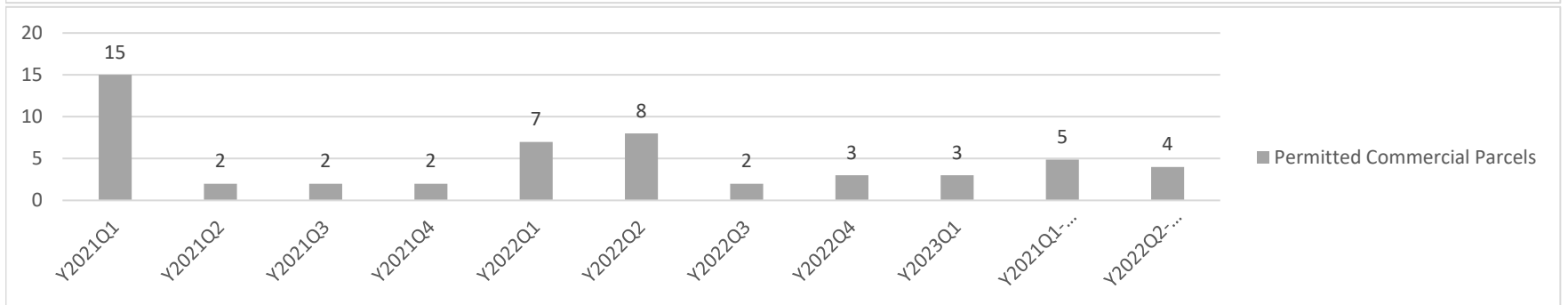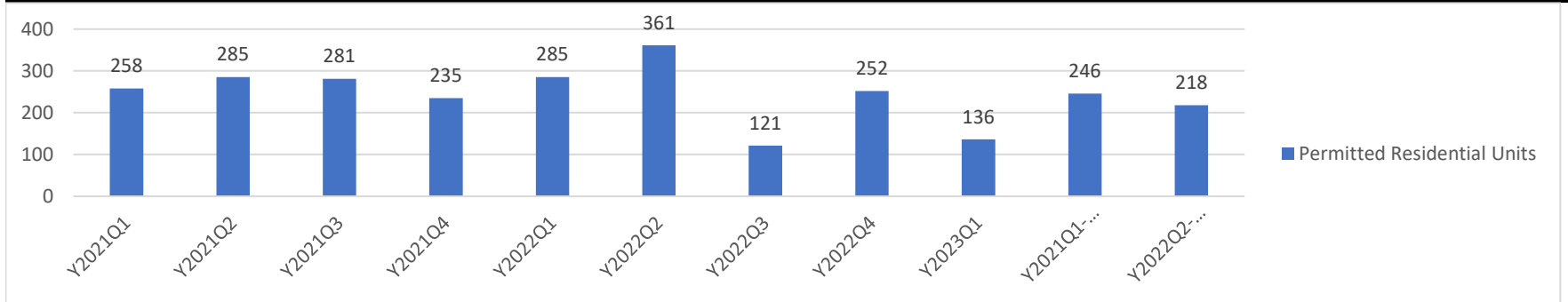
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: Apollo Beach

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	563	628	742	769	842	1,011	1,059	1,019	136	752	806
Permitted Commercial Parcels	2	7	3	4	5	5	21	20	3	8	12
Total Building Permits	565	635	745	773	847	1,016	1,080	1,039	139	760	819
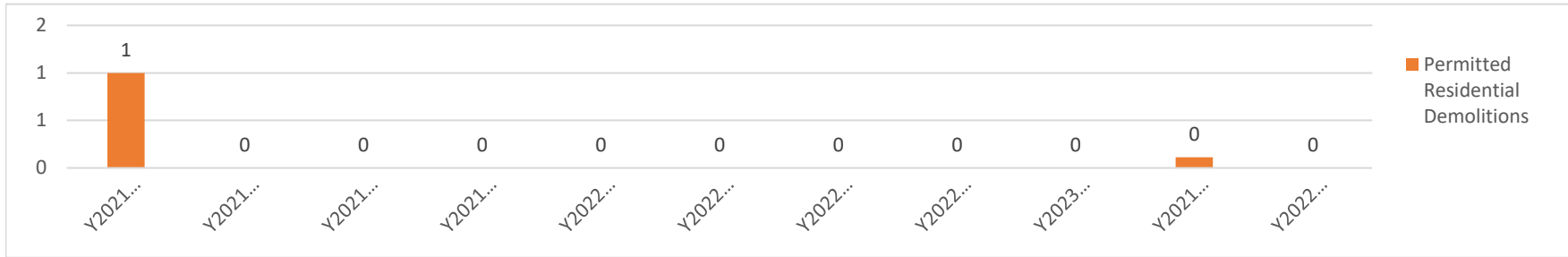
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: Apollo Beach

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	1	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	15	2	2	2	7	8	2	3	3	5	4
Total Permitted Demolitions	16	2	2	2	7	8	2	3	3	5	4
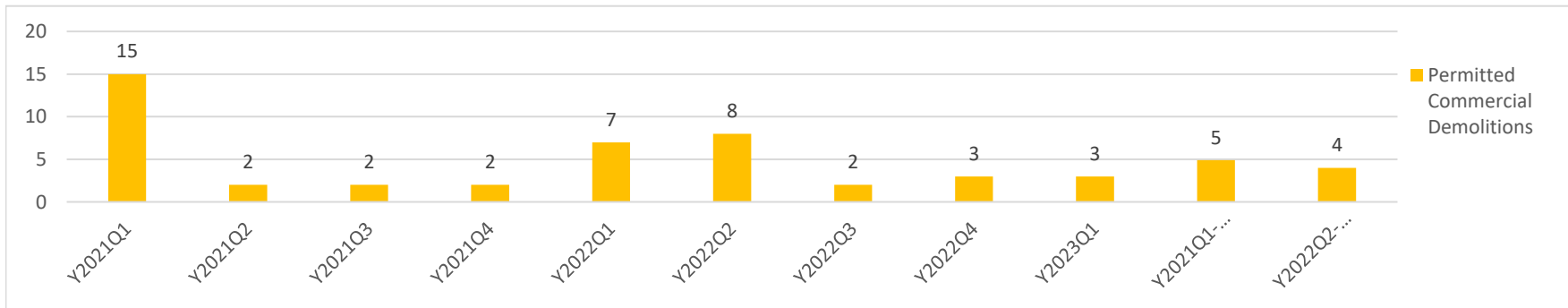
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Apollo Beach

Demolition Pern	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	0	0	0	2	2	0	1	0	0	1	0
Permitted Comm	1	0	0	0	0	1	0	0	0	0	0
Total Permitted	1	0	0	2	2	1	1	0	0	1	1

Last Updated: April 10, 2023   **Demographic and Economic Profile**

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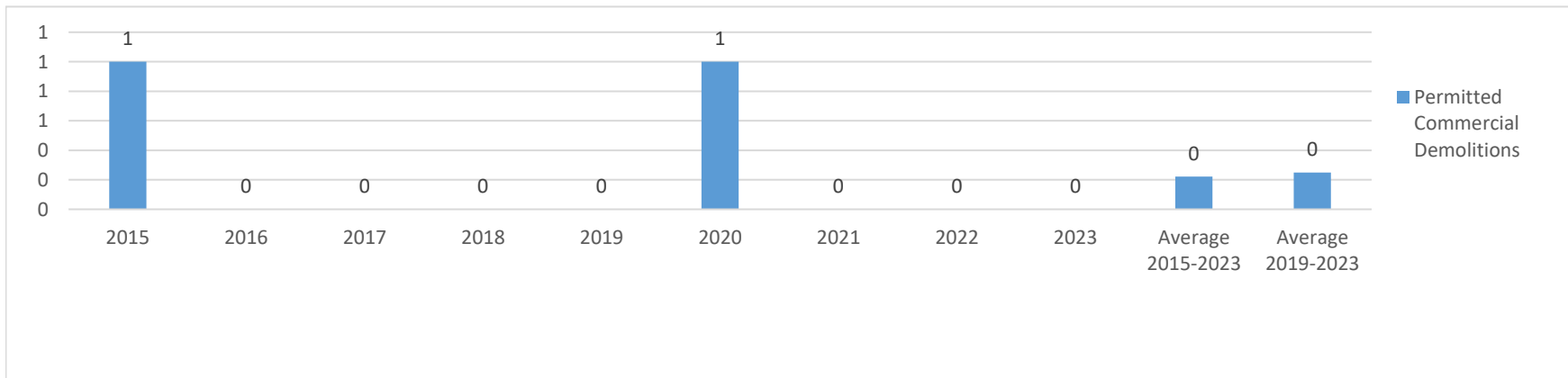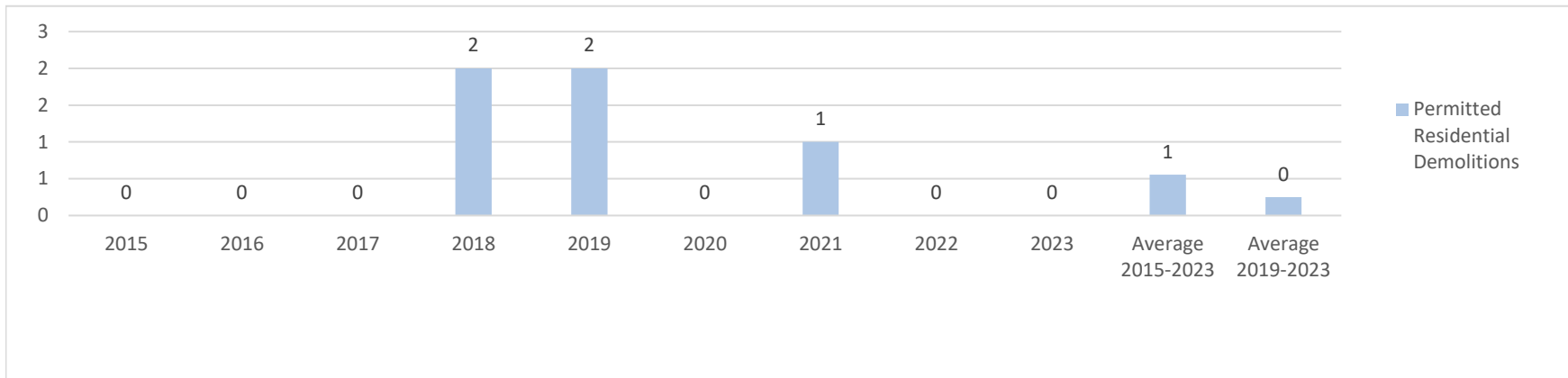
Area: Apollo Beach

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
21,305	5,168	50	978	5,685	2,161	35,347
60%	15%	0%	3%	16%	6%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
7,576	10,652	9,514	7,228
21%	30%	27%	20%
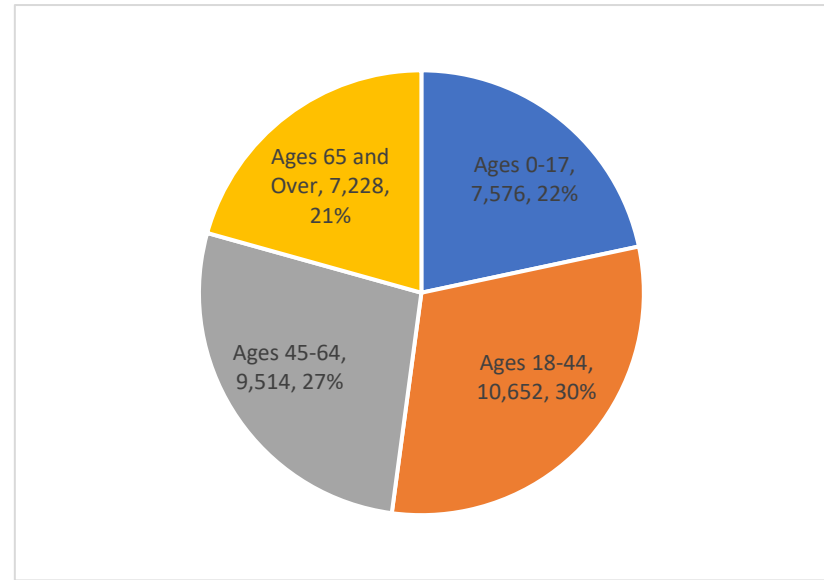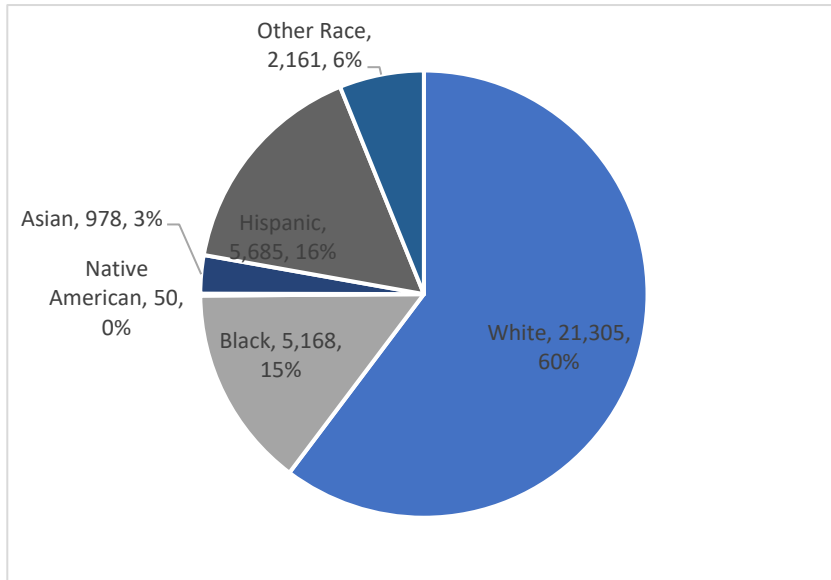
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
1,170	5,195	2,879	6,701	4,370
6%	26%	14%	33%	22%
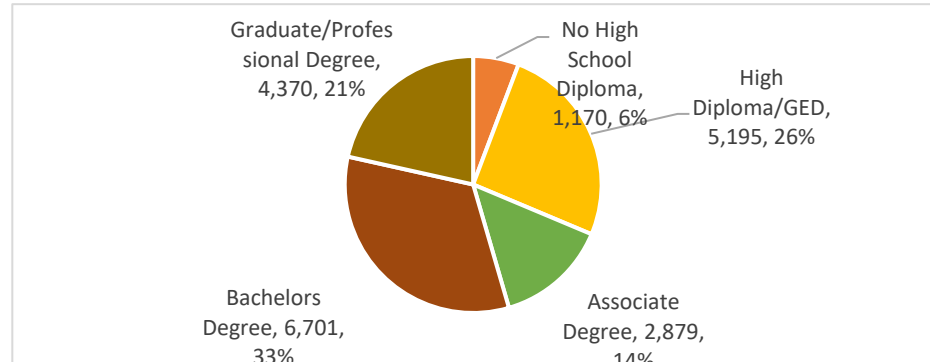
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Apollo Beach

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
667	1,316	1,147	2,138	1,853	6,876
5%	9%	8%	15%	13%	49%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
27,910	17,991	805	9,919
79%	64%	4%	36%
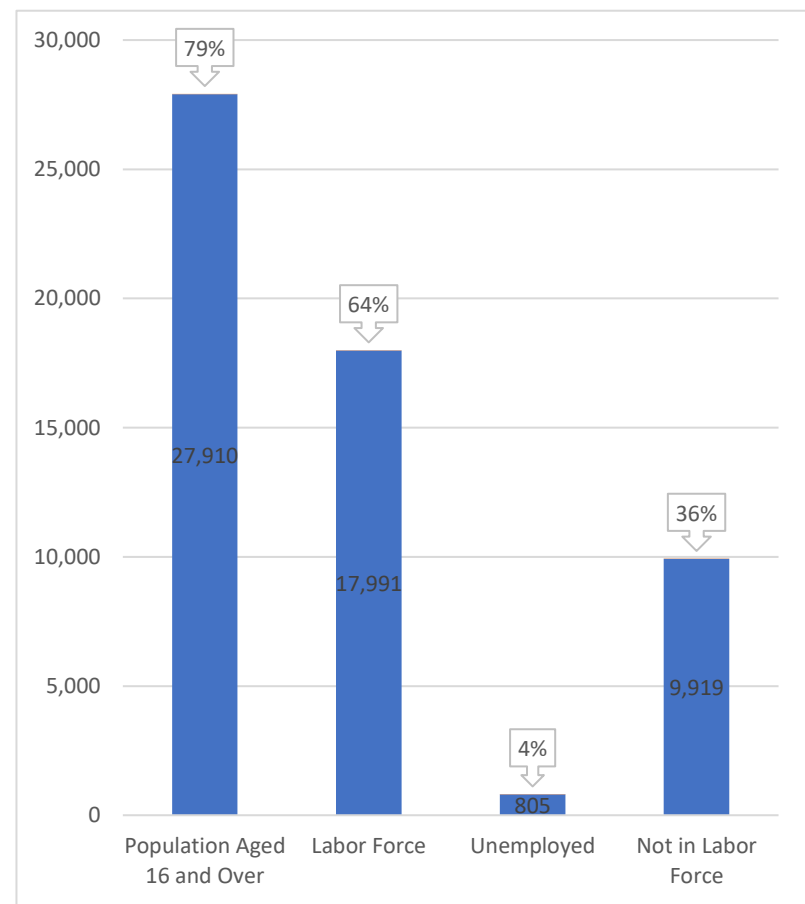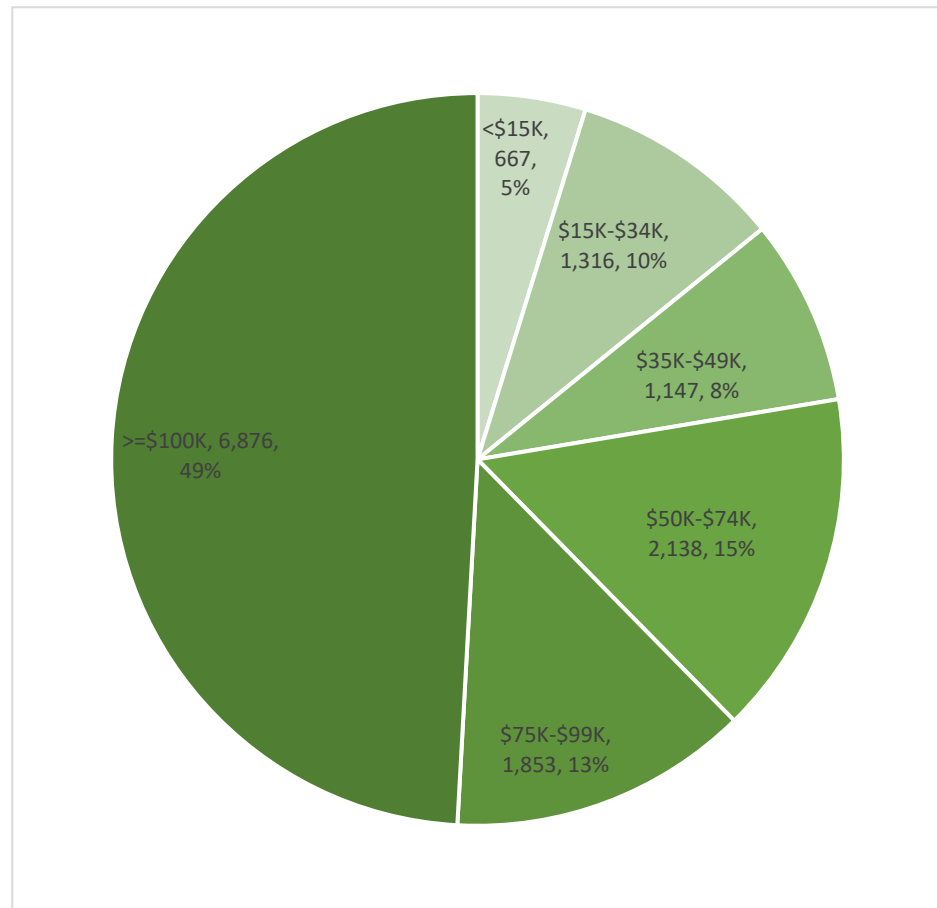
Last Updated: April 10, 2023

Demographic and Economic Profile

Plan Hillsborough

Area: **Apollo Beach**

Households Below Poverty	Households Without Cars	Female-Headed Households
879	164	515
6%	1%	3%
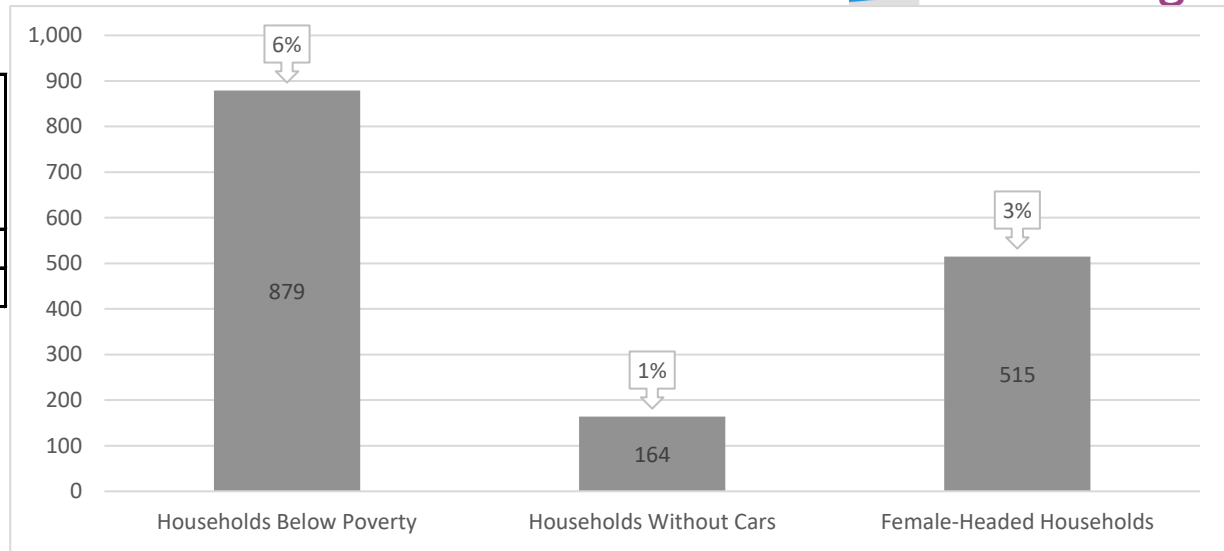
Limited English Population	Disabled Population	Low Income Population
1,422	1,412	1,823
4%	4%	5%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If housing units in the target area are 50% of TAZ housing units, then 50% of the projection is assumed to be inside the
Population Estimates	2010-2022 Population Estimates from Table 1. Estimates of Population by County and City in Florida. https://www.bebr.ufl.edu/population. Jurisdiction-level estimates distributed to residential parcels. Parcel Data from Hillsborough County Property Appraiser.Parcel-level population estimate = Appropriate Census persons per household times
Population Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If population in the target area is 50% of TAZ population, then 50% of the projection is assumed to be inside the target
Employment Estimate	Quarterly Census of Employment and Wages. Excel Files.QCEW NAICS-Based Data Files (1975 - most recent). Bureau of Labor Statistics https://www.bls.gov/cew/downloadable-data-files.htm. Employment by sector for the years 2010, 2015, and 2020, 2021, 2022Q2. 2010-2022 countywide employment distributed to commercial parcels using share of
Employment Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level employment. If employment in the target area are 50% of TAZ employment, then 50% of the projection is assumed to be inside the
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Demolition Permits	Permitted demolitions of existing buildings. Raw quarterly buildingpermit data from all four jurisdictions: Plant City, Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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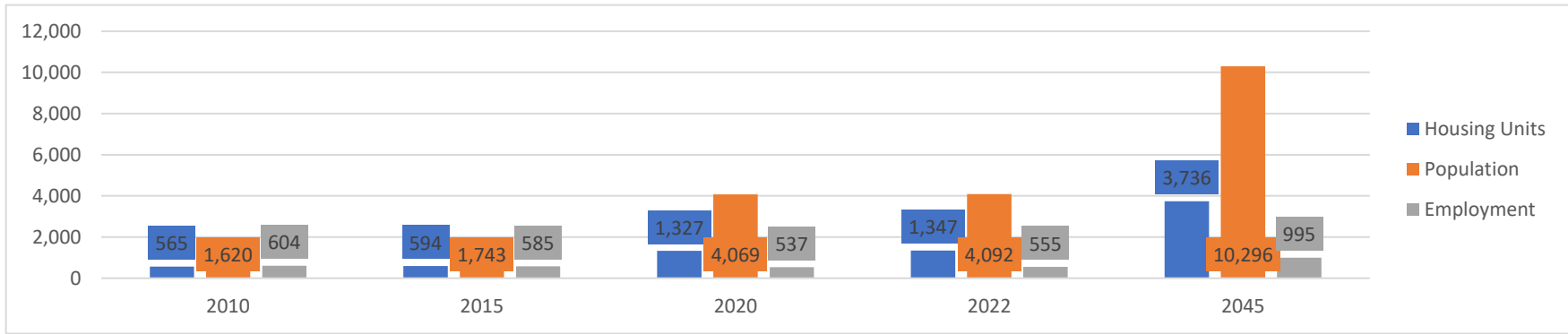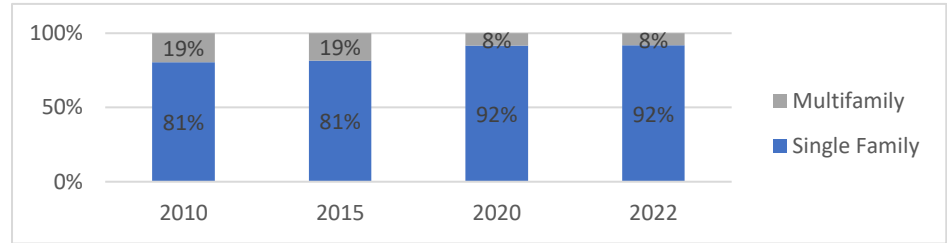Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Balm**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	565	594	1,327	1,347	3,736	2,389	177%	127%
Population	1,620	1,743	4,069	4,092	10,296	6,204	152%	135%
Employment	604	585	537	555	995	440	79%	-5%

Residential Units by Type

	2010	2015	2020	2022
Single Family	81%	81%	92%	92%
Multifamily	19%	19%	8%	8%

Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	90%	91%	100%	100%
Vacant	8%	7%	0%	0%
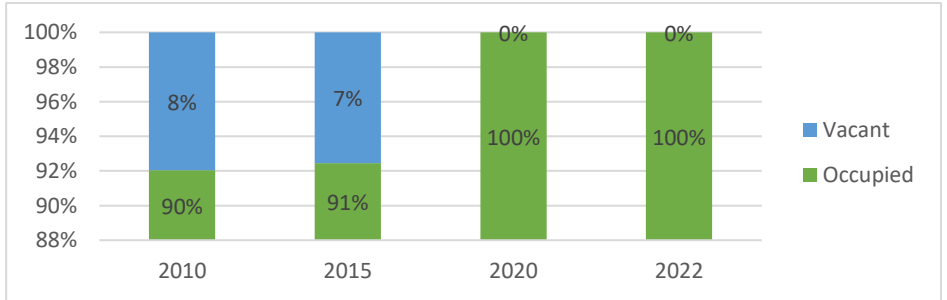
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Balm

Employment by Type

	2010	2015	2020	2022
Industrial	316	290	244	245
Commercial	0	0	0	0
Service	288	295	293	310
Total	604	585	537	555
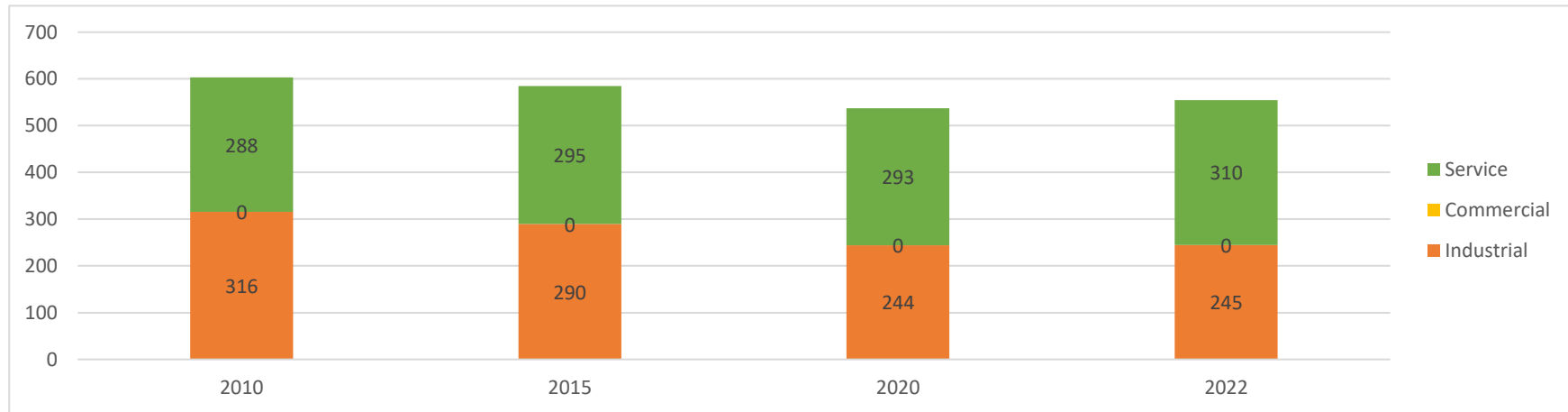
Employment by Type

	2010	2015	2020	2022
Industrial	52%	50%	45%	44%
Commercial	0%	0%	0%	0%
Service	48%	50%	55%	56%
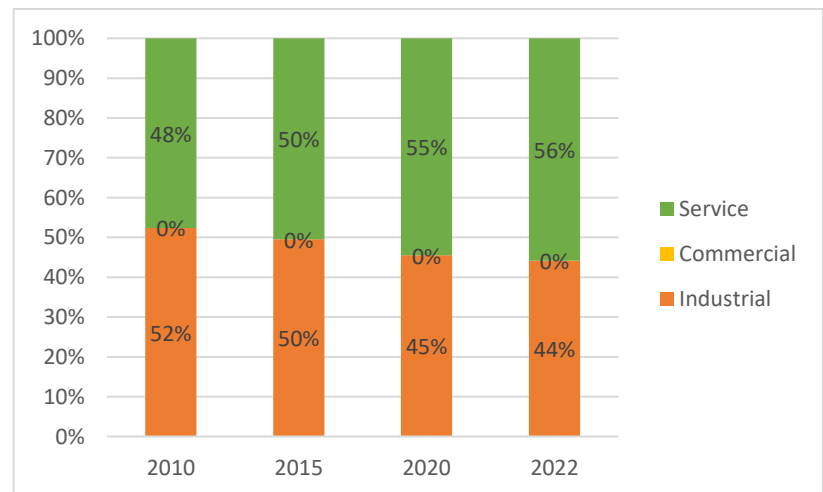
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Balm

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	982	507	307	18	26	368
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646
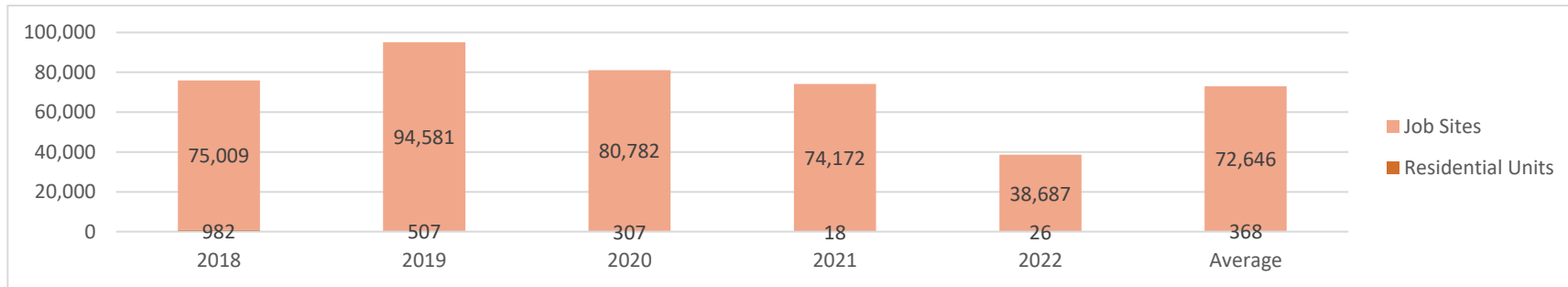
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	0.618	0.352	0.261	0.012	0.028	0.254
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
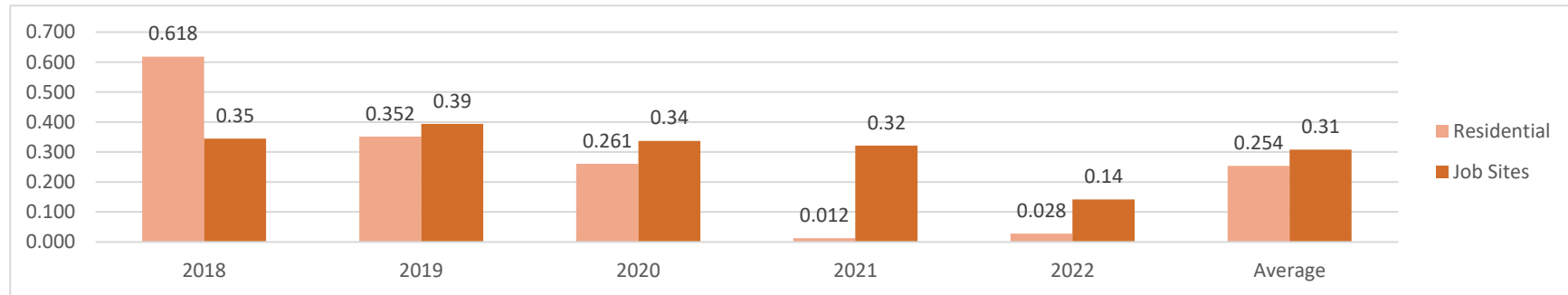
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Balm

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	2	11	2	2	2	0	1	0	0	2	0
Permitted Commercial Parcels	0	0	0	0	0	0	0	0	0	0	0
Total Building Permits	2	11	2	2	2	0	1	0	0	2	0
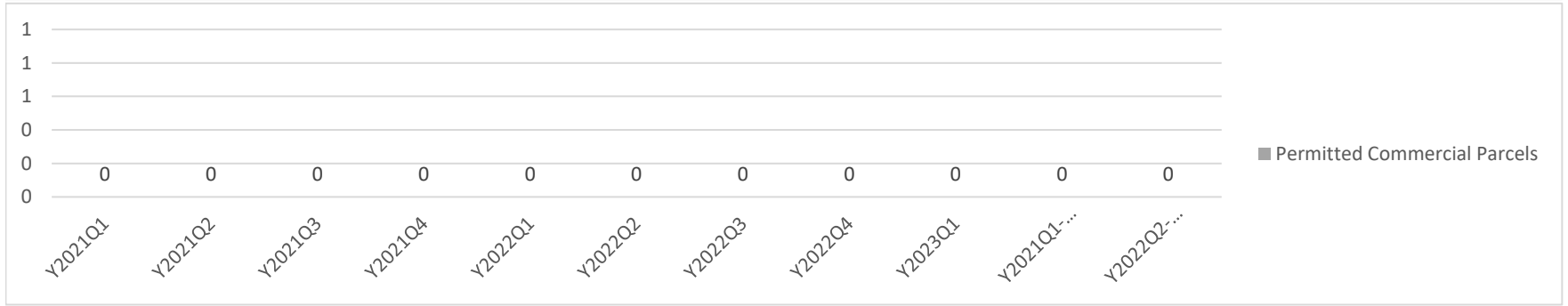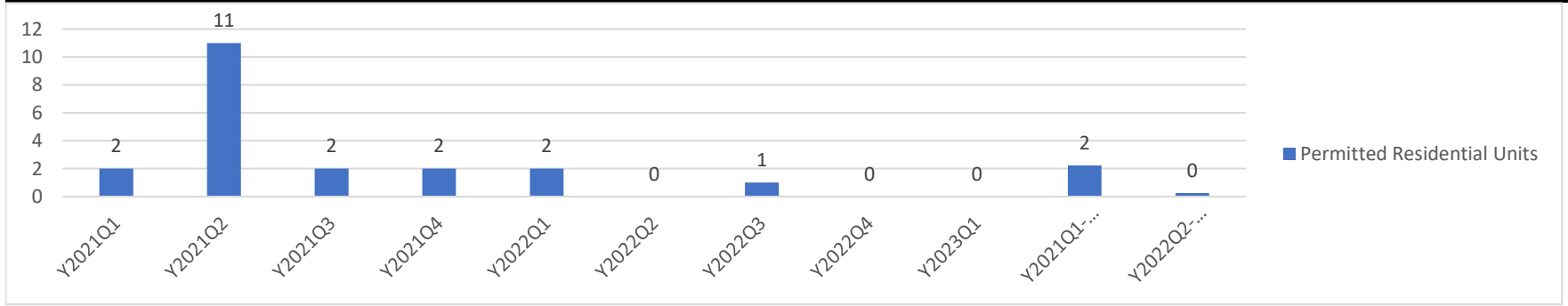
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: Balm

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	7	20	207	270	160	70	17	3	0	84	23
Permitted Commercial Parcels	1	0	1	0	2	0	0	0	0	0	0
Total Building Permits	8	20	208	270	162	70	17	3	0	84	23

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: Balm

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	1	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	0	0	0	0	0	0	0	0	0	0	0
Total Permitted Demolitions	1	0	0	0	0	0	0	0	0	0	0
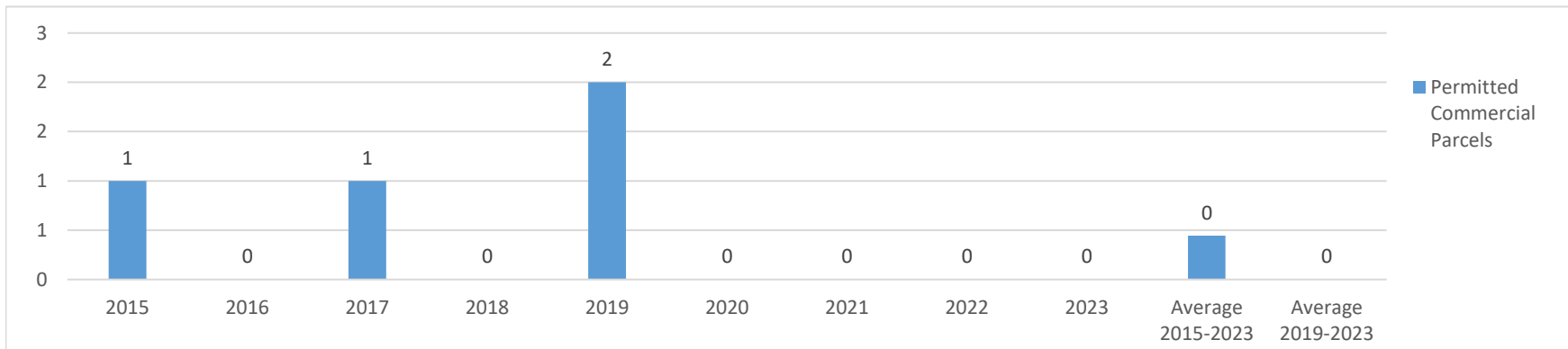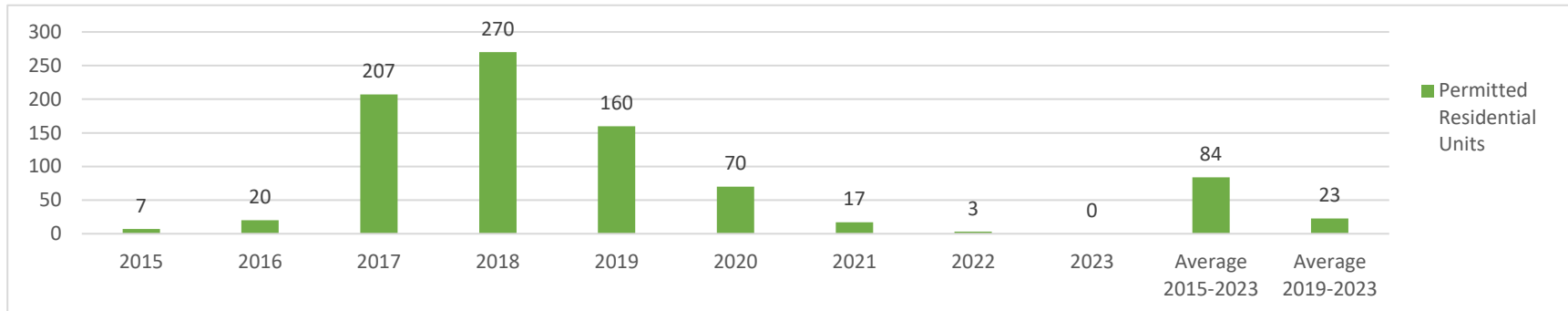
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Balm

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	0	0	0	0	0	0	1	0	0	0	0
Permitted Comn	0	0	0	0	1	0	0	0	0	0	0
Total Permitted	0	0	0	0	1	0	1	0	0	0	0

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan
Hillsborough
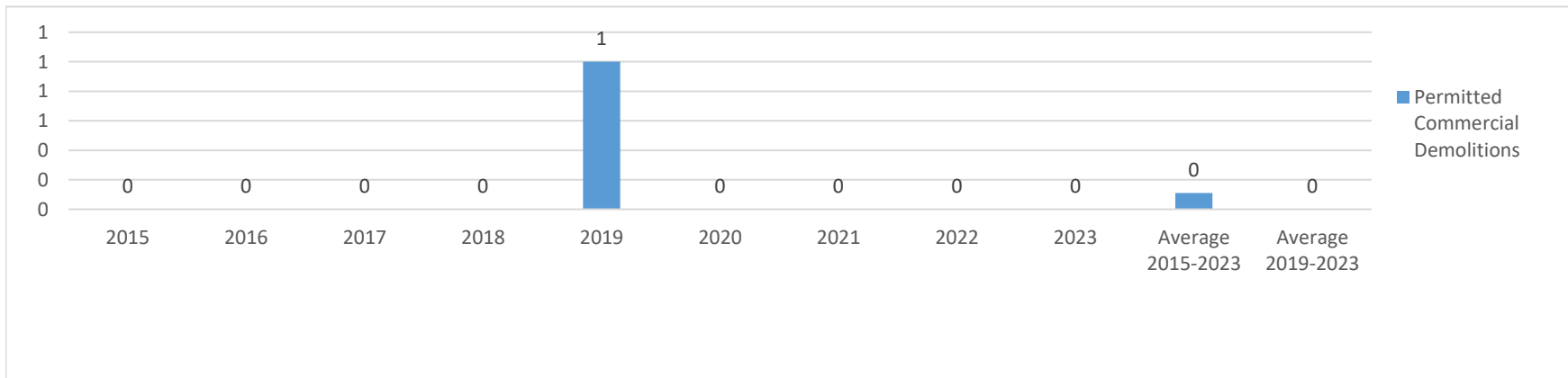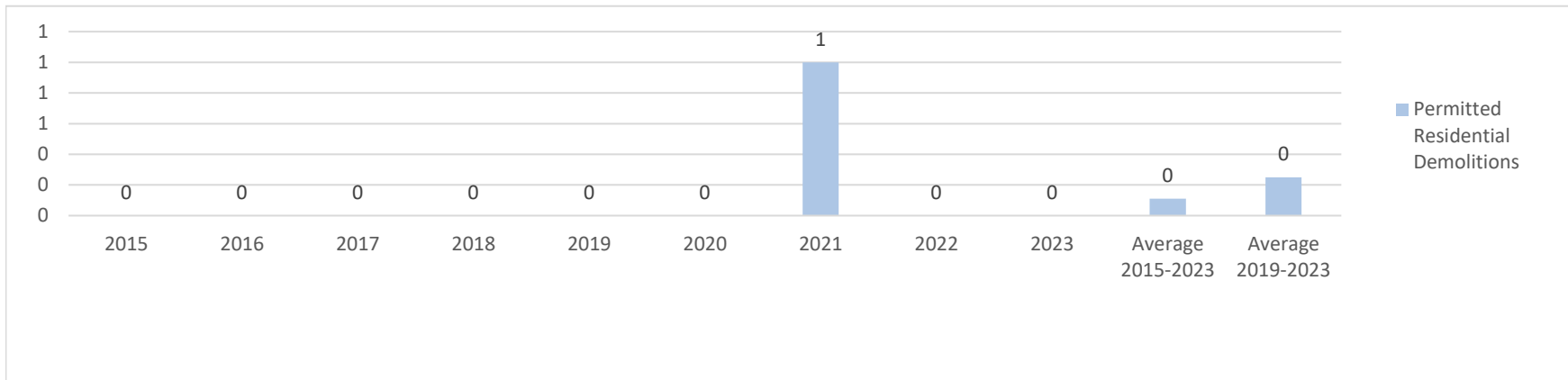
Area: Balm

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
2,186	472	24	100	1,165	144	4,092
53%	12%	1%	2%	28%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
894	1,376	1,081	743
22%	34%	26%	18%
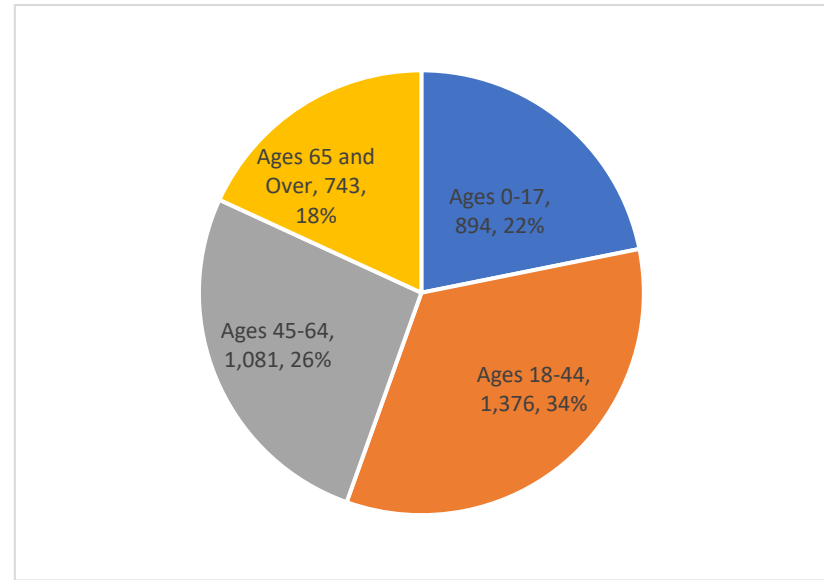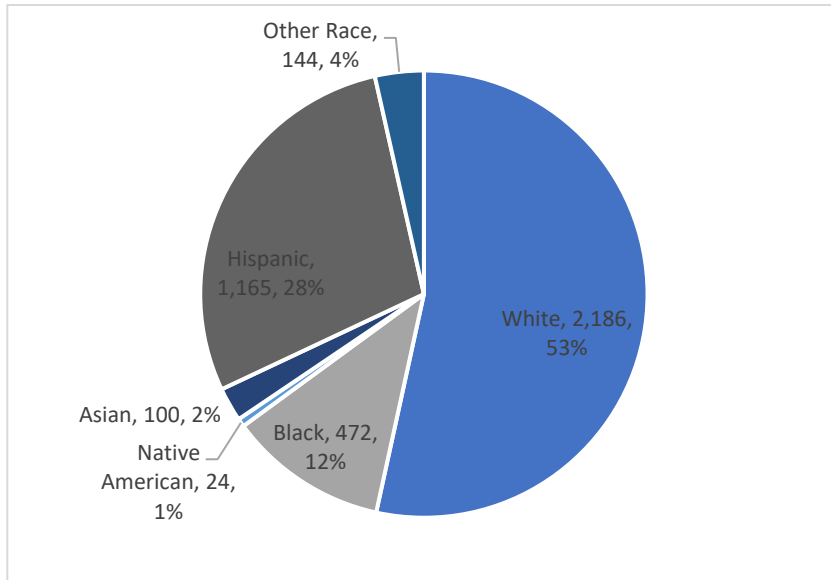
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
370	968	280	578	302
15%	39%	11%	23%	12%
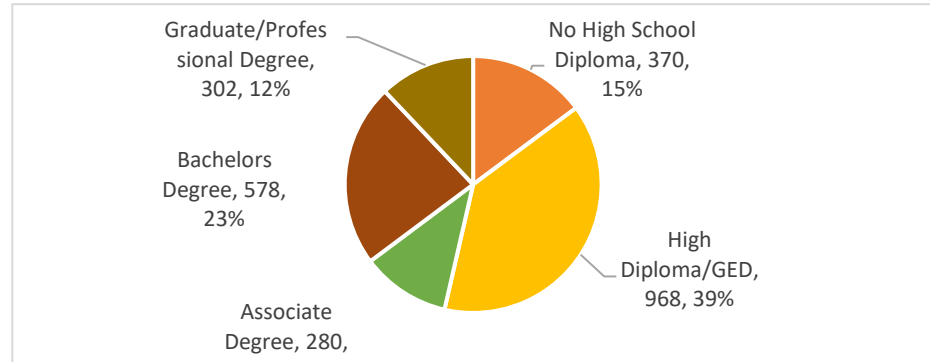
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Balm

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
62	143	127	202	169	638
5%	11%	9%	15%	13%	48%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
3,105	1,945	113	1,160
76%	63%	6%	37%
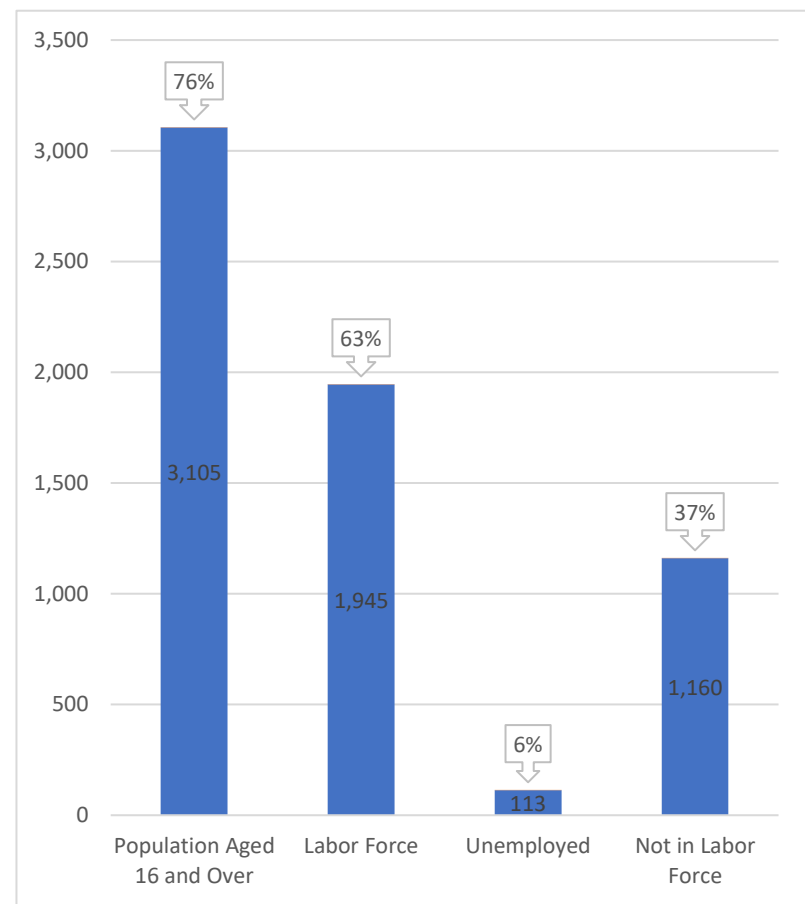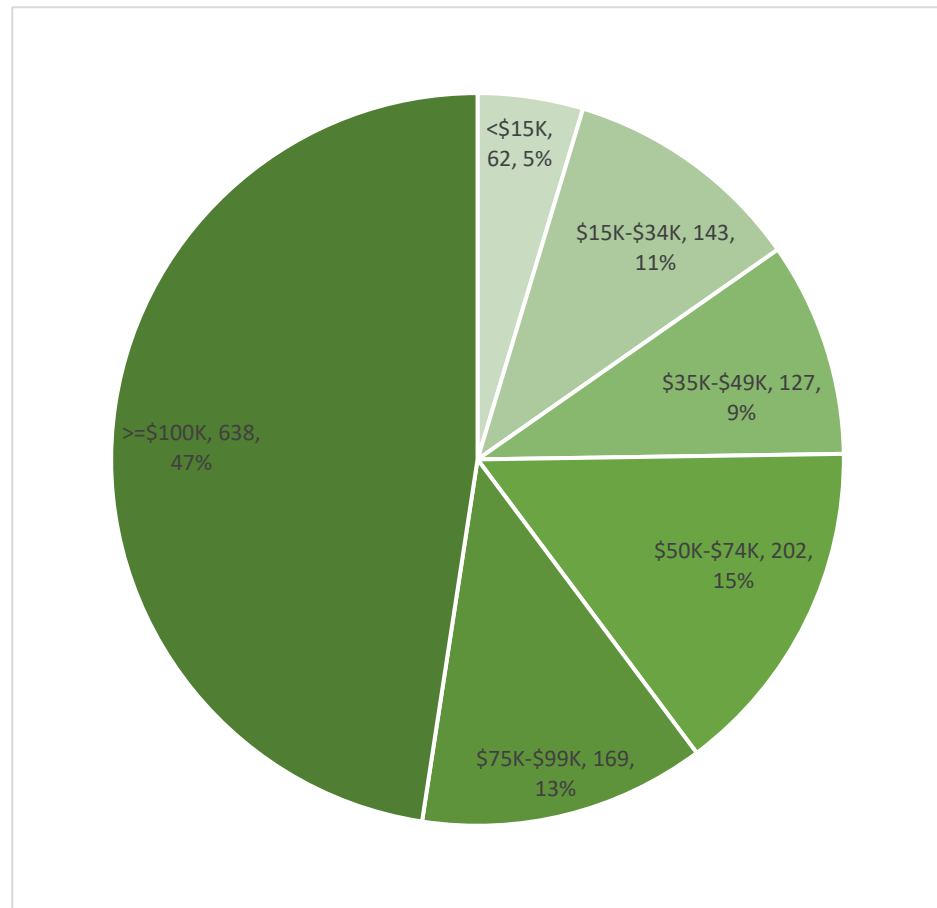
Last Updated: April 10, 2023

Demographic and Economic Profile

Plan Hillsborough

Area: **Balm**

Households Below Poverty	Households Without Cars	Female-Headed Households
68	25	50
4%	2%	3%
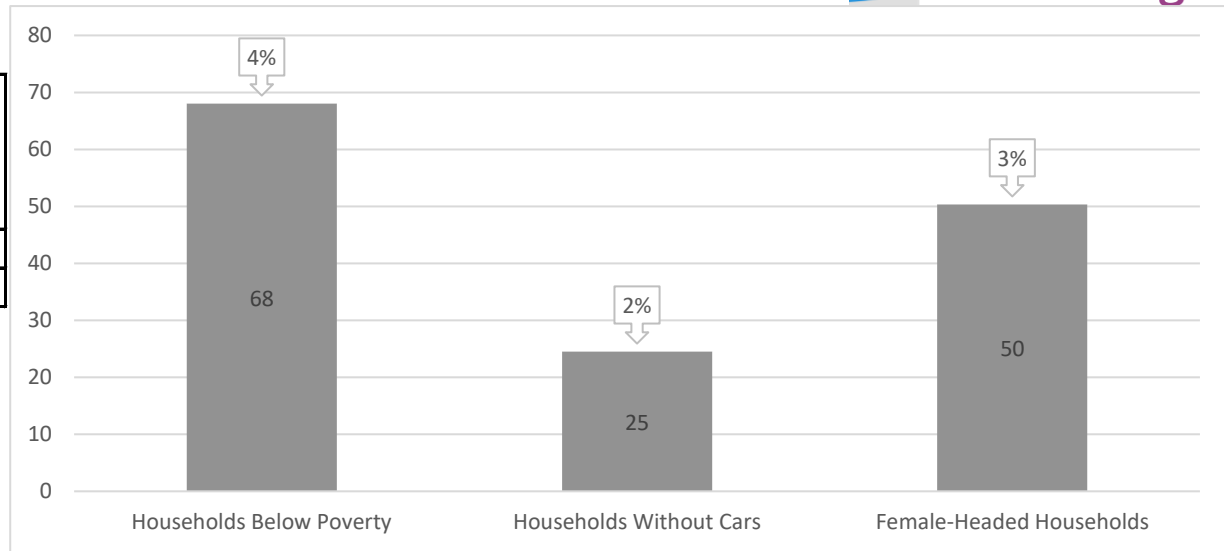
Limited English Population	Disabled Population	Low Income Population
282	280	195
7%	7%	5%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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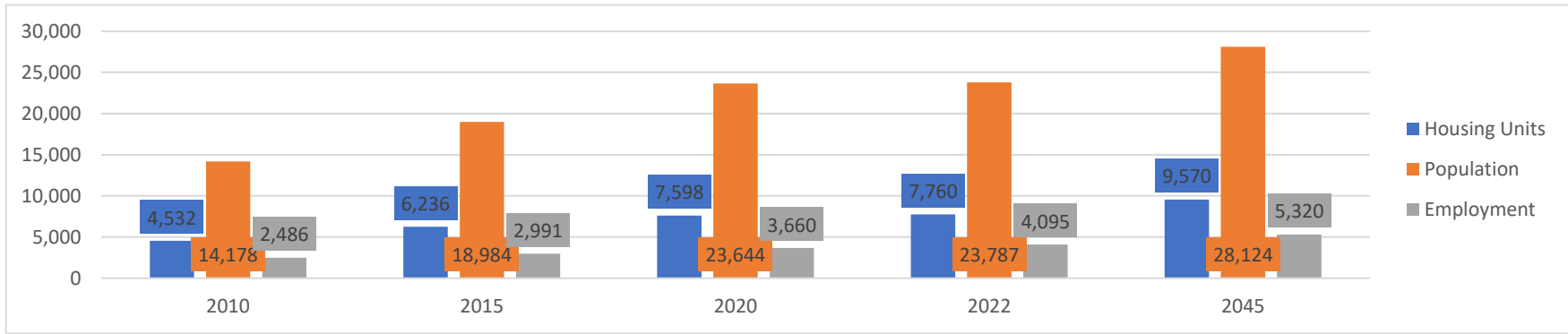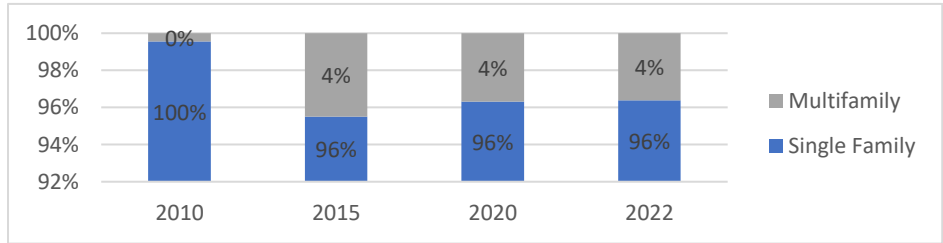Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Boyette**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	4,532	6,236	7,598	7,760	9,570	1,810	23%	24%
Population	14,178	18,984	23,644	23,787	28,124	4,337	18%	25%
Employment	2,486	2,991	3,660	4,095	5,320	1,225	30%	37%

Residential Units by Type

	2010	2015	2020	2022
Single Family	100%	96%	96%	96%
Multifamily	0%	4%	4%	4%

Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	100%	99%	98%	97%
Vacant	0%	0%	2%	2%
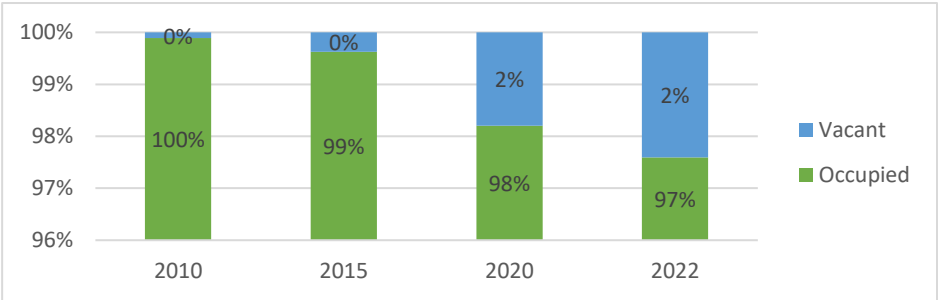
Last Updated: April 10, 2023 **Demographic and Economic Profile**

Area: Boyette

Employment by Type

	2010	2015	2020	2022
Industrial	39	41	115	125
Commercial	39	46	56	60
Service	2,407	2,903	3,489	3,910
Total	2,486	2,991	3,660	4,095
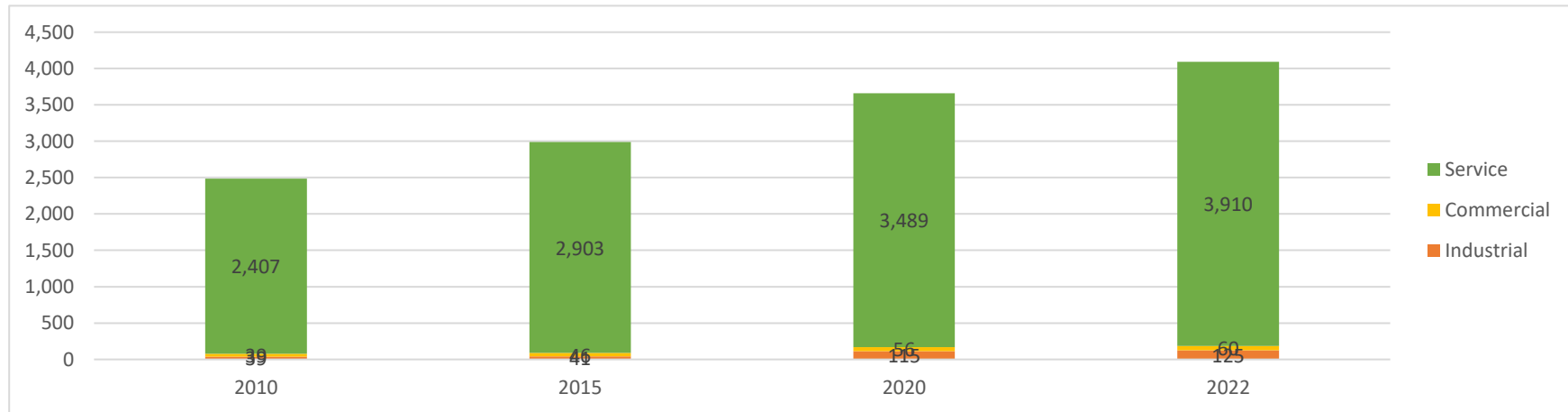
Employment by Type

	2010	2015	2020	2022
Industrial	2%	1%	3%	3%
Commercial	2%	2%	2%	1%
Service	97%	97%	95%	95%
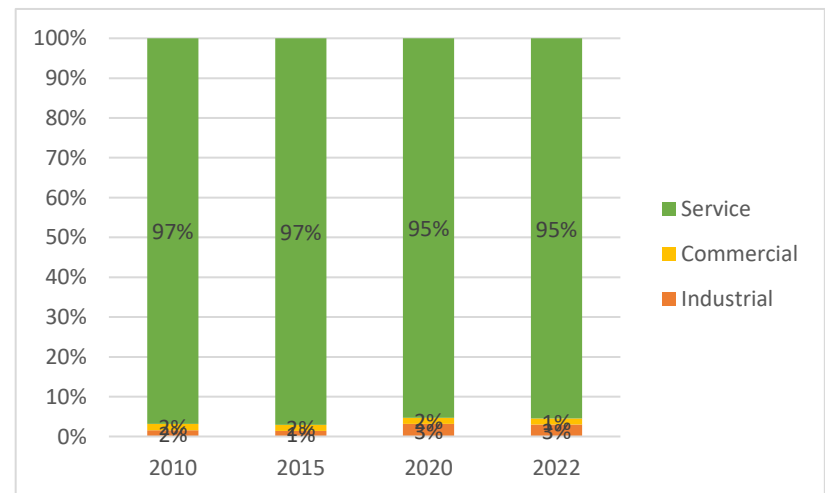
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Boyette**

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	1,062	370	238	185	78	387
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646
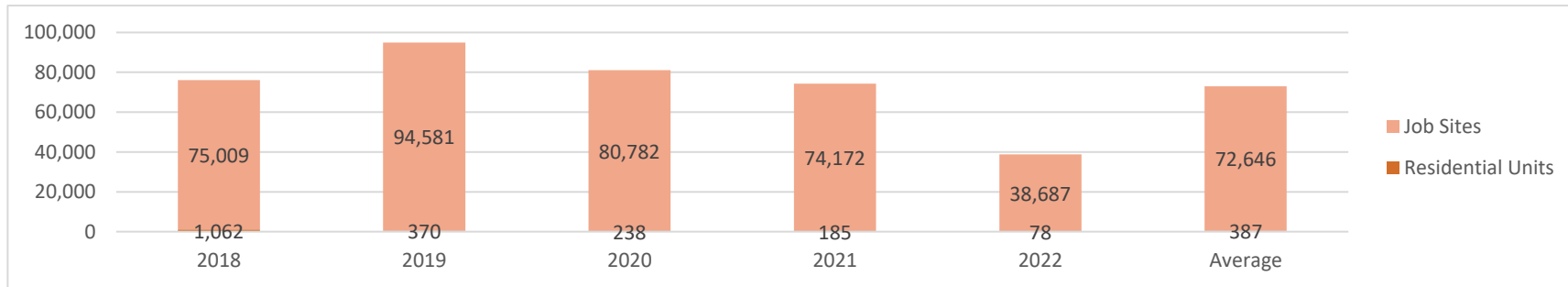
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	0.673	0.354	0.299	0.251	0.065	0.328
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
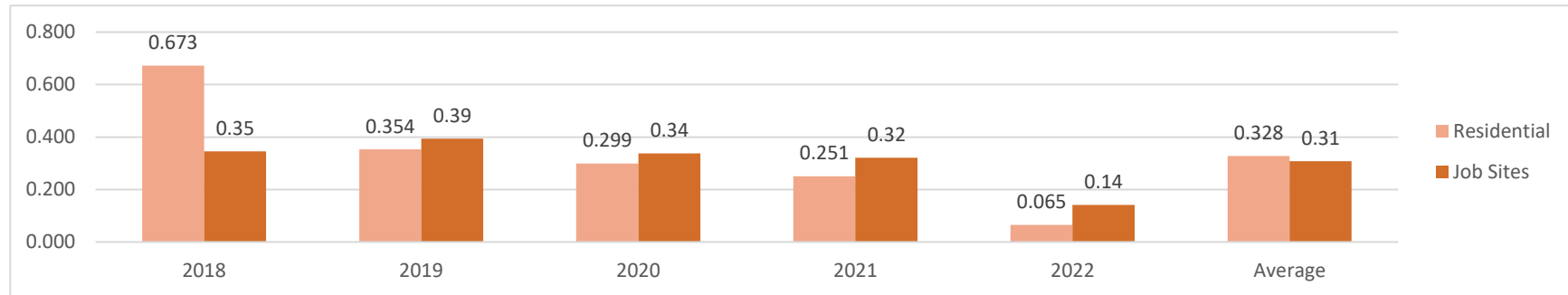
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Boyette

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	38	23	1	3	0	1	3	2	18	10	6
Permitted Commercial Parcels	2	1	0	1	0	1	1	0	0	1	1
Total Building Permits	40	24	1	4	0	2	4	2	18	11	7
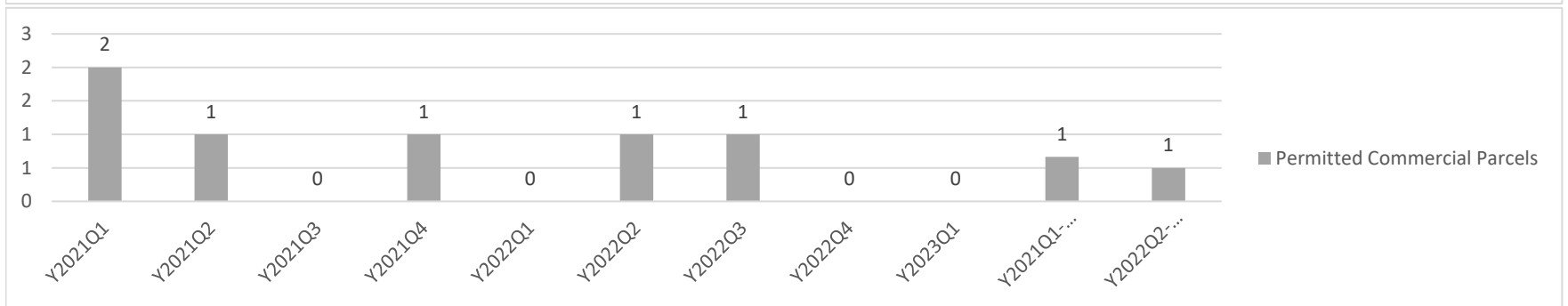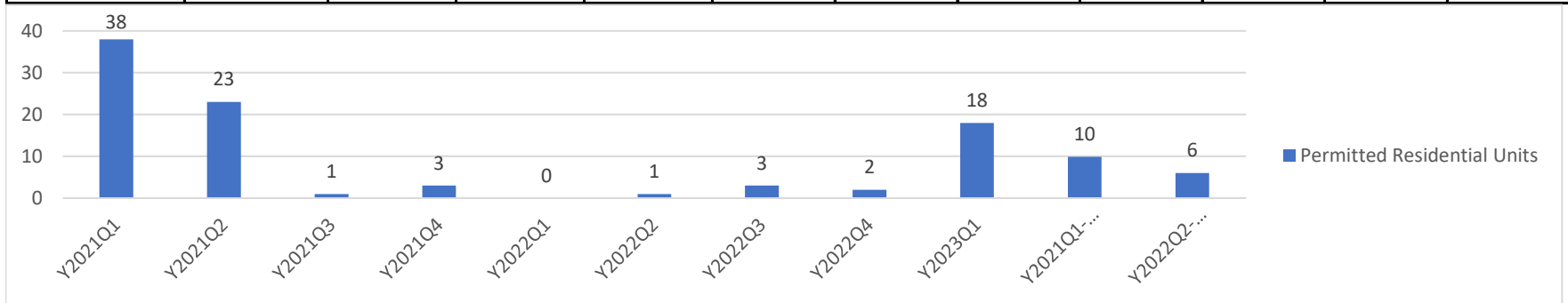
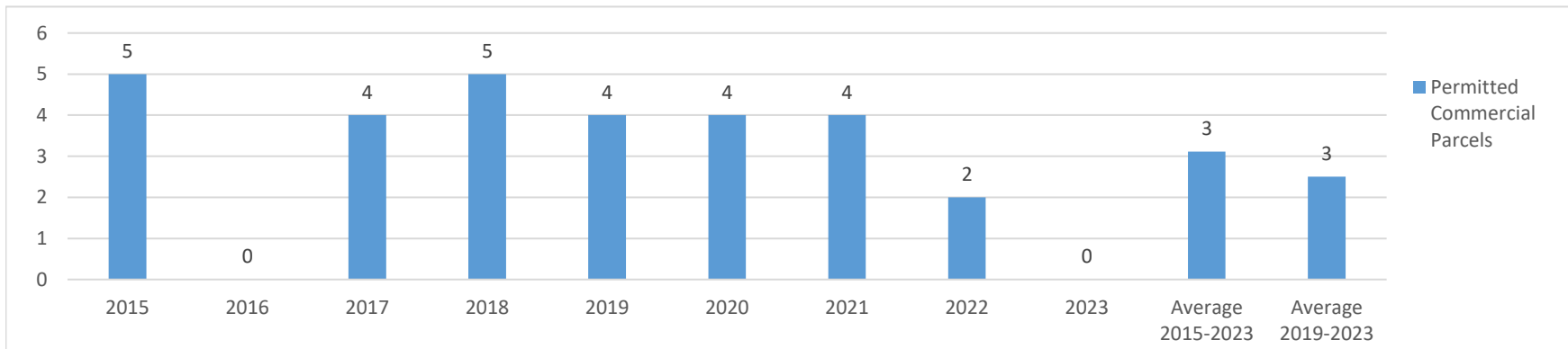Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Boyette

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	260	375	303	255	132	199	65	6	18	179	72
Permitted Commercial Parcels	5	0	4	5	4	4	4	2	0	3	3
Total Building Permits	265	375	307	260	136	203	69	8	18	182	75

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Plan Hillsborough

Area: Boyette

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	2	1	0	1	0	1	1	0	0	1	1
Total Permitted Demolitions	2	1	0	1	0	1	1	0	0	1	1

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Boyette

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	2	0	0	0	1	0	0	0	0	0	0
Permitted Comm	0	0	0	1	0	1	0	0	0	0	0
Total Permitted	2	0	0	1	1	1	0	0	0	1	0

Last Updated: April 10, 2023   **Demographic and Economic Profile**

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Hillsborough
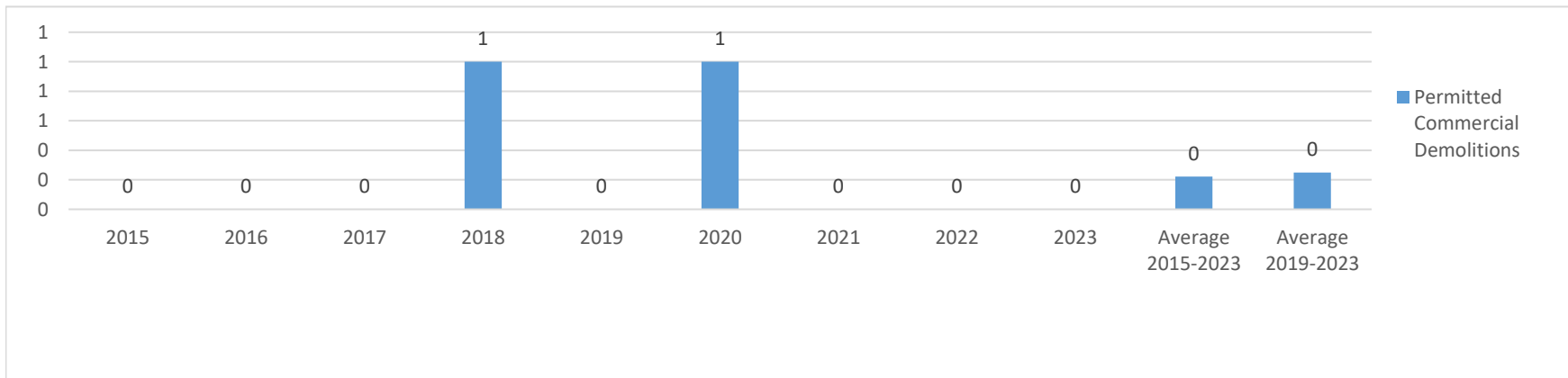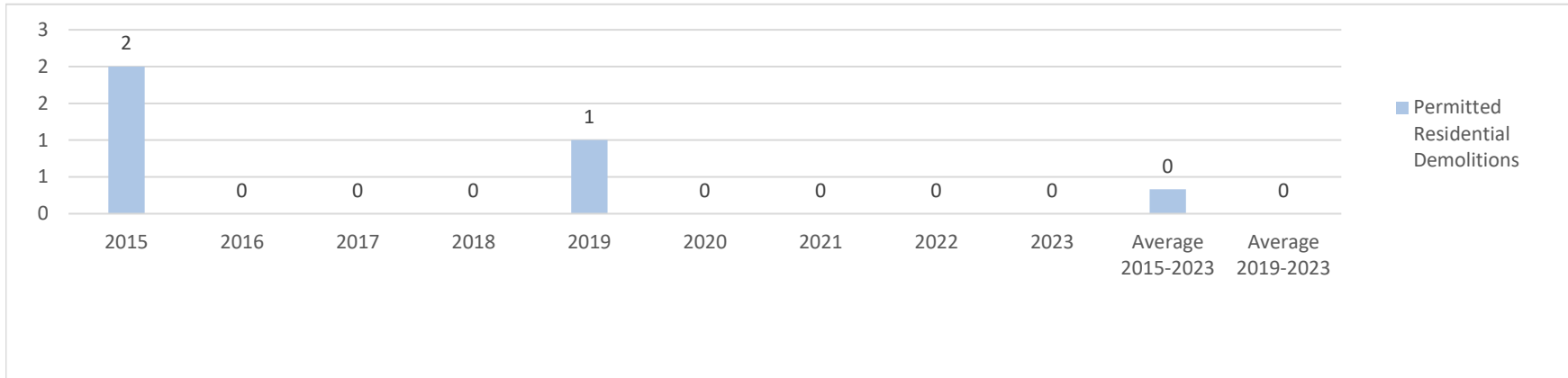
Area: Boyette

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
15,723	2,078	30	1,296	3,599	1,061	23,787
66%	9%	0%	5%	15%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
8,523	7,696	5,766	1,861
36%	32%	24%	8%
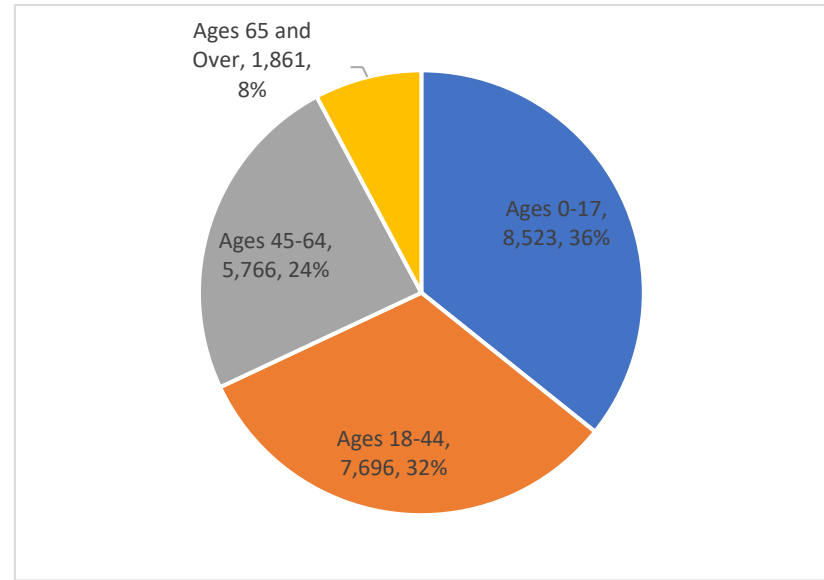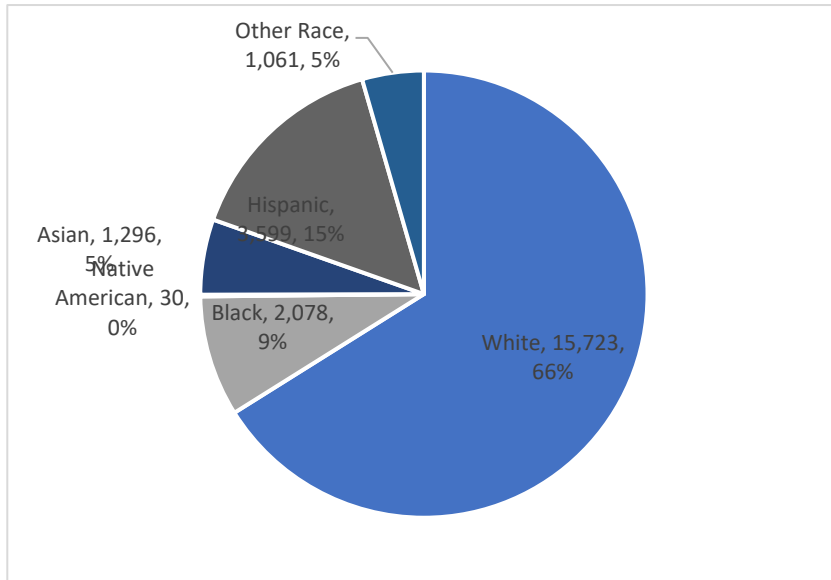
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
275	2,209	1,397	4,315	3,262
2%	19%	12%	38%	28%
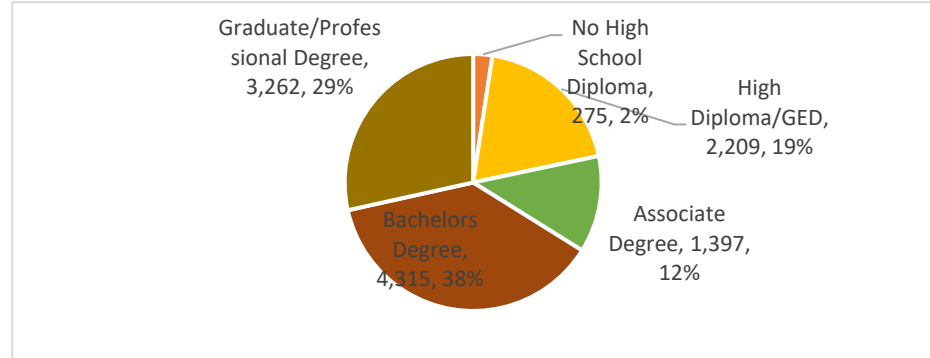
Last Updated: April 10, 2023 **Demographic and Economic Profile**

Area: **Boyette**

Plan
Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
569	536	344	838	981	4,257
8%	7%	5%	11%	13%	57%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
16,522	11,277	494	5,245
69%	68%	4%	32%
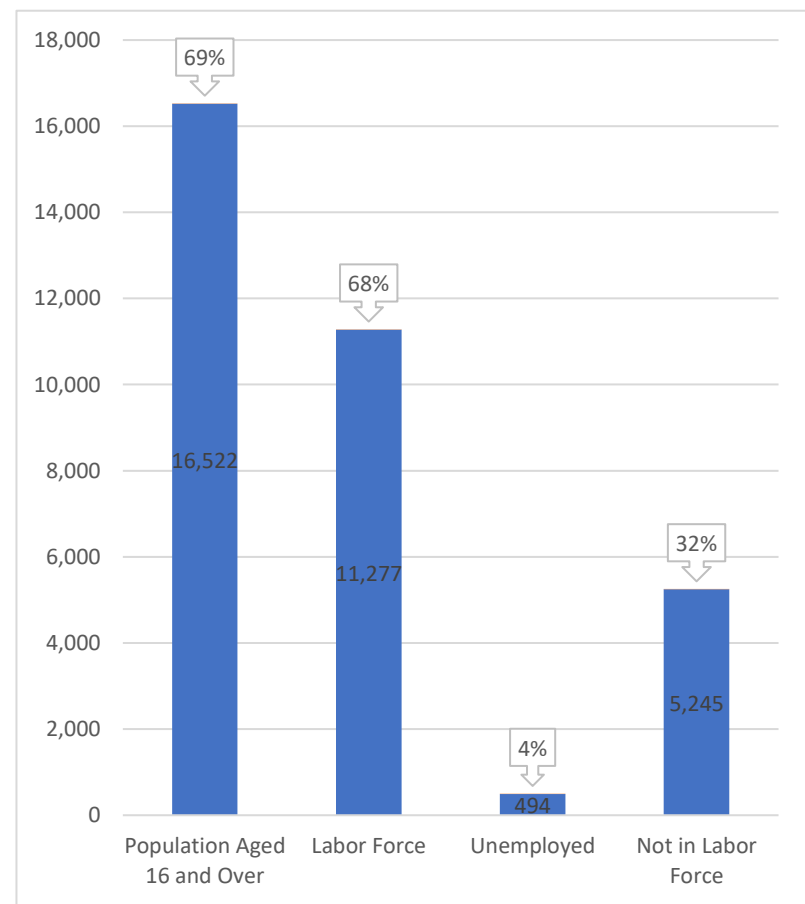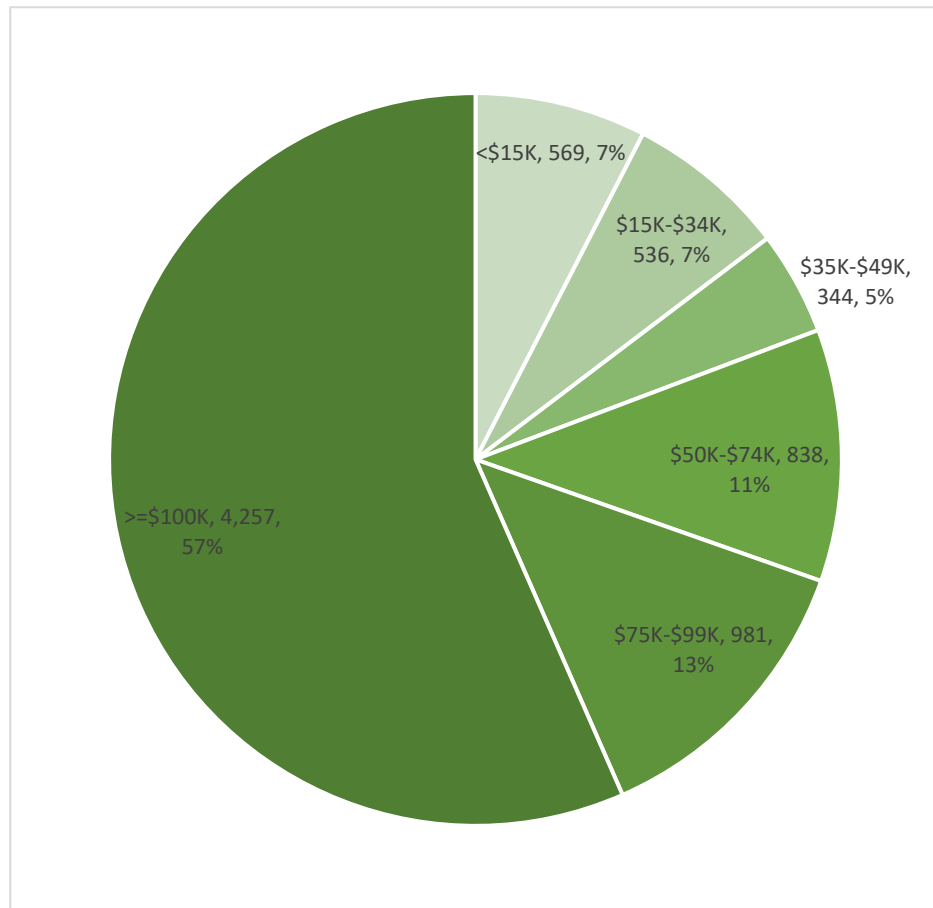
Last Updated: April 10, 2023

Demographic and Economic Profile

Plan Hillsborough

Area: Boyette

Households Below Poverty	Households Without Cars	Female-Headed Households
706	119	677
9%	2%	9%
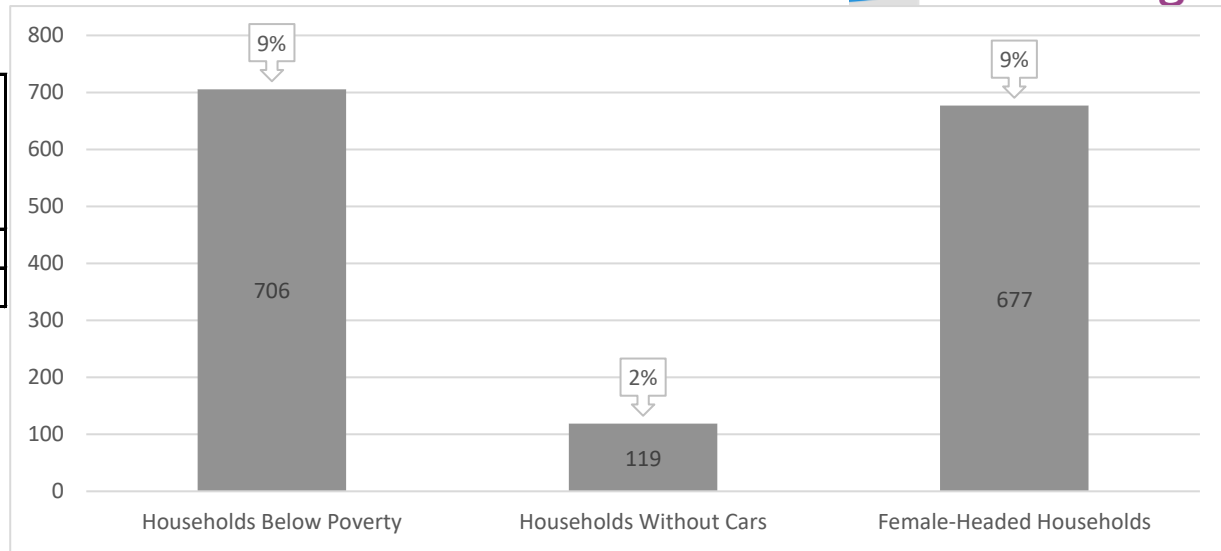
Limited English Population	Disabled Population	Low Income Population
634	711	2,133
3%	3%	9%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If housing units in the target area are 50% of TAZ housing units, then 50% of the projection is assumed to be inside the
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New Parcels	Parcel Data from Hillsborough County Property Appraiser
Building Permits	Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Demolition Permits	Permitted demolitions of existing buildings. Raw quarterly buildingpermit data from all four jurisdictions: Plant City, Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

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Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Brandon**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	45,209	47,756	50,338	50,619	60,246	9,627	19%	6%
Population	106,317	114,622	129,238	129,230	135,653	6,423	5%	13%
Employment	69,177	82,177	96,420	103,119	128,827	25,708	25%	25%
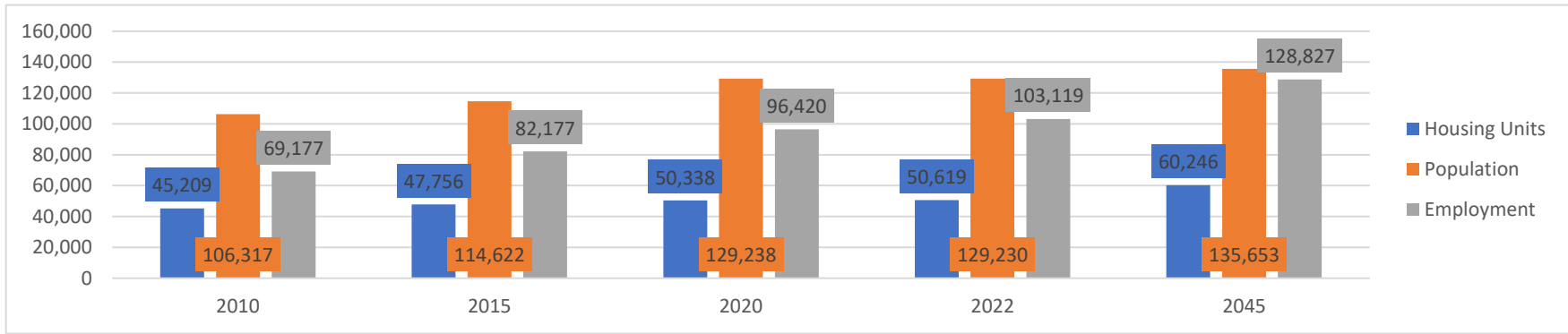
Residential Units by Type

	2010	2015	2020	2022
Single Family	64%	63%	62%	62%
Multifamily	36%	37%	38%	38%
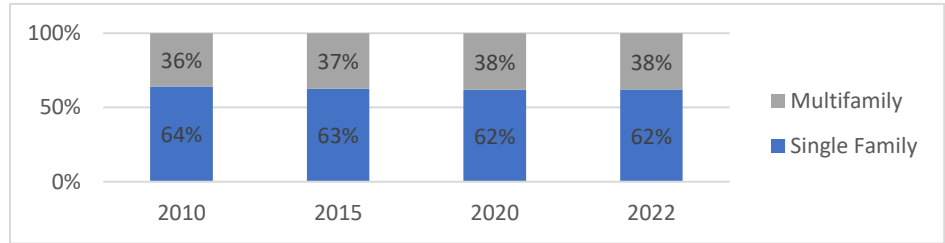
Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	97%	96%	97%	97%
Vacant	3%	4%	3%	3%
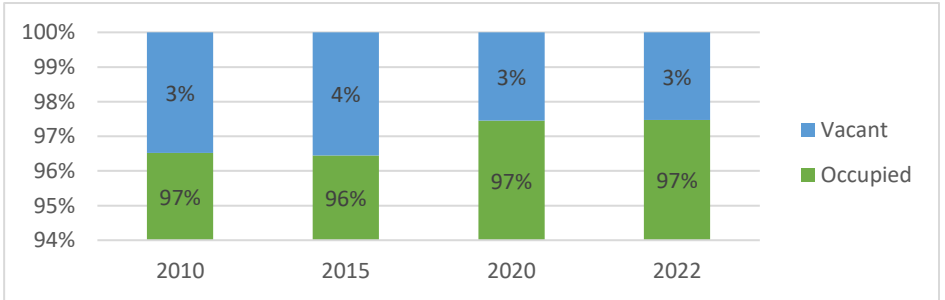
Demographic and Economic Profile

Area: **Brandon**

Employment by Type

	2010	2015	2020	2022
Industrial	2,437	2,937	4,558	5,147
Commercial	7,967	10,064	13,448	14,395
Service	58,774	69,177	78,414	83,577
Total	69,177	82,177	96,420	103,119
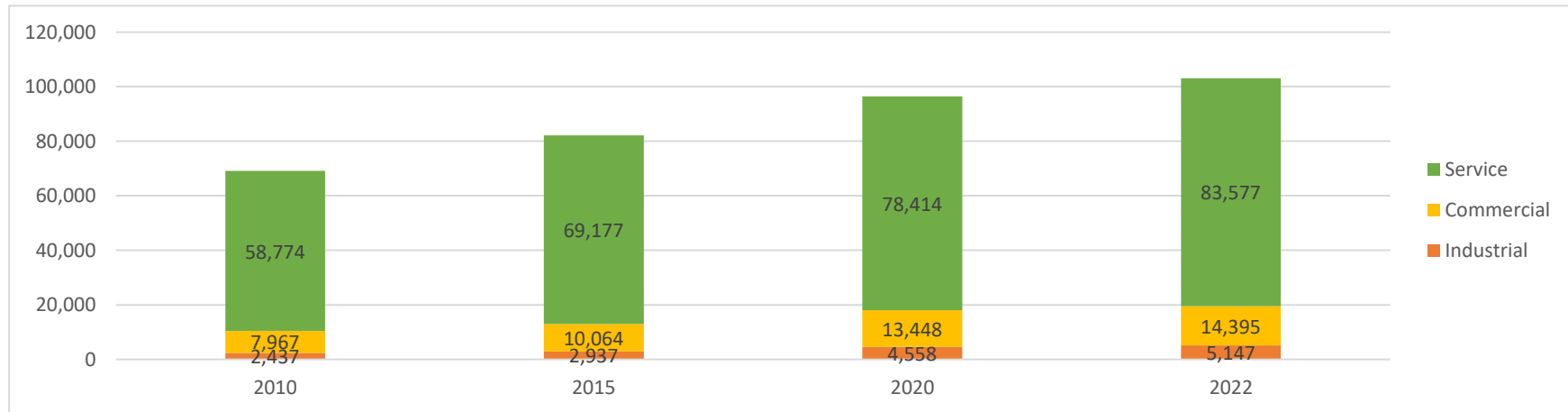
Employment by Type

	2010	2015	2020	2022
Industrial	4%	4%	5%	5%
Commercial	12%	12%	14%	14%
Service	85%	84%	81%	81%
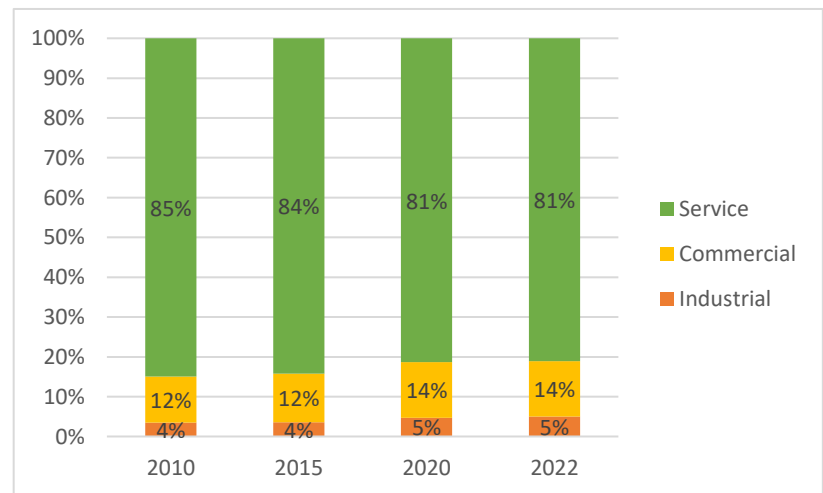
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Brandon

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	1,365	468	1,671	457	193	831
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646
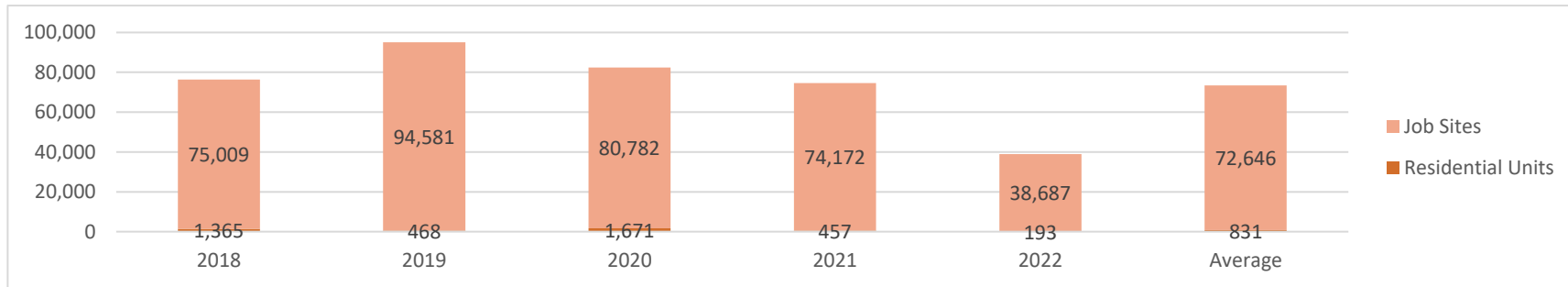
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	0.406	0.356	0.554	0.416	0.152	0.377
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
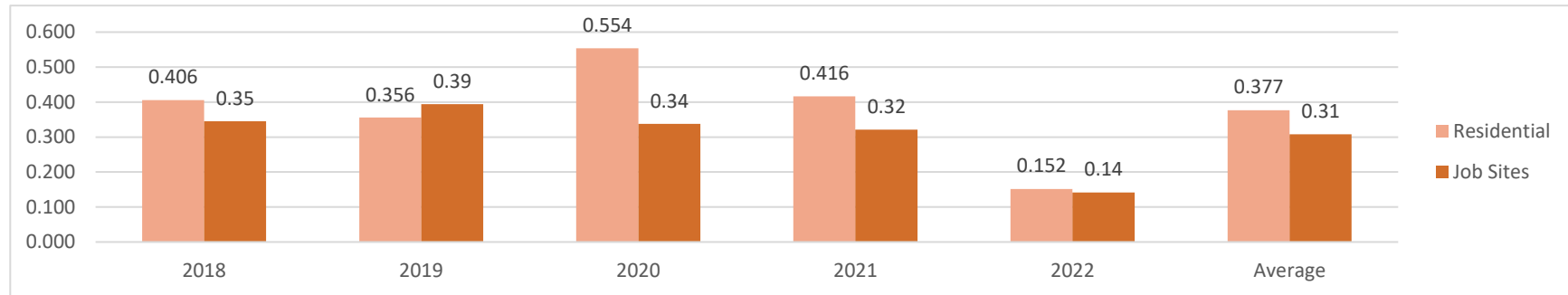
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Brandon**

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	70	14	14	57	28	56	4	1	23	30	21
Permitted Commercial Parcels	11	2	4	14	3	5	7	5	2	6	5
Total Building Permits	81	16	18	71	31	61	11	6	25	36	26
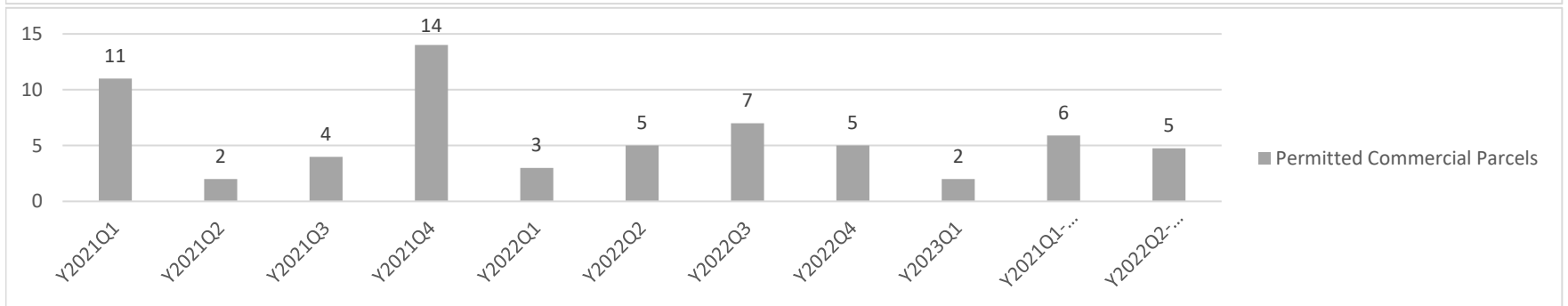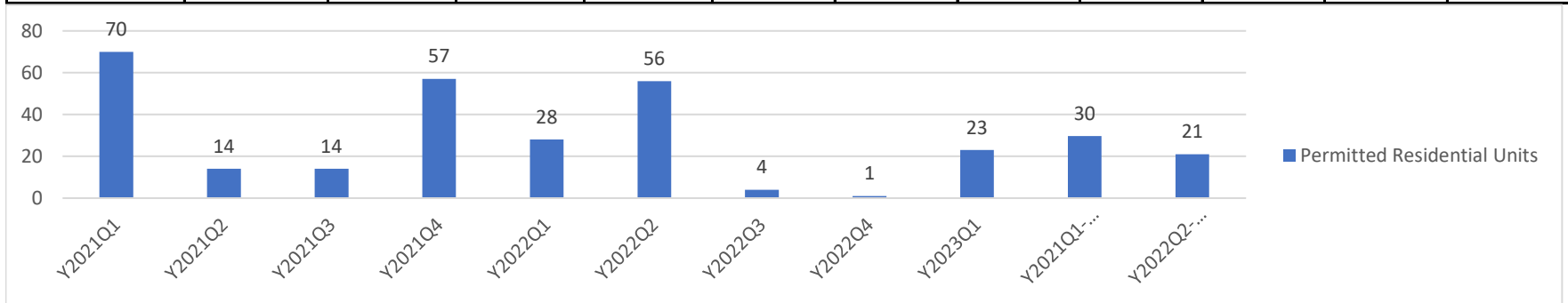
Last Updated: April 10, 2023   **Demographic and Economic Profile**   **Plan Hillsborough**

Area: Brandon

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	560	661	225	247	1,130	551	155	89	23	405	205
Permitted Commercial Parcels	30	23	22	12	19	15	31	20	2	19	17
Total Building Permits	590	684	247	259	1,149	566	186	109	25	424	222
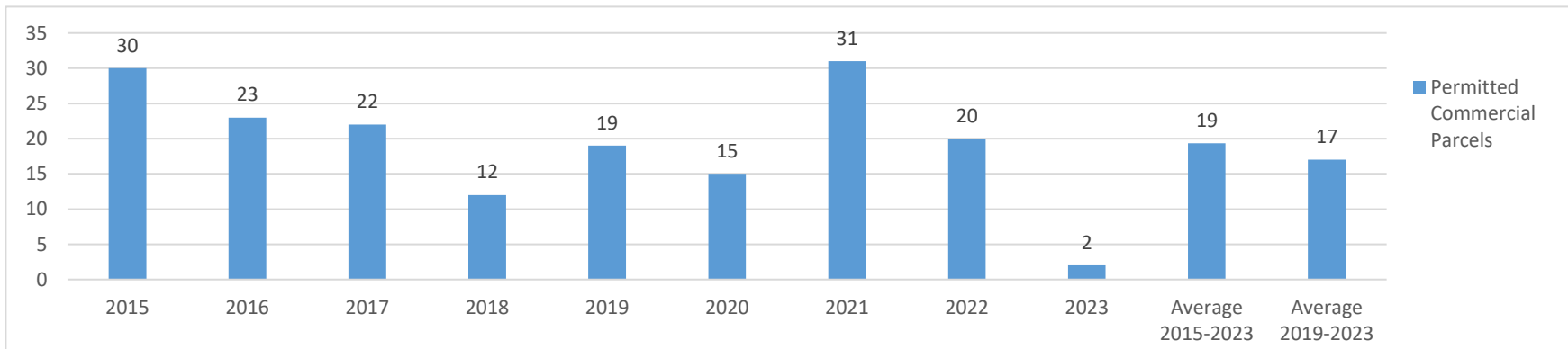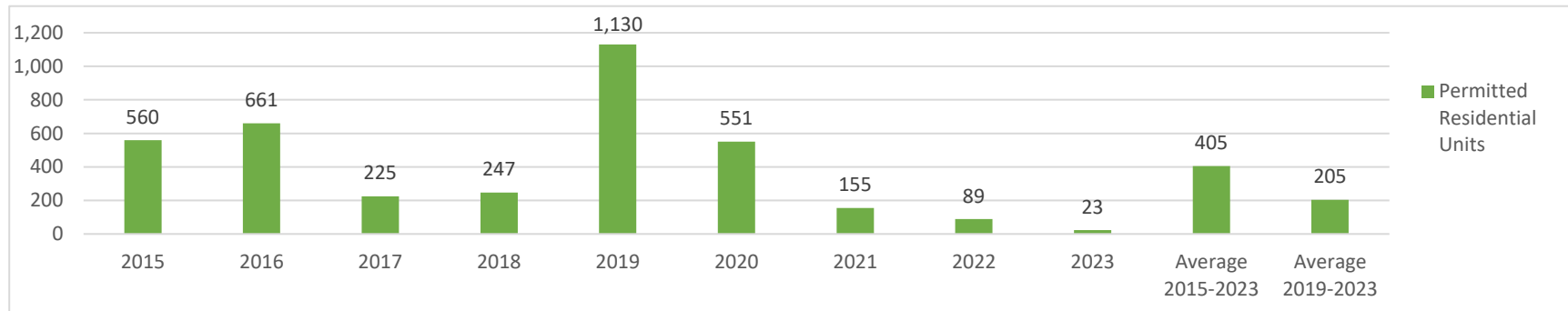
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Brandon

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	2	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	11	2	4	14	3	5	7	5	2	6	5
Total Permitted Demolitions	13	2	4	14	3	5	7	5	2	6	5
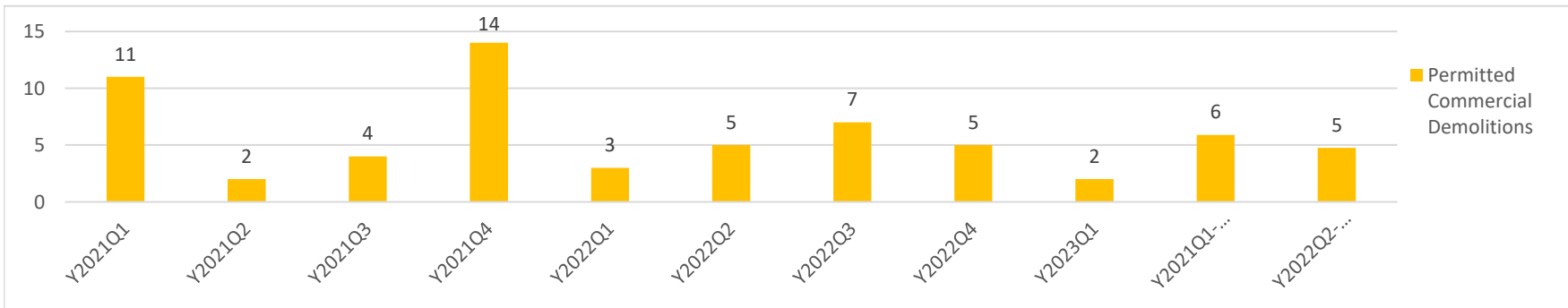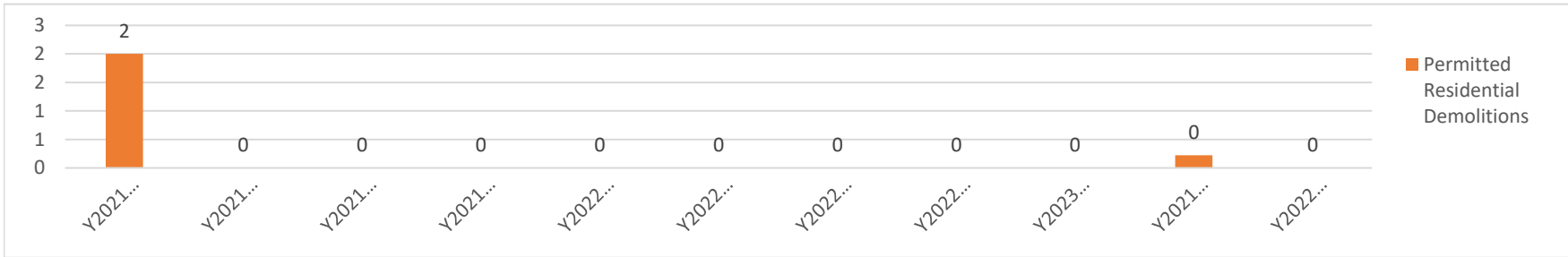
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Brandon

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	3	7	7	10	5	3	2	0	0	4	1
Permitted Comm	3	0	5	5	3	1	0	0	0	2	0
Total Permitted	6	7	12	15	8	4	2	0	0	6	2

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough
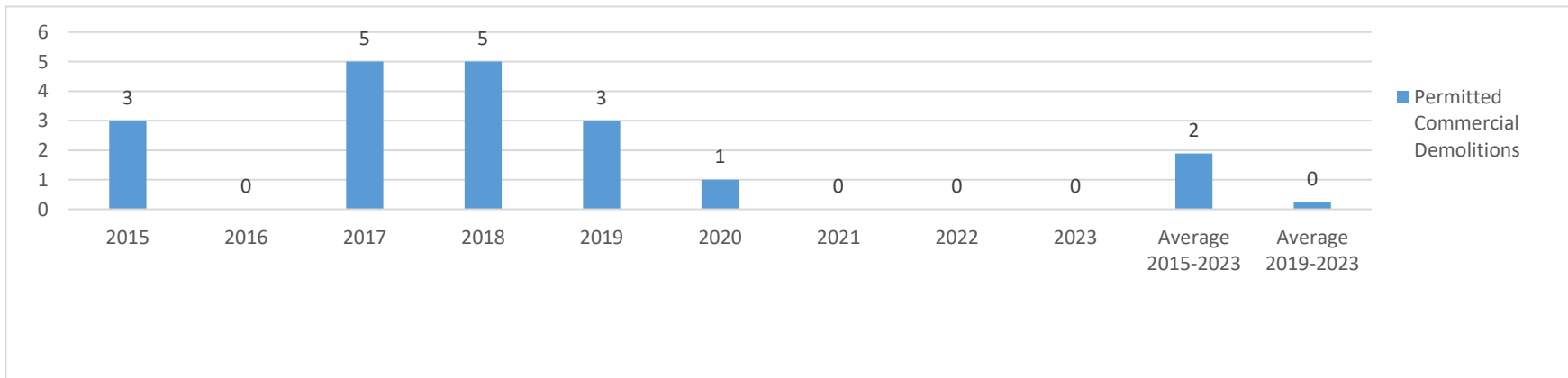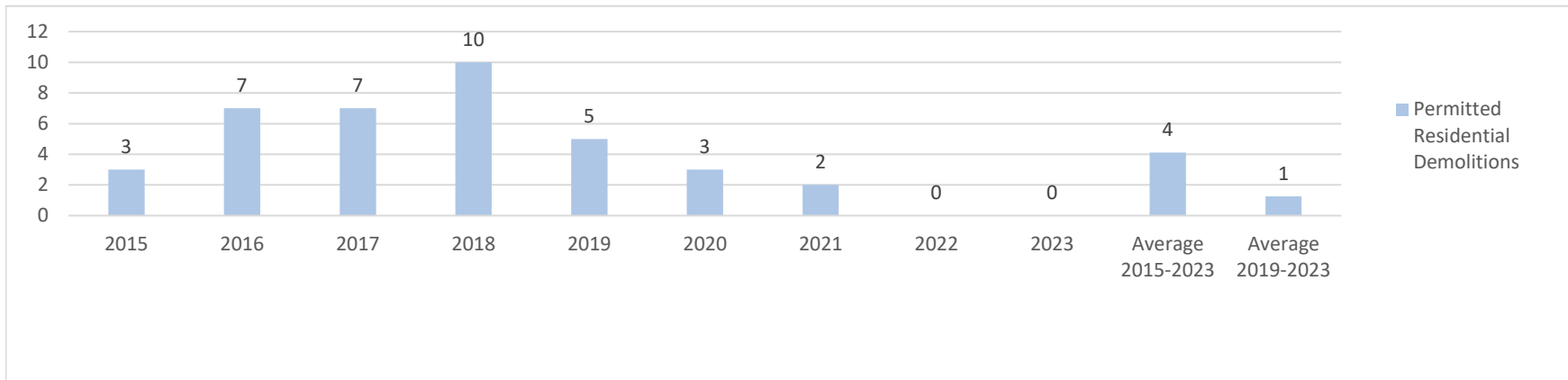
Area: Brandon

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
61,874	22,716	65	6,223	33,281	5,070	129,230
48%	18%	0%	5%	26%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
25,598	55,718	31,822	16,621
20%	43%	25%	13%
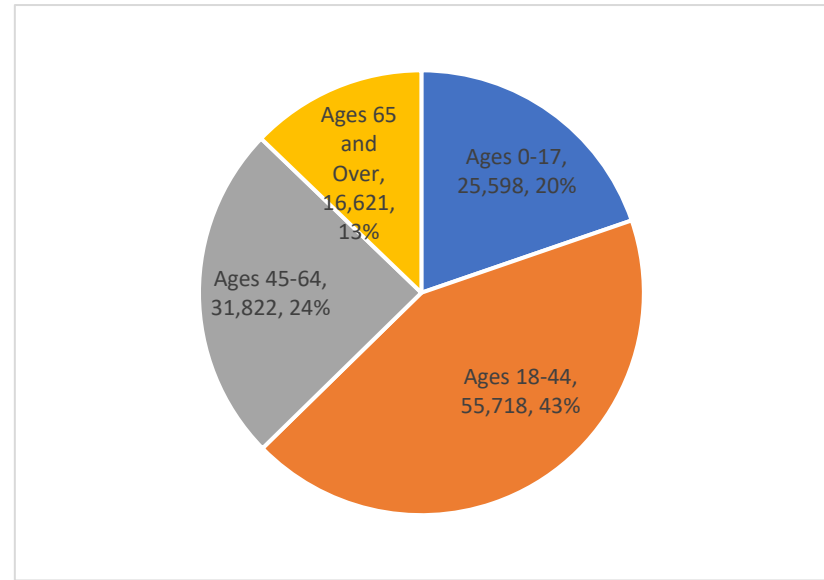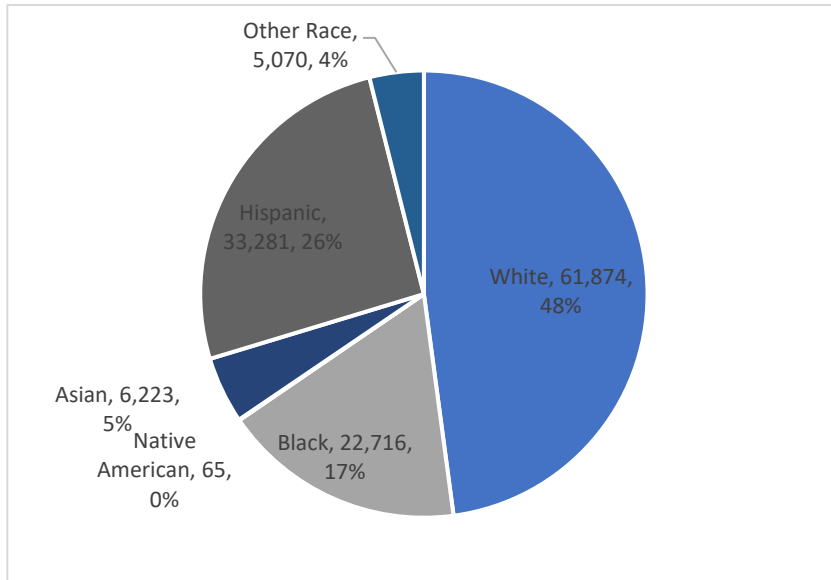
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
6,274	22,505	9,897	24,158	10,702
9%	31%	13%	33%	15%
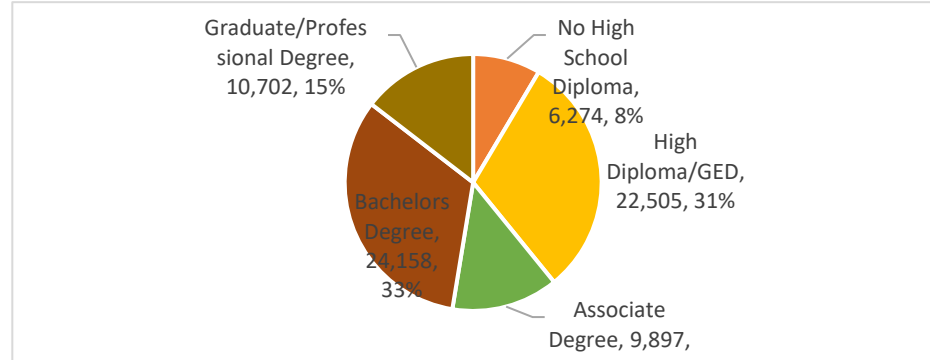
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Brandon**

Plan
Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
3,589	7,086	6,085	10,749	7,674	14,084
7%	14%	12%	22%	16%	29%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
106,646	74,191	3,509	32,455
83%	70%	5%	30%
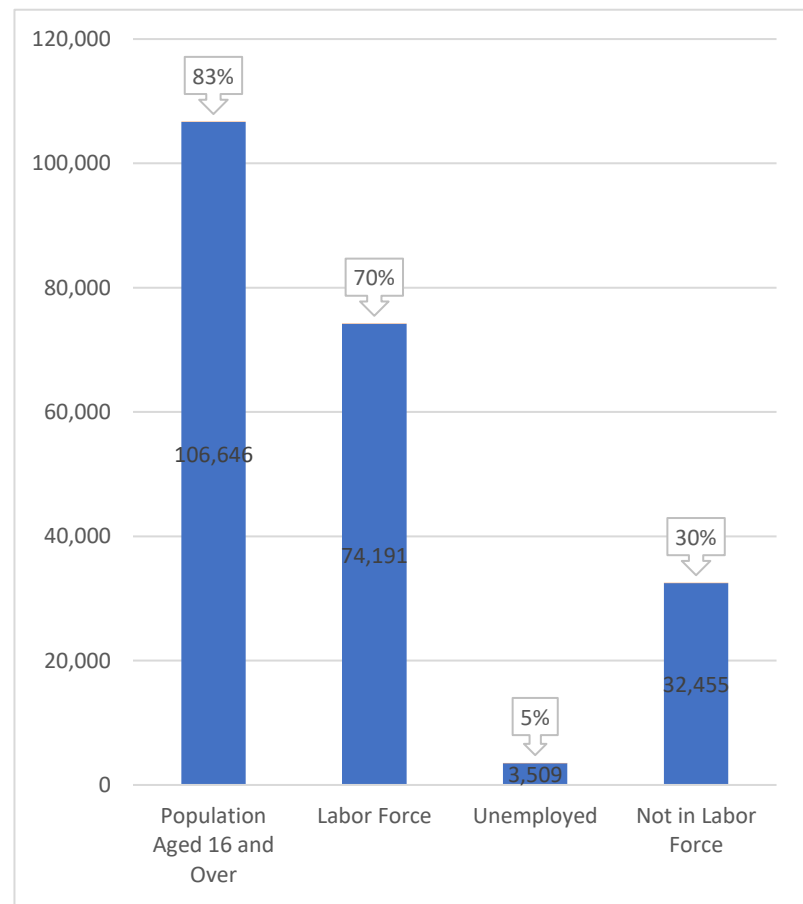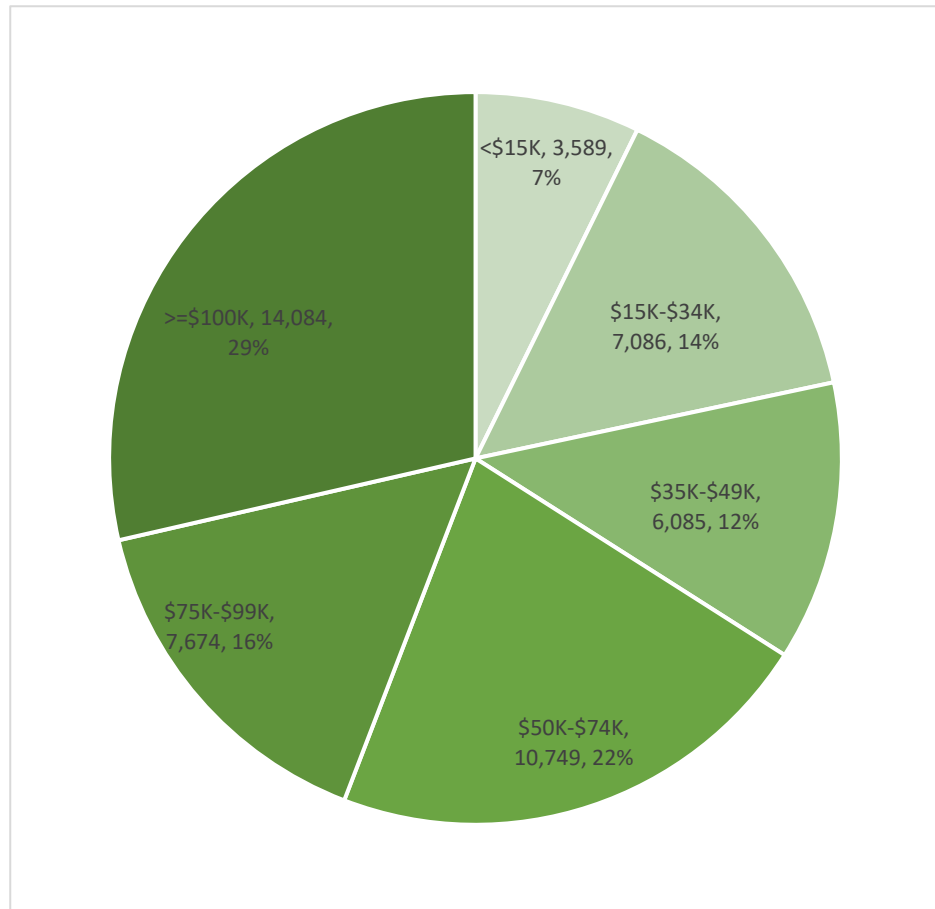
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Brandon**

Households Below Poverty	Households Without Cars	Female-Headed Households
4,759	1,757	4,002
14%	5%	12%
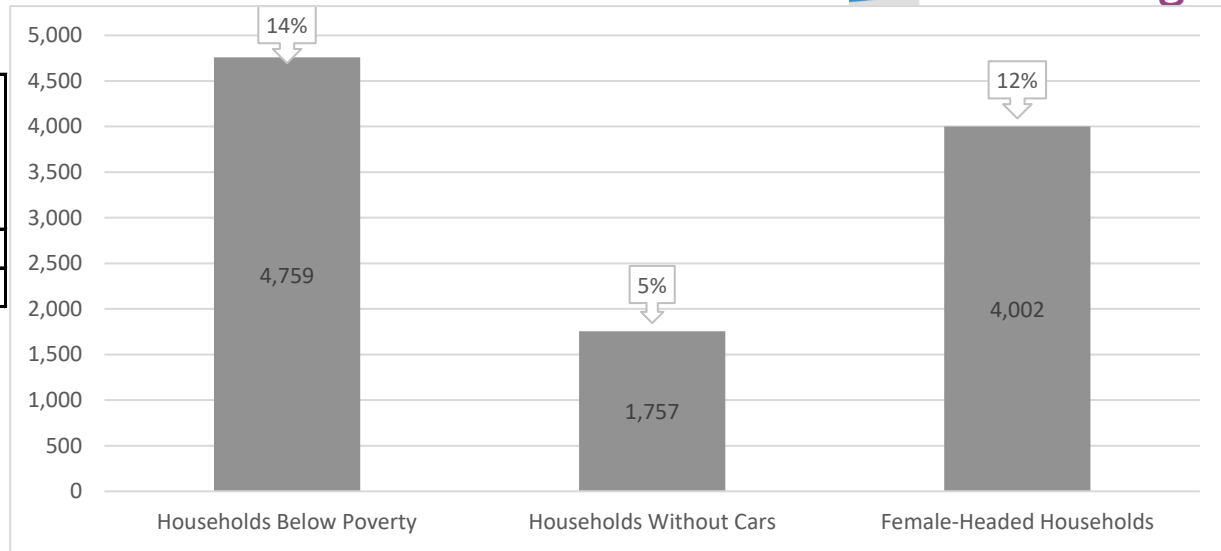
Limited English Population	Disabled Population	Low Income Population
10,363	6,882	13,177
8%	5%	10%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If housing units in the target area are 50% of TAZ housing units, then 50% of the projection is assumed to be inside the
Population Estimates	2010-2022 Population Estimates from Table 1. Estimates of Population by County and City in Florida. https://www.bebr.ufl.edu/population. Jurisdiction-level estimates distributed to residential parcels. Parcel Data from Hillsborough County Property Appraiser.Parcel-level population estimate = Appropriate Census persons per household times
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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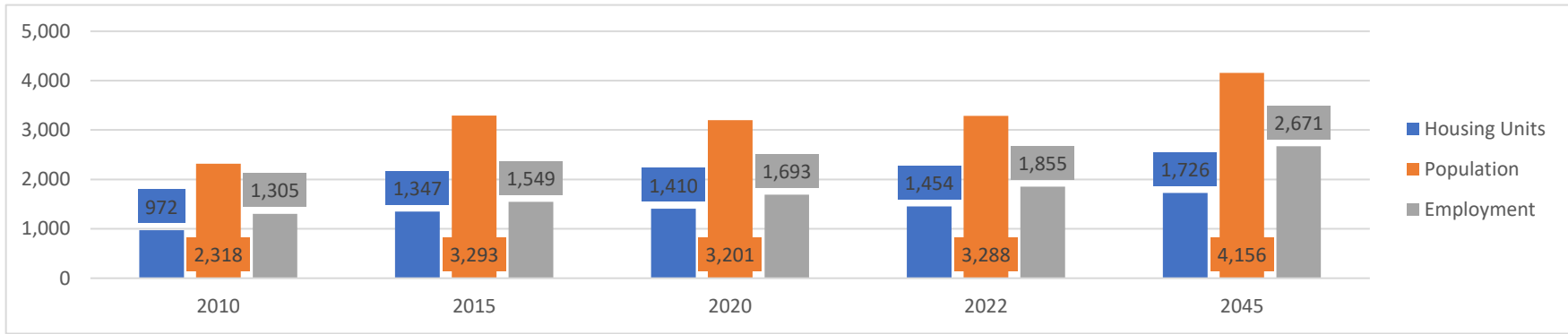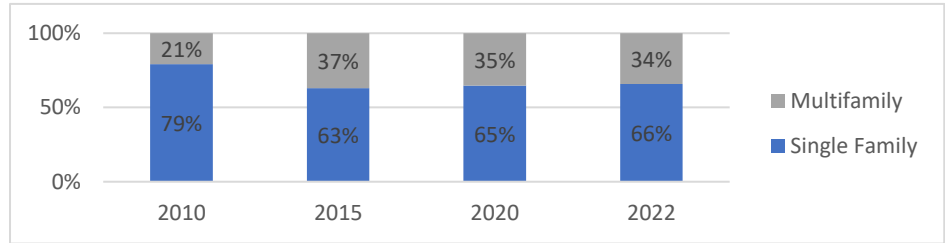Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Citrus Park Village

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	972	1,347	1,410	1,454	1,726	272	19%	8%
Population	2,318	3,293	3,201	3,288	4,156	868	26%	0%
Employment	1,305	1,549	1,693	1,855	2,671	816	44%	20%

Residential Units by Type

	2010	2015	2020	2022
Single Family	79%	63%	65%	66%
Multifamily	21%	37%	35%	34%

Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	98%	97%	95%	95%
Vacant	2%	3%	5%	5%
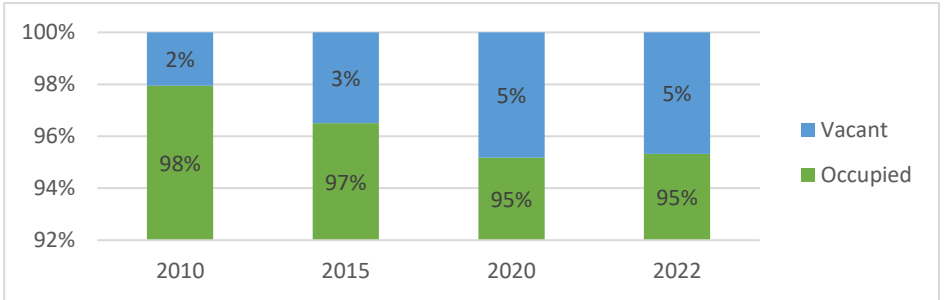
Last Updated: April 10, 2023 **Demographic and Economic Profile**

Area: **Citrus Park Village**

Employment by Type

	2010	2015	2020	2022
Industrial	24	28	40	83
Commercial	0	0	0	0
Service	1,282	1,521	1,653	1,772
Total	1,305	1,549	1,693	1,855
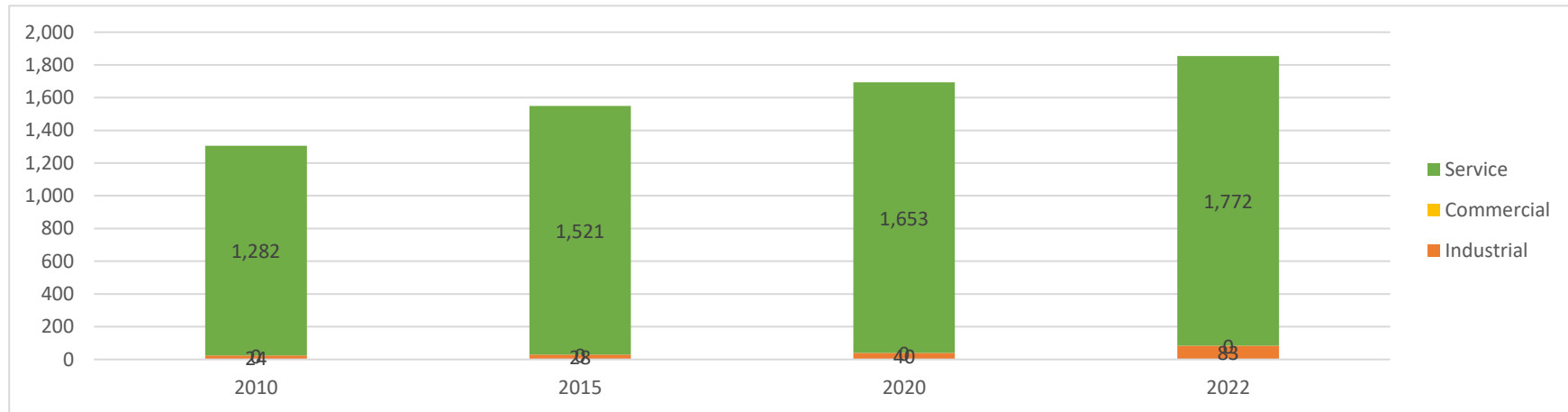
Employment by Type

	2010	2015	2020	2022
Industrial	2%	2%	2%	4%
Commercial	0%	0%	0%	0%
Service	98%	98%	98%	96%
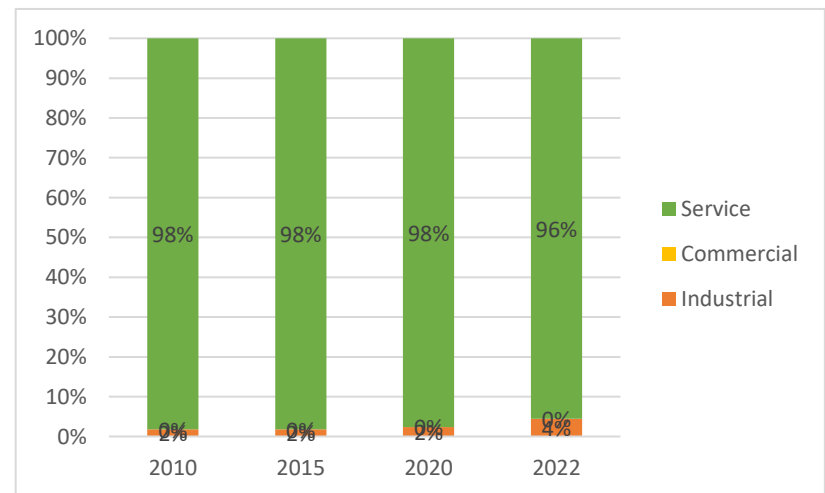
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Citrus Park Village

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	37	22	27	13	90	38
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646
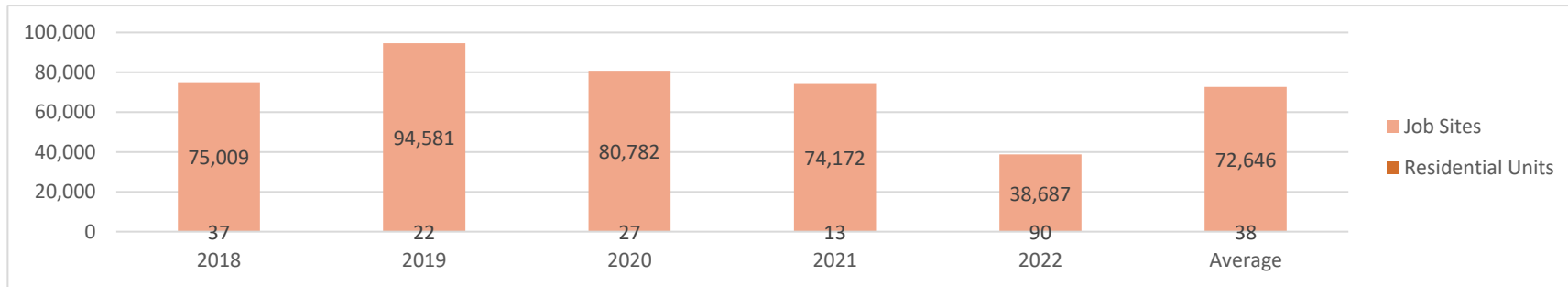
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	0.030	0.018	0.022	0.010	0.079	0.032
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
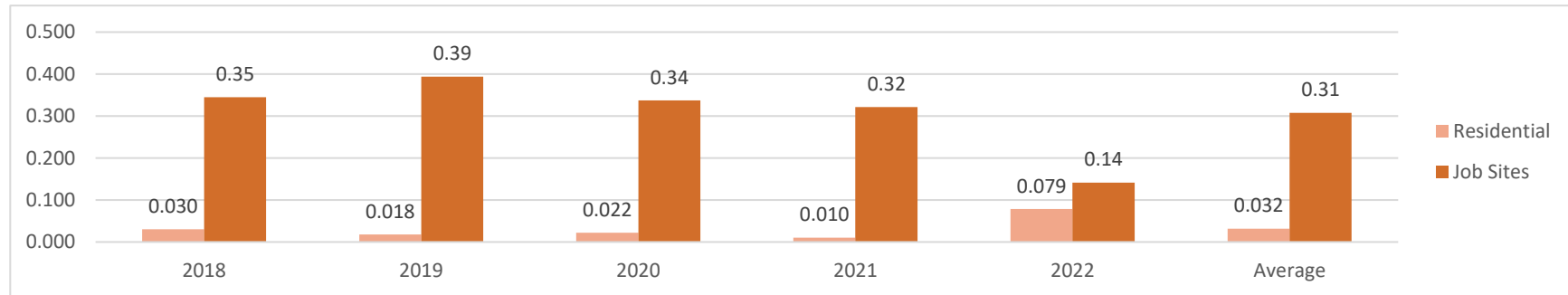
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Citrus Park Village

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	1	1	6	34	9	13	5	1	0	8	5
Permitted Commercial Parcels	0	0	0	0	0	0	1	0	0	0	0
Total Building Permits	1	1	6	34	9	13	6	1	0	8	5
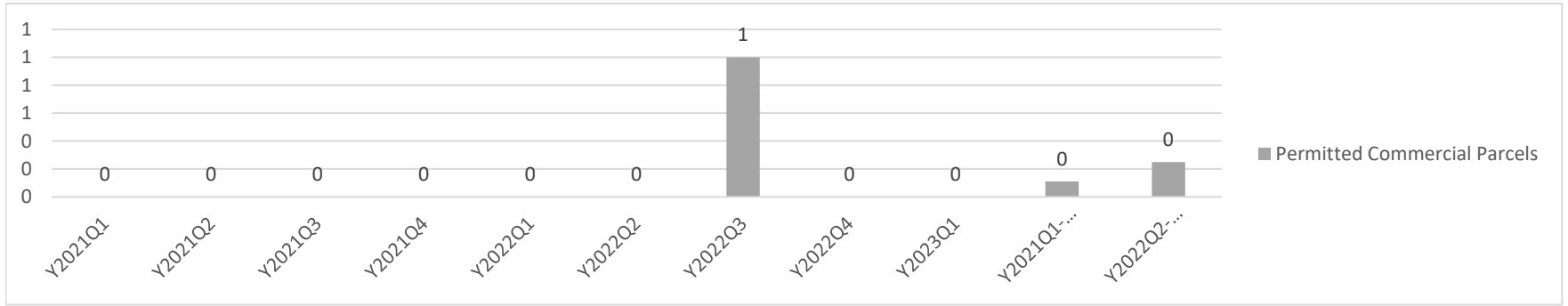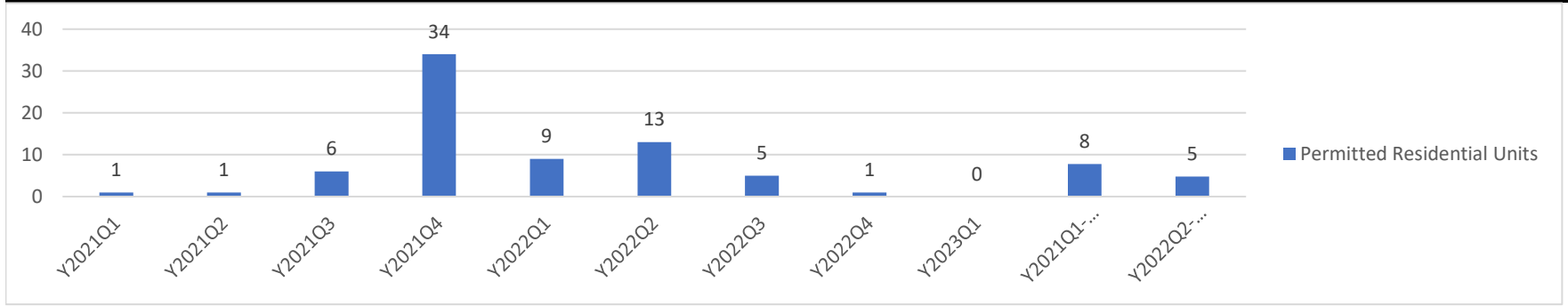
Last Updated: April 10, 2023 **Demographic and Economic Profile**

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Area: Citrus Park Village

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	19	12	13	11	13	11	42	28	0	17	20
Permitted Commercial Parcels	1	2	2	0	0	1	0	1	0	1	1
Total Building Permits	20	14	15	11	13	12	42	29	0	17	21

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: Citrus Park Village

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	1	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	0	0	0	0	0	0	1	0	0	0	0
Total Permitted Demolitions	1	0	0	0	0	0	1	0	0	0	0
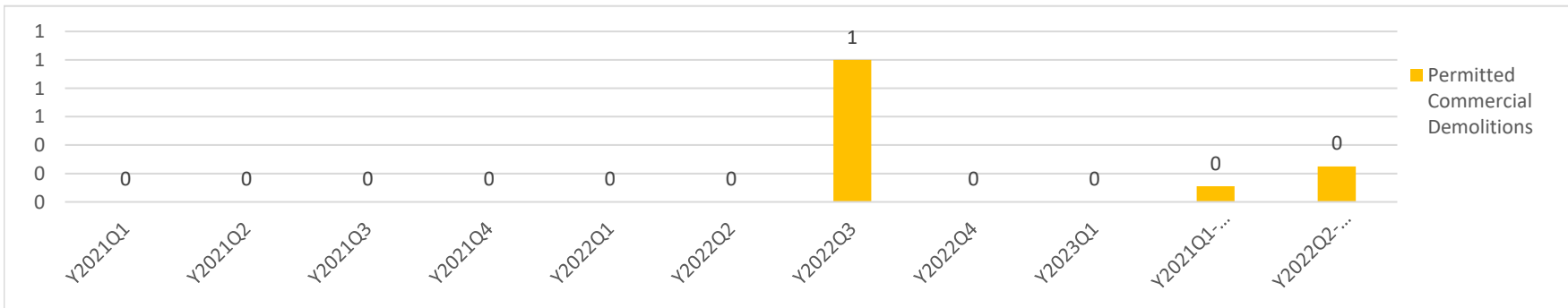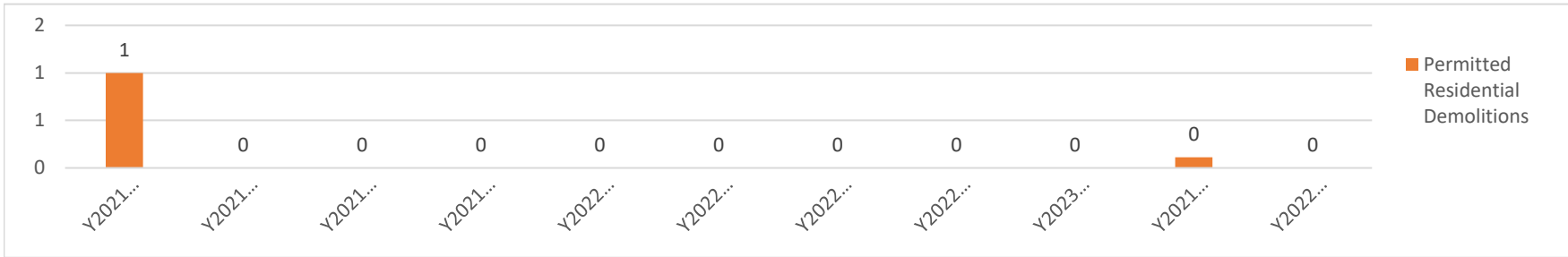
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: Citrus Park Village

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	0	1	0	1	0	1	1	0	0	0	1
Permitted Comn	0	0	0	0	1	0	0	0	0	0	0
Total Permitted	0	1	0	1	1	1	1	0	0	1	1

Last Updated: April 10, 2023 **Demographic and Economic Profile**

Plan Hillsborough
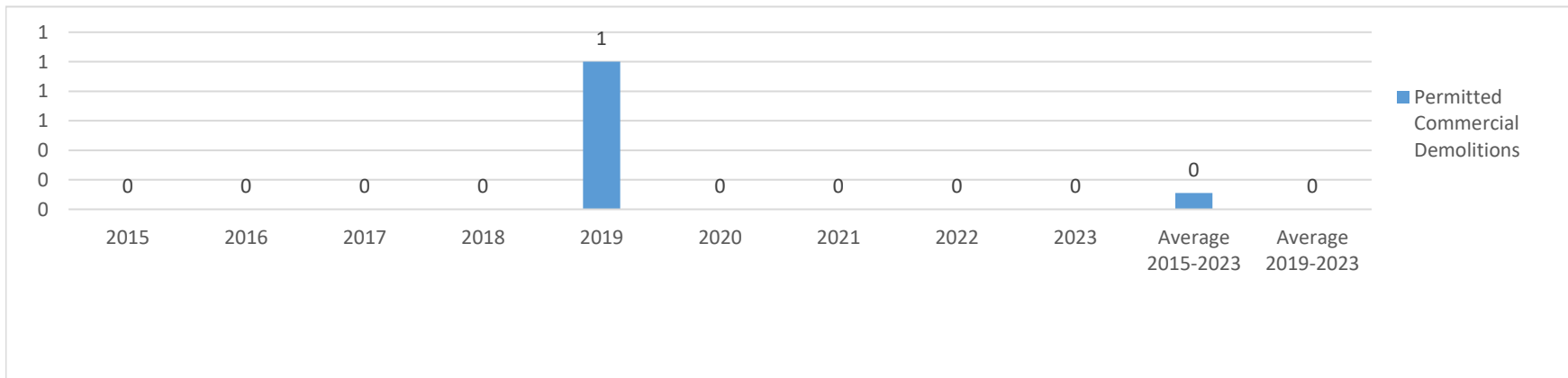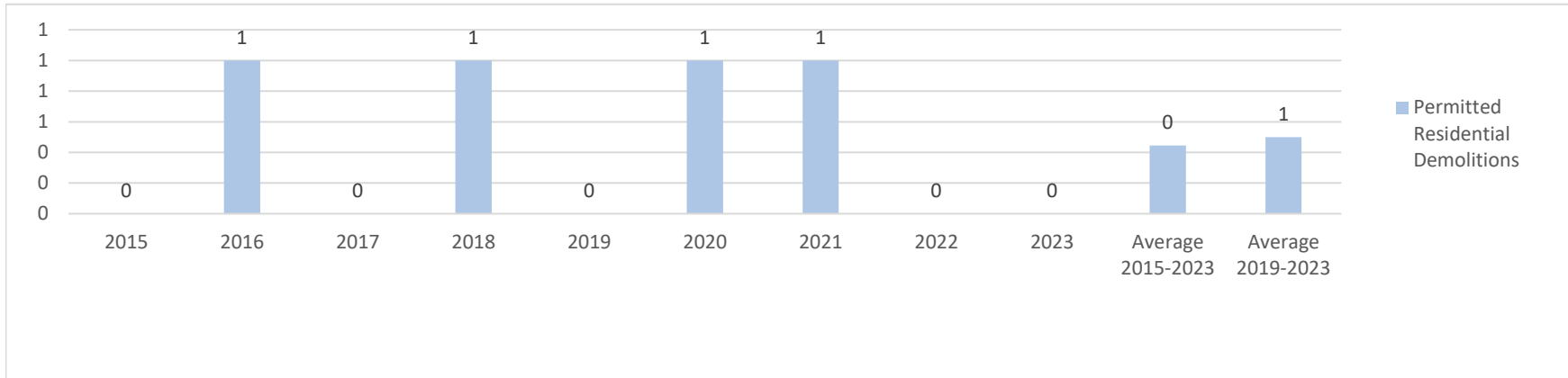
Area: Citrus Park Village

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
1,283	459	0	273	1,013	260	3,288
39%	14%	0%	8%	31%	8%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
775	1,250	945	287
24%	38%	29%	9%
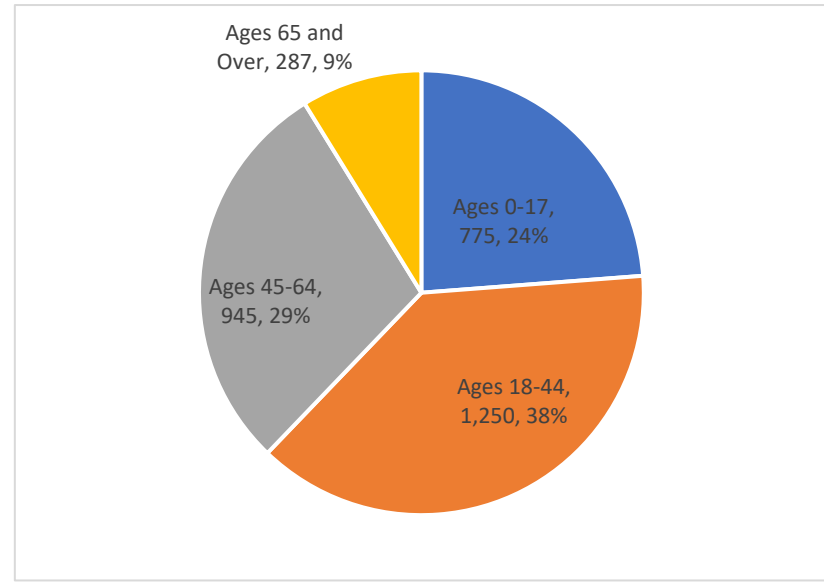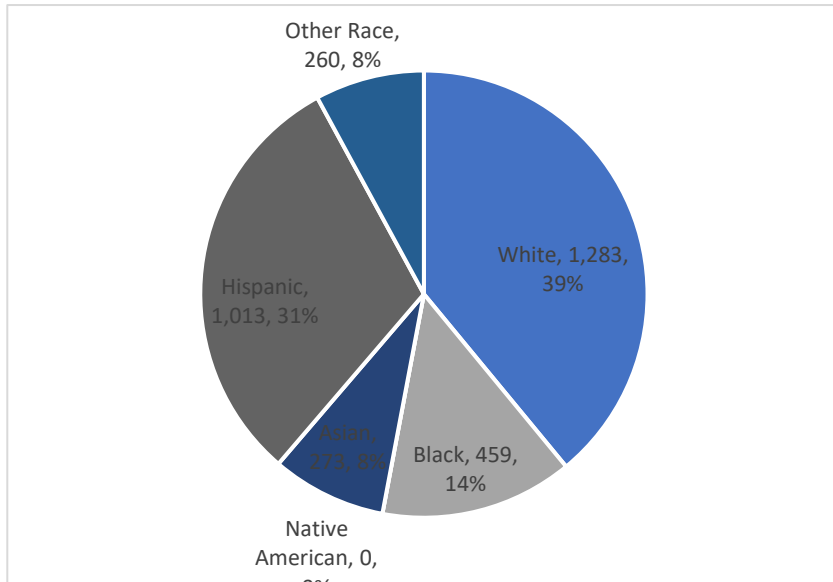
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
113	481	204	583	316
7%	28%	12%	34%	19%

Demographic and Economic Profile

Plan
Hillsborough
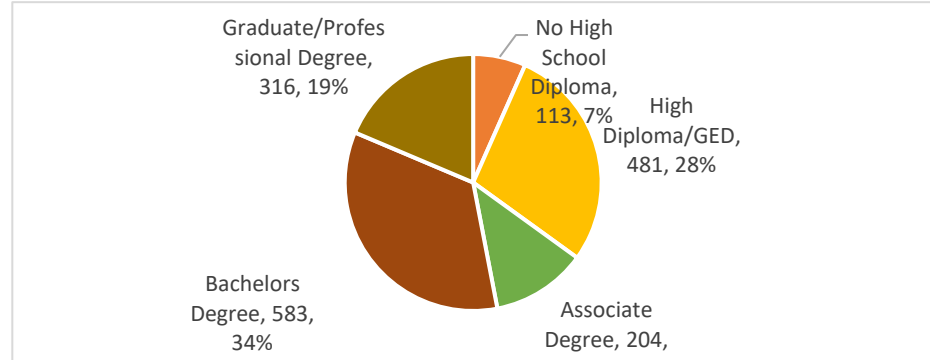
Area: **Citrus Park Village**

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
119	158	133	219	187	550
9%	12%	10%	16%	14%	40%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
2,642	1,876	67	766
80%	71%	4%	29%
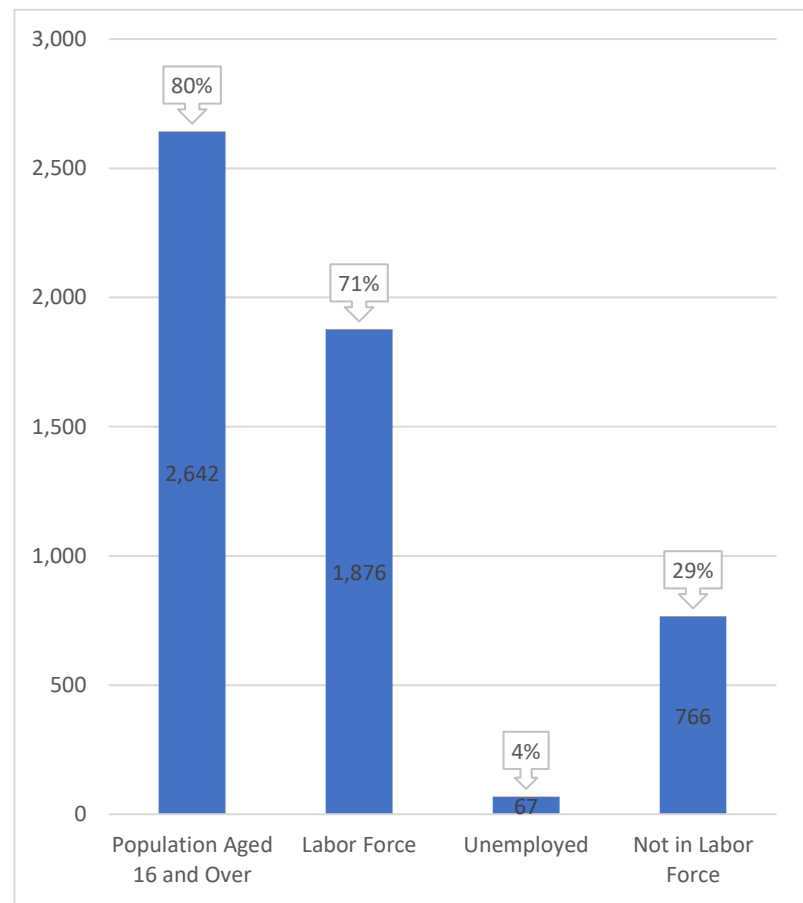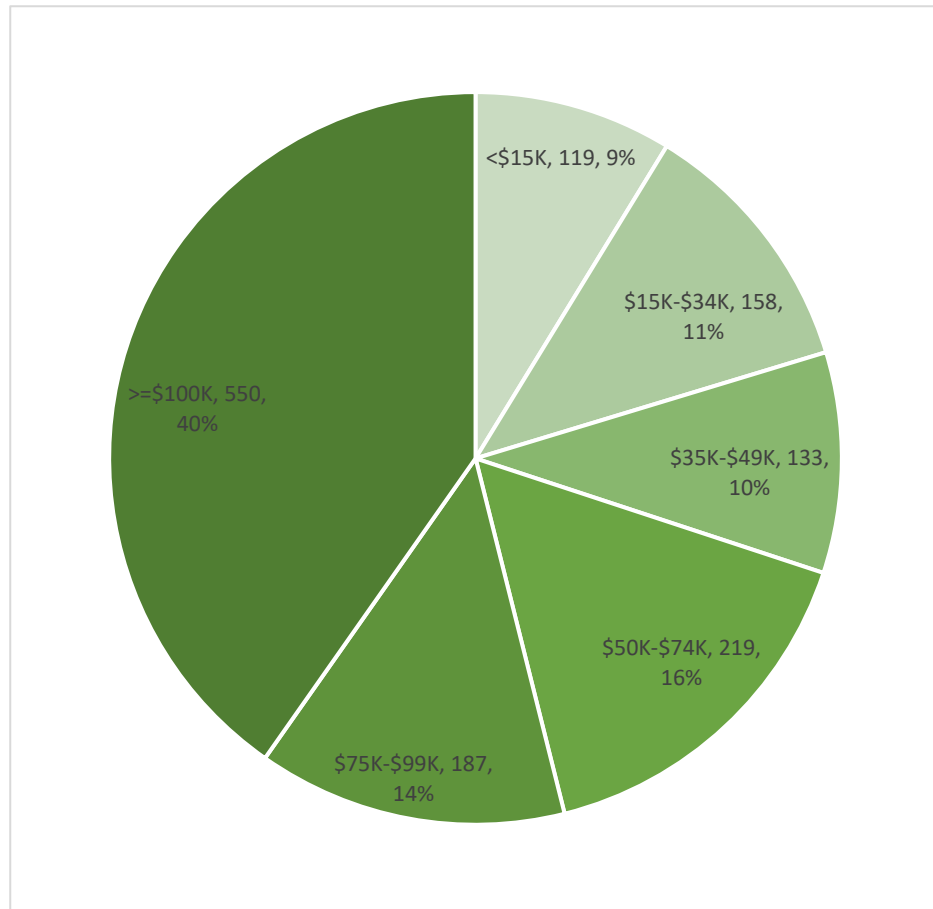
Last Updated: April 10, 2023

Demographic and Economic Profile

Area: **Citrus Park Village**

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Households Below Poverty	Households Without Cars	Female-Headed Households
59	24	94
5%	2%	8%
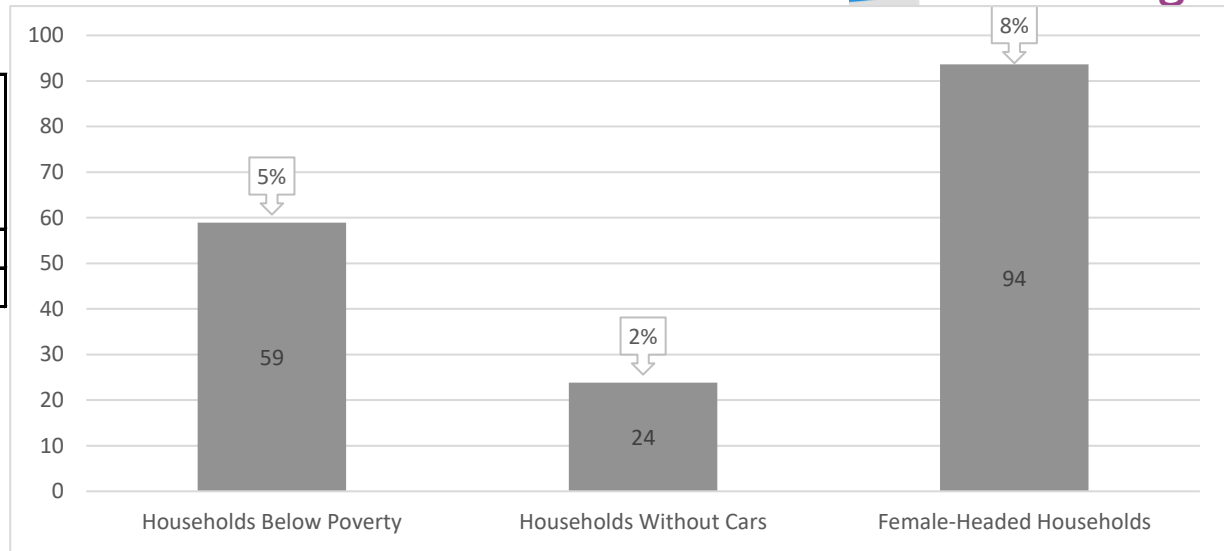
Limited English Population	Disabled Population	Low Income Population
319	105	136
10%	3%	4%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If housing units in the target area are 50% of TAZ housing units, then 50% of the projection is assumed to be inside the
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Population Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If population in the target area is 50% of TAZ population, then 50% of the projection is assumed to be inside the target
Employment Estimate	Quarterly Census of Employment and Wages. Excel Files.QCEW NAICS-Based Data Files (1975 - most recent). Bureau of Labor Statistics https://www.bls.gov/cew/downloadable-data-files.htm. Employment by sector for the years 2010, 2015, and 2020, 2021, 2022Q2. 2010-2022 countywide employment distributed to commercial parcels using share of
Employment Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level employment. If employment in the target area are 50% of TAZ employment, then 50% of the projection is assumed to be inside the
New Parcels	Parcel Data from Hillsborough County Property Appraiser
Building Permits	Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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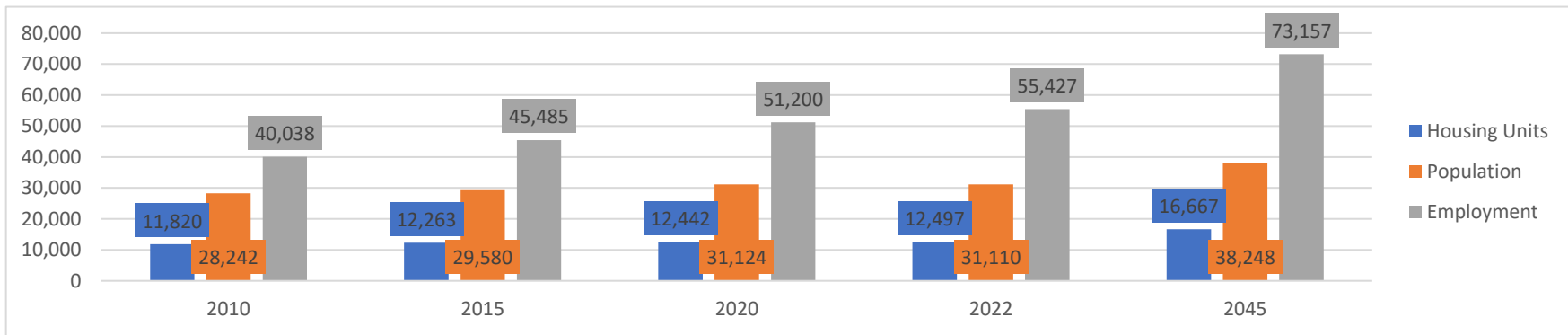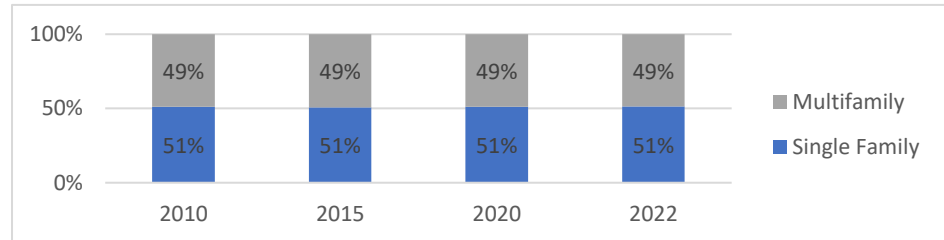Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: **East Lake Orient Park**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	11,820	12,263	12,442	12,497	16,667	4,170	33%	2%
Population	28,242	29,580	31,124	31,110	38,248	7,138	23%	5%
Employment	40,038	45,485	51,200	55,427	73,157	17,730	32%	22%

Residential Units by Type

	2010	2015	2020	2022
Single Family	51%	51%	51%	51%
Multifamily	49%	49%	49%	49%

Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	93%	93%	96%	96%
Vacant	7%	7%	4%	4%
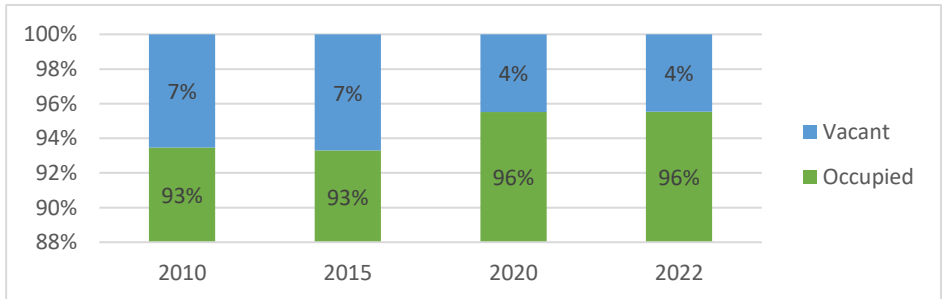
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: East Lake Orient Park

Employment by Type

	2010	2015	2020	2022
Industrial	5,910	6,686	8,704	9,544
Commercial	4,075	4,793	6,085	6,889
Service	30,053	34,006	36,411	38,994
Total	40,038	45,485	51,200	55,427
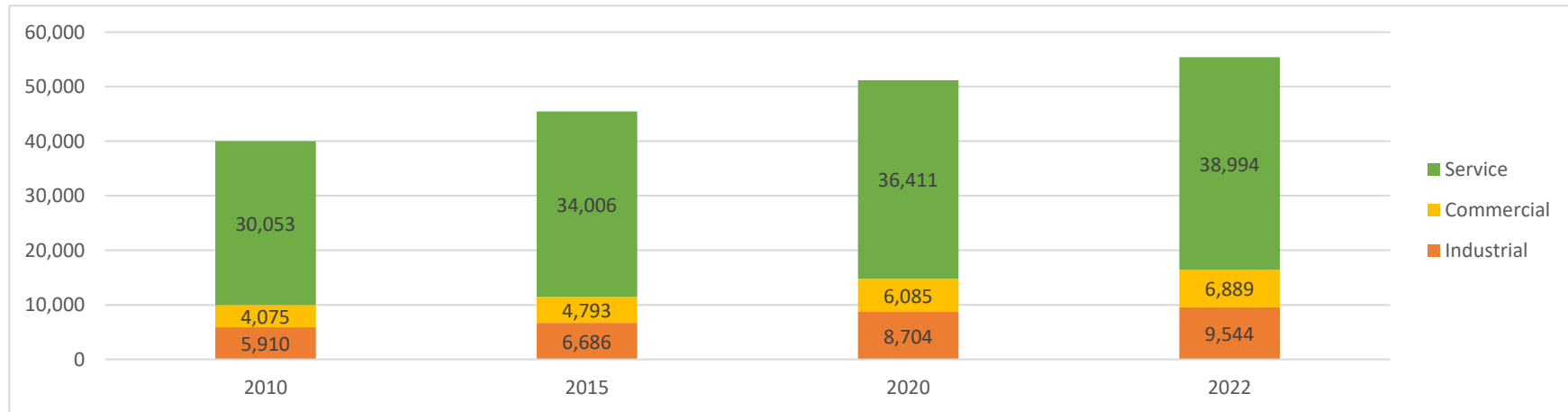
Employment by Type

	2010	2015	2020	2022
Industrial	15%	15%	17%	17%
Commercial	10%	11%	12%	12%
Service	75%	75%	71%	70%
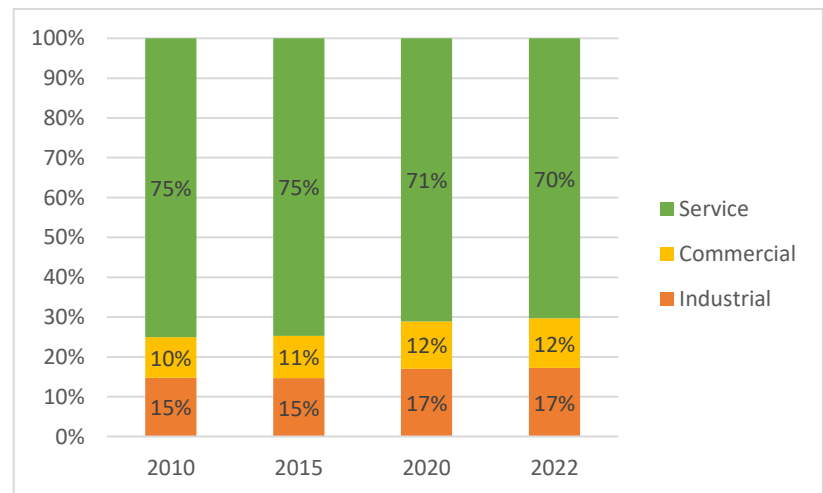
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: East Lake Orient Park

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	54	76	56	83	62	66
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646
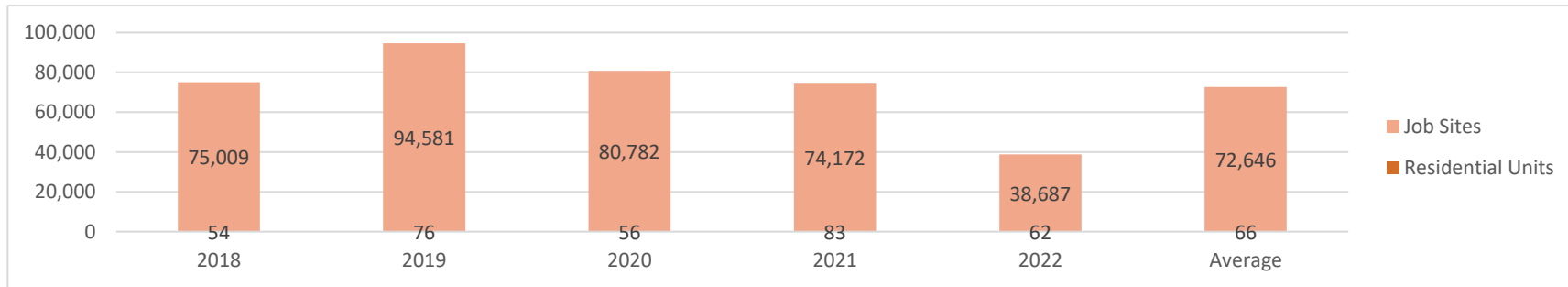
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	0.040	0.024	0.044	0.061	0.049	0.044
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
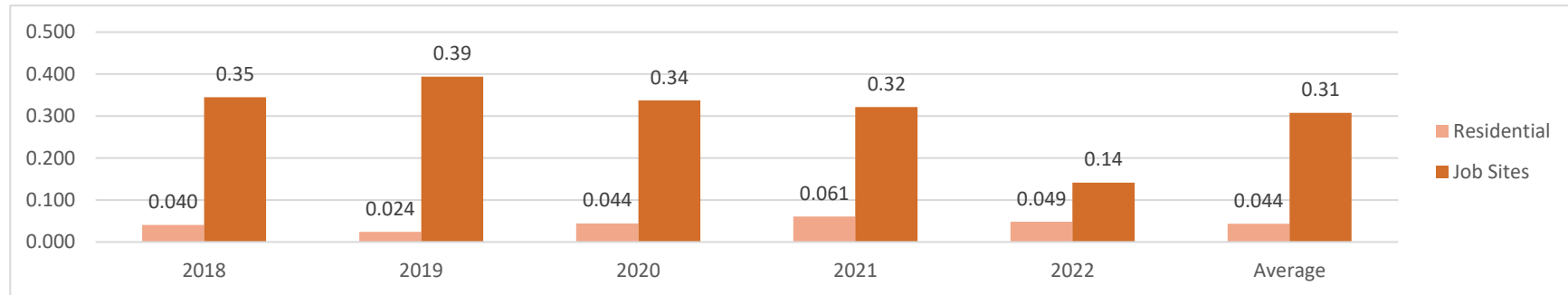
Last Updated: April 10, 2023 **Demographic and Economic Profile**

Plan Hillsborough

Area: **East Lake Orient Park**

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	21	41	2	4	5	13	8	59	4	17	21
Permitted Commercial Parcels	5	2	0	18	5	2	5	4	3	5	4
Total Building Permits	26	43	2	22	10	15	13	63	7	22	25

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: East Lake Orient Park

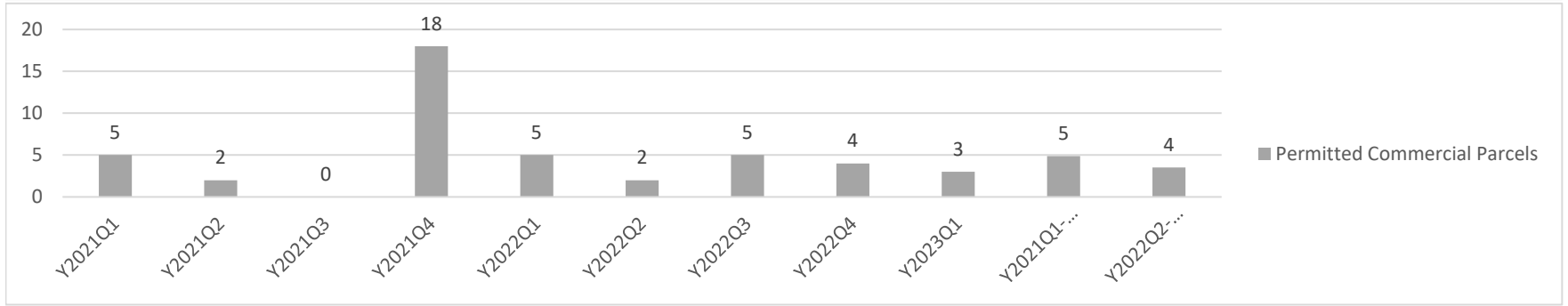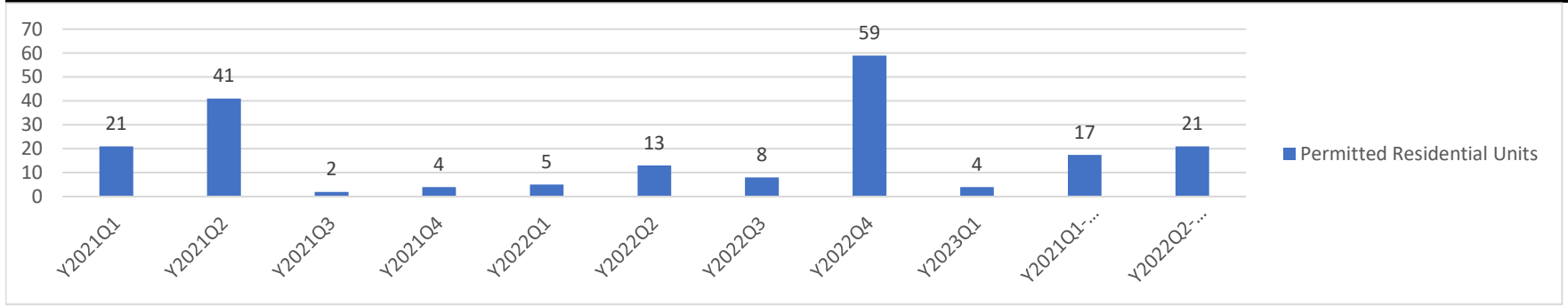| Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	0	76	58	28	27	20	68	85	4	41	44
Permitted Commercial Parcels	7	14	12	4	11	2	25	16	3	10	12
Total Building Permits	7	90	70	32	38	22	93	101	7	51	56

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Hillsborough
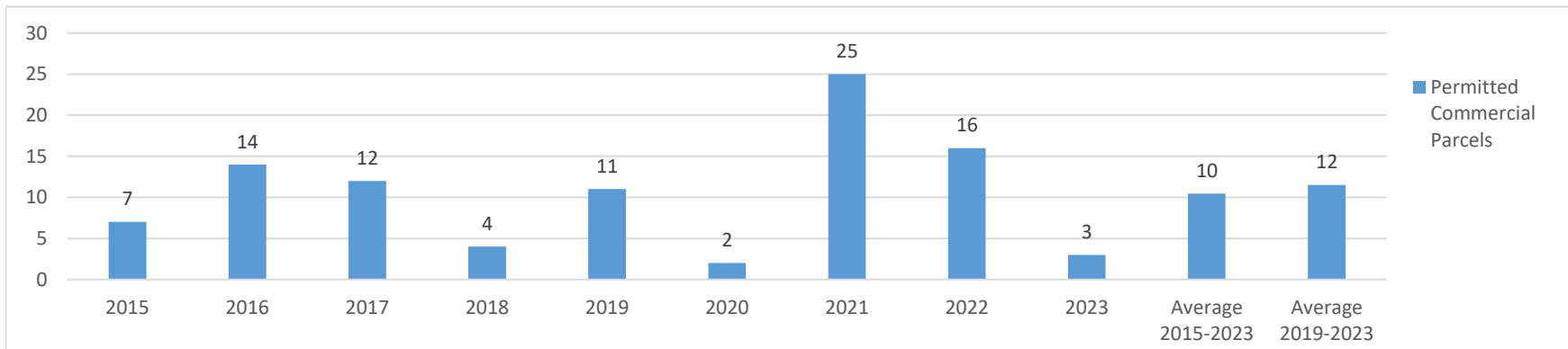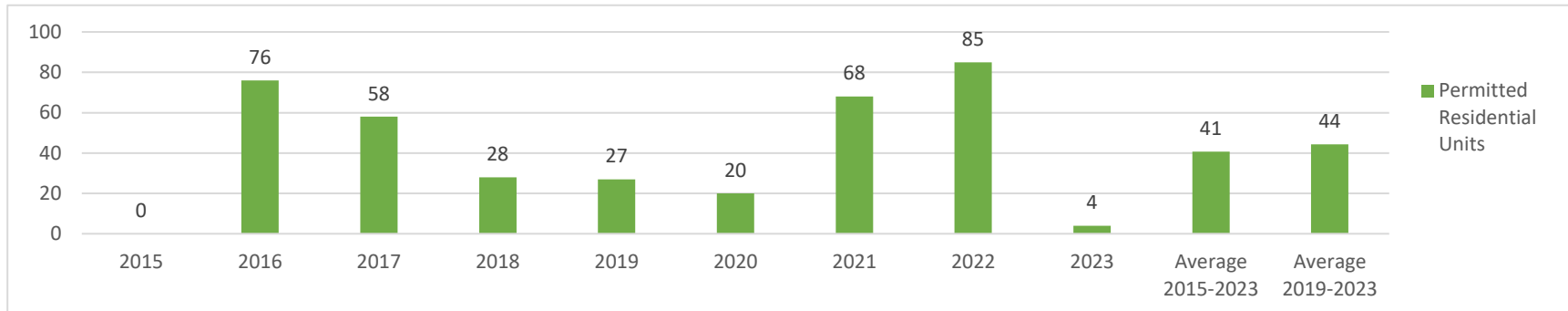
Area: East Lake Orient Park

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	5	0	0	0	0	0	0	0	0	1	0
Permitted Commercial Demolitions	5	2	0	18	5	2	5	4	3	5	4
Total Permitted Demolitions	10	2	0	18	5	2	5	4	3	5	4

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **East Lake Orient Park**

Plan Hillsborough

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	6	4	6	0	7	2	5	0	0	3	2
Permitted Comm	1	1	1	2	3	0	1	0	0	1	0
Total Permitted	7	5	7	2	10	2	6	0	0	4	2

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough
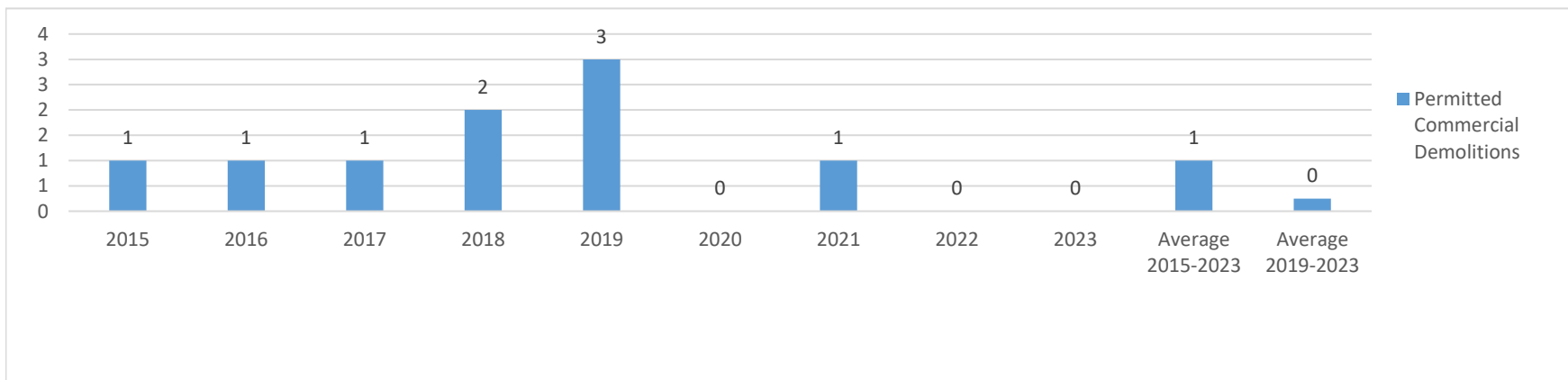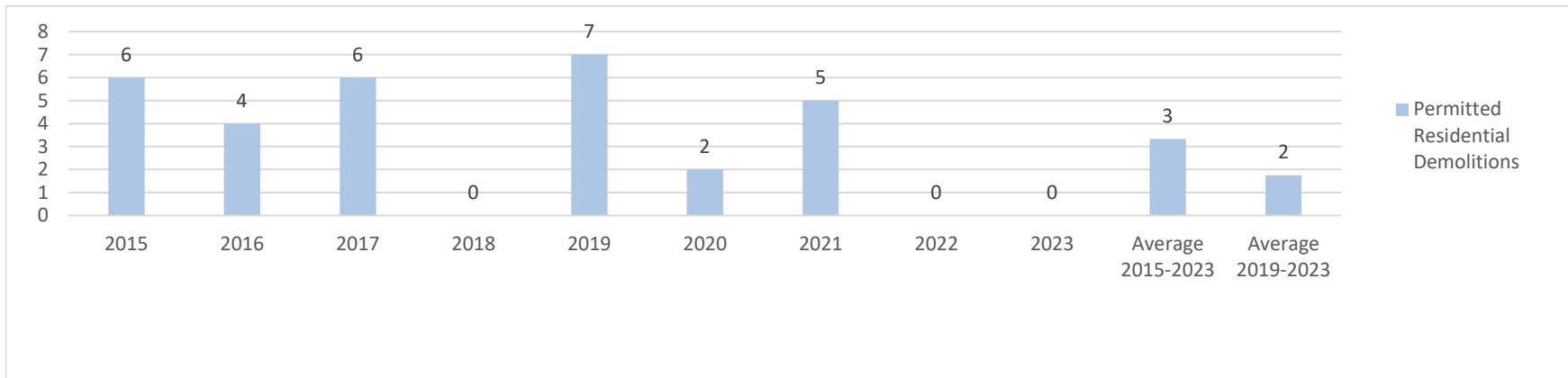
Area: East Lake Orient Park

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
8,218	12,082	88	1,759	7,989	974	31,110
26%	39%	0%	6%	26%	3%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
9,008	12,314	6,142	3,804
29%	40%	20%	12%
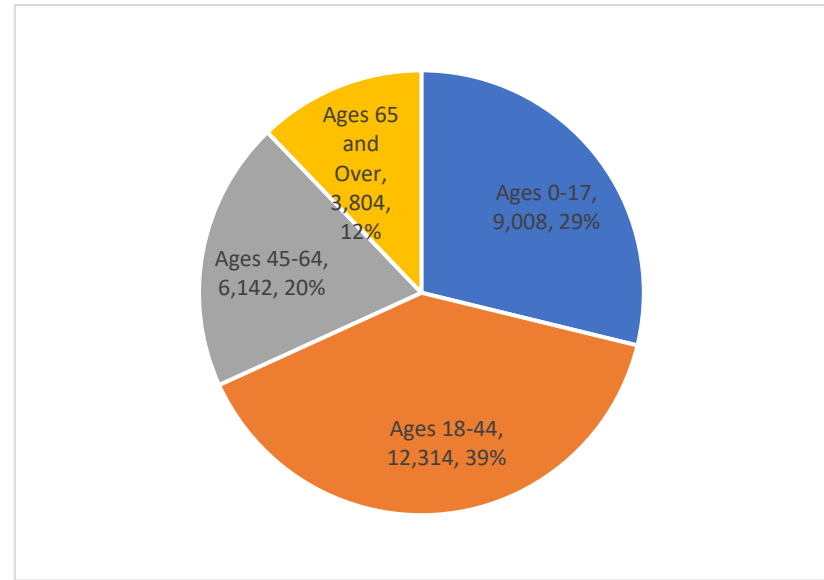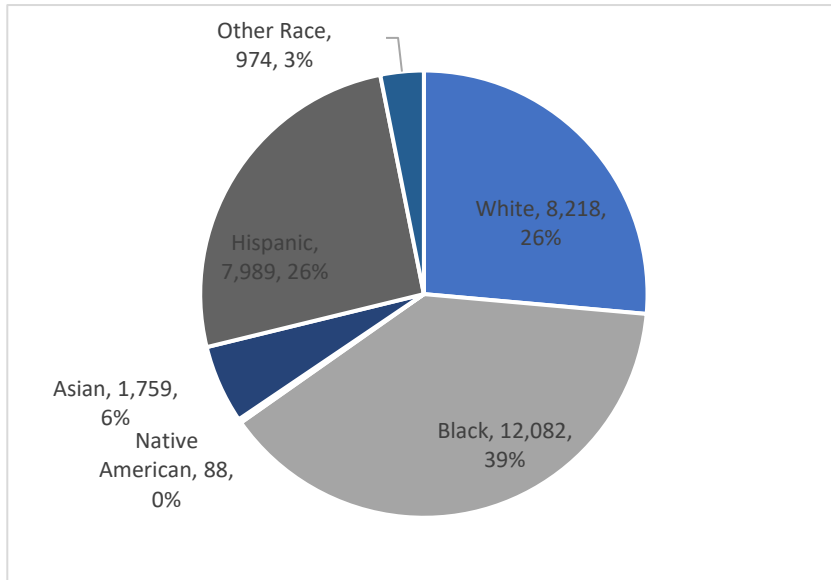
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
3,034	6,924	1,677	2,509	1,408
20%	45%	11%	16%	9%
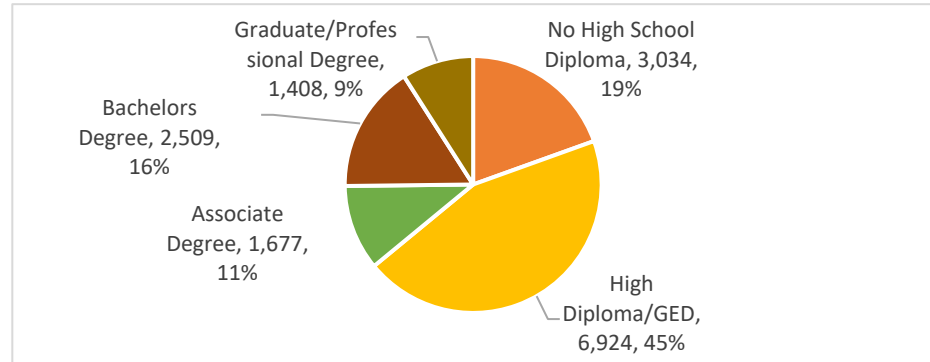
Last Updated: April 10, 2023 **Demographic and Economic Profile**

Area: East Lake Orient Park

Plan Hillsborough

	<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
	1,560	2,838	2,003	2,431	1,886	1,227
	13%	24%	17%	20%	16%	10%

	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
	23,063	15,164	1,074	7,899
	74%	66%	7%	34%
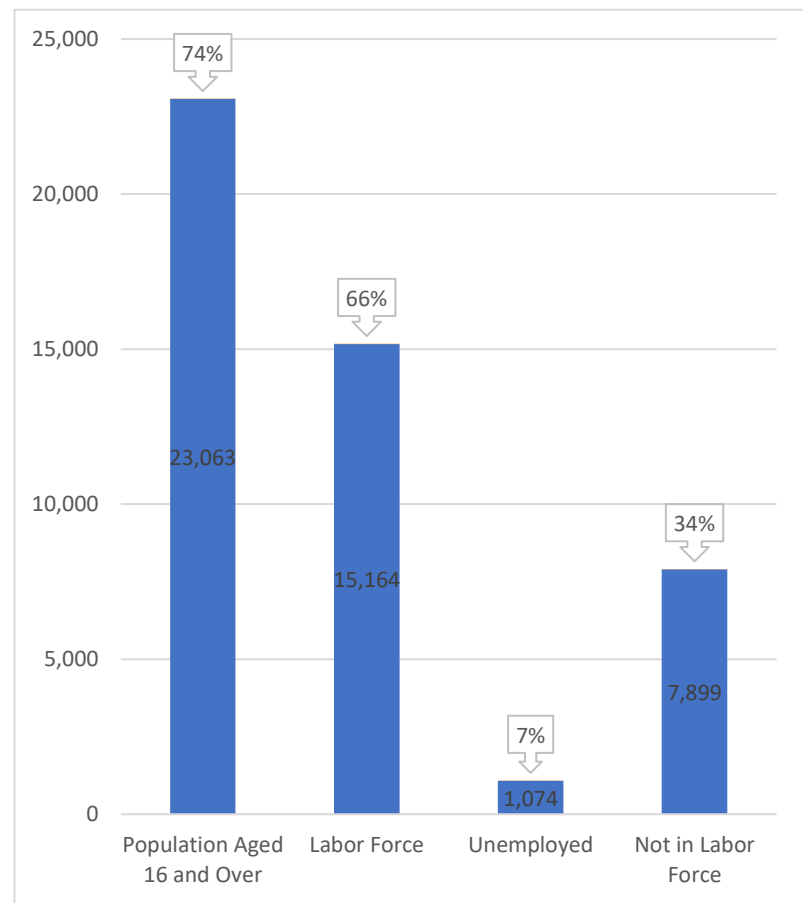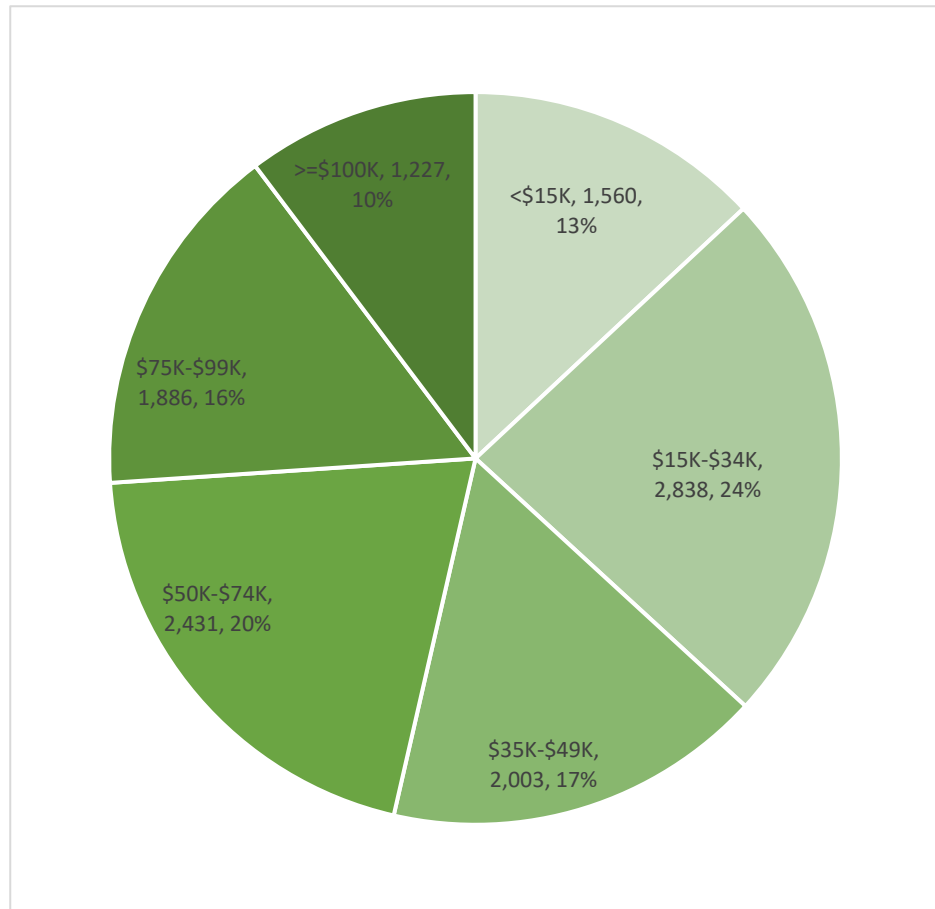
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: East Lake Orient Park

	Households Without Cars	Female-Headed Households
Households Below Poverty		
2,100	1,362	1,871
27%	18%	24%
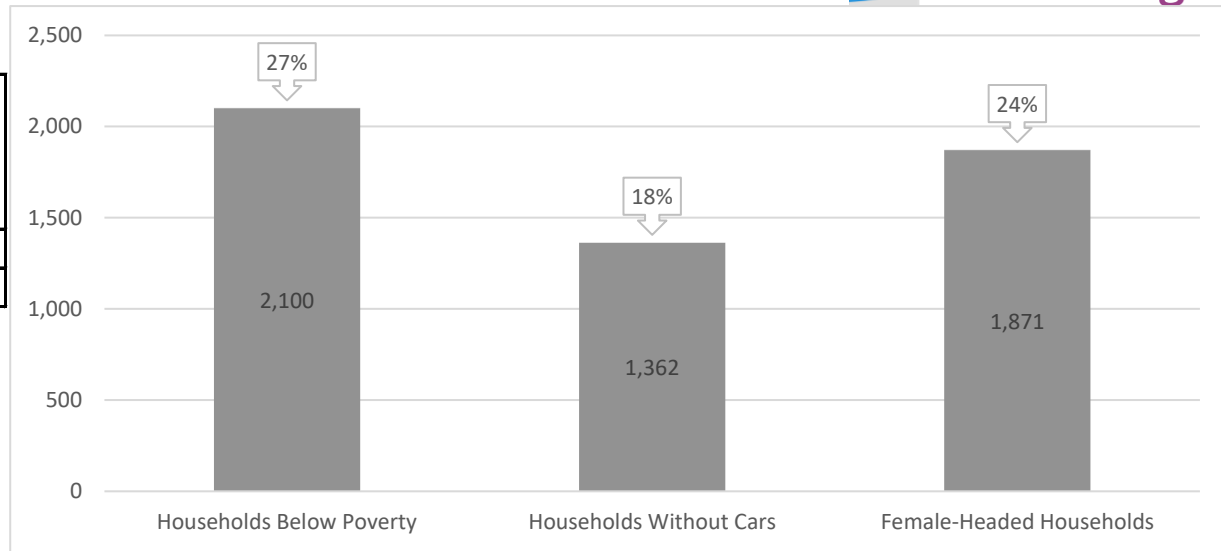
	Disabled Population	Low Income Population
Limited English Population		
3,387	2,301	5,449
11%	7%	18%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If housing units in the target area are 50% of TAZ housing units, then 50% of the projection is assumed to be inside the
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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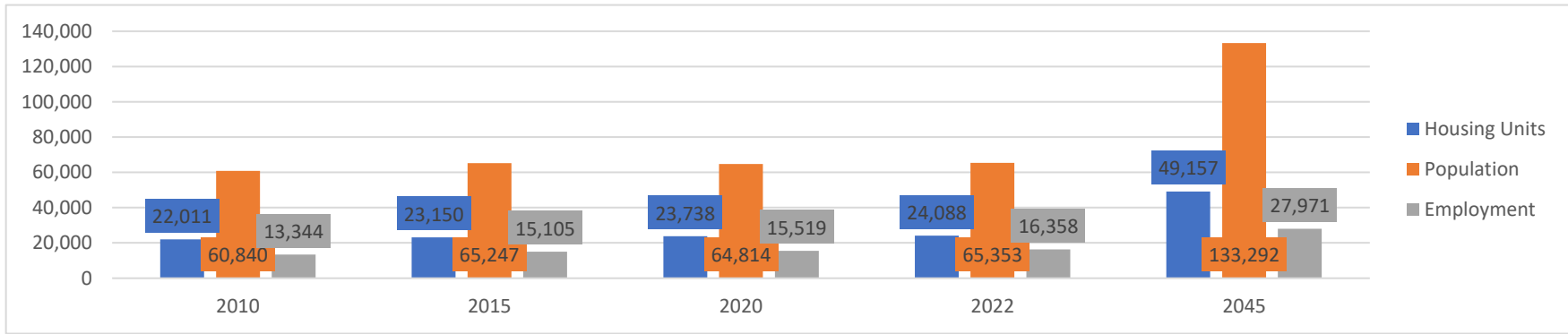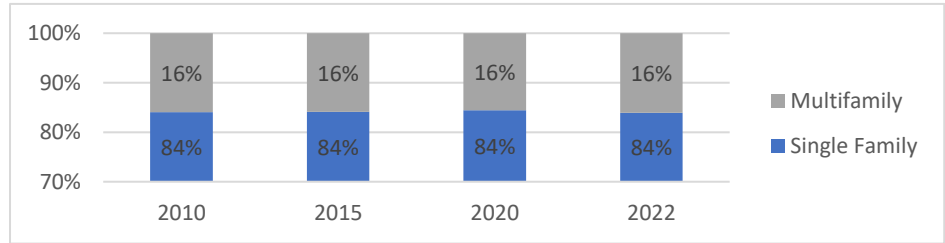Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: **East Rural**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	22,011	23,150	23,738	24,088	49,157	25,069	104%	4%
Population	60,840	65,247	64,814	65,353	133,292	67,938	104%	0%
Employment	13,344	15,105	15,519	16,358	27,971	11,613	71%	8%

Residential Units by Type

	2010	2015	2020	2022
Single Family	84%	84%	84%	84%
Multifamily	16%	16%	16%	16%

Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	97%	97%	97%	97%
Vacant	3%	3%	3%	3%
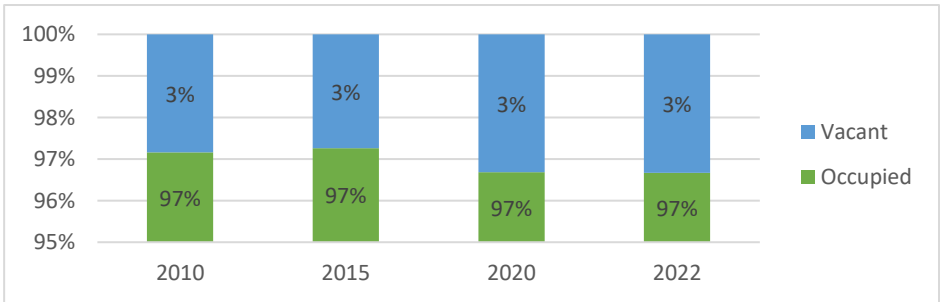
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: East Rural

Employment by Type

	2010	2015	2020	2022
Industrial	6,833	6,480	5,843	5,980
Commercial	796	1,904	2,296	2,458
Service	5,715	6,721	7,380	7,921
Total	13,344	15,105	15,519	16,358
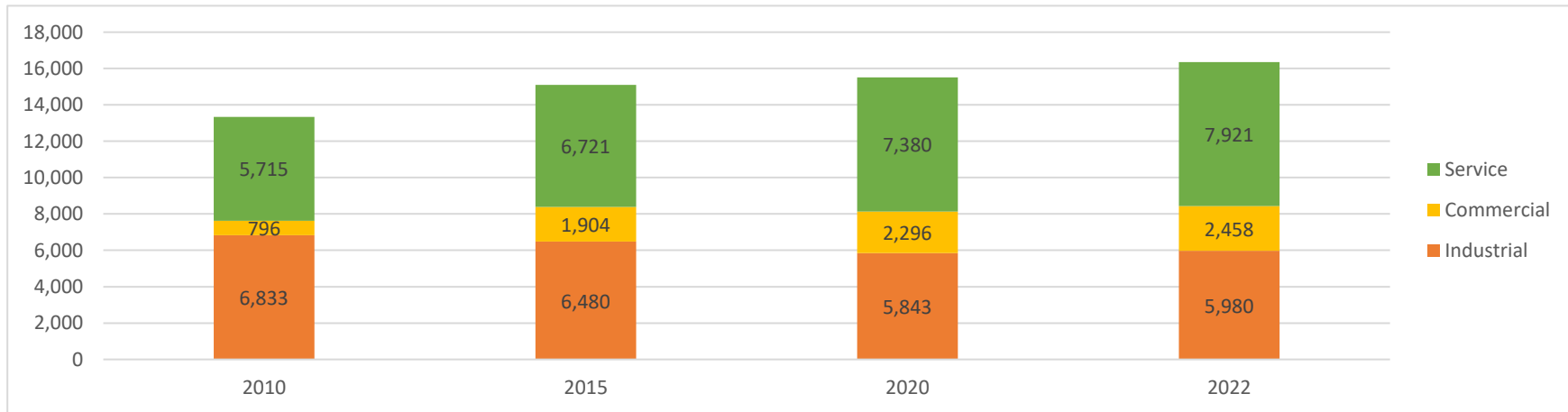
Employment by Type

	2010	2015	2020	2022
Industrial	51%	43%	38%	37%
Commercial	6%	13%	15%	15%
Service	43%	44%	48%	48%
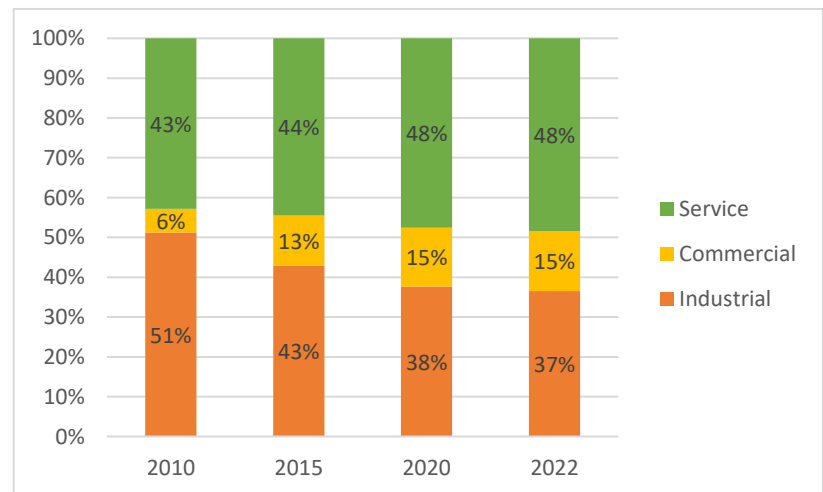
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **East Rural**

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	297	325	380	695	174	374
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646
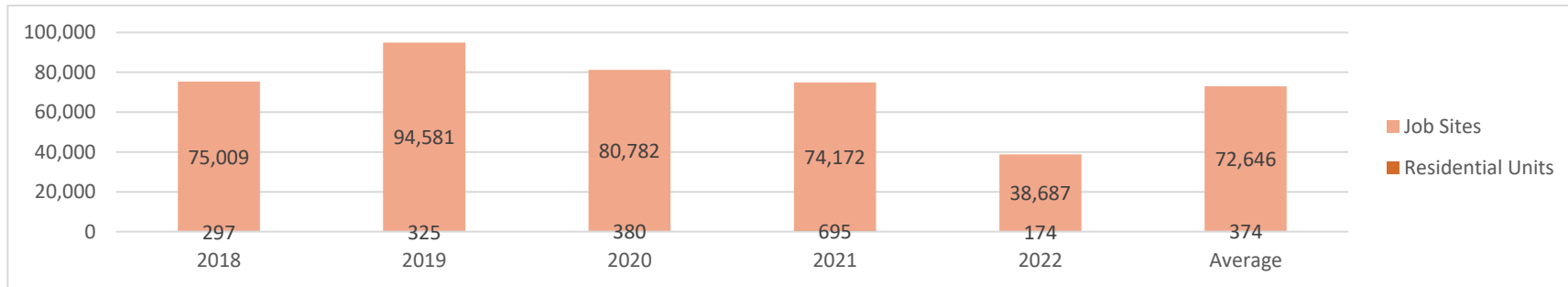
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	0.204	0.238	0.273	0.220	0.125	0.212
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
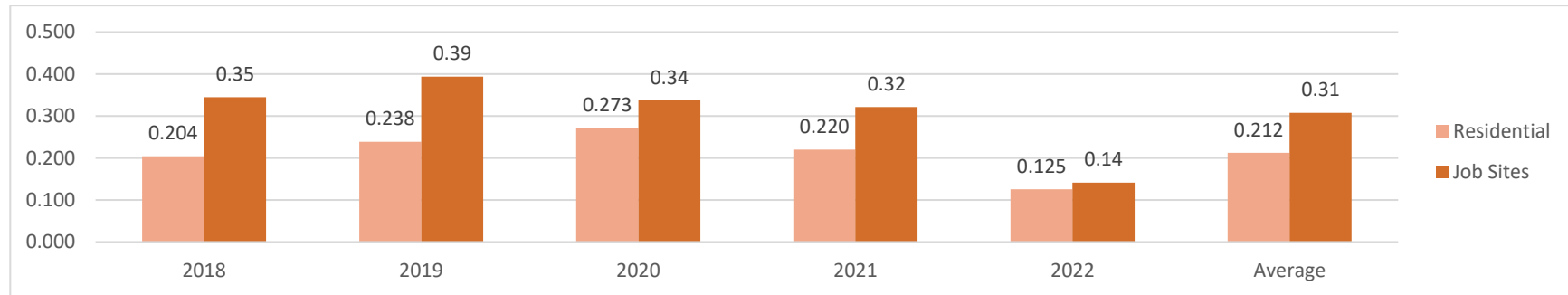
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: East Rural

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	51	24	45	22	19	33	29	23	20	30	26
Permitted Commercial Parcels	0	1	1	4	1	2	3	2	0	2	2
Total Building Permits	51	25	46	26	20	35	32	25	20	31	28
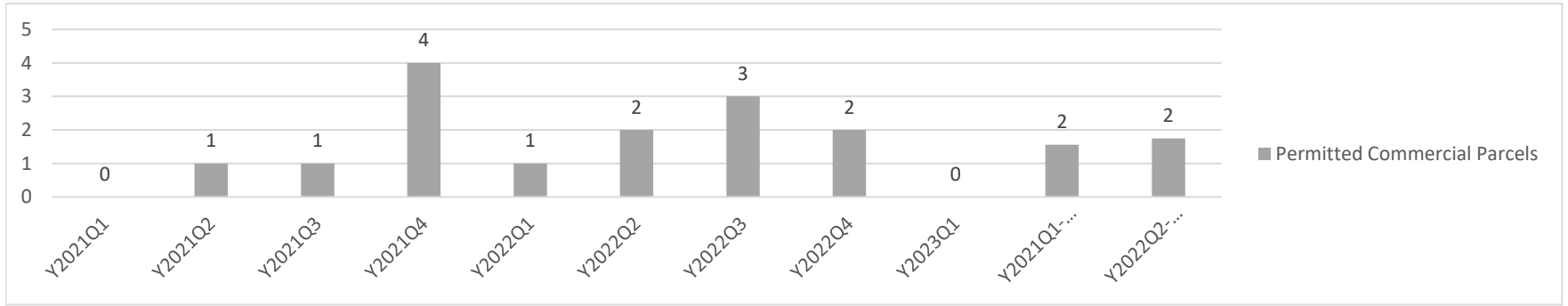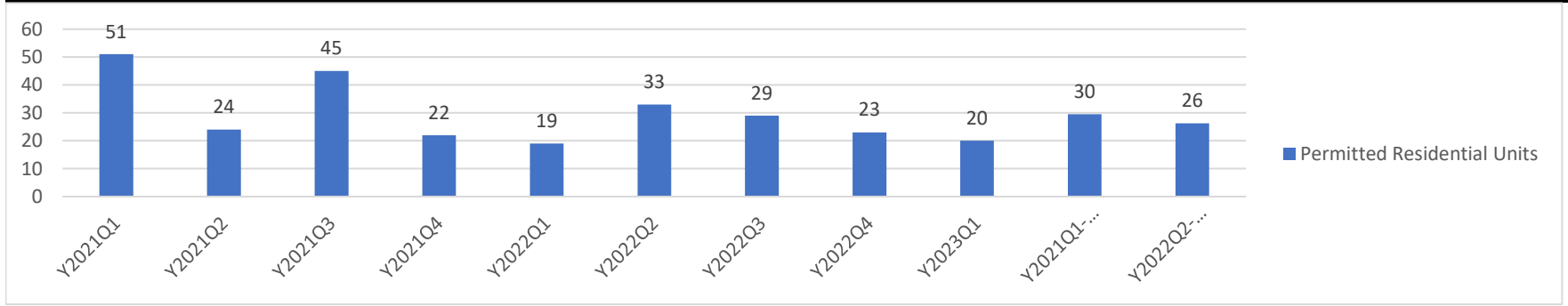
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Plan Hillsborough

Area: East Rural

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	87	108	111	114	318	153	142	104	20	129	105
Permitted Commercial Parcels	11	7	1	5	6	4	6	8	0	5	5
Total Building Permits	98	115	112	119	324	157	148	112	20	134	109
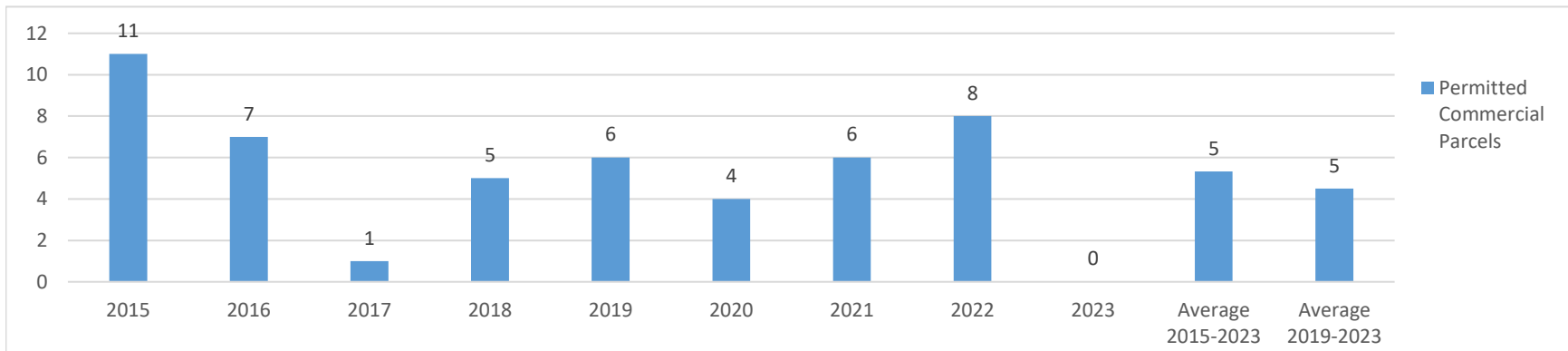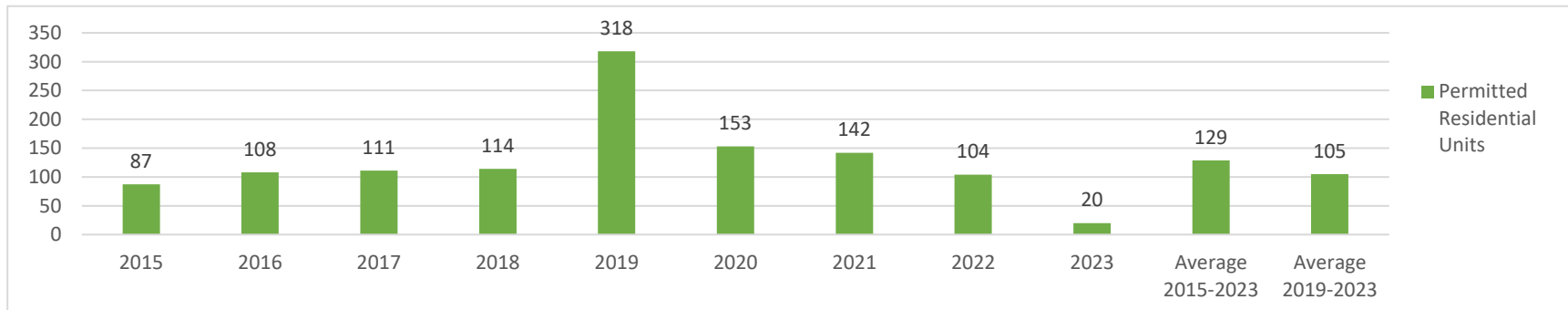
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: East Rural

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	10	0	0	0	0	0	0	0	0	1	0
Permitted Commercial Demolitions	0	1	1	4	1	2	3	2	0	2	2
Total Permitted Demolitions	10	1	1	4	1	2	3	2	0	3	2
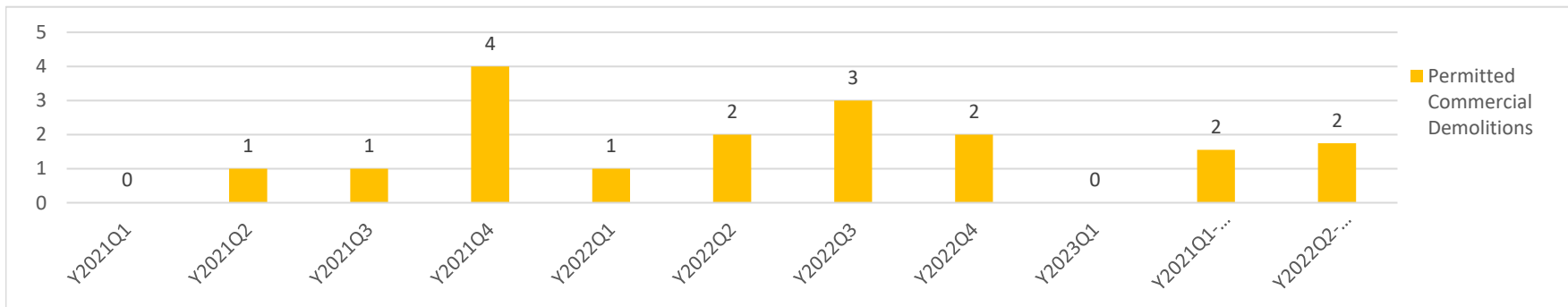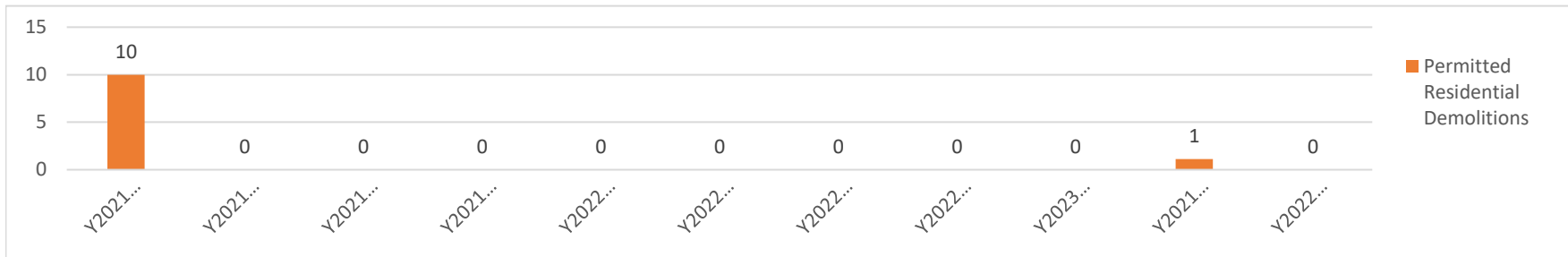
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan
Hillsborough

Area: East Rural

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	4	4	15	9	10	9	10	0	0	7	5
Permitted Comn	1	0	1	0	1	0	0	0	0	0	0
Total Permitted	5	4	16	9	11	9	10	0	0	7	5

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan
Hillsborough
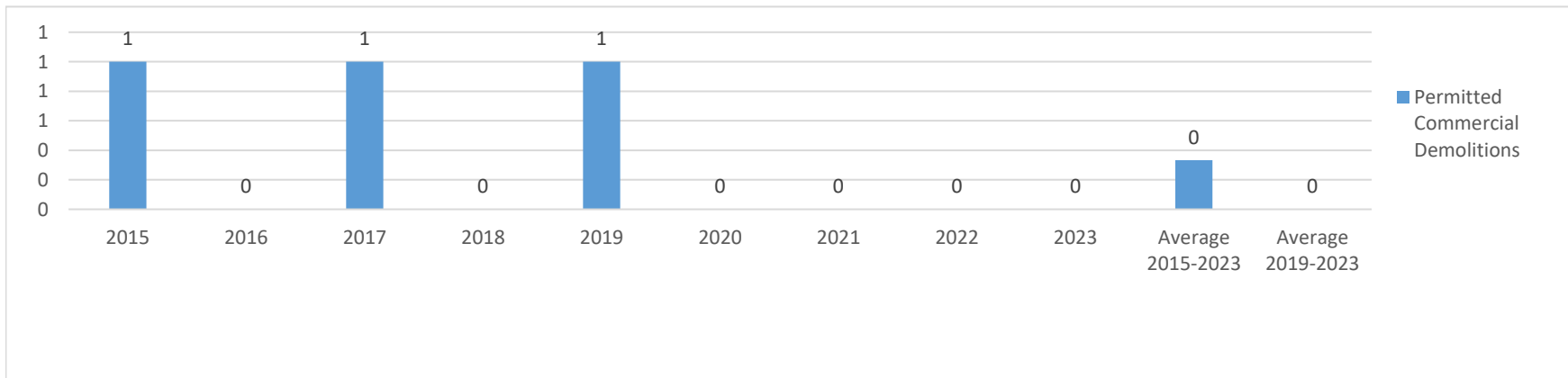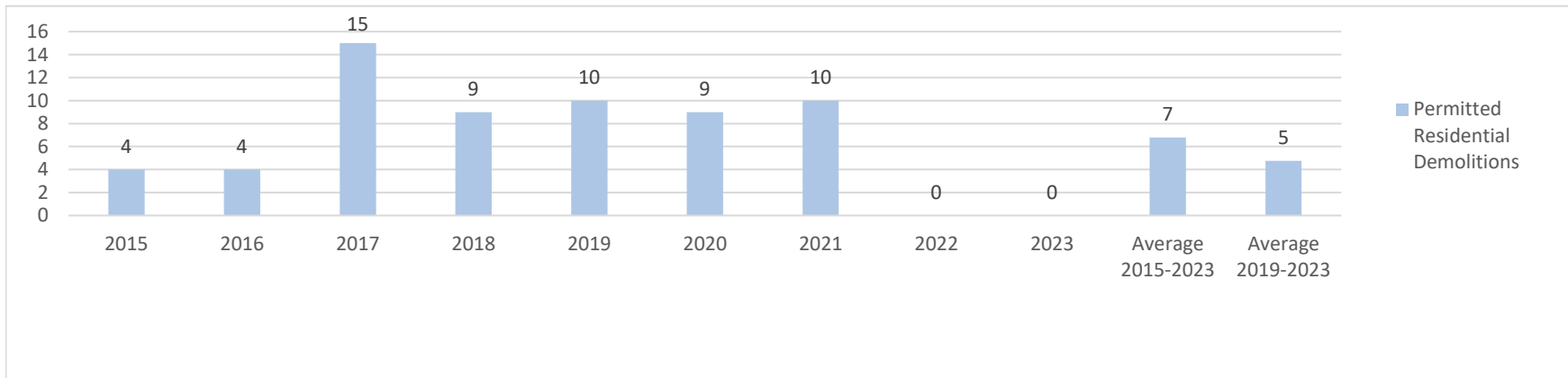
Area: East Rural

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
36,338	5,882	56	2,323	18,909	1,846	65,353
56%	9%	0%	4%	29%	3%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
15,392	22,395	18,716	9,189
24%	34%	29%	14%
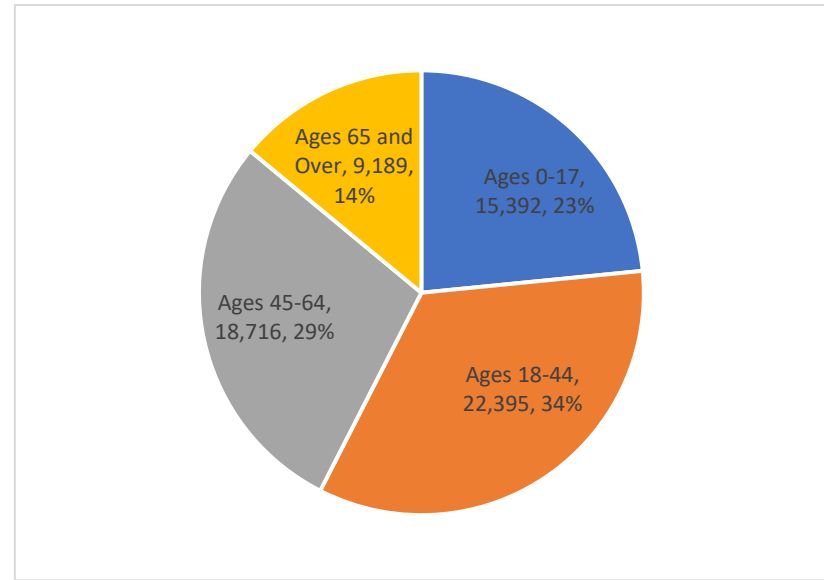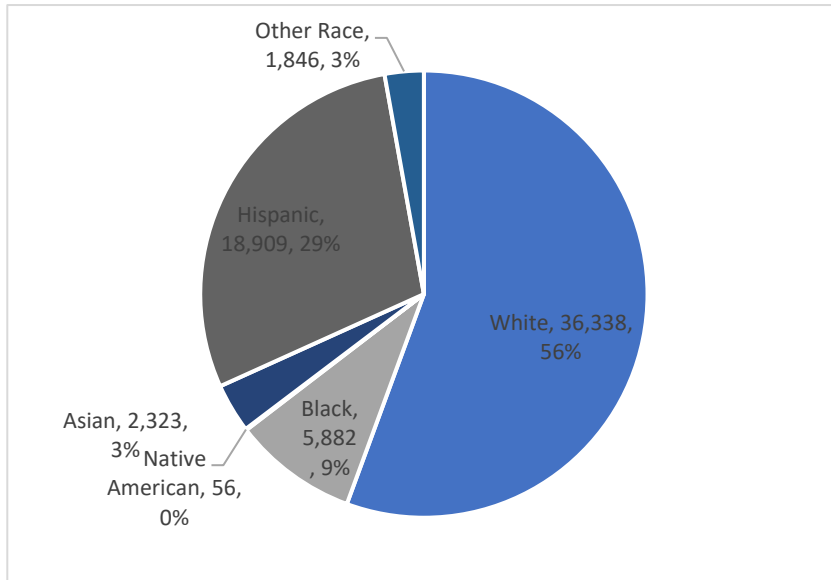
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
6,852	14,013	3,933	8,170	4,058
19%	38%	11%	22%	11%
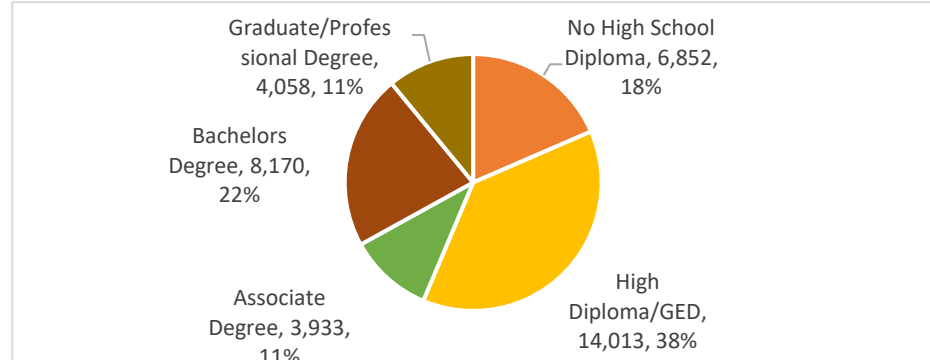
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **East Rural**

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
1,937	3,682	2,787	3,781	2,939	8,149
8%	16%	12%	16%	13%	35%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
51,950	33,551	1,258	18,399
79%	65%	4%	35%
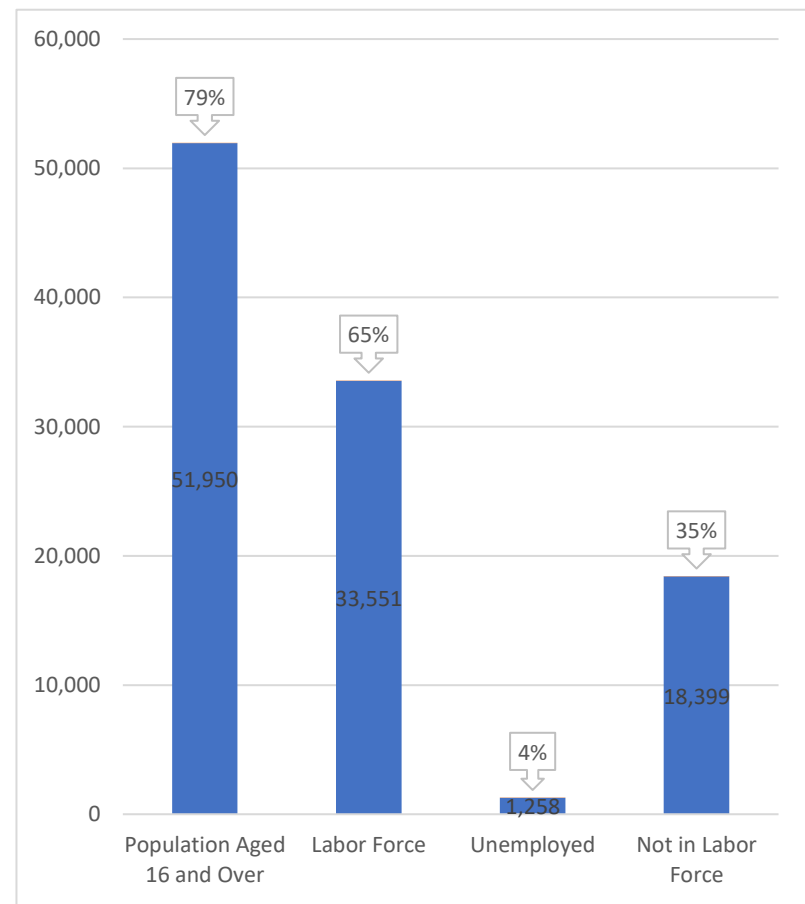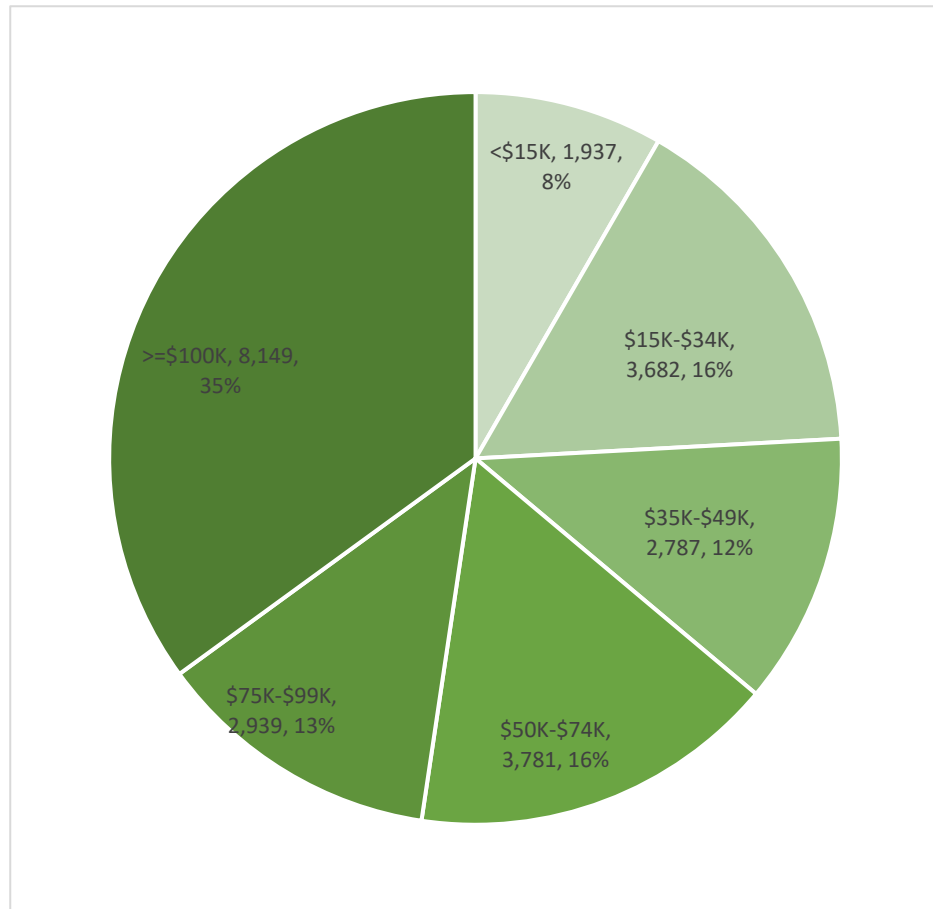
Last Updated: April 10, 2023

Demographic and Economic Profile

Plan Hillsborough

Area: **East Rural**

Households Below Poverty	Households Without Cars	Female-Headed Households
2,918	563	1,092
12%	2%	5%
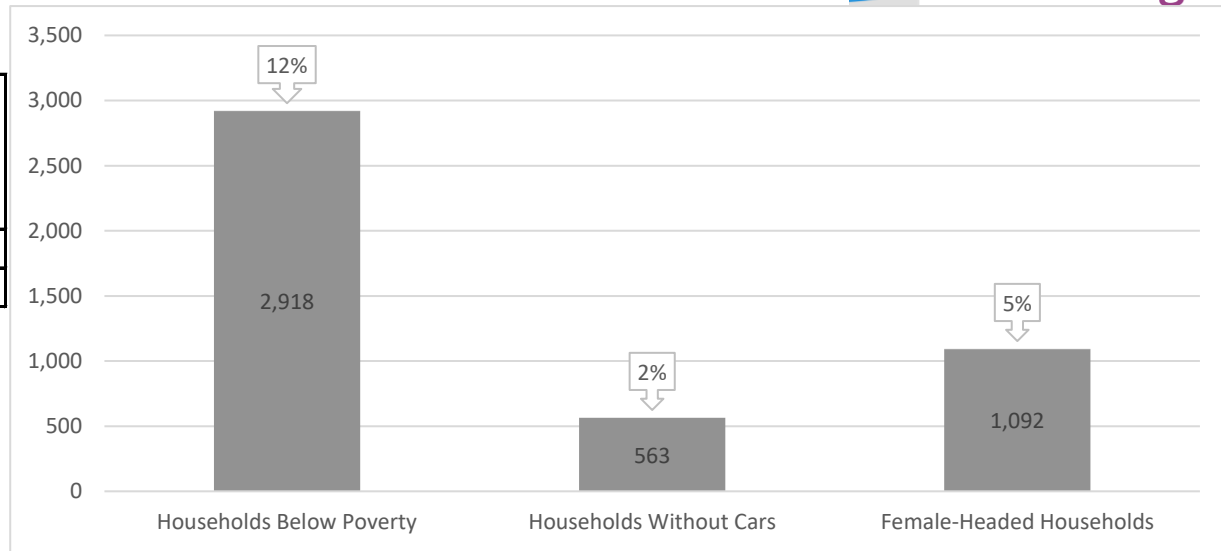
Limited English Population	Disabled Population	Low Income Population
6,962	3,792	9,364
11%	6%	14%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If housing units in the target area are 50% of TAZ housing units, then 50% of the projection is assumed to be inside the
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Building Permits	Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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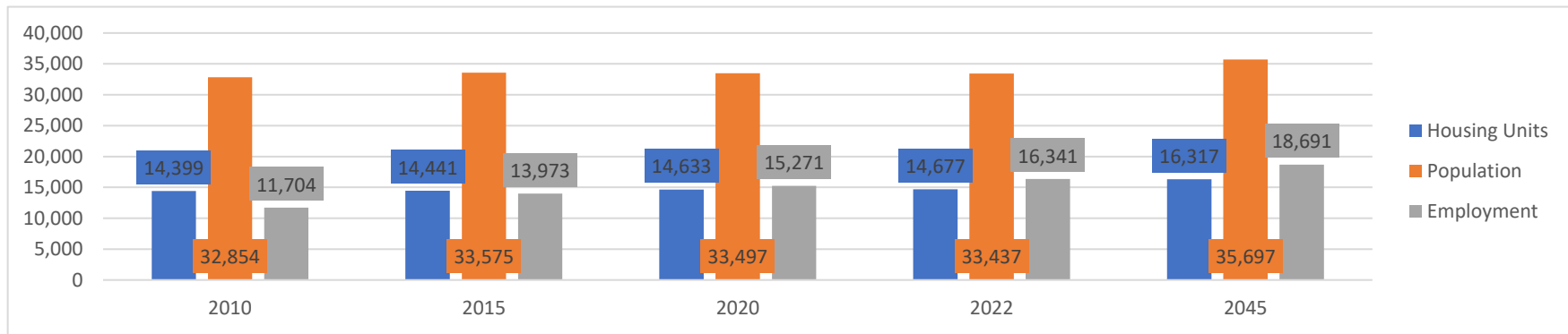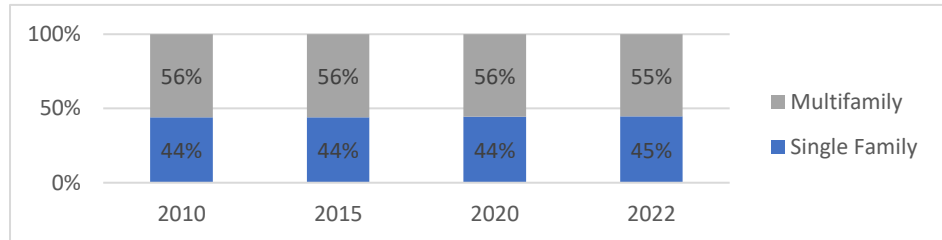Last Updated: April 10, 2023 **Demographic and Economic Profile**

Area: **Egypt Lake**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	14,399	14,441	14,633	14,677	16,317	1,640	11%	2%
Population	32,854	33,575	33,497	33,437	35,697	2,259	7%	0%
Employment	11,704	13,973	15,271	16,341	18,691	2,350	14%	17%

Residential Units by Type

	2010	2015	2020	2022
Single Family	44%	44%	44%	45%
Multifamily	56%	56%	56%	55%

Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	96%	96%	98%	98%
Vacant	4%	4%	2%	2%
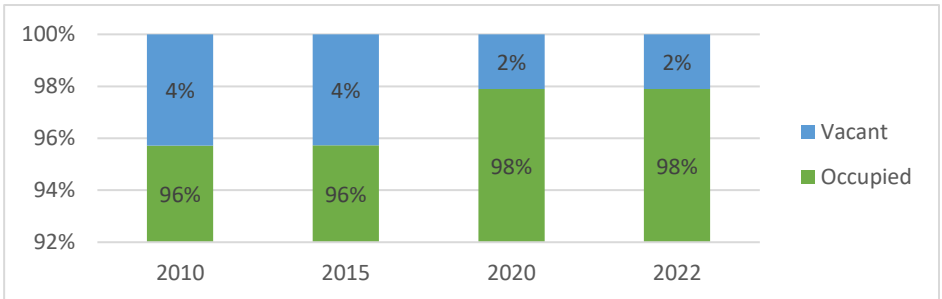
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Egypt Lake

Employment by Type

	2010	2015	2020	2022
Industrial	460	556	751	881
Commercial	1,790	2,106	2,588	2,770
Service	9,454	11,311	11,932	12,690
Total	11,704	13,973	15,271	16,341
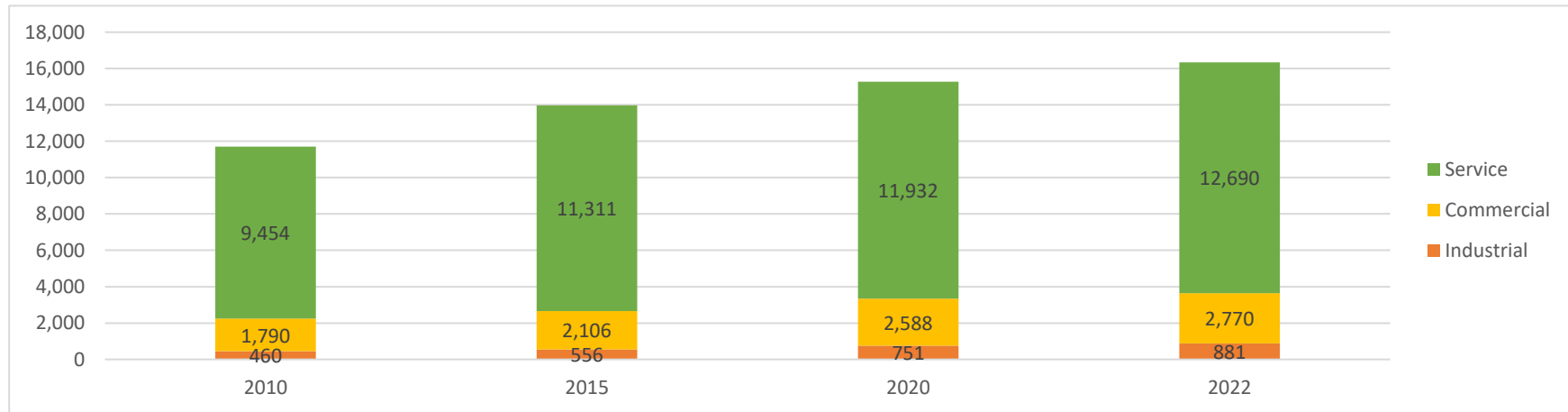
Employment by Type

	2010	2015	2020	2022
Industrial	4%	4%	5%	5%
Commercial	15%	15%	17%	17%
Service	81%	81%	78%	78%
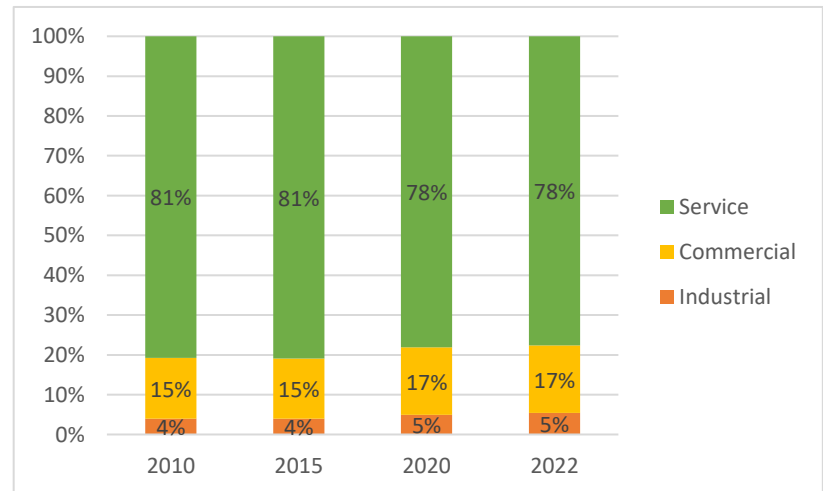
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Egypt Lake

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	188	140	72	78	33	102
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646
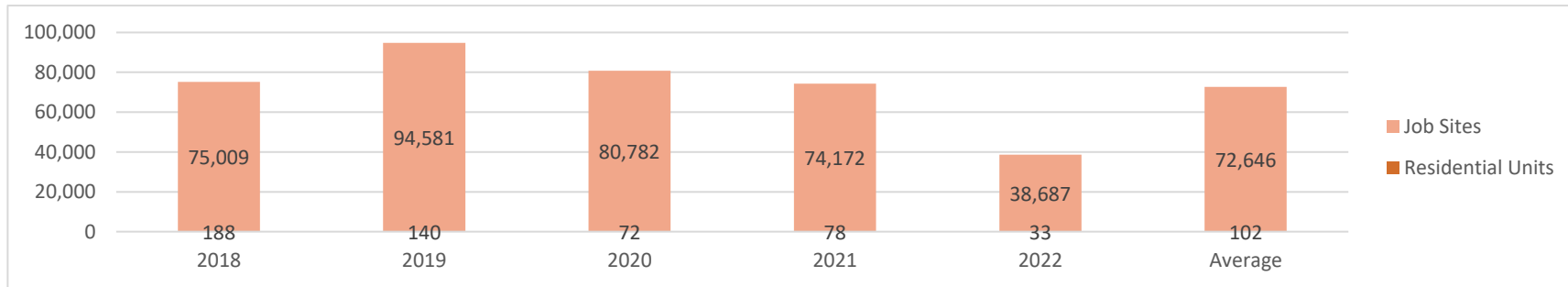
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	0.040	0.107	0.063	0.057	0.028	0.059
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
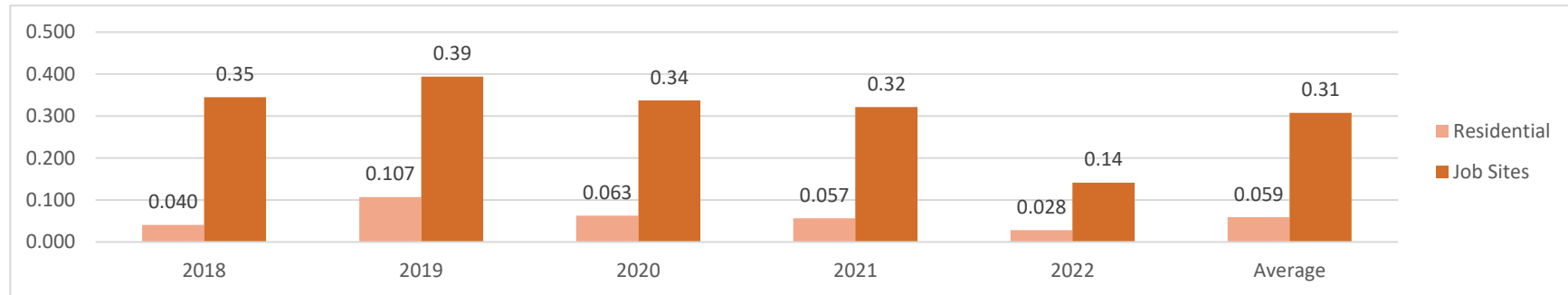
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Egypt Lake**

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	21	5	2	39	13	129	33	11	3	28	44
Permitted Commercial Parcels	0	1	1	2	1	1	0	1	0	1	1
Total Building Permits	21	6	3	41	14	130	33	12	3	29	45
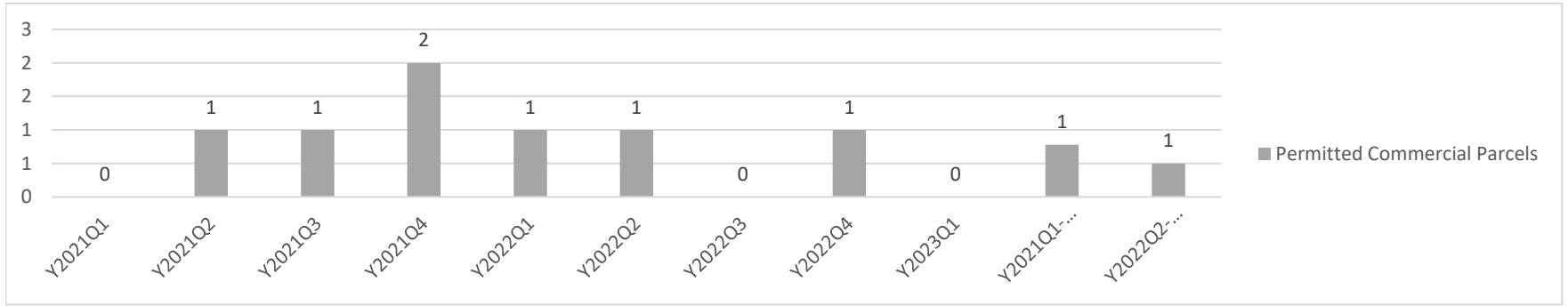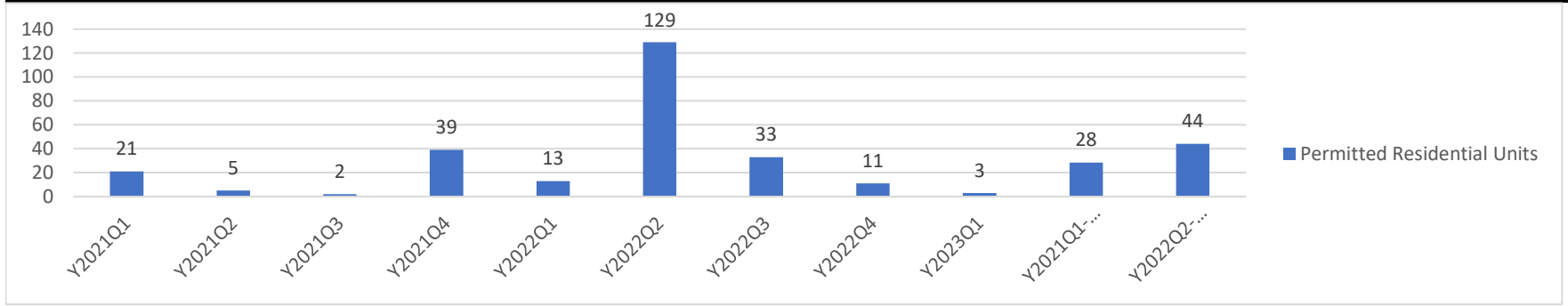
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: Egypt Lake

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	7	15	77	48	29	20	67	186	3	50	69
Permitted Commercial Parcels	0	3	1	5	1	1	4	3	0	2	2
Total Building Permits	7	18	78	53	30	21	71	189	3	52	71

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough
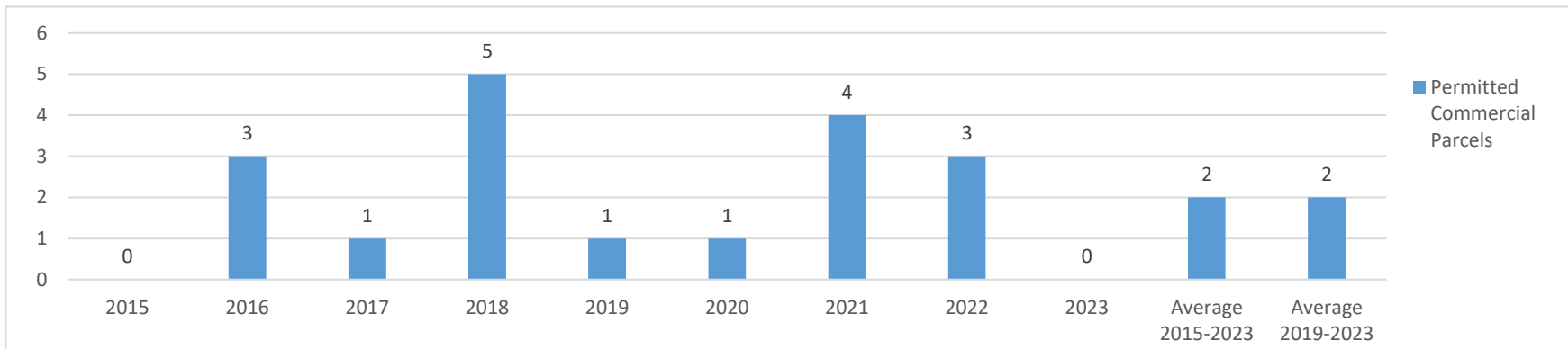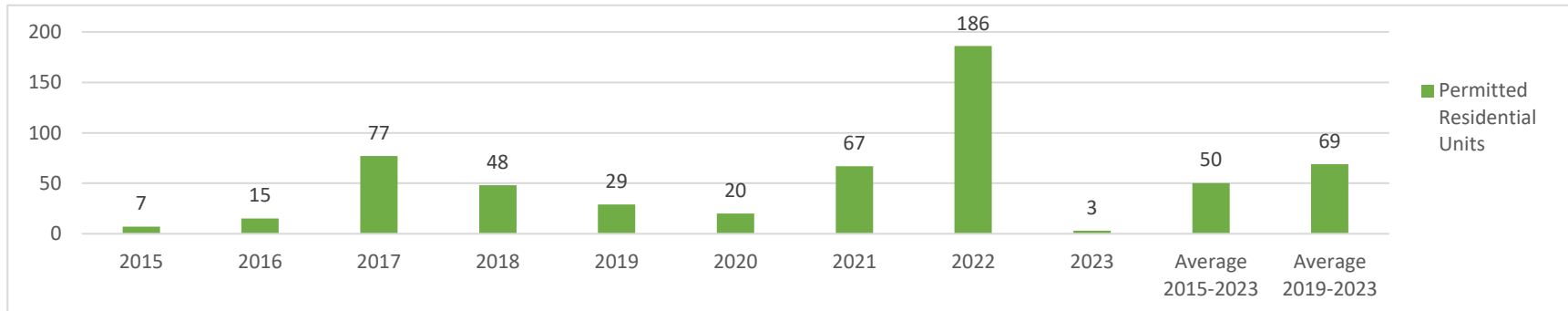
Area: Egypt Lake

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	3	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	0	1	1	2	1	1	0	1	0	1	1
Total Permitted Demolitions	3	1	1	2	1	1	0	1	0	1	1
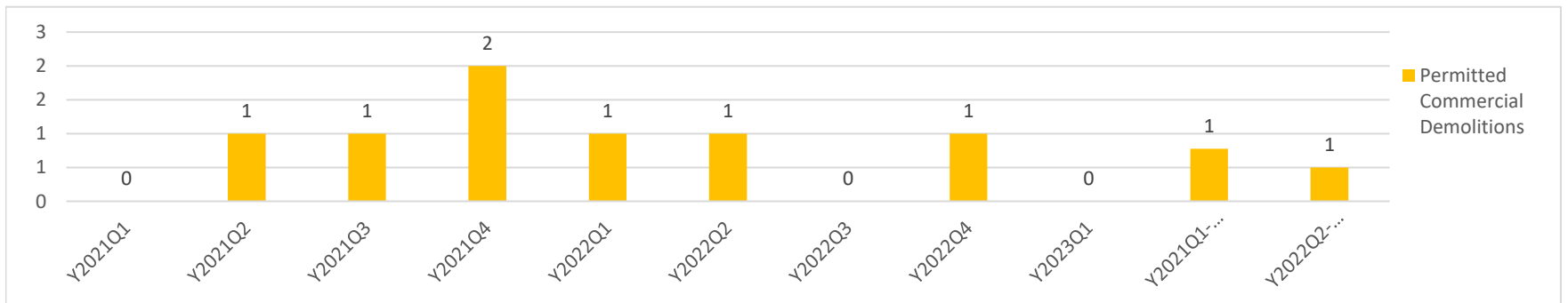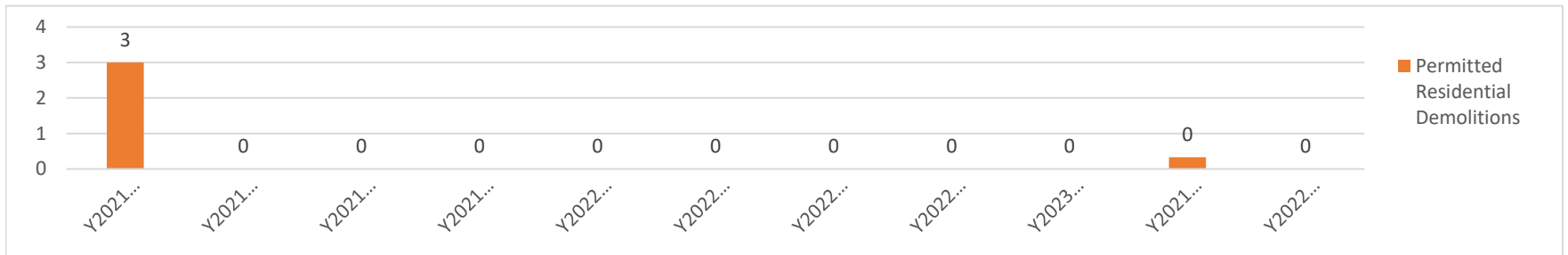
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Egypt Lake

Plan Hillsborough

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	3	3	5	1	6	3	3	0	0	3	2
Permitted Comn	1	1	0	1	2	2	2	0	0	1	1
Total Permitted	4	4	5	2	8	5	5	0	0	4	3

Last Updated: April 10, 2023 | **Demographic and Economic Profile**

Plan Hillsborough
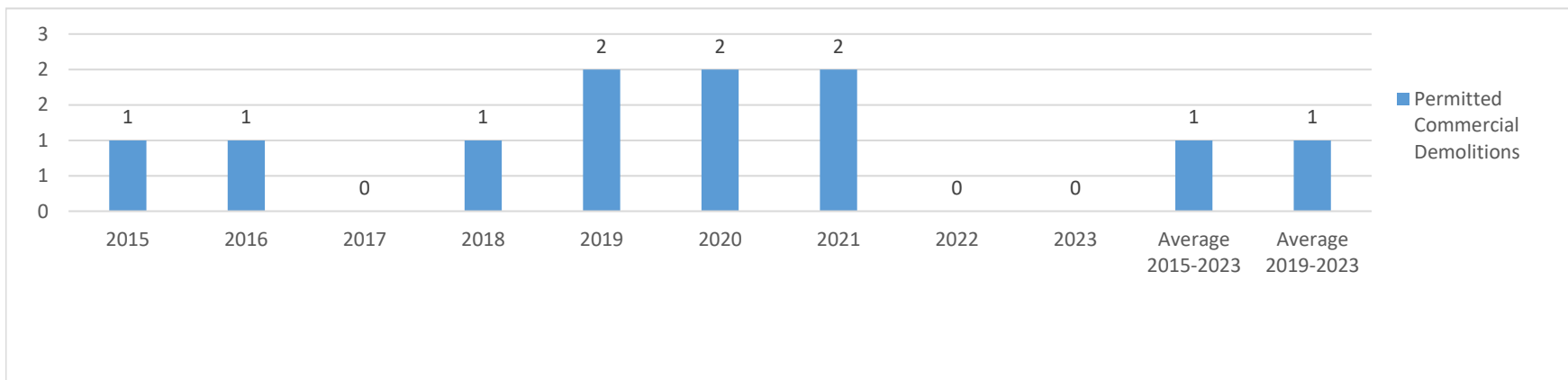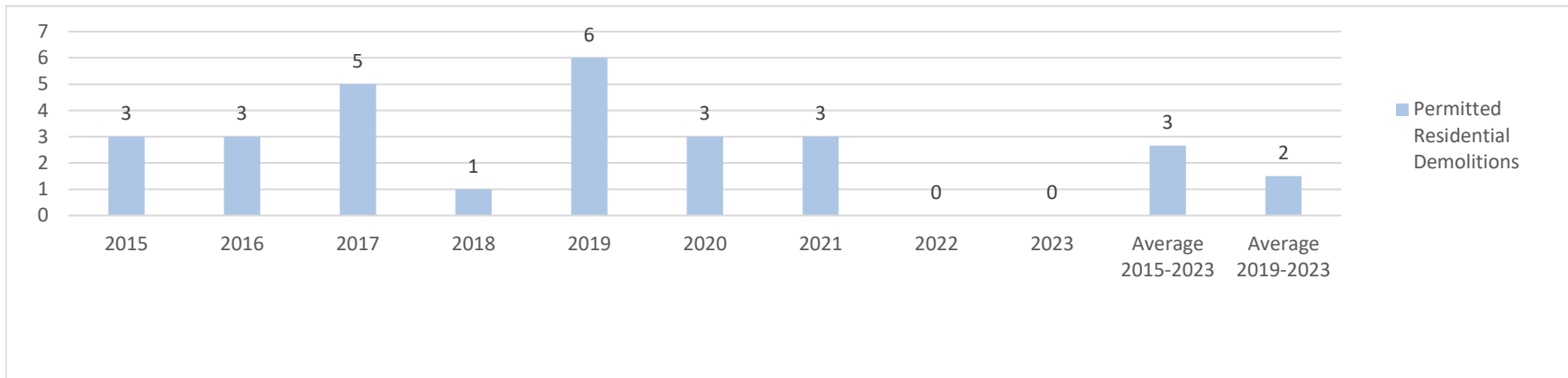
Area: Egypt Lake

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
6,480	2,258	53	1,118	23,186	342	33,437
19%	7%	0%	3%	69%	1%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
5,563	14,852	8,959	4,208
17%	44%	27%	13%
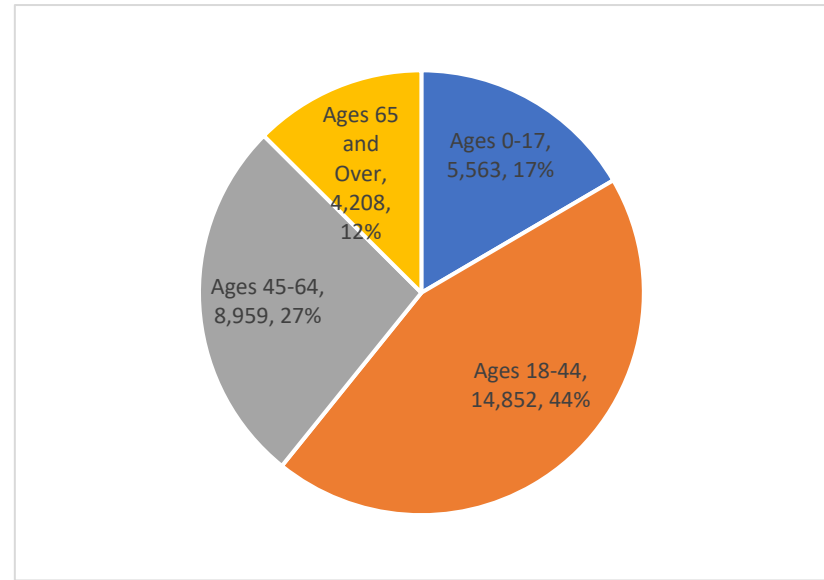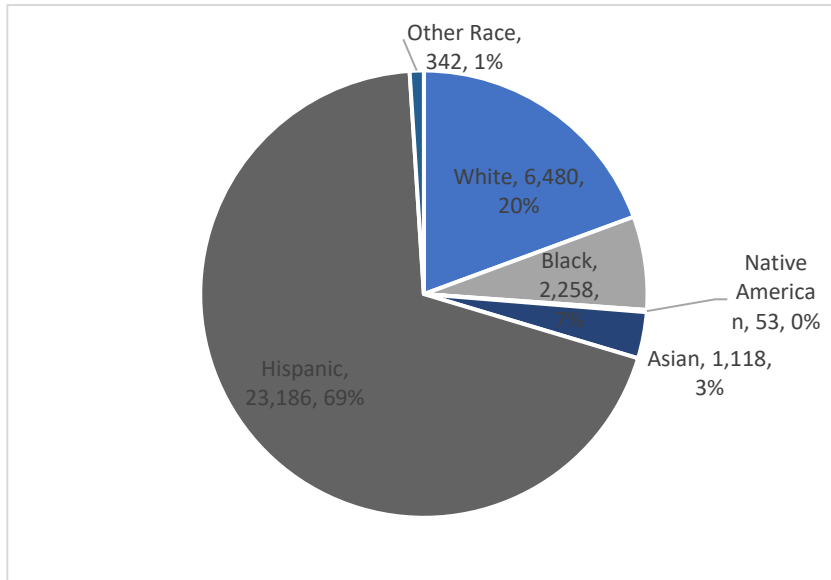
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
4,967	8,281	1,933	4,324	1,477
24%	39%	9%	21%	7%
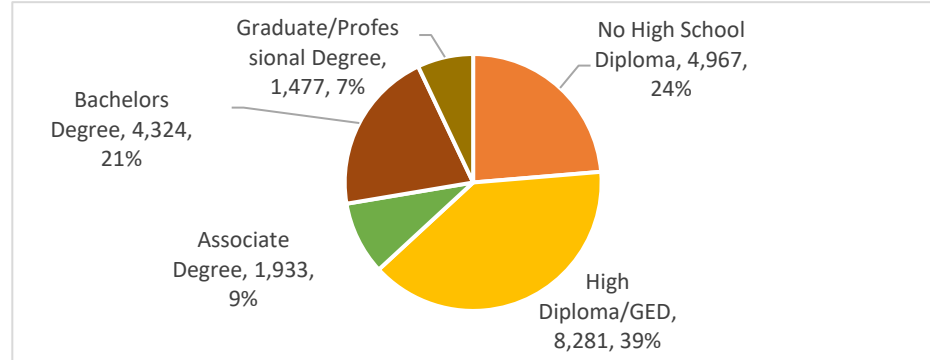
Last Updated: April 10, 2023

Demographic and Economic Profile

Area: **Egypt Lake**

Plan
Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
1,707	3,173	2,584	3,363	1,752	1,775
12%	22%	18%	23%	12%	12%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
28,040	19,745	1,584	8,295
84%	70%	8%	30%
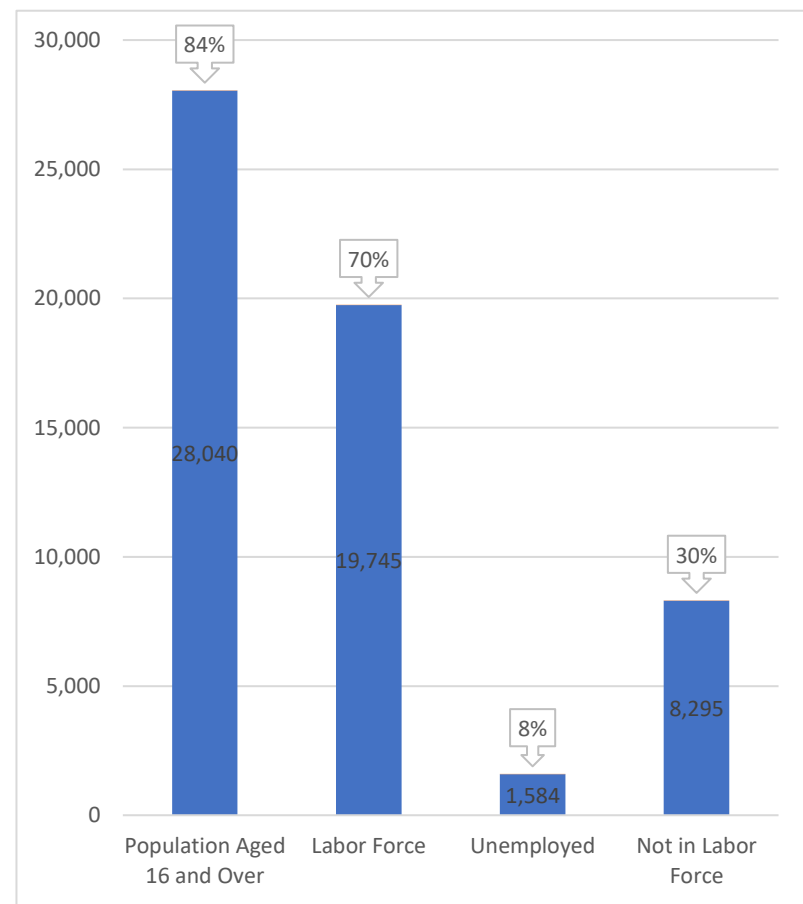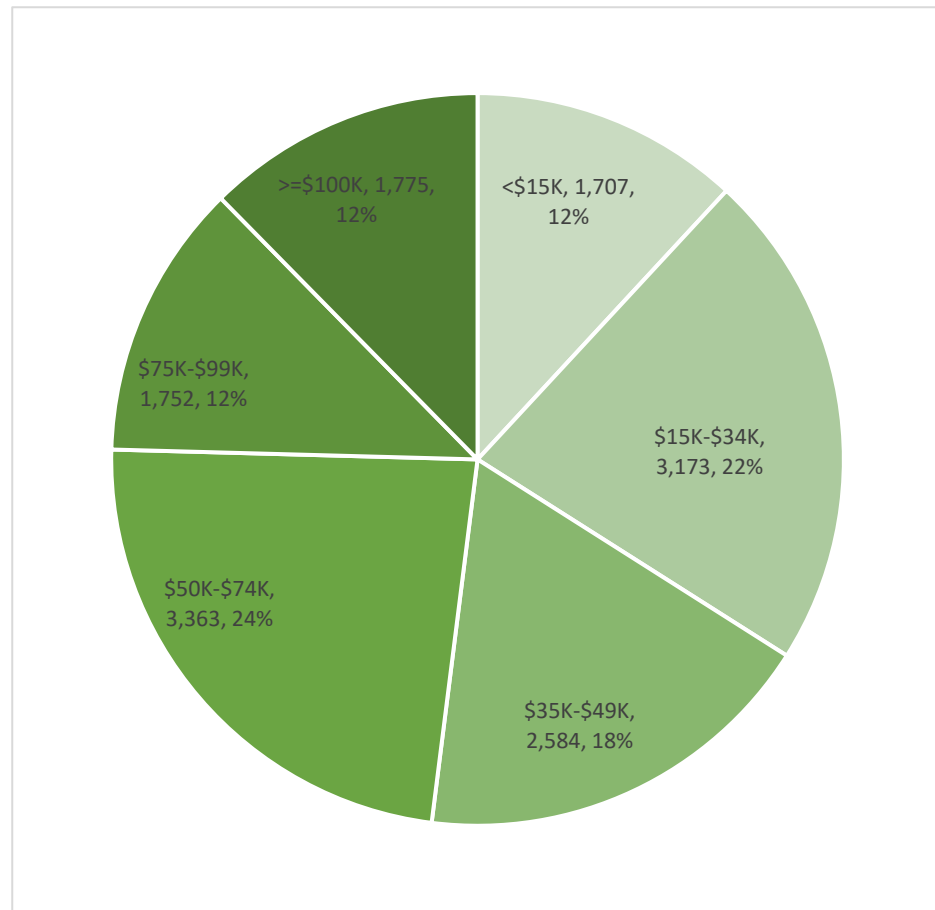
Last Updated: April 10, 2023

Demographic and Economic Profile

Plan
Hillsborough

Area: Egypt Lake

Households Below Poverty	Households Without Cars	Female-Headed Households
2,282	925	1,349
26%	10%	15%
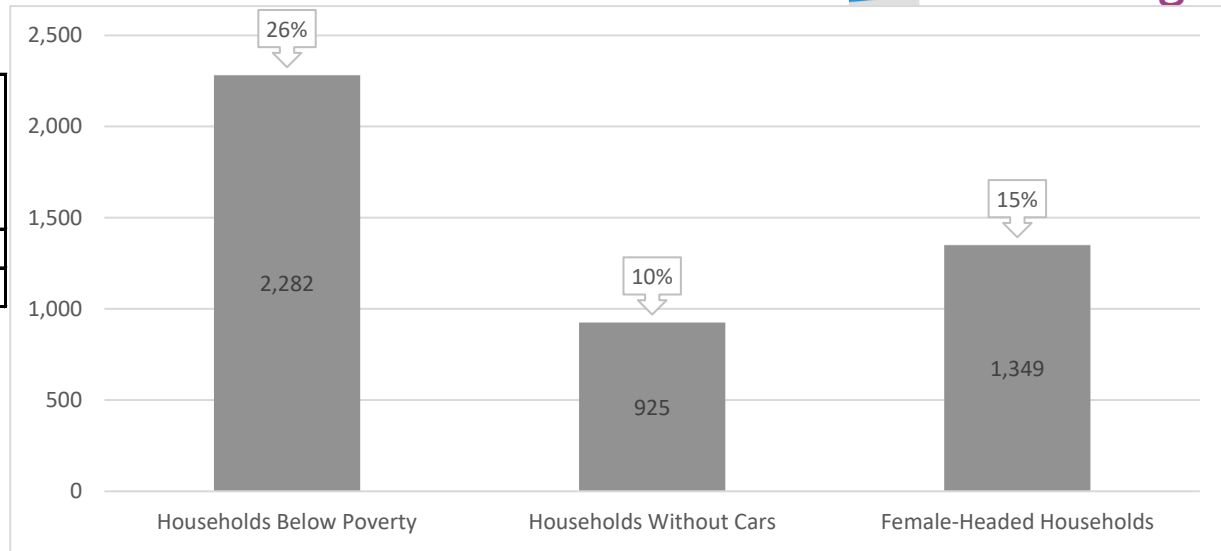
Limited English Population	Disabled Population	Low Income Population
13,273	2,763	6,056
40%	8%	18%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Sources:

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Plan Hillsborough

Area: **Gibsonton**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	5,072	5,428	6,434	6,550	9,029	2,479	38%	21%
Population	13,844	15,045	17,720	17,922	23,051	5,129	29%	19%
Employment	6,700	7,696	9,611	10,429	13,597	3,169	30%	36%
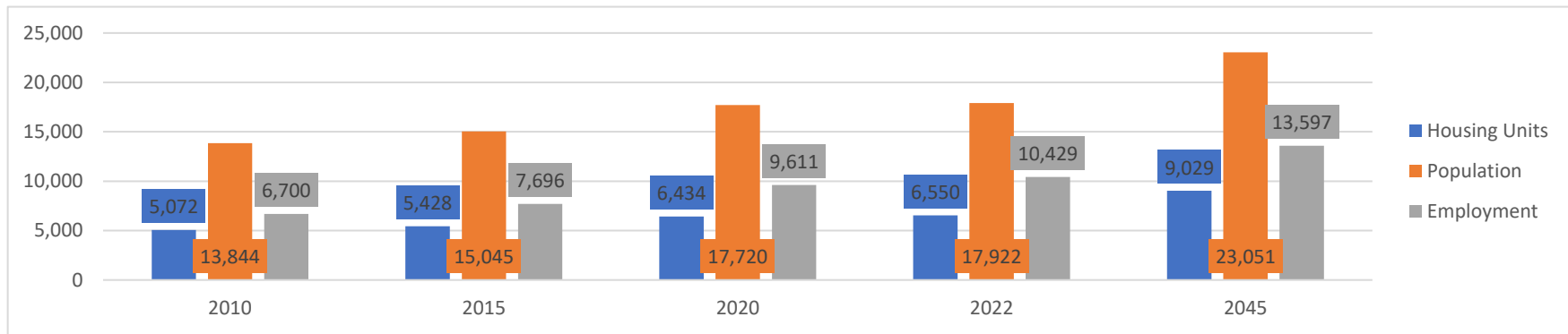
Residential Units by Type

	2010	2015	2020	2022
Single Family	69%	71%	75%	76%
Multifamily	31%	29%	25%	24%
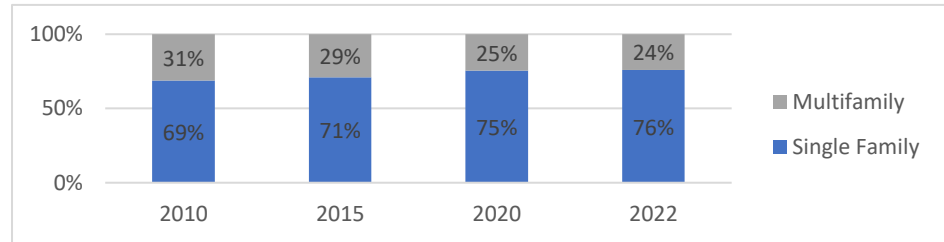
Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	94%	94%	94%	94%
Vacant	6%	6%	6%	6%
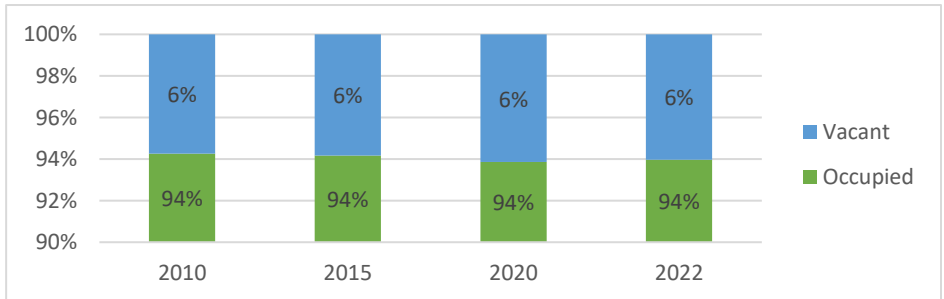
Last Updated: April 10, 2023 **Demographic and Economic Profile**

Area: **Gibsonton**

Plan
Hillsborough

Employment by Type

	2010	2015	2020	2022
Industrial	3,111	3,533	4,355	4,747
Commercial	756	890	1,073	1,149
Service	2,833	3,273	4,183	4,533
Total	6,700	7,696	9,611	10,429
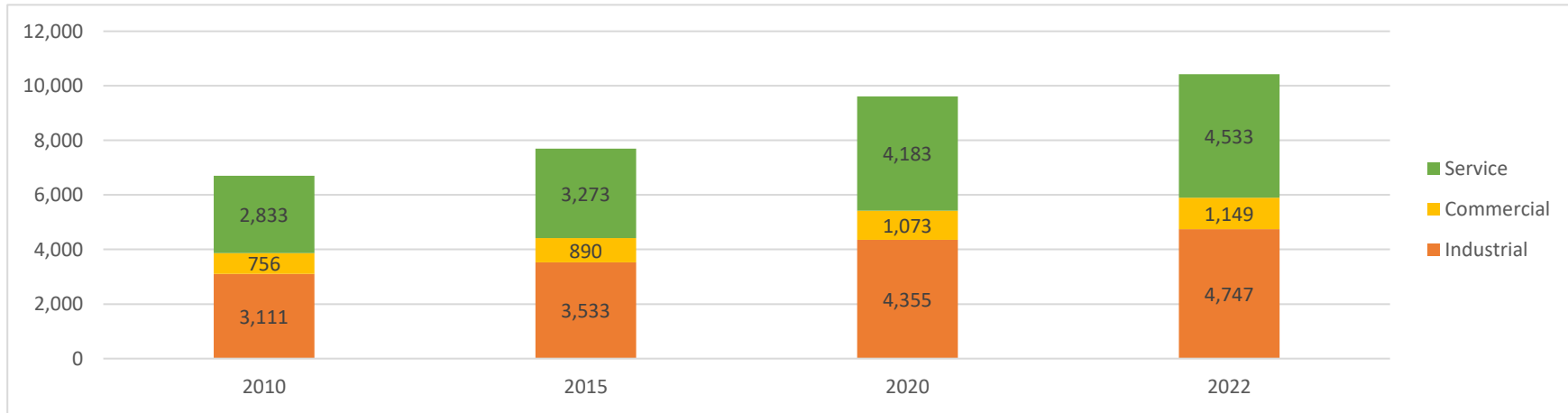
Employment by Type

	2010	2015	2020	2022
Industrial	46%	46%	45%	46%
Commercial	11%	12%	11%	11%
Service	42%	43%	44%	43%
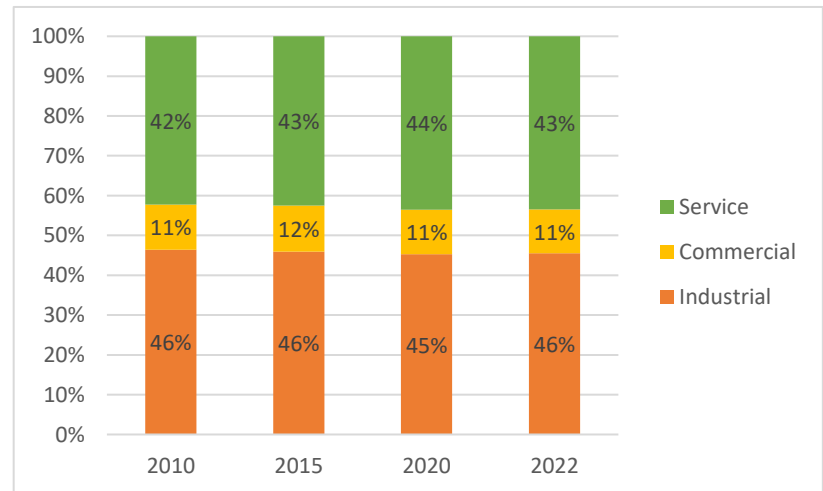
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Gibsonton

Plan Hillsborough

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	772	634	380	286	7	416
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646
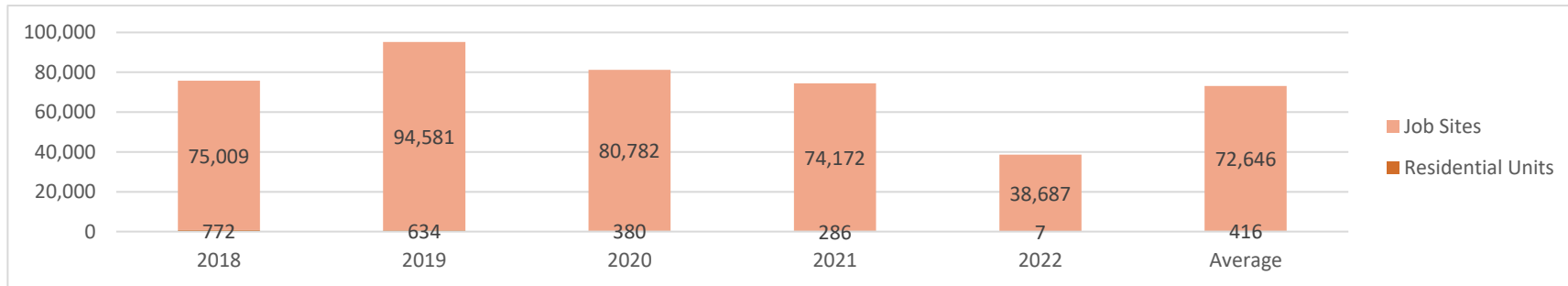
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	0.521	0.479	0.331	0.226	0.008	0.313
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
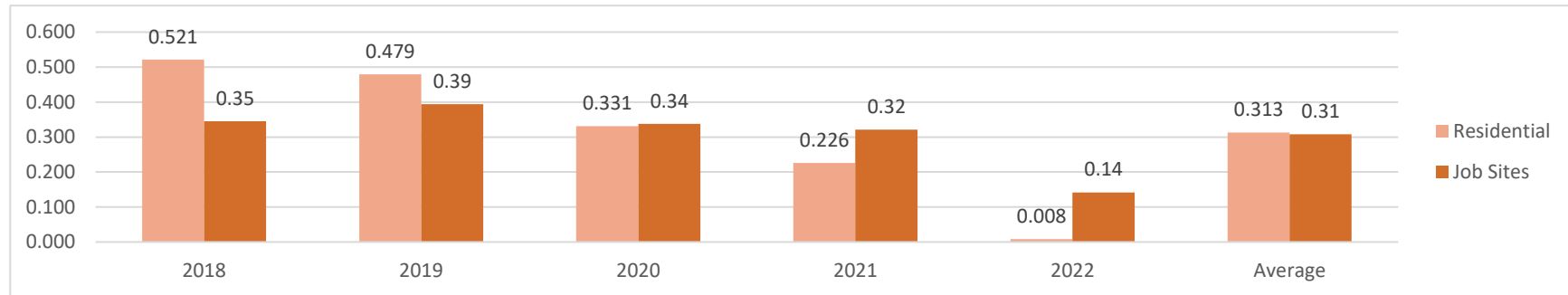
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: Gibsonton

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	33	30	0	1	1	1	2	8	43	13	14
Permitted Commercial Parcels	2	1	0	2	1	0	2	0	0	1	1
Total Building Permits	35	31	0	3	2	1	4	8	43	14	14
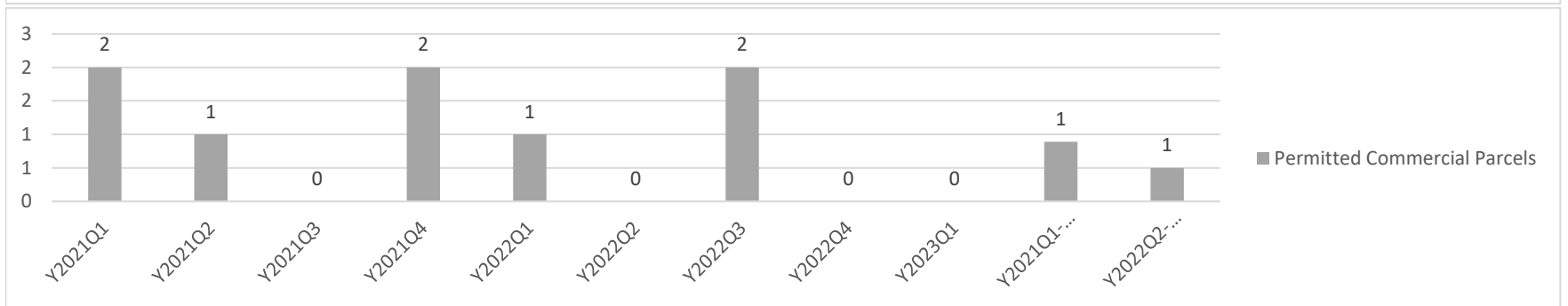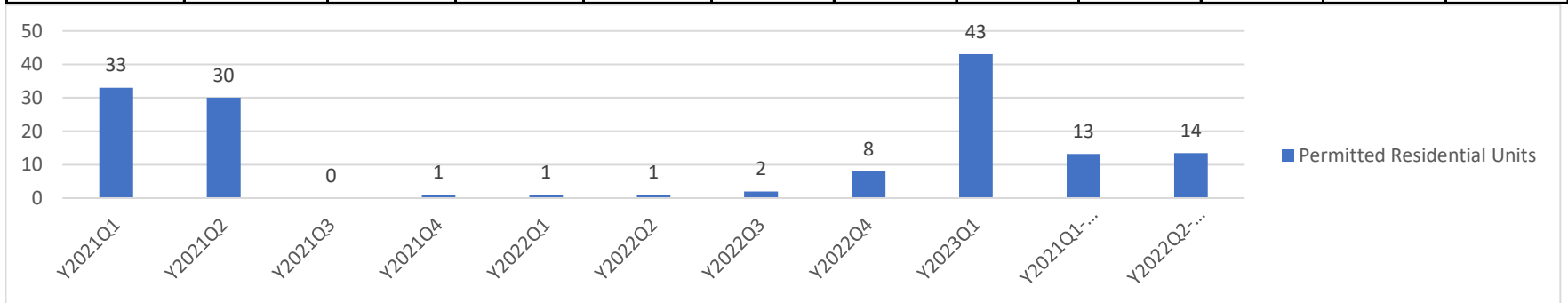
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Gibsonton

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	53	154	202	237	200	142	64	12	43	123	65
Permitted Commercial Parcels	3	3	1	4	2	1	5	3	0	2	2
Total Building Permits	56	157	203	241	202	143	69	15	43	125	68

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Gibsonton

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	1	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	2	1	0	2	1	0	2	0	0	1	1
Total Permitted Demolitions	3	1	0	2	1	0	2	0	0	1	1
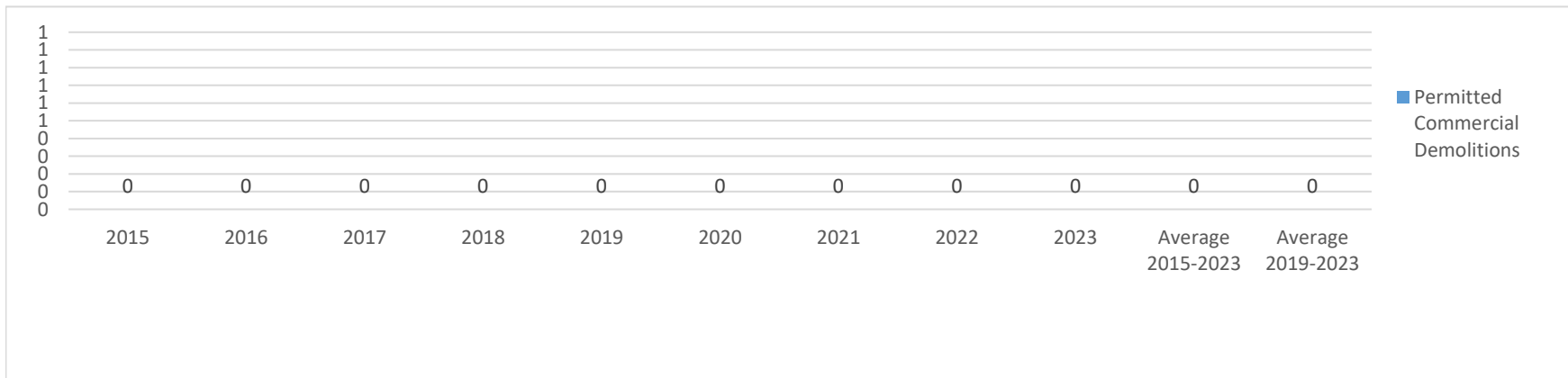
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Gibsonton

Demolition Pern	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	3	1	2	1	1	3	1	0	0	1	1
Permitted Comn	0	0	0	0	0	0	0	0	0	0	0
Total Permitted	3	1	2	1	1	3	1	0	0	1	1

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough
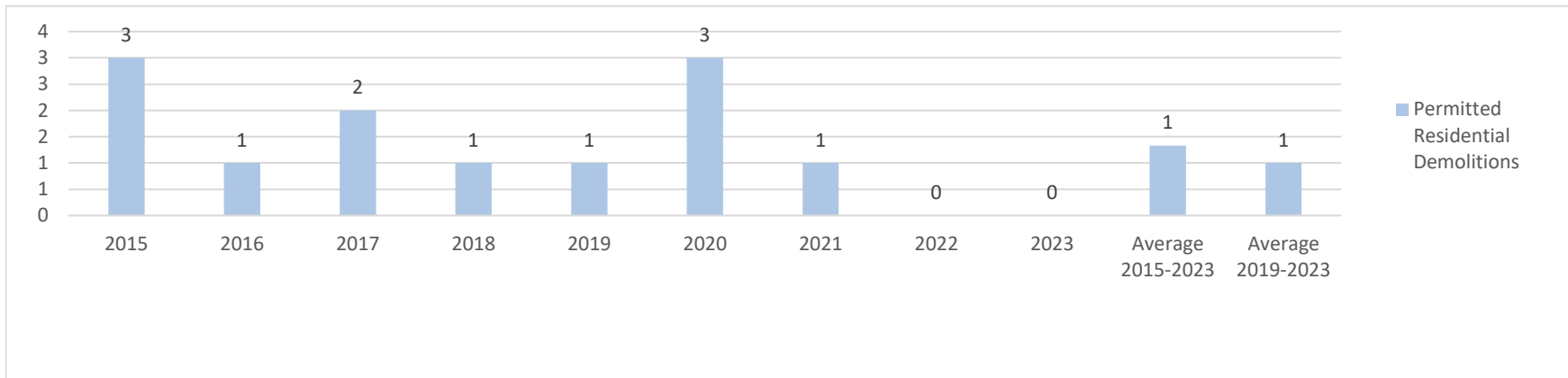
Area: **Gibsonton**

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
6,133	3,790	62	428	7,097	413	17,922
34%	21%	0%	2%	40%	2%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
5,968	7,200	3,667	1,167
33%	40%	20%	7%
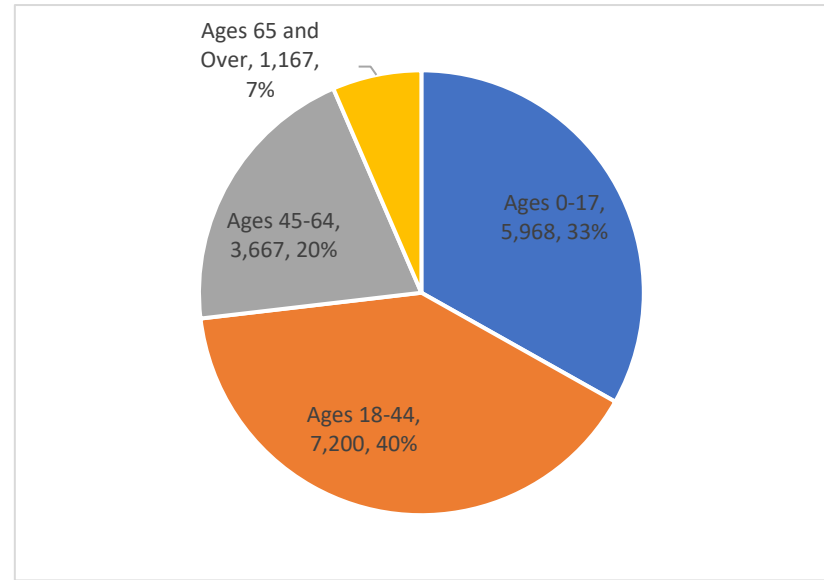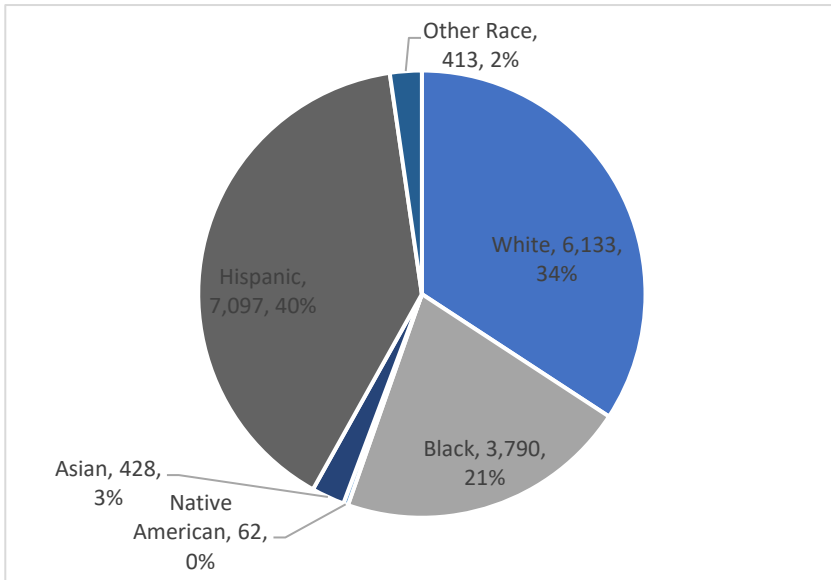
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
1,945	3,749	900	1,462	554
23%	44%	10%	17%	6%
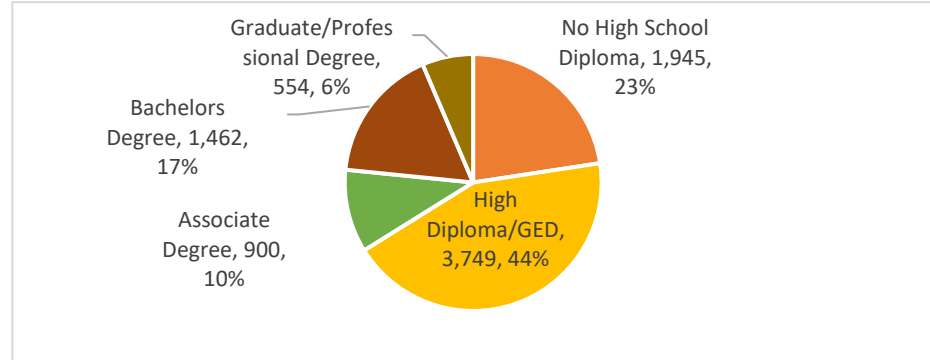
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Gibsonton

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
708	802	829	855	1,082	1,879
12%	13%	13%	14%	18%	31%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
12,776	9,089	392	3,687
71%	71%	4%	29%
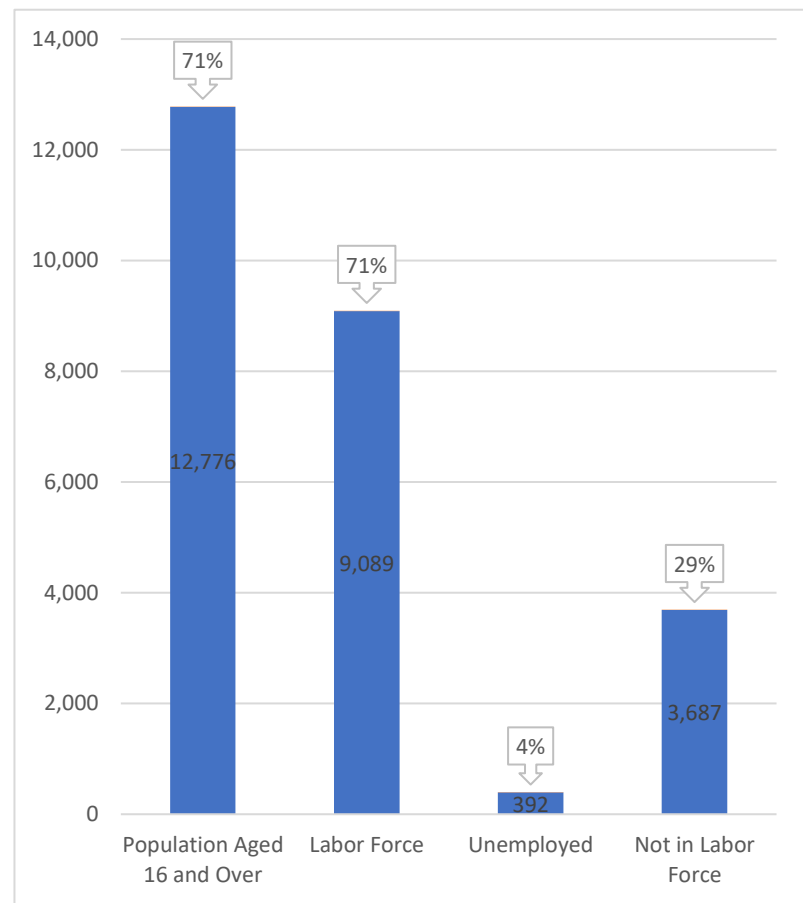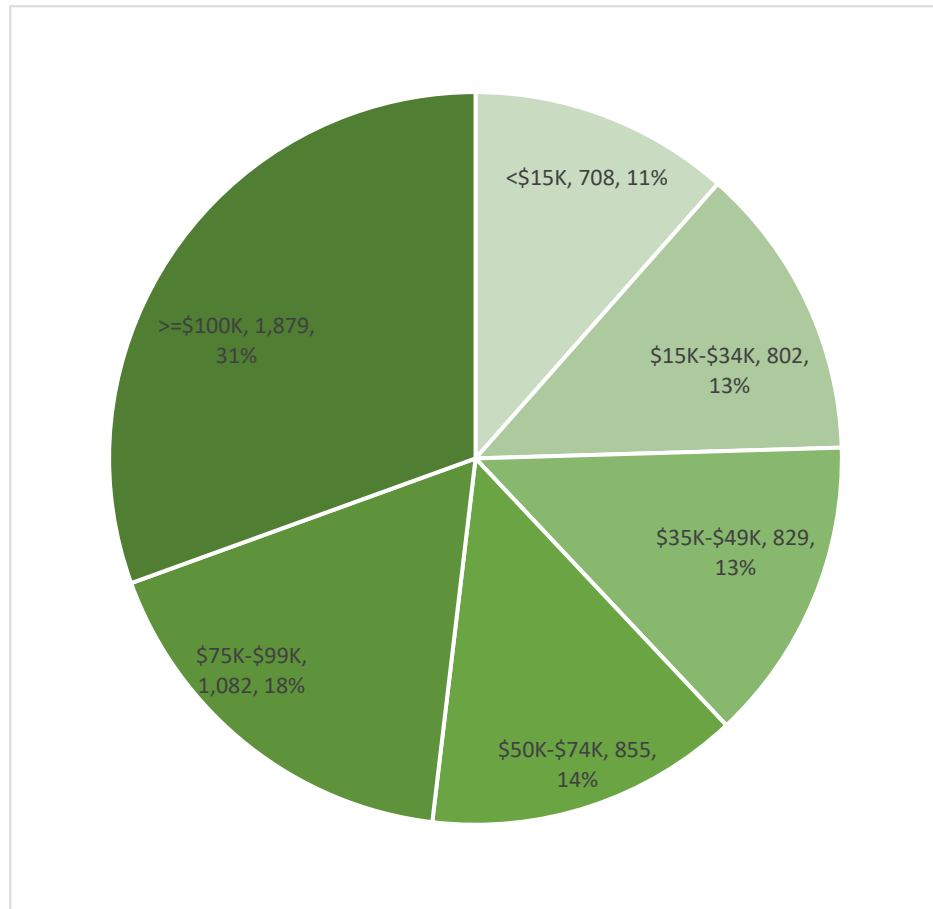
Last Updated: April 10, 2023

Demographic and Economic Profile

Plan Hillsborough

Area: **Gibsonton**

Households Below Poverty	Households Without Cars	Female-Headed Households
1,195	278	547
26%	6%	12%
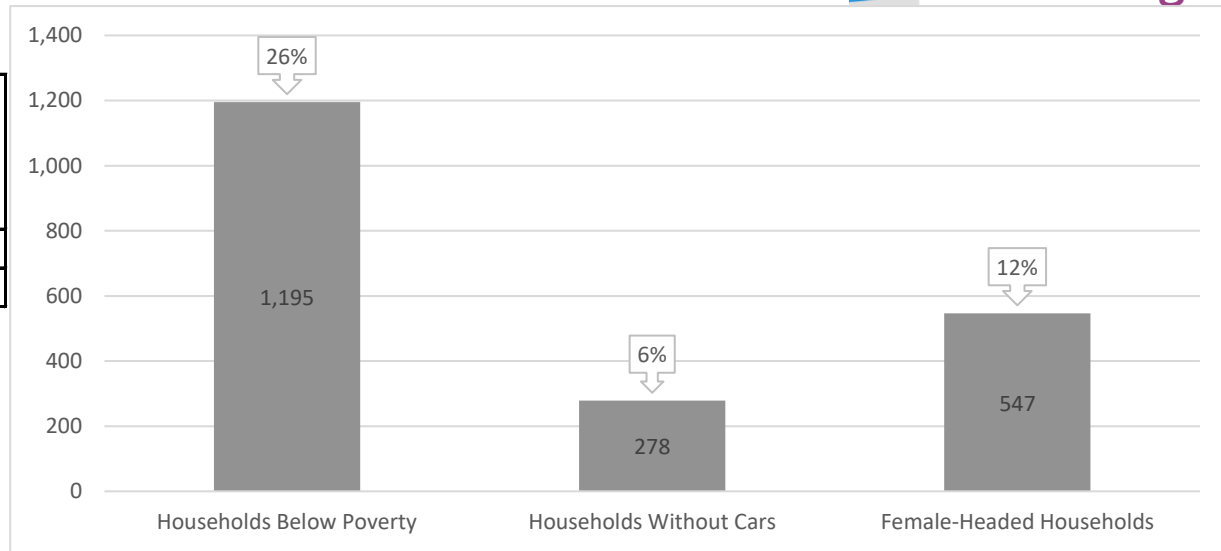
Limited English Population	Disabled Population	Low Income Population
1,709	688	3,676
10%	4%	21%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If housing units in the target area are 50% of TAZ housing units, then 50% of the projection is assumed to be inside the
Population Estimates	2010-2022 Population Estimates from Table 1. Estimates of Population by County and City in Florida. https://www.bebr.ufl.edu/population. Jurisdiction-level estimates distributed to residential parcels. Parcel Data from Hillsborough County Property Appraiser.Parcel-level population estimate = Appropriate Census persons per household times
Population Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If population in the target area is 50% of TAZ population, then 50% of the projection is assumed to be inside the target
Employment Estimate	Quarterly Census of Employment and Wages. Excel Files.QCEW NAICS-Based Data Files (1975 - most recent). Bureau of Labor Statistics https://www.bls.gov/cew/downloadable-data-files.htm. Employment by sector for the years 2010, 2015, and 2020, 2021, 2022Q2. 2010-2022 countywide employment distributed to commercial parcels using share of
Employment Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level employment. If employment in the target area are 50% of TAZ employment, then 50% of the projection is assumed to be inside the
New Parcels	Parcel Data from Hillsborough County Property Appraiser
Building Permits	Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Demolition Permits	Permitted demolitions of existing buildings. Raw quarterly buildingpermit data from all four jurisdictions: Plant City, Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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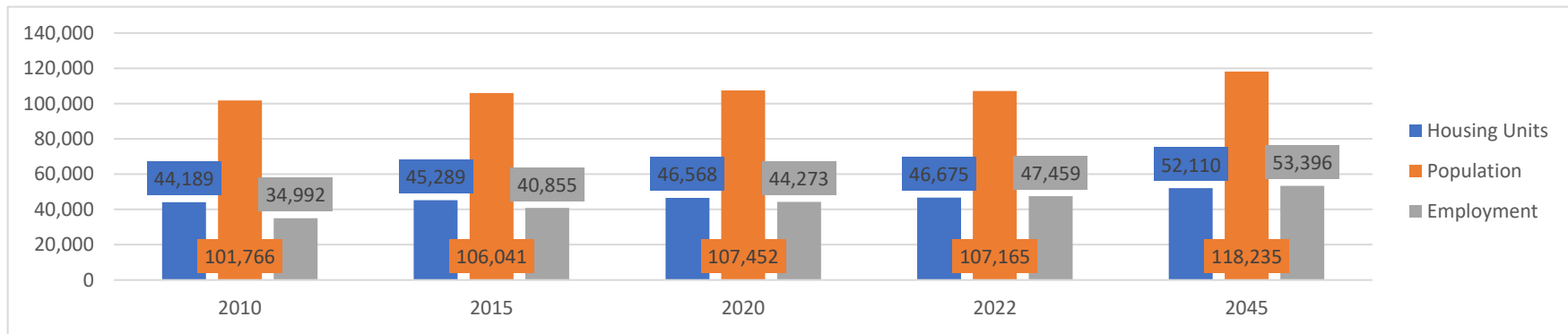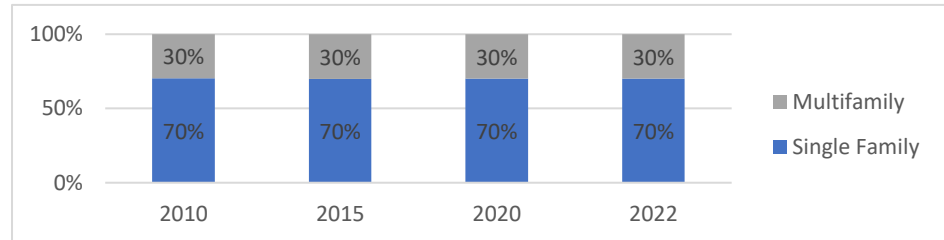Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Greater Carrollwood Northdale**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	44,189	45,289	46,568	46,675	52,110	5,435	12%	3%
Population	101,766	106,041	107,452	107,165	118,235	11,070	10%	1%
Employment	34,992	40,855	44,273	47,459	53,396	5,936	13%	16%

Residential Units by Type

	2010	2015	2020	2022
Single Family	70%	70%	70%	70%
Multifamily	30%	30%	30%	30%

Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	98%	98%	98%	98%
Vacant	2%	2%	2%	2%
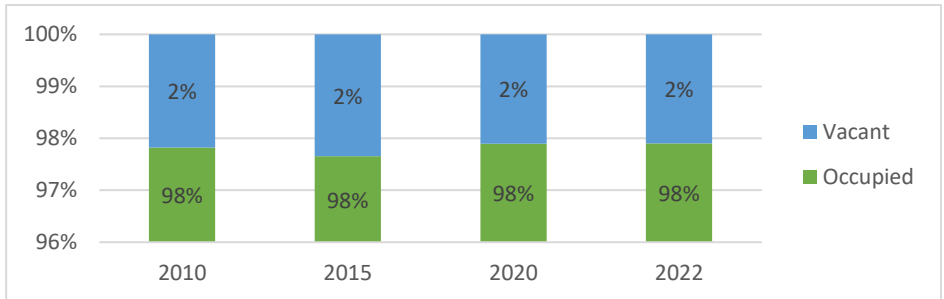
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Greater Carrollwood Northdale**

Plan Hillsborough

Employment by Type

	2010	2015	2020	2022
Industrial	378	417	558	608
Commercial	2,278	2,804	3,730	4,045
Service	32,336	37,634	39,985	42,806
Total	34,992	40,855	44,273	47,459
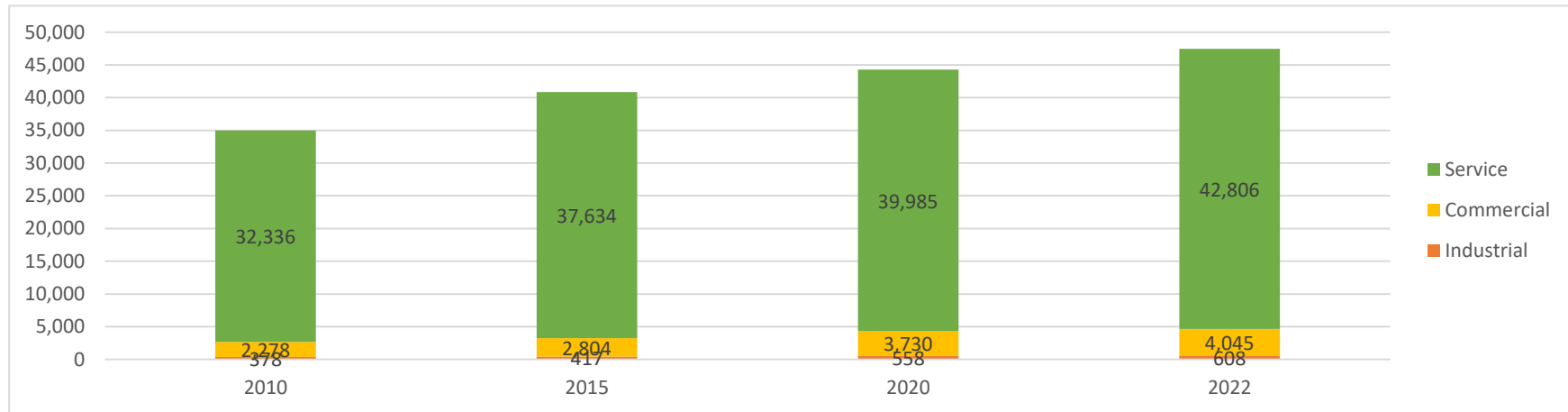
Employment by Type

	2010	2015	2020	2022
Industrial	1%	1%	1%	1%
Commercial	7%	7%	8%	9%
Service	92%	92%	90%	90%
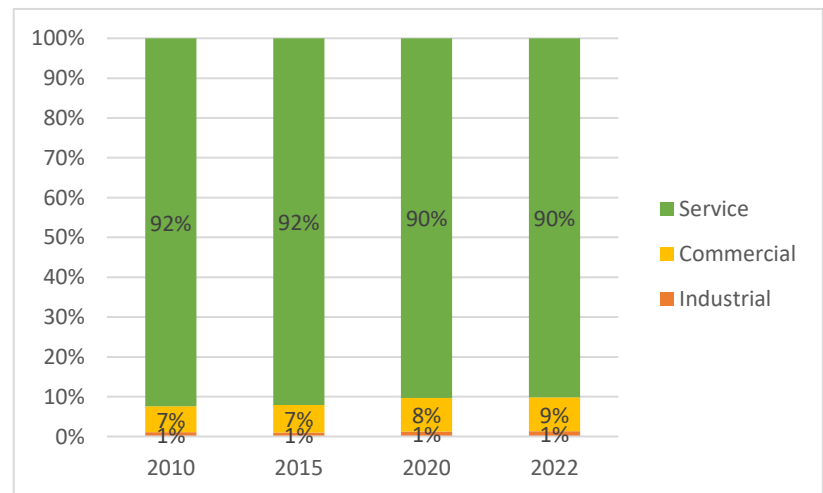
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Greater Carrollwood Northdale

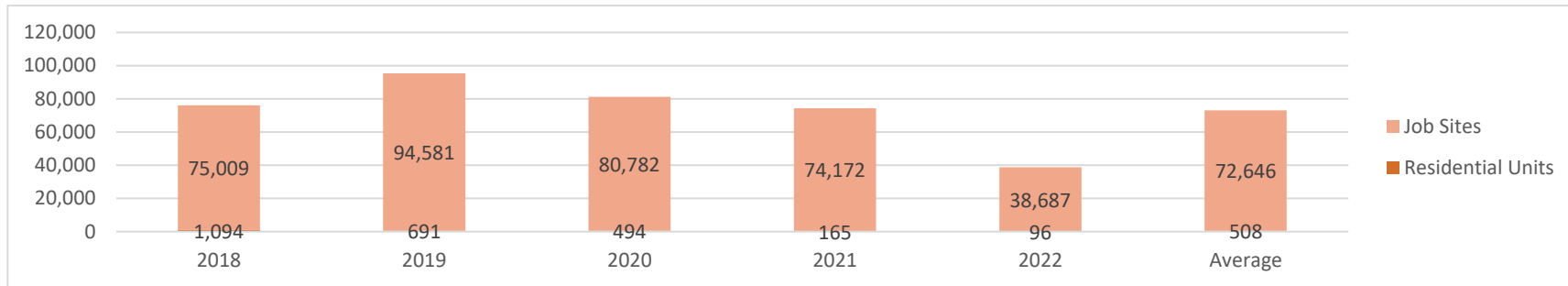Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	1,094	691	494	165	96	508
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646

Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	0.388	0.635	0.439	0.133	0.079	0.335
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
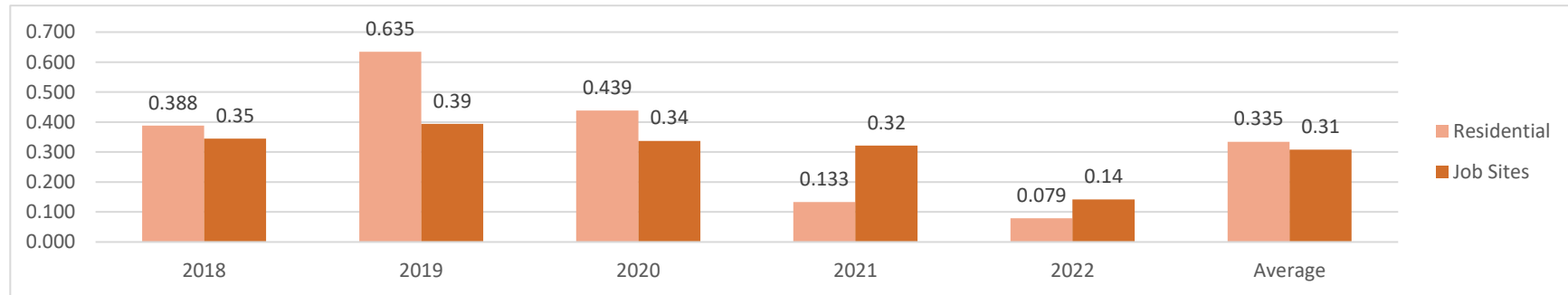
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Greater Carrollwood Northdale**

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	18	31	13	7	9	16	20	8	7	14	13
Permitted Commercial Parcels	4	4	2	3	2	6	1	2	2	3	3
Total Building Permits	22	35	15	10	11	22	21	10	9	17	16
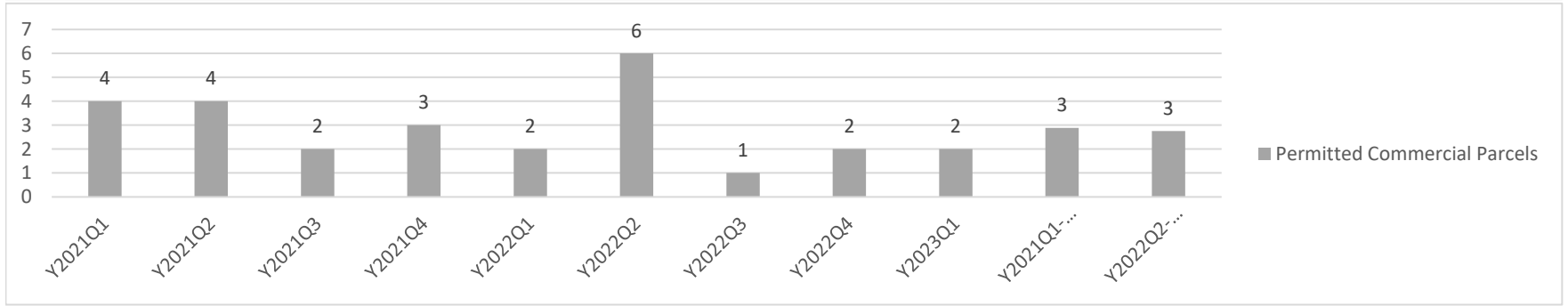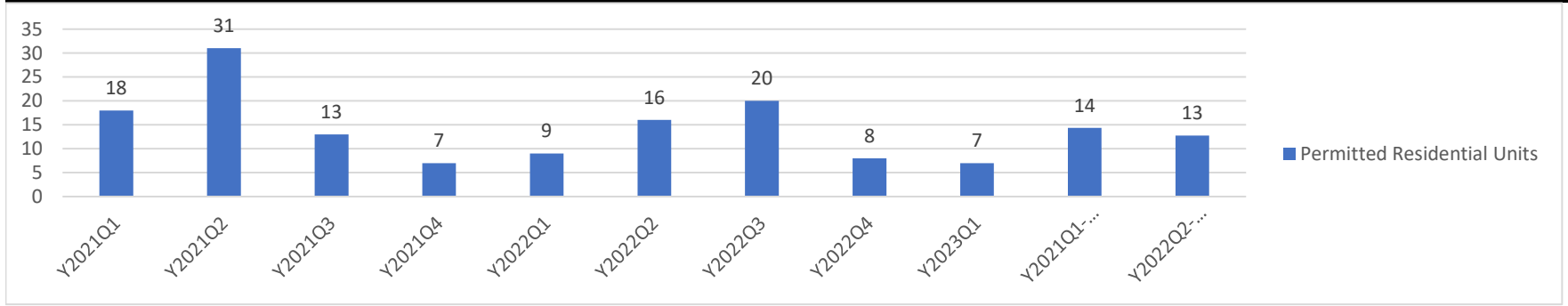
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: Greater Carrollwood Northdale

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	139	103	484	251	316	144	69	53	7	174	68
Permitted Commercial Parcels	12	16	9	14	2	7	13	11	2	10	8
Total Building Permits	151	119	493	265	318	151	82	64	9	184	77
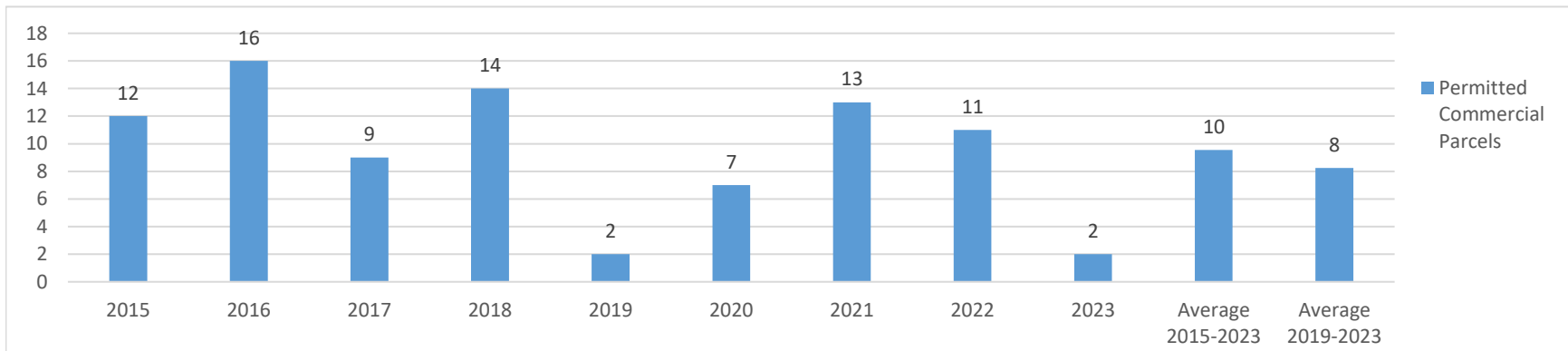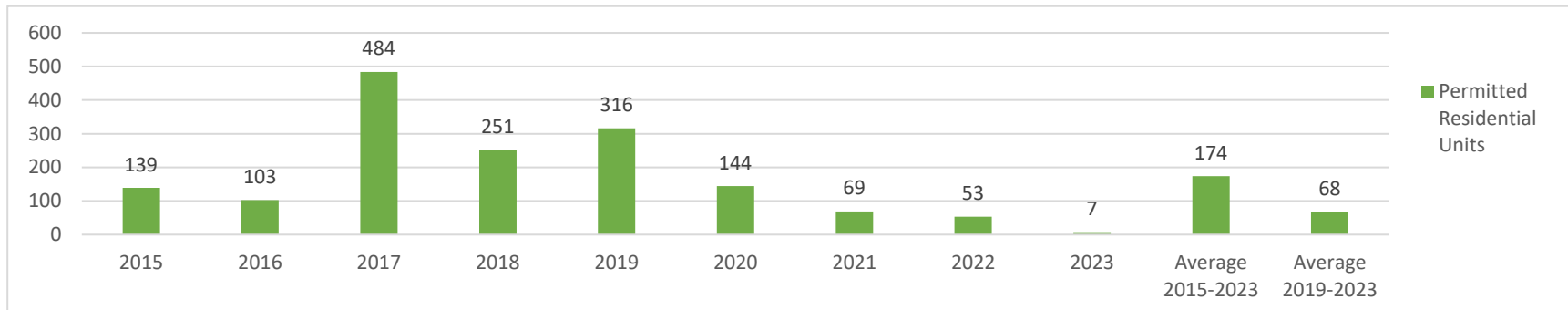
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Greater Carrollwood Northdale**

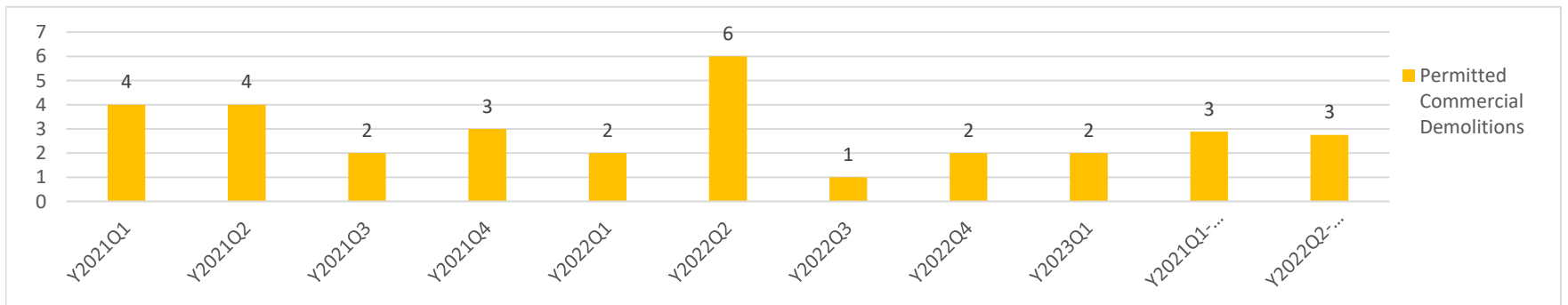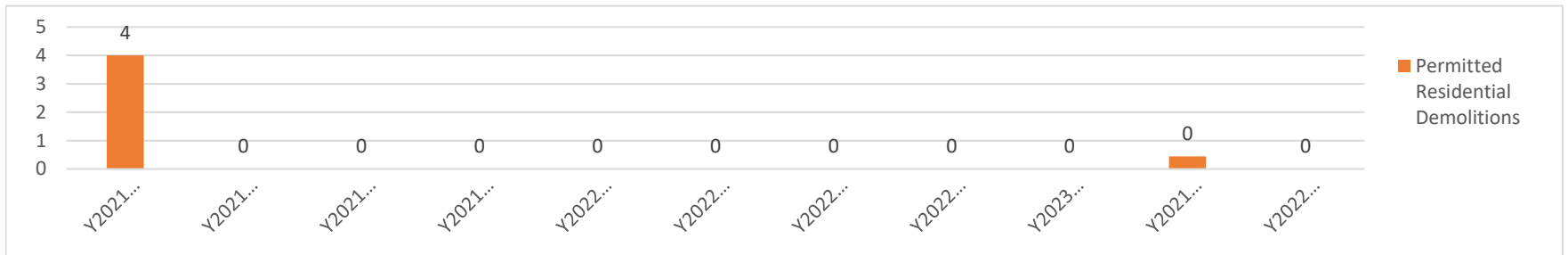| Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	4	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	4	4	2	3	2	6	1	2	2	3	3
Total Permitted Demolitions	8	4	2	3	2	6	1	2	2	3	3

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Greater Carrollwood Northdale

Demolition Pern	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	8	7	9	4	13	7	4	0	0	6	3
Permitted Comn	2	2	1	3	0	3	1	0	0	1	1
Total Permitted	10	9	10	7	13	10	5	0	0	7	4
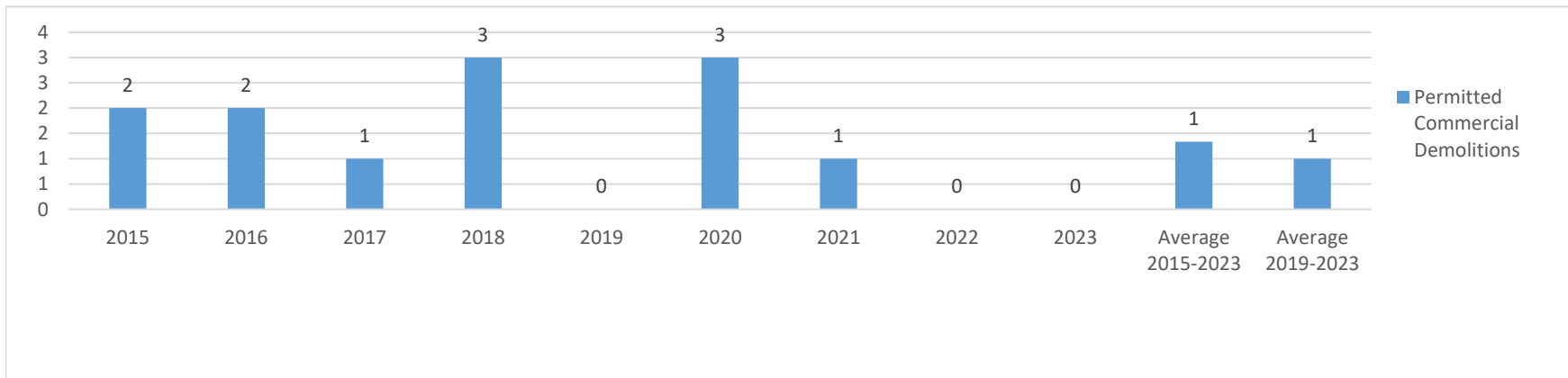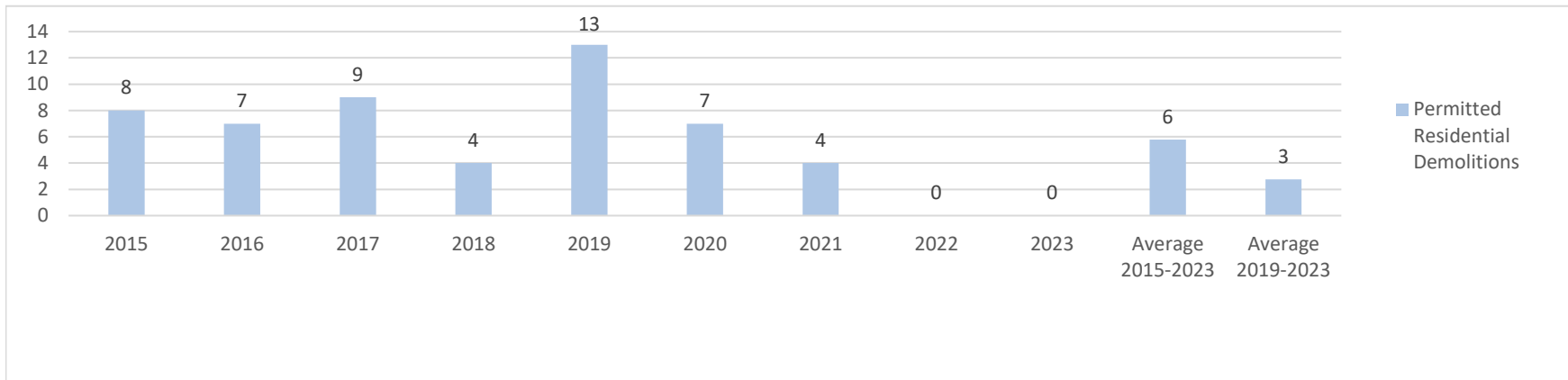
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: Greater Carrollwood Northdale

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
56,956	6,150	257	3,812	37,177	2,812	107,165
53%	6%	0%	4%	35%	3%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
20,640	36,379	31,791	18,780
19%	34%	30%	18%
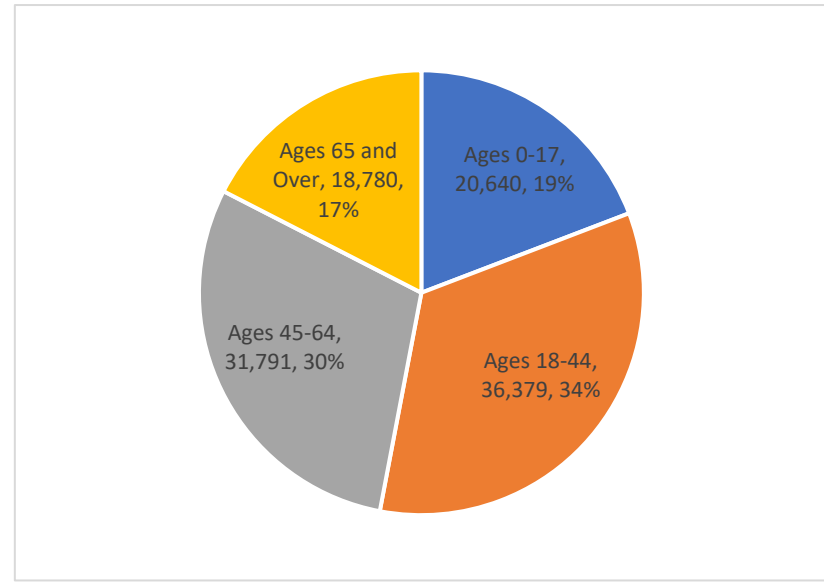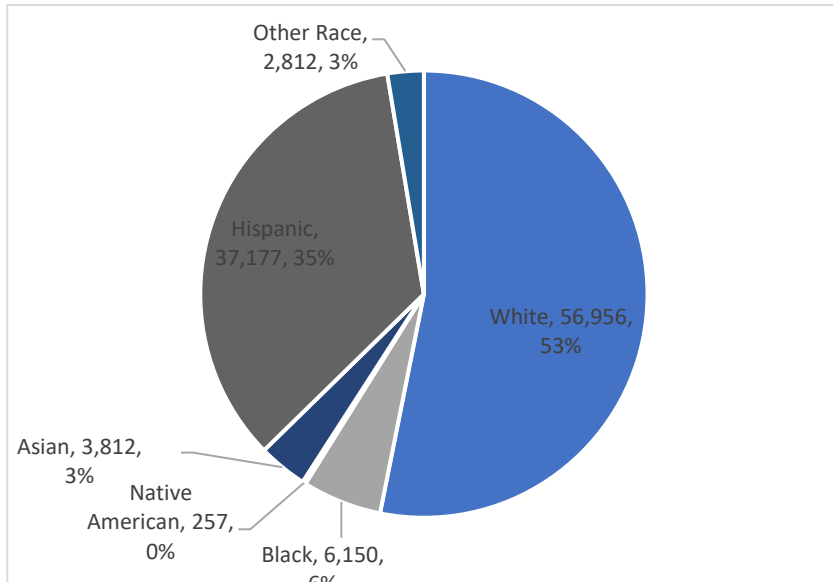
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
4,581	18,883	9,114	21,047	11,910
7%	29%	14%	32%	18%
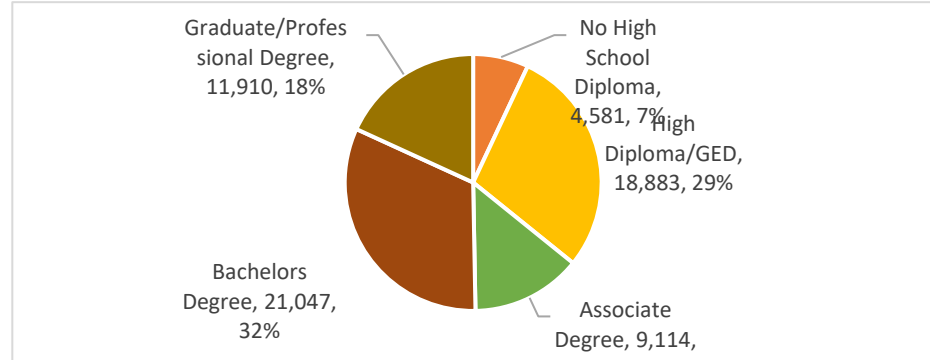
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Greater Carrollwood Northdale

Plan
Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
3,027	6,718	5,214	8,721	6,359	15,580
7%	15%	11%	19%	14%	34%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
88,913	59,263	2,481	29,650
83%	67%	4%	33%
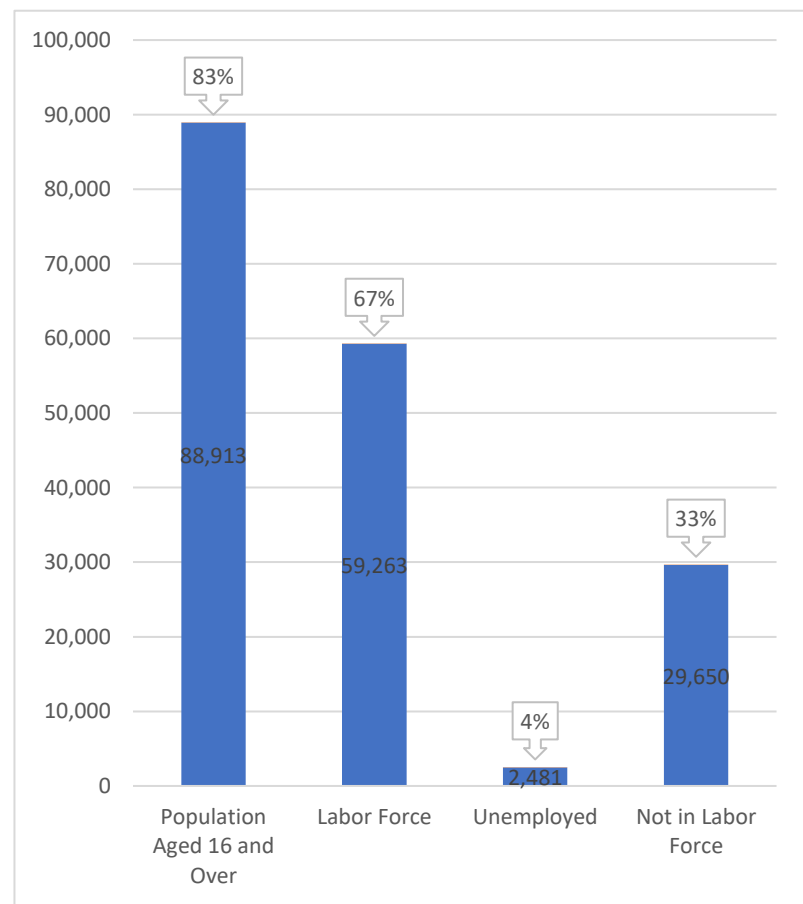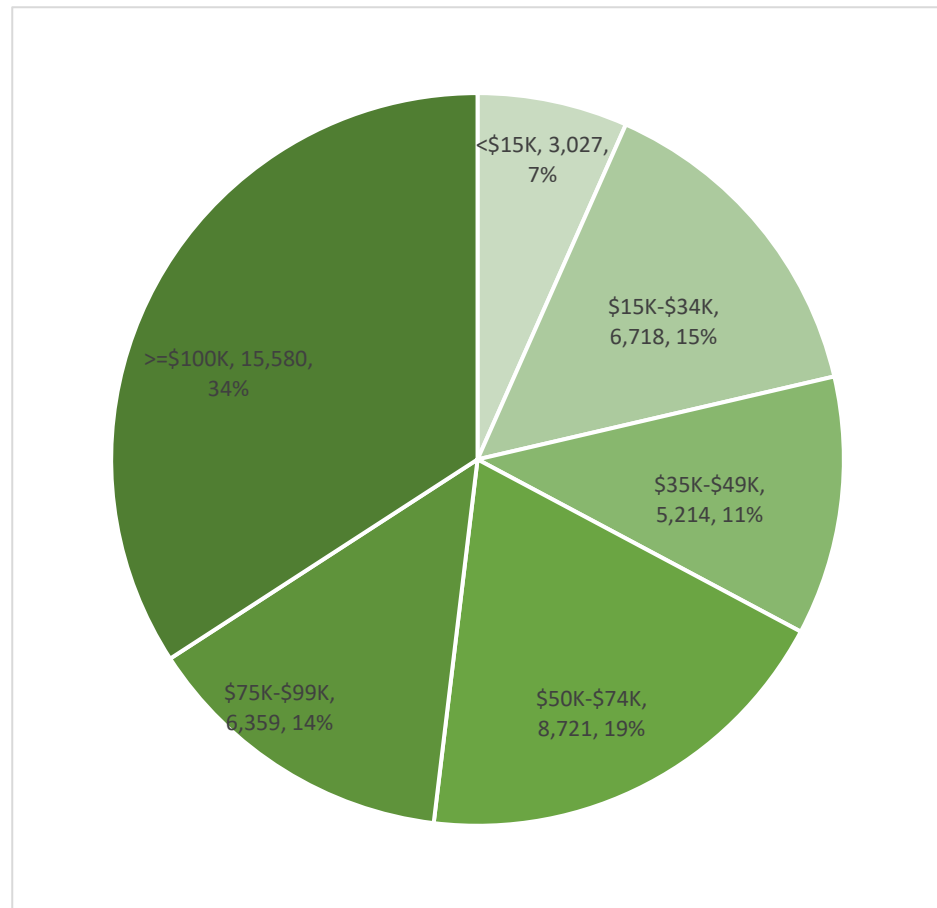
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Greater Carrollwood Northdale**

Plan Hillsborough

Households Below Poverty	Households Without Cars	Female-Headed Households
4,169	2,179	2,979
12%	6%	8%
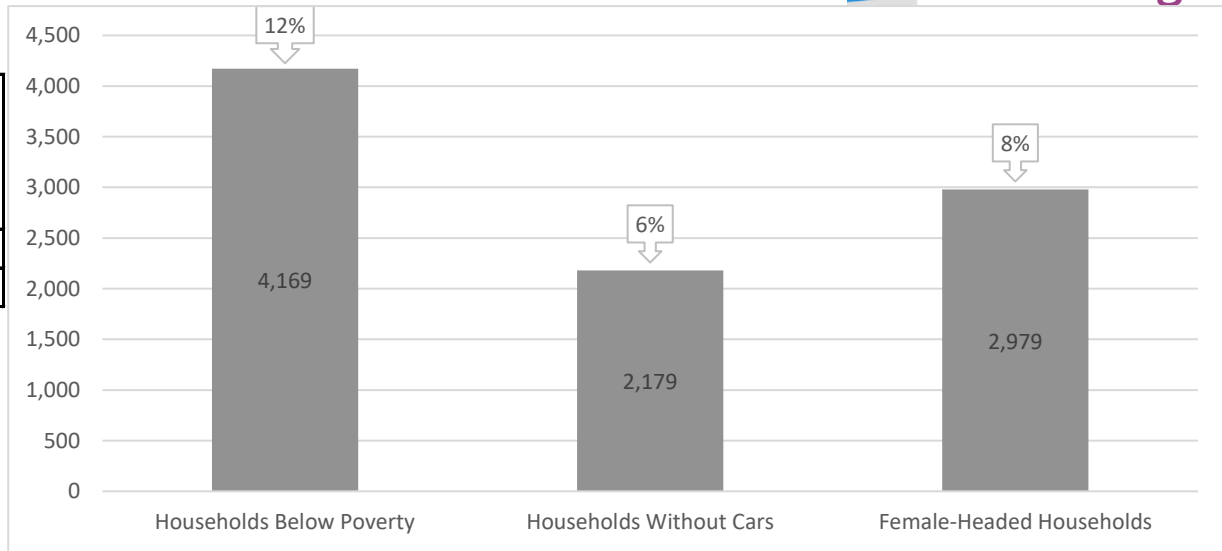
Limited English Population	Disabled Population	Low Income Population
11,596	5,886	9,690
11%	5%	9%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If housing units in the target area are 50% of TAZ housing units, then 50% of the projection is assumed to be inside the
Population Estimates	2010-2022 Population Estimates from Table 1. Estimates of Population by County and City in Florida. https://www.bebr.ufl.edu/population. Jurisdiction-level estimates distributed to residential parcels. Parcel Data from Hillsborough County Property Appraiser.Parcel-level population estimate = Appropriate Census persons per household times
Population Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If population in the target area is 50% of TAZ population, then 50% of the projection is assumed to be inside the target
Employment Estimate	Quarterly Census of Employment and Wages. Excel Files.QCEW NAICS-Based Data Files (1975 - most recent). Bureau of Labor Statistics https://www.bls.gov/cew/downloadable-data-files.htm. Employment by sector for the years 2010, 2015, and 2020, 2021, 2022Q2. 2010-2022 countywide employment distributed to commercial parcels using share of
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Building Permits	Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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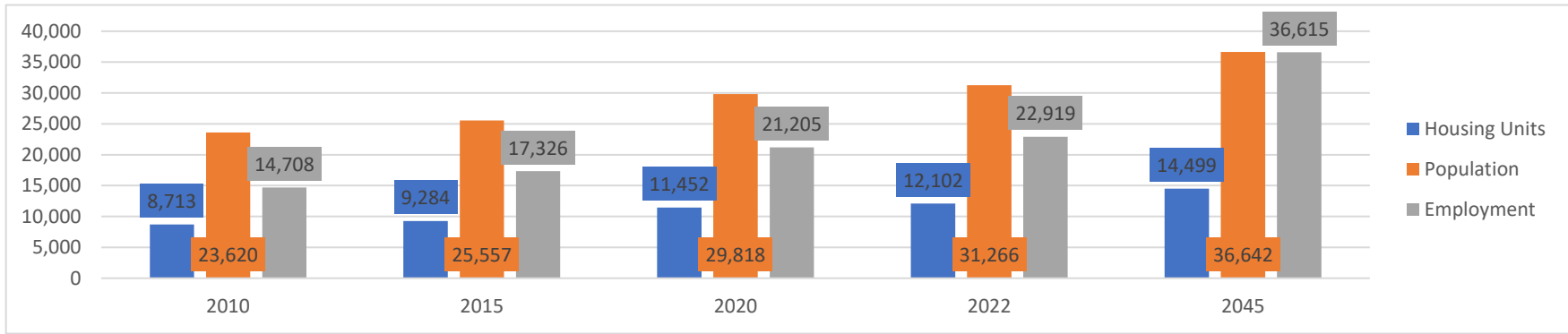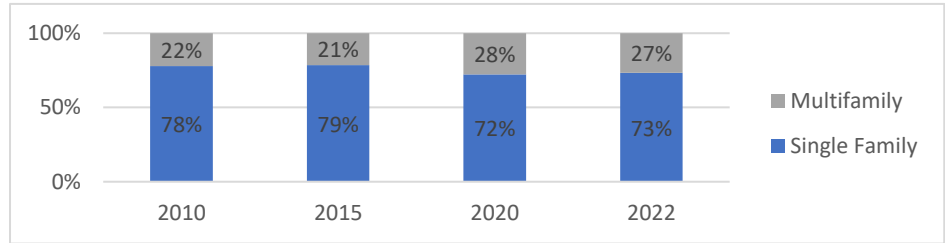Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Greater Palm River**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	8,713	9,284	11,452	12,102	14,499	2,397	20%	30%
Population	23,620	25,557	29,818	31,266	36,642	5,376	17%	22%
Employment	14,708	17,326	21,205	22,919	36,615	13,696	60%	32%

Residential Units by Type

	2010	2015	2020	2022
Single Family	78%	79%	72%	73%
Multifamily	22%	21%	28%	27%

Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	95%	95%	97%	98%
Vacant	5%	5%	2%	2%
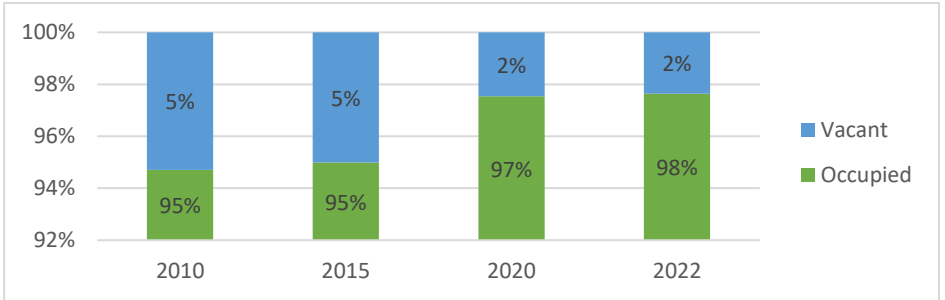
Last Updated: April 10, 2023 **Demographic and Economic Profile**

Area: **Greater Palm River**

Employment by Type

	2010	2015	2020	2022
Industrial	6,019	6,948	8,892	9,766
Commercial	3,300	3,882	4,825	5,165
Service	5,389	6,495	7,488	7,988
Total	14,708	17,326	21,205	22,919
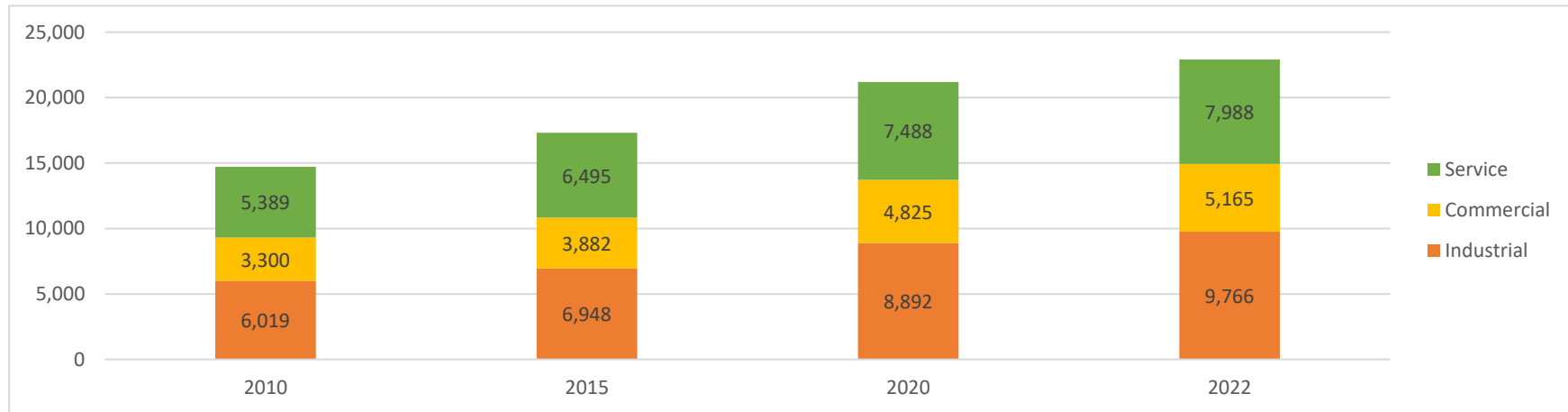
Employment by Type

	2010	2015	2020	2022
Industrial	41%	40%	42%	43%
Commercial	22%	22%	23%	23%
Service	37%	37%	35%	35%
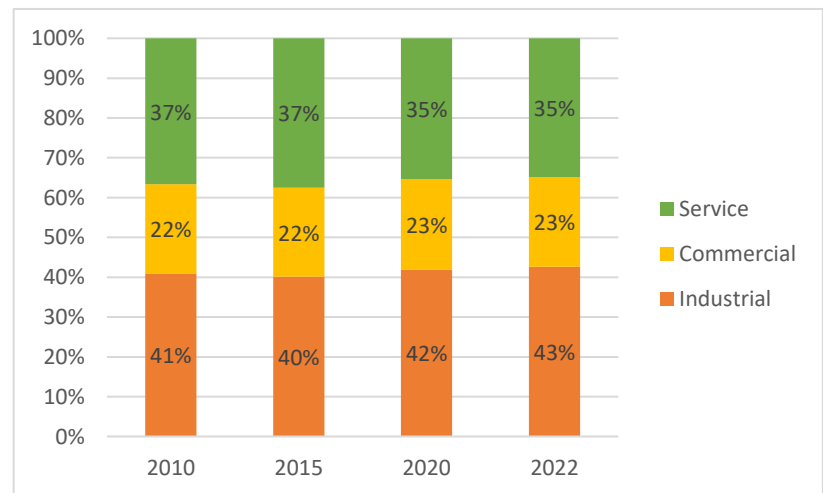
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Greater Palm River

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	1,944	604	680	922	678	965
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646
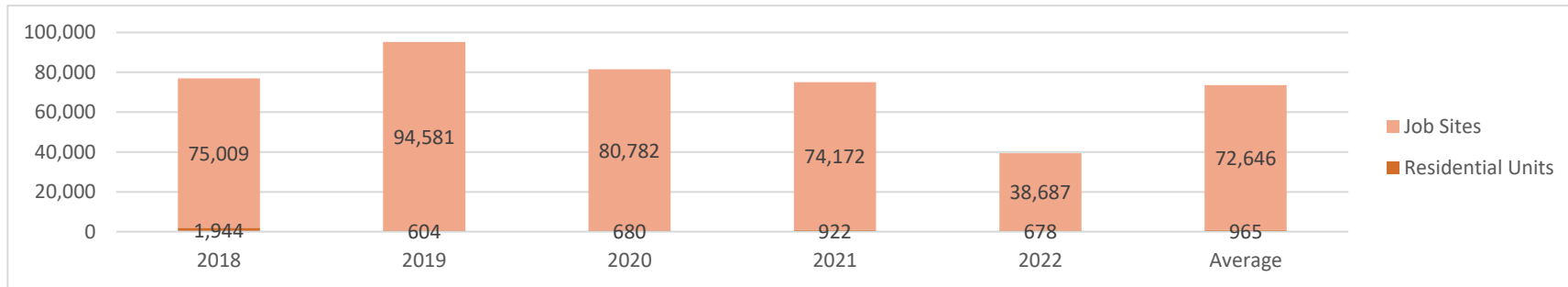
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	0.432	0.503	0.560	0.629	0.570	0.539
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
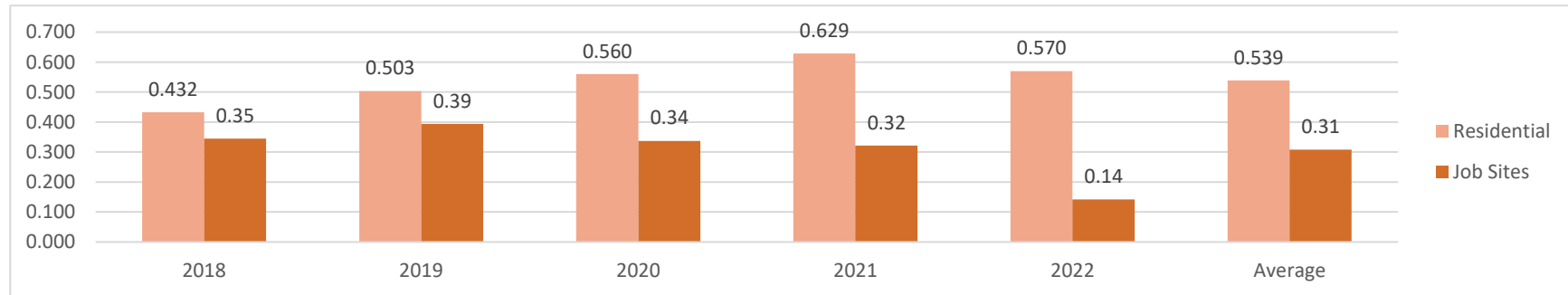
Last Updated: April 10, 2023　　**Demographic and Economic Profile**

Area: Greater Palm River

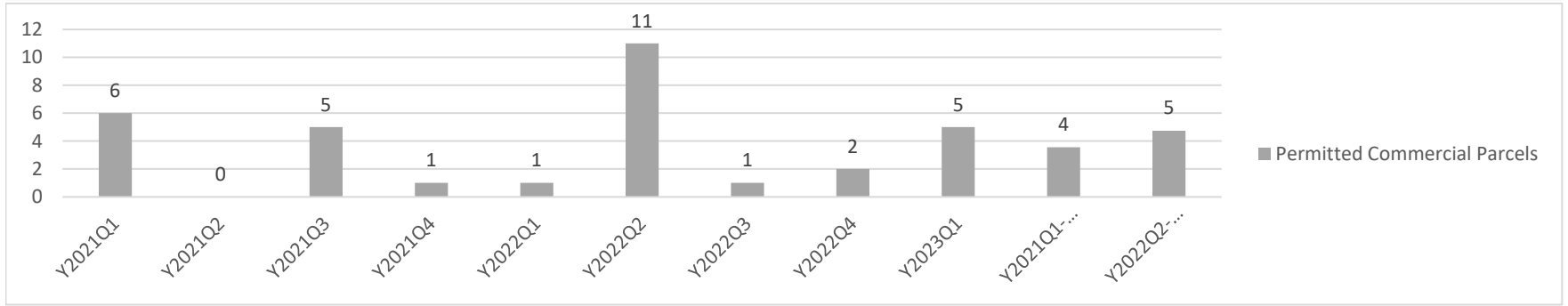| Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	85	383	115	24	59	60	1	82	285	122	107
Permitted Commercial Parcels	6	0	5	1	1	11	1	2	5	4	5
Total Building Permits	91	383	120	25	60	71	2	84	290	125	112
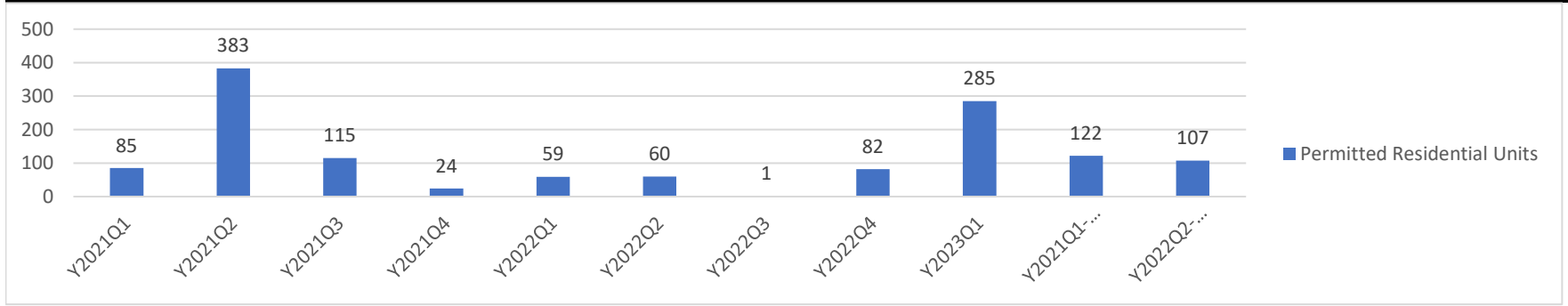
Last Updated: April 10, 2023   **Demographic and Economic Profile**

| Plan Hillsborough |

Area: Greater Palm River

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	384	355	572	219	269	655	607	202	285	394	437
Permitted Commercial Parcels	8	7	14	13	9	5	12	15	5	10	9
Total Building Permits	392	362	586	232	278	660	619	217	290	404	447

Last Updated: April 10, 2023   **Demographic and Economic Profile**

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Hillsborough

Area: Greater Palm River

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	6	0	5	1	1	11	1	2	5	4	5
Total Permitted Demolitions	6	0	5	1	1	11	1	2	5	4	5
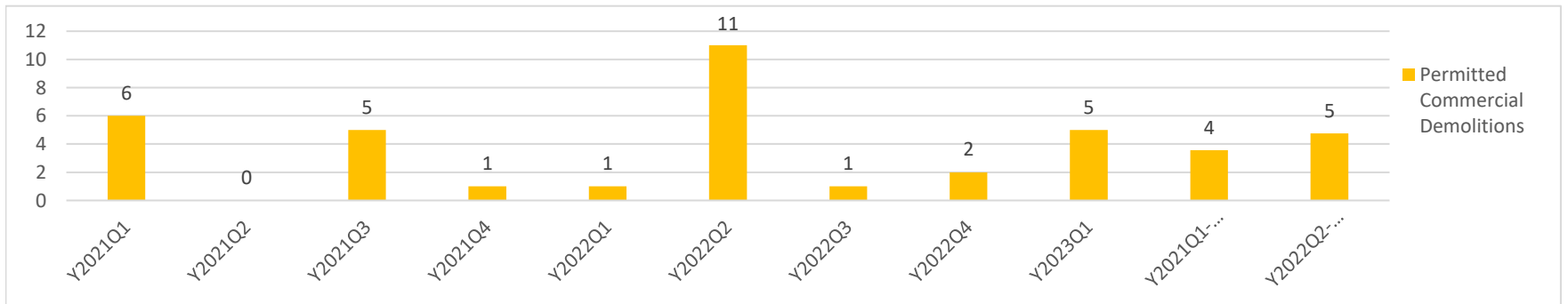
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: Greater Palm River

Demolition Pern	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	2	1	5	3	3	7	0	0	0	2	2
Permitted Comn	0	0	2	2	0	4	2	0	0	1	2
Total Permitted	2	1	7	5	3	11	2	0	0	3	3

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough
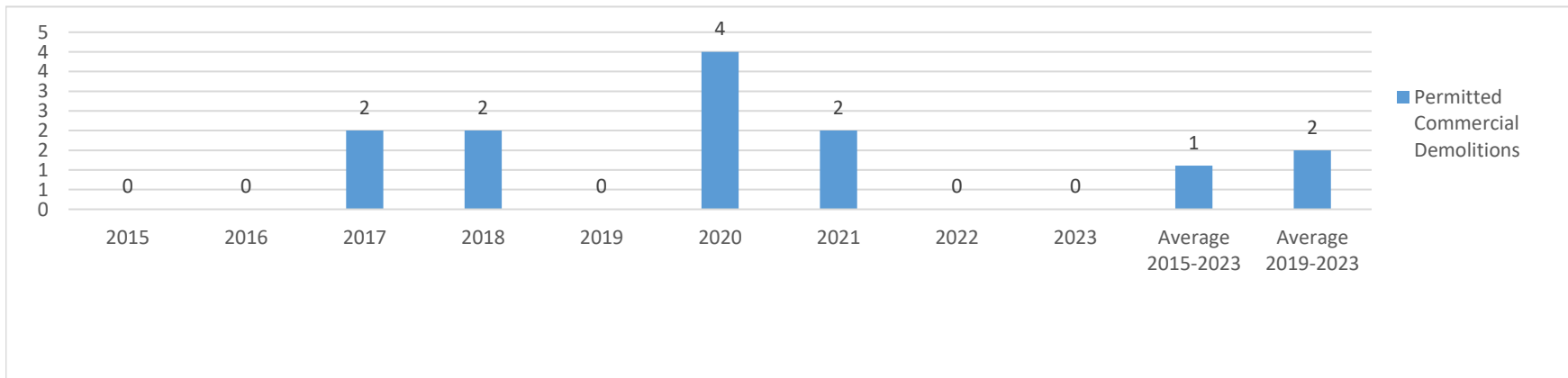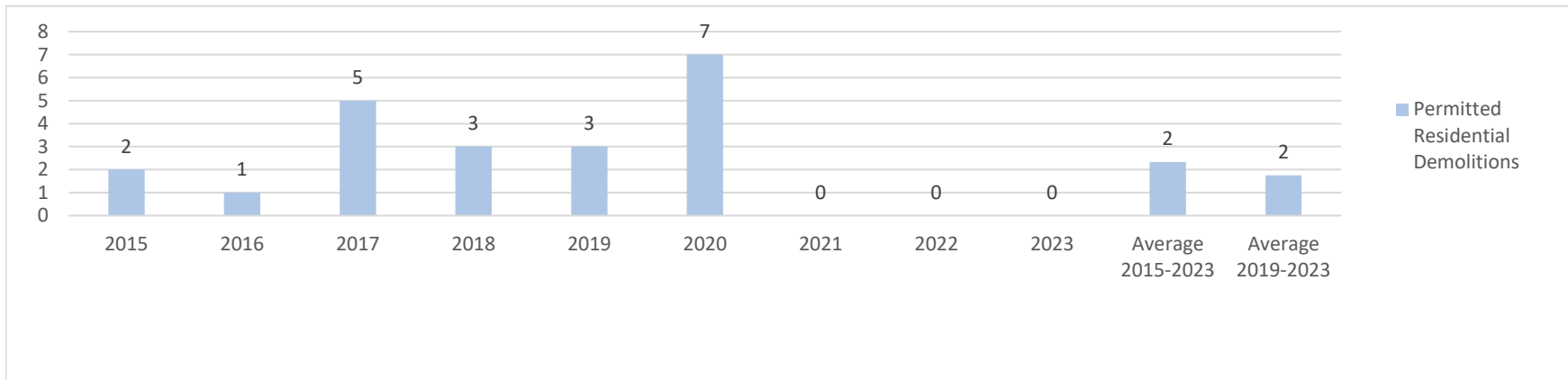
Area: Greater Palm River

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
8,443	8,158	47	760	12,536	1,322	31,266
27%	26%	0%	2%	40%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
8,067	11,970	7,893	3,277
26%	38%	25%	10%
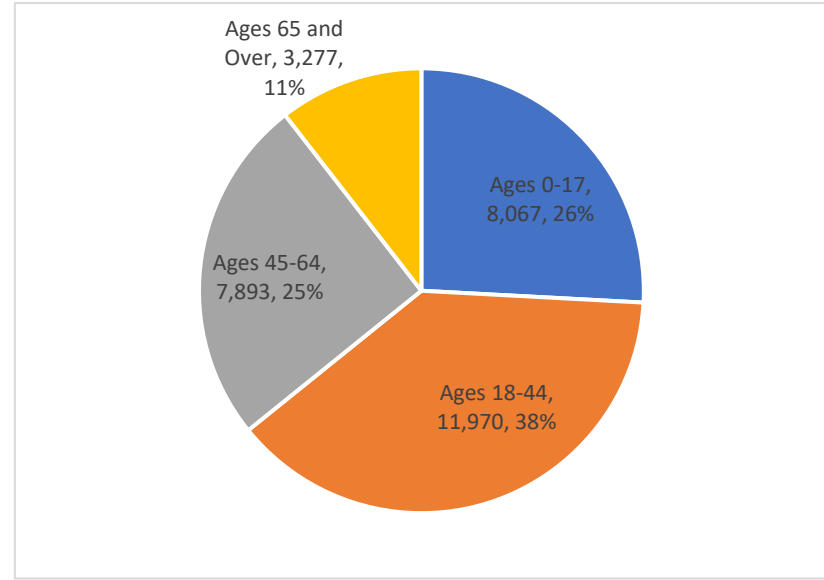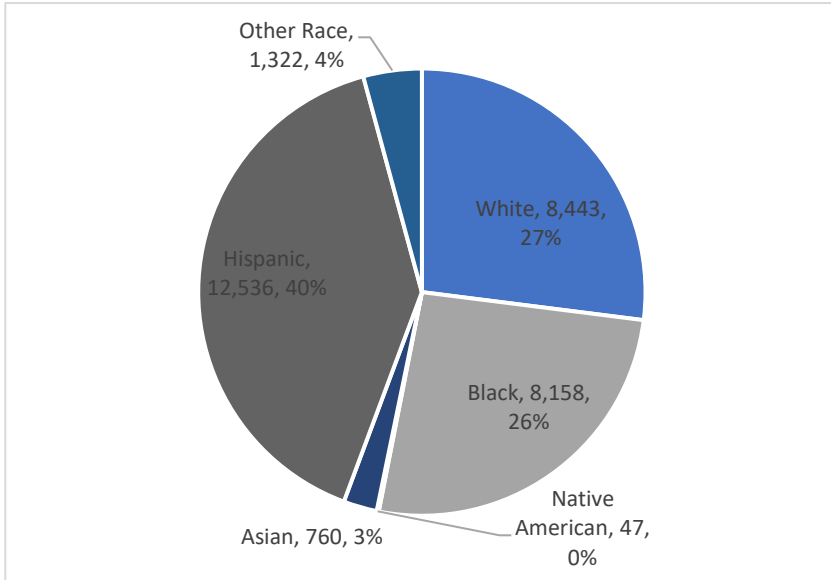
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
3,340	7,186	1,737	2,909	1,702
20%	43%	10%	17%	10%
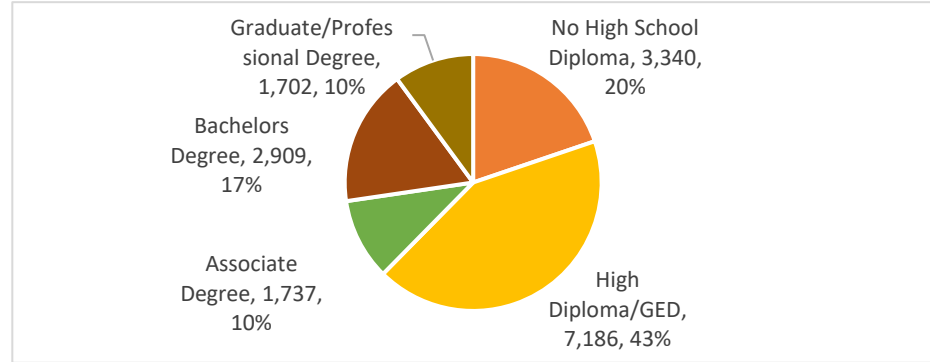
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Greater Palm River**

Plan
Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
1,441	2,410	1,872	2,570	1,345	2,093
12%	21%	16%	22%	11%	18%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
24,183	16,054	818	8,129
77%	66%	5%	34%
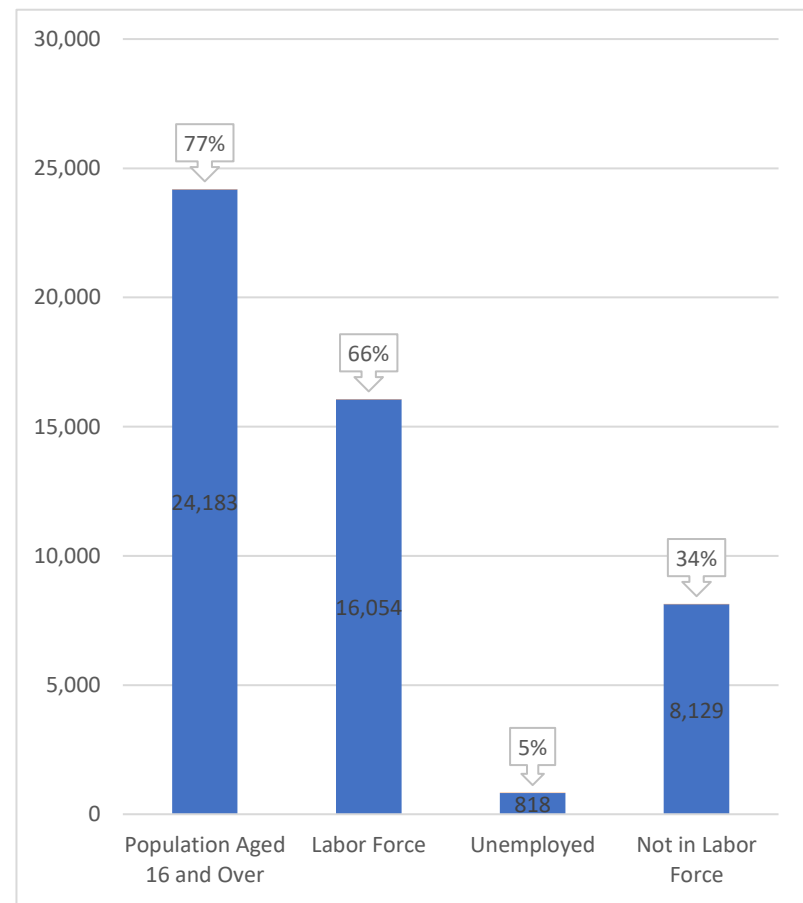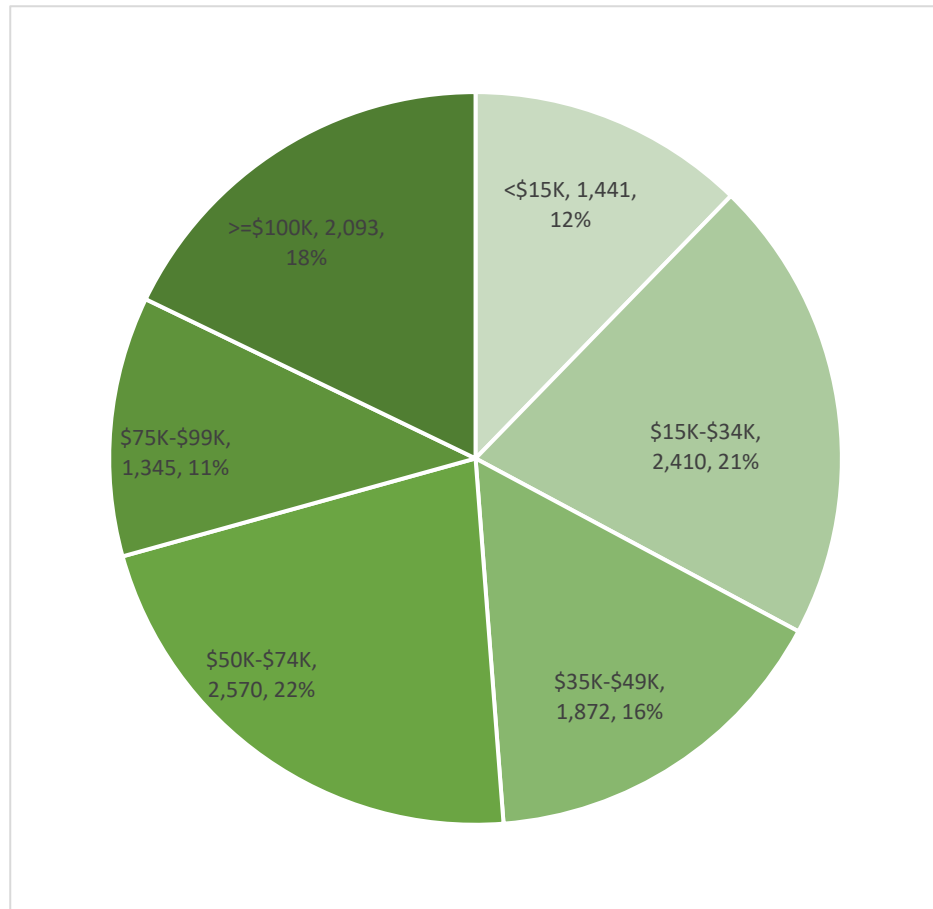
Last Updated: April 10, 2023 **Demographic and Economic Profile**

Area: **Greater Palm River**

Plan
Hillsborough

	Households Without Cars	Female-Headed Households
Households Below Poverty		
1,821	512	1,141
19%	5%	12%
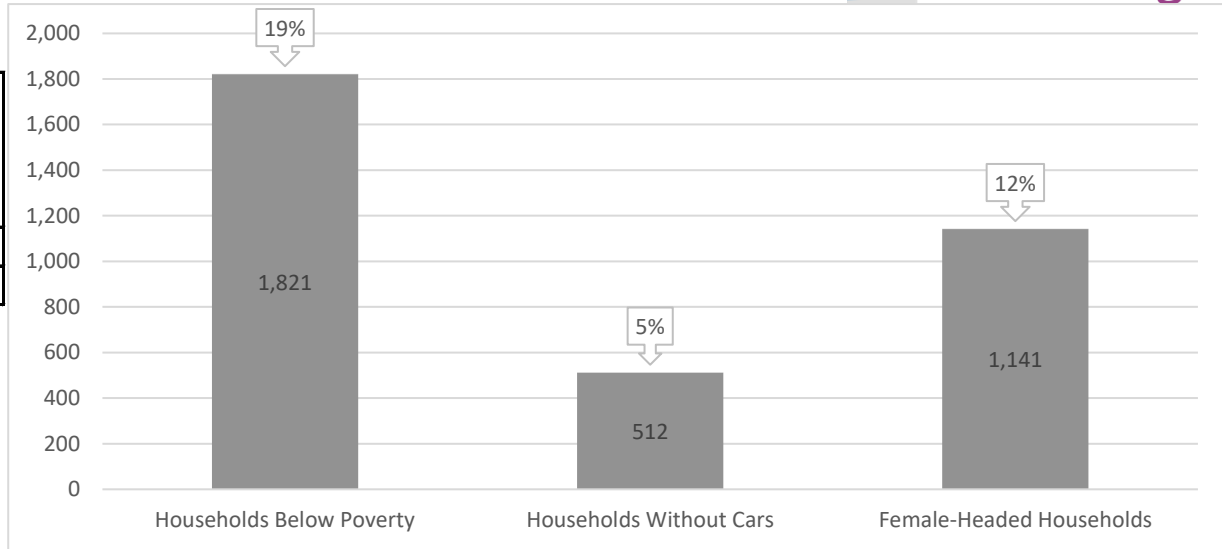
	Disabled Population	Low Income Population
Limited English Population		
4,840	2,114	5,669
15%	7%	18%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If housing units in the target area are 50% of TAZ housing units, then 50% of the projection is assumed to be inside the
Population Estimates	2010-2022 Population Estimates from Table 1. Estimates of Population by County and City in Florida. https://www.bebr.ufl.edu/population. Jurisdiction-level estimates distributed to residential parcels. Parcel Data from Hillsborough County Property Appraiser.Parcel-level population estimate = Appropriate Census persons per household times
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Last Updated: April 10, 2023   **Demographic and Economic Profile**

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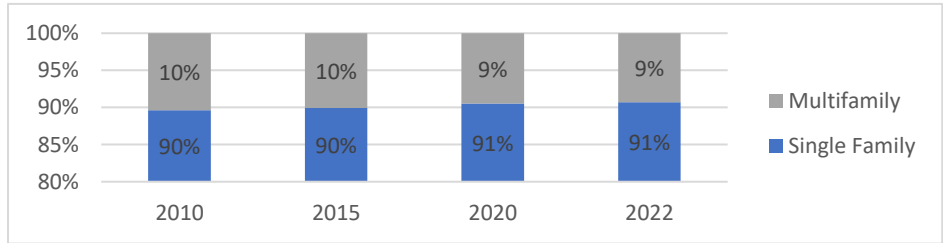Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Keystone Odessa

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	4,505	4,651	4,934	5,047	7,117	2,070	41%	9%
Population	11,605	12,219	12,561	12,612	17,583	4,971	39%	3%
Employment	2,330	2,321	2,136	2,179	5,147	2,968	136%	-6%
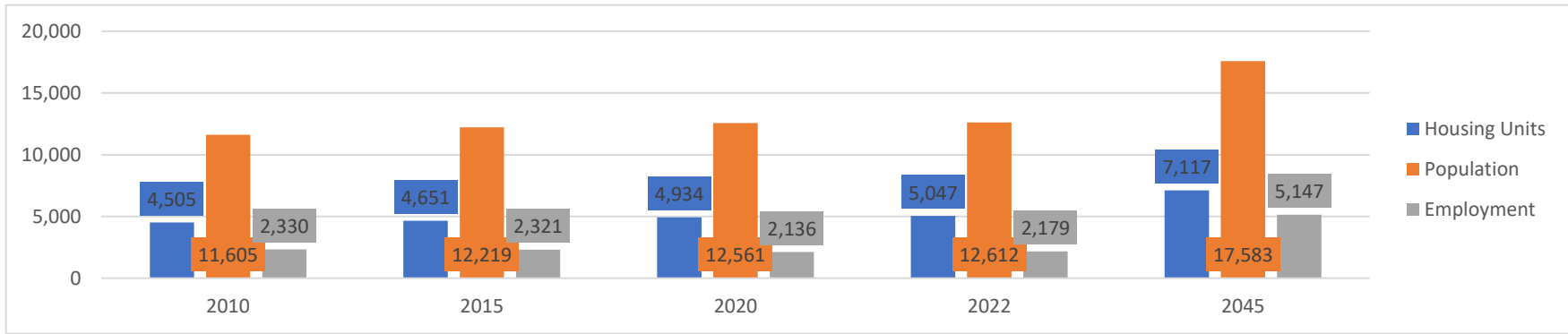
Residential Units by Type

	2010	2015	2020	2022
Single Family	90%	90%	91%	91%
Multifamily	10%	10%	9%	9%

Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	97%	97%	95%	94%
Vacant	3%	3%	5%	6%
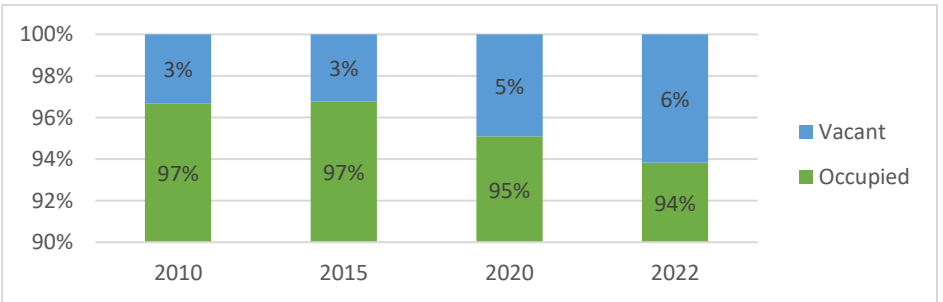
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Keystone Odessa**

Plan Hillsborough

Employment by Type

	2010	2015	2020	2022
Industrial	885	757	541	530
Commercial	0	0	0	0
Service	1,444	1,565	1,595	1,649
Total	2,330	2,321	2,136	2,179
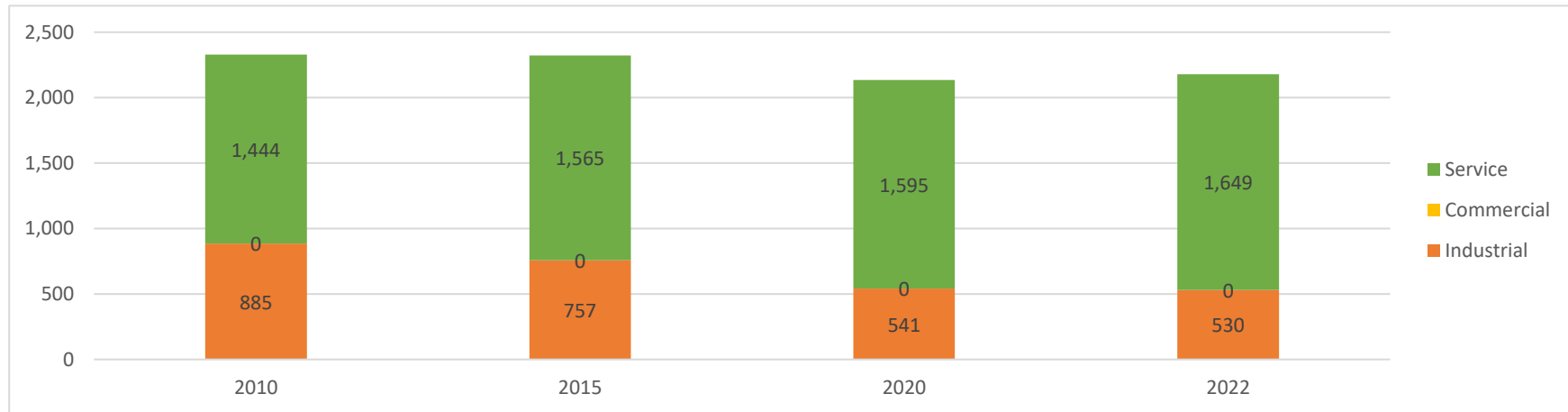
Employment by Type

	2010	2015	2020	2022
Industrial	38%	33%	25%	24%
Commercial	0%	0%	0%	0%
Service	62%	67%	75%	76%
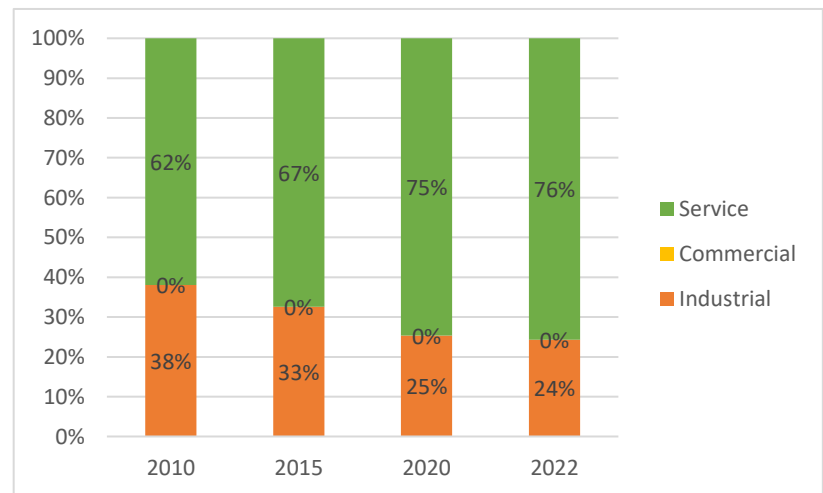
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Keystone Odessa

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	108	113	82	70	46	84
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646
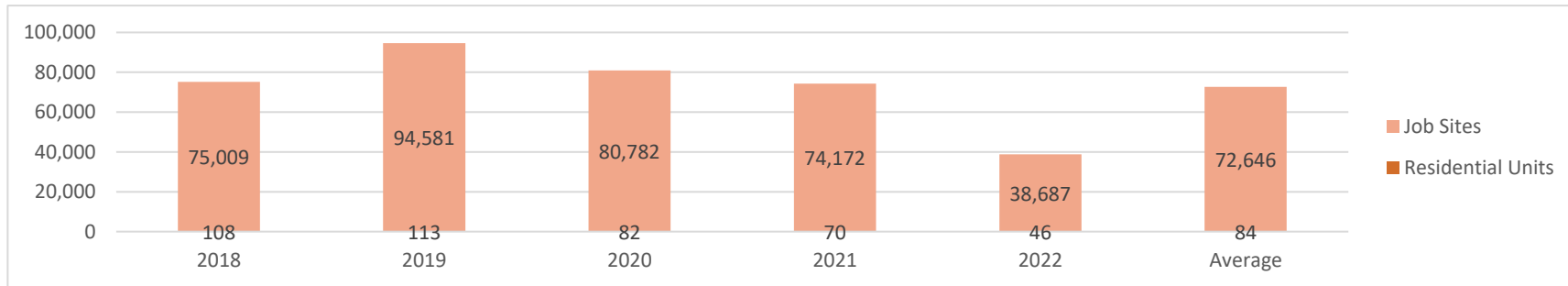
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	0.081	0.085	0.059	0.051	0.036	0.062
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
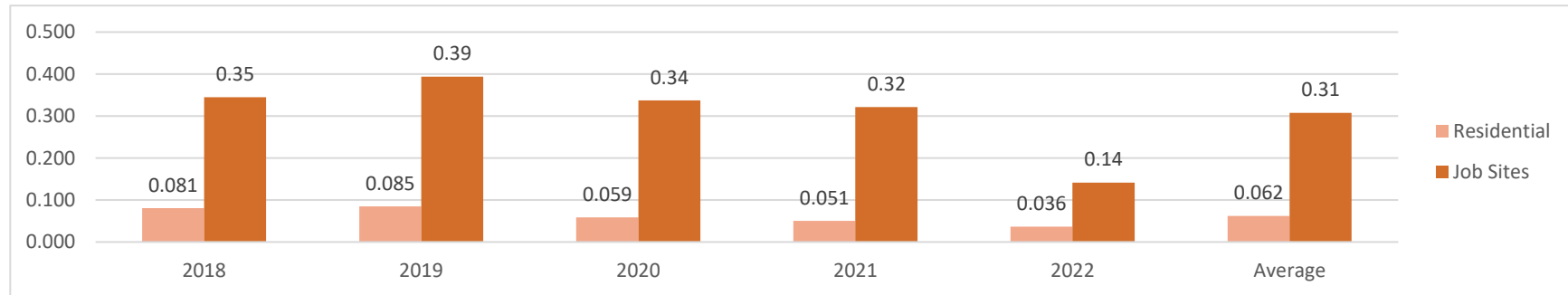
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: Keystone Odessa

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	15	24	24	20	33	28	36	39	34	28	34
Permitted Commercial Parcels	0	1	1	0	0	1	0	2	0	1	1
Total Building Permits	15	25	25	20	33	29	36	41	34	29	35
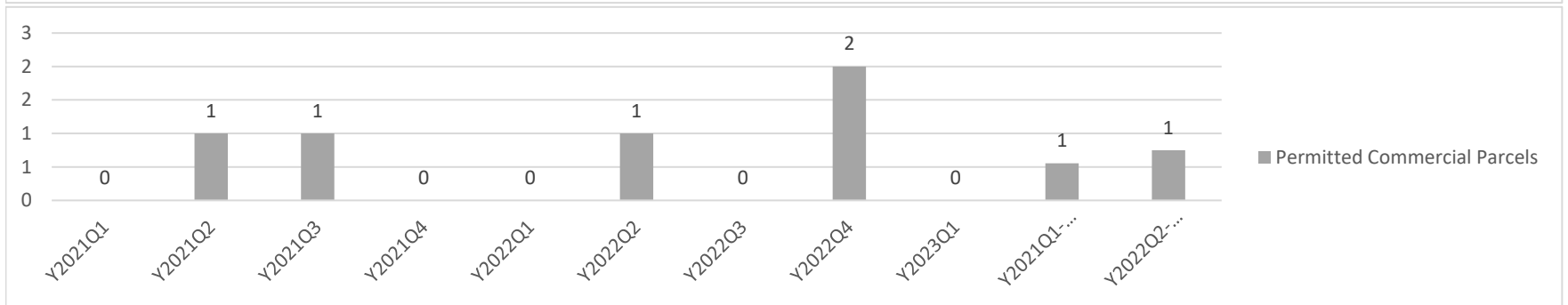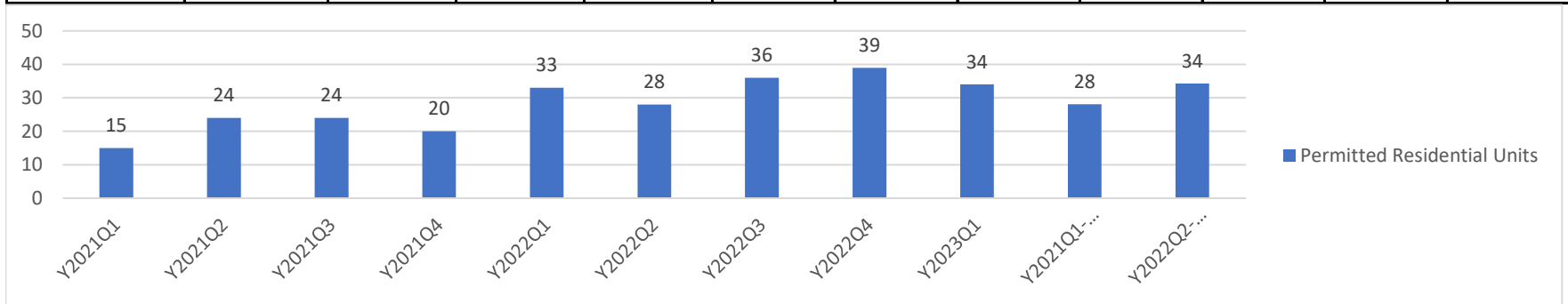
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Keystone Odessa

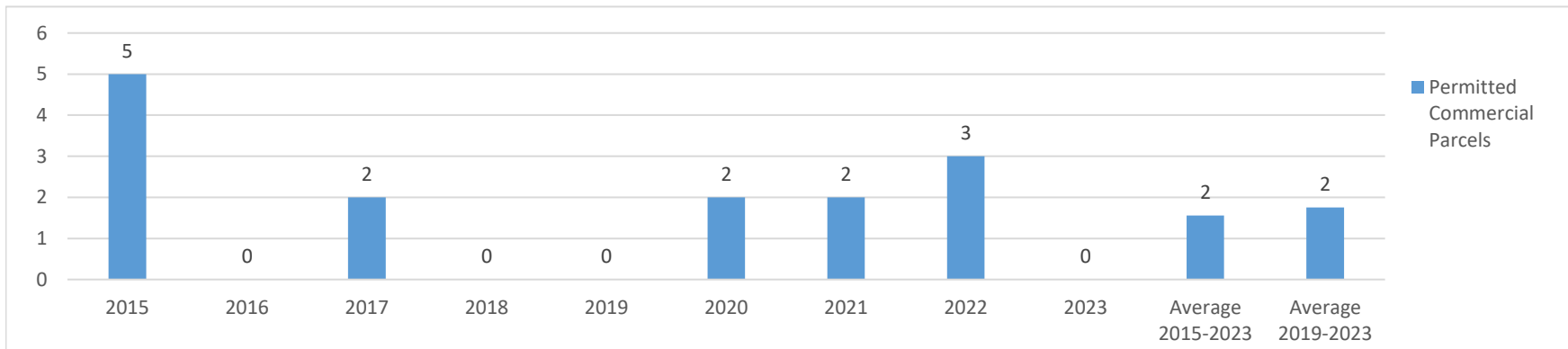| Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	37	55	55	48	65	79	83	136	34	66	83
Permitted Commercial Parcels	5	0	2	0	0	2	2	3	0	2	2
Total Building Permits	42	55	57	48	65	81	85	139	34	67	85
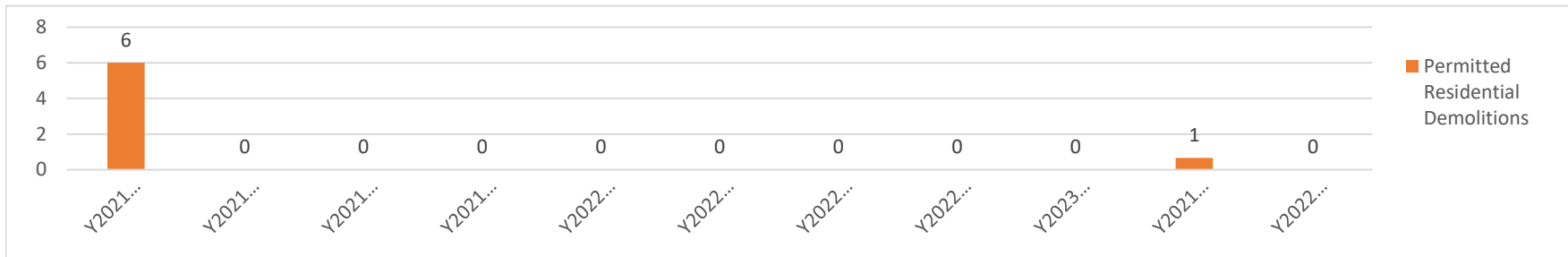
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Keystone Odessa

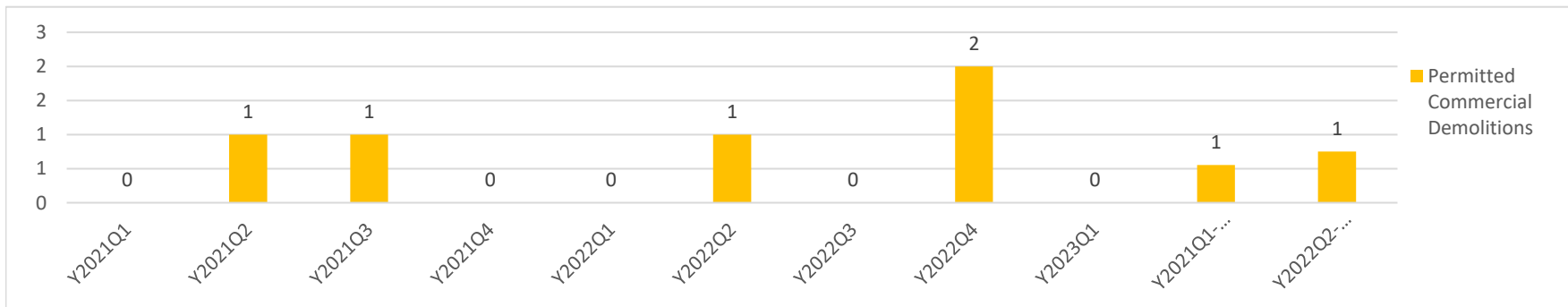| Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	6	0	0	0	0	0	0	0	0	1	0
Permitted Commercial Demolitions	0	1	1	0	0	1	0	2	0	1	1
Total Permitted Demolitions	6	1	1	0	0	1	0	2	0	1	1
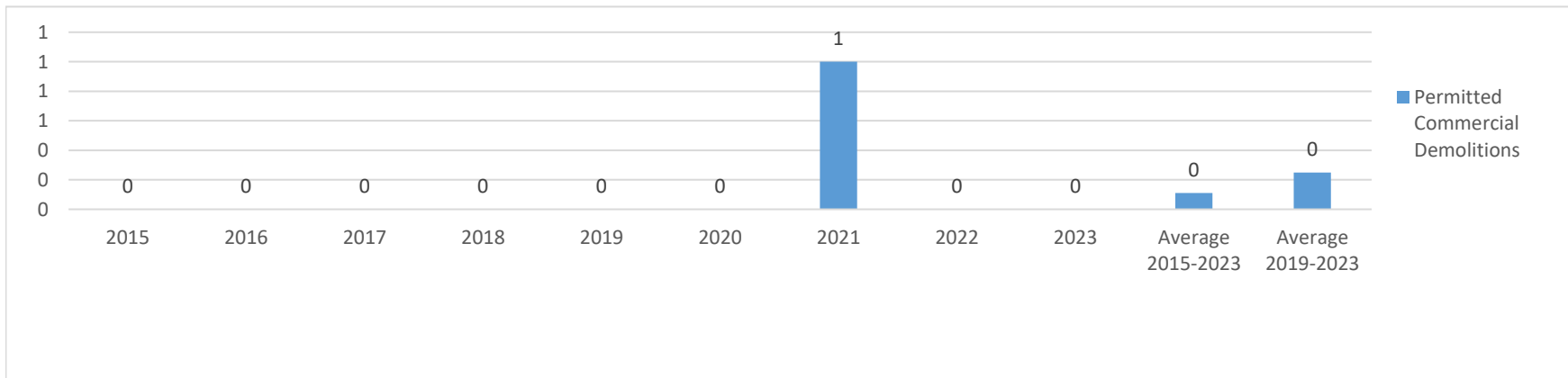
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Keystone Odessa

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	6	4	5	5	6	3	6	0	0	4	2
Permitted Comm	0	0	0	0	0	0	1	0	0	0	0
Total Permitted	6	4	5	5	6	3	7	0	0	4	3

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough
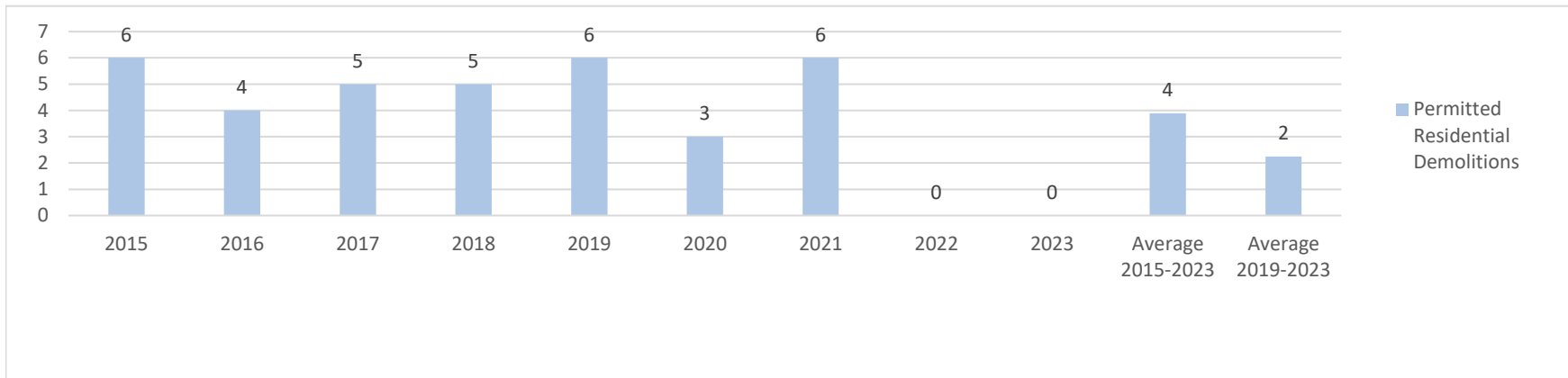
Area: **Keystone Odessa**

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
9,699	335	5	553	1,516	505	12,612
77%	3%	0%	4%	12%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
2,992	2,491	4,789	2,385
24%	20%	38%	19%
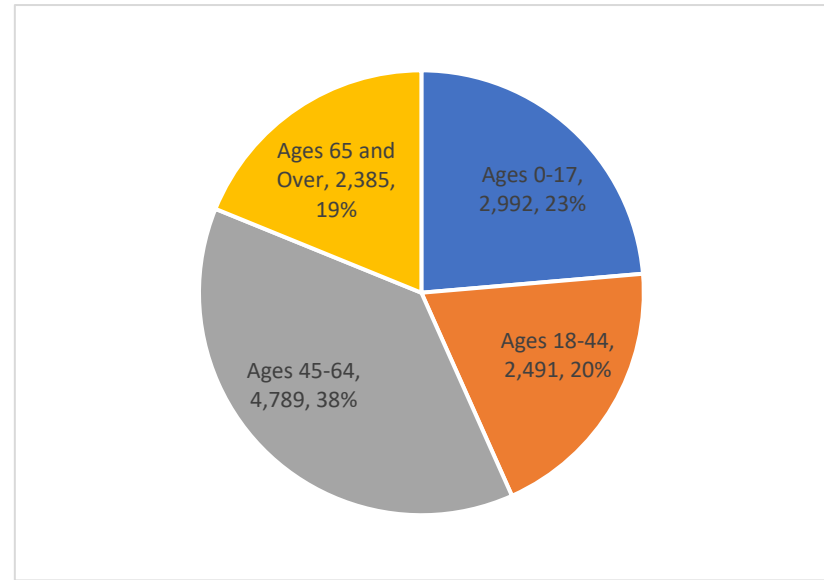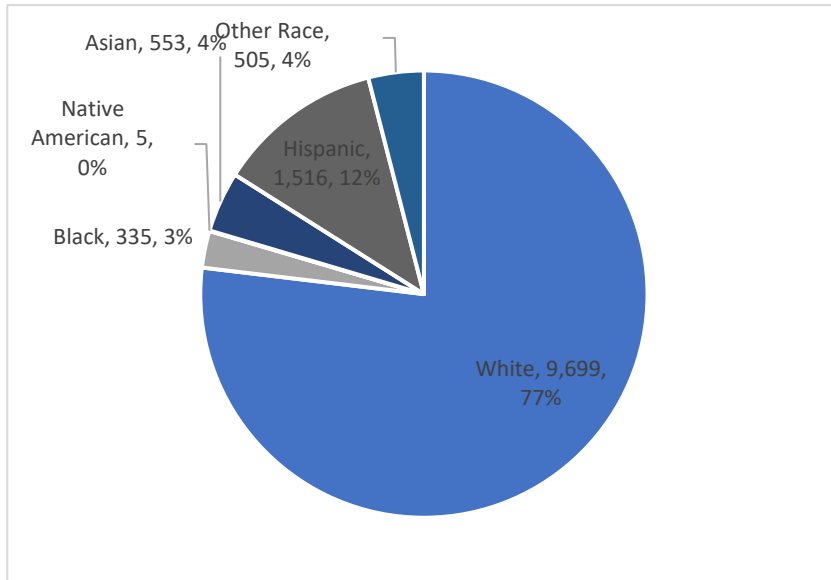
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
339	1,468	903	2,786	2,024
5%	20%	12%	37%	27%
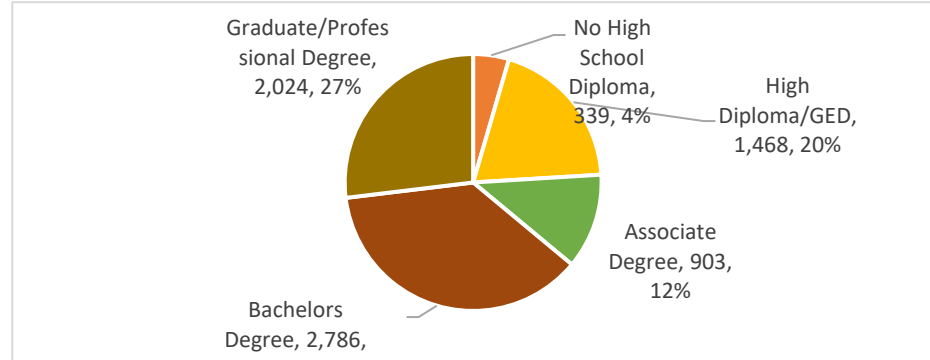
Demographic and Economic Profile

Area: **Keystone Odessa**

Plan
Hillsborough

	<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
	252	307	331	475	487	2,878
	5%	6%	7%	10%	10%	61%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
9,984	6,341	251	3,643
79%	64%	4%	36%
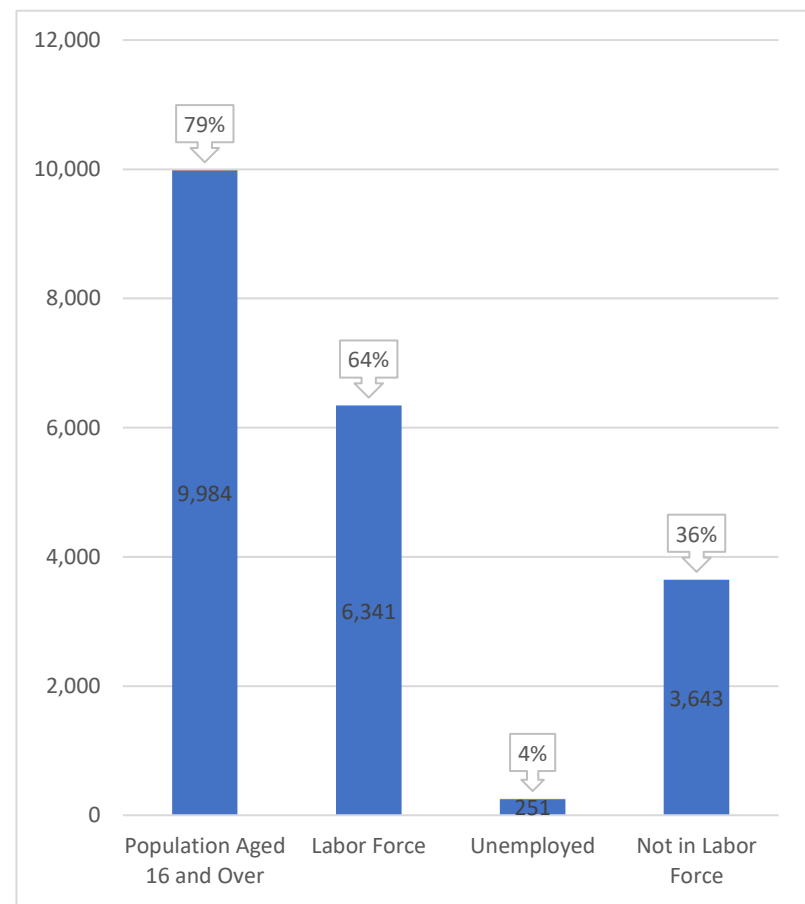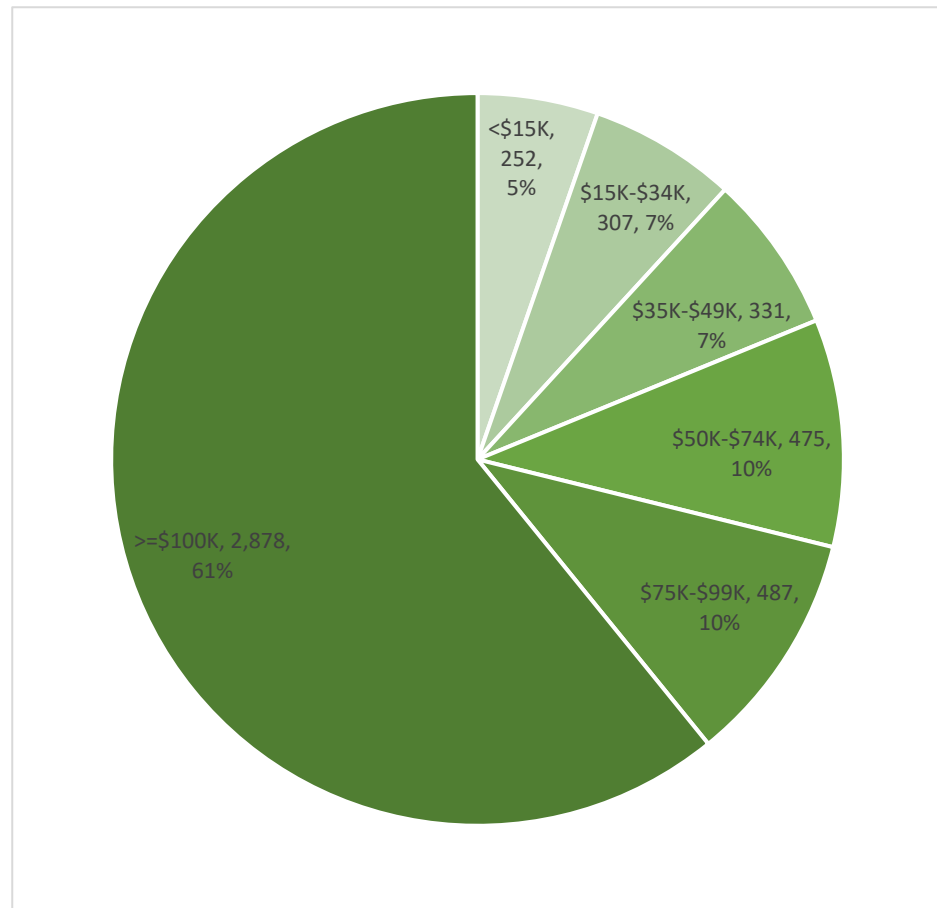
Last Updated: April 10, 2023

Demographic and Economic Profile

Plan Hillsborough

Area: **Keystone Odessa**

Households Below Poverty	Households Without Cars	Female-Headed Households
269	51	94
5%	1%	2%
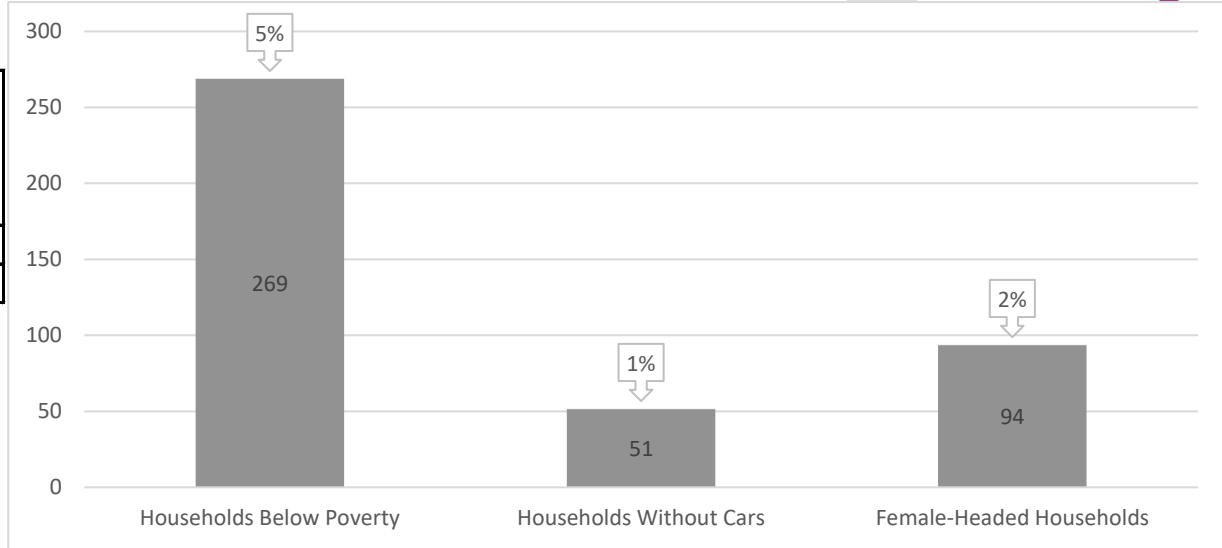
Limited English Population	Disabled Population	Low Income Population
394	295	494
3%	2%	4%

Demographic and Economic Profile

Plan
Hillsborough

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If housing units in the target area are 50% of TAZ housing units, then 50% of the projection is assumed to be inside the
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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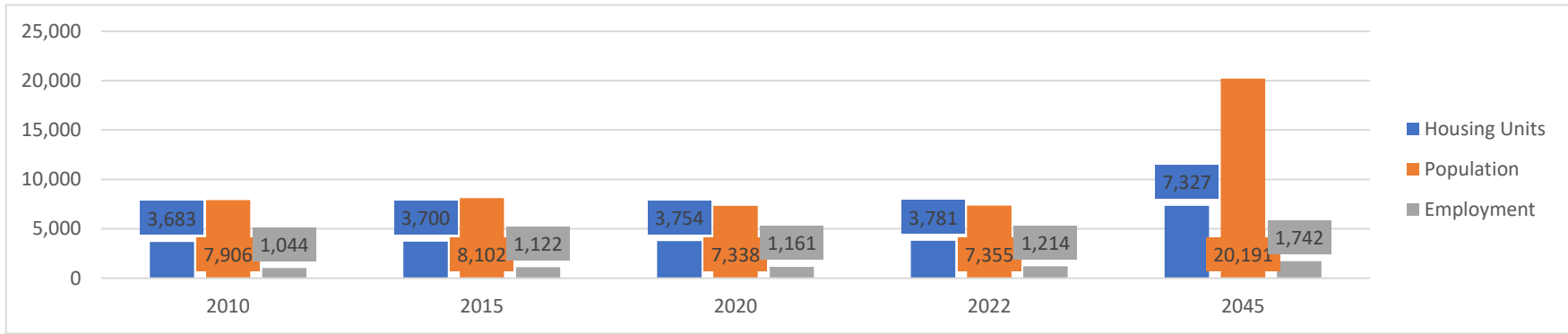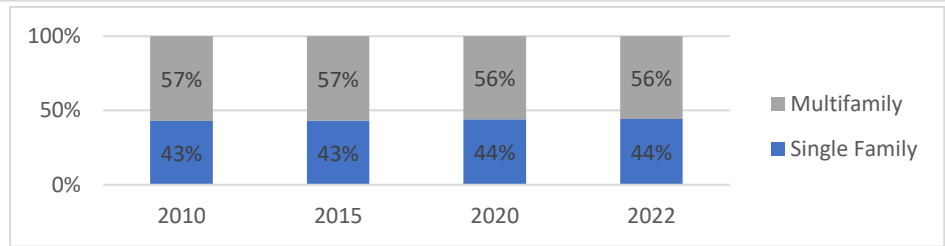Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Little Manatee South

Plan Hillsborough

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	3,683	3,700	3,754	3,781	7,327	3,546	94%	2%
Population	7,906	8,102	7,338	7,355	20,191	12,836	175%	-9%
Employment	1,044	1,122	1,161	1,214	1,742	528	44%	8%

Residential Units by Type

	2010	2015	2020	2022
Single Family	43%	43%	44%	44%
Multifamily	57%	57%	56%	56%

Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	82%	82%	80%	80%
Vacant	18%	18%	20%	20%
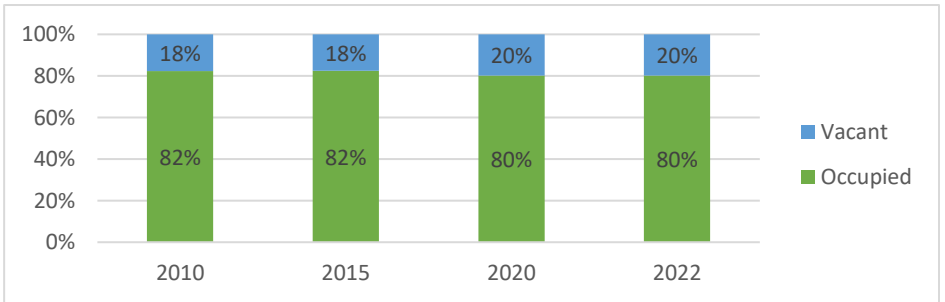
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Little Manatee South**

Employment by Type

	2010	2015	2020	2022
Industrial	411	359	285	282
Commercial	323	380	459	491
Service	310	382	417	440
Total	1,044	1,122	1,161	1,214
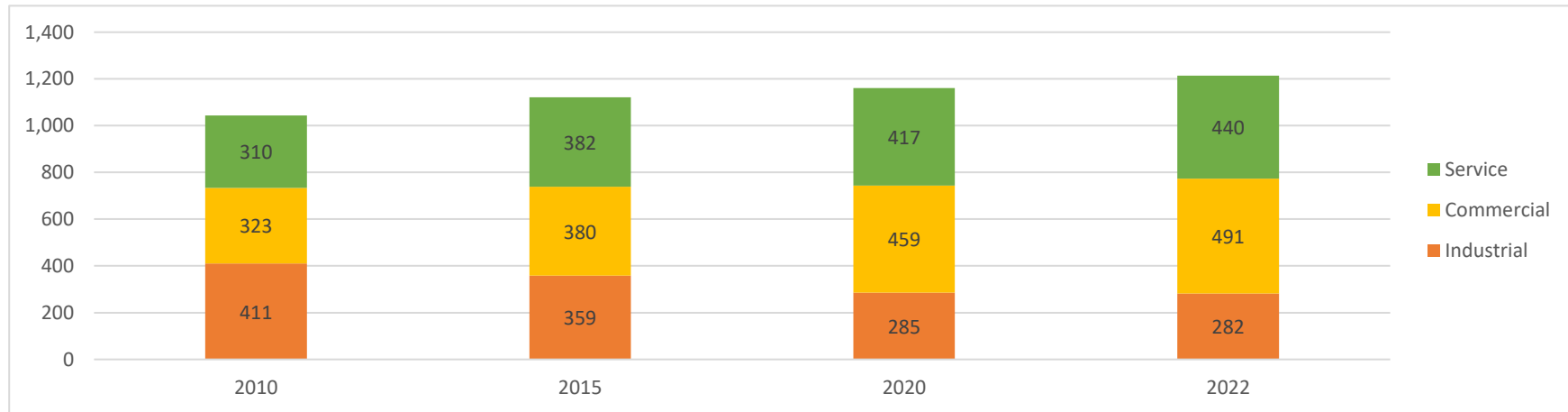
Employment by Type

	2010	2015	2020	2022
Industrial	39%	32%	25%	23%
Commercial	31%	34%	40%	40%
Service	30%	34%	36%	36%
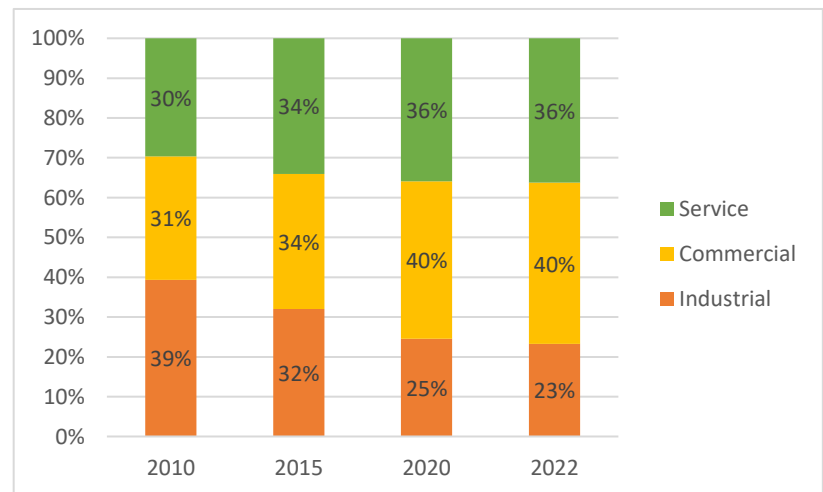
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Little Manatee South**

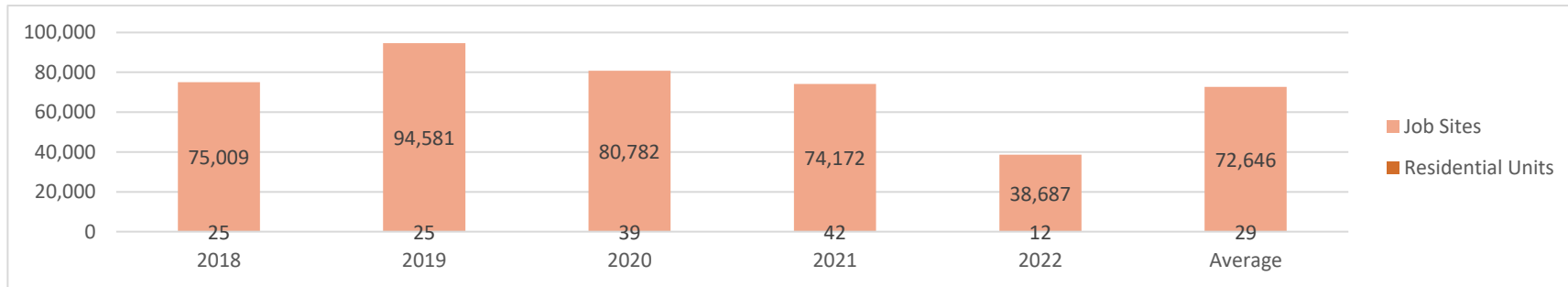Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	25	25	39	42	12	29
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646

Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	0.018	0.020	0.032	0.040	0.014	0.025
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
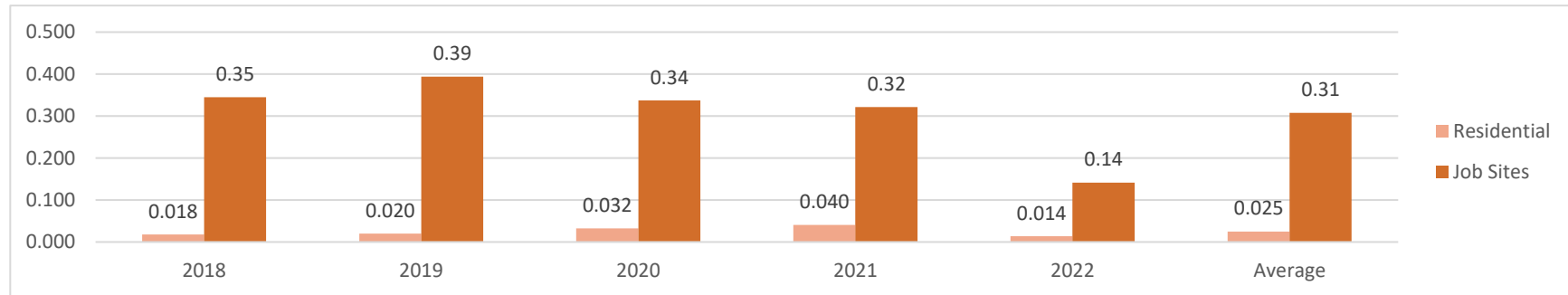
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Little Manatee South

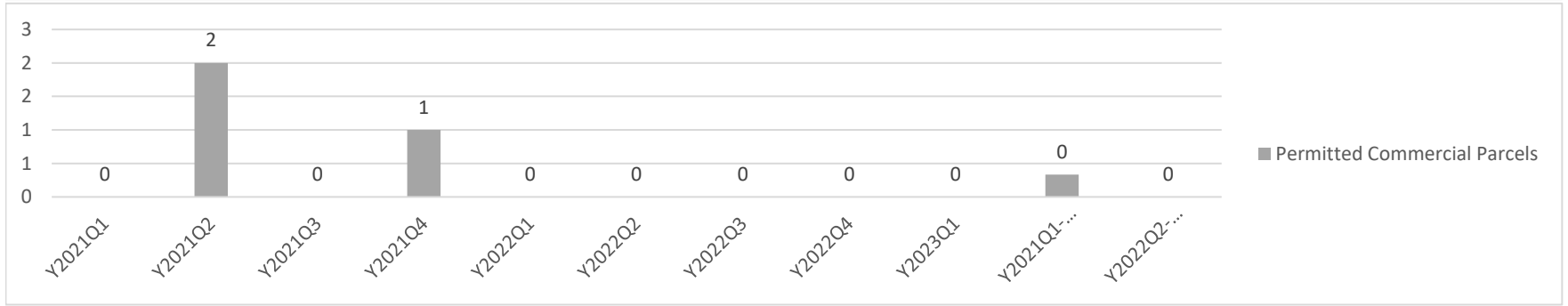| Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	5	9	4	5	2	7	0	4	2	4	3
Permitted Commercial Parcels	0	2	0	1	0	0	0	0	0	0	0
Total Building Permits	5	11	4	6	2	7	0	4	2	5	3
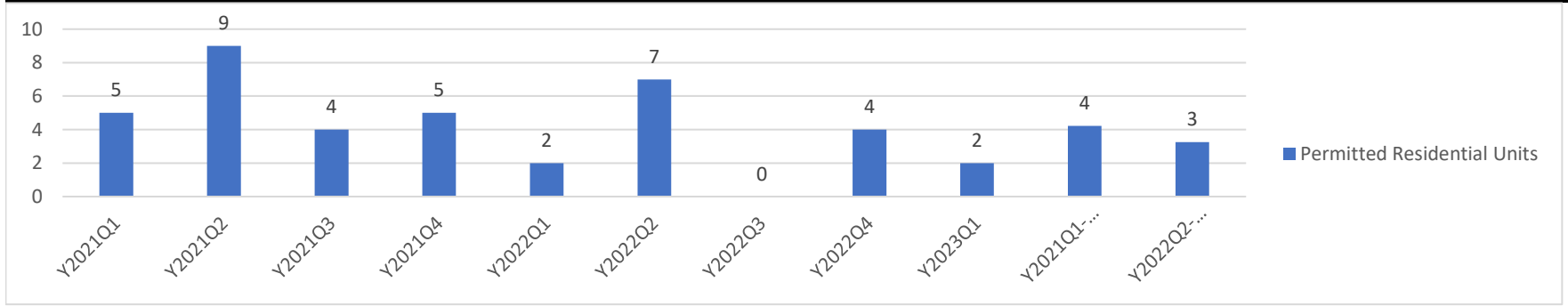
Last Updated: April 10, 2023   **Demographic and Economic Profile**   Plan Hillsborough

Area: Little Manatee South

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	6	7	14	12	18	18	23	13	2	13	14
Permitted Commercial Parcels	6	0	4	0	2	0	3	0	0	2	1
Total Building Permits	12	7	18	12	20	18	26	13	2	14	15

Last Updated: April 10, 2023   **Demographic and Economic Profile**

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Hillsborough
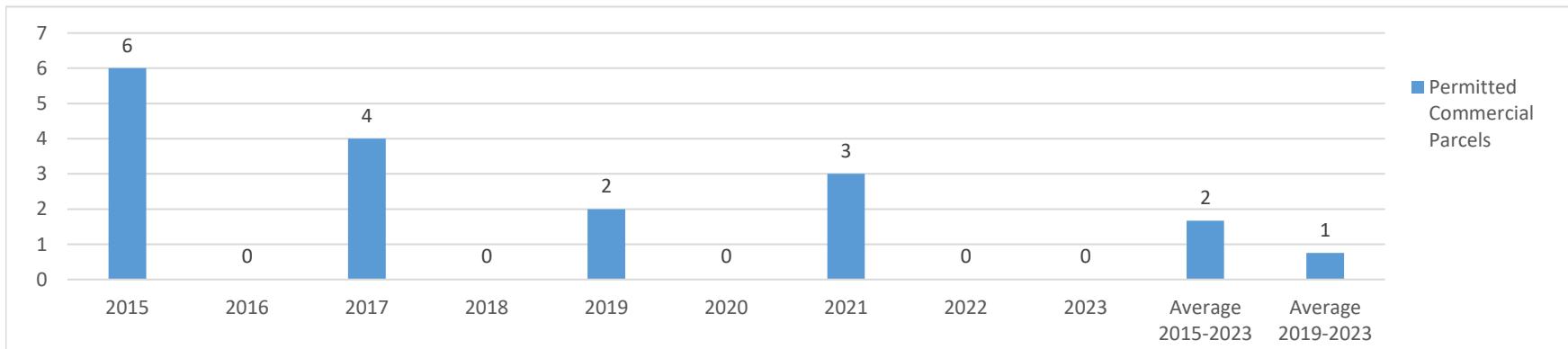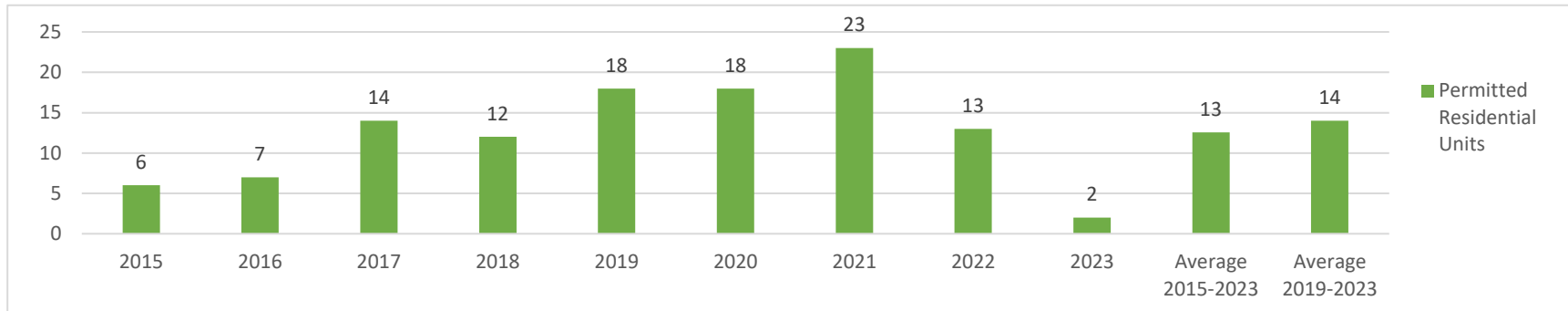
Area: Little Manatee South

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	1	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	0	2	0	1	0	0	0	0	0	0	0
Total Permitted Demolitions	1	2	0	1	0	0	0	0	0	0	0

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Little Manatee South

Plan Hillsborough

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	0	0	0	1	1	0	1	0	0	0	0
Permitted Comm	0	0	0	0	0	0	0	0	0	0	0
Total Permitted	0	0	0	1	1	0	1	0	0	0	0

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough
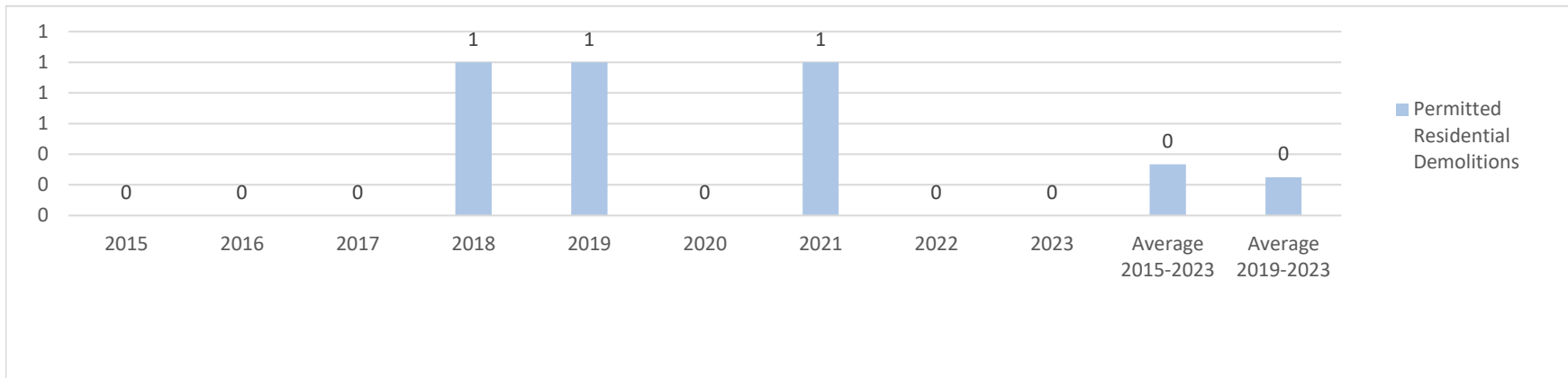
Area: Little Manatee South

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
4,684	175	0	24	2,465	8	7,355
64%	2%	0%	0%	34%	0%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
1,301	1,671	1,704	2,709
18%	23%	23%	37%
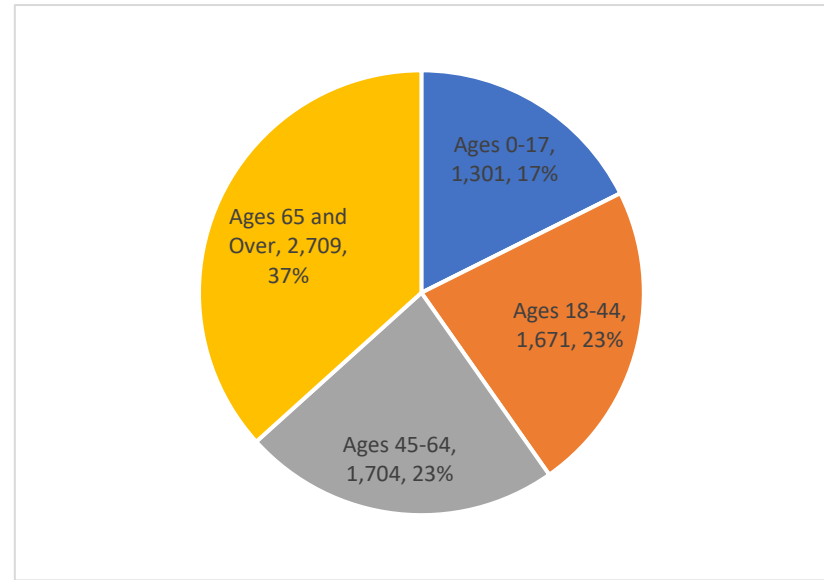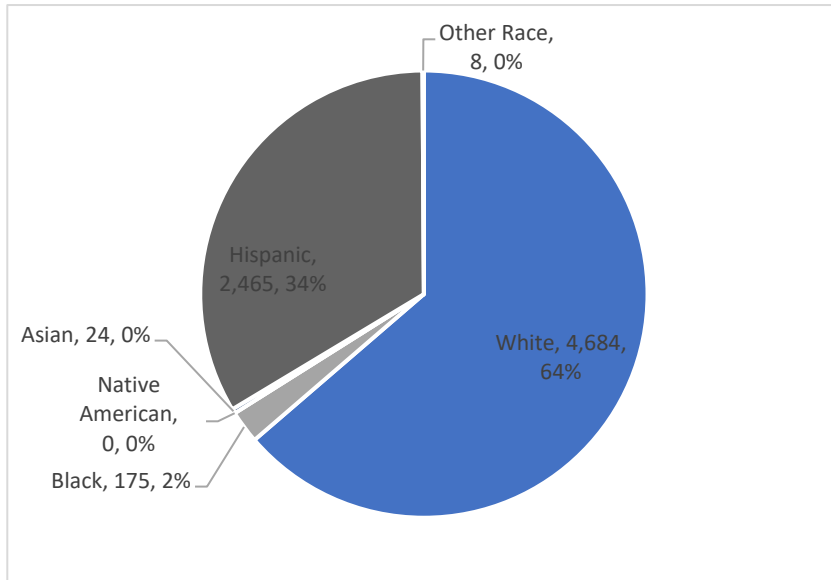
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
1,108	2,062	342	592	583
24%	44%	7%	13%	12%
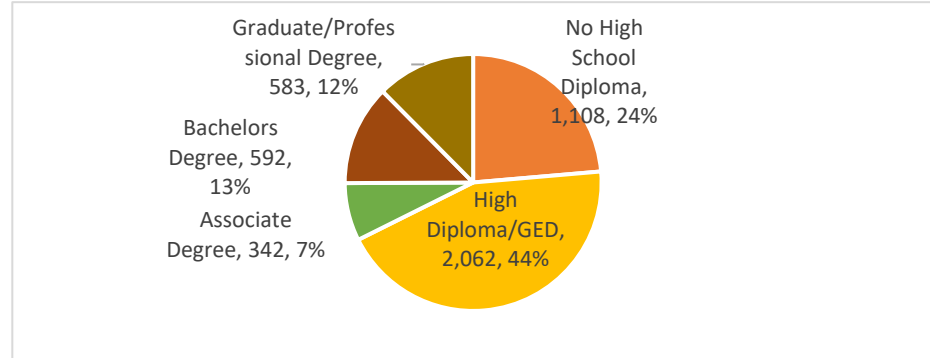
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Little Manatee South**

Plan
Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
248	685	477	579	331	701
8%	23%	16%	19%	11%	23%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
5,915	2,672	164	3,243
80%	45%	6%	55%
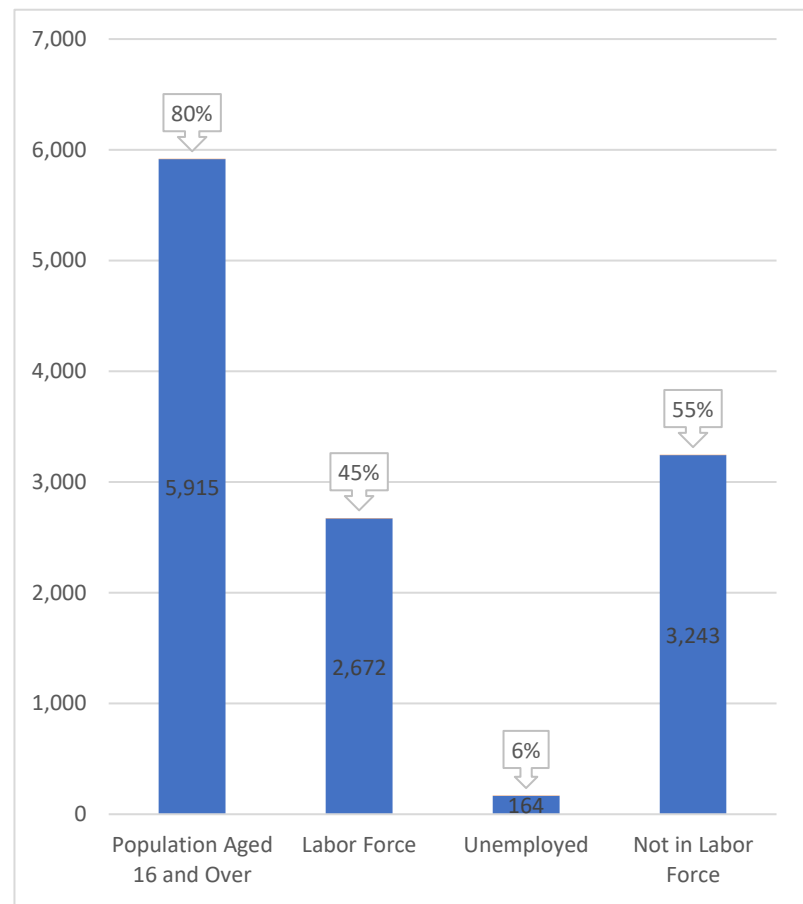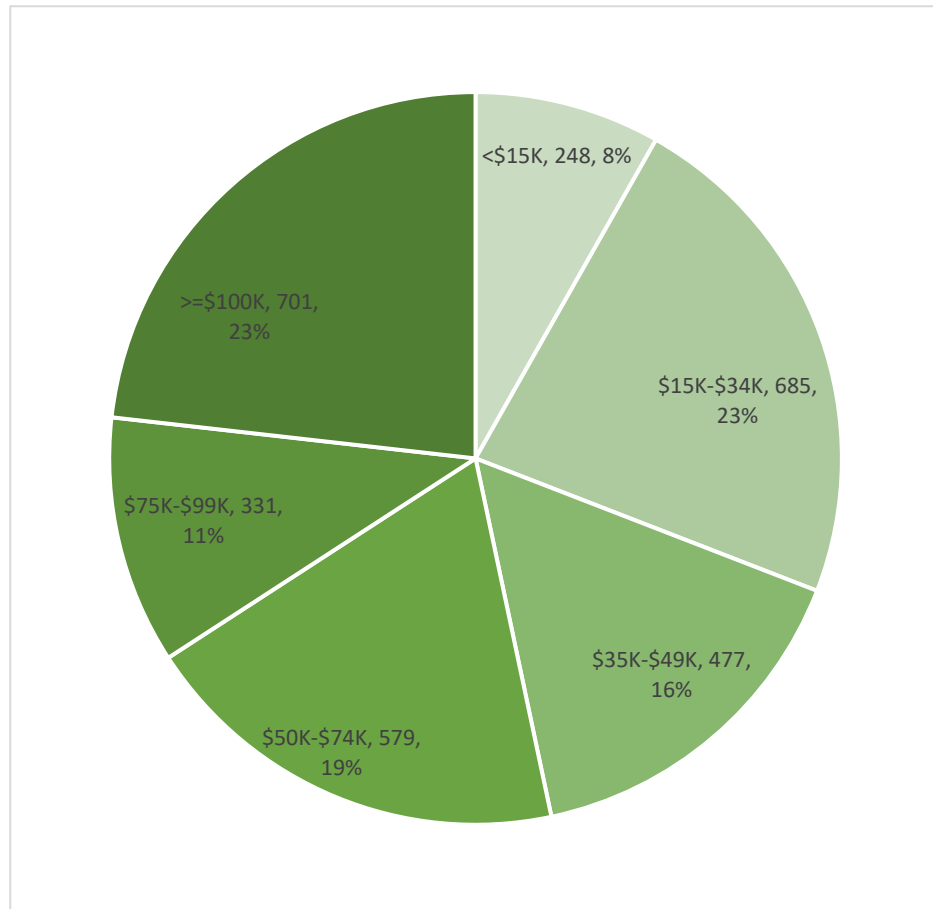
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Little Manatee South**

Plan Hillsborough

Households Below Poverty	Households Without Cars	Female-Headed Households
385	76	48
18%	4%	2%
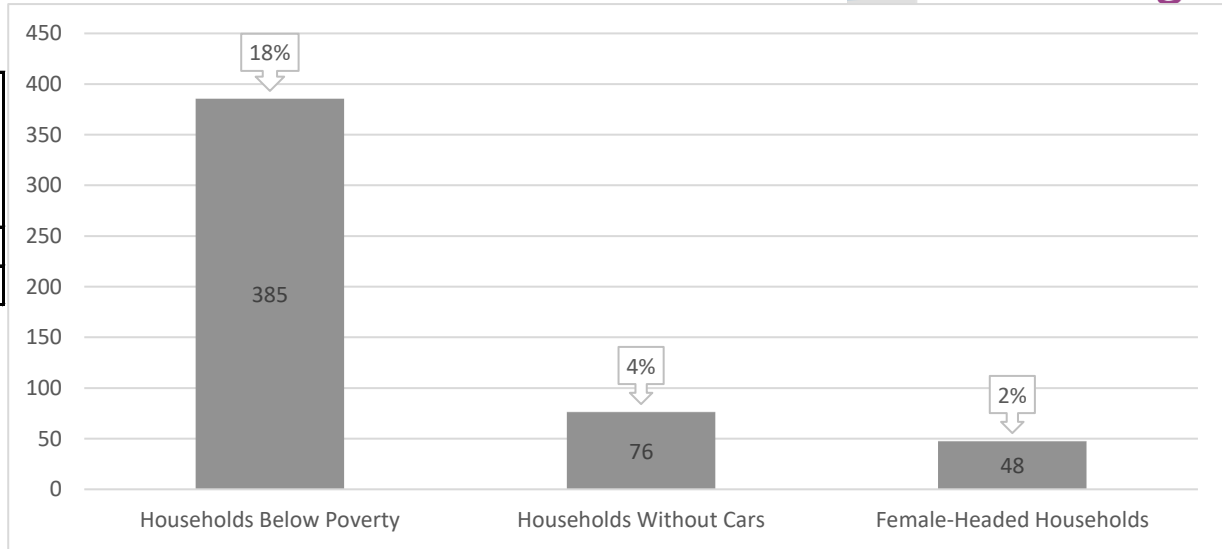
Limited English Population	Disabled Population	Low Income Population
820	266	1,145
11%	4%	16%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If housing units in the target area are 50% of TAZ housing units, then 50% of the projection is assumed to be inside the
Population Estimates	2010-2022 Population Estimates from Table 1. Estimates of Population by County and City in Florida. https://www.bebr.ufl.edu/population. Jurisdiction-level estimates distributed to residential parcels. Parcel Data from Hillsborough County Property Appraiser. Parcel-level population estimate = Appropriate Census persons per household times
Population Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If population in the target area is 50% of TAZ population, then 50% of the projection is assumed to be inside the target
Employment Estimate	Quarterly Census of Employment and Wages. Excel Files. QCEW NAICS-Based Data Files (1975 - most recent). Bureau of Labor Statistics https://www.bls.gov/cew/downloadable-data-files.htm. Employment by sector for the years 2010, 2015, and 2020, 2021, 2022Q2. 2010-2022 countywide employment distributed to commercial parcels using share of
Employment Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level employment. If employment in the target area are 50% of TAZ employment, then 50% of the projection is assumed to be inside the
New Parcels	Parcel Data from Hillsborough County Property Appraiser
Building Permits	Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Demolition Permits	Permitted demolitions of existing buildings. Raw quarterly building permit data from all four jurisdictions: Plant City, Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Last Updated: April 10, 2023   **Demographic and Economic Profile**

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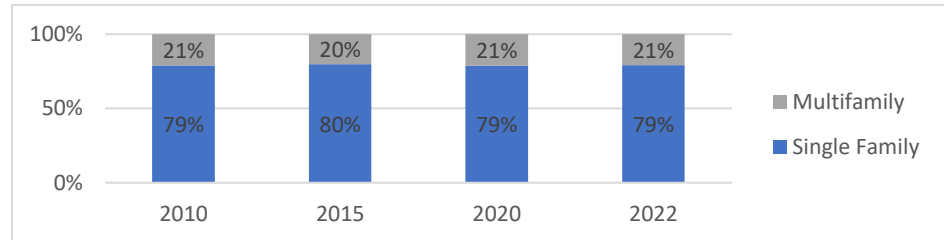Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Lutz**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	13,642	14,263	16,046	16,344	16,986	642	4%	15%
Population	34,966	37,103	42,134	42,698	43,113	415	1%	15%
Employment	8,701	9,761	10,484	11,224	17,651	6,427	57%	15%
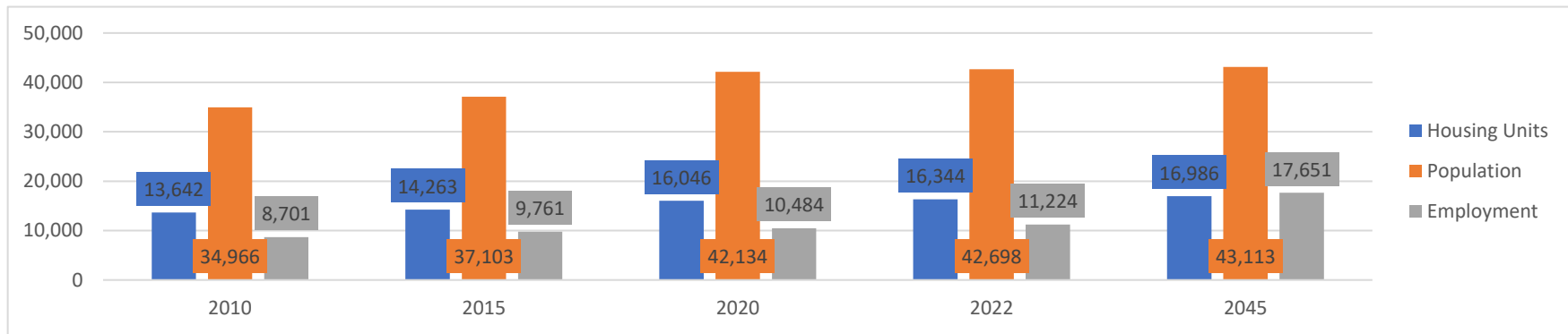
Residential Units by Type

	2010	2015	2020	2022
Single Family	79%	80%	79%	79%
Multifamily	21%	20%	21%	21%

Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	98%	97%	98%	98%
Vacant	2%	2%	2%	2%
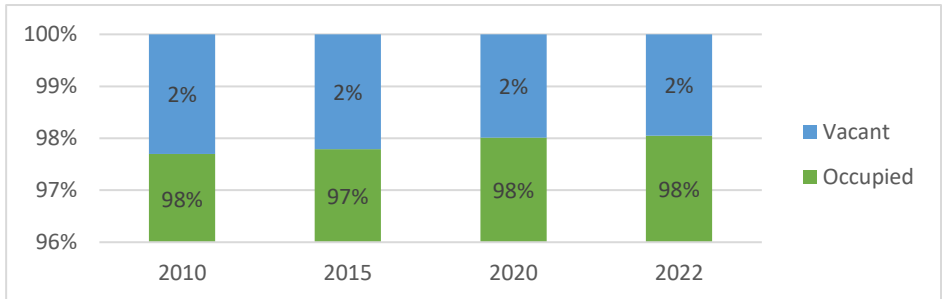
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Lutz

Employment by Type

	2010	2015	2020	2022
Industrial	273	260	298	309
Commercial	283	333	402	430
Service	8,146	9,168	9,783	10,484
Total	8,701	9,761	10,484	11,224
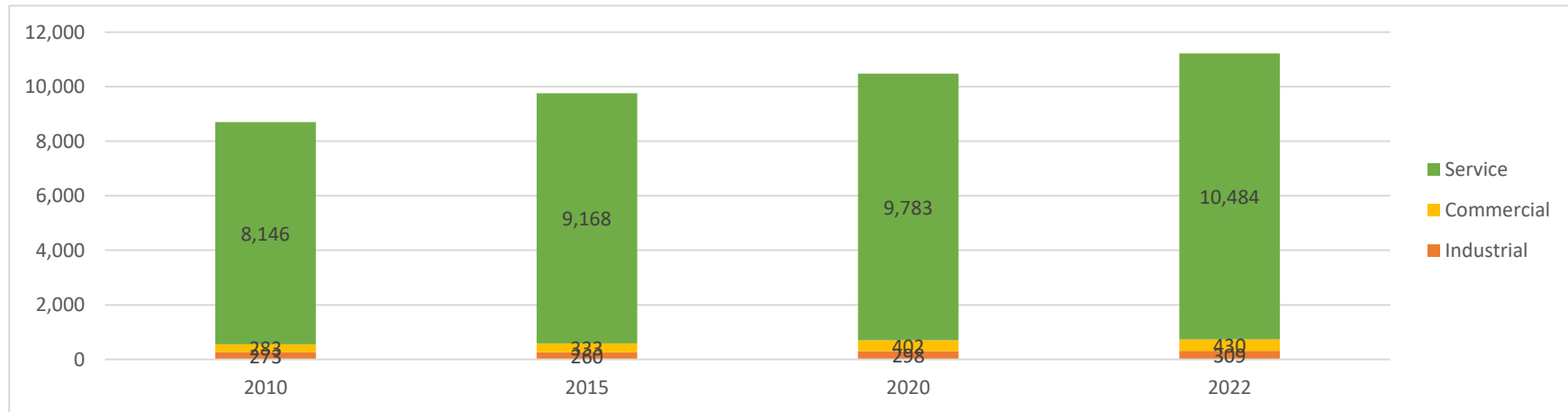
Employment by Type

	2010	2015	2020	2022
Industrial	3%	3%	3%	3%
Commercial	3%	3%	4%	4%
Service	94%	94%	93%	93%
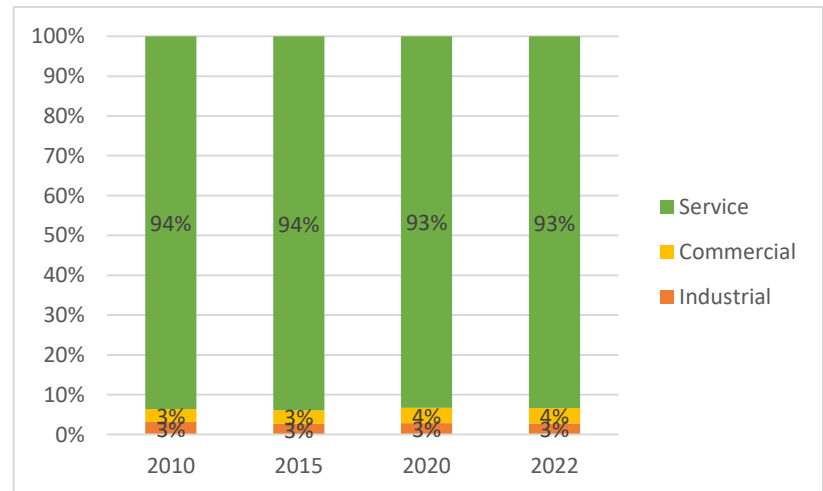
Demographic and Economic Profile

Area: Lutz

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	825	1,820	834	472	306	852
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646
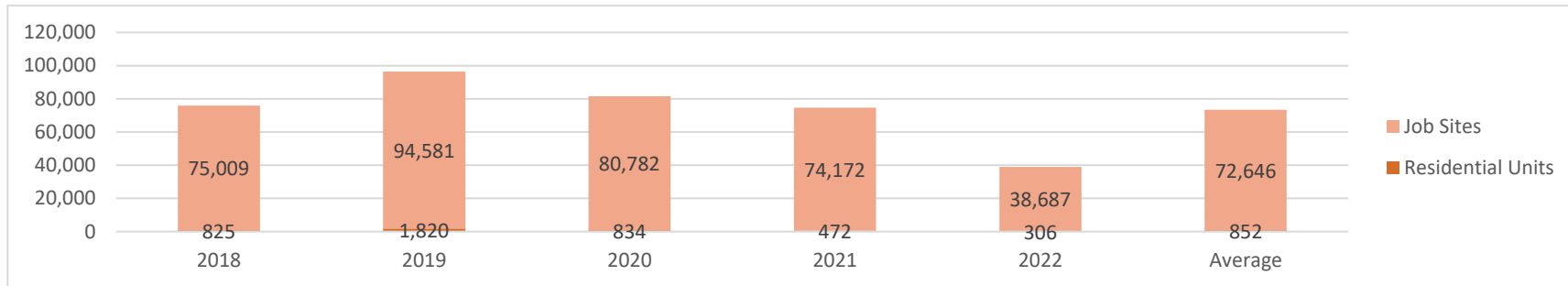
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	0.600	0.669	0.602	0.364	0.237	0.494
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
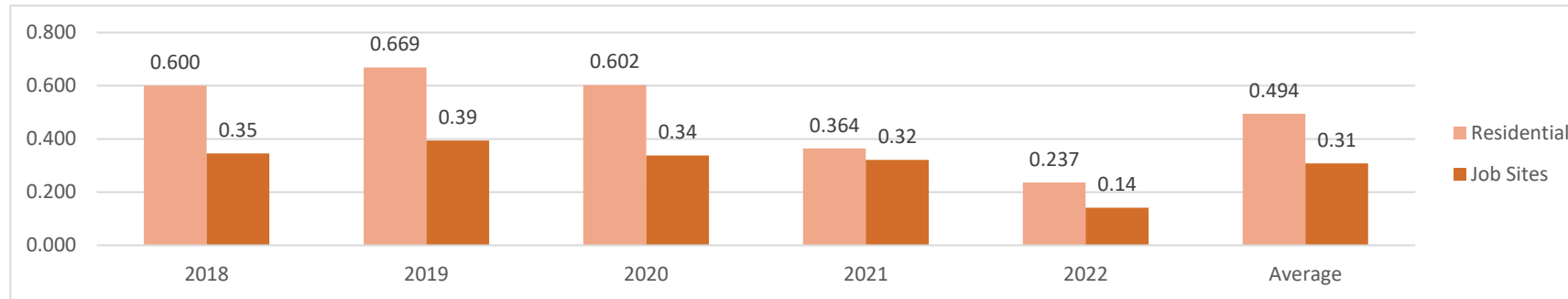
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Lutz

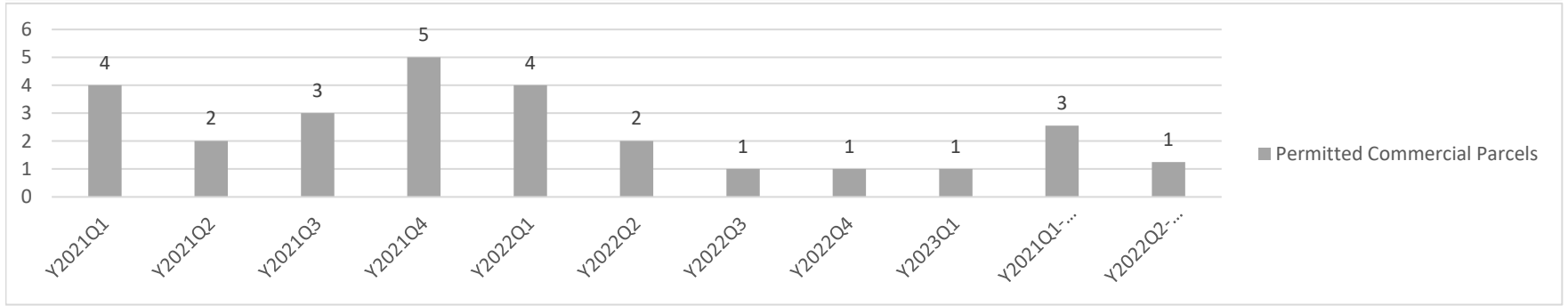| Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	78	35	51	36	19	47	27	18	35	38	32
Permitted Commercial Parcels	4	2	3	5	4	2	1	1	1	3	1
Total Building Permits	82	37	54	41	23	49	28	19	36	41	33
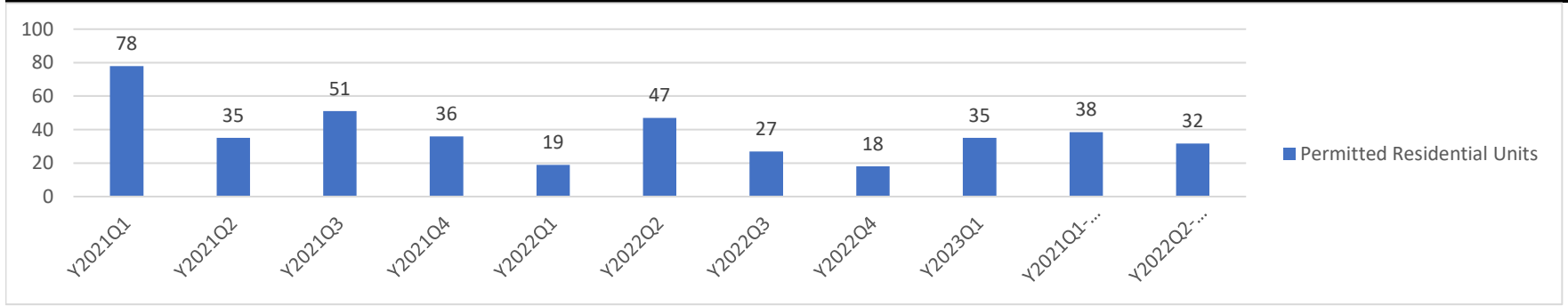
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Lutz

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	291	170	238	661	384	237	200	111	35	259	146
Permitted Commercial Parcels	3	7	4	11	2	8	14	8	1	6	8
Total Building Permits	294	177	242	672	386	245	214	119	36	265	154

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Lutz

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	6	0	0	0	0	0	0	0	0	1	0
Permitted Commercial Demolitions	4	2	3	5	4	2	1	1	1	3	1
Total Permitted Demolitions	10	2	3	5	4	2	1	1	1	3	1

Last Updated: April 10, 2023 **Demographic and Economic Profile**

Plan
Hillsborough
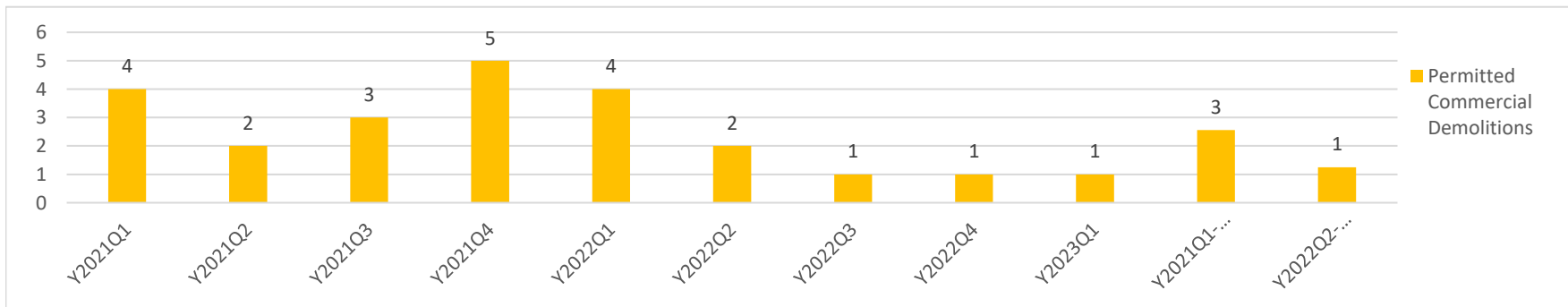
Area: Lutz

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	1	3	4	4	8	3	6	0	0	3	2
Permitted Comm	1	0	0	0	3	0	0	0	0	0	0
Total Permitted	2	3	4	4	11	3	6	0	0	4	2

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough
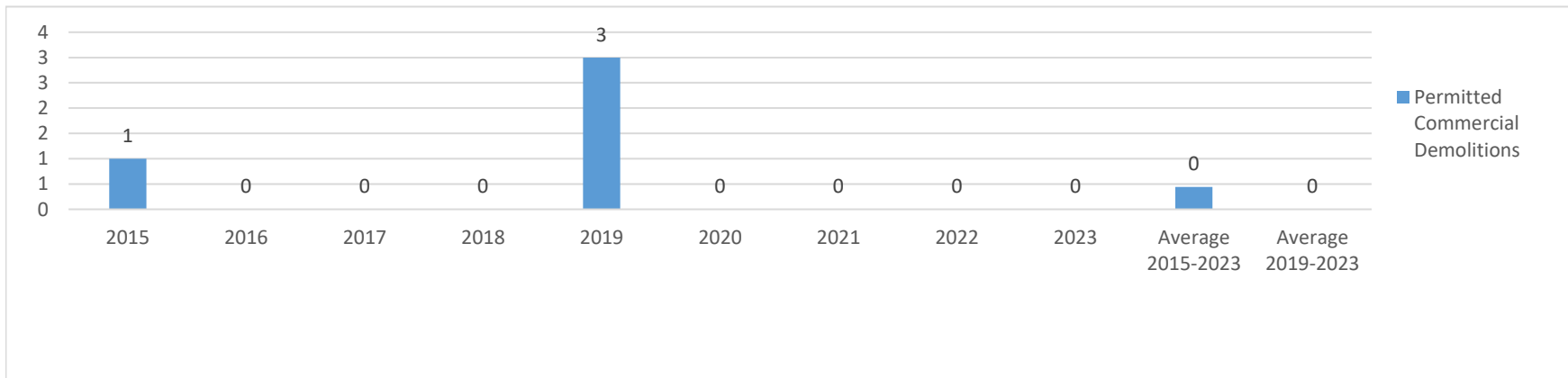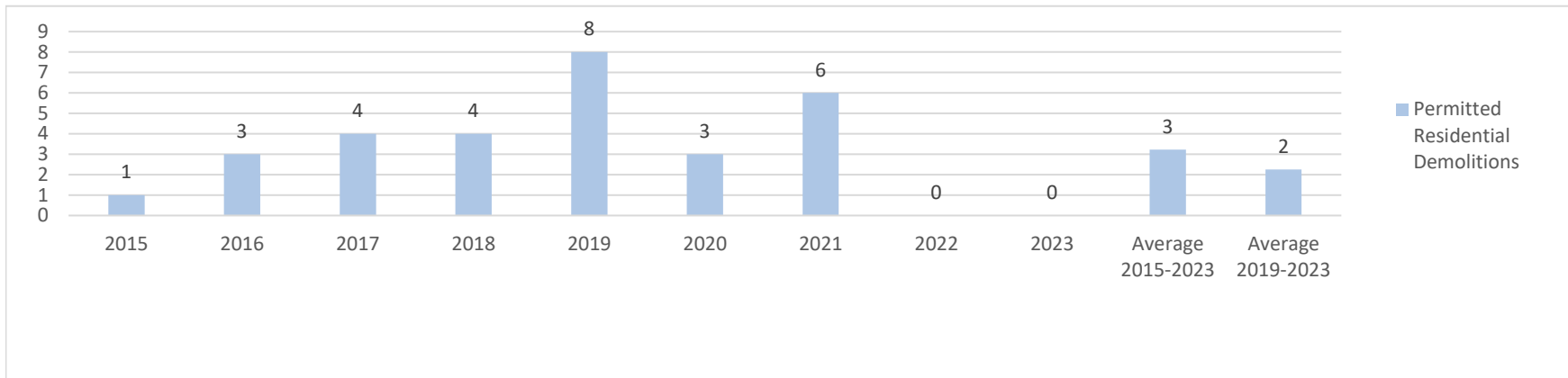
Area: Lutz

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
26,686	2,471	30	3,287	8,511	1,713	42,698
63%	6%	0%	8%	20%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
10,008	13,224	12,370	7,213
23%	31%	29%	17%
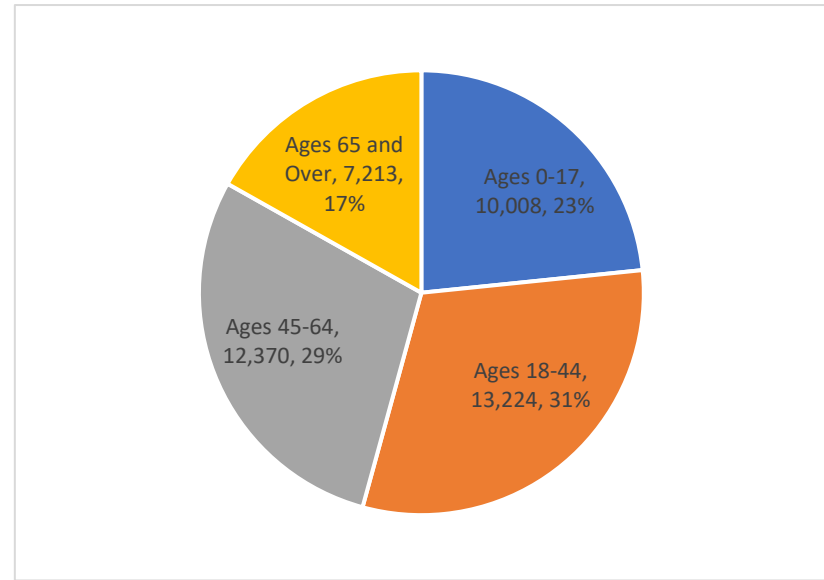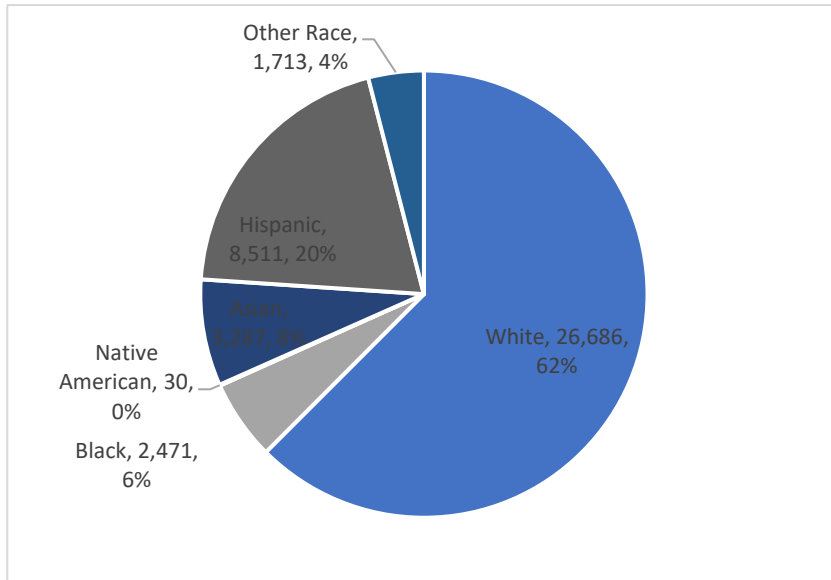
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
853	5,726	3,176	8,357	6,914
3%	23%	13%	33%	28%
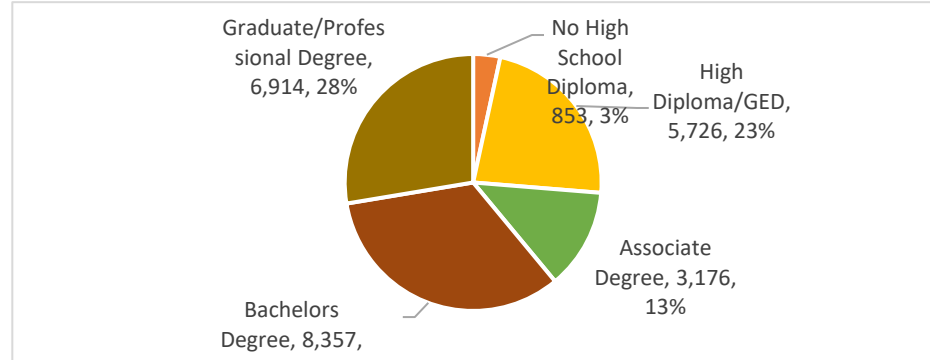
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Lutz

	<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
	770	1,768	1,426	2,851	1,628	7,549
	5%	11%	9%	18%	10%	47%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
34,187	22,292	794	11,895
80%	65%	4%	35%
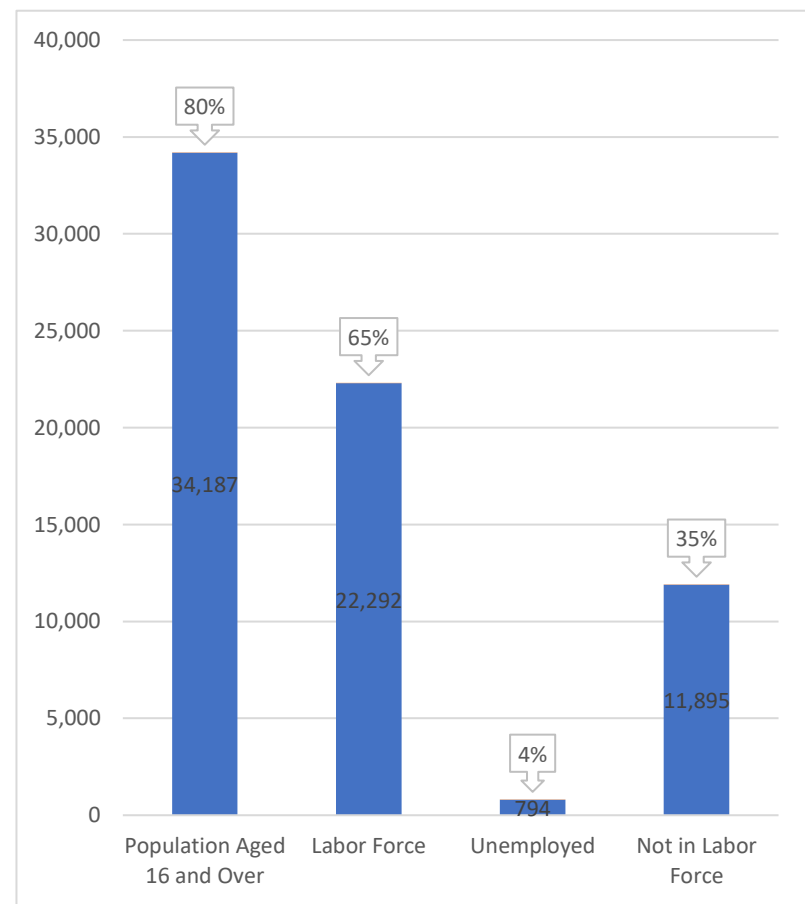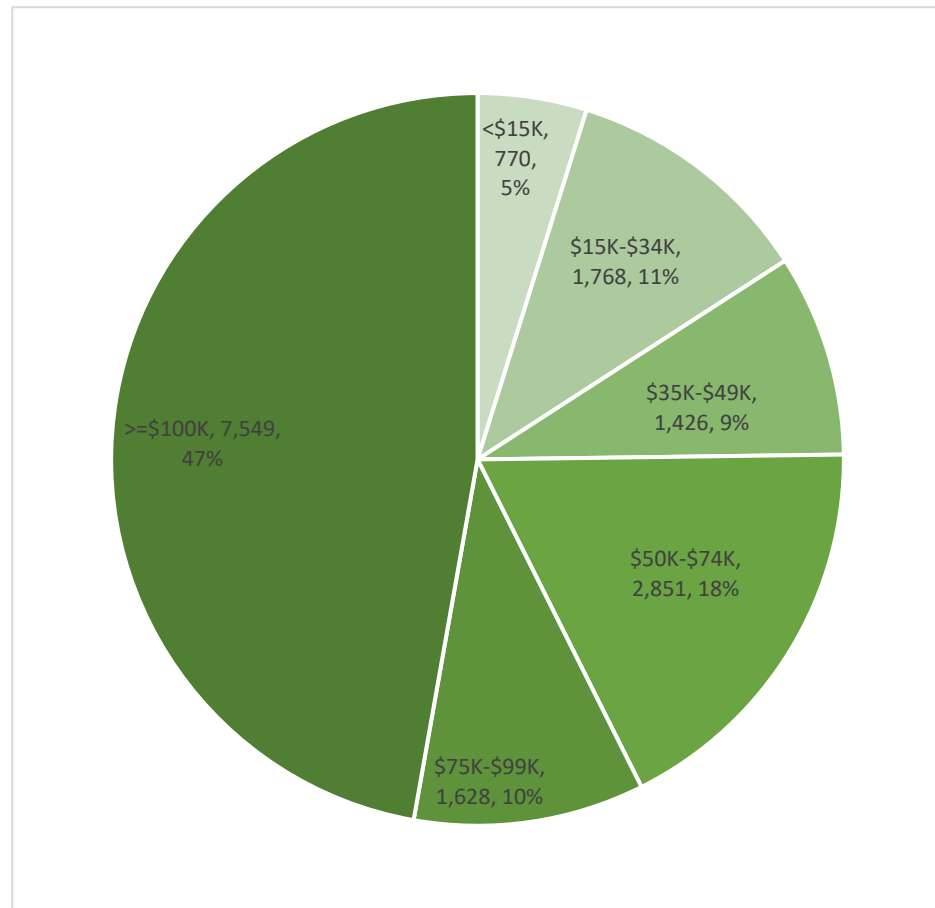
Last Updated: April 10, 2023

Demographic and Economic Profile

Plan
Hillsborough

Area: Lutz

Households Below Poverty	Households Without Cars	Female-Headed Households
892	222	831
6%	2%	6%
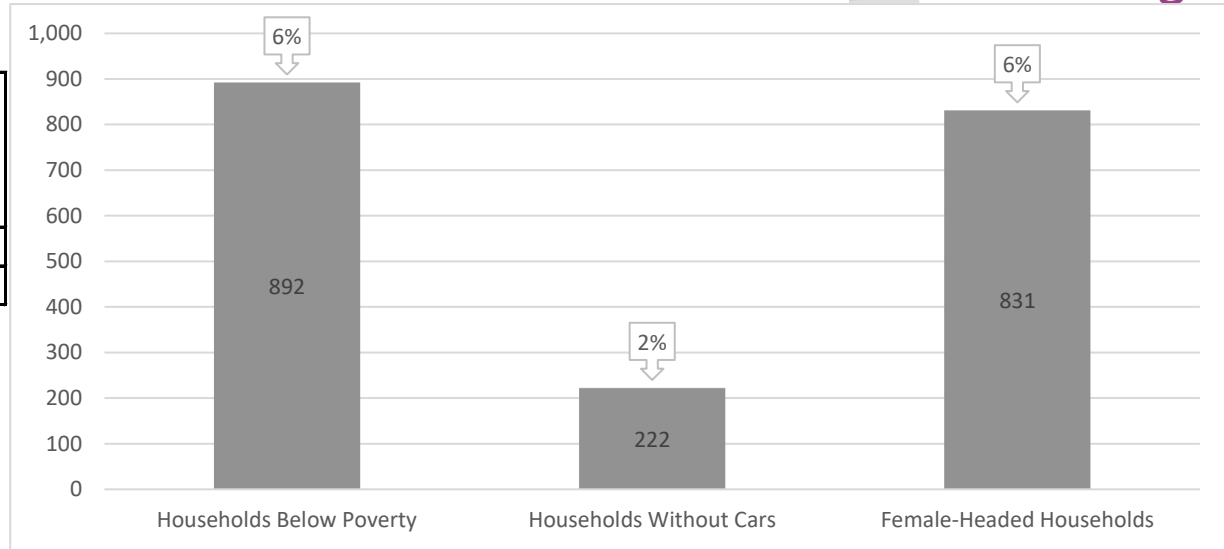
Limited English Population	Disabled Population	Low Income Population
2,081	1,491	2,100
5%	3%	5%

Demographic and Economic Profile

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If housing units in the target area are 50% of TAZ housing units, then 50% of the projection is assumed to be inside the
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Population Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If population in the target area is 50% of TAZ population, then 50% of the projection is assumed to be inside the target
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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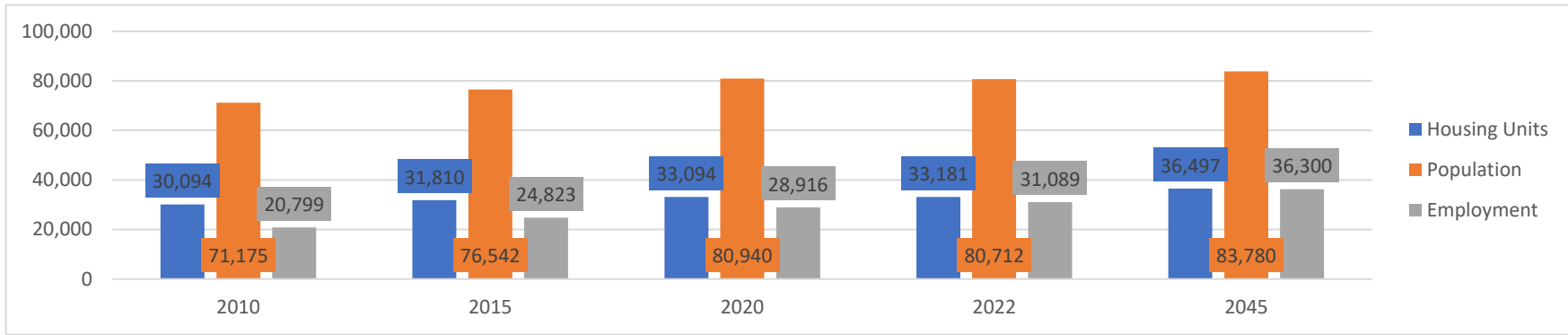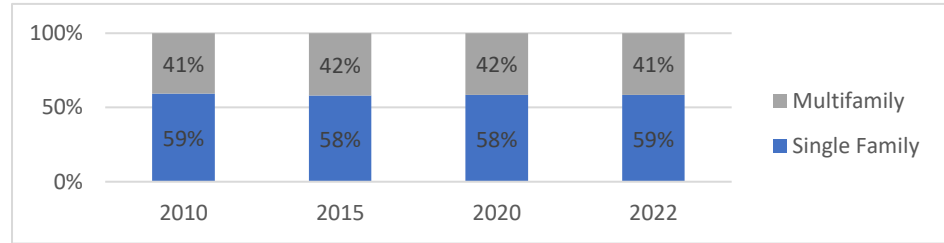Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Northwest Hillsborough**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	30,094	31,810	33,094	33,181	36,497	3,316	10%	4%
Population	71,175	76,542	80,940	80,712	83,780	3,068	4%	5%
Employment	20,799	24,823	28,916	31,089	36,300	5,210	17%	25%

Residential Units by Type

	2010	2015	2020	2022
Single Family	59%	58%	58%	59%
Multifamily	41%	42%	42%	41%

Occupied and Vacant Housing Units
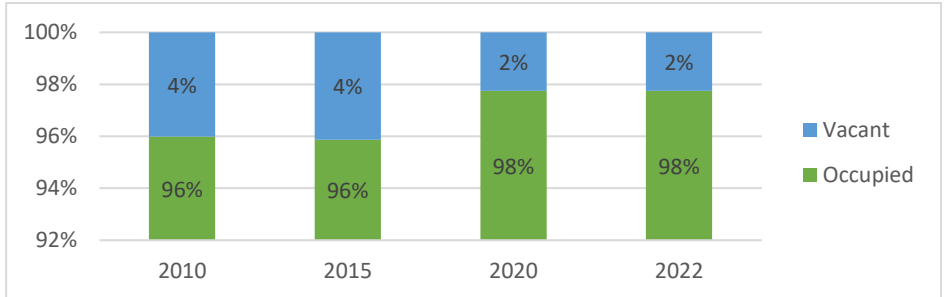
	2010	2015	2020	2022
Occupied	96%	96%	98%	98%
Vacant	4%	4%	2%	2%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Northwest Hillsborough**

Plan Hillsborough

Employment by Type

	2010	2015	2020	2022
Industrial	3,236	3,717	4,421	4,785
Commercial	1,319	1,588	1,915	2,050
Service	16,244	19,518	22,580	24,255
Total	20,799	24,823	28,916	31,089
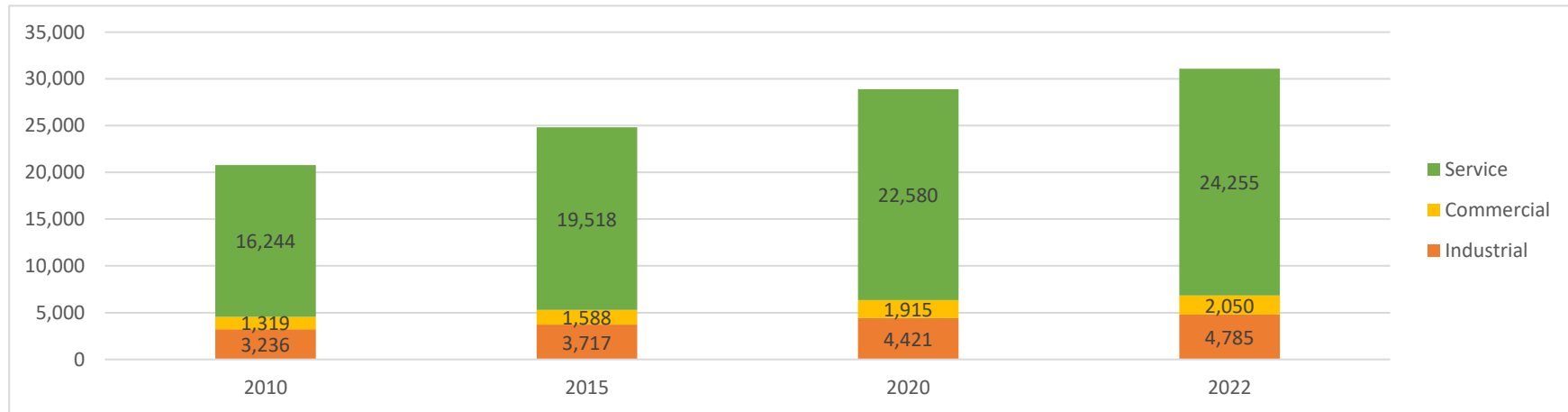
Employment by Type

	2010	2015	2020	2022
Industrial	16%	15%	15%	15%
Commercial	6%	6%	7%	7%
Service	78%	79%	78%	78%
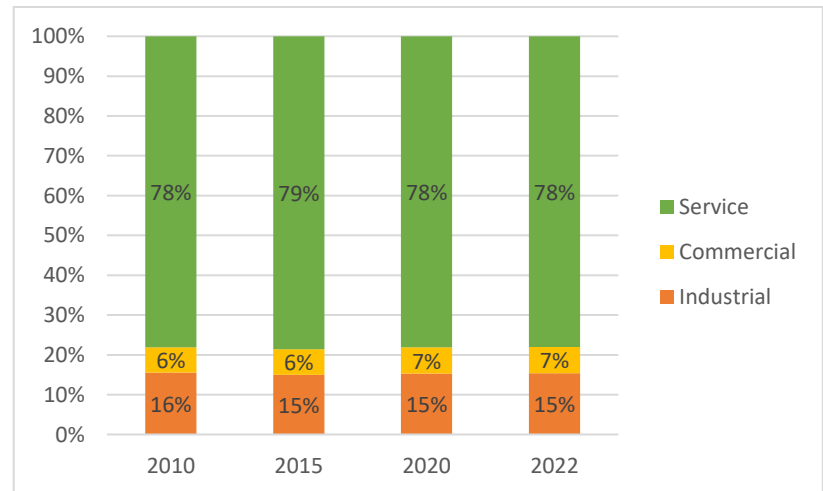
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Northwest Hillsborough

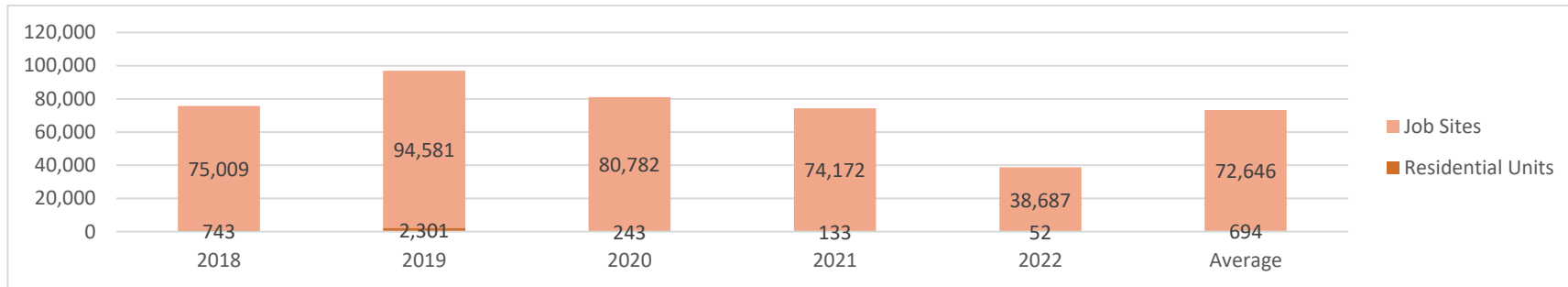Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	743	2,301	243	133	52	694
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646

Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	0.360	0.289	0.234	0.135	0.040	0.212
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
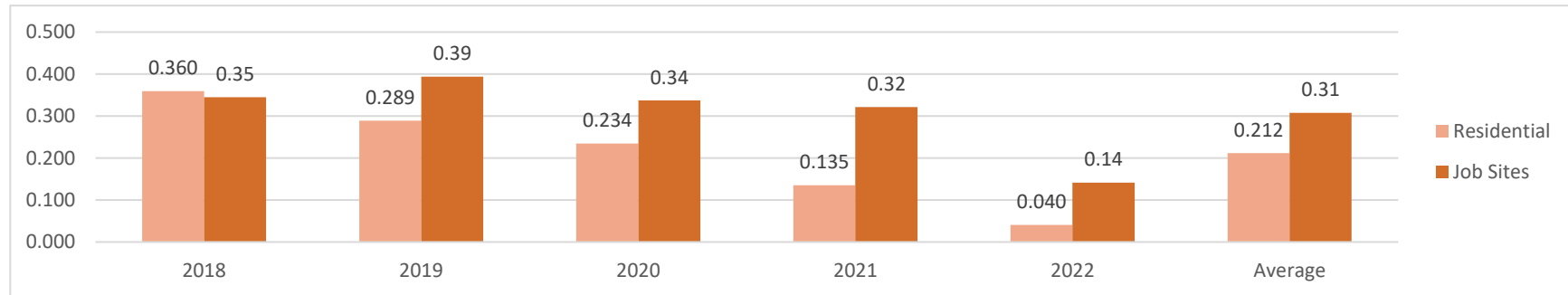
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Northwest Hillsborough

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	16	20	7	2	7	4	4	3	2	7	3
Permitted Commercial Parcels	5	1	6	4	0	1	1	2	1	2	1
Total Building Permits	21	21	13	6	7	5	5	5	3	10	5
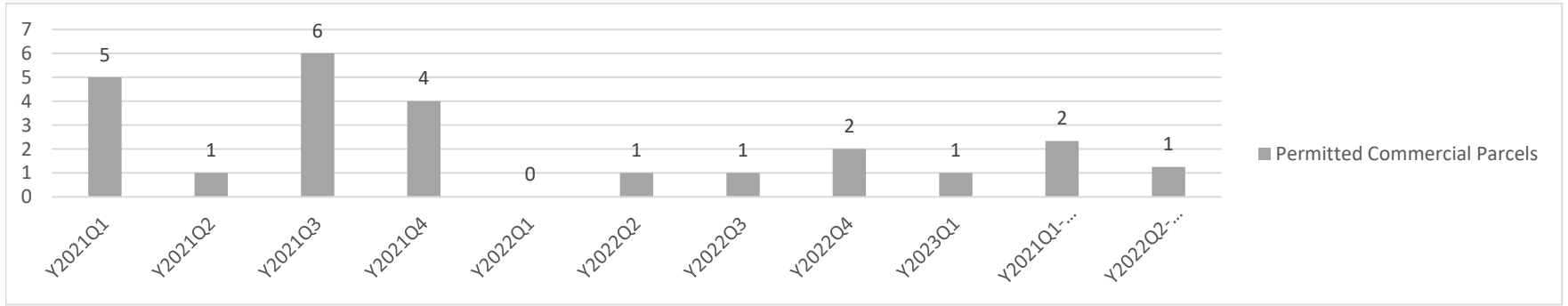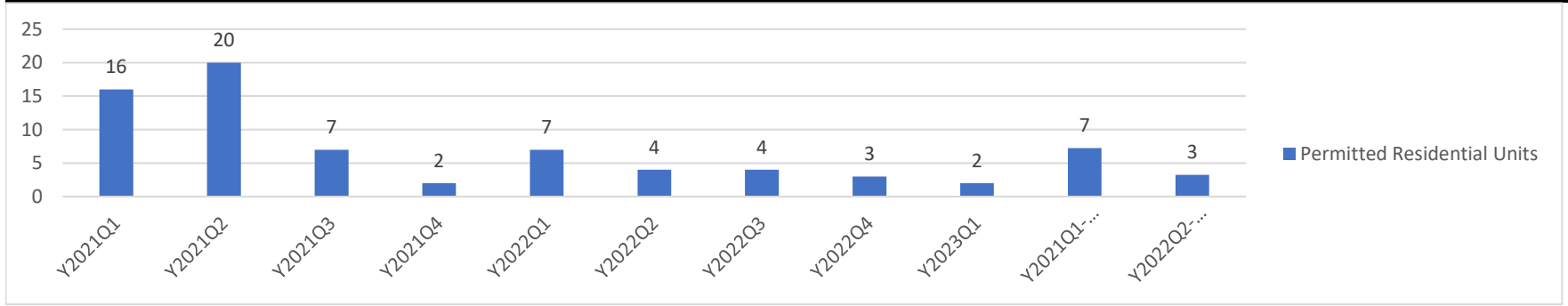
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Northwest Hillsborough

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	203	205	439	165	117	81	45	18	2	142	37
Permitted Commercial Parcels	8	7	12	15	6	6	16	4	1	8	7
Total Building Permits	211	212	451	180	123	87	61	22	3	150	43

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Northwest Hillsborough

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	3	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	5	1	6	4	0	1	1	2	1	2	1
Total Permitted Demolitions	8	1	6	4	0	1	1	2	1	3	1
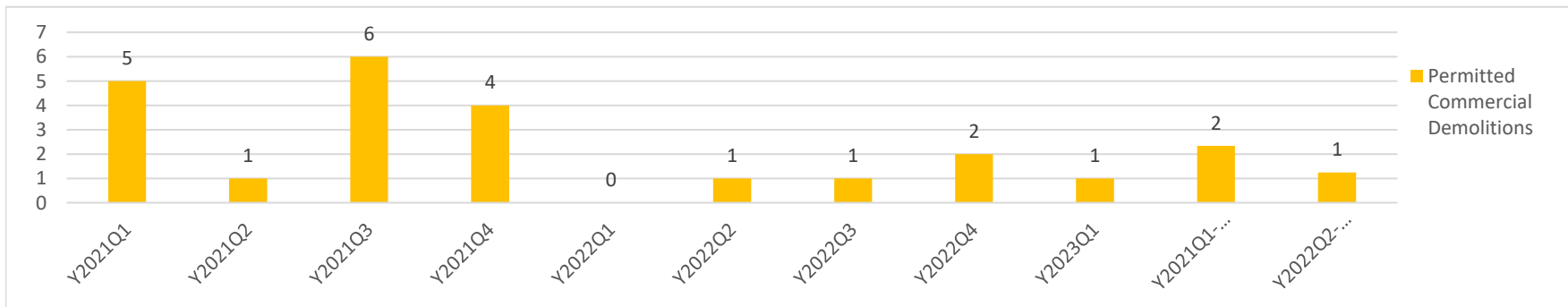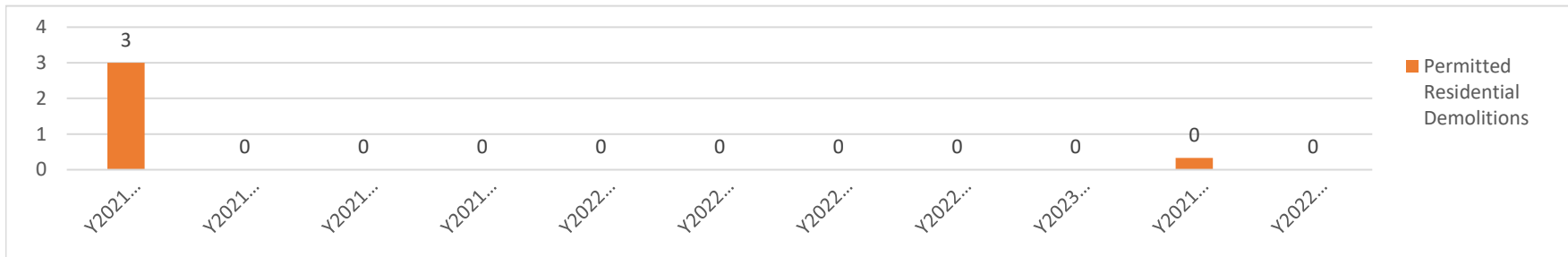
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Northwest Hillsborough

Demolition Pern	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	2	3	9	3	1	2	3	0	0	3	1
Permitted Comn	0	0	0	2	0	1	1	0	0	0	1
Total Permitted	2	3	9	5	1	3	4	0	0	3	2
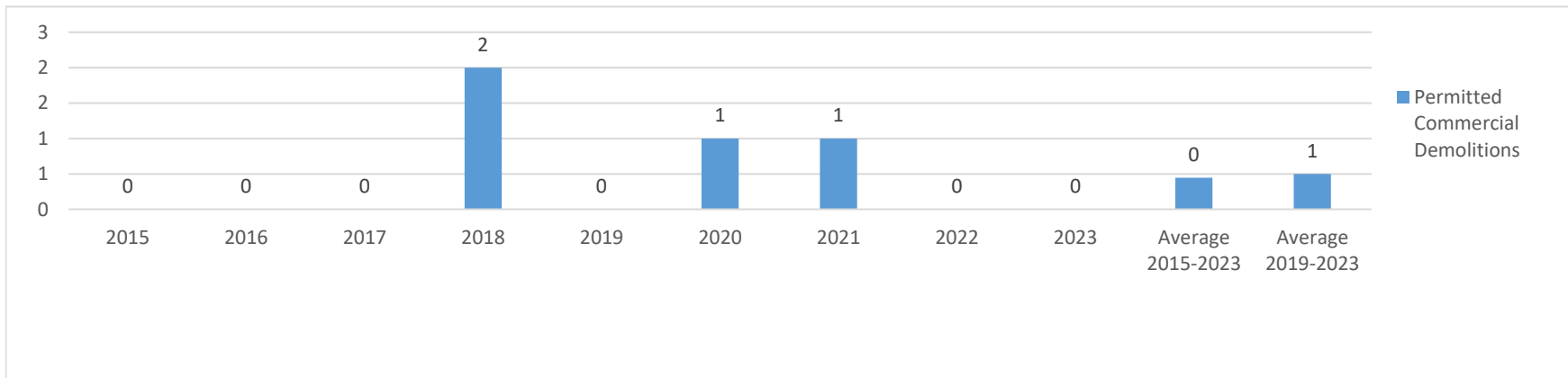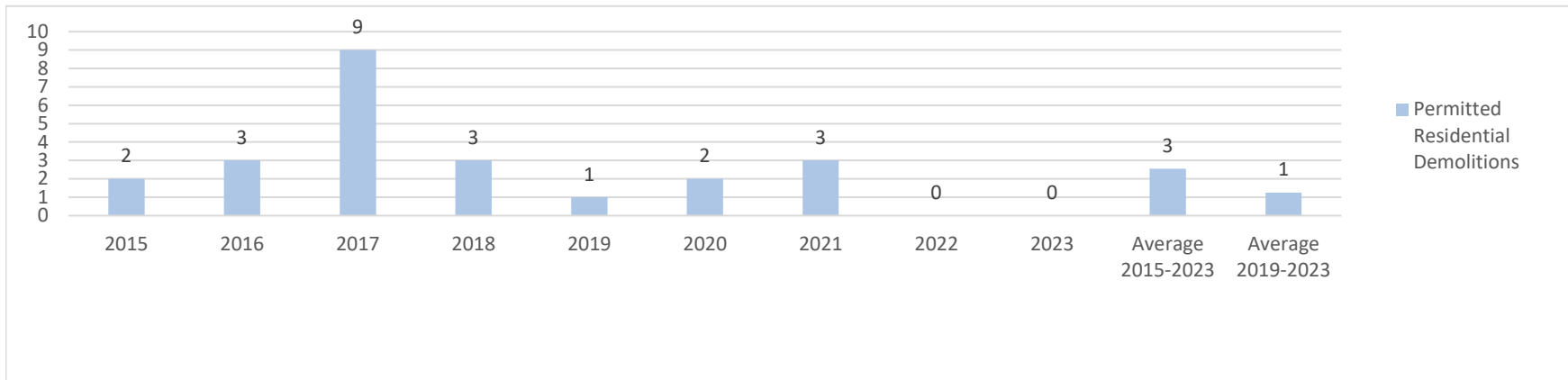
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: Northwest Hillsborough

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
43,454	3,864	31	6,605	23,450	3,308	80,712
54%	5%	0%	8%	29%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
18,838	30,386	21,618	10,191
23%	38%	27%	13%
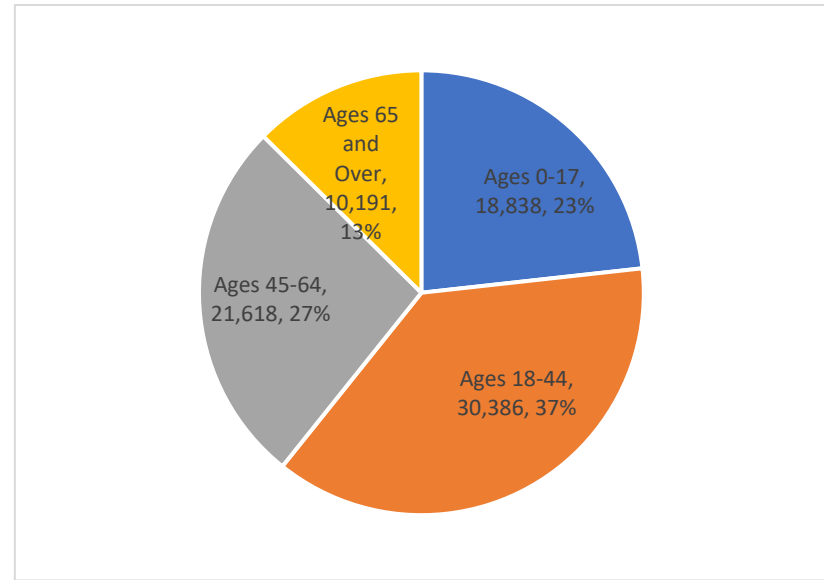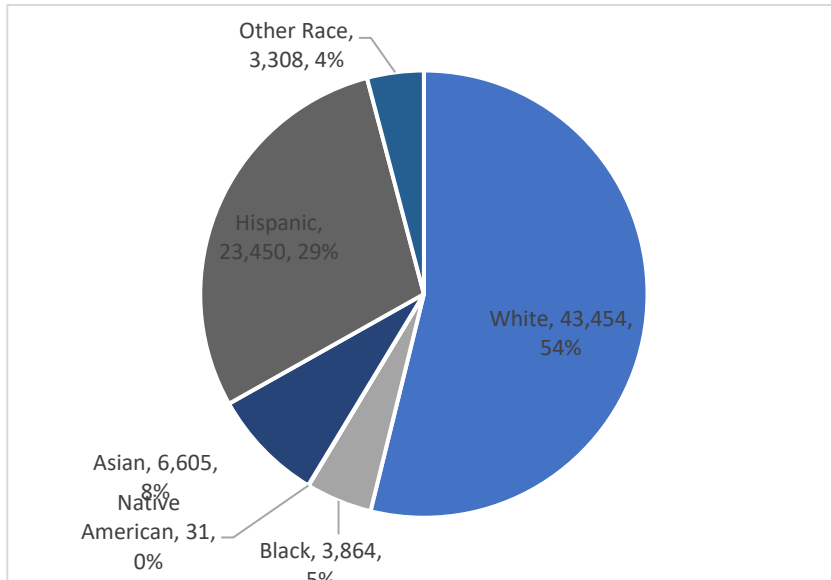
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
3,424	12,038	4,886	17,846	9,832
7%	25%	10%	37%	20%
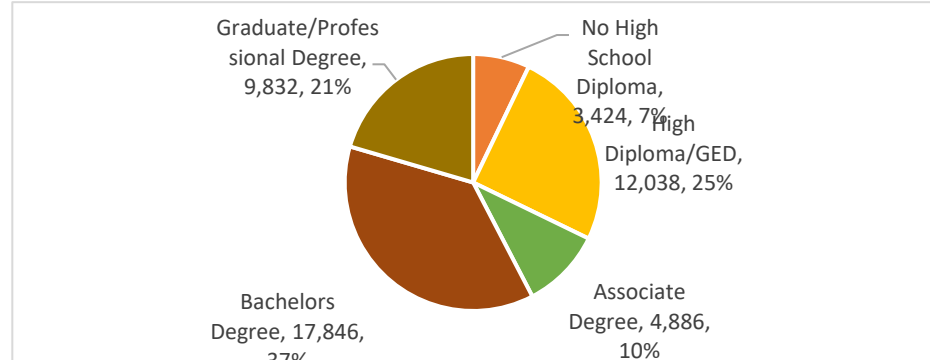
Last Updated: April 10, 2023 | **Demographic and Economic Profile**

Area: **Northwest Hillsborough**

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
2,410	3,659	3,433	5,099	4,659	13,152
7%	11%	11%	16%	14%	41%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
64,345	45,372	2,126	18,973
80%	71%	5%	29%
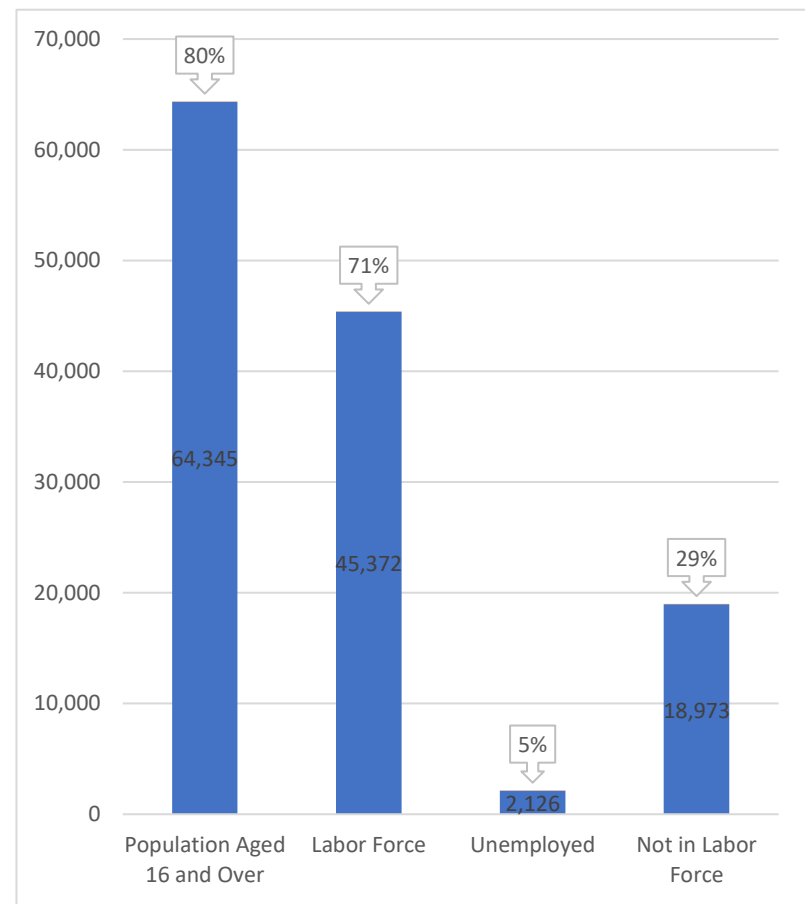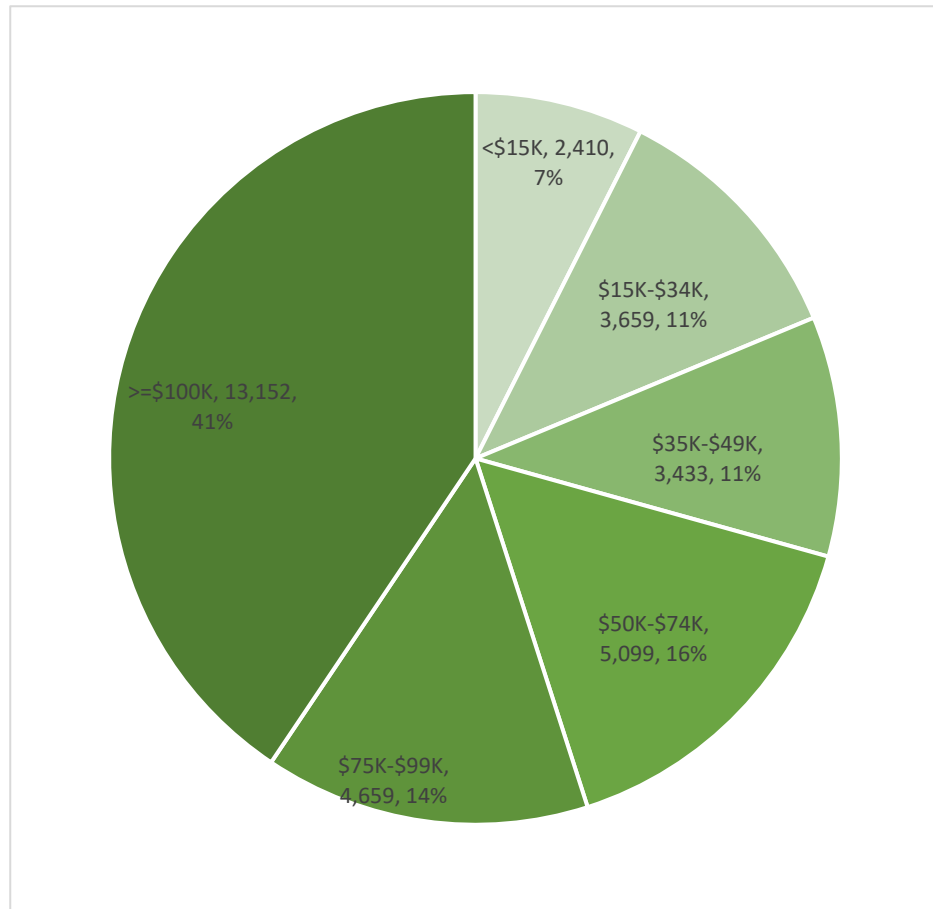
Demographic and Economic Profile

Area: **Northwest Hillsborough**

Plan
Hillsborough

Households Below Poverty	Households Without Cars	Female-Headed Households
3,466	1,136	2,537
16%	5%	12%
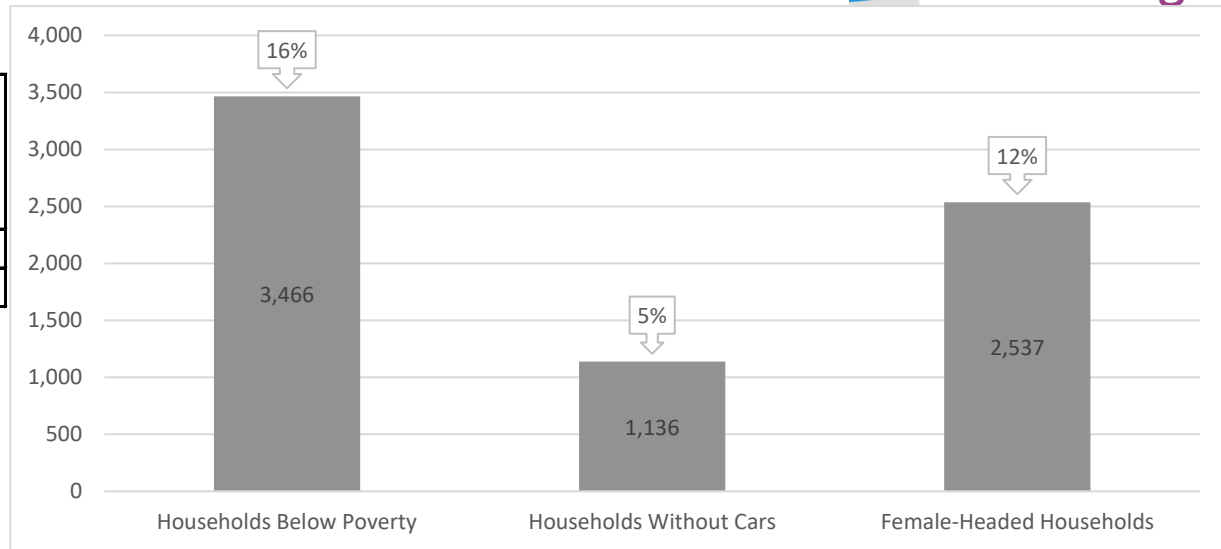
Limited English Population	Disabled Population	Low Income Population
9,991	3,266	8,246
12%	4%	10%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If housing units in the target area are 50% of TAZ housing units, then 50% of the projection is assumed to be inside the
Population Estimates	2010-2022 Population Estimates from Table 1. Estimates of Population by County and City in Florida. https://www.bebr.ufl.edu/population. Jurisdiction-level estimates distributed to residential parcels. Parcel Data from Hillsborough County Property Appraiser.Parcel-level population estimate = Appropriate Census persons per household times
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Employment Estimate	Quarterly Census of Employment and Wages. Excel Files.QCEW NAICS-Based Data Files (1975 - most recent). Bureau of Labor Statistics https://www.bls.gov/cew/downloadable-data-files.htm. Employment by sector for the years 2010, 2015, and 2020, 2021, 2022Q2. 2010-2022 countywide employment distributed to commercial parcels using share of
Employment Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level employment. If employment in the target area are 50% of TAZ employment, then 50% of the projection is assumed to be inside the
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Building Permits	Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Demolition Permits	Permitted demolitions of existing buildings. Raw quarterly buildingpermit data from all four jurisdictions: Plant City, Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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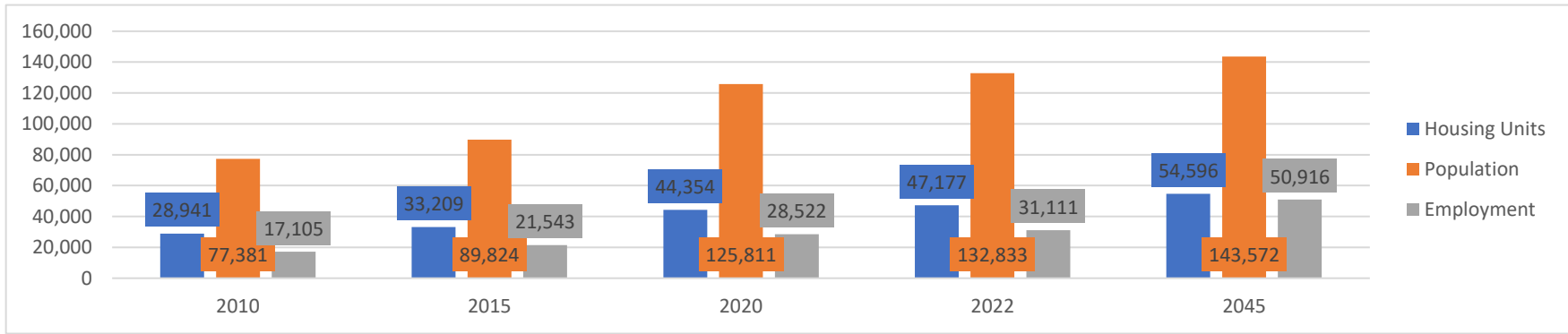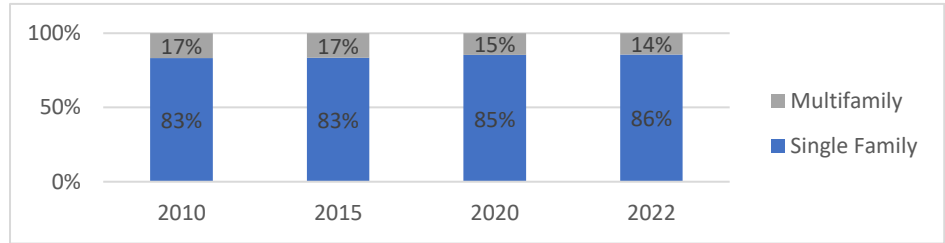Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Riverview**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	28,941	33,209	44,354	47,177	54,596	7,419	16%	42%
Population	77,381	89,824	125,811	132,833	143,572	10,739	8%	48%
Employment	17,105	21,543	28,522	31,111	50,916	19,805	64%	44%

Residential Units by Type

	2010	2015	2020	2022
Single Family	83%	83%	85%	86%
Multifamily	17%	17%	15%	14%

Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	97%	97%	98%	98%
Vacant	2%	2%	2%	2%
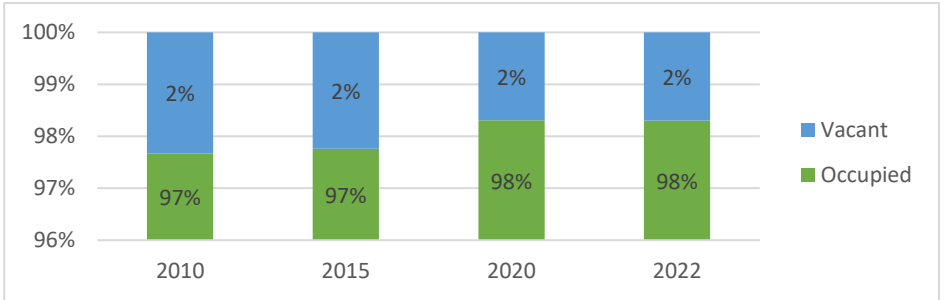
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Riverview

Plan Hillsborough

Employment by Type

	2010	2015	2020	2022
Industrial	3,837	4,233	5,167	5,741
Commercial	3,416	4,267	5,506	5,893
Service	9,852	13,043	17,849	19,477
Total	17,105	21,543	28,522	31,111
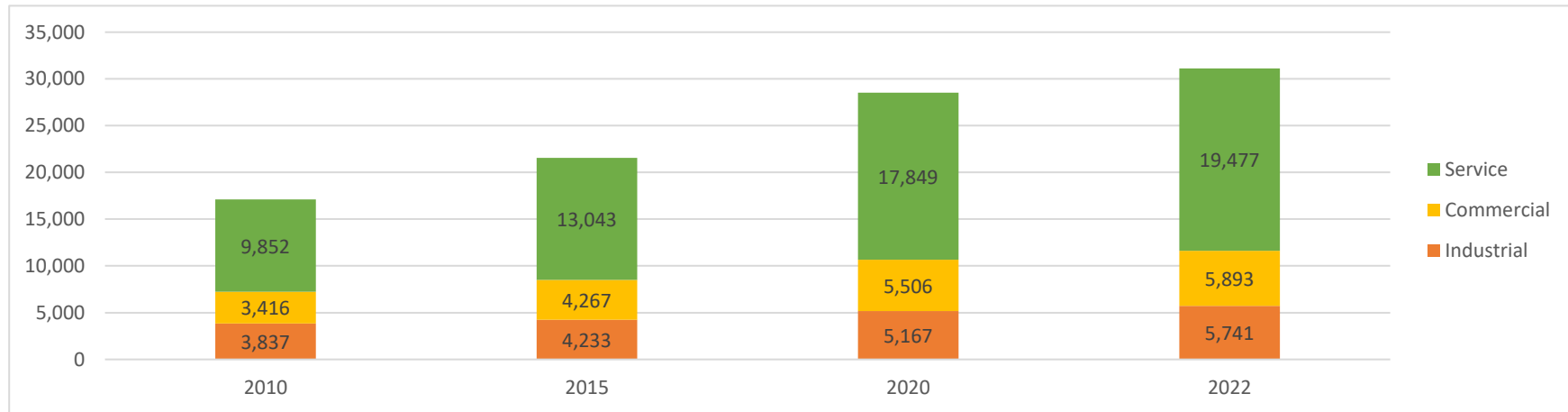
Employment by Type

	2010	2015	2020	2022
Industrial	22%	20%	18%	18%
Commercial	20%	20%	19%	19%
Service	58%	61%	63%	63%
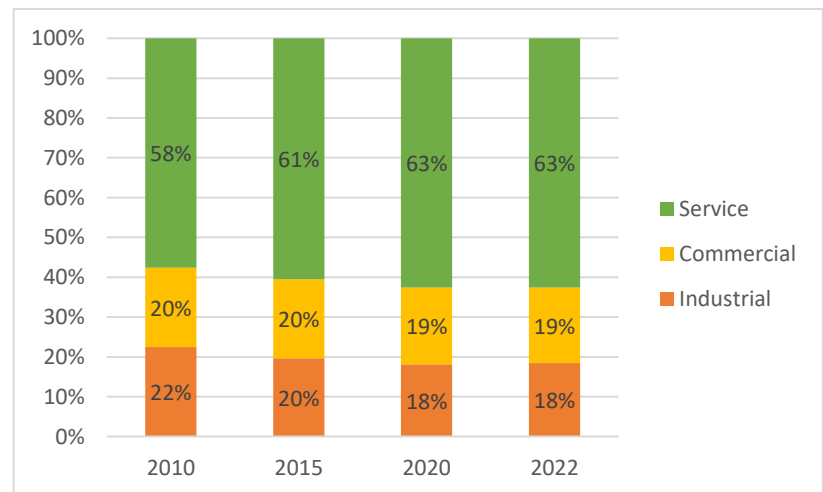
Last Updated: April 10, 2023   **Demographic and Economic Profile**
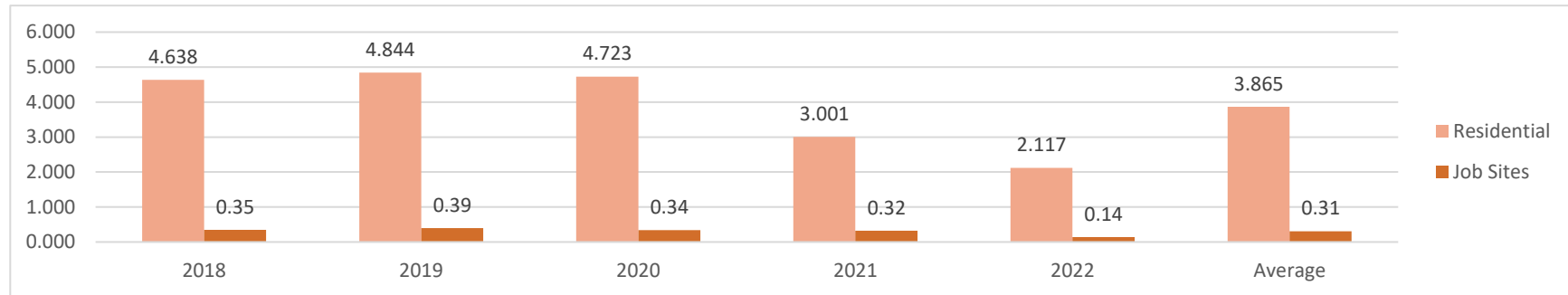
Area: **Riverview**

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	6,405	7,087	12,577	4,185	3,479	6,746
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646
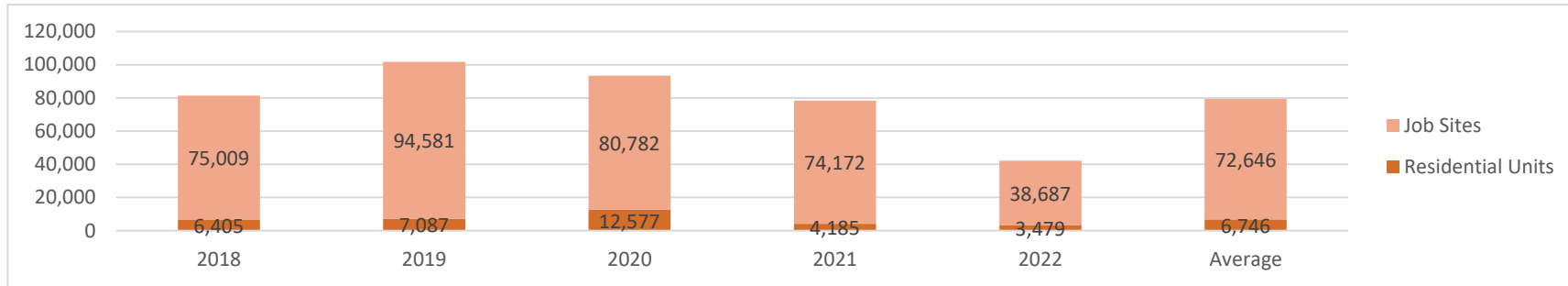
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	4.638	4.844	4.723	3.001	2.117	3.865
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31

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Plan
Hillsborough

Area: Riverview

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	492	473	312	238	1,030	682	141	93	132	399	262
Permitted Commercial Parcels	11	6	8	11	7	5	8	5	9	8	7
Total Building Permits	503	479	320	249	1,037	687	149	98	141	407	269
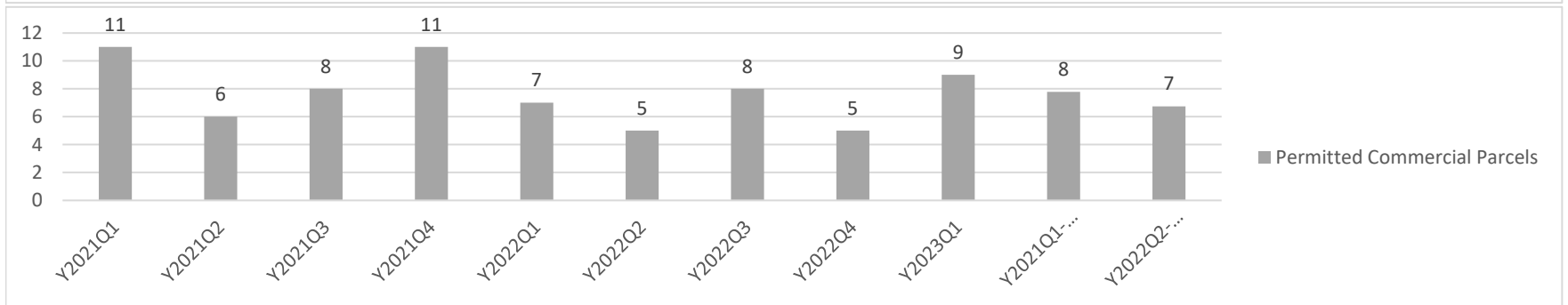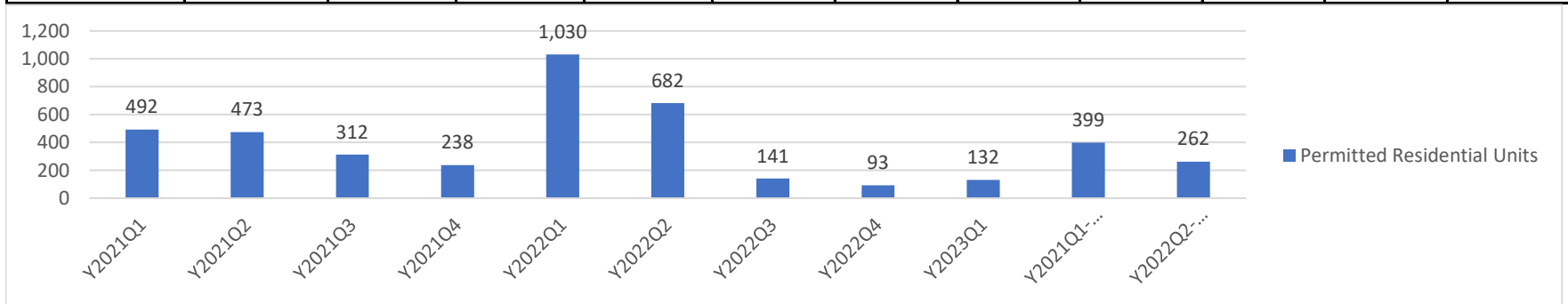
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: Riverview

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	1,428	1,527	1,783	2,225	3,081	2,271	1,515	1,946	132	1,768	1,466
Permitted Commercial Parcels	34	24	18	22	18	22	36	25	9	23	23
Total Building Permits	1,462	1,551	1,801	2,247	3,099	2,293	1,551	1,971	141	1,791	1,489
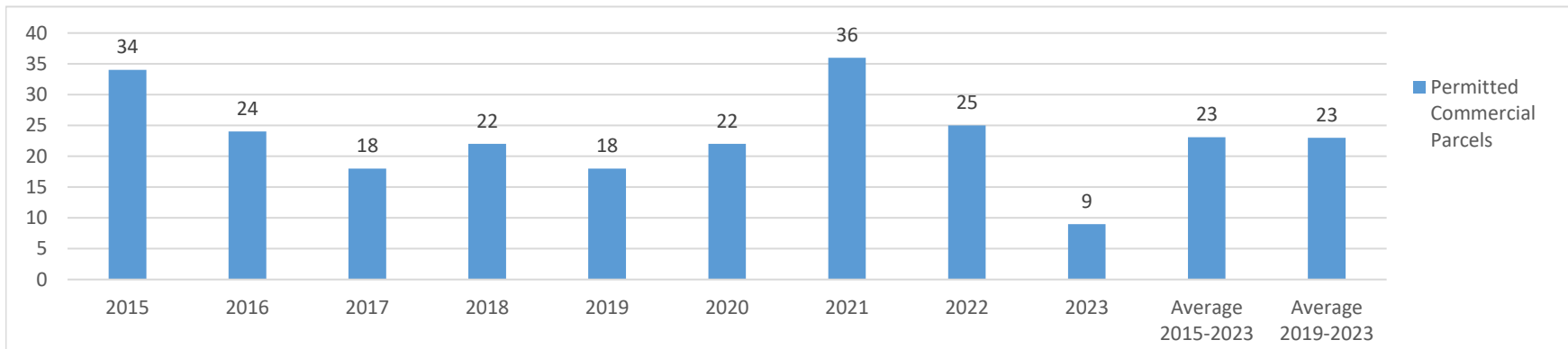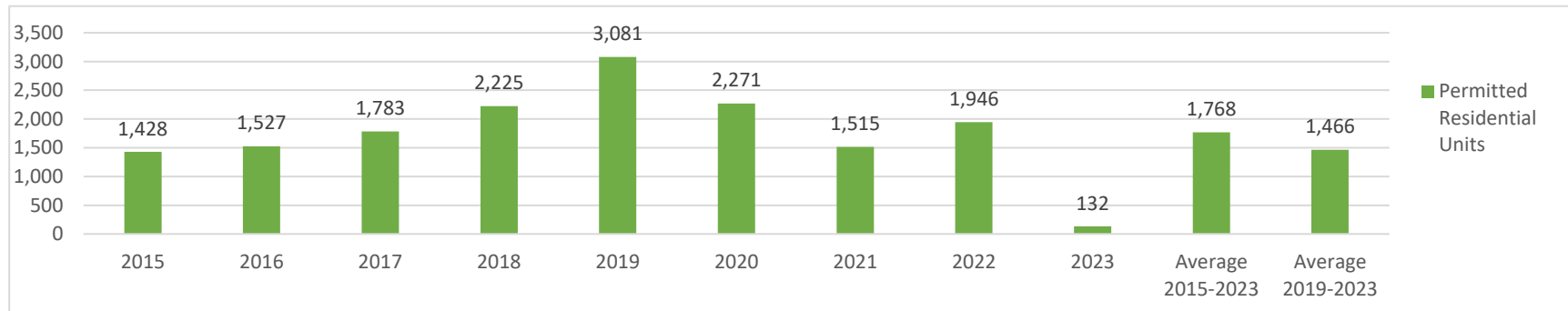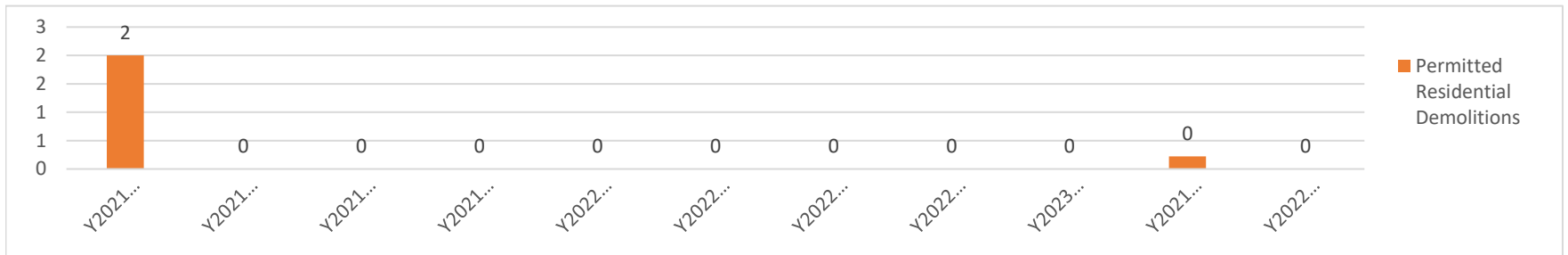
Demographic and Economic Profile

Area: Riverview

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	2	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	11	6	8	11	7	5	8	5	9	8	7
Total Permitted Demolitions	13	6	8	11	7	5	8	5	9	8	7

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Area: Riverview

Plan Hillsborough

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	2	7	10	5	3	9	2	0	0	4	3
Permitted Comm	0	1	2	1	1	0	1	0	0	1	0
Total Permitted	2	8	12	6	4	9	3	0	0	5	3

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan
Hillsborough
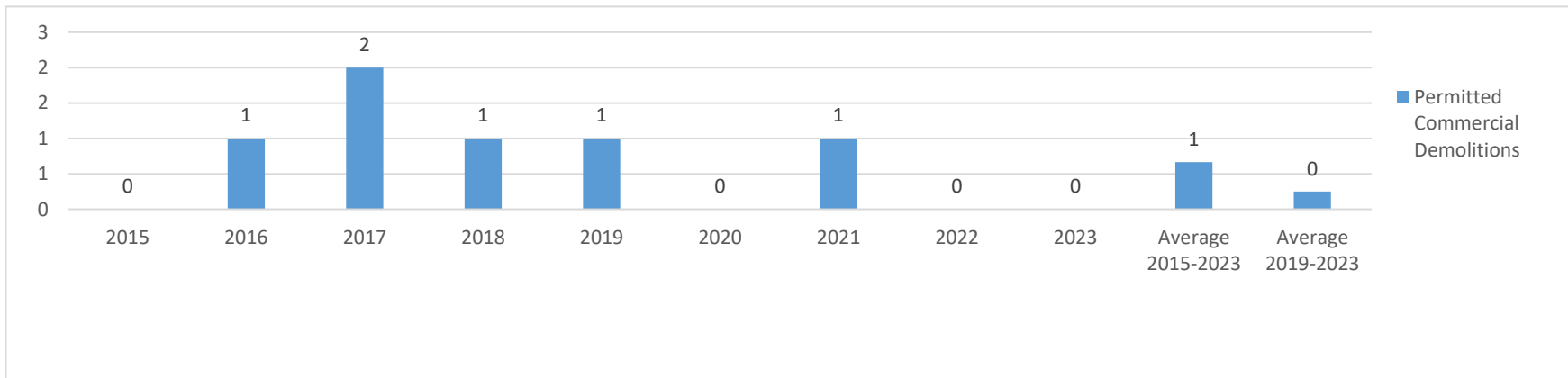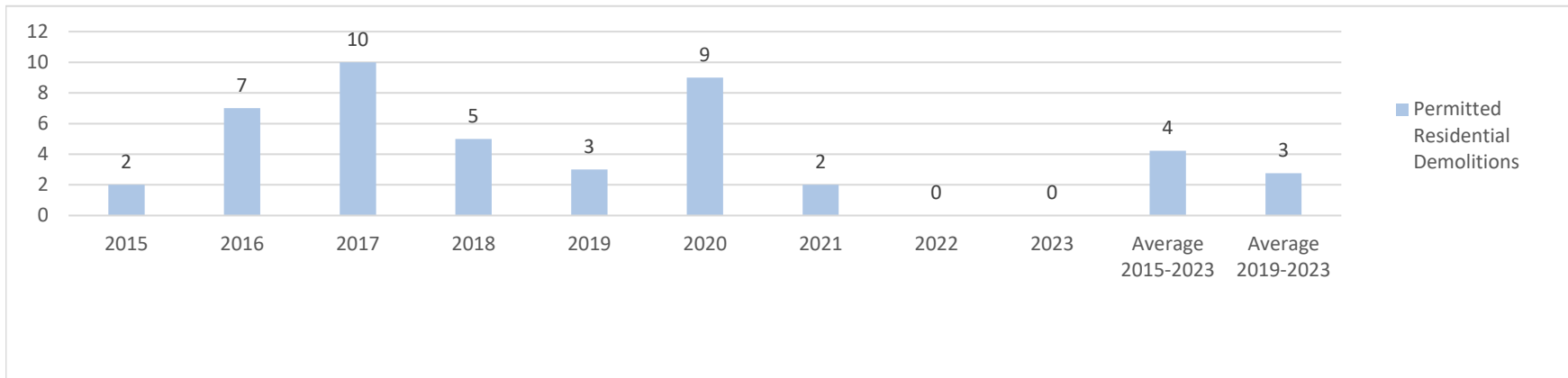
Area: Riverview

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
63,957	25,236	228	4,040	32,996	6,375	132,833
48%	19%	0%	3%	25%	5%	100%

	Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
	33,939	50,258	33,790	14,266
	26%	38%	25%	11%
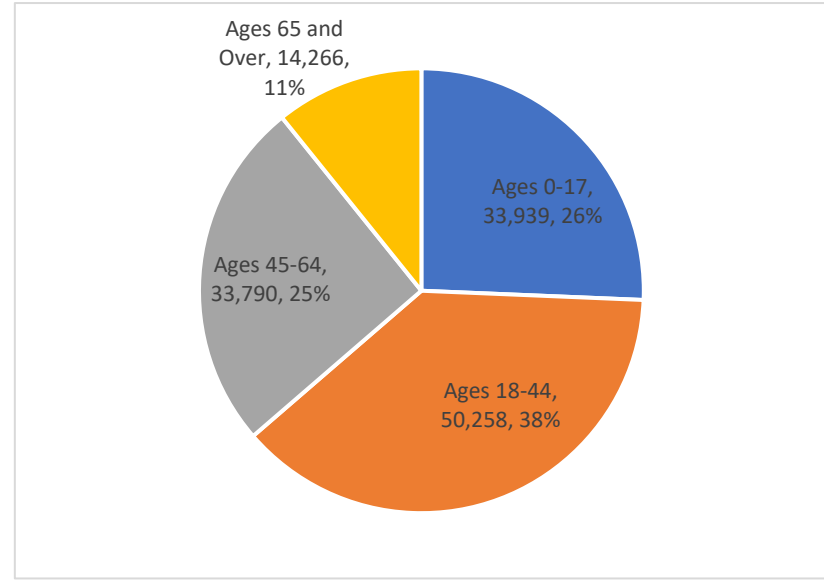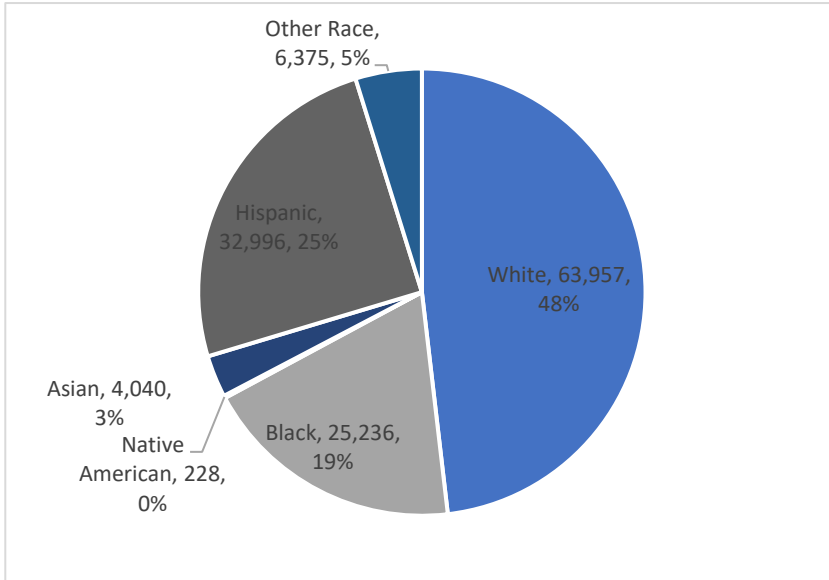
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
7,445	24,054	10,161	19,577	10,579
10%	33%	14%	27%	15%
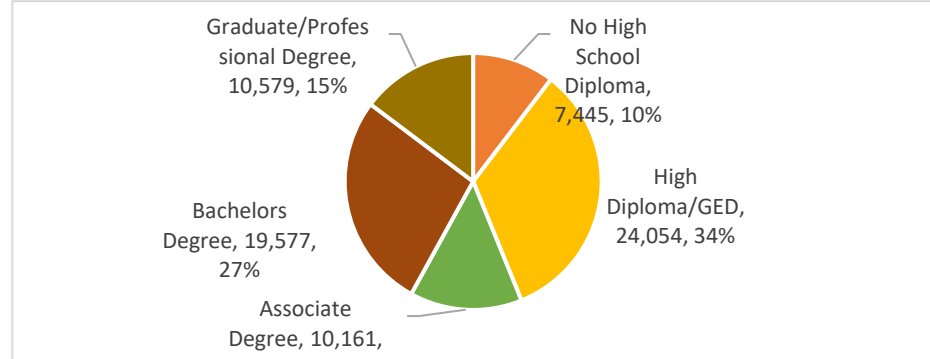
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Riverview

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
2,763	5,435	4,865	8,397	7,091	17,409
6%	12%	11%	18%	15%	38%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
100,962	70,801	3,470	30,161
76%	70%	5%	30%
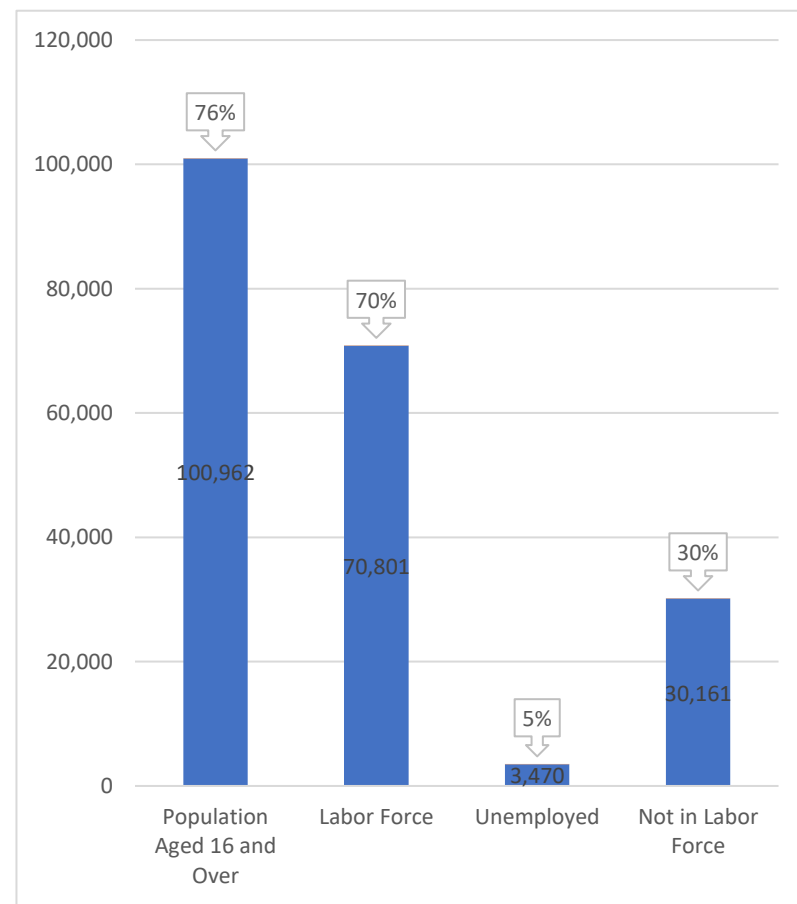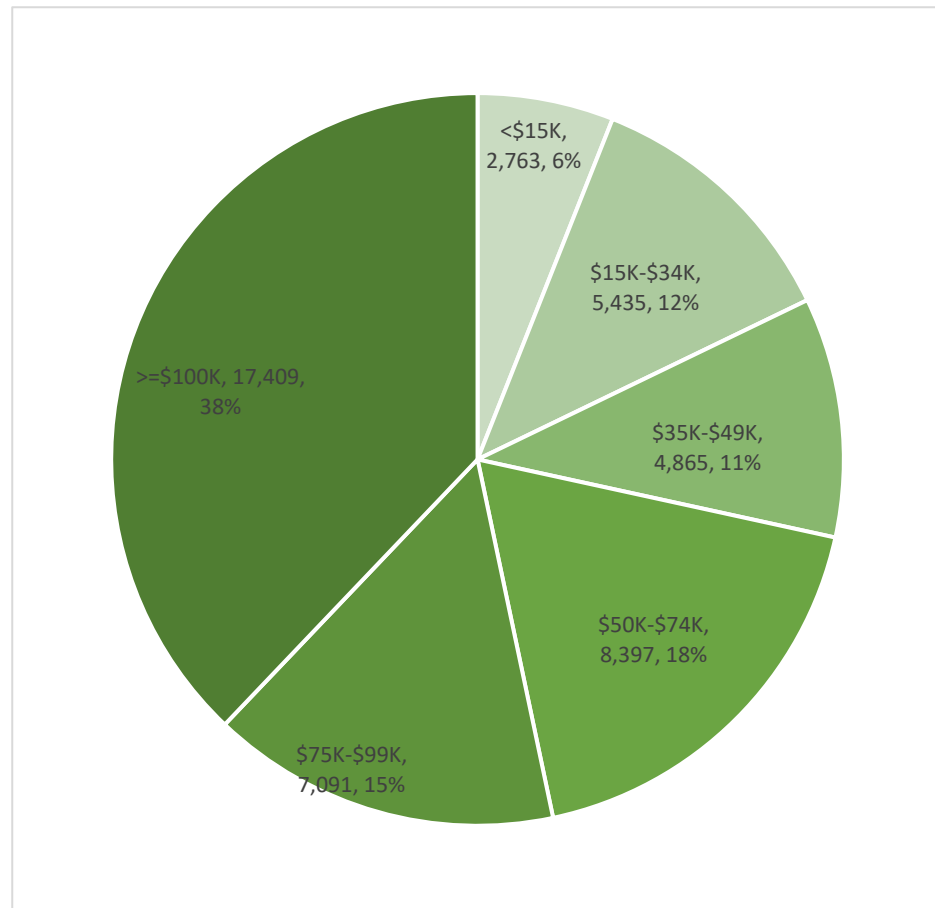
Last Updated: April 10, 2023

Demographic and Economic Profile

Plan
Hillsborough

Area: Riverview

Households Below Poverty	Households Without Cars	Female-Headed Households
3,496	1,275	3,447
9%	3%	8%
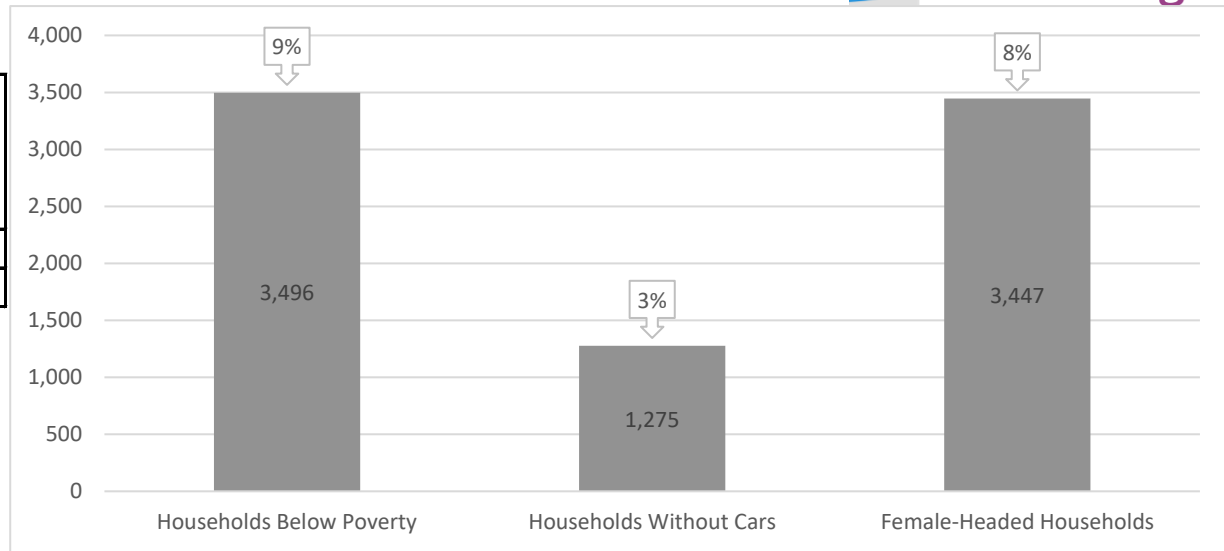
Limited English Population	Disabled Population	Low Income Population
7,021	7,591	9,528
5%	6%	7%

Demographic and Economic Profile

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If housing units in the target area are 50% of TAZ housing units, then 50% of the projection is assumed to be inside the
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Demographic and Economic Profile

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Hillsborough

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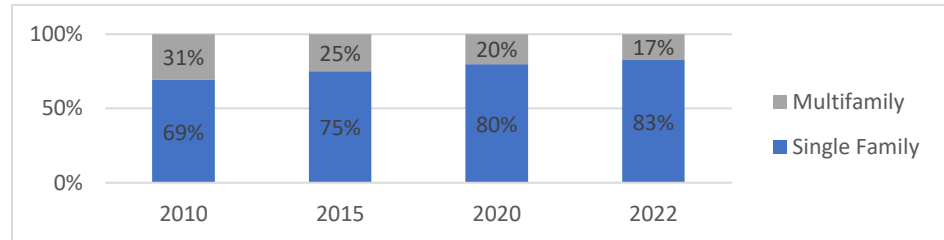Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Ruskin**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	7,190	8,826	10,971	12,729	17,219	4,490	35%	44%
Population	18,264	23,197	30,079	37,888	43,942	6,054	16%	63%
Employment	5,068	6,011	6,853	7,400	16,040	8,641	117%	23%
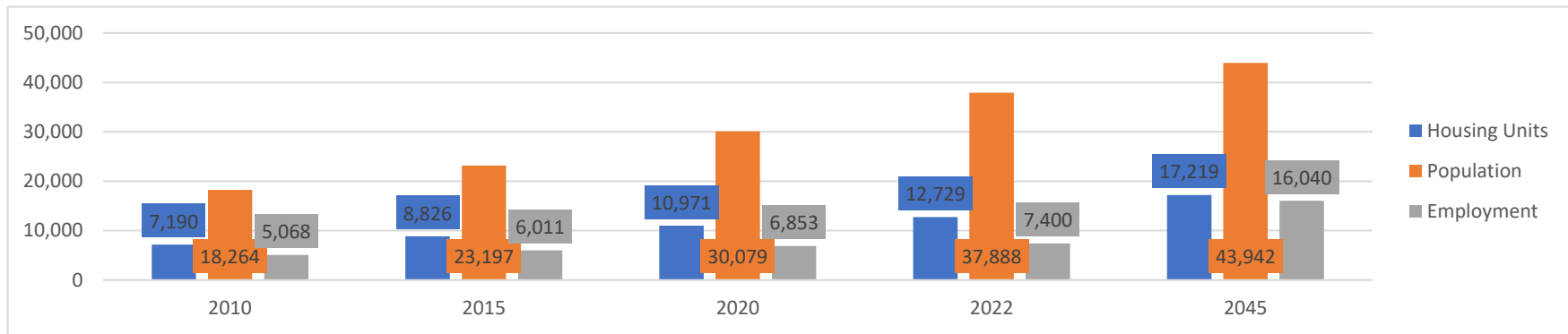
Residential Units by Type

	2010	2015	2020	2022
Single Family	69%	75%	80%	83%
Multifamily	31%	25%	20%	17%

Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	89%	90%	95%	95%
Vacant	11%	9%	5%	5%
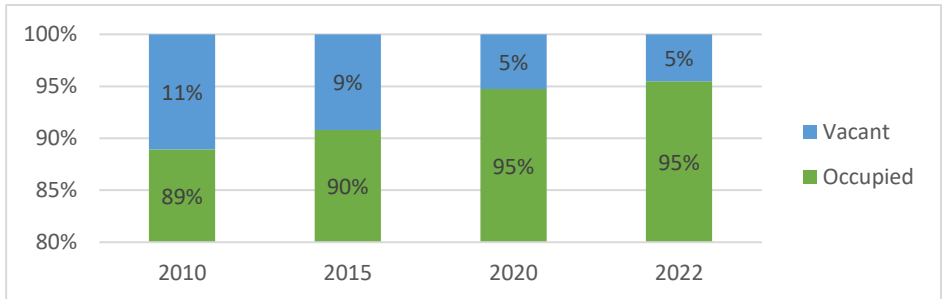
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Ruskin

Employment by Type

	2010	2015	2020	2022
Industrial	708	903	964	1,110
Commercial	248	292	352	376
Service	4,112	4,816	5,537	5,913
Total	5,068	6,011	6,853	7,400
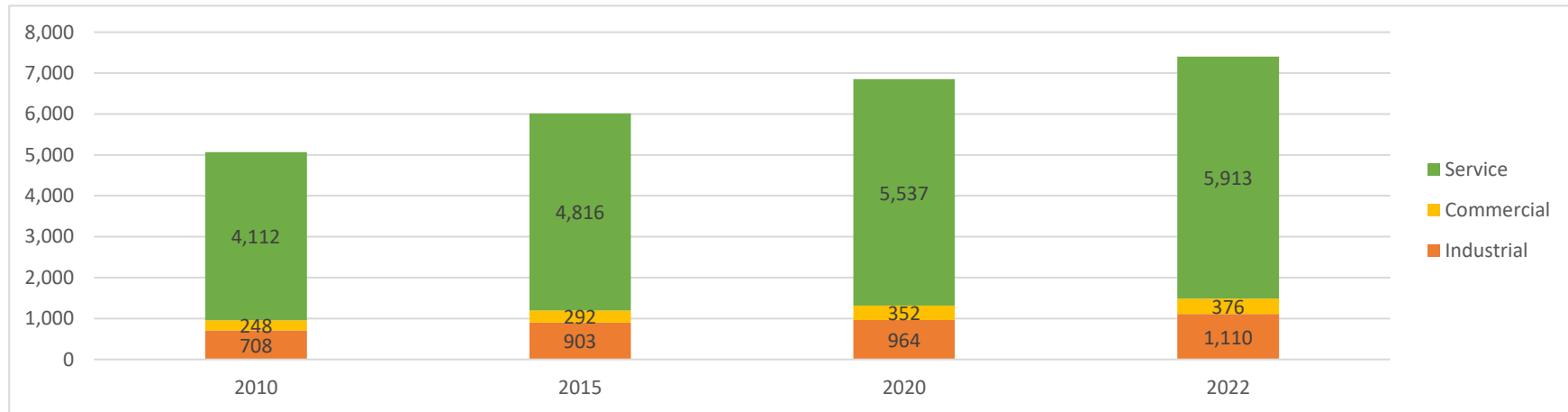
Employment by Type

	2010	2015	2020	2022
Industrial	14%	15%	14%	15%
Commercial	5%	5%	5%	5%
Service	81%	80%	81%	80%
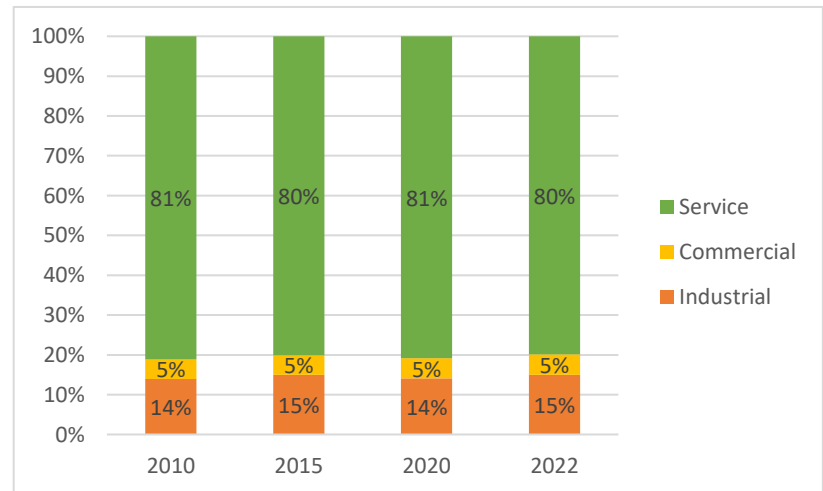
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Ruskin

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	902	1,022	1,801	3,885	4,076	2,337
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646
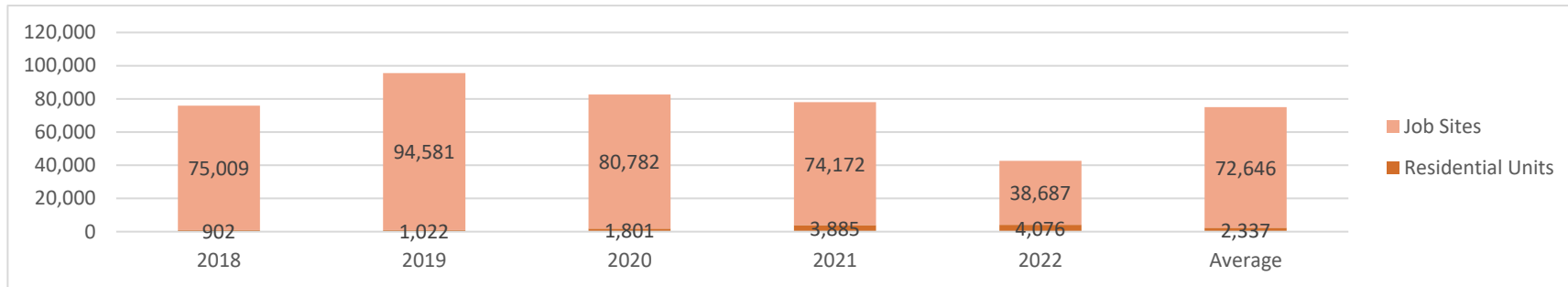
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	0.636	0.764	1.245	1.934	1.618	1.239
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
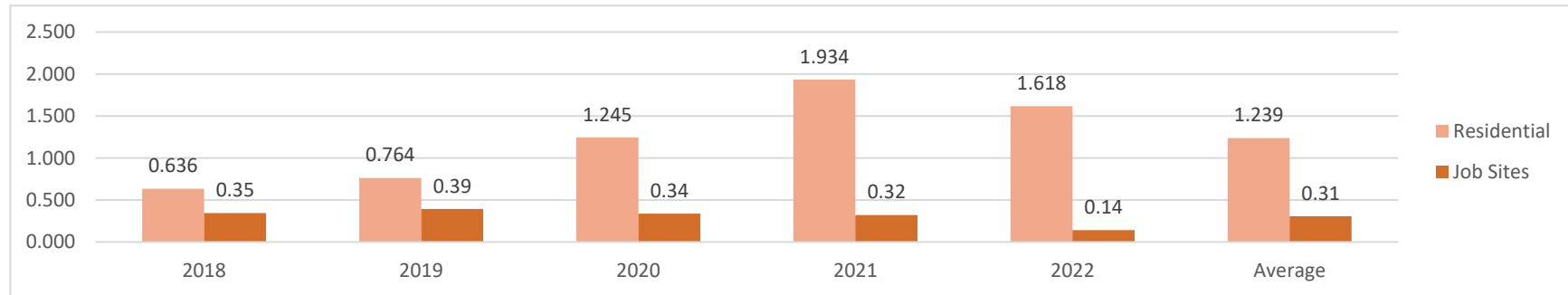
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Plan
Hillsborough

Area: Ruskin

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	325	386	382	222	101	77	23	107	77	189	71
Permitted Commercial Parcels	4	0	0	1	2	0	1	2	0	1	1
Total Building Permits	329	386	382	223	103	77	24	109	77	190	72
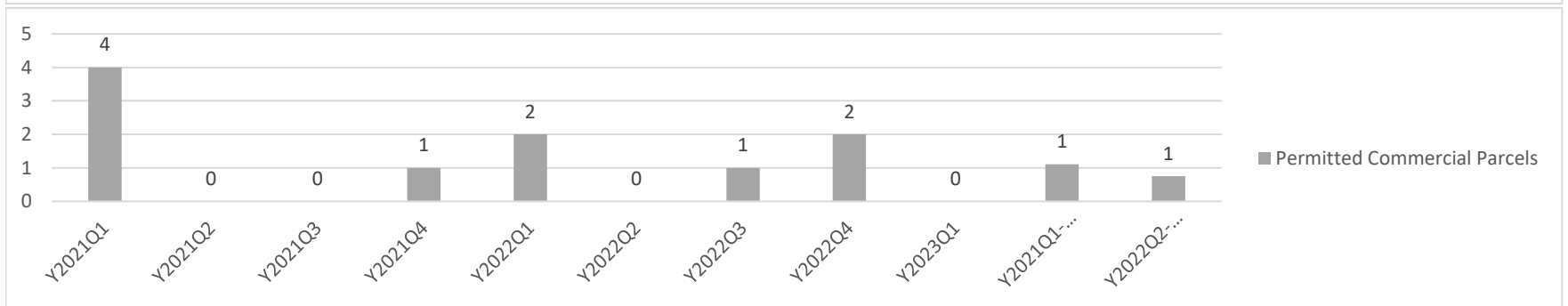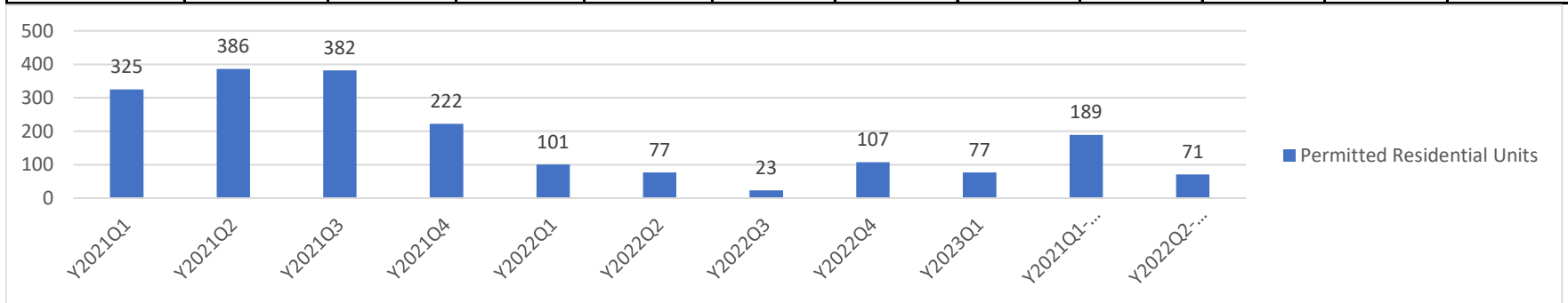
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Area: Ruskin

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	285	433	424	273	486	770	1,315	308	77	486	618
Permitted Commercial Parcels	5	8	4	5	11	5	5	5	0	5	4
Total Building Permits	290	441	428	278	497	775	1,320	313	77	491	621

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Plan
Hillsborough

Area: Ruskin

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	1	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	4	0	0	1	2	0	1	2	0	1	1
Total Permitted Demolitions	5	0	0	1	2	0	1	2	0	1	1
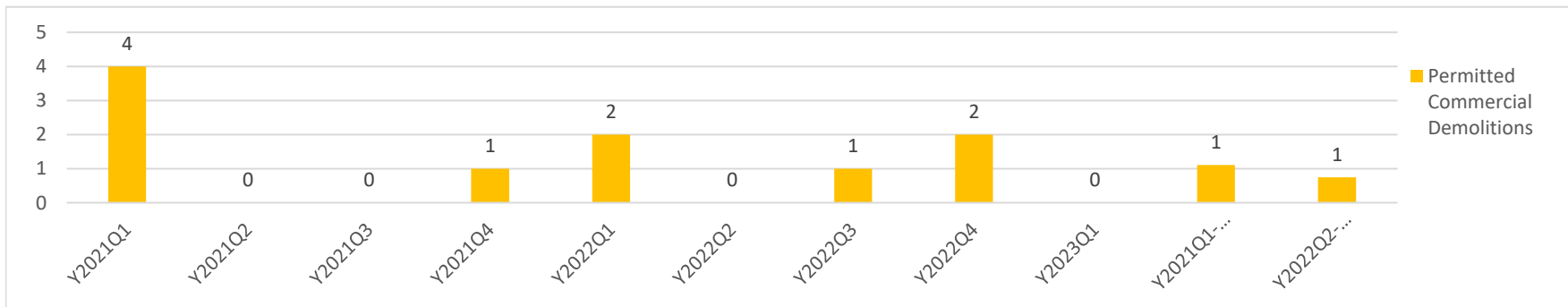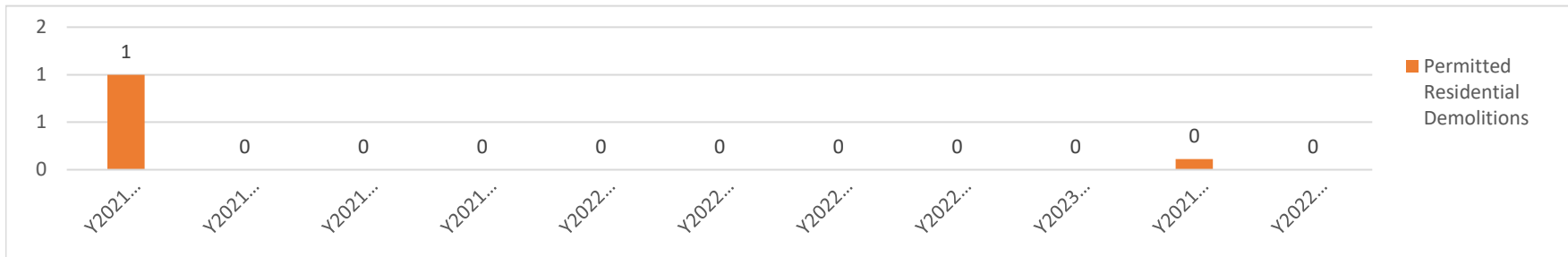
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Plan Hillsborough

Area: Ruskin

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	2	3	5	6	2	3	1	0	0	2	1
Permitted Comm	0	0	0	2	1	0	0	0	0	0	0
Total Permitted	2	3	5	8	3	3	1	0	0	3	1

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough
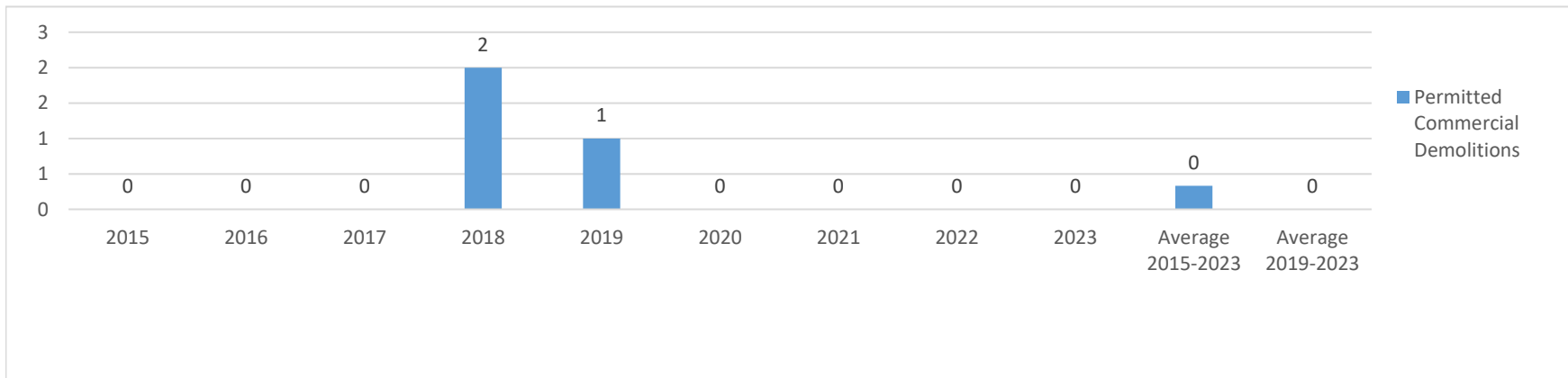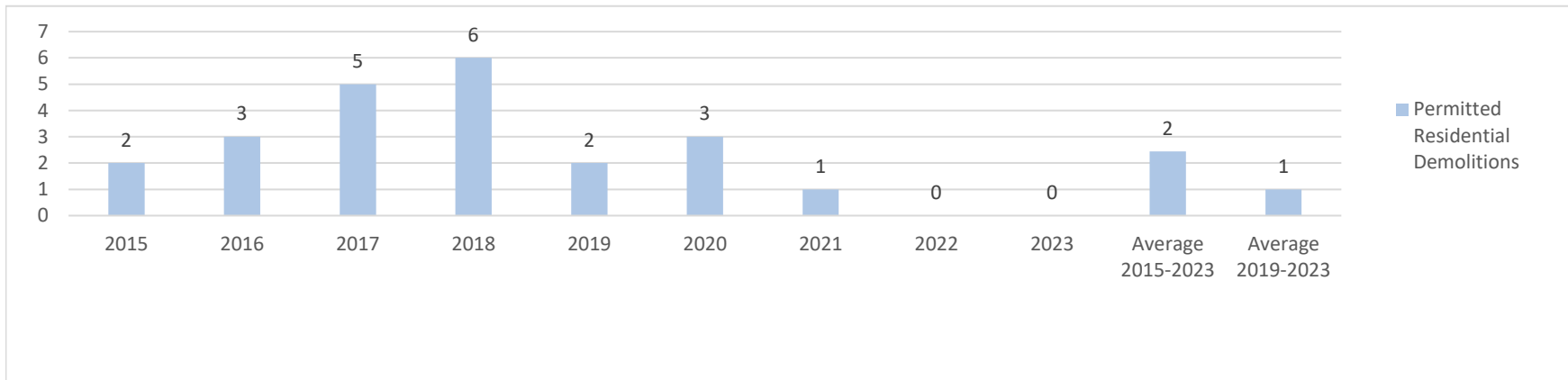
Area: Ruskin

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
15,046	7,006	16	417	13,296	2,108	37,888
40%	18%	0%	1%	35%	6%	100%

	Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
	10,383	14,642	8,651	3,933
	27%	39%	23%	10%
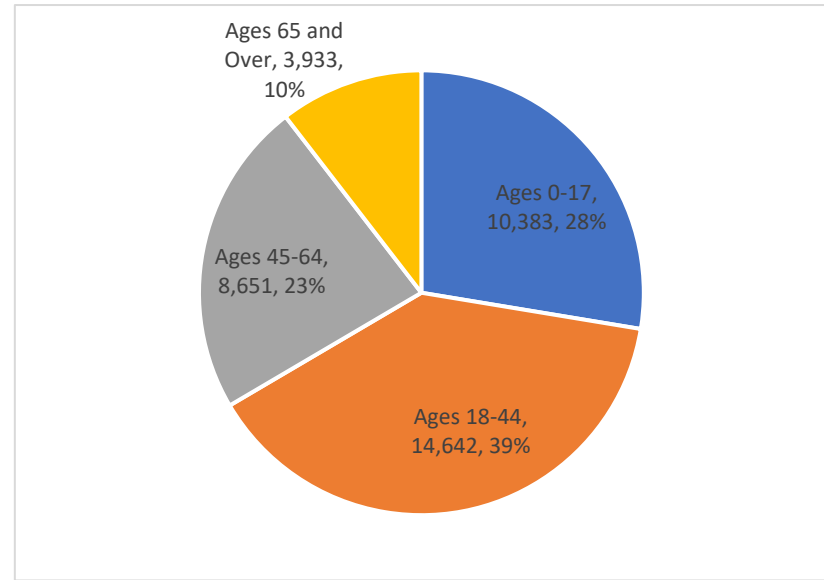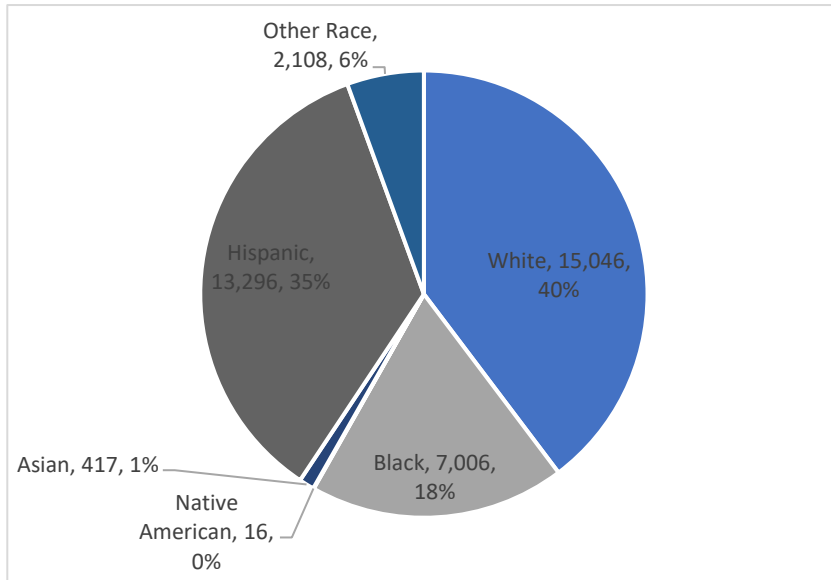
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
2,747	7,232	2,620	3,611	1,774
15%	40%	15%	20%	10%
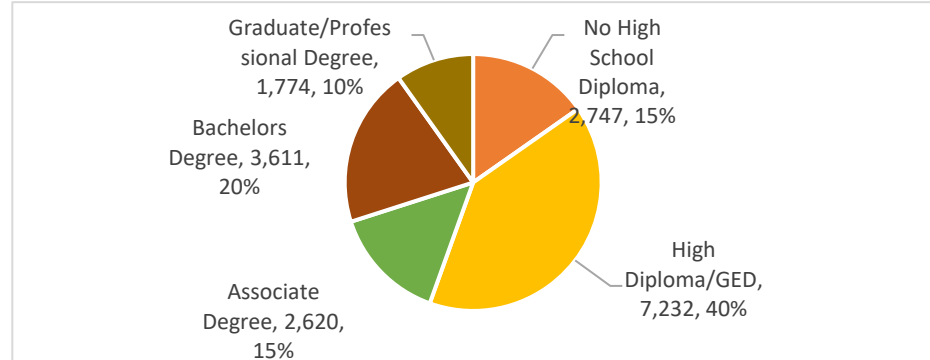
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Ruskin

Plan
Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
954	1,861	1,509	1,938	1,612	4,112
8%	16%	13%	16%	13%	34%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
28,200	19,125	1,029	9,075
74%	68%	5%	32%
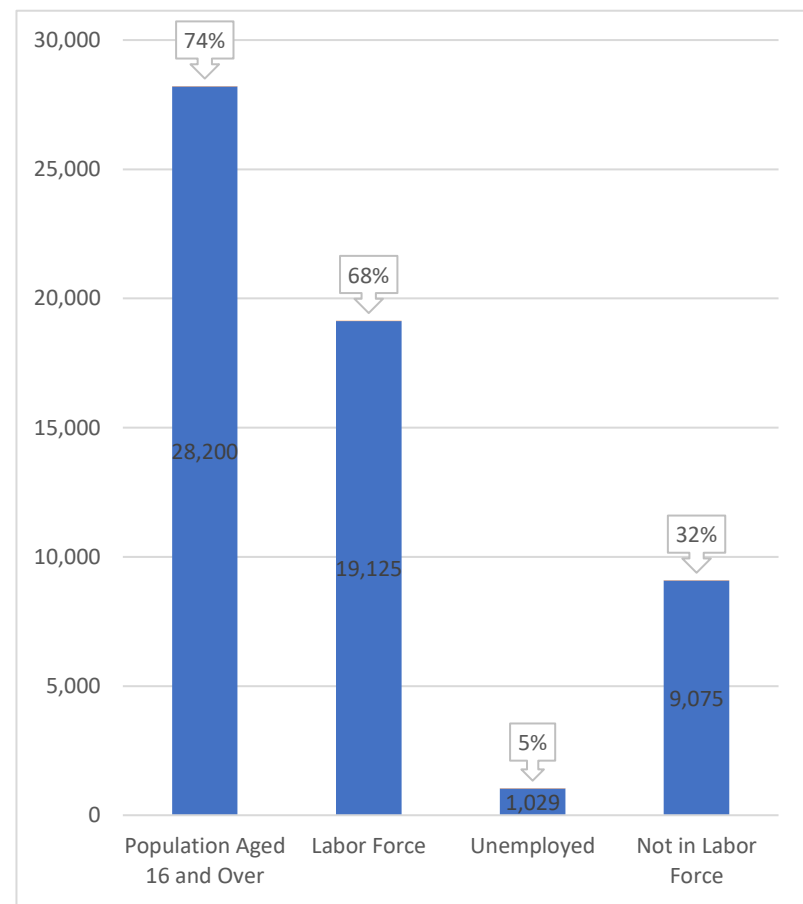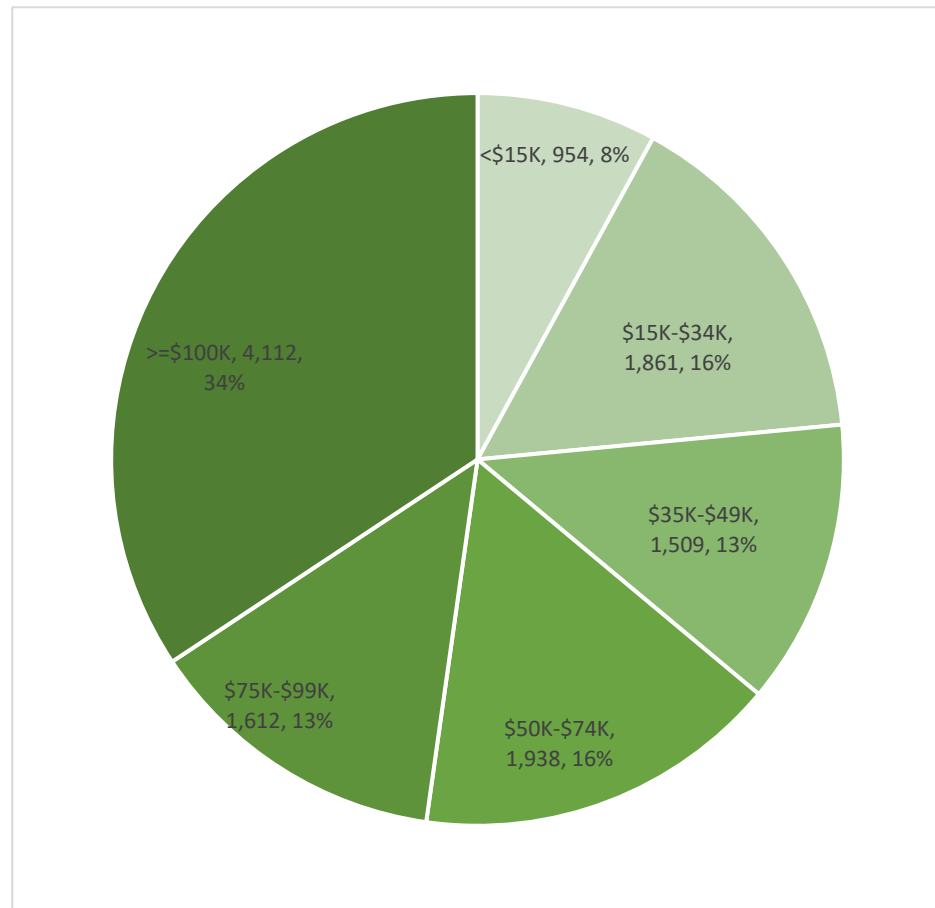
Last Updated: April 10, 2023

Demographic and Economic Profile

Plan Hillsborough

Area: **Ruskin**

Households Below Poverty	Households Without Cars	Female-Headed Households
1,497	452	1,093
14%	4%	10%
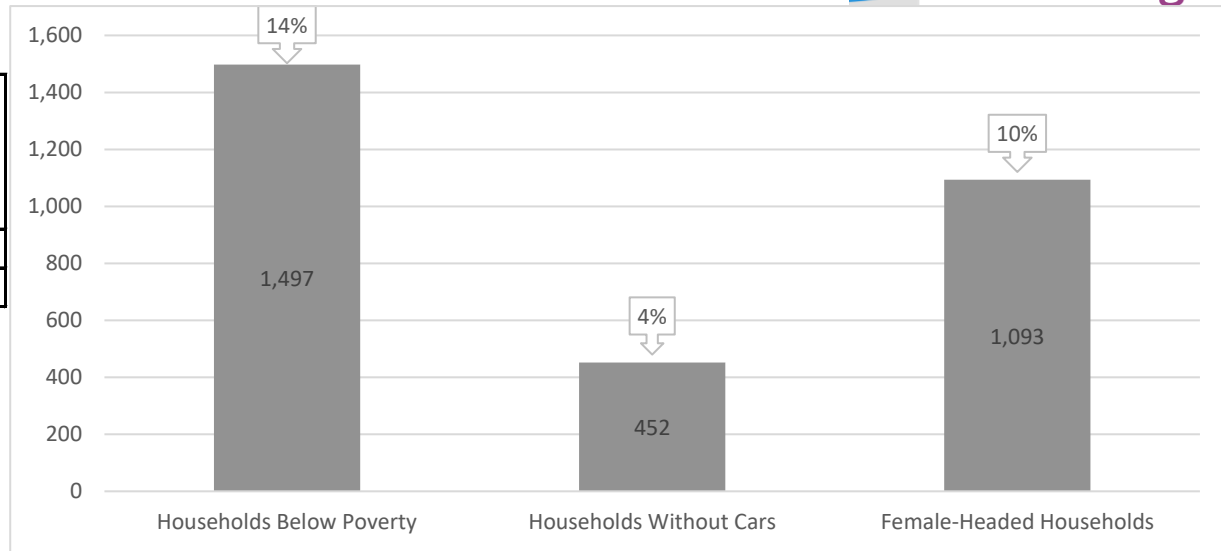
Limited English Population	Disabled Population	Low Income Population
2,803	2,348	5,493
7%	6%	14%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If housing units in the target area are 50% of TAZ housing units, then 50% of the projection is assumed to be inside the
Population Estimates	2010-2022 Population Estimates from Table 1. Estimates of Population by County and City in Florida. https://www.bebr.ufl.edu/population. Jurisdiction-level estimates distributed to residential parcels. Parcel Data from Hillsborough County Property Appraiser.Parcel-level population estimate = Appropriate Census persons per household times
Population Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If population in the target area is 50% of TAZ population, then 50% of the projection is assumed to be inside the target
Employment Estimate	Quarterly Census of Employment and Wages. Excel Files.QCEW NAICS-Based Data Files (1975 - most recent). Bureau of Labor Statistics https://www.bls.gov/cew/downloadable-data-files.htm. Employment by sector for the years 2010, 2015, and 2020, 2021, 2022Q2. 2010-2022 countywide employment distributed to commercial parcels using share of
Employment Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level employment. If employment in the target area are 50% of TAZ employment, then 50% of the projection is assumed to be inside the
New Parcels	Parcel Data from Hillsborough County Property Appraiser
Building Permits	Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Demolition Permits	Permitted demolitions of existing buildings. Raw quarterly buildingpermit data from all four jurisdictions: Plant City, Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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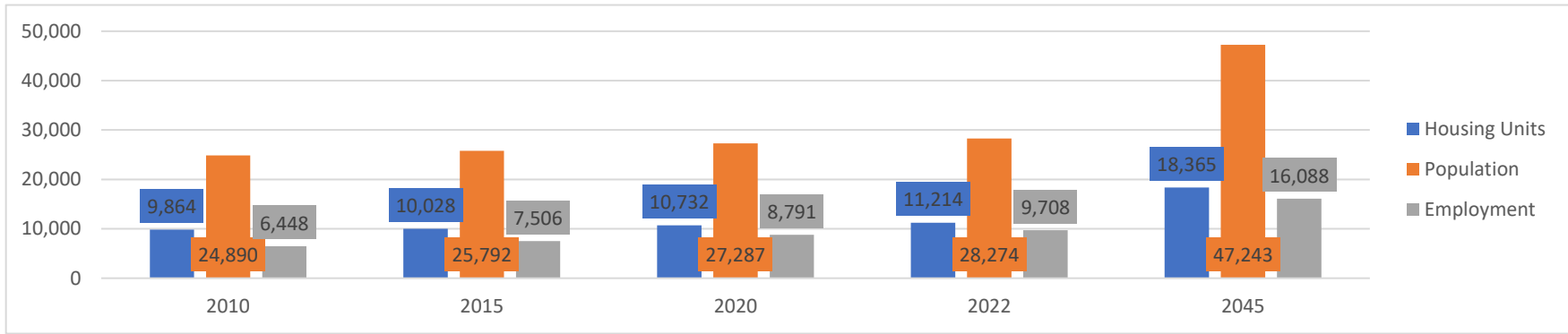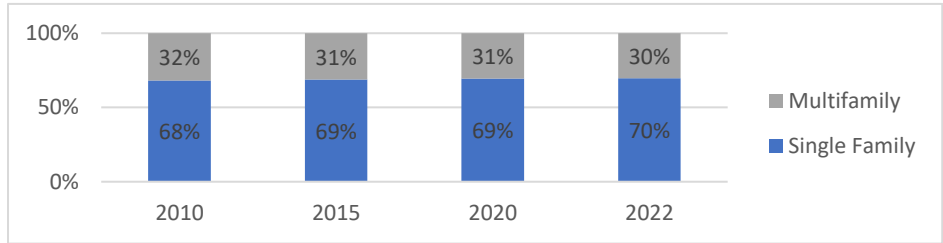Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Seffner Mango**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	9,864	10,028	10,732	11,214	18,365	7,151	64%	12%
Population	24,890	25,792	27,287	28,274	47,243	18,969	67%	10%
Employment	6,448	7,506	8,791	9,708	16,088	6,380	66%	29%

Residential Units by Type

	2010	2015	2020	2022
Single Family	68%	69%	69%	70%
Multifamily	32%	31%	31%	30%

Occupied and Vacant Housing Units
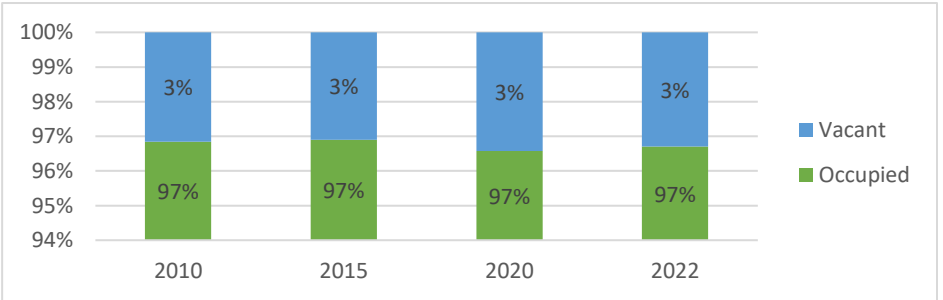
	2010	2015	2020	2022
Occupied	97%	97%	97%	97%
Vacant	3%	3%	3%	3%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Seffner Mango**

Plan Hillsborough

Employment by Type

	2010	2015	2020	2022
Industrial	473	501	964	1,056
Commercial	954	1,157	1,396	1,680
Service	5,021	5,848	6,431	6,973
Total	6,448	7,506	8,791	9,708
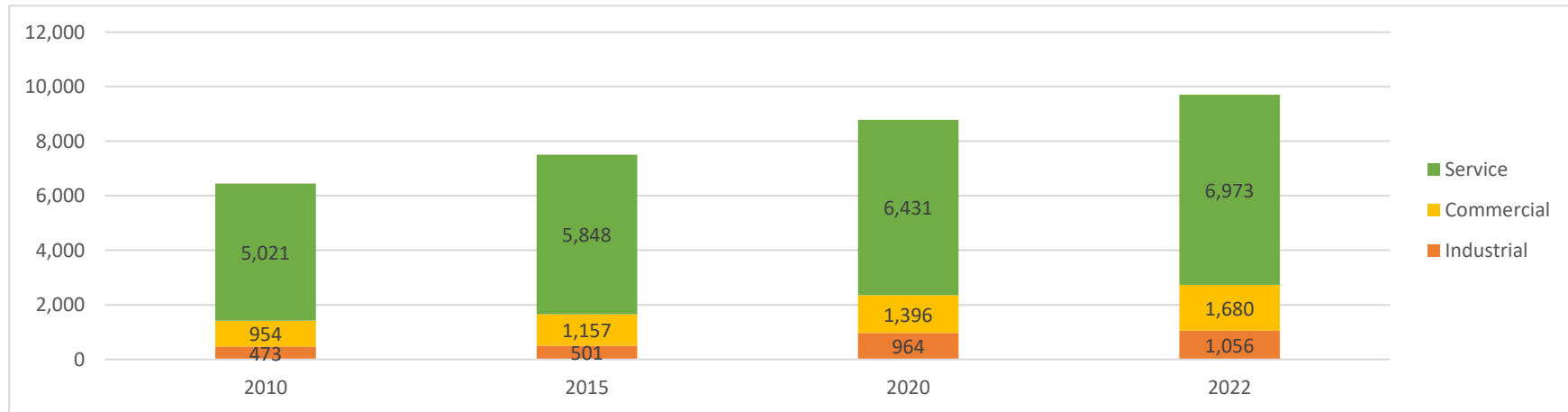
Employment by Type

	2010	2015	2020	2022
Industrial	7%	7%	11%	11%
Commercial	15%	15%	16%	17%
Service	78%	78%	73%	72%
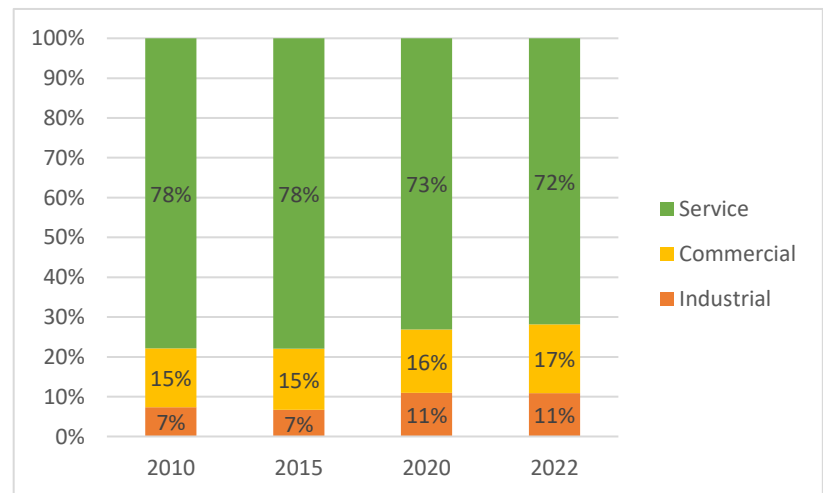
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Seffner Mango

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	322	247	769	837	289	493
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646
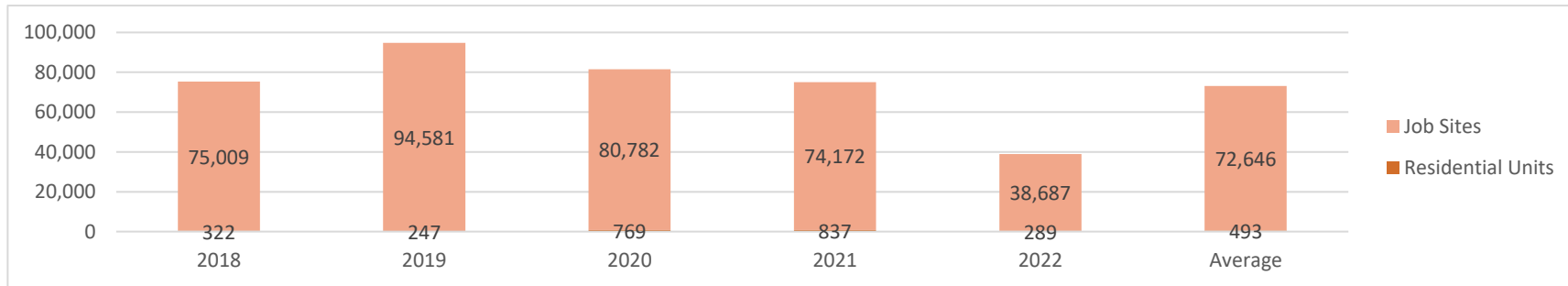
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	0.267	0.216	0.439	0.501	0.220	0.329
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
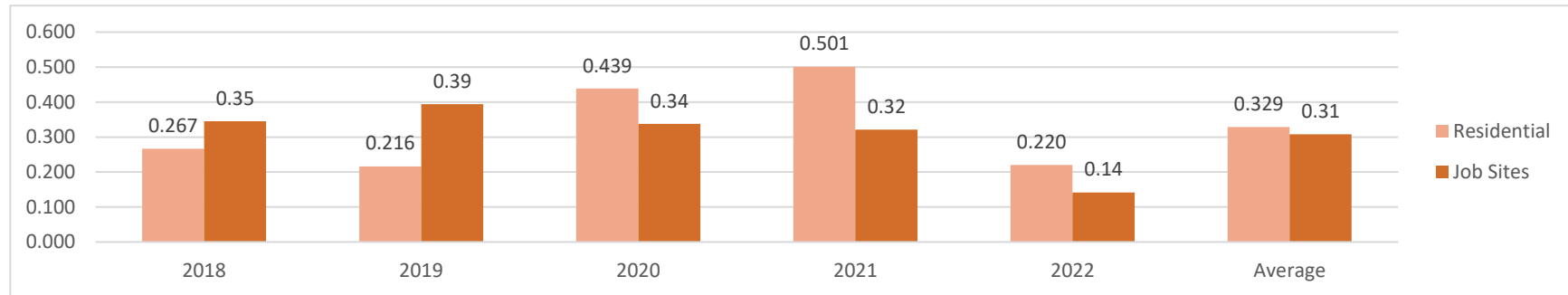
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Seffner Mango**

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	72	156	46	13	22	6	4	3	7	37	5
Permitted Commercial Parcels	4	4	2	4	1	1	5	0	6	3	3
Total Building Permits	76	160	48	17	23	7	9	3	13	40	8
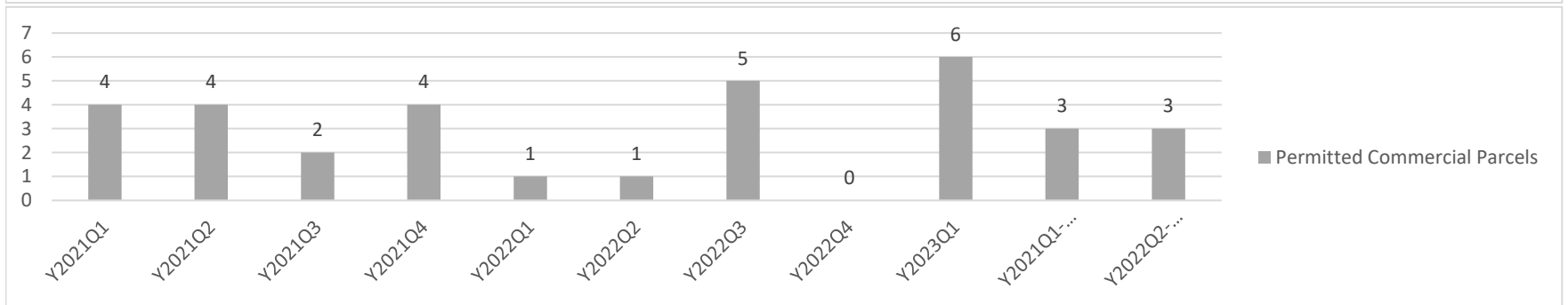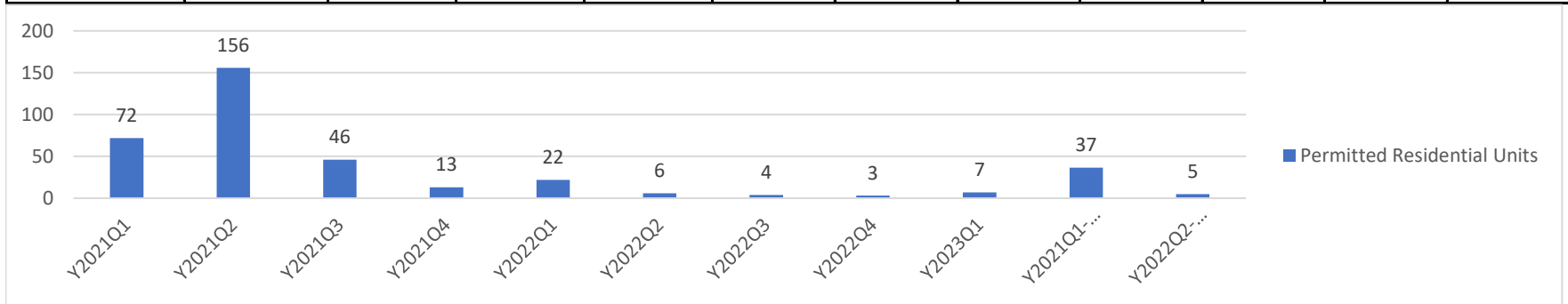
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Seffner Mango

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	32	48	56	156	275	308	287	35	7	134	159
Permitted Commercial Parcels	4	0	2	7	6	3	14	7	6	5	8
Total Building Permits	36	48	58	163	281	311	301	42	13	139	167

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: Seffner Mango

| Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	3	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	4	4	2	4	1	1	5	0	6	3	3
Total Permitted Demolitions	7	4	2	4	1	1	5	0	6	3	3
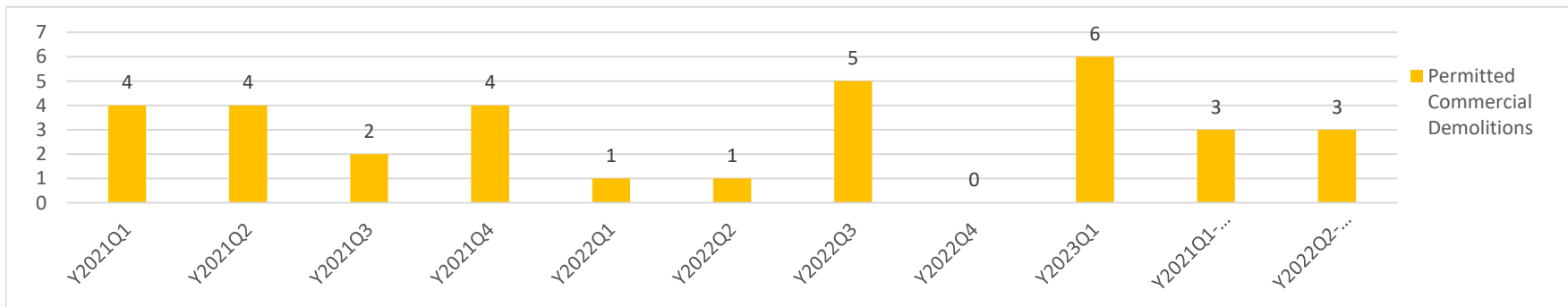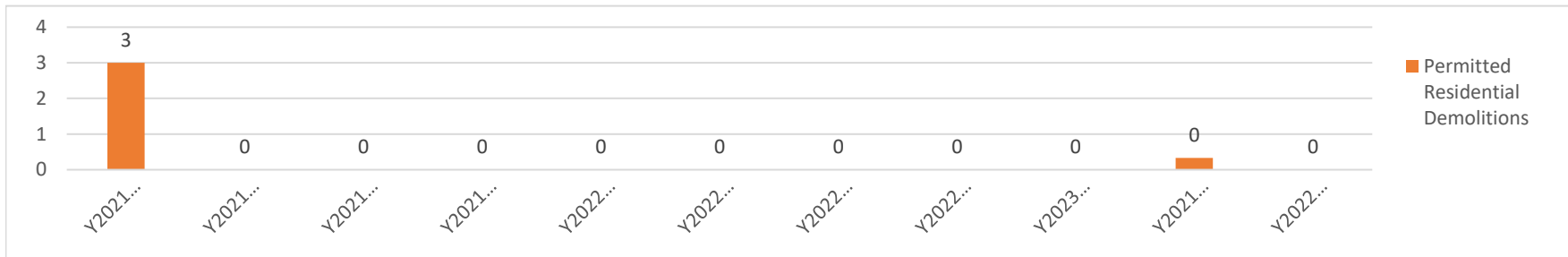
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Seffner Mango**

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	5	4	5	2	3	4	3	0	0	3	2
Permitted Comm	1	1	0	3	0	1	0	0	0	1	0
Total Permitted	6	5	5	5	3	5	3	0	0	4	2

Last Updated: April 10, 2023 **Demographic and Economic Profile**

Plan
Hillsborough
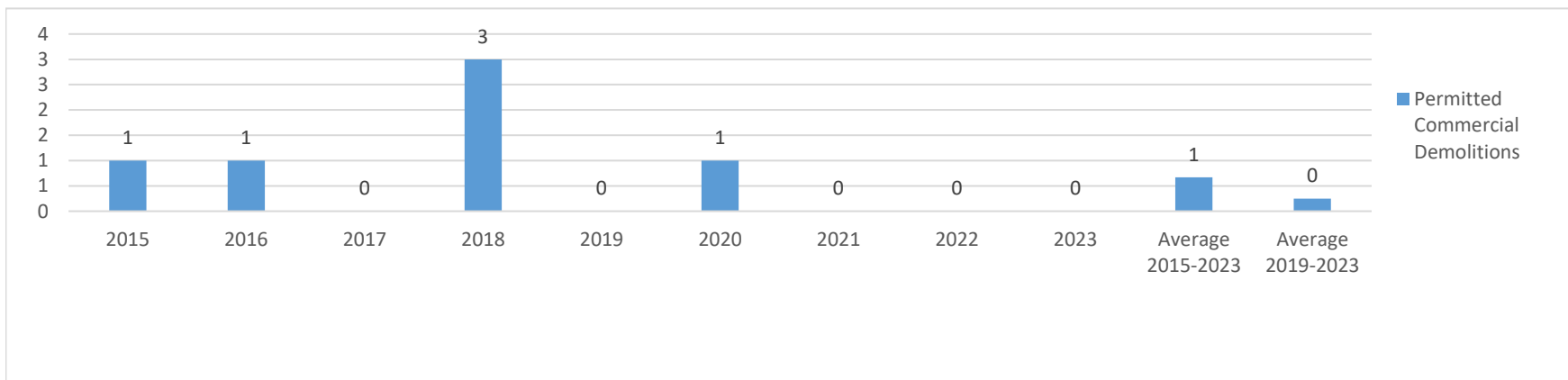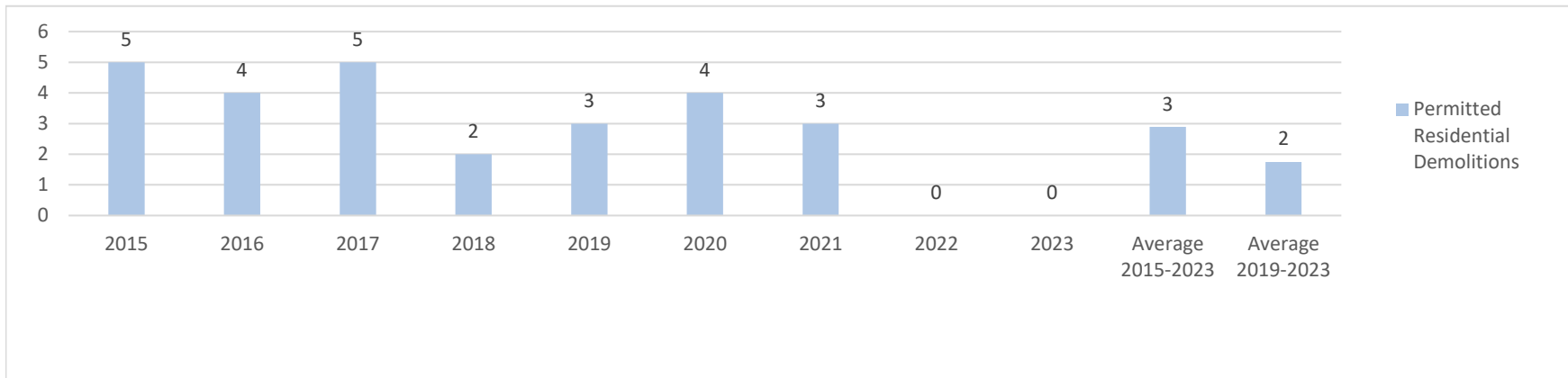
Area: Seffner Mango

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
14,415	4,280	4	543	8,096	936	28,274
51%	15%	0%	2%	29%	3%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
6,702	9,780	8,091	3,804
24%	35%	29%	13%
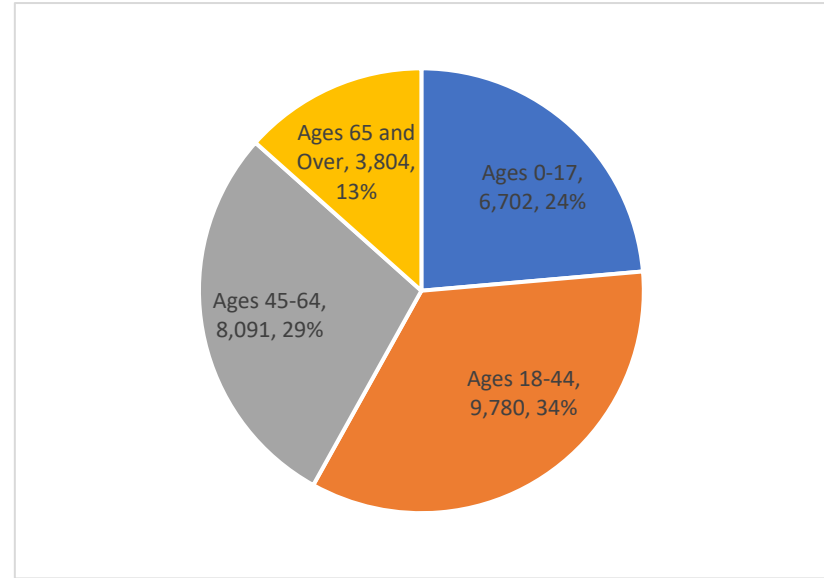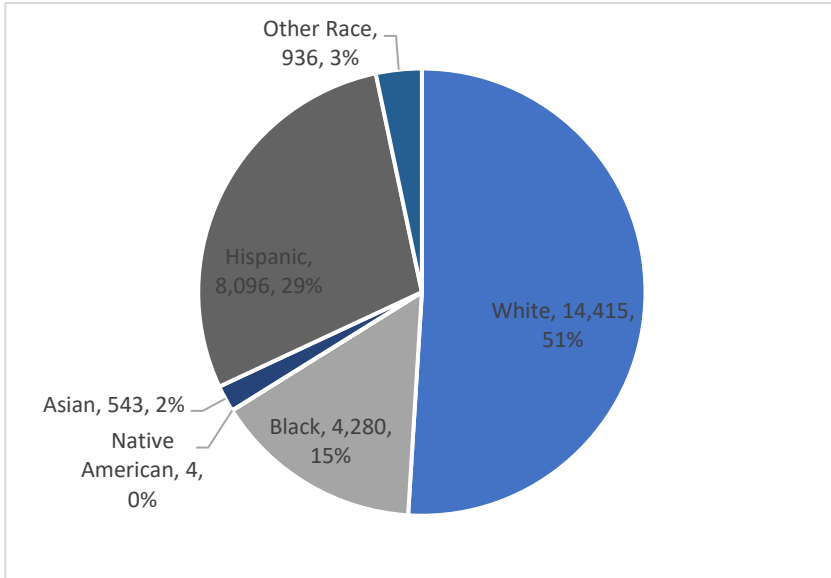
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
3,549	6,019	1,711	2,713	1,312
23%	39%	11%	18%	9%
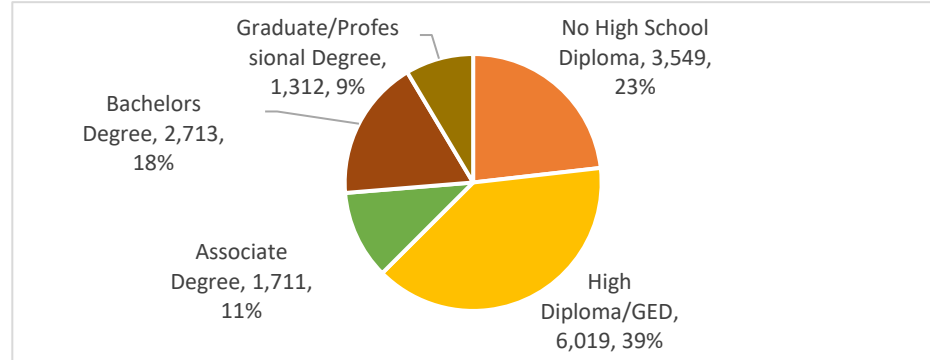
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Seffner Mango**

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
1,326	2,154	1,680	2,157	1,467	2,049
12%	20%	16%	20%	14%	19%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
22,662	13,277	487	9,385
80%	59%	4%	41%
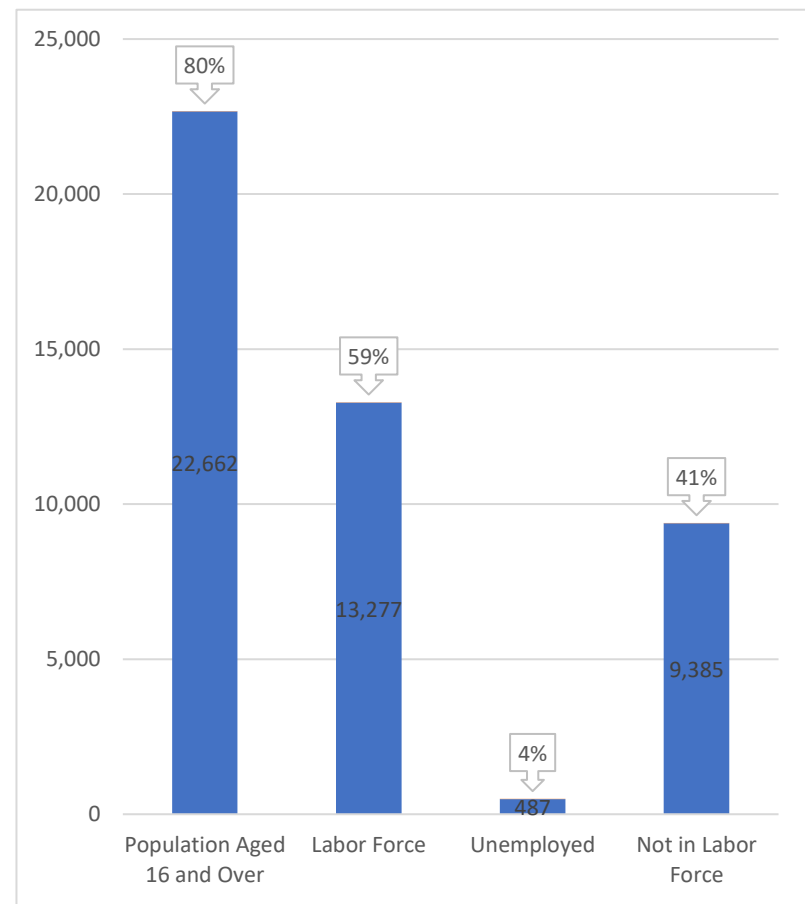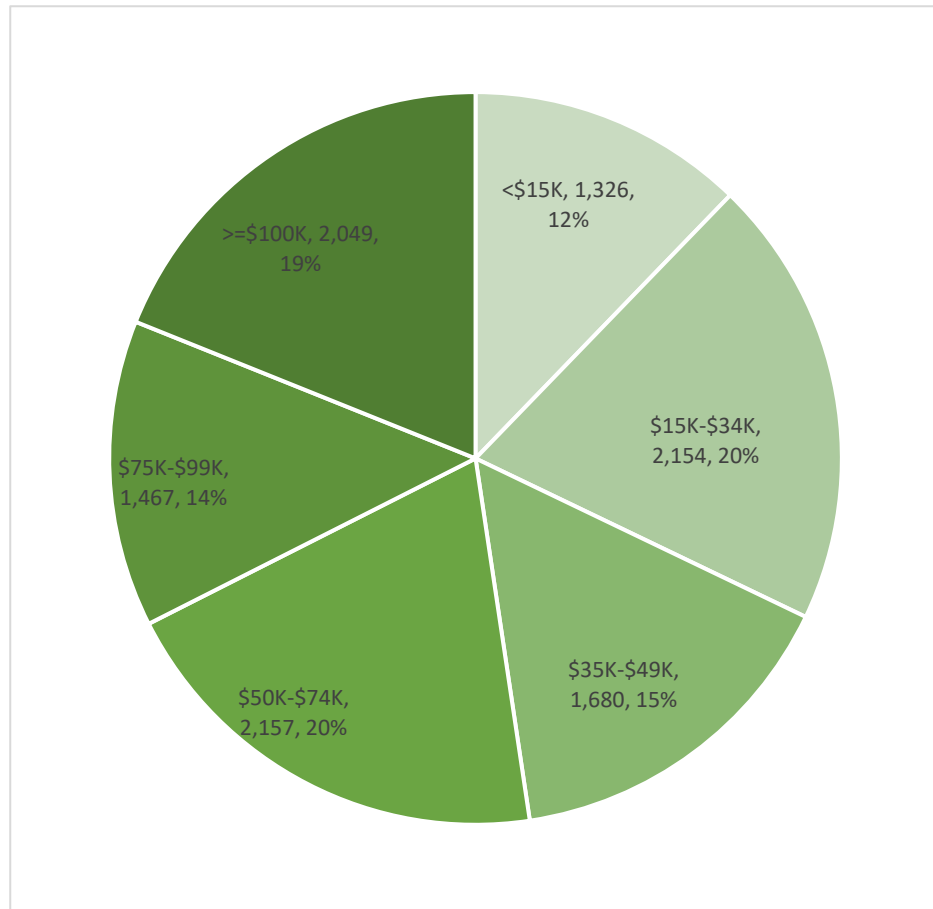
Last Updated: April 10, 2023

Demographic and Economic Profile

Plan Hillsborough

Area: **Seffner Mango**

Households Below Poverty	Households Without Cars	Female-Headed Households
1,799	824	976
21%	10%	12%
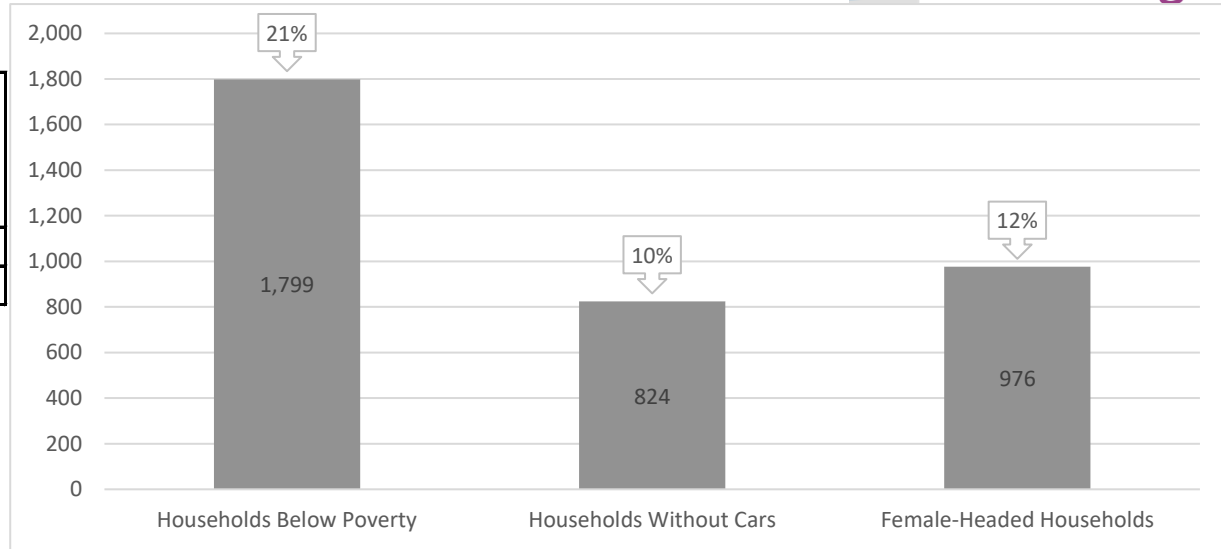
Limited English Population	Disabled Population	Low Income Population
1,952	2,931	4,921
7%	10%	17%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If housing units in the target area are 50% of TAZ housing units, then 50% of the projection is assumed to be inside the
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Last Updated: April 10, 2023   **Demographic and Economic Profile**

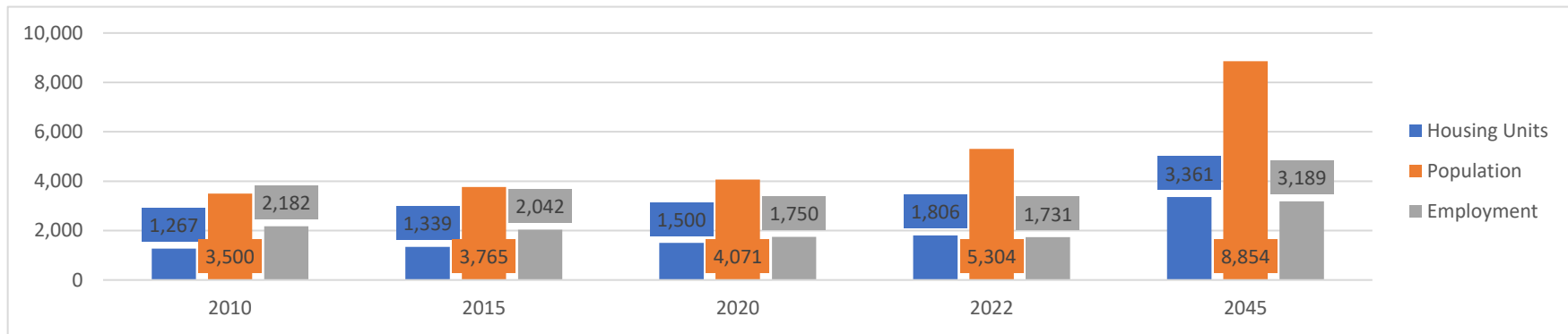This last page was left blank intentionally.

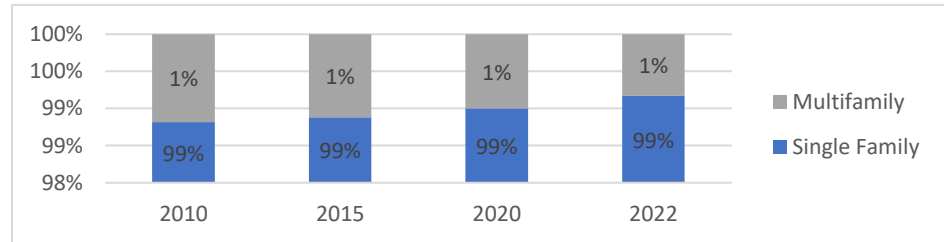Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **South Rural**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	1,267	1,339	1,500	1,806	3,361	1,555	86%	35%
Population	3,500	3,765	4,071	5,304	8,854	3,550	67%	41%
Employment	2,182	2,042	1,750	1,731	3,189	1,458	84%	-15%

Residential Units by Type

	2010	2015	2020	2022
Single Family	99%	99%	99%	99%
Multifamily	1%	1%	1%	1%

Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	100%	100%	99%	99%
Vacant	0%	0%	1%	1%
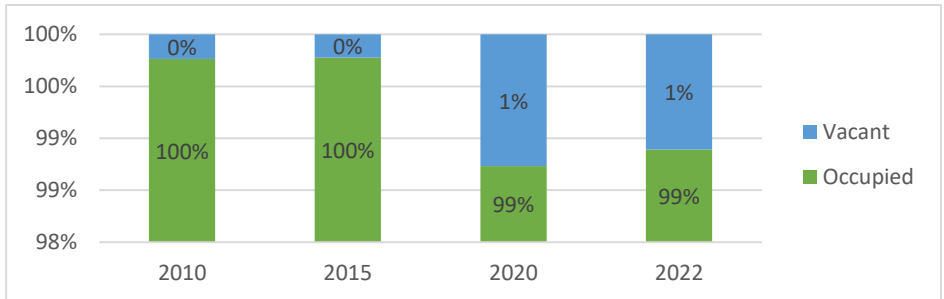
Last Updated: April 10, 2023

Demographic and Economic Profile

Area: **South Rural**

Plan Hillsborough

Employment by Type

	2010	2015	2020	2022
Industrial	1,458	1,244	906	849
Commercial	39	46	56	59
Service	685	751	788	823
Total	2,182	2,042	1,750	1,731
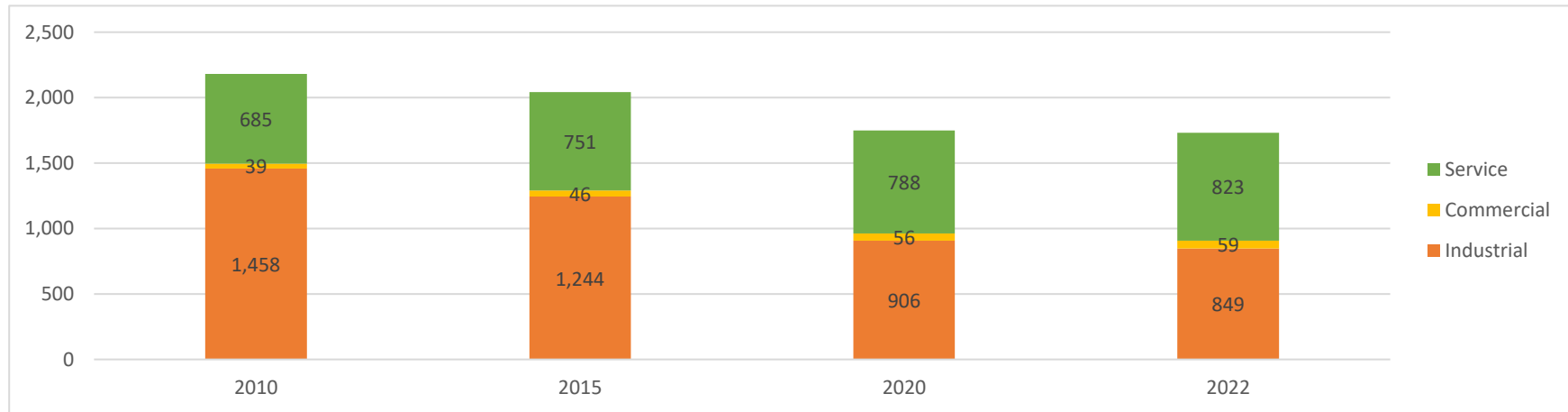
Employment by Type

	2010	2015	2020	2022
Industrial	67%	61%	52%	49%
Commercial	2%	2%	3%	3%
Service	31%	37%	45%	48%
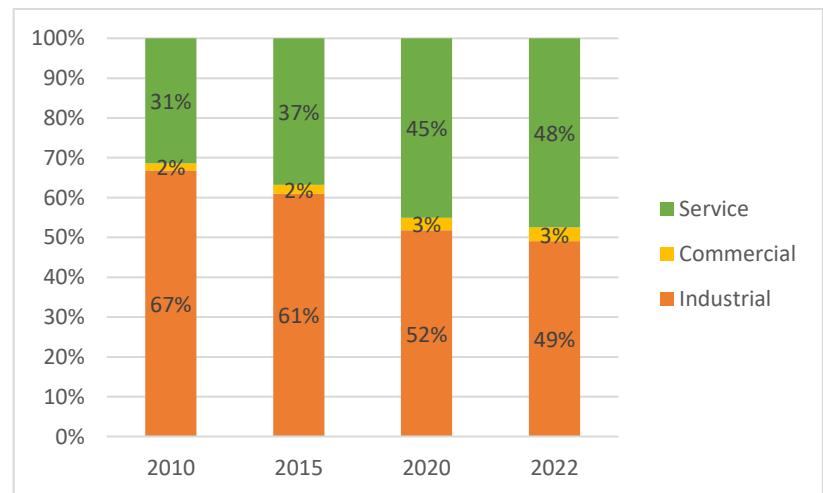
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **South Rural**

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	54	53	265	535	718	325
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646
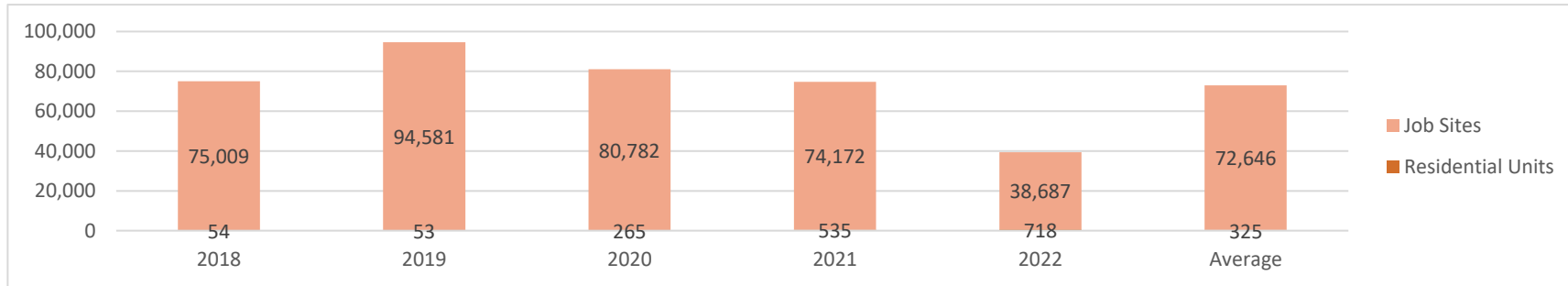
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	0.040	0.036	0.172	0.291	0.324	0.173
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
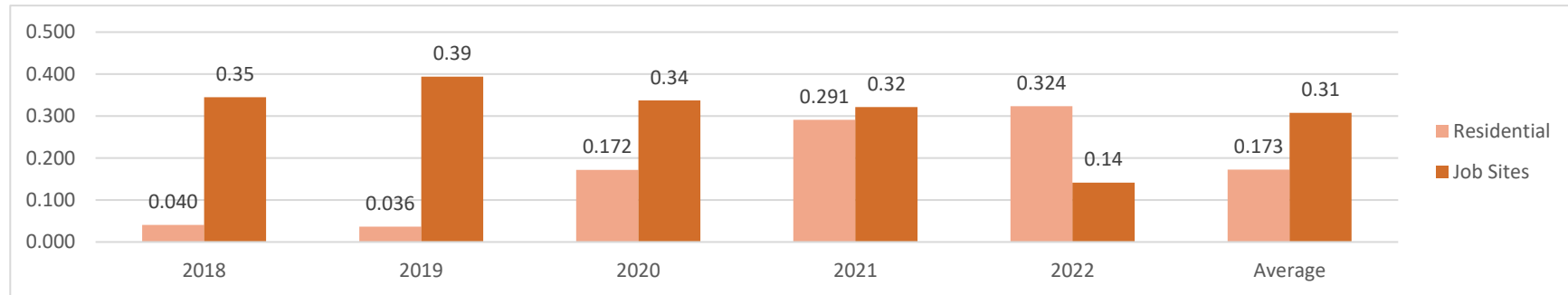
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: South Rural

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	82	73	83	37	14	66	34	15	18	47	33
Permitted Commercial Parcels	0	0	0	1	0	1	0	0	0	0	0
Total Building Permits	82	73	83	38	14	67	34	15	18	47	34
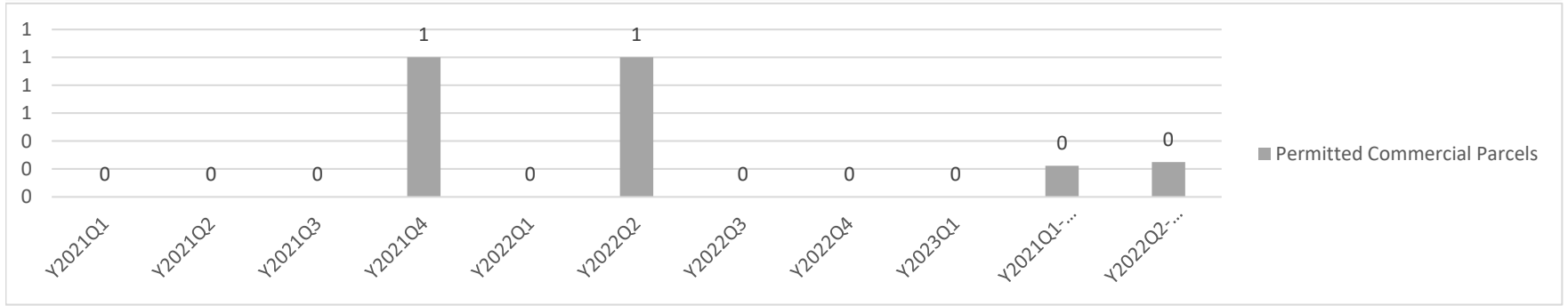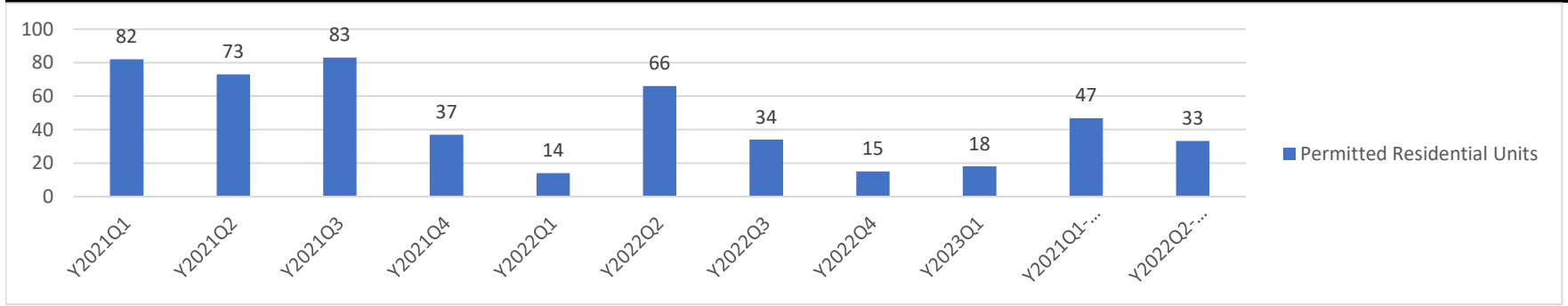
Last Updated: April 10, 2023 **Demographic and Economic Profile**

Plan Hillsborough

Area: South Rural

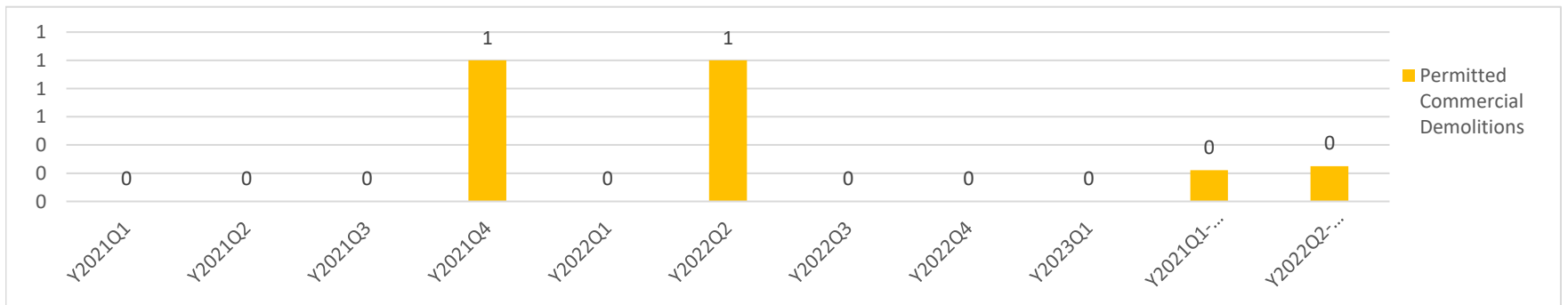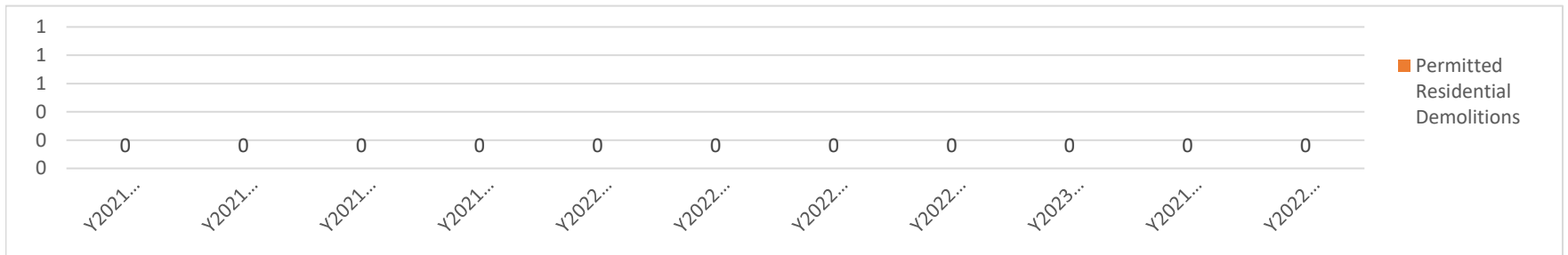| Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	20	13	23	26	63	79	275	129	18	72	125
Permitted Commercial Parcels	0	0	1	2	1	1	1	1	0	1	1
Total Building Permits	20	13	24	28	64	80	276	130	18	73	126
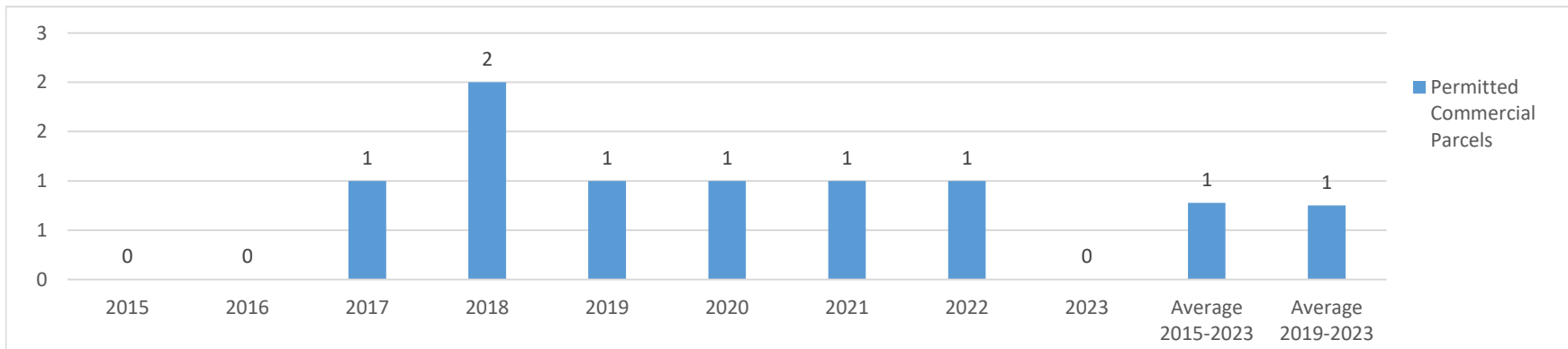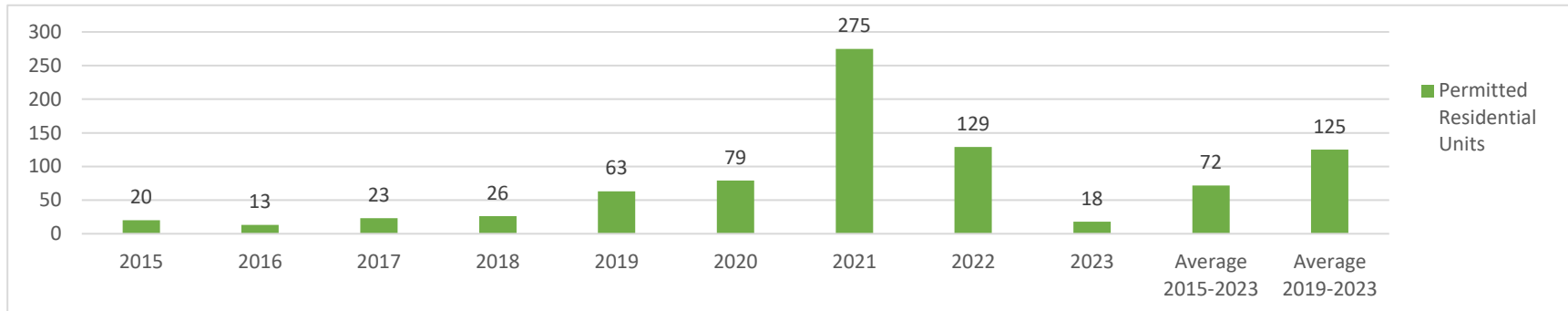
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: South Rural

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	0	0	0	1	0	1	0	0	0	0	0
Total Permitted Demolitions	0	0	0	1	0	1	0	0	0	0	0

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: South Rural

Plan Hillsborough

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	0	0	1	1	0	1	0	0	0	0	0
Permitted Comm	1	0	0	0	0	0	0	0	0	0	0
Total Permitted	1	0	1	1	0	1	0	0	0	0	0

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough
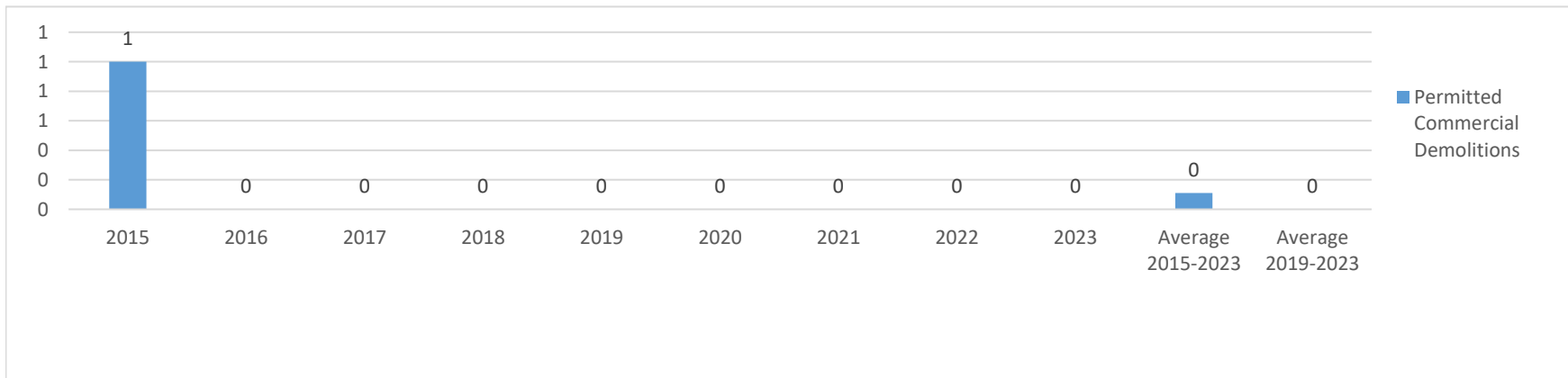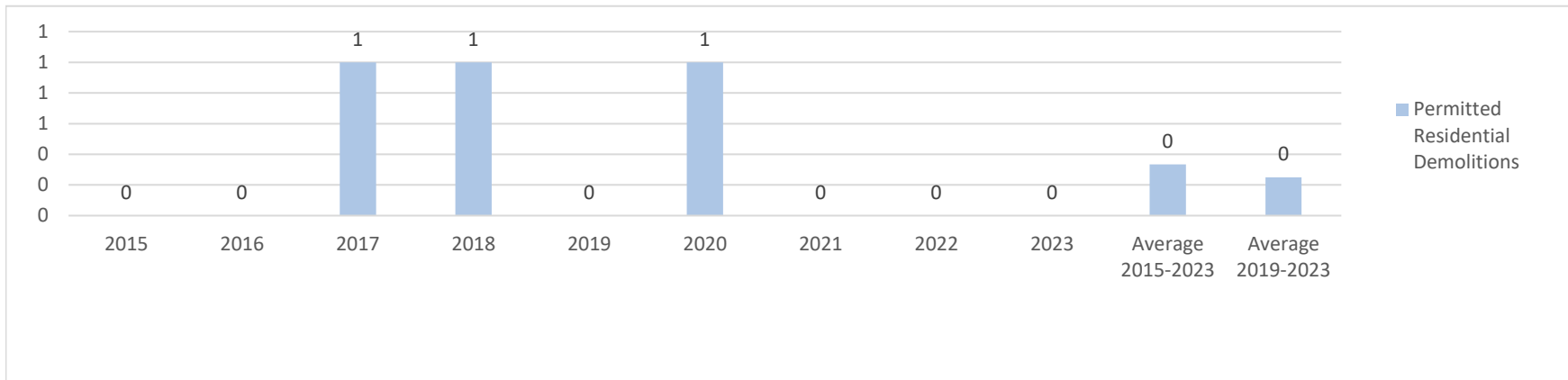
Area: South Rural

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
3,786	40	100	22	1,021	335	5,304
71%	1%	2%	0%	19%	6%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
876	1,632	1,720	861
17%	31%	32%	16%
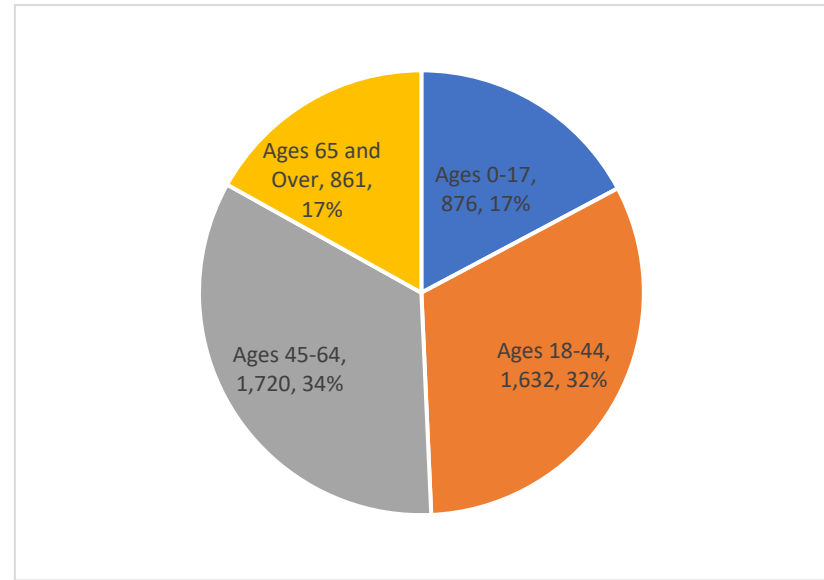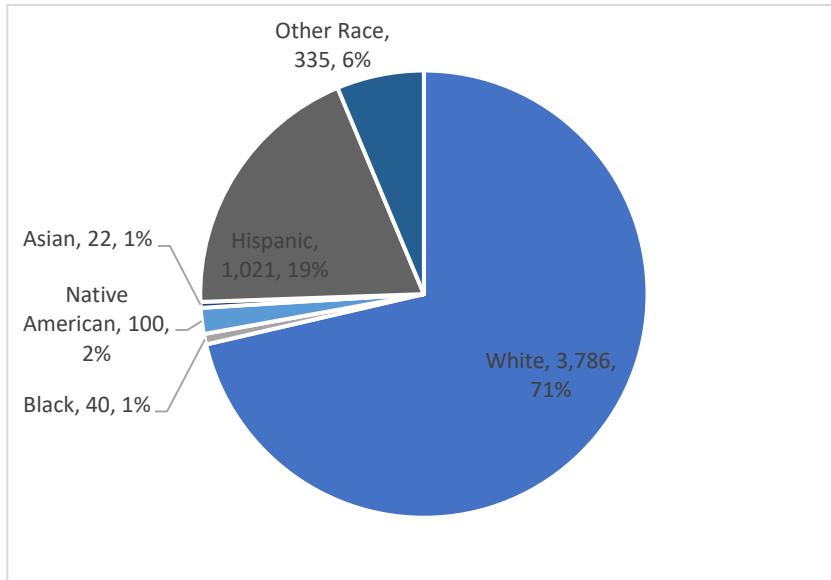
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
662	1,388	294	705	195
20%	43%	9%	22%	6%
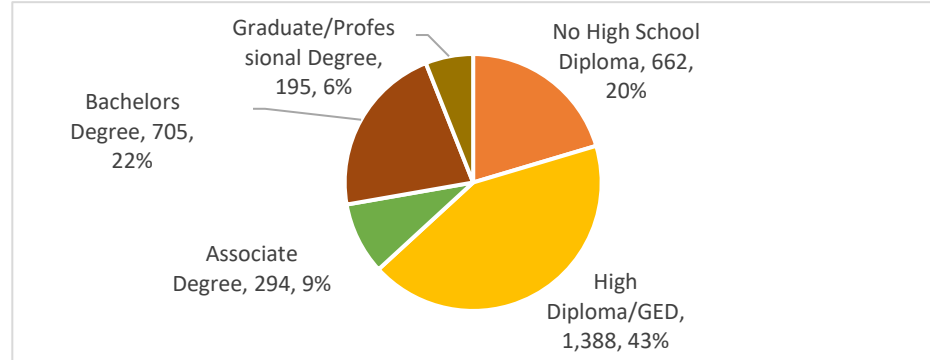
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: South Rural

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
44	176	228	175	180	925
3%	10%	13%	10%	10%	54%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
3,886	2,568	131	1,319
73%	66%	5%	34%
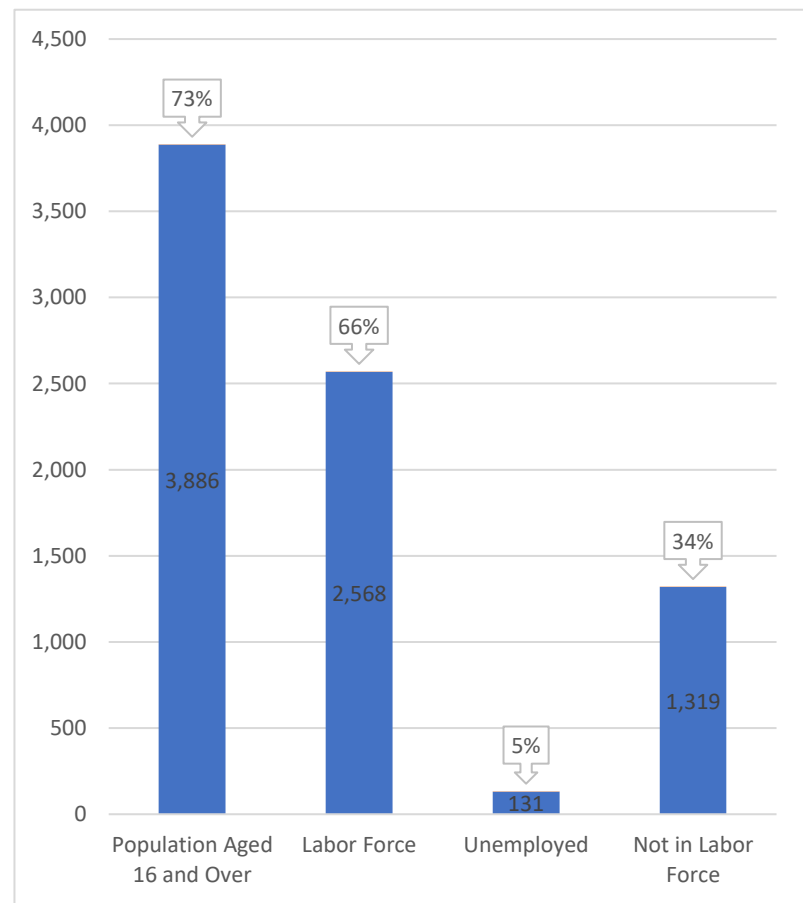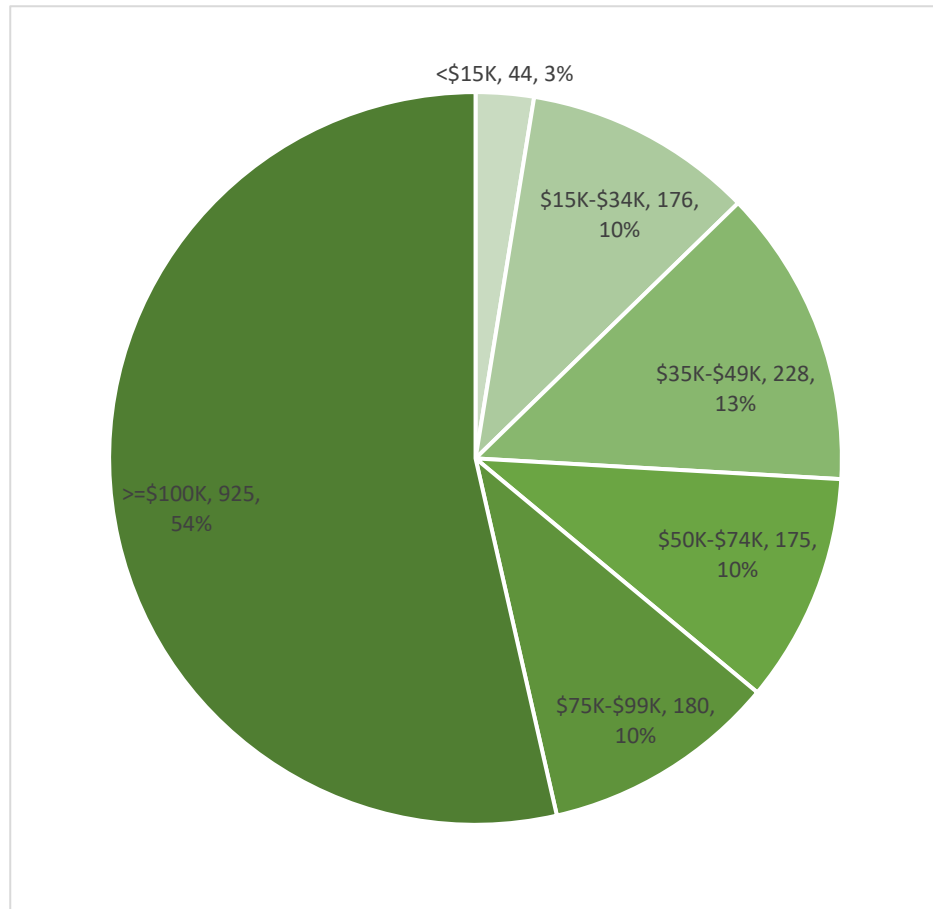
Last Updated: April 10, 2023

Demographic and Economic Profile

Plan
Hillsborough

Area: South Rural

Households Below Poverty	Households Without Cars	Female-Headed Households
222	26	42
7%	1%	1%
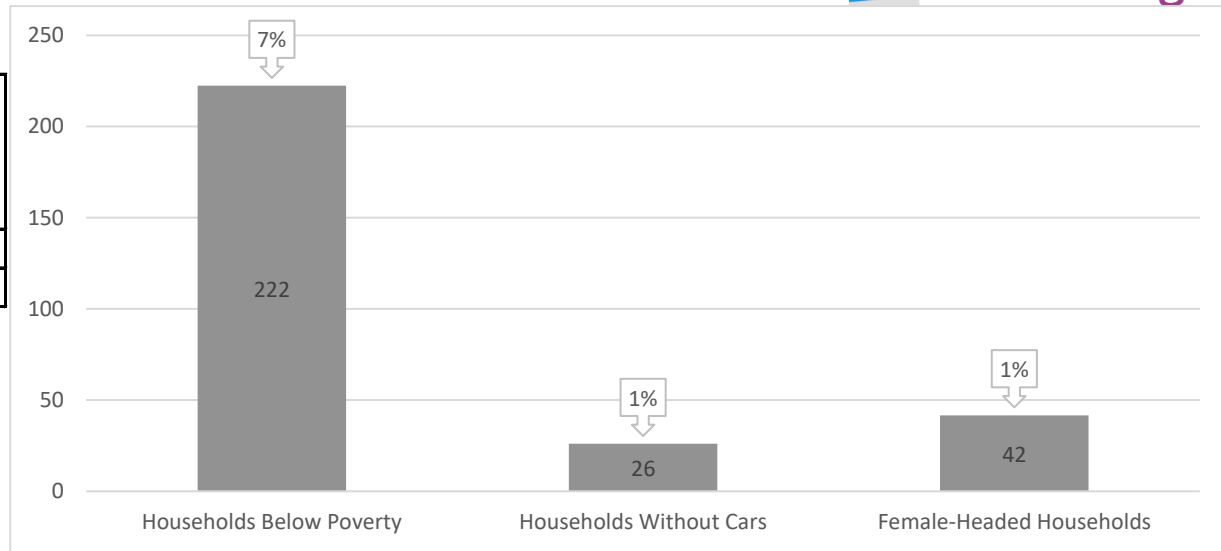
Limited English Population	Disabled Population	Low Income Population
494	438	516
9%	8%	10%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If housing units in the target area are 50% of TAZ housing units, then 50% of the projection is assumed to be inside the
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Population Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If population in the target area is 50% of TAZ population, then 50% of the projection is assumed to be inside the target
Employment Estimate	Quarterly Census of Employment and Wages. Excel Files.QCEW NAICS-Based Data Files (1975 - most recent). Bureau of Labor Statistics https://www.bls.gov/cew/downloadable-data-files.htm. Employment by sector for the years 2010, 2015, and 2020, 2021, 2022Q2. 2010-2022 countywide employment distributed to commercial parcels using share of
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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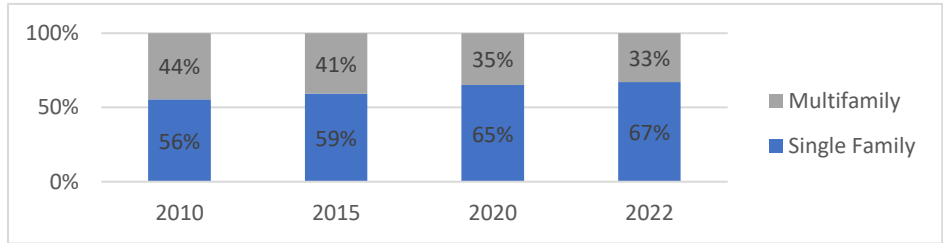Last Updated: April 10, 2023 **Demographic and Economic Profile**

Area: **Sun City Center**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	12,847	14,377	17,492	18,612	20,738	2,126	11%	29%
Population	20,591	24,055	31,028	33,488	33,578	90	0%	39%
Employment	5,814	6,701	7,529	8,080	12,224	4,144	51%	21%
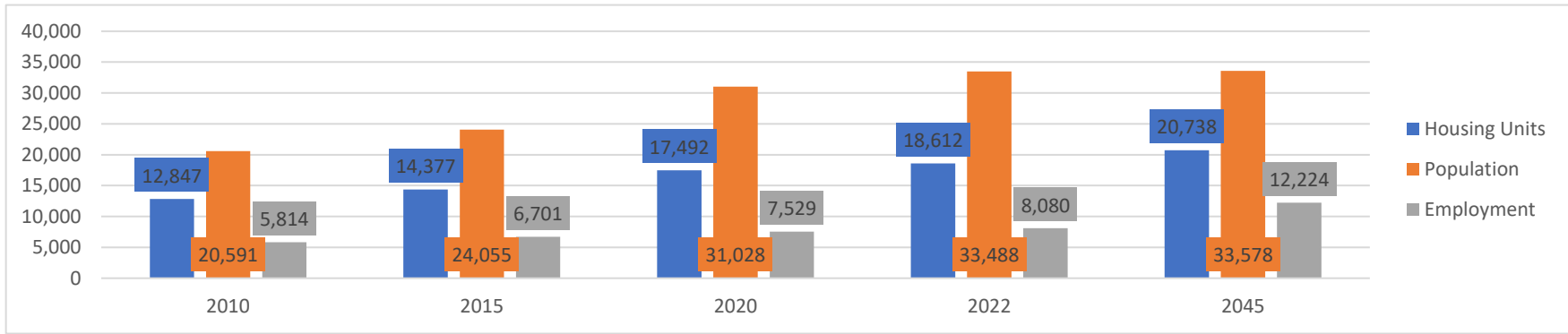
Residential Units by Type

	2010	2015	2020	2022
Single Family	56%	59%	65%	67%
Multifamily	44%	41%	35%	33%

Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	100%	100%	97%	97%
Vacant	0%	0%	2%	3%
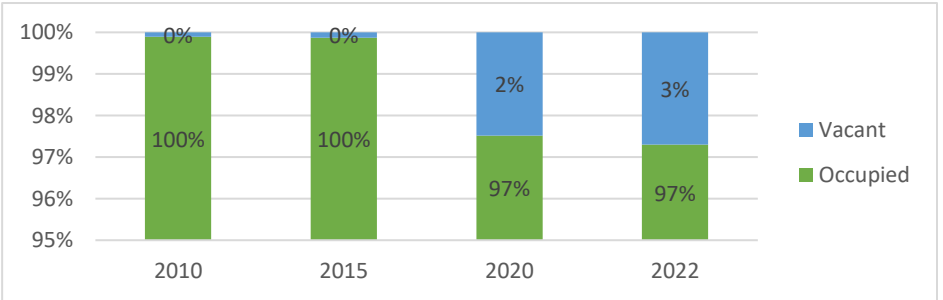
Last Updated: April 10, 2023

Demographic and Economic Profile

Area: **Sun City Center**

Employment by Type

	2010	2015	2020	2022
Industrial	14	14	16	17
Commercial	29	34	41	43
Service	5,771	6,653	7,473	8,019
Total	5,814	6,701	7,529	8,080
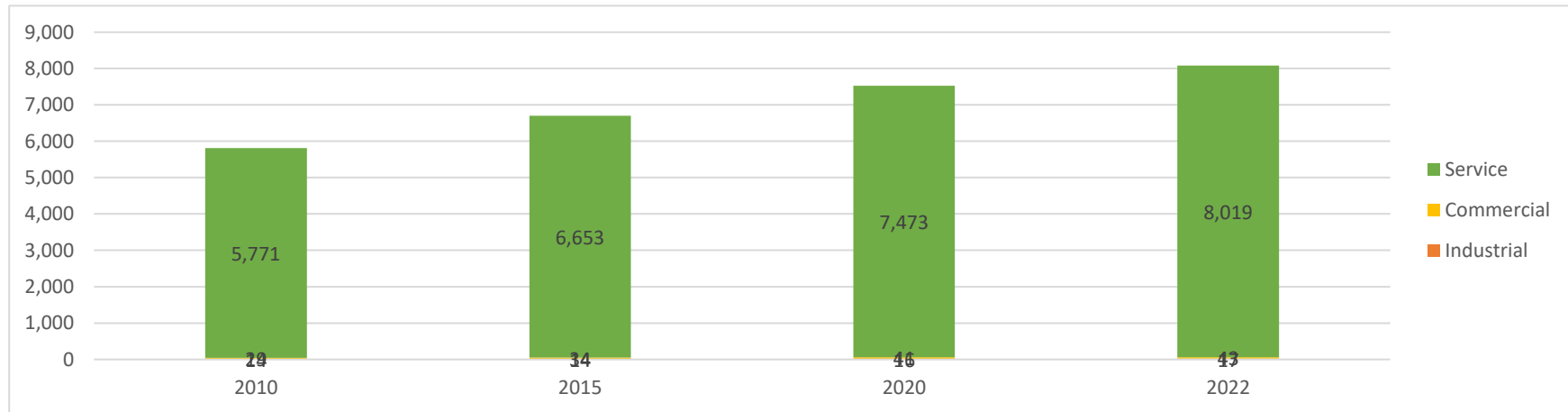
Employment by Type

	2010	2015	2020	2022
Industrial	0%	0%	0%	0%
Commercial	0%	1%	1%	1%
Service	99%	99%	99%	99%
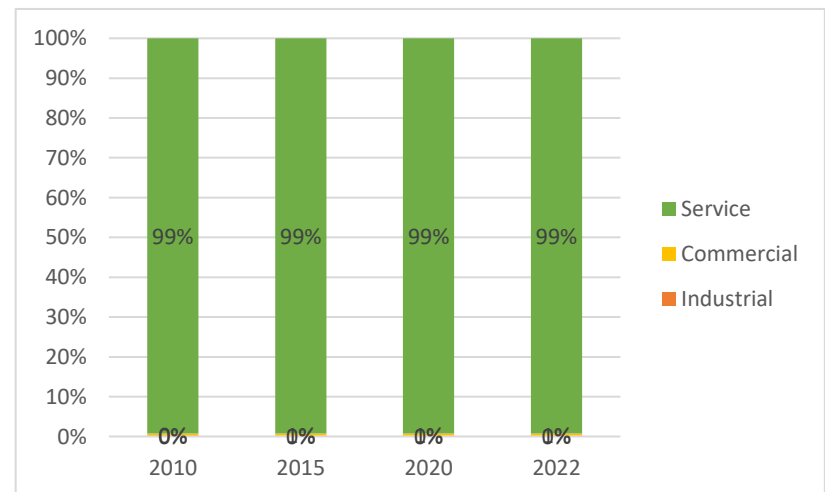
Last Updated: April 10, 2023   **Demographic and Economic Profile**
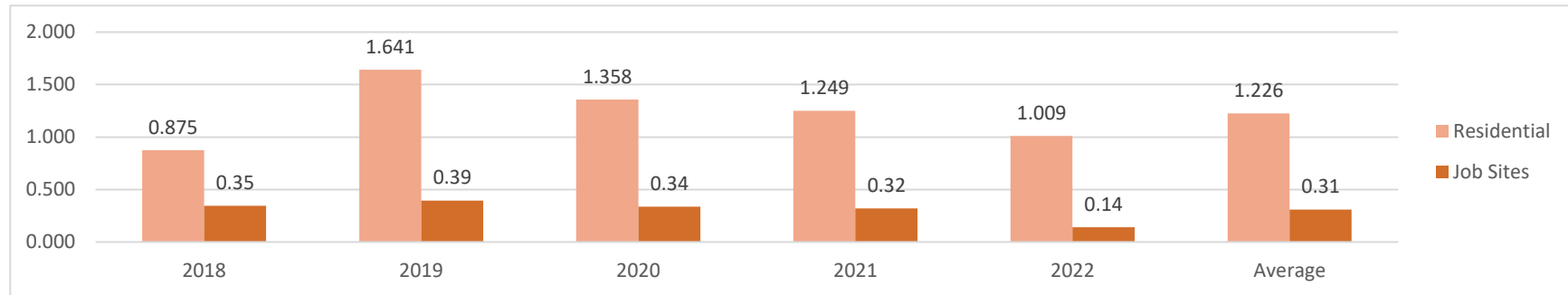
Area: Sun City Center

Plan Hillsborough

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	1,110	2,365	1,686	1,466	1,152	1,556
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646
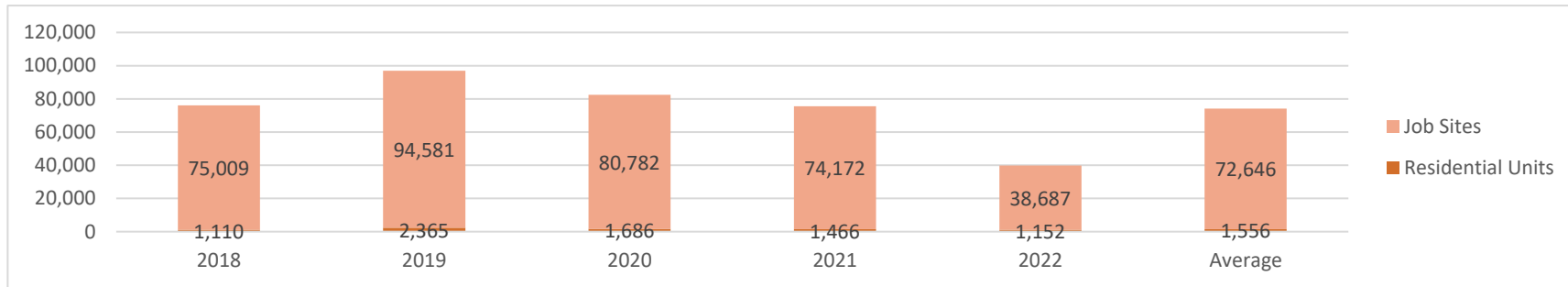
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	0.875	1.641	1.358	1.249	1.009	1.226
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31

Last Updated: April 10, 2023 **Demographic and Economic Profile**

Plan
Hillsborough

Area: **Sun City Center**

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	225	150	207	115	150	78	106	49	36	124	67
Permitted Commercial Parcels	1	1	1	2	1	2	2	0	0	1	1
Total Building Permits	226	151	208	117	151	80	108	49	36	125	68
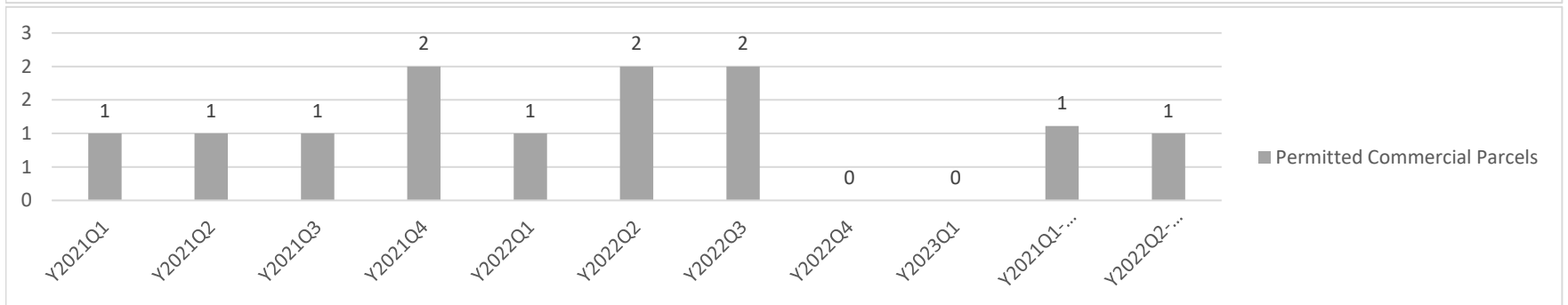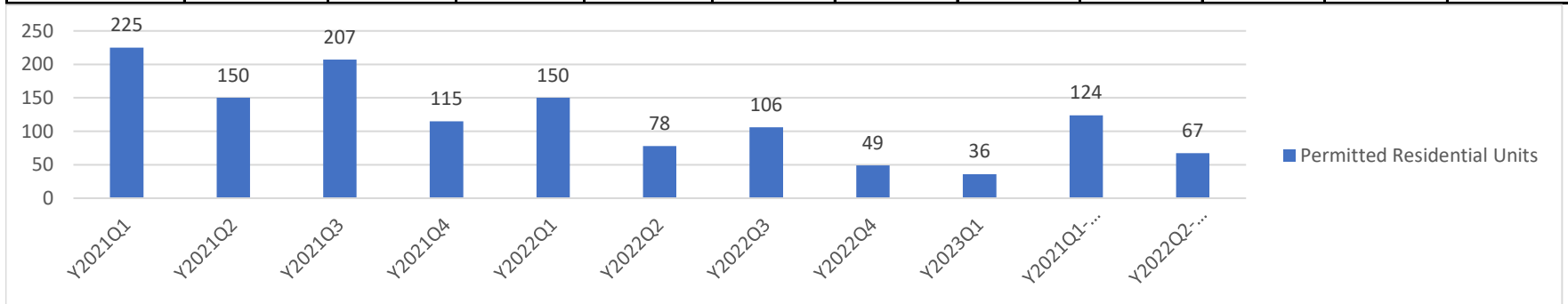
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: Sun City Center

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	424	447	422	495	854	597	697	383	36	484	428
Permitted Commercial Parcels	4	2	2	3	4	2	5	5	0	3	3
Total Building Permits	428	449	424	498	858	599	702	388	36	487	431

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: Sun City Center

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	1	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	1	1	1	2	1	2	2	0	0	1	1
Total Permitted Demolitions	2	1	1	2	1	2	2	0	0	1	1

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Sun City Center

| Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	1	0	2	0	1	1	1	0	0	1	1
Permitted Comm	0	1	0	0	0	0	0	0	0	0	0
Total Permitted	1	1	2	0	1	1	1	0	0	1	1
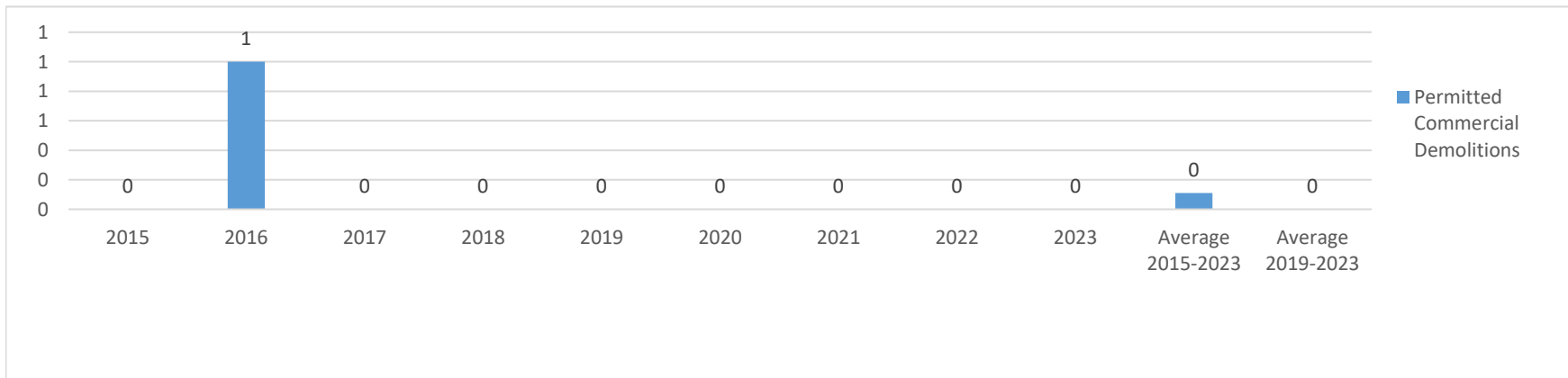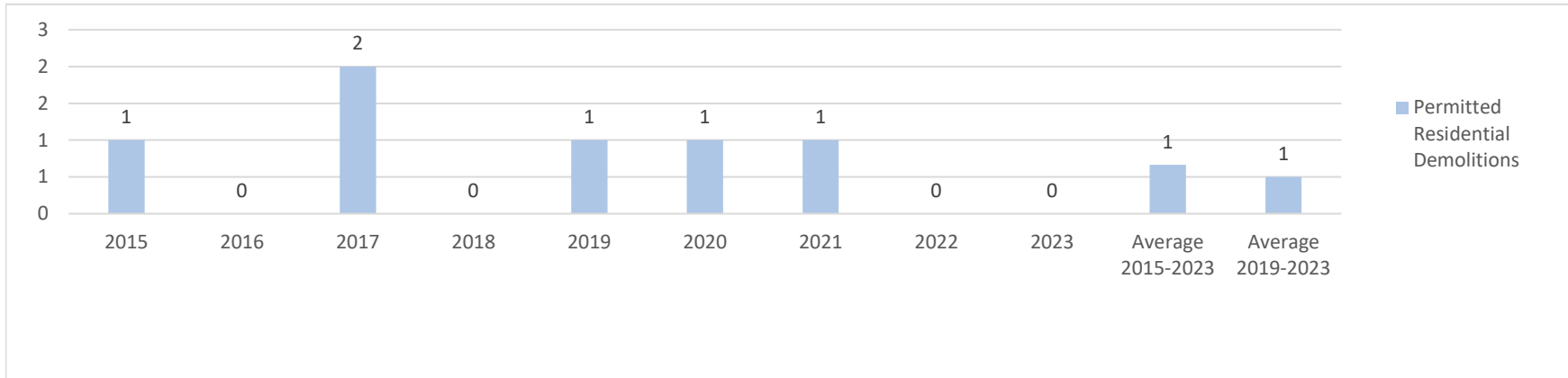
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Sun City Center

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
24,094	3,892	51	396	3,831	1,224	33,488
72%	12%	0%	1%	11%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
3,250	5,409	5,794	18,898
10%	16%	17%	56%
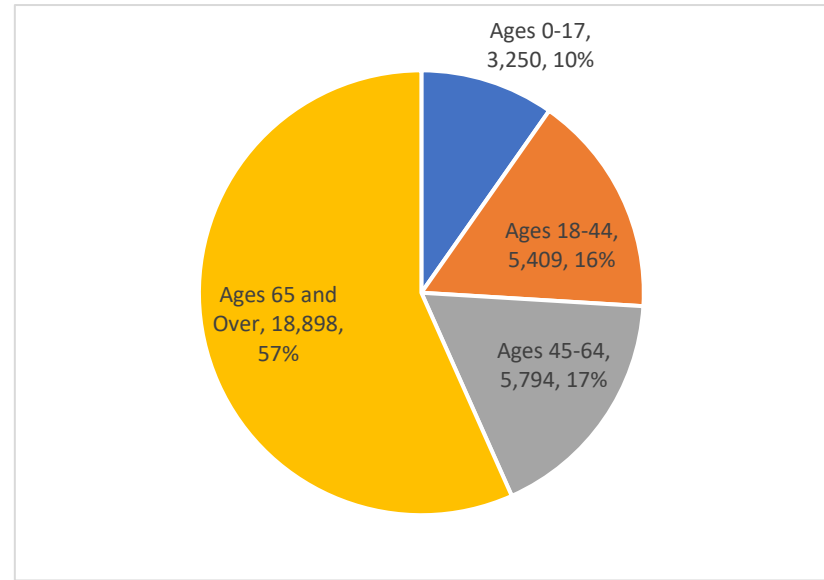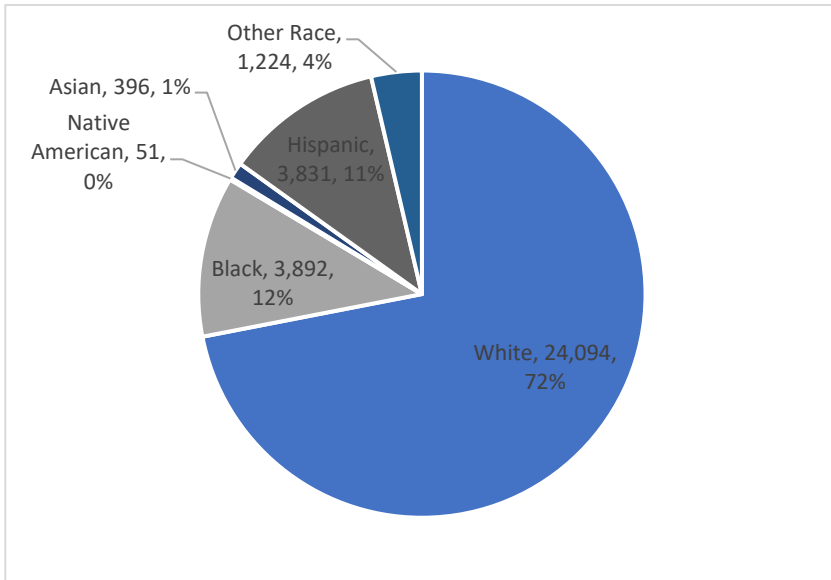
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
1,548	7,988	3,152	6,175	4,000
7%	35%	14%	27%	17%
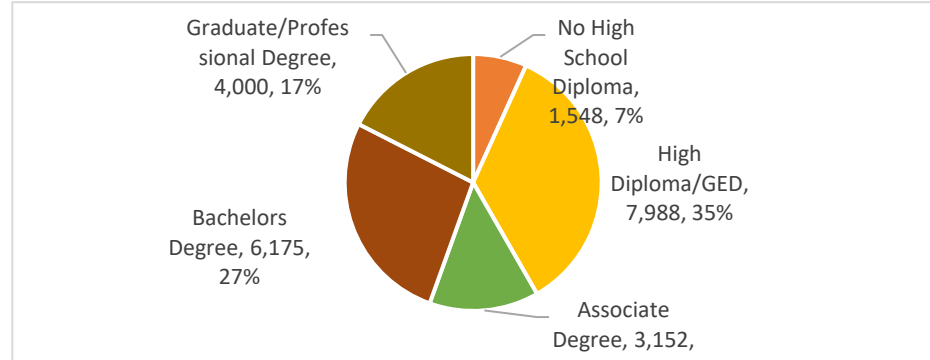
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Sun City Center**

Plan
Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
1,861	3,256	2,634	3,734	2,053	4,405
10%	18%	15%	21%	11%	25%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
30,144	9,596	527	20,548
90%	32%	5%	68%
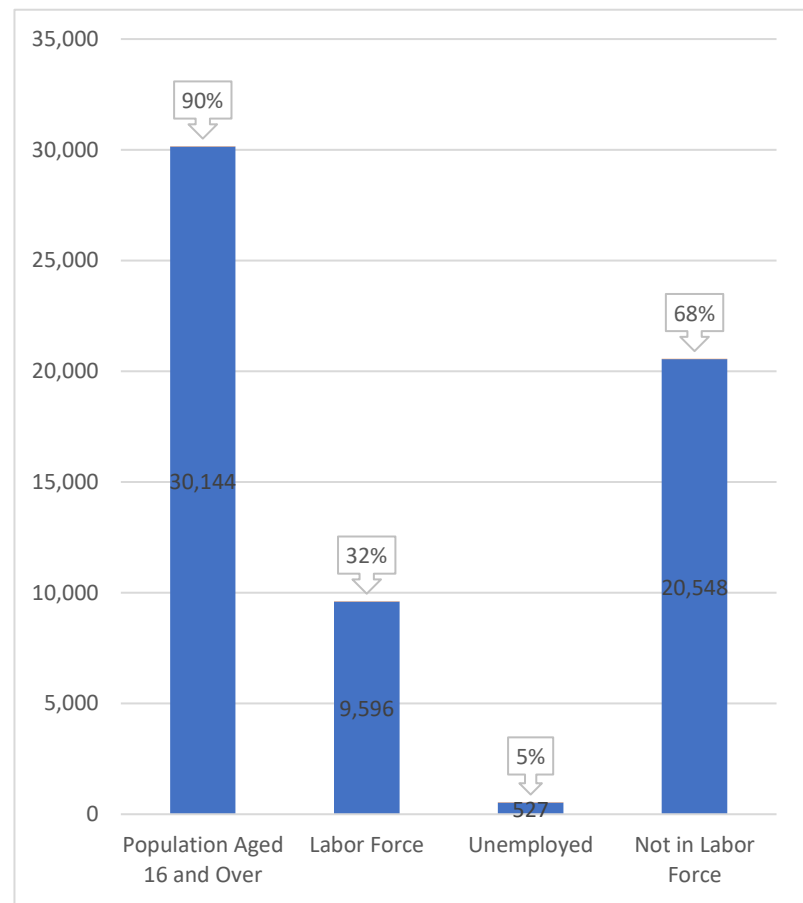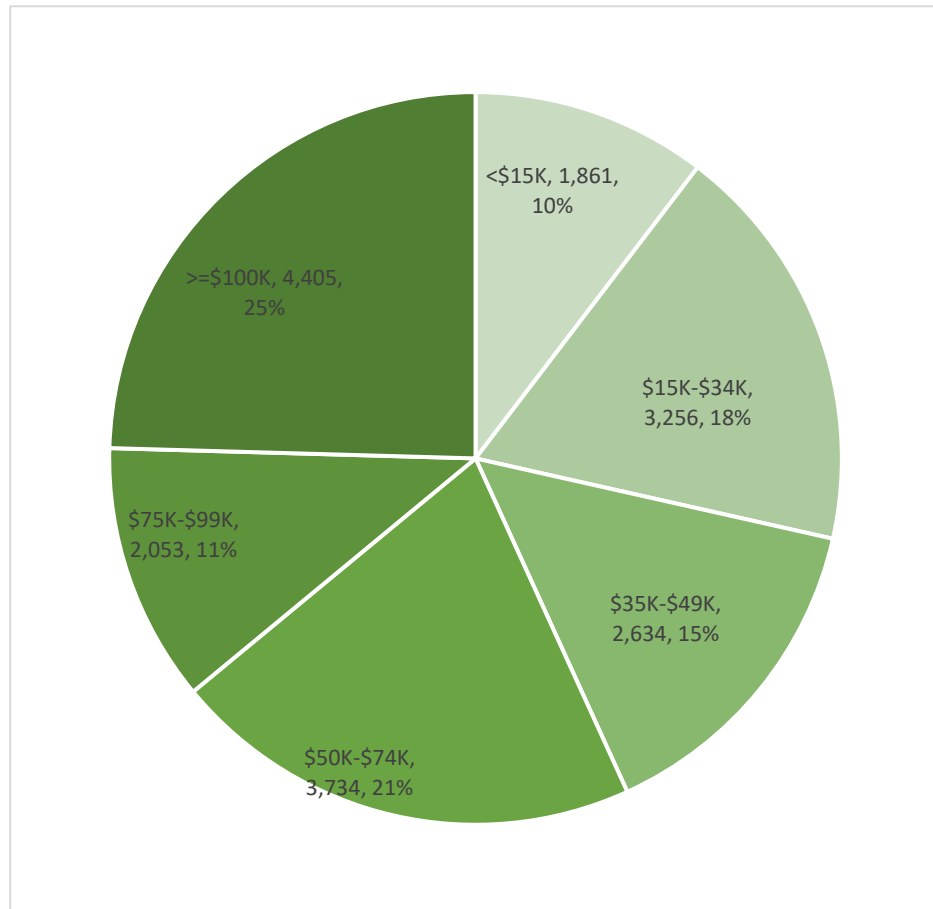
Last Updated: April 10, 2023

Demographic and Economic Profile

Plan Hillsborough

Area: **Sun City Center**

	Households Without Cars	Female-Headed Households
Households Below Poverty		
1,813	1,245	254
11%	8%	2%
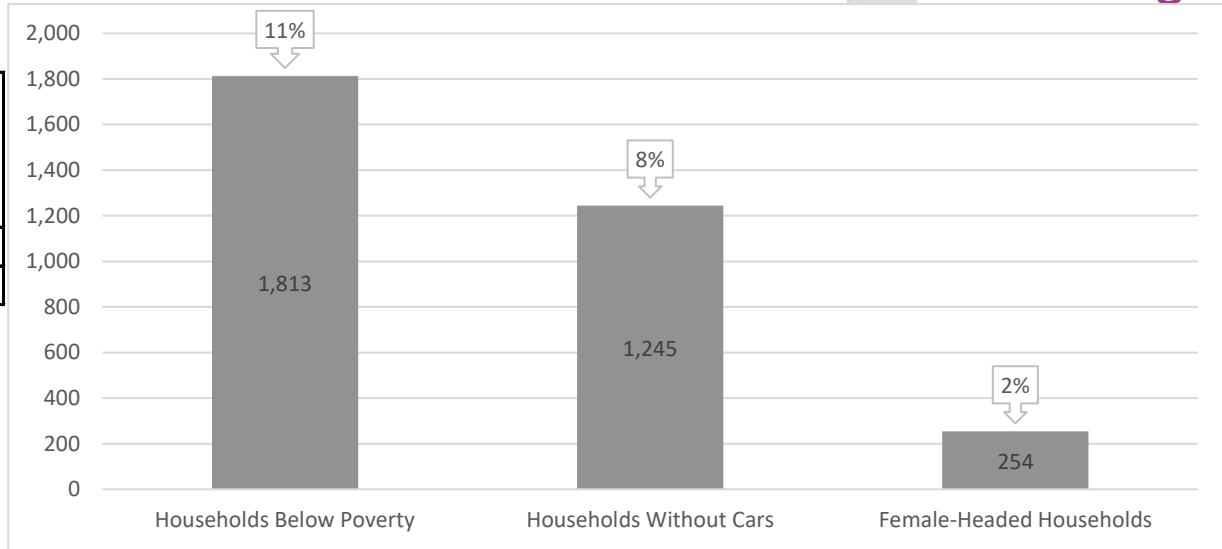
Limited English Population	Disabled Population	Low Income Population
1,483	1,288	2,770
4%	4%	8%

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If housing units in the target area are 50% of TAZ housing units, then 50% of the projection is assumed to be inside the
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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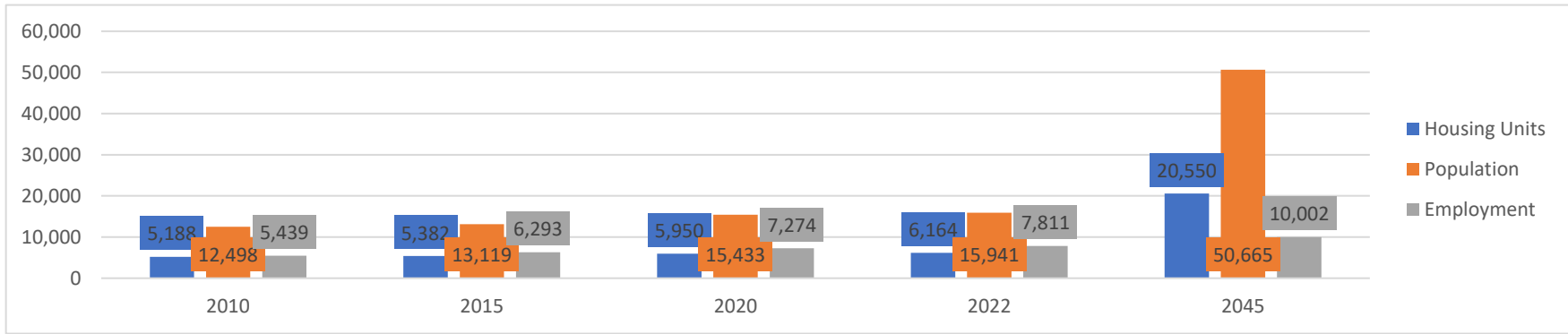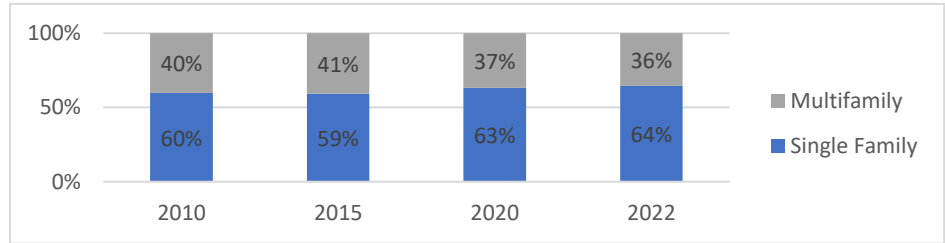Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Thonotosassa**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	5,188	5,382	5,950	6,164	20,550	14,386	233%	15%
Population	12,498	13,119	15,433	15,941	50,665	34,724	218%	22%
Employment	5,439	6,293	7,274	7,811	10,002	2,191	28%	24%

Residential Units by Type

	2010	2015	2020	2022
Single Family	60%	59%	63%	64%
Multifamily	40%	41%	37%	36%

Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	93%	93%	95%	96%
Vacant	7%	7%	4%	4%
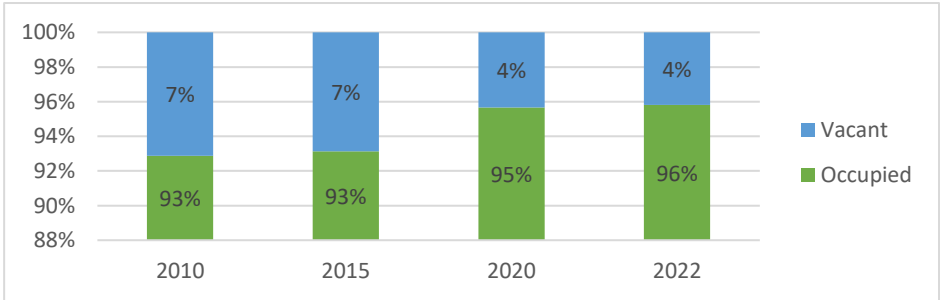
Last Updated: April 10, 2023 **Demographic and Economic Profile**

Area: Thonotosassa

Plan Hillsborough

Employment by Type

	2010	2015	2020	2022
Industrial	929	941	1,116	1,254
Commercial	2,229	2,621	3,162	3,384
Service	2,281	2,730	2,996	3,172
Total	5,439	6,293	7,274	7,811
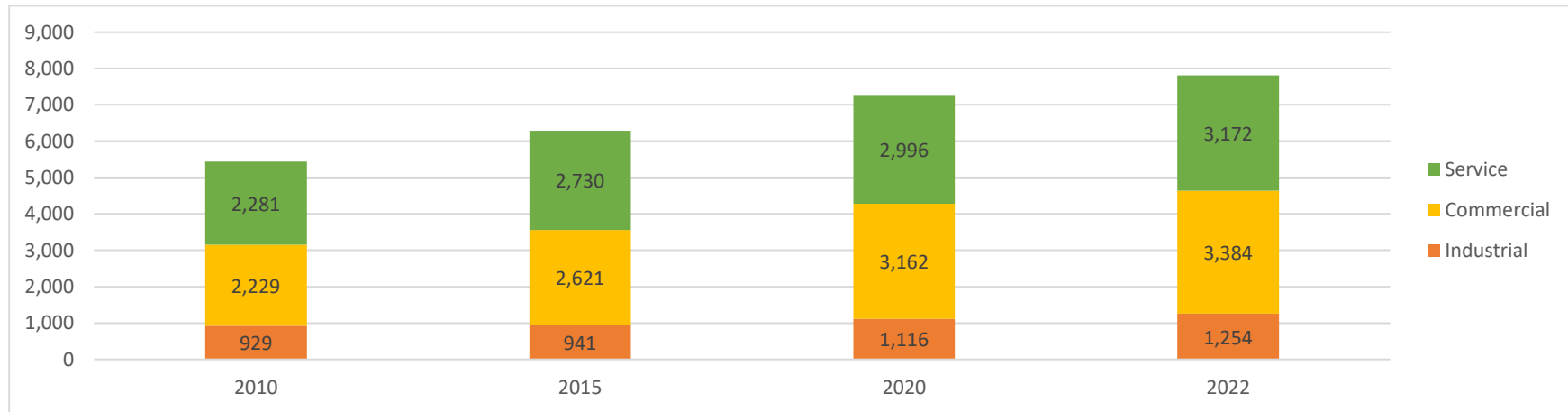
Employment by Type

	2010	2015	2020	2022
Industrial	17%	15%	15%	16%
Commercial	41%	42%	43%	43%
Service	42%	43%	41%	41%
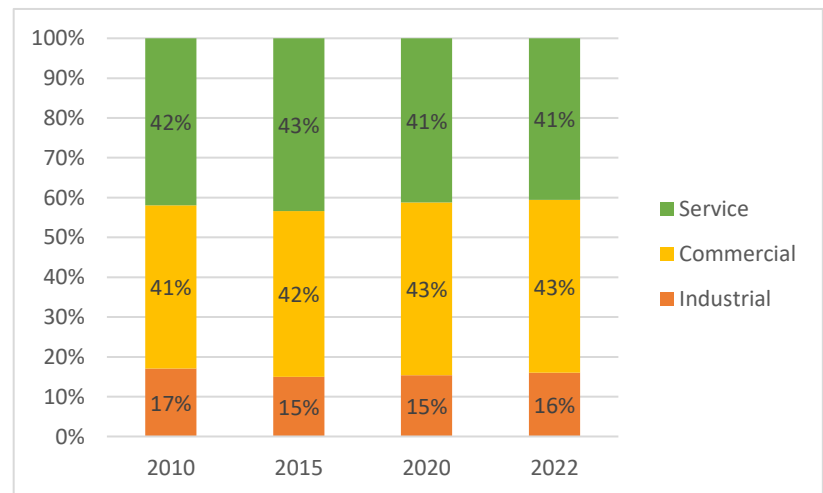
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Thonotosassa

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	489	511	255	253	333	368
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646
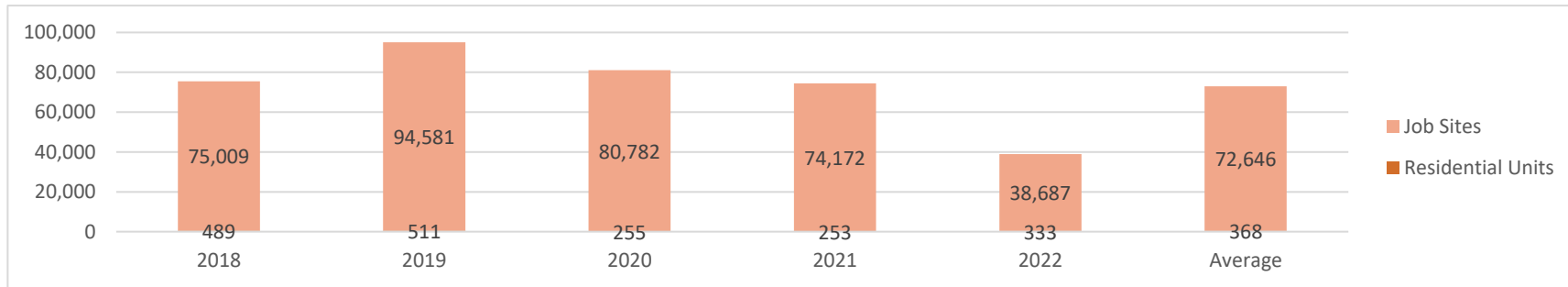
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	0.364	0.394	0.182	0.190	0.243	0.274
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
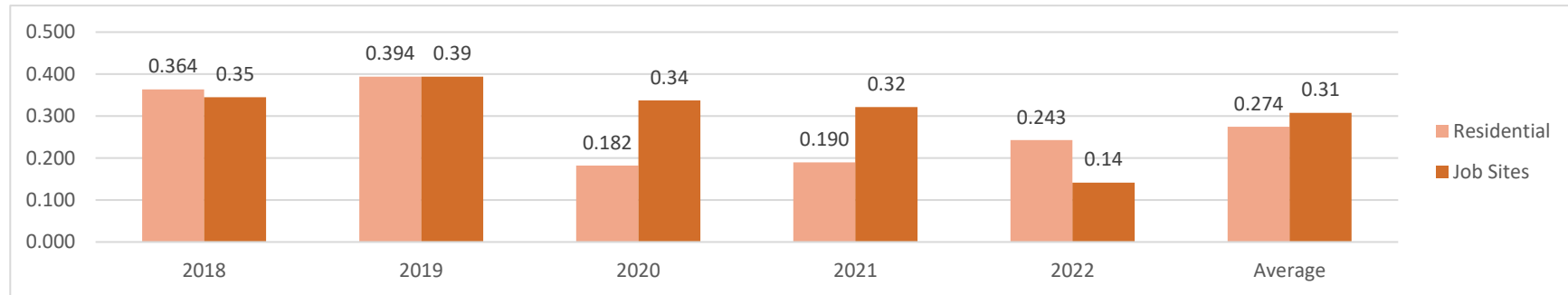
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan
Hillsborough

Area: **Thonotosassa**

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	29	28	29	44	45	243	72	38	37	63	98
Permitted Commercial Parcels	2	4	1	1	0	1	1	0	1	1	1
Total Building Permits	31	32	30	45	45	244	73	38	38	64	98
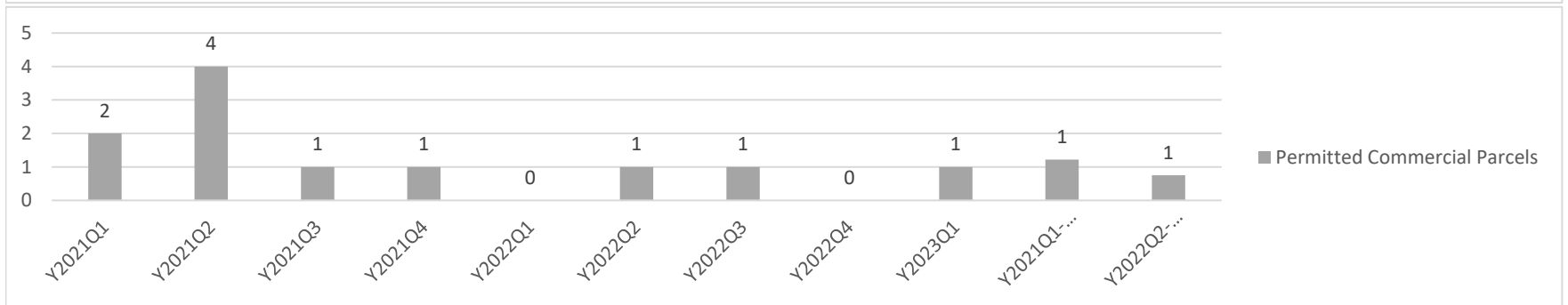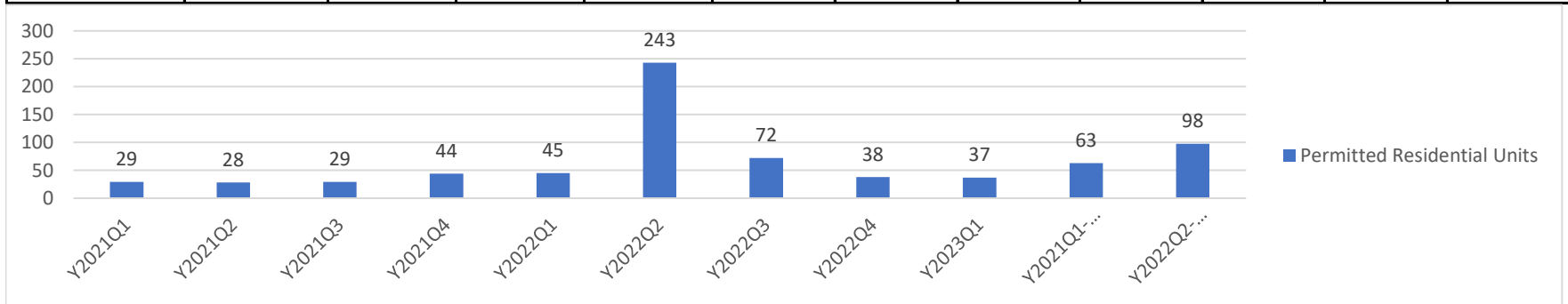
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Thonotosassa

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	31	36	82	205	180	75	130	398	37	130	160
Permitted Commercial Parcels	2	3	5	9	4	1	8	2	1	4	3
Total Building Permits	33	39	87	214	184	76	138	400	38	134	163

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: Thonotosassa

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	1	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	2	4	1	1	0	1	1	0	1	1	1
Total Permitted Demolitions	3	4	1	1	0	1	1	0	1	1	1
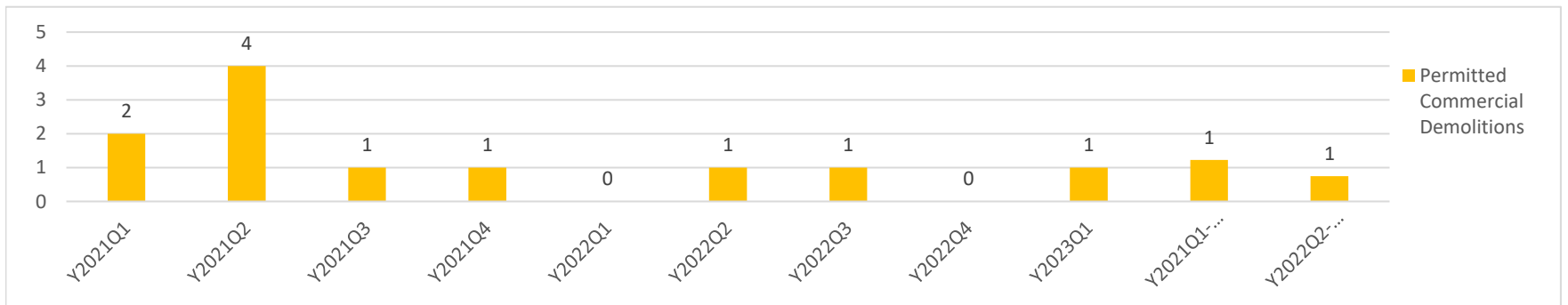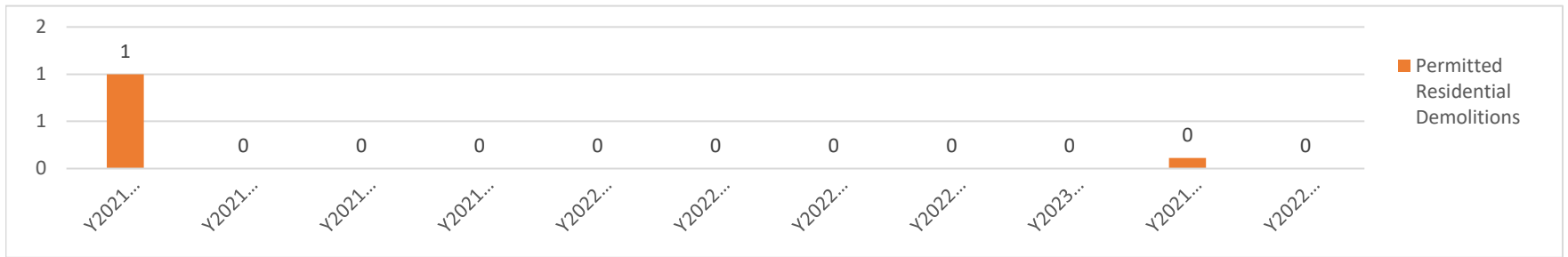
Last Updated: April 10, 2023 **Demographic and Economic Profile**

Area: Thonotosassa

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	0	1	0	4	4	2	1	0	0	1	1
Permitted Comm	1	0	2	1	0	2	0	0	0	1	1
Total Permitted	1	1	2	5	4	4	1	0	0	2	1

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough
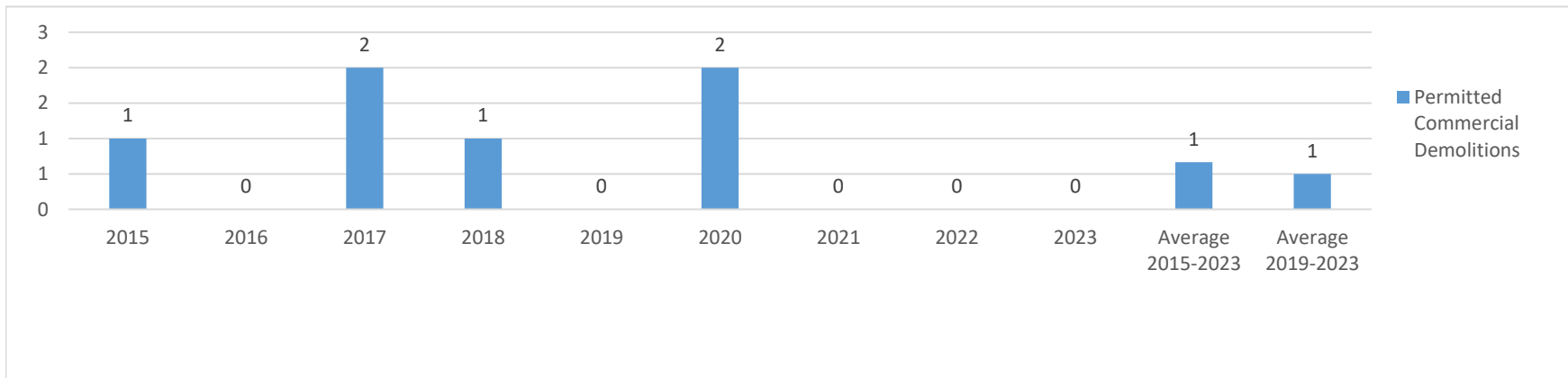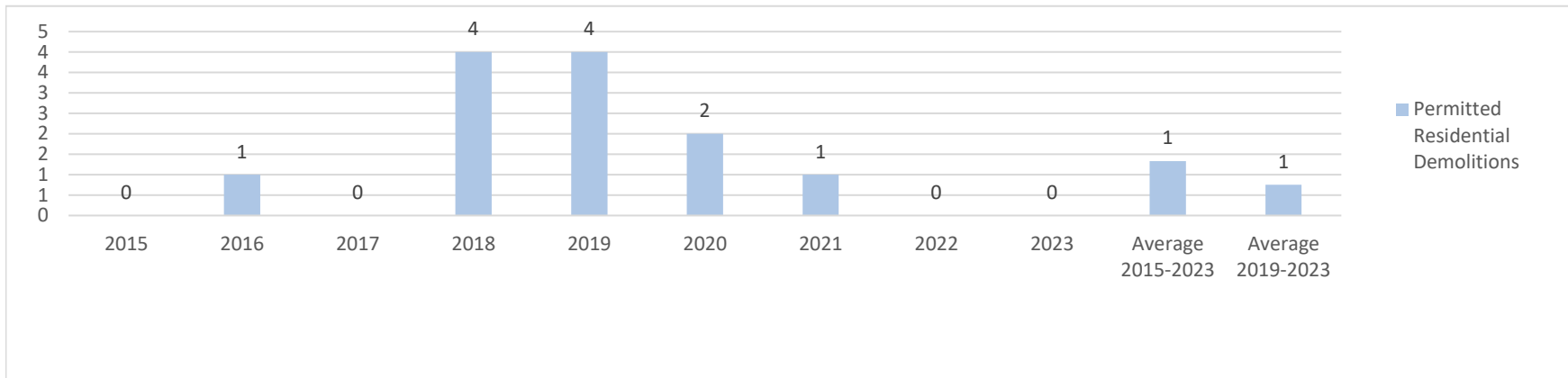
Area: **Thonotosassa**

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
10,172	2,169	33	1,029	1,700	838	15,941
64%	14%	0%	6%	11%	5%	100%

	Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
	3,213	5,195	4,635	2,803
	20%	33%	29%	18%
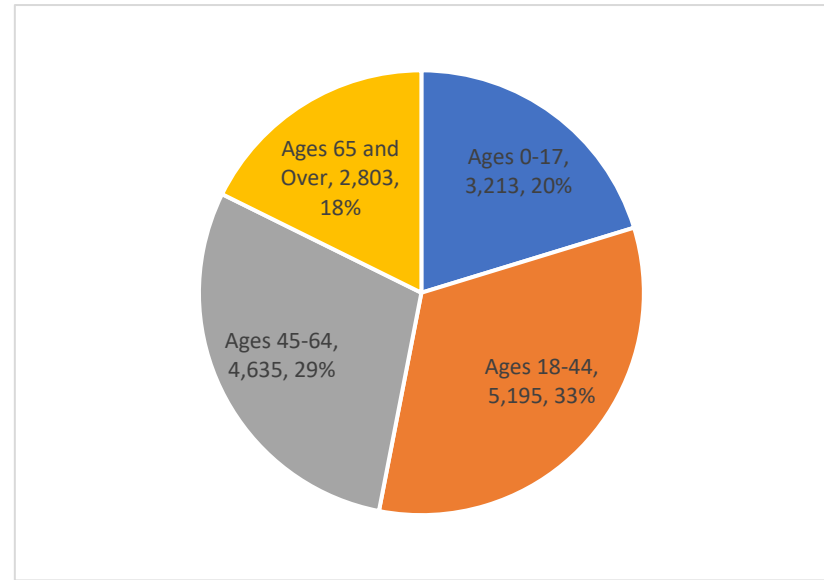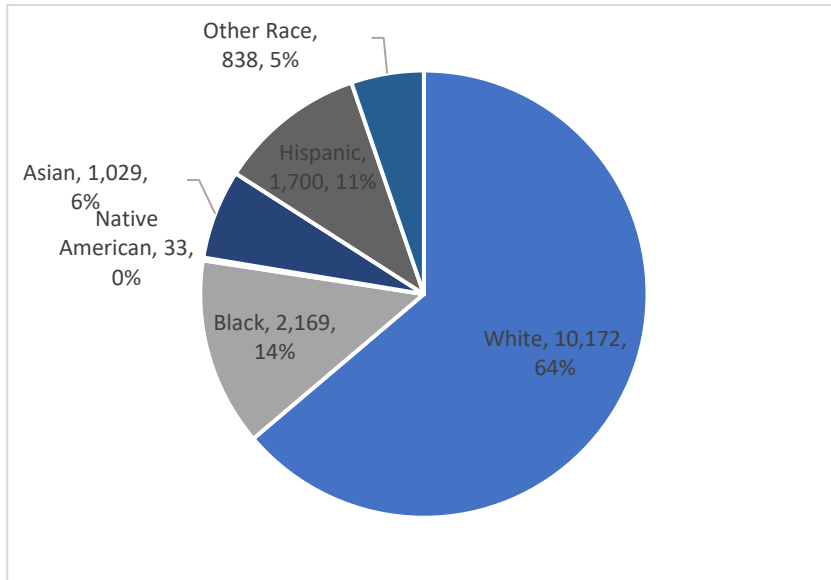
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
2,264	4,049	630	1,430	1,064
24%	43%	7%	15%	11%
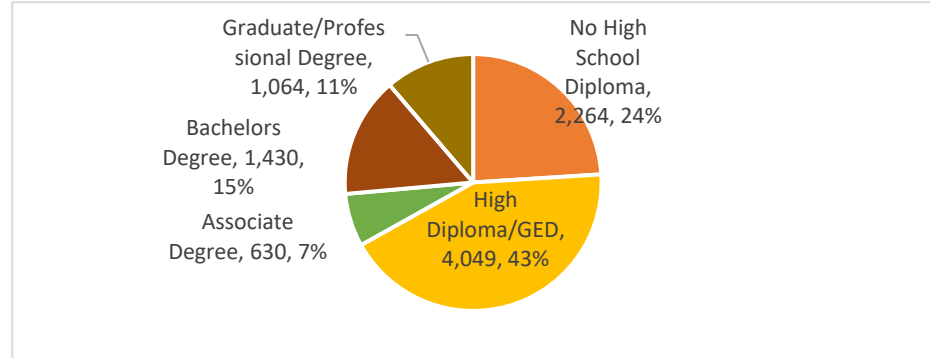
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Thonotosassa

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
460	1,680	673	1,026	623	1,368
8%	29%	12%	18%	11%	23%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
13,048	7,218	517	5,831
82%	55%	7%	45%
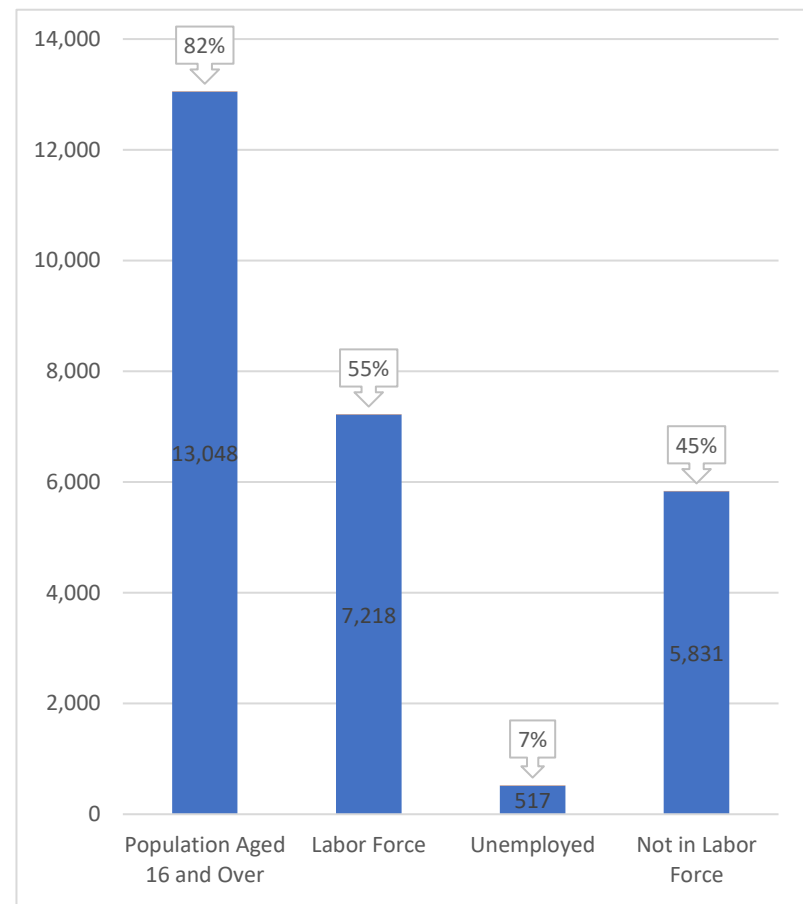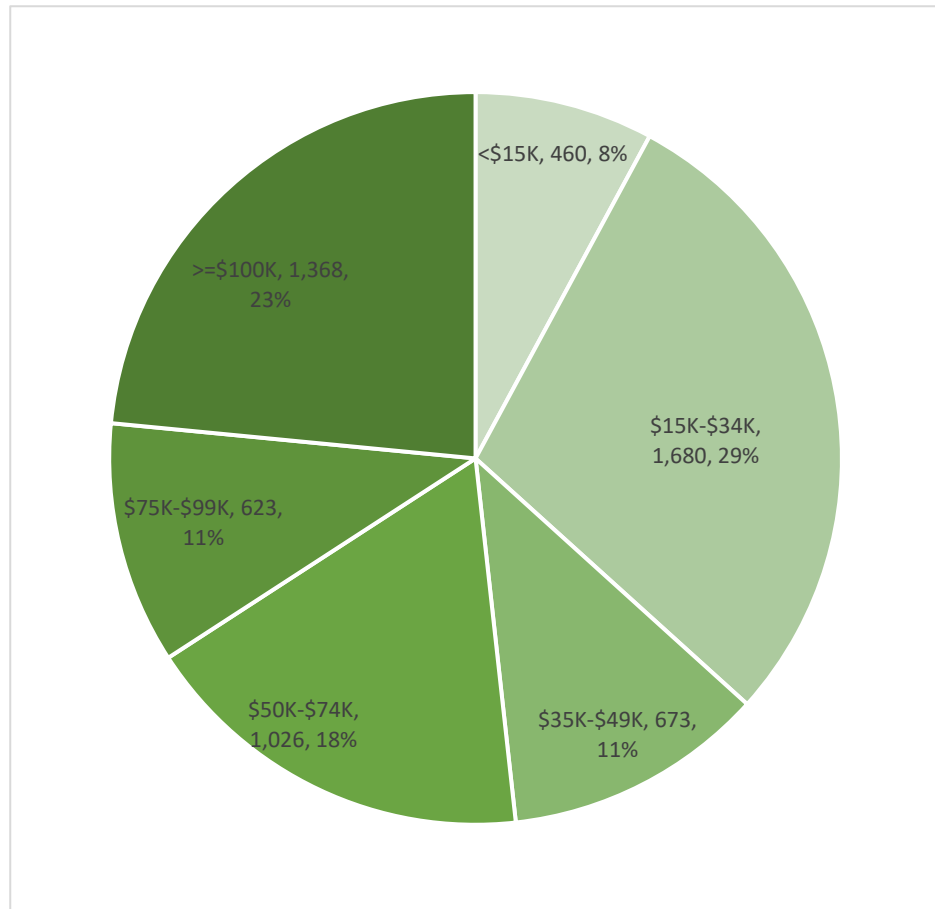
Last Updated: April 10, 2023

Demographic and Economic Profile

Plan Hillsborough

Area: Thonotosassa

Households Below Poverty	Households Without Cars	Female-Headed Households
981	452	297
19%	9%	6%
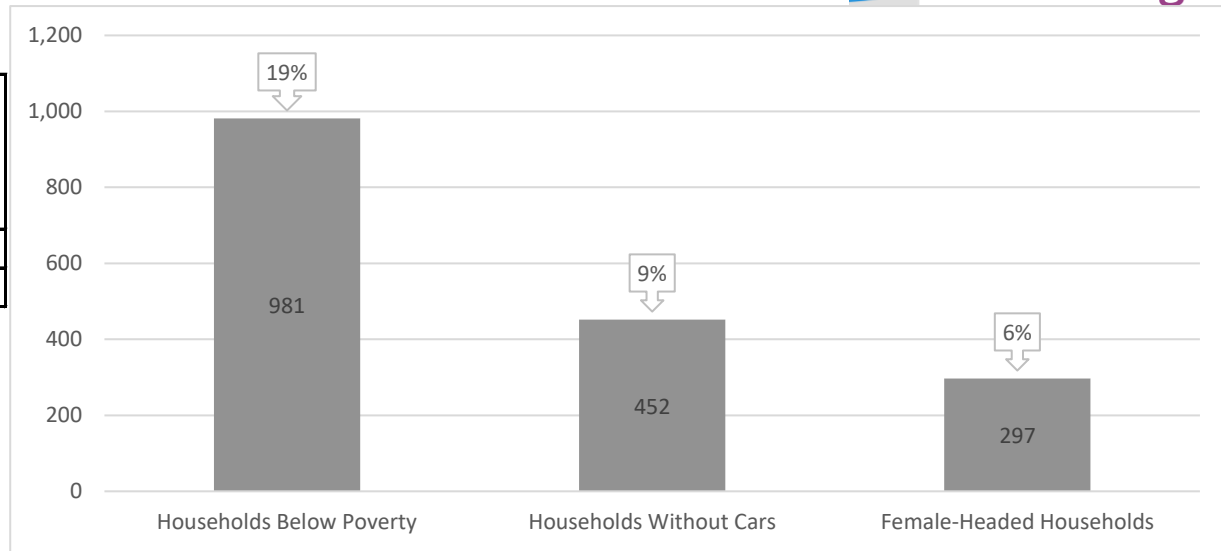
Limited English Population	Disabled Population	Low Income Population
500	1,328	3,154
3%	8%	20%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If housing units in the target area are 50% of TAZ housing units, then 50% of the projection is assumed to be inside the
Population Estimates	2010-2022 Population Estimates from Table 1. Estimates of Population by County and City in Florida. https://www.bebr.ufl.edu/population. Jurisdiction-level estimates distributed to residential parcels. Parcel Data from Hillsborough County Property Appraiser.Parcel-level population estimate = Appropriate Census persons per household times
Population Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If population in the target area is 50% of TAZ population, then 50% of the projection is assumed to be inside the target
Employment Estimate	Quarterly Census of Employment and Wages. Excel Files.QCEW NAICS-Based Data Files (1975 - most recent). Bureau of Labor Statistics https://www.bls.gov/cew/downloadable-data-files.htm. Employment by sector for the years 2010, 2015, and 2020, 2021, 2022Q2. 2010-2022 countywide employment distributed to commercial parcels using share of
Employment Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level employment. If employment in the target area are 50% of TAZ employment, then 50% of the projection is assumed to be inside the
New Parcels	Parcel Data from Hillsborough County Property Appraiser
Building Permits	Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Demolition Permits	Permitted demolitions of existing buildings. Raw quarterly buildingpermit data from all four jurisdictions: Plant City, Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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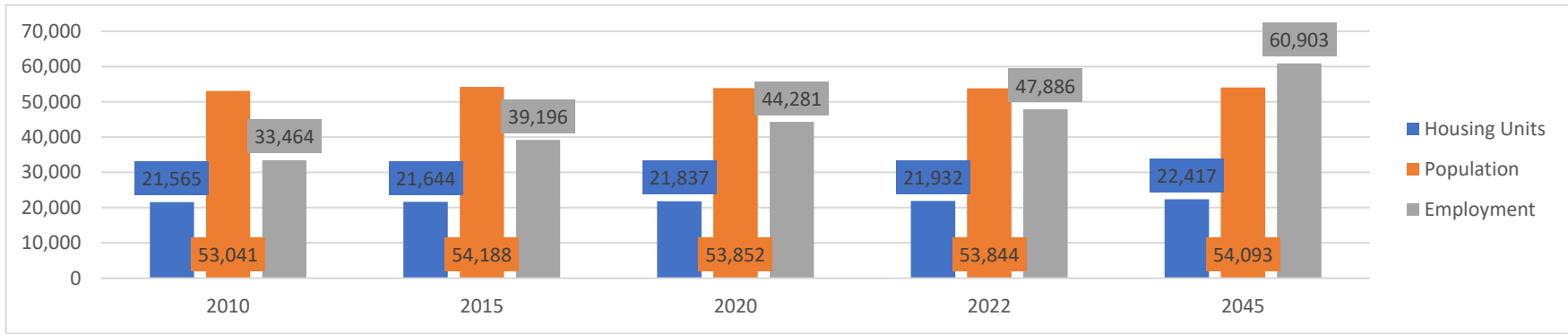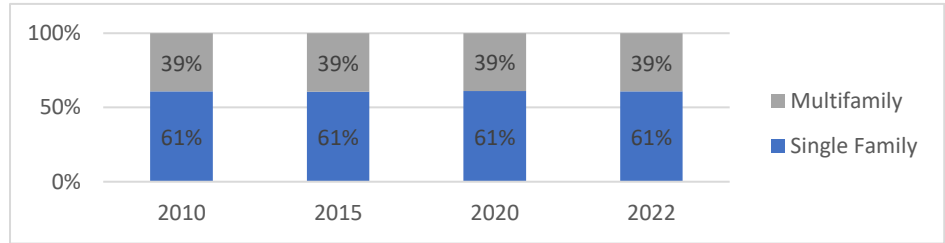Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Town and Country**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	21,565	21,644	21,837	21,932	22,417	485	2%	1%
Population	53,041	54,188	53,852	53,844	54,093	249	0%	-1%
Employment	33,464	39,196	44,281	47,886	60,903	13,017	27%	22%

Residential Units by Type

	2010	2015	2020	2022
Single Family	61%	61%	61%	61%
Multifamily	39%	39%	39%	39%

Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	96%	96%	97%	97%
Vacant	4%	4%	3%	3%
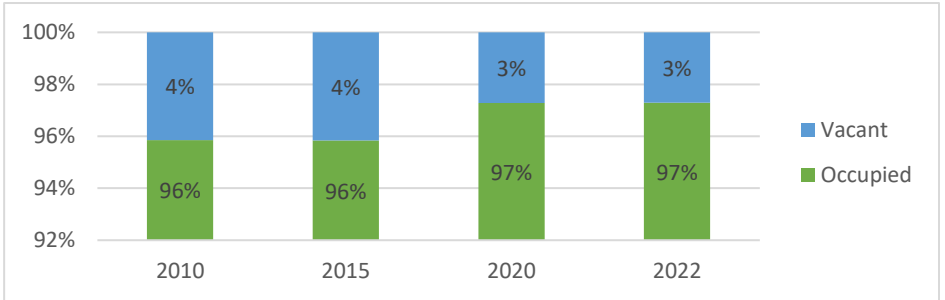
Last Updated: April 10, 2023 **Demographic and Economic Profile**

Area: **Town and Country**

Employment by Type

	2010	2015	2020	2022
Industrial	3,329	3,966	5,451	6,029
Commercial	2,158	2,538	3,115	3,335
Service	27,977	32,692	35,715	38,522
Total	33,464	39,196	44,281	47,886
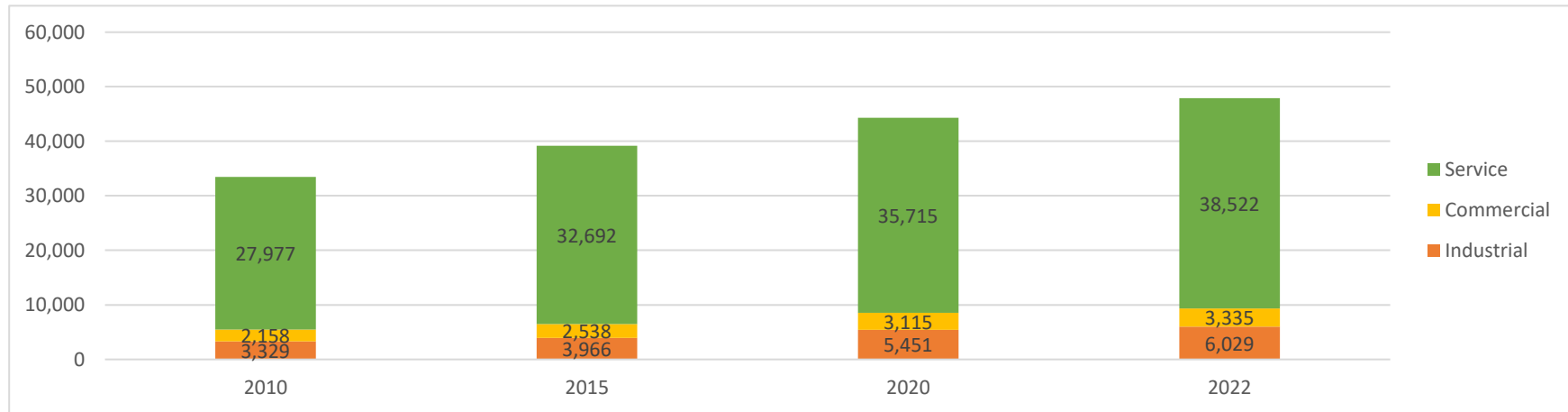
Employment by Type

	2010	2015	2020	2022
Industrial	10%	10%	12%	13%
Commercial	6%	6%	7%	7%
Service	84%	83%	81%	80%
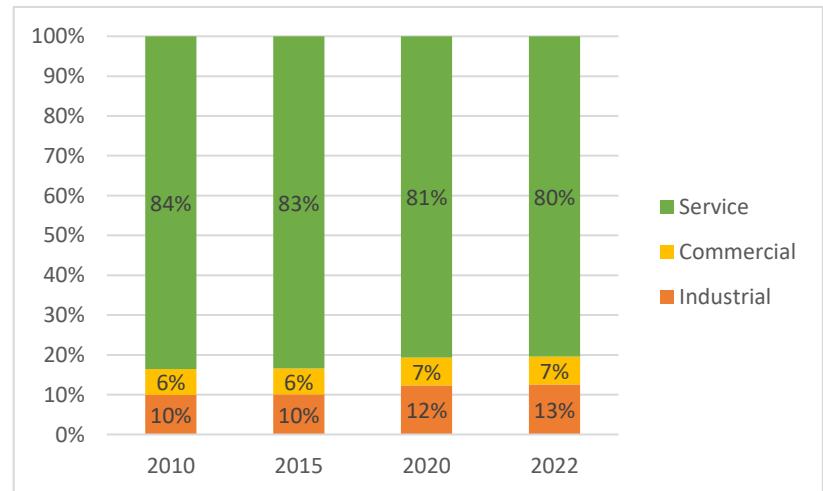
Last Updated: April 10, 2023 **Demographic and Economic Profile**

Area: **Town and Country**

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	121	192	87	230	36	133
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646
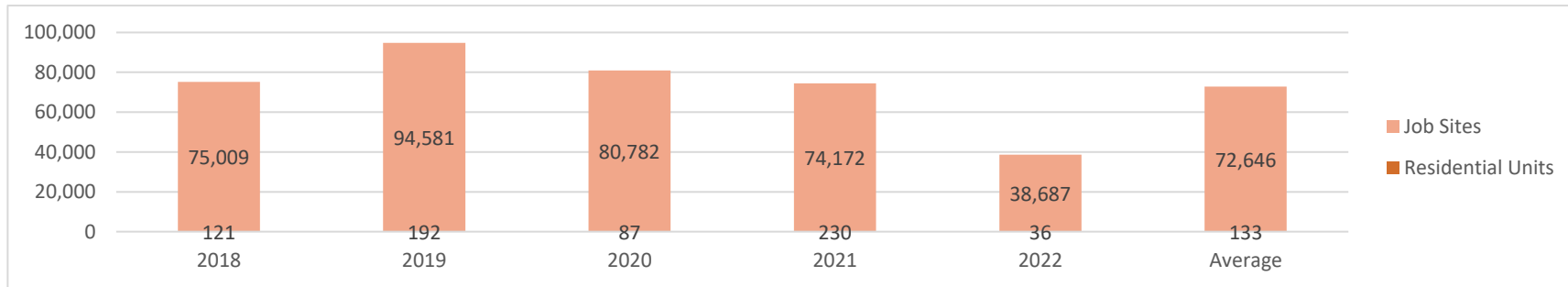
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	0.087	0.156	0.075	0.026	0.030	0.075
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
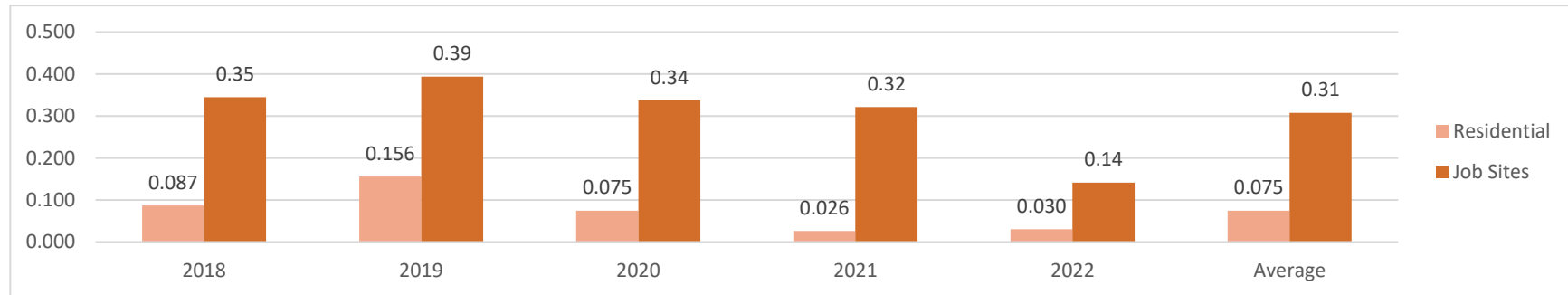
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: Town and Country

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	6	5	2	5	3	4	4	2	7	4	4
Permitted Commercial Parcels	5	3	6	1	2	1	3	0	3	3	2
Total Building Permits	11	8	8	6	5	5	7	2	10	7	6
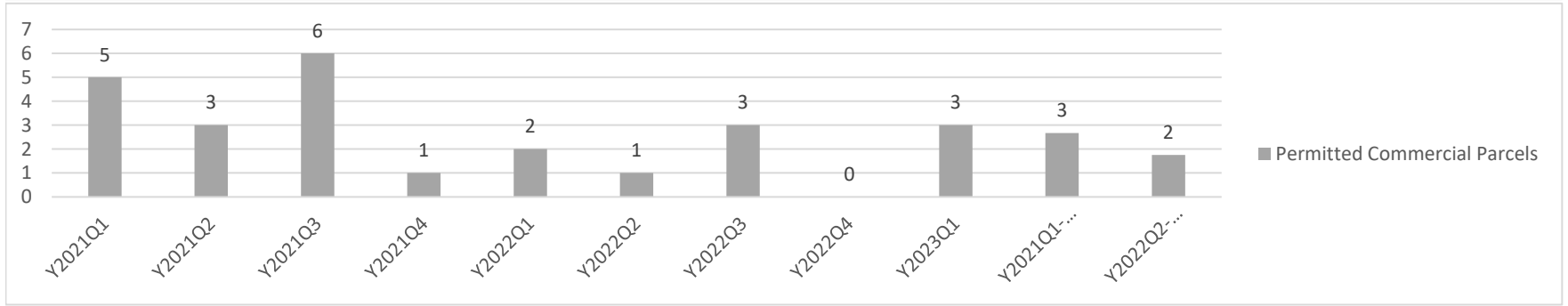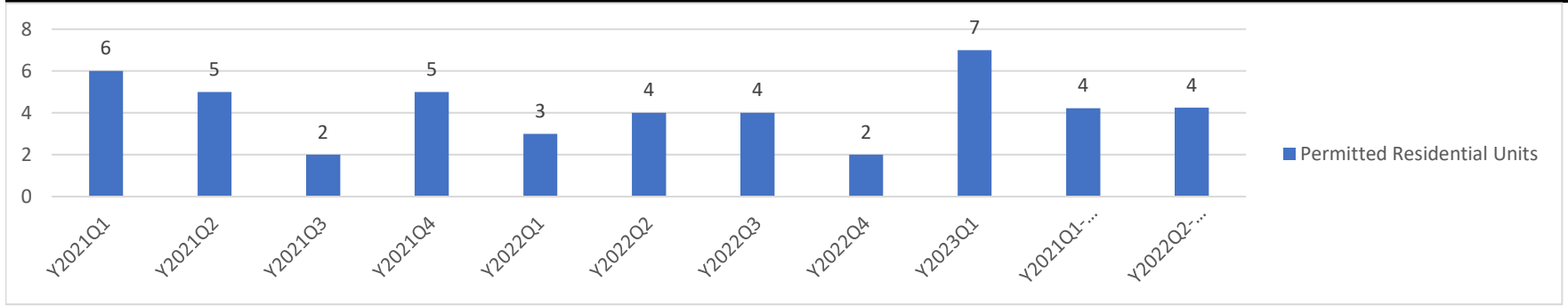
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan
Hillsborough

Area: **Town and Country**

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	9	17	40	66	119	28	18	13	7	35	17
Permitted Commercial Parcels	1	4	5	4	6	3	15	6	3	5	7
Total Building Permits	10	21	45	70	125	31	33	19	10	40	23

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Town and Country

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	2	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	5	3	6	1	2	1	3	0	3	3	2
Total Permitted Demolitions	7	3	6	1	2	1	3	0	3	3	2

Last Updated: April 10, 2023 **Demographic and Economic Profile**

Plan
Hillsborough

Area: Town and Country

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	2	3	4	1	4	5	2	0	0	2	2
Permitted Comn	0	1	3	1	0	4	0	0	0	1	1
Total Permitted	2	4	7	2	4	9	2	0	0	3	3
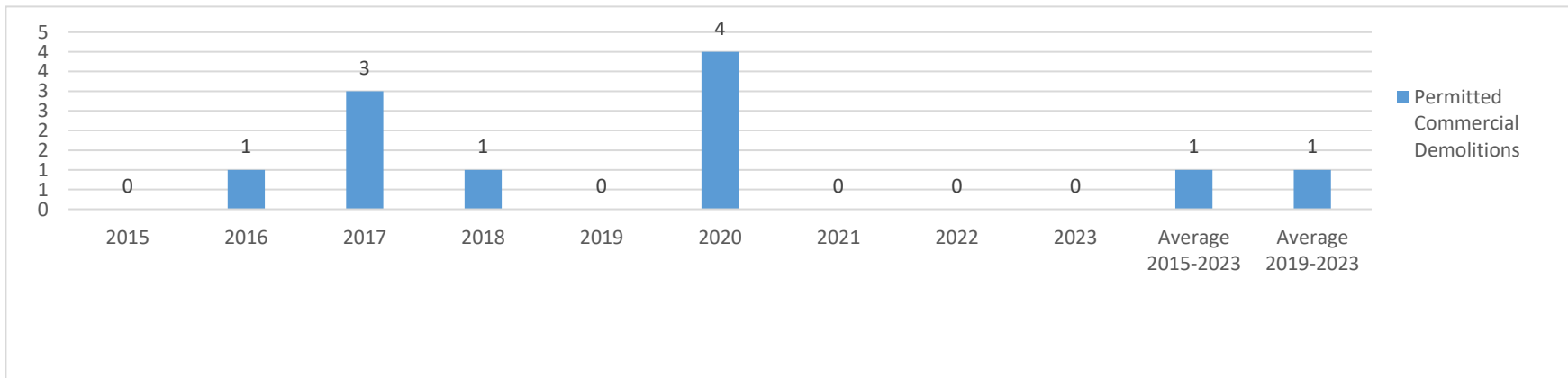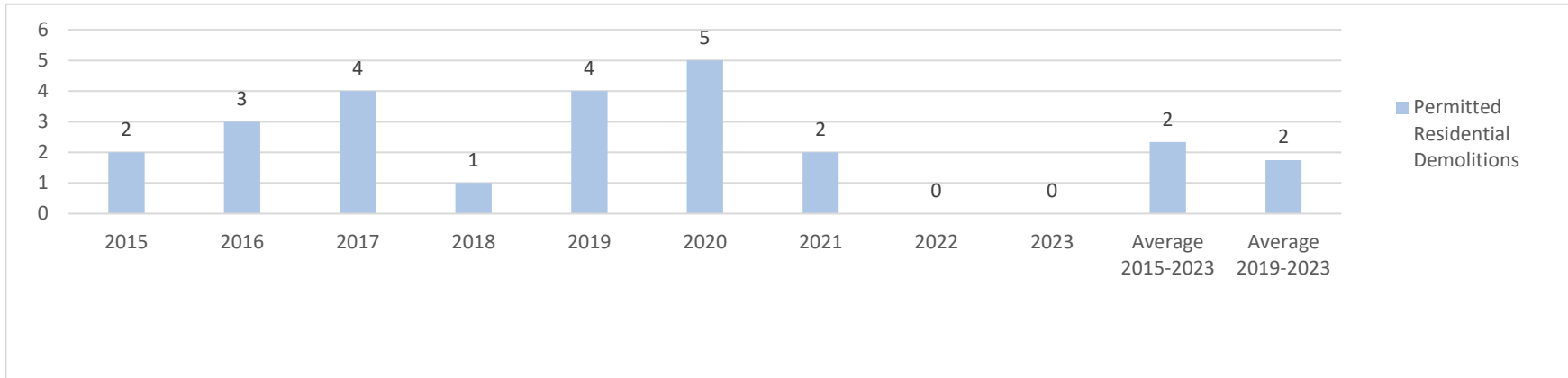
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Town and Country**

Plan Hillsborough

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
15,315	4,452	29	1,283	31,685	1,080	53,844
28%	8%	0%	2%	59%	2%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
10,035	20,284	16,243	7,494
19%	38%	30%	14%
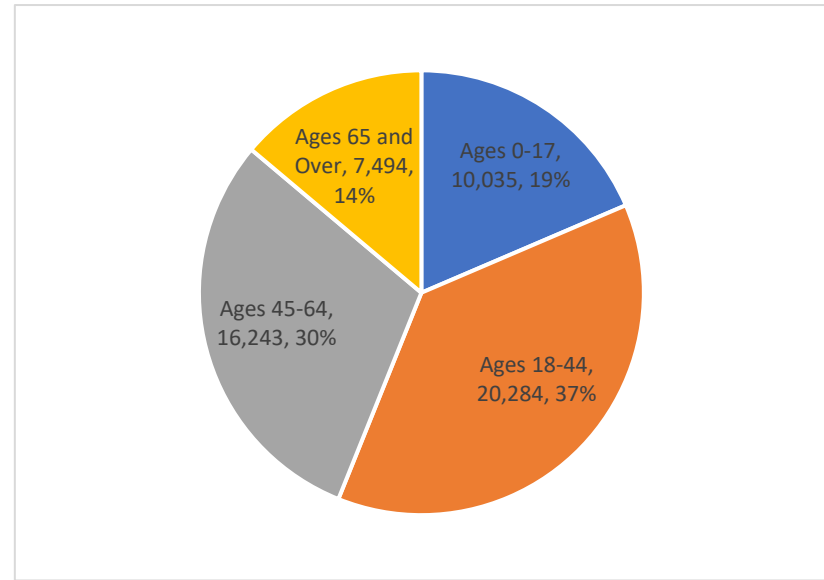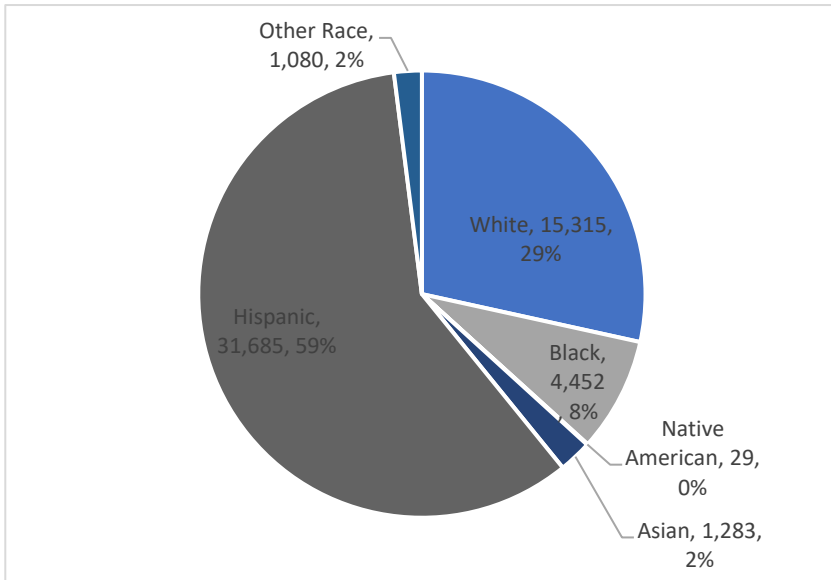
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
4,756	13,765	3,469	7,857	3,069
14%	42%	11%	24%	9%
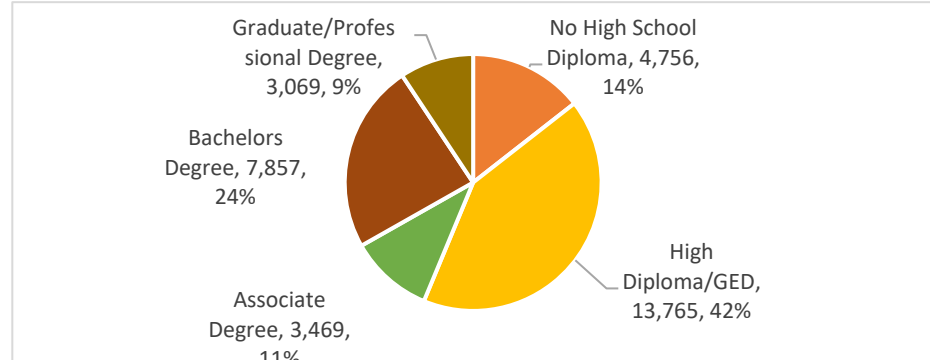
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Town and Country

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
1,659	3,869	3,385	5,081	2,535	4,773
8%	18%	16%	24%	12%	22%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
44,955	30,924	1,370	14,030
83%	69%	4%	31%
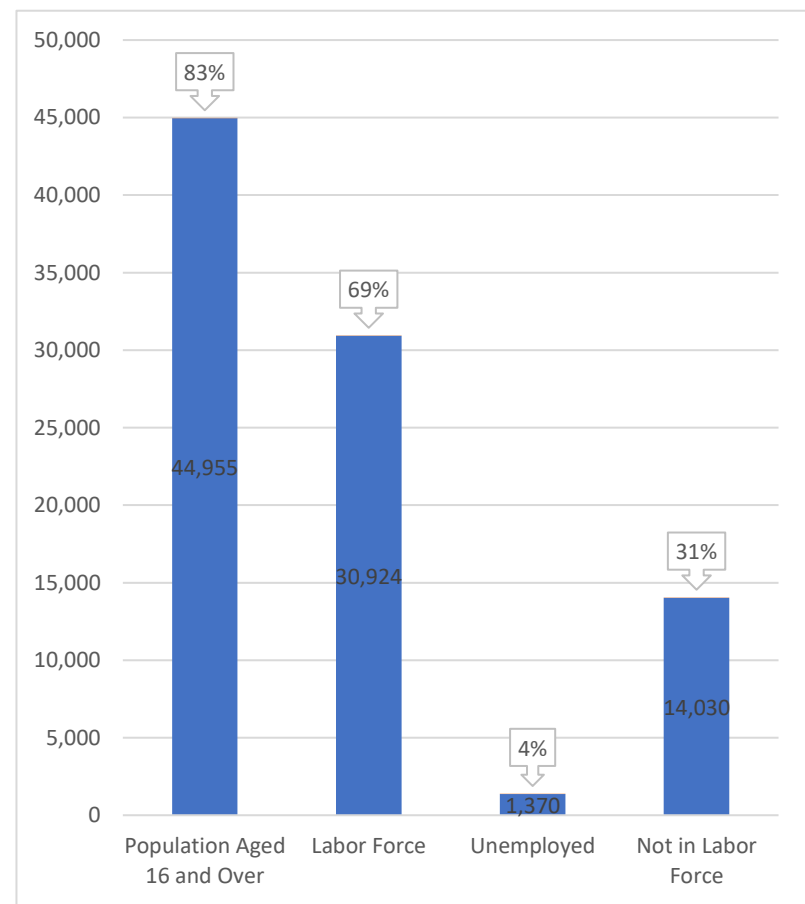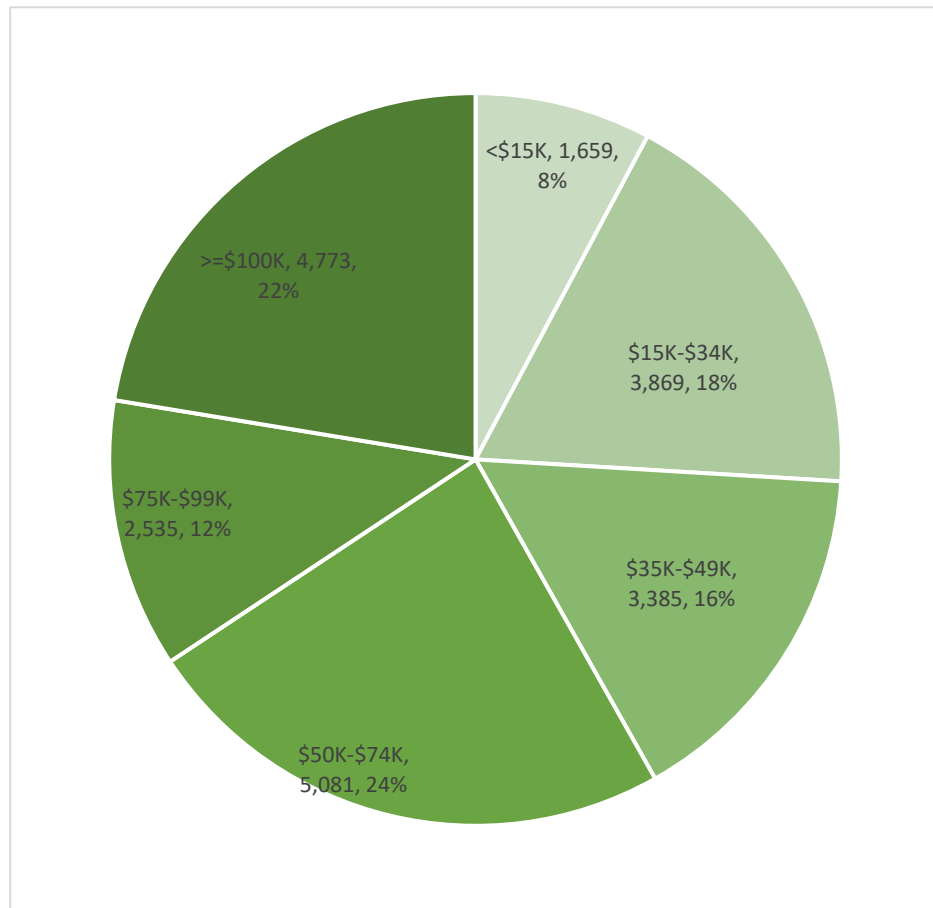
Last Updated: April 10, 2023

Demographic and Economic Profile

Area: **Town and Country**

Plan Hillsborough

Households Below Poverty	Households Without Cars	Female-Headed Households
2,568	873	1,538
17%	6%	10%
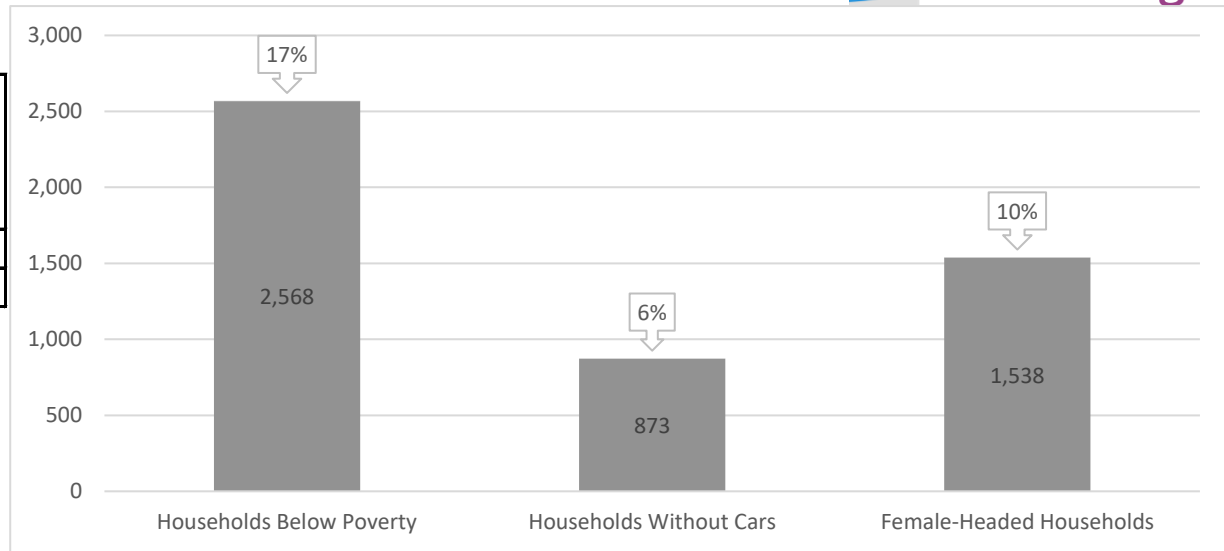
Limited English Population	Disabled Population	Low Income Population
15,201	3,170	6,842
28%	6%	13%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If housing units in the target area are 50% of TAZ housing units, then 50% of the projection is assumed to be inside the
Population Estimates	2010-2022 Population Estimates from Table 1. Estimates of Population by County and City in Florida. https://www.bebr.ufl.edu/population. Jurisdiction-level estimates distributed to residential parcels. Parcel Data from Hillsborough County Property Appraiser.Parcel-level population estimate = Appropriate Census persons per household times
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Employment Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level employment. If employment in the target area are 50% of TAZ employment, then 50% of the projection is assumed to be inside the
New Parcels	Parcel Data from Hillsborough County Property Appraiser
Building Permits	Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Demolition Permits	Permitted demolitions of existing buildings. Raw quarterly buildingpermit data from all four jurisdictions: Plant City, Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Last Updated: April 10, 2023   **Demographic and Economic Profile**

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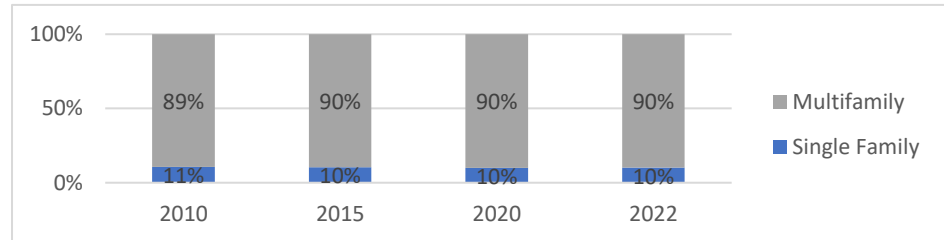Last Updated: April 10, 2023 **Demographic and Economic Profile**

Plan Hillsborough

Area: **University Area Community**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	23,325	23,890	25,036	25,045	29,731	4,686	19%	5%
Population	42,417	43,897	52,545	52,294	53,163	869	2%	19%
Employment	20,027	23,504	25,545	27,491	37,085	9,594	35%	17%
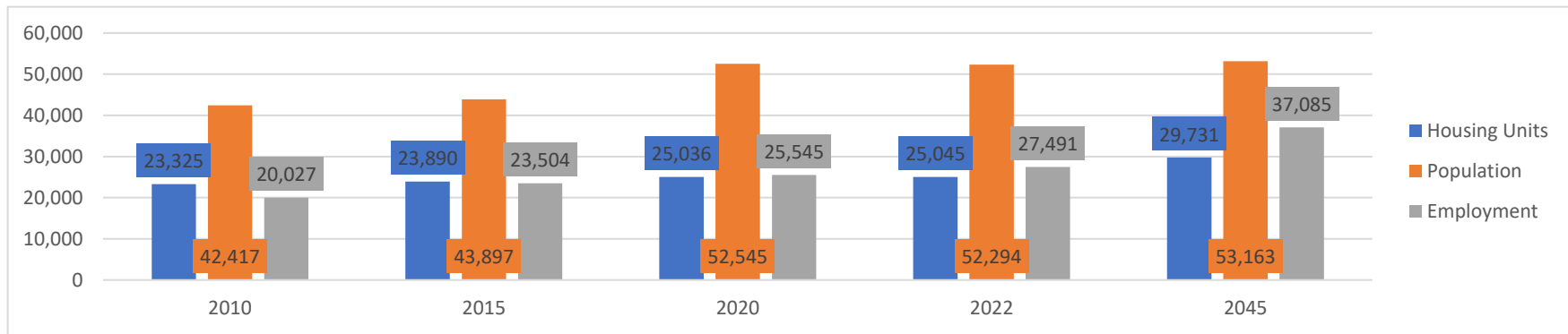
Residential Units by Type

	2010	2015	2020	2022
Single Family	11%	10%	10%	10%
Multifamily	89%	90%	90%	90%

Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	83%	83%	94%	94%
Vacant	17%	17%	6%	6%
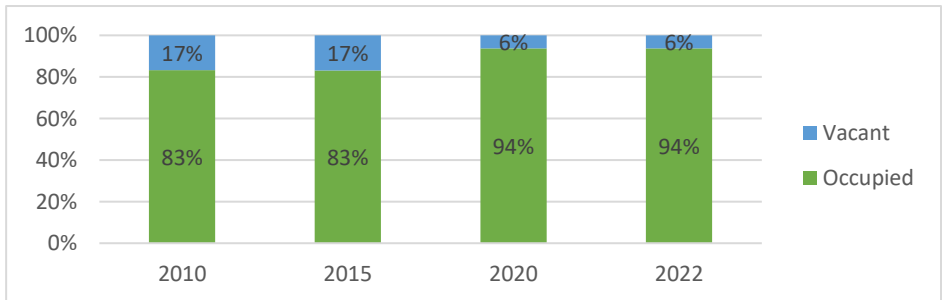
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **University Area Community**

Plan Hillsborough

Employment by Type

	2010	2015	2020	2022
Industrial	337	525	697	767
Commercial	3,246	3,818	4,665	4,994
Service	16,444	19,162	20,182	21,731
Total	20,027	23,504	25,545	27,491
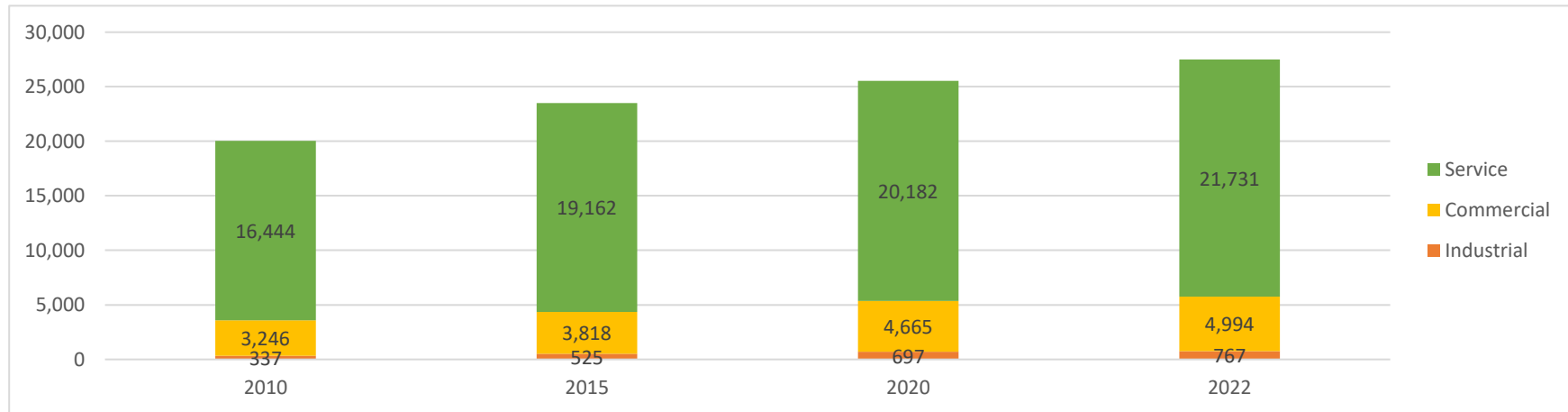
Employment by Type

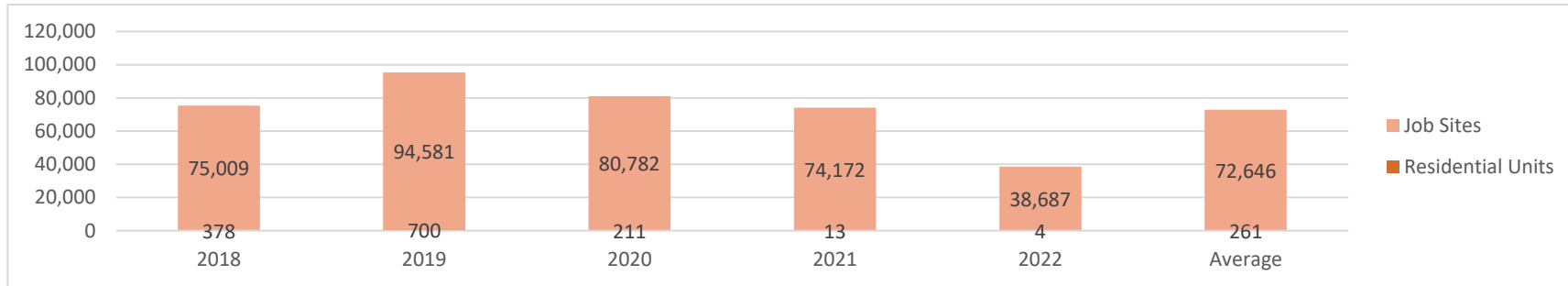|	2010	2015	2020	2022
Industrial	2%	2%	3%	3%
Commercial	16%	16%	18%	18%
Service	82%	82%	79%	79%
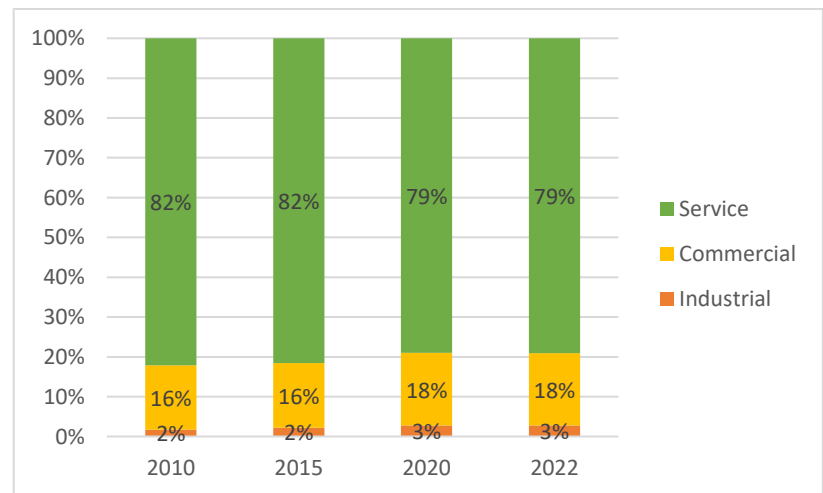
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: University Area Community

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	378	700	211	13	4	261
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646

Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	0.004	0.020	0.032	0.012	0.004	0.015
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
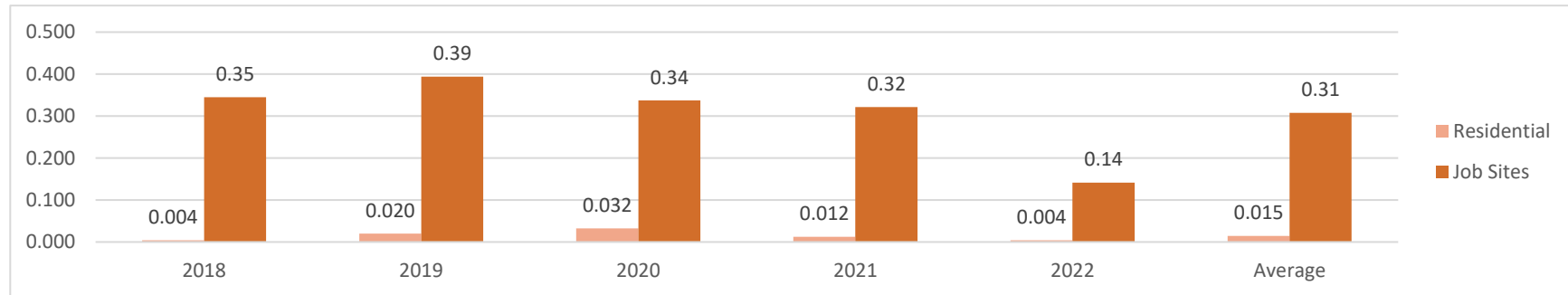
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: University Area Community

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	3	3	3	0	3	1	1	10	1	3	3
Permitted Commercial Parcels	2	2	0	0	6	6	3	1	9	3	5
Total Building Permits	5	5	3	0	9	7	4	11	10	6	8
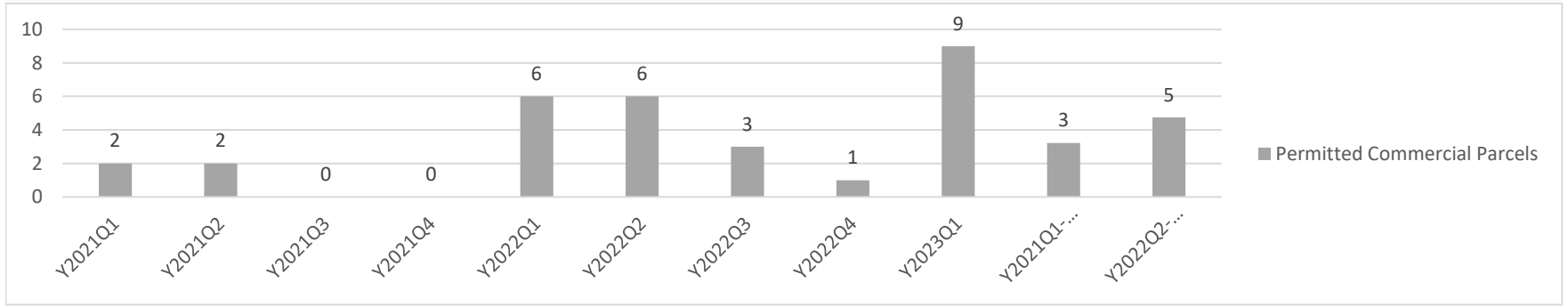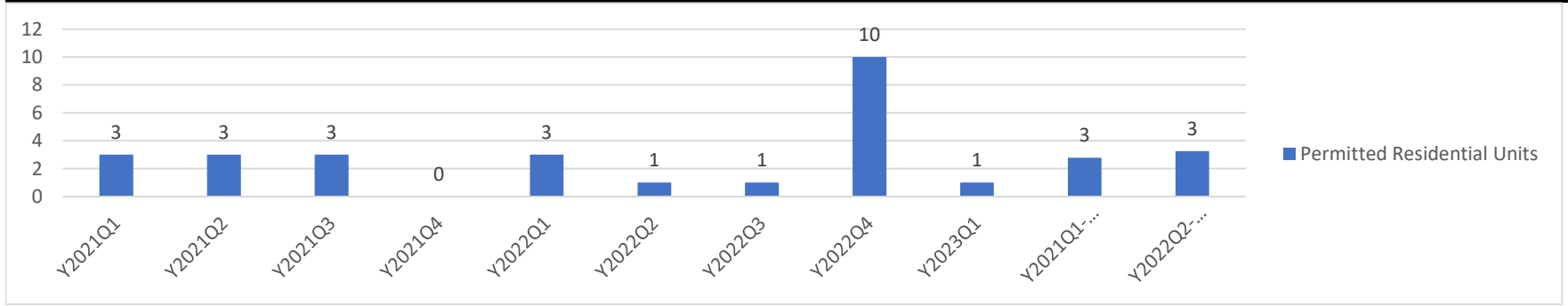
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: **University Area Community**

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	473	160	207	220	17	297	9	15	1	155	81
Permitted Commercial Parcels	3	1	5	6	4	3	4	16	9	6	8
Total Building Permits	476	161	212	226	21	300	13	31	10	161	89

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: University Area Community

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	2	2	0	0	6	6	3	1	9	3	5
Total Permitted Demolitions	2	2	0	0	6	6	3	1	9	3	5

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan
Hillsborough

Area: University Area Community

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	0	3	1	0	1	1	0	0	0	1	0
Permitted Comm	1	1	6	0	1	0	1	0	0	1	0
Total Permitted	1	4	7	0	2	1	1	0	0	2	1
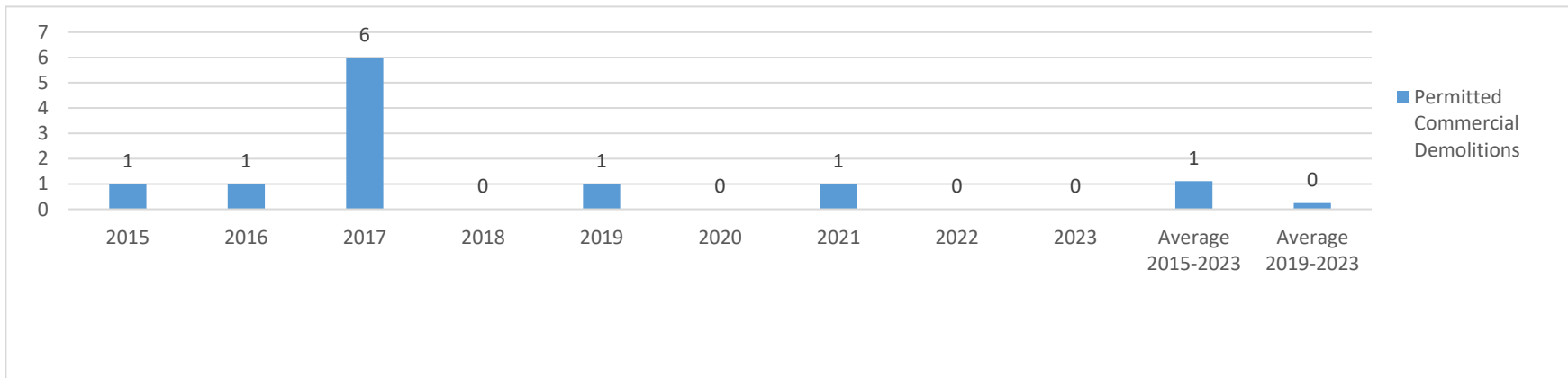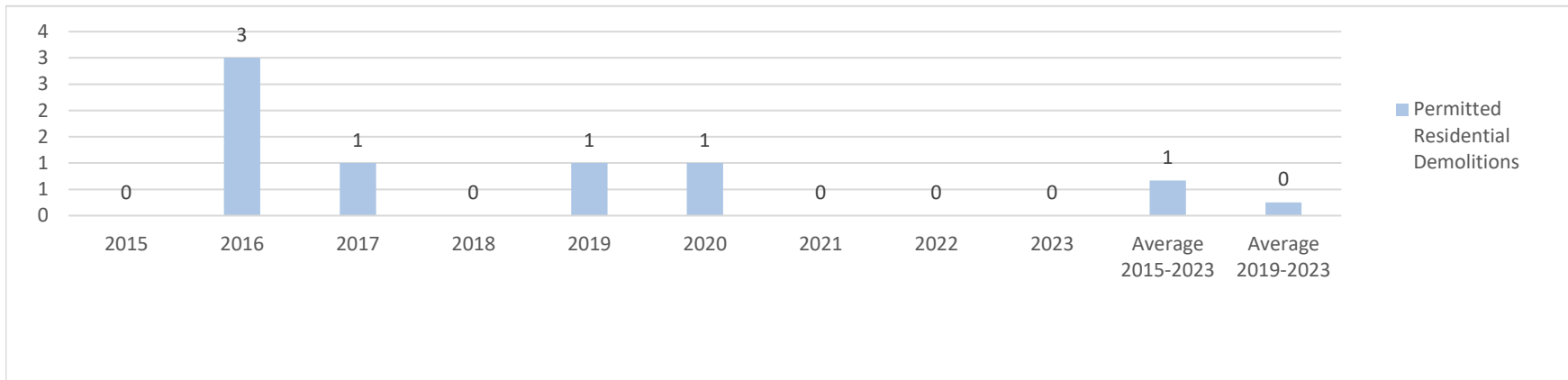
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: University Area Community

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
14,360	14,021	122	3,089	19,292	1,410	52,294
27%	27%	0%	6%	37%	3%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
10,168	28,311	9,344	4,682
19%	54%	18%	9%
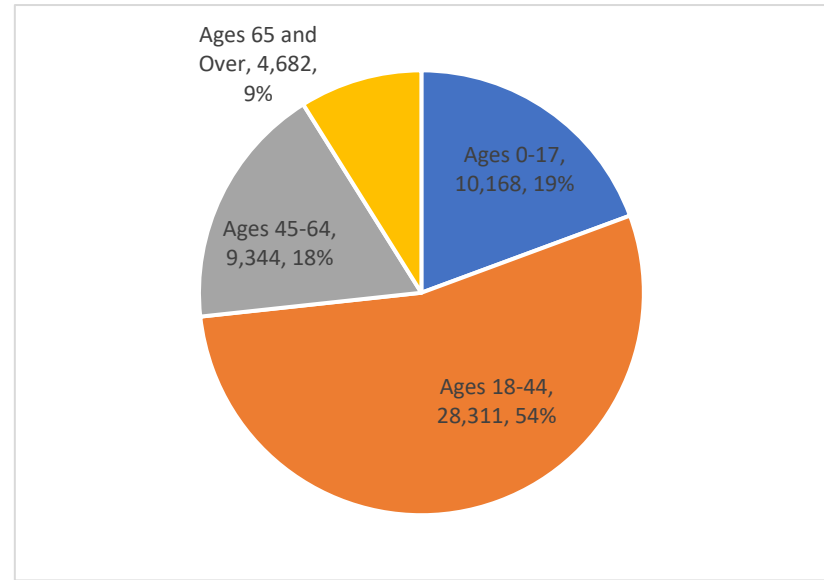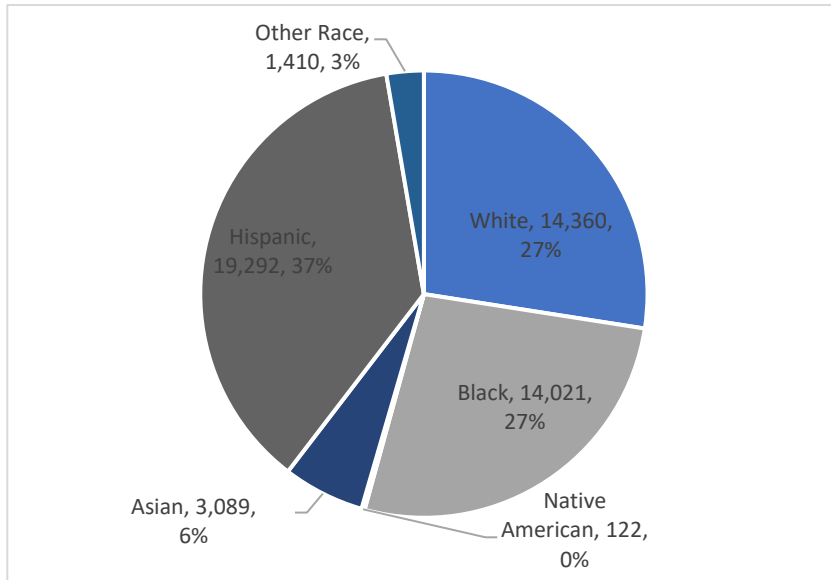
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
6,437	9,473	3,310	4,475	2,304
25%	36%	13%	17%	9%
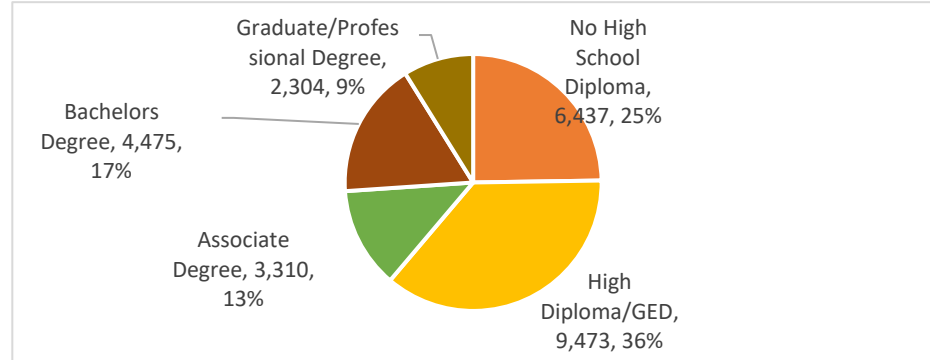
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **University Area Community**

Plan
Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
5,131	7,367	4,206	3,340	1,934	1,466
22%	31%	18%	14%	8%	6%

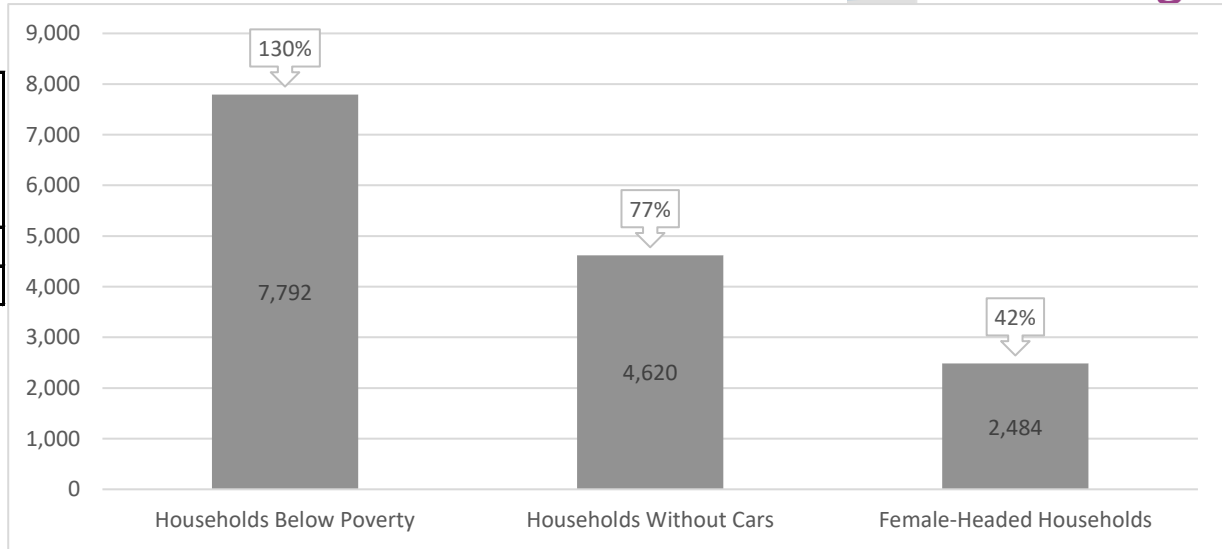| Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
43,188	27,652	1,781	15,536
83%	64%	6%	36%
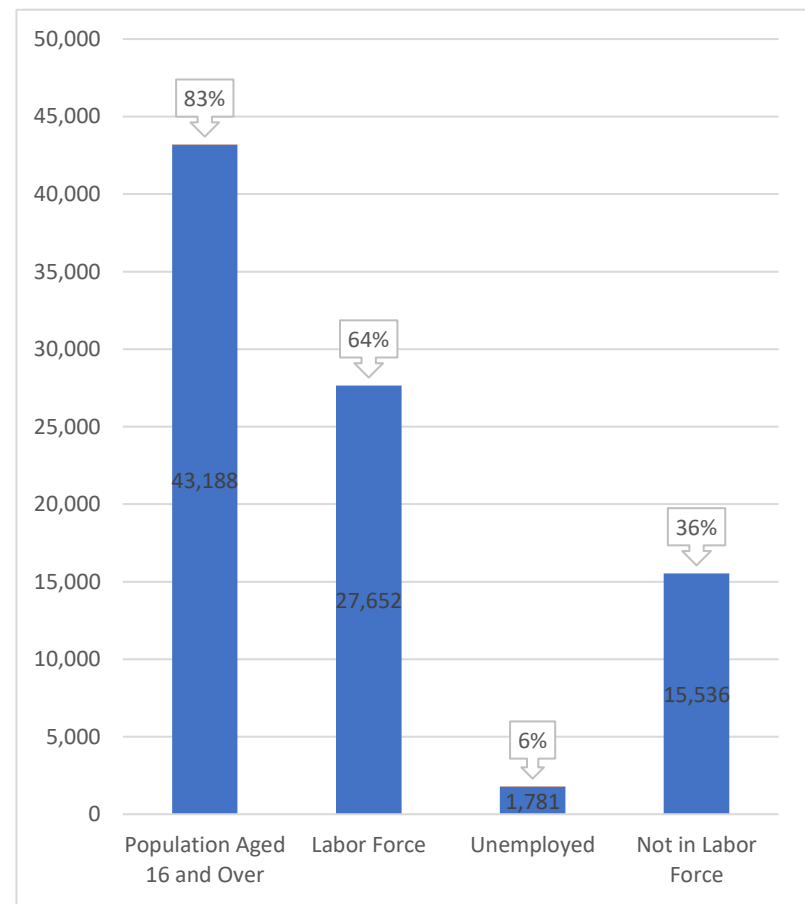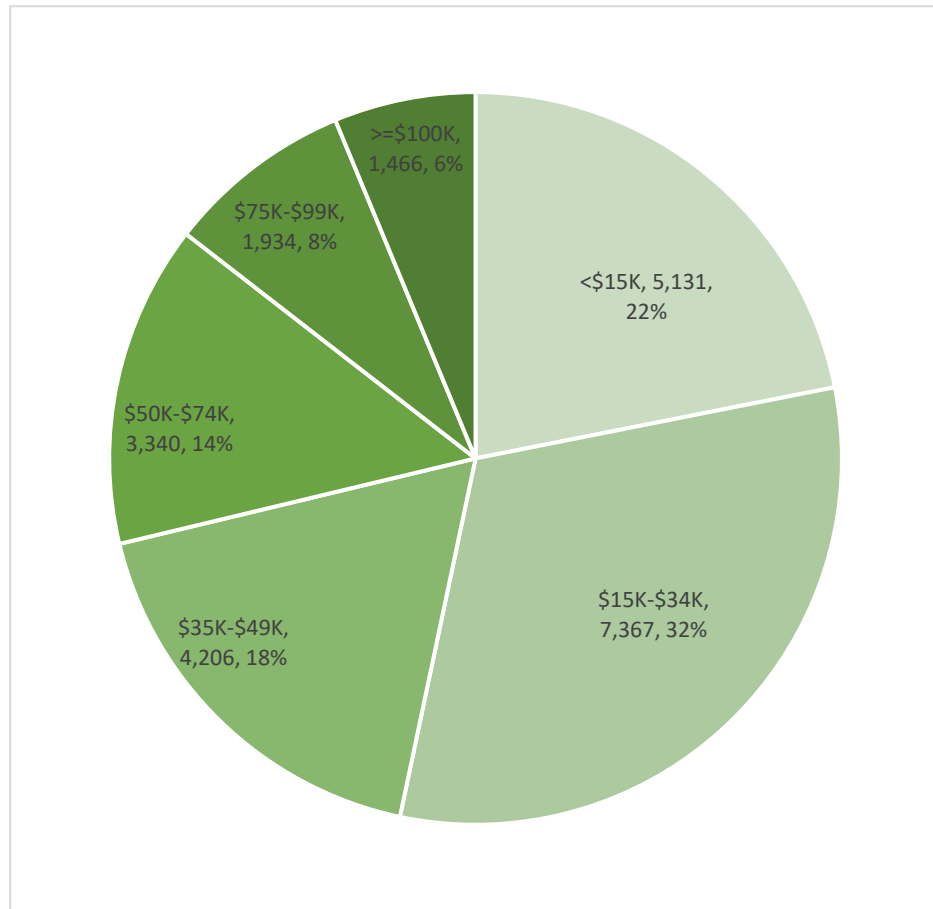
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **University Area Community**

Plan
Hillsborough

	Households Without Cars	Female-Headed Households
Households Below Poverty		
7,792	4,620	2,484
130%	77%	42%

Limited English Population	Disabled Population	Low Income Population
10,290	4,268	18,398
20%	8%	35%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If housing units in the target area are 50% of TAZ housing units, then 50% of the projection is assumed to be inside the
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Population Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If population in the target area is 50% of TAZ population, then 50% of the projection is assumed to be inside the target
Employment Estimate	Quarterly Census of Employment and Wages. Excel Files.QCEW NAICS-Based Data Files (1975 - most recent). Bureau of Labor Statistics https://www.bls.gov/cew/downloadable-data-files.htm. Employment by sector for the years 2010, 2015, and 2020, 2021, 2022Q2. 2010-2022 countywide employment distributed to commercial parcels using share of
Employment Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level employment. If employment in the target area are 50% of TAZ employment, then 50% of the projection is assumed to be inside the
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Last Updated: April 10, 2023   **Demographic and Economic Profile**

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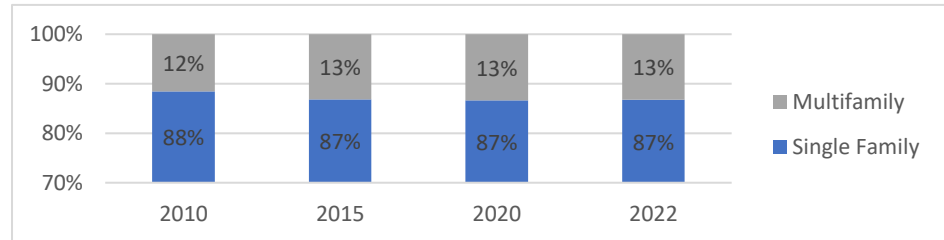Last Updated: April 10, 2023 **Demographic and Economic Profile**

Plan Hillsborough

Area: **Valrico**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	17,283	18,006	18,728	18,926	21,538	2,612	14%	5%
Population	46,019	48,714	49,849	50,142	56,188	6,046	12%	3%
Employment	4,946	5,674	6,236	6,678	8,675	1,997	30%	18%
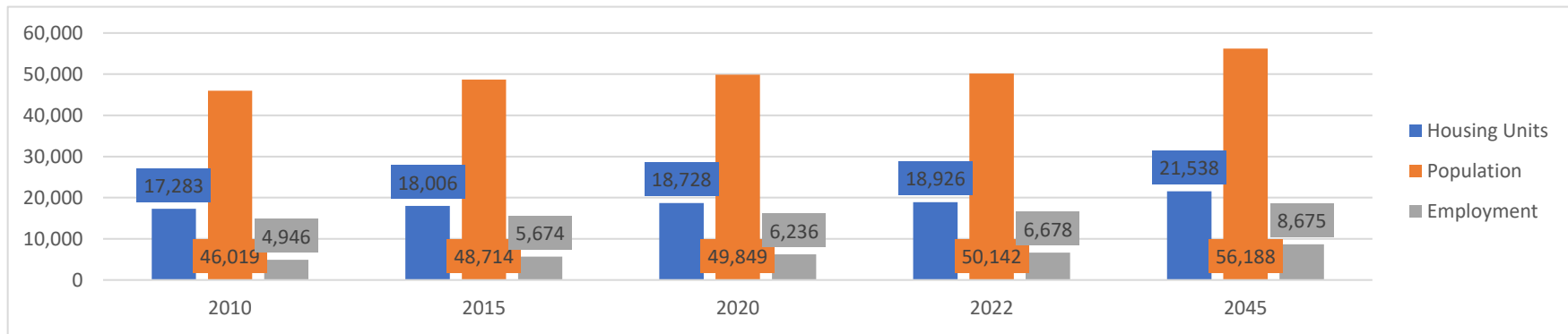
Residential Units by Type

	2010	2015	2020	2022
Single Family	88%	87%	87%	87%
Multifamily	12%	13%	13%	13%

Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	99%	98%	99%	99%
Vacant	1%	2%	1%	1%
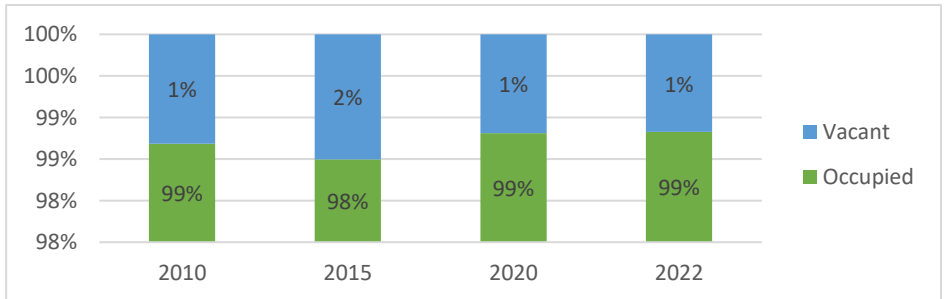
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Valrico**

Plan Hillsborough

Employment by Type

	2010	2015	2020	2022
Industrial	101	103	158	170
Commercial	577	679	839	898
Service	4,268	4,891	5,238	5,610
Total	4,946	5,674	6,236	6,678
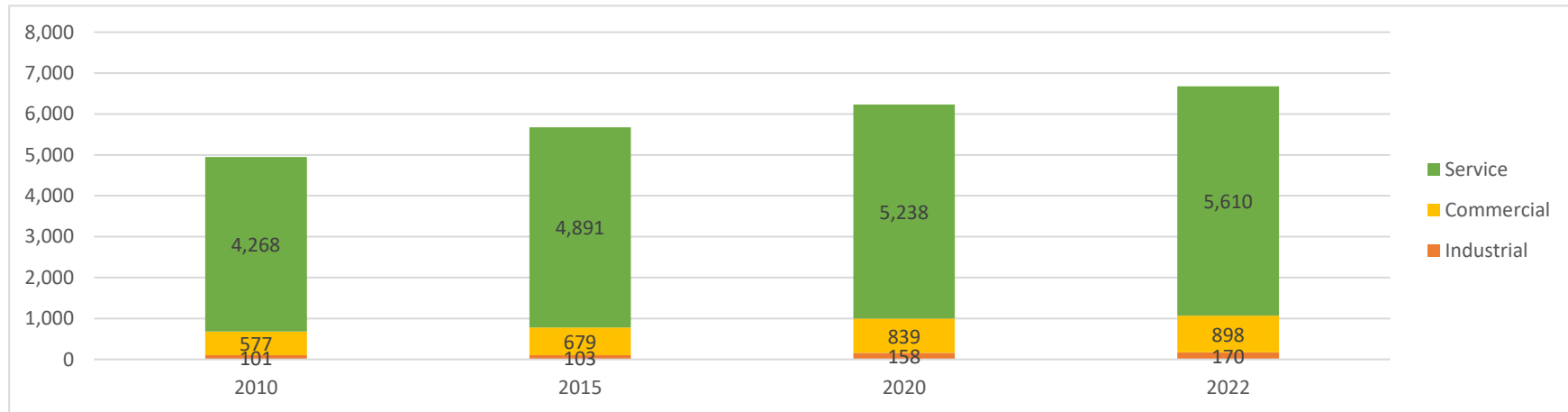
Employment by Type

	2010	2015	2020	2022
Industrial	2%	2%	3%	3%
Commercial	12%	12%	13%	13%
Service	86%	86%	84%	84%
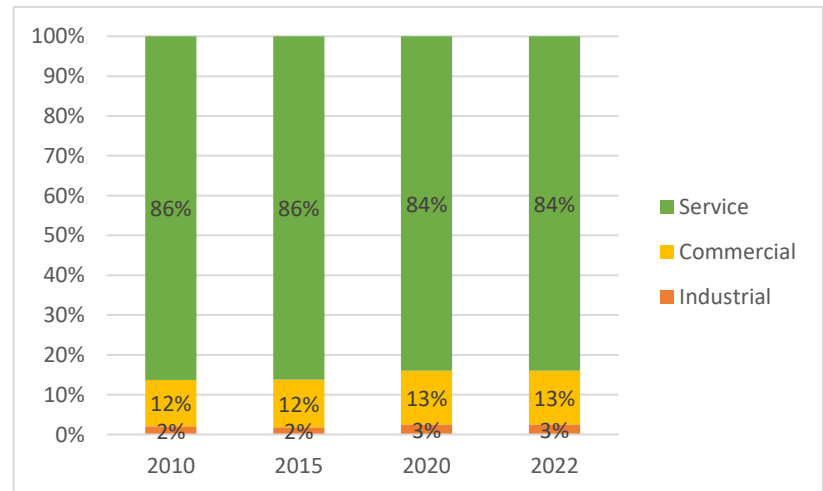
Last Updated: April 10, 2023 **Demographic and Economic Profile**

Area: **Valrico**

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	373	500	348	398	149	354
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646
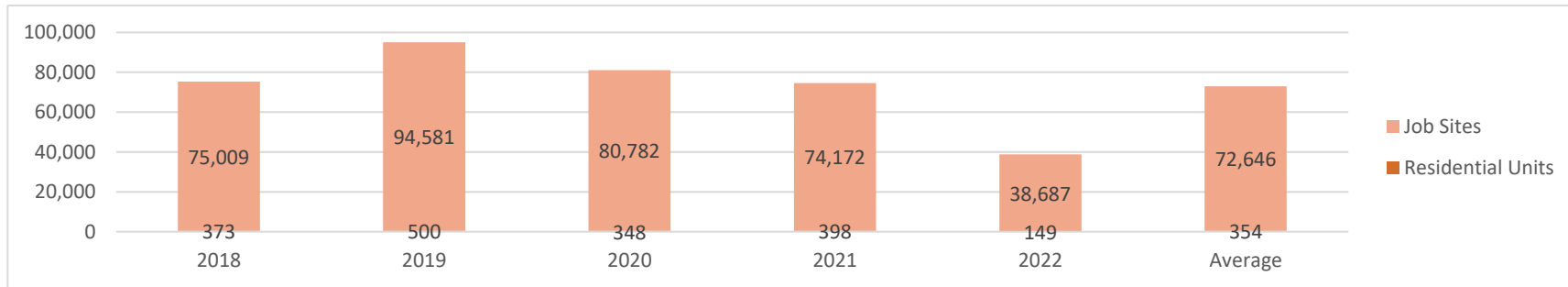
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

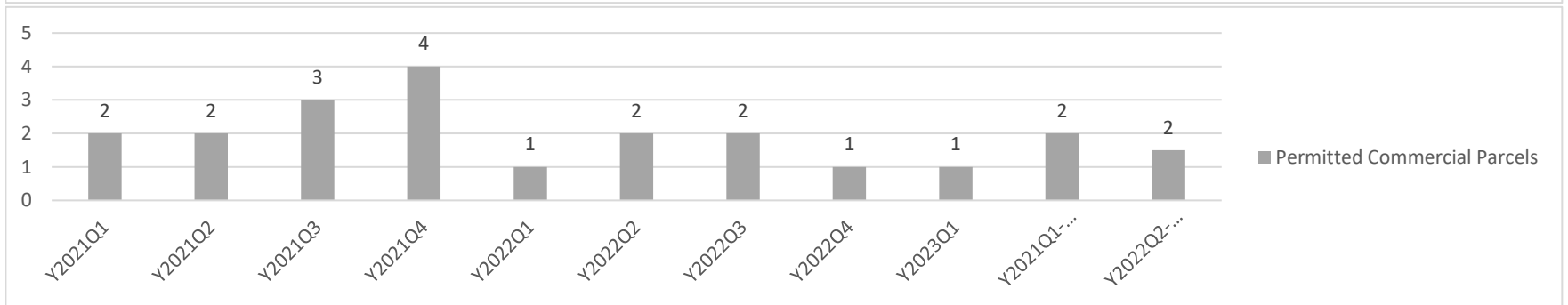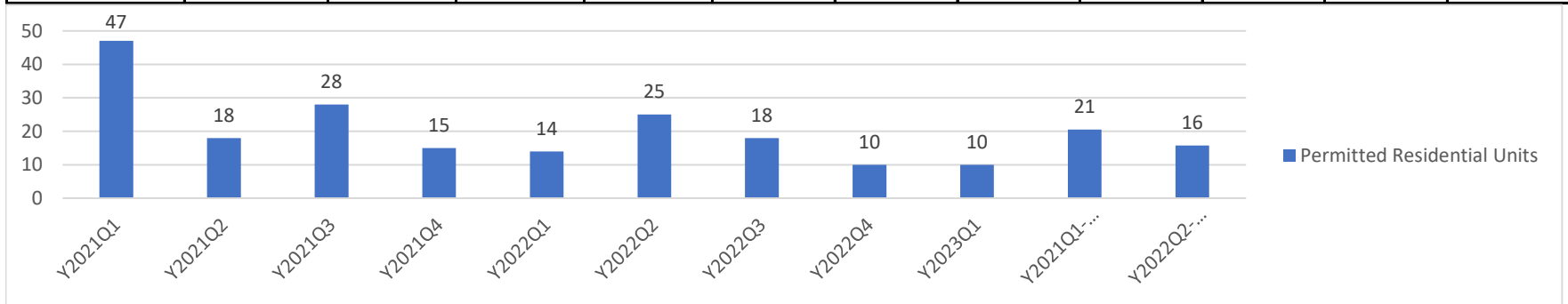|	2018	2019	2020	2021	2022	Average
Residential	0.261	0.212	0.255	0.289	0.109	0.225
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
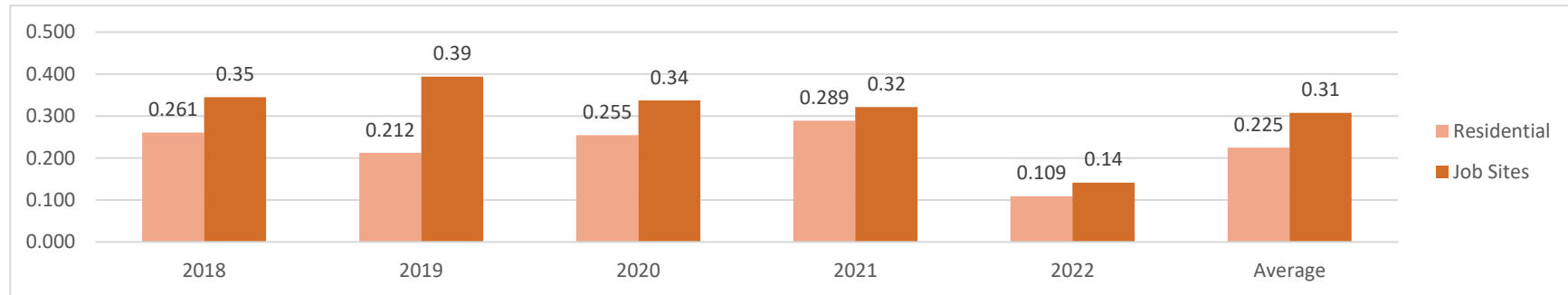
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Valrico

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	47	18	28	15	14	25	18	10	10	21	16
Permitted Commercial Parcels	2	2	3	4	1	2	2	1	1	2	2
Total Building Permits	49	20	31	19	15	27	20	11	11	23	17

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Plan Hillsborough

Area: Valrico

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	99	165	111	124	86	165	108	67	10	104	88
Permitted Commercial Parcels	3	2	3	5	3	2	11	6	1	4	5
Total Building Permits	102	167	114	129	89	167	119	73	11	108	93

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Plan
Hillsborough

Area: Valrico

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	2	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	2	2	3	4	1	2	2	1	1	2	2
Total Permitted Demolitions	4	2	3	4	1	2	2	1	1	2	2
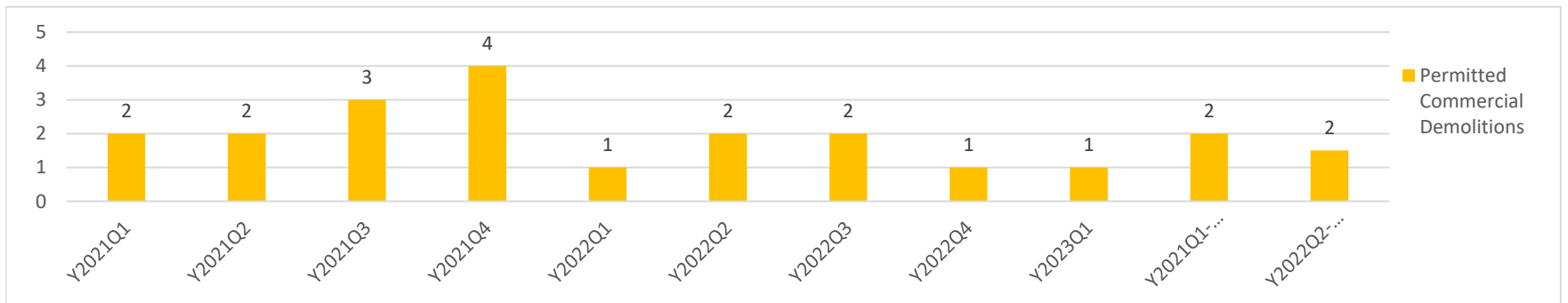
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Valrico

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	1	2	3	1	6	2	2	0	0	2	1
Permitted Comn	0	0	0	0	0	0	1	0	0	0	0
Total Permitted	1	2	3	1	6	2	3	0	0	2	1

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough
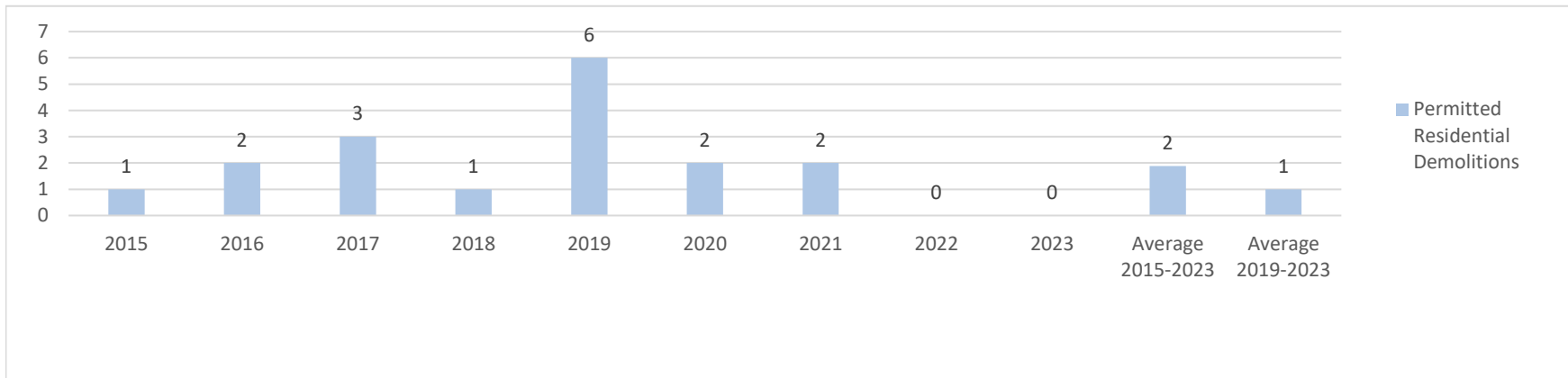
Area: Valrico

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
28,947	5,929	210	2,053	11,058	1,945	50,142
58%	12%	0%	4%	22%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
10,393	15,400	15,833	8,667
21%	31%	32%	17%
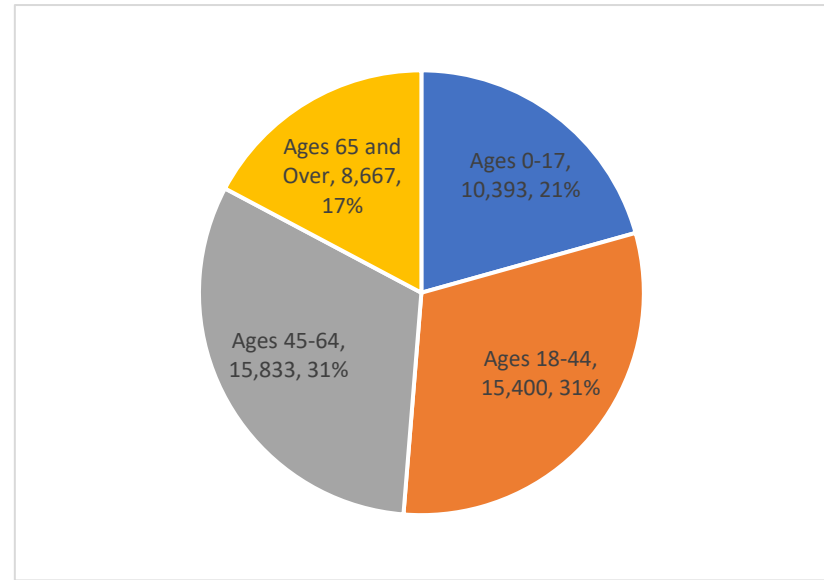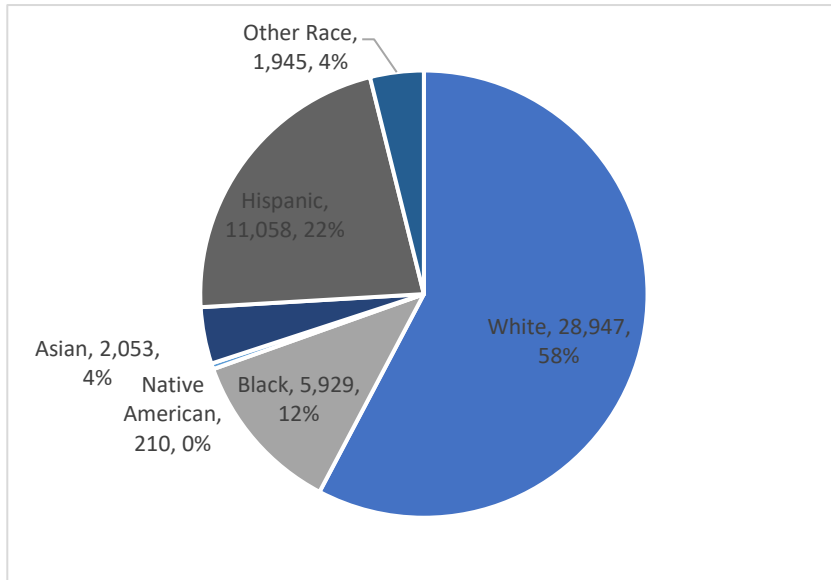
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
2,867	9,317	4,060	8,687	4,109
10%	32%	14%	30%	14%
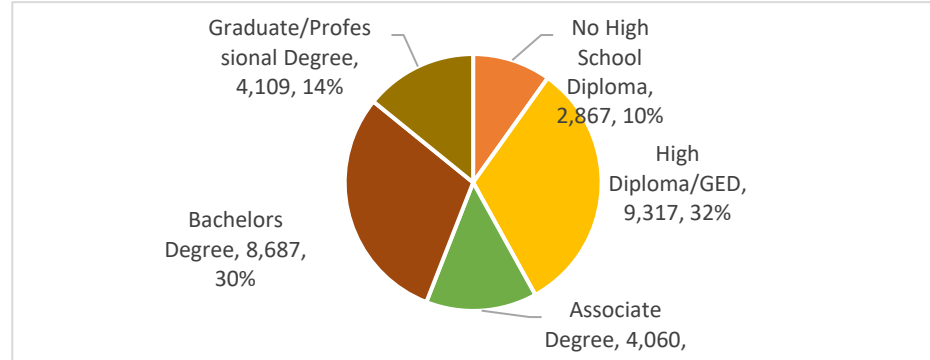
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Valrico**

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
1,222	2,508	1,748	2,941	2,374	7,870
7%	13%	9%	16%	13%	42%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
41,612	27,100	1,116	14,512
83%	65%	4%	35%
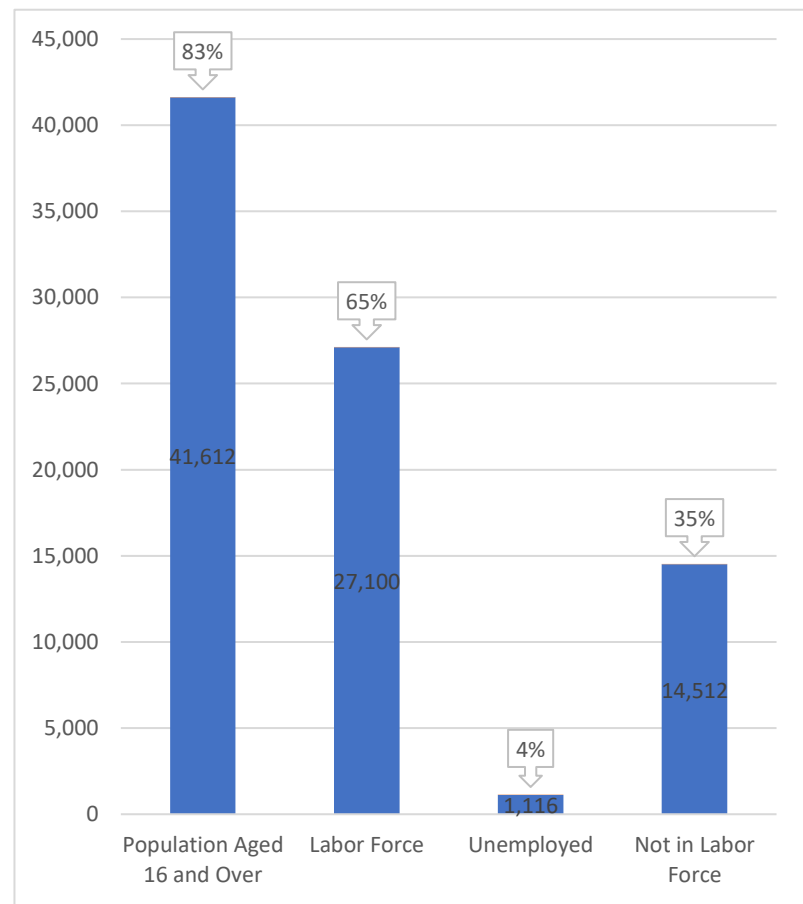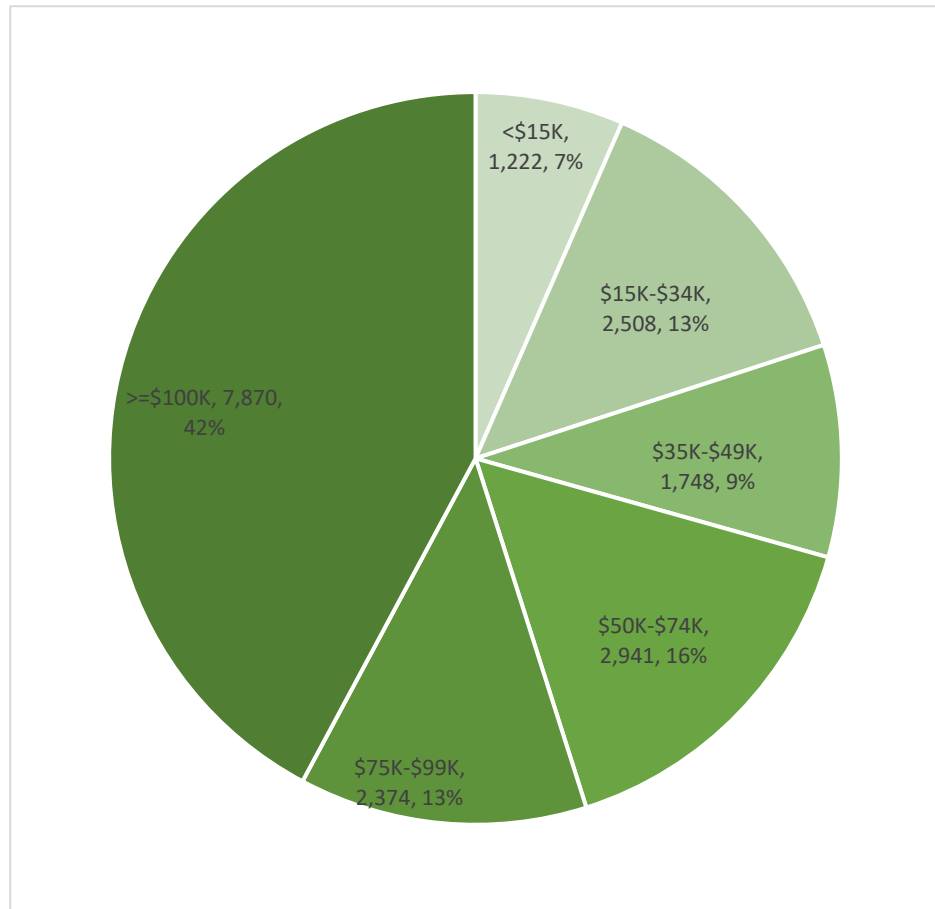
Last Updated: April 10, 2023

Demographic and Economic Profile

Plan Hillsborough

Area: **Valrico**

Households Below Poverty	Households Without Cars	Female-Headed Households
1,564	435	918
10%	3%	6%
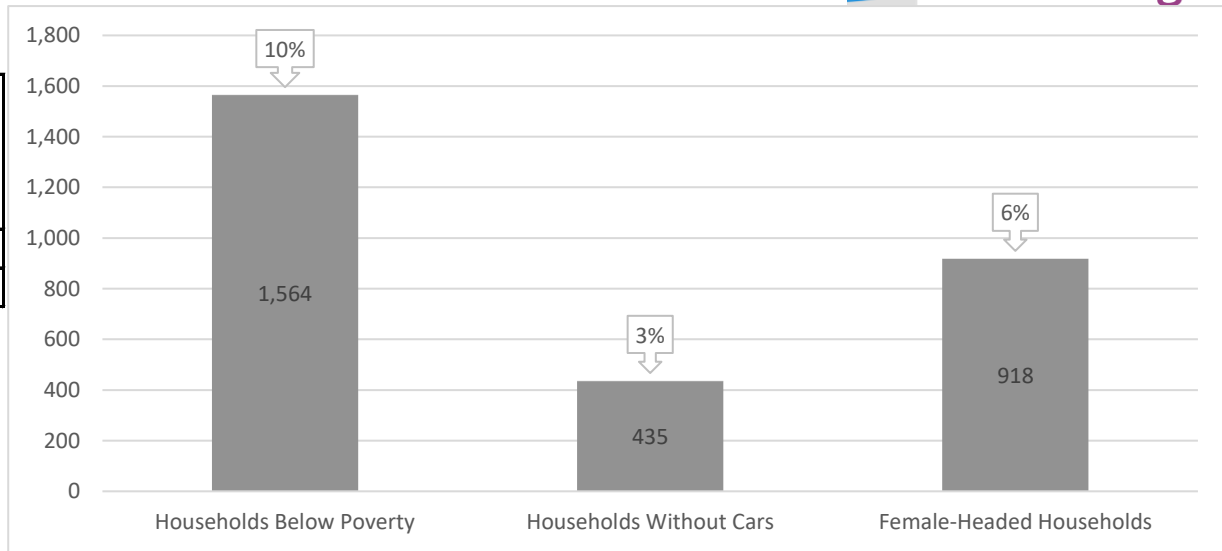
Limited English Population	Disabled Population	Low Income Population
3,157	2,458	4,594
6%	5%	9%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Sources:

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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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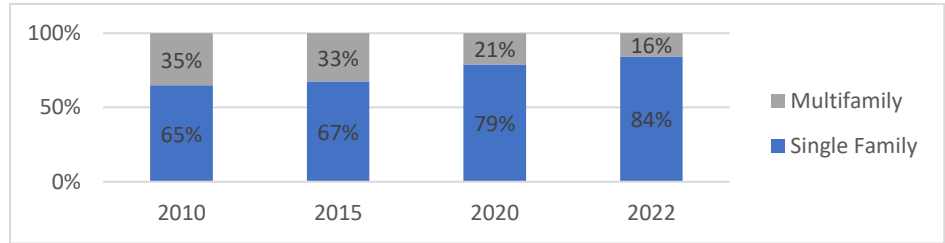Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan Hillsborough

Area: Wimauma

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	1,871	2,020	3,133	4,462	6,543	2,081	47%	121%
Population	6,741	7,313	9,105	16,019	20,986	4,966	31%	119%
Employment	2,067	2,305	2,344	2,543	7,381	4,838	190%	10%
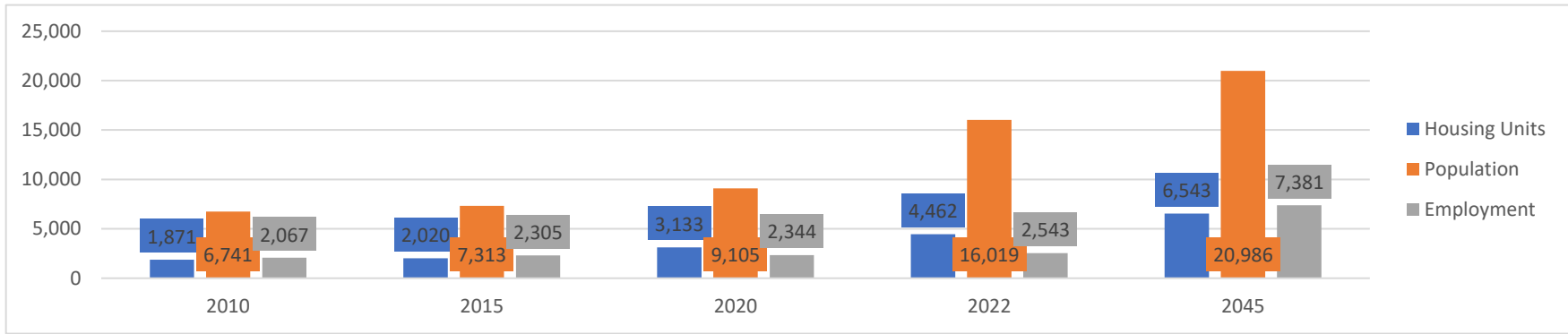
Residential Units by Type

	2010	2015	2020	2022
Single Family	65%	67%	79%	84%
Multifamily	35%	33%	21%	16%

Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	89%	90%	90%	93%
Vacant	10%	9%	10%	7%
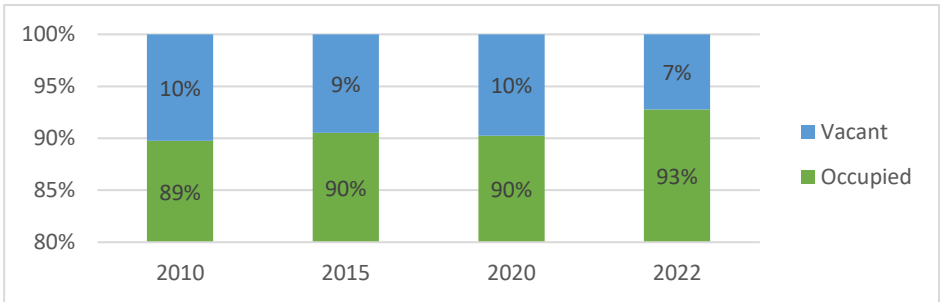
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Wimauma**

Employment by Type

	2010	2015	2020	2022
Industrial	373	387	286	276
Commercial	45	53	64	132
Service	1,648	1,866	1,995	2,135
Total	2,067	2,305	2,344	2,543
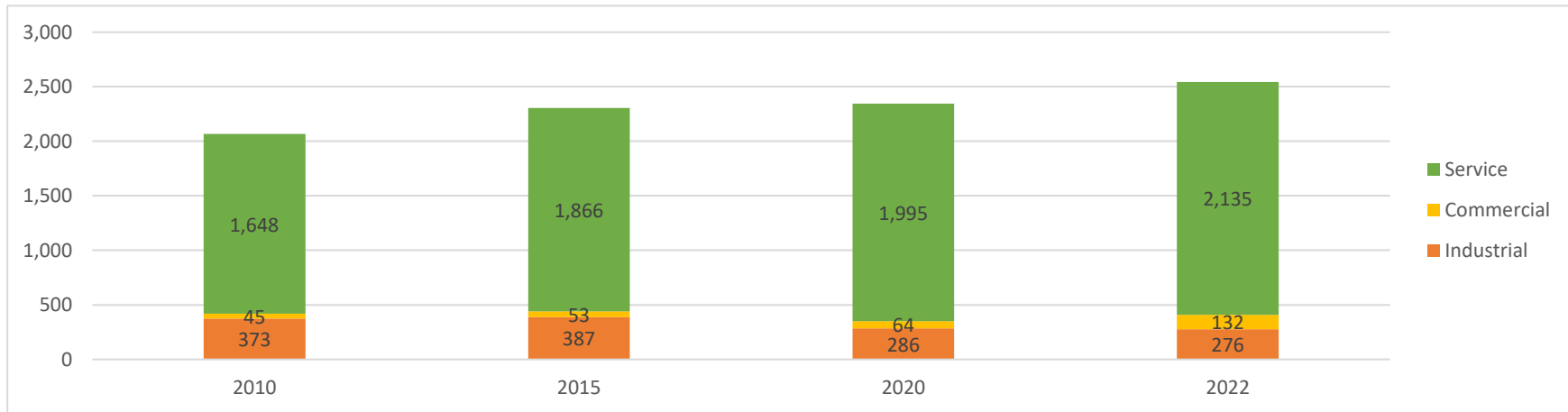
Employment by Type

	2010	2015	2020	2022
Industrial	18%	17%	12%	11%
Commercial	2%	2%	3%	5%
Service	80%	81%	85%	84%

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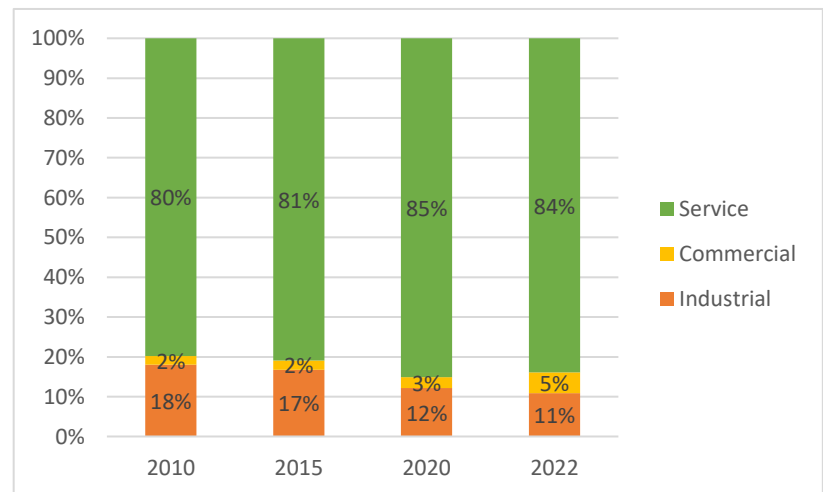
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Wimauma

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	543	1,089	665	2,895	4,066	1,852
Job Sites	75,009	94,581	80,782	74,172	38,687	72,646
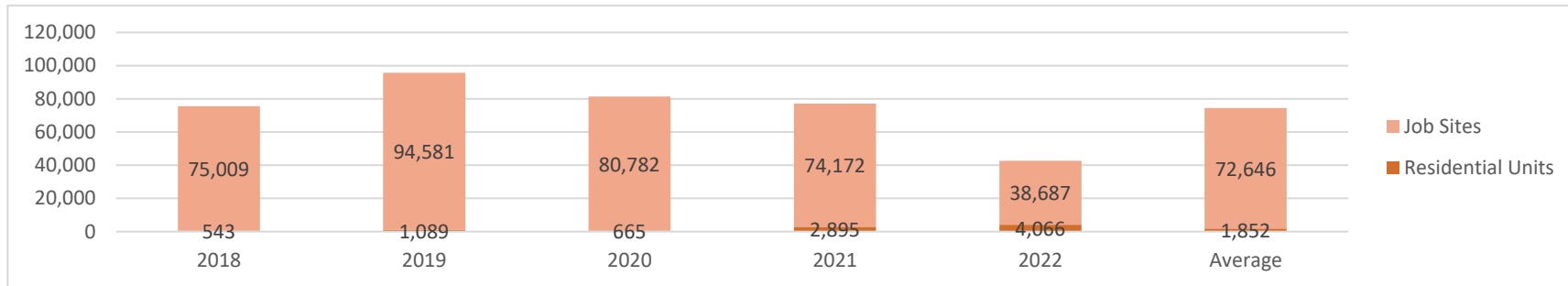
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential	0.402	0.792	0.558	1.081	1.512	0.869
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31
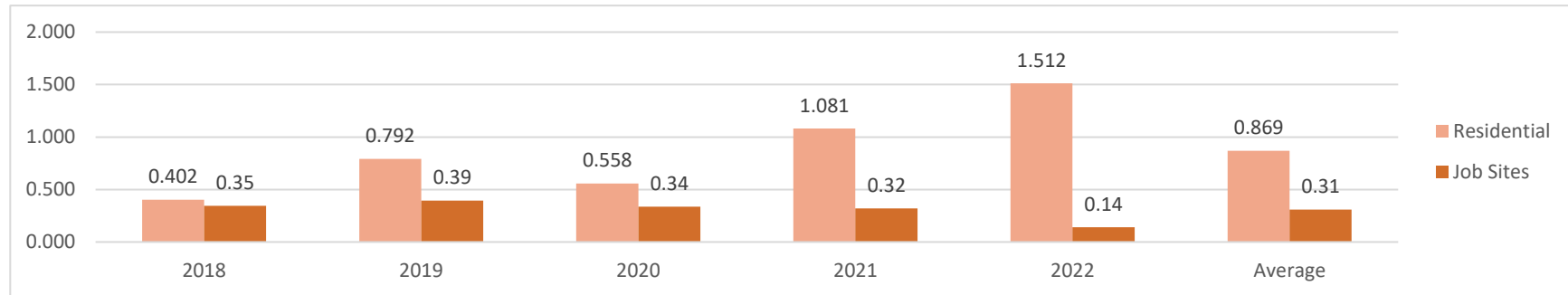
Last Updated: April 10, 2023 **Demographic and Economic Profile**

Plan Hillsborough

Area: Wimauma

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	160	224	261	176	271	442	198	236	146	235	256
Permitted Commercial Parcels	2	1	1	1	1	1	0	3	2	1	2
Total Building Permits	162	225	262	177	272	443	198	239	148	236	257
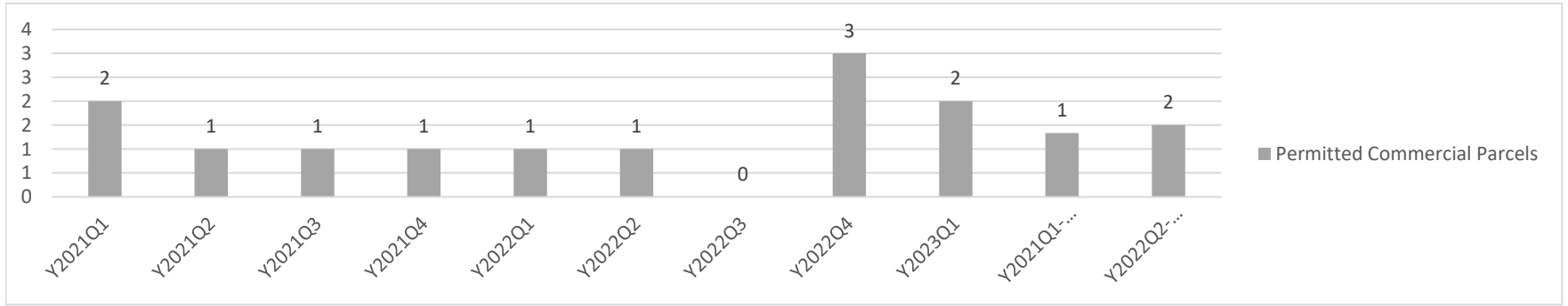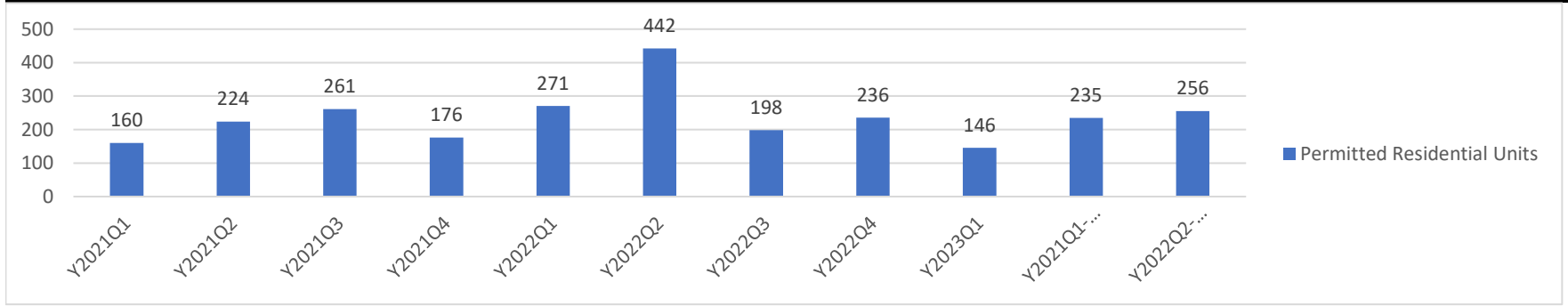
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Wimauma

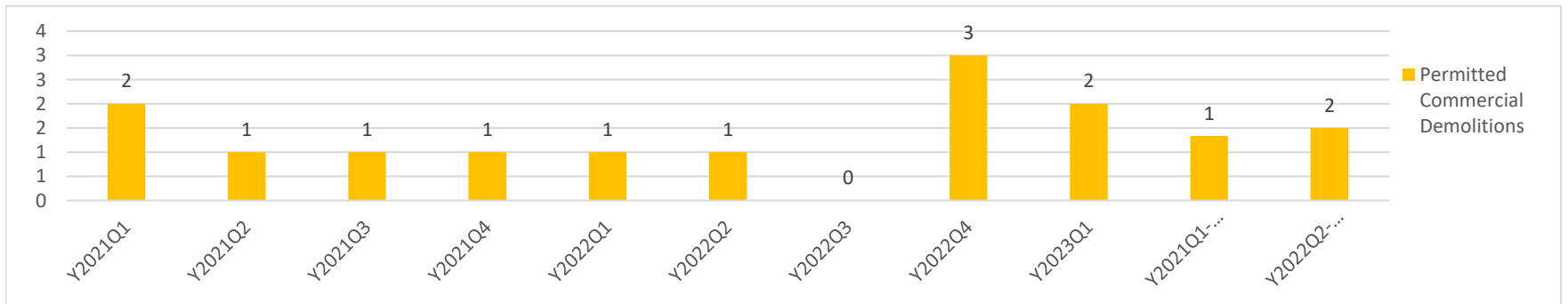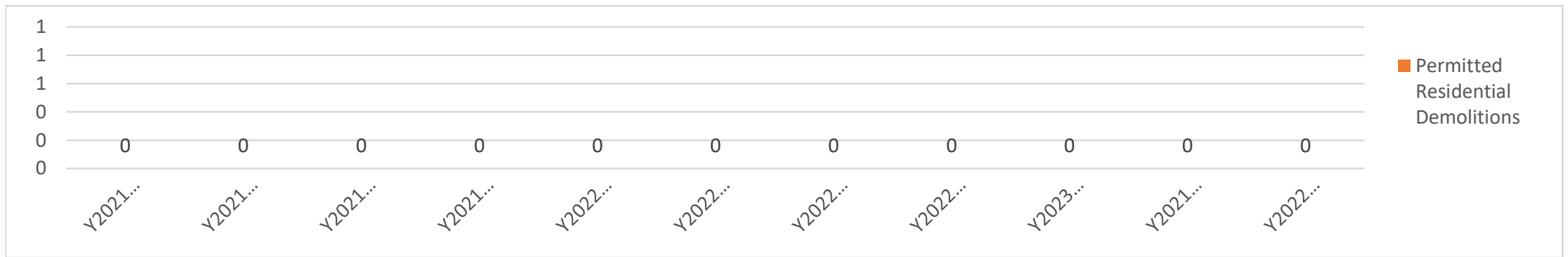| Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	141	121	110	332	378	336	821	1,147	146	392	613
Permitted Commercial Parcels	0	3	1	1	0	1	5	5	2	2	3
Total Building Permits	141	124	111	333	378	337	826	1,152	148	394	616

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Area: Wimauma

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly	Y2022Q2-Y2023Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	2	1	1	1	1	1	0	3	2	1	2
Total Permitted Demolitions	2	1	1	1	1	1	0	3	2	1	2

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: Wimauma

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	1	2	1	3	3	3	0	0	0	1	1
Permitted Comn	0	0	0	0	0	0	0	0	0	0	0
Total Permitted	1	2	1	3	3	3	0	0	0	1	1

Last Updated: April 10, 2023   **Demographic and Economic Profile**

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Hillsborough
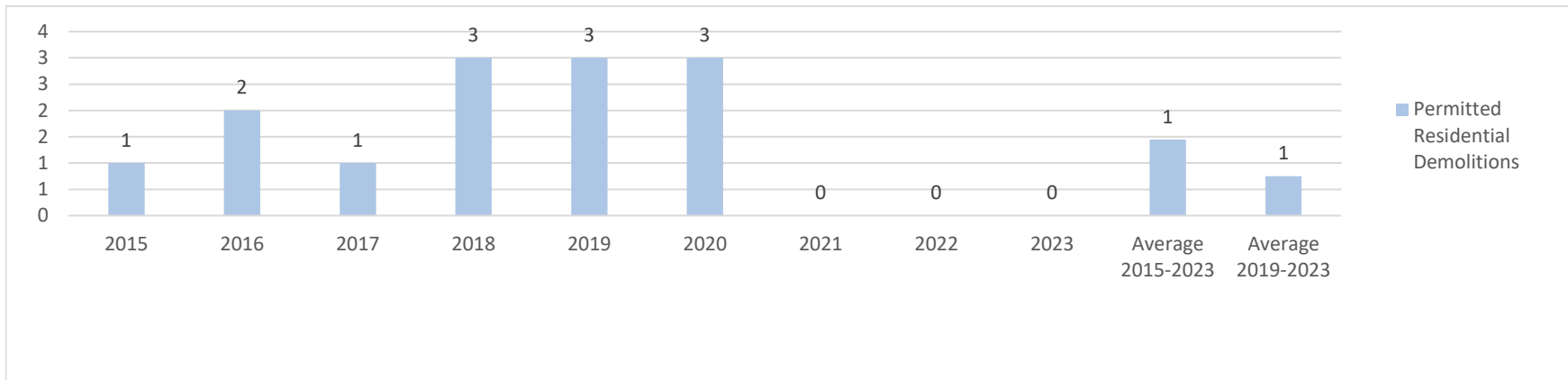
Area: Wimauma

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
2,501	1,301	2	120	10,270	1,826	16,019
16%	8%	0%	1%	64%	11%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
5,672	5,732	1,987	1,471
35%	36%	12%	9%
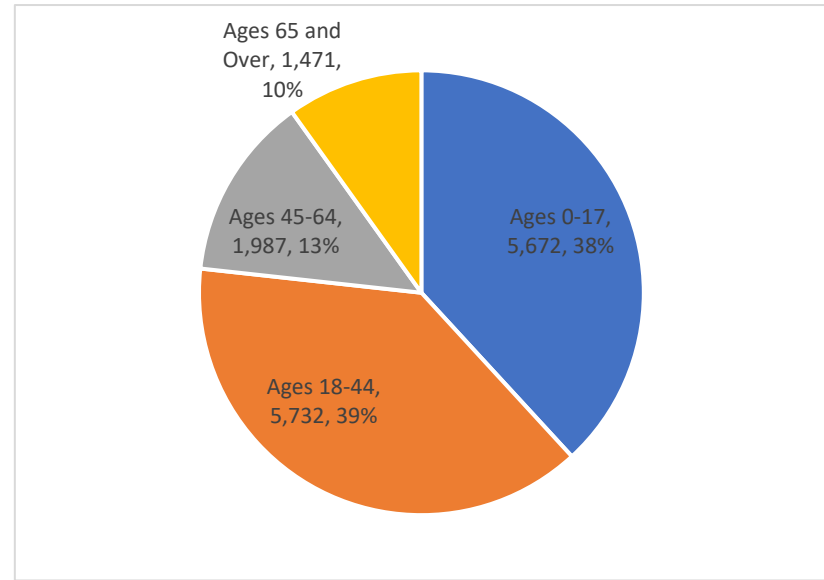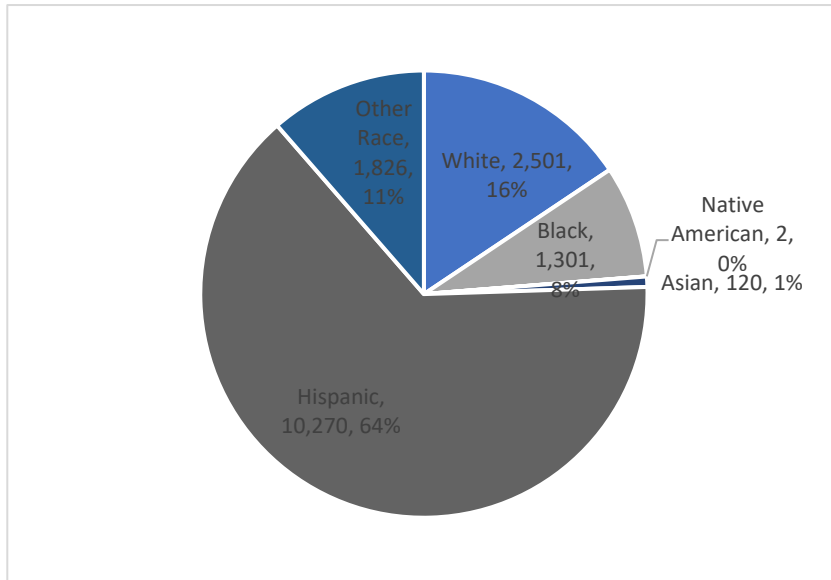
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
3,226	2,554	306	313	251
49%	38%	5%	5%	4%
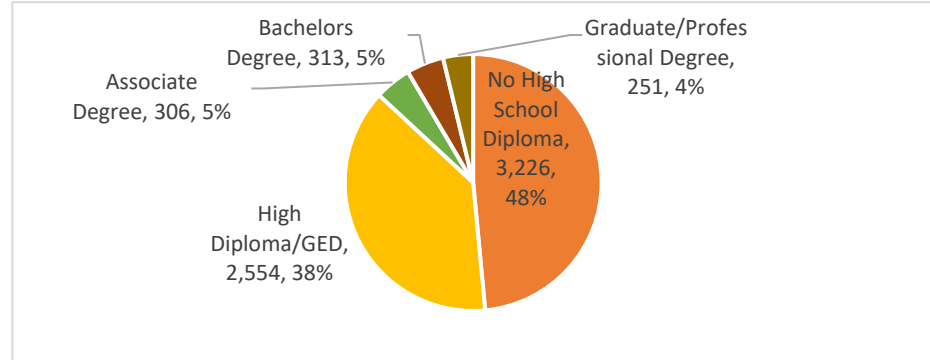
Last Updated: April 10, 2023   **Demographic and Economic Profile**

Area: **Wimauma**

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K
176	449	923	525	315	1,420
5%	12%	24%	14%	8%	37%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
10,973	6,127	213	4,846
68%	56%	3%	44%
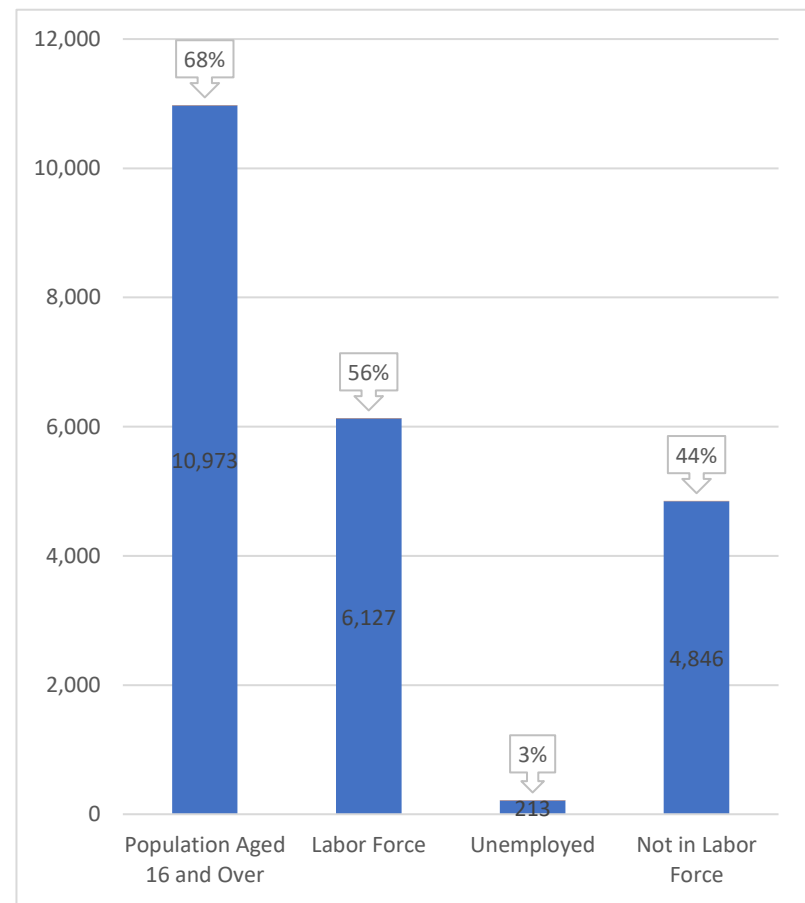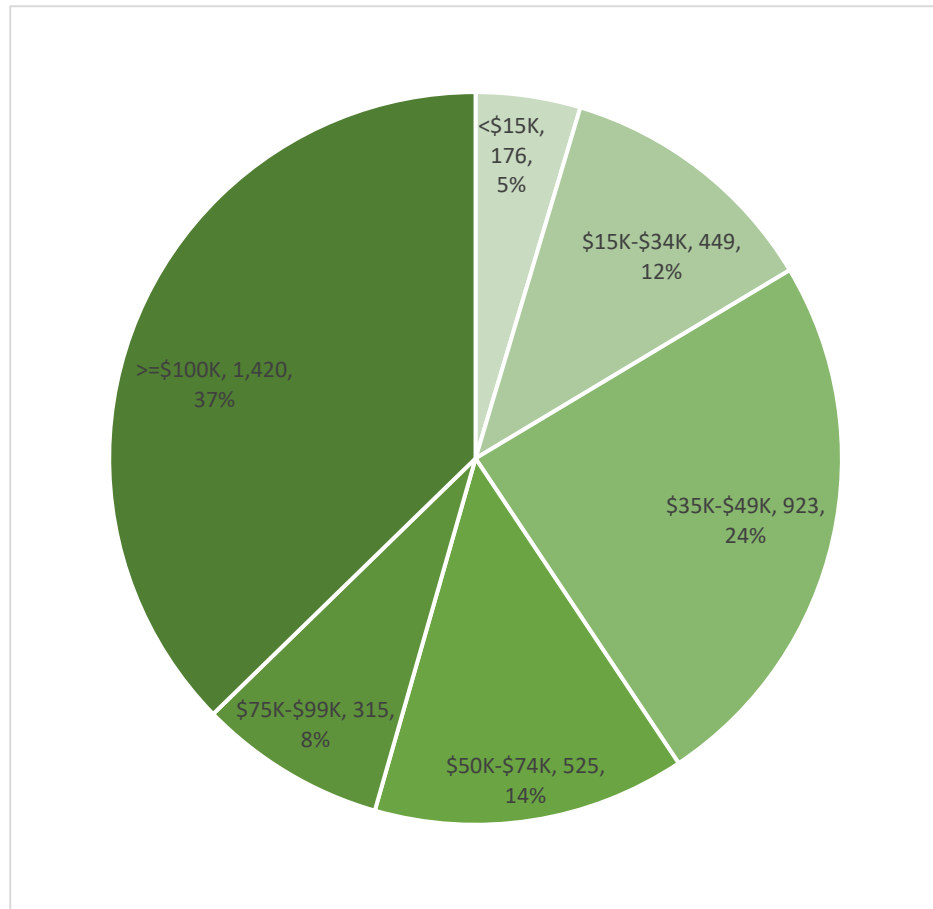
Last Updated: April 10, 2023

Demographic and Economic Profile

Plan Hillsborough

Area: **Wimauma**

Households Below Poverty	Households Without Cars	Female-Headed Households
891	65	570
19%	1%	12%
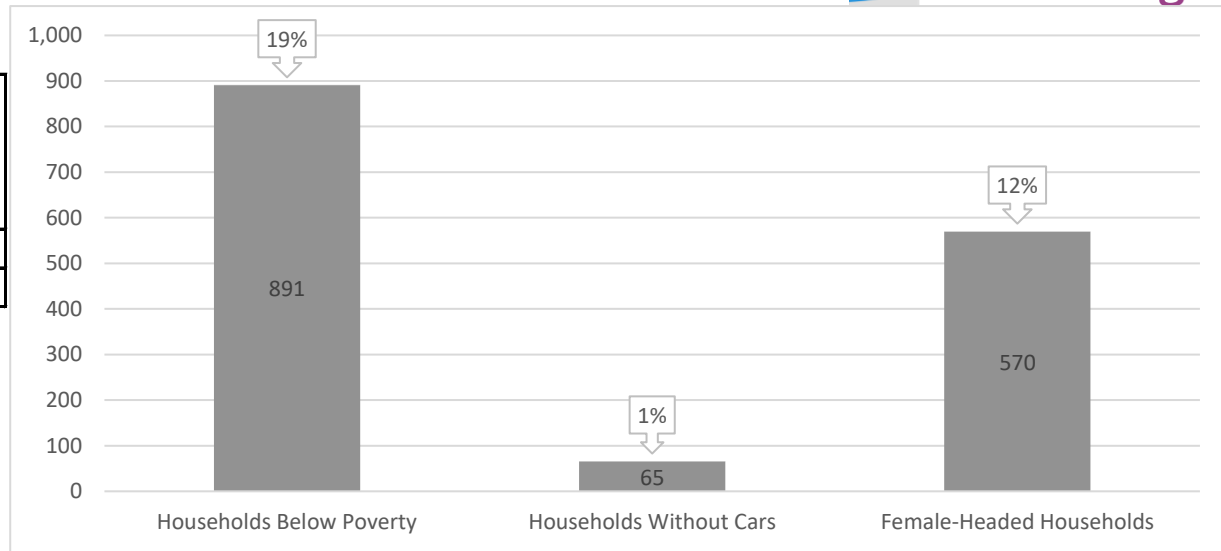
Limited English Population	Disabled Population	Low Income Population
3,217	590	3,922
20%	4%	24%

Last Updated: April 10, 2023   **Demographic and Economic Profile**

Sources:

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Population Estimates	2010-2022 Population Estimates from Table 1. Estimates of Population by County and City in Florida. https://www.bebr.ufl.edu/population. Jurisdiction-level estimates distributed to residential parcels. Parcel Data from Hillsborough County Property Appraiser.Parcel-level population estimate = Appropriate Census persons per household times
Population Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level housing units. If population in the target area is 50% of TAZ population, then 50% of the projection is assumed to be inside the target
Employment Estimate	Quarterly Census of Employment and Wages. Excel Files.QCEW NAICS-Based Data Files (1975 - most recent). Bureau of Labor Statistics https://www.bls.gov/cew/downloadable-data-files.htm. Employment by sector for the years 2010, 2015, and 2020, 2021, 2022Q2. 2010-2022 countywide employment distributed to commercial parcels using share of
Employment Projection	TAZ-level projections from 2025-2045 Long Range Growth Forecasts (Socioeconomic Data). http://www.planhillsborough.org/2045-long-range-growth-forecasts/. Share of TAZ-level projection calculated using parcel-level employment. If employment in the target area are 50% of TAZ employment, then 50% of the projection is assumed to be inside the
New Parcels	Parcel Data from Hillsborough County Property Appraiser
Building Permits	Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Demolition Permits	Permitted demolitions of existing buildings. Raw quarterly buildingpermit data from all four jurisdictions: Plant City, Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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