

Plan Hillsborough

Strategic Planning, Environmental, and Research Division

Last updated: April 10, 2023

Utility Service Areas

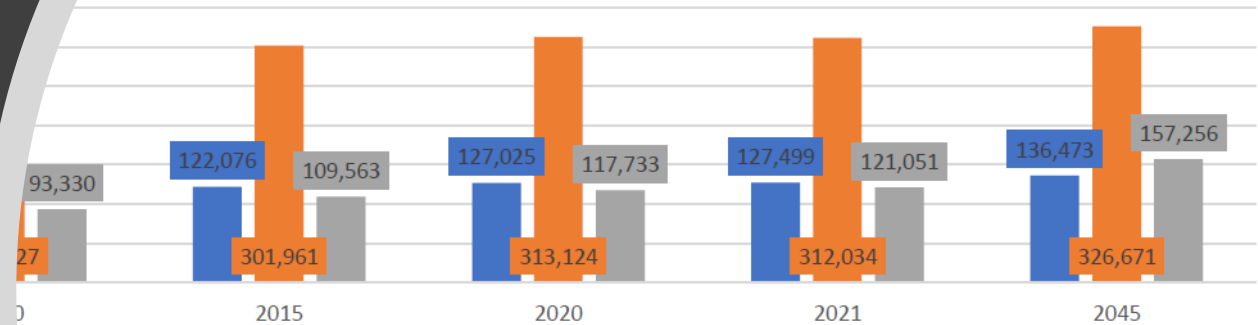
Demographic & Economic Profiles



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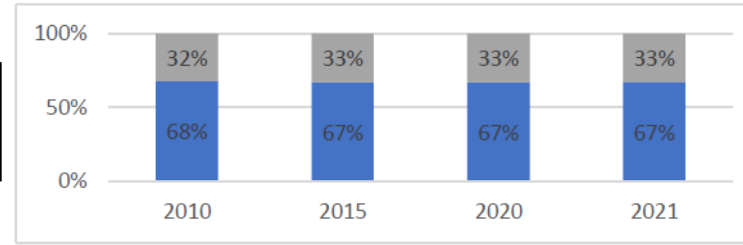
Demographic and Economic Profile of the Urban Service Area

	2015	2020	2021	2045	2021-2045 Change	2021-2045 Percent Change	2015-2021 Percent Change
Population	122,076	127,025	127,499	136,473	8,974	7%	4%
Households	301,961	313,124	312,034	326,671	14,637	5%	3%
Jobs	109,563	117,733	121,051	157,256	36,205	30%	10%



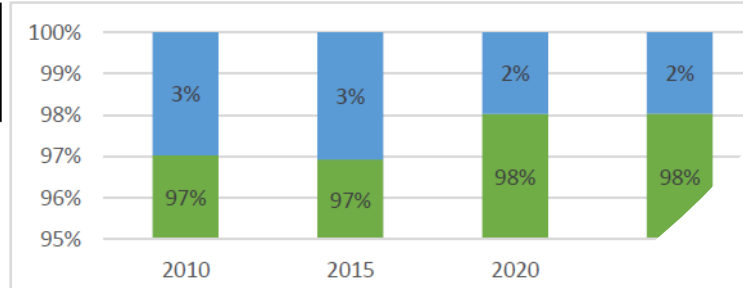
Population

Year	2010	2015	2020	2021
Urban	68%	67%	67%	67%
Suburban	32%	33%	33%	33%



Working Units

Year	2015	2020	2021
Urban	97%	98%	98%
Suburban	3%	2%	2%



Contact

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- gonzalez@plancom.org
- www.planhillsborough.org



Geographies

- 5 Utility Service Areas
 - Northwest Hillsborough County
 - Plant City Service Area
 - Rural Service Area
 - Tampa Service Area
 - South Central Hillsborough County



Data Elements

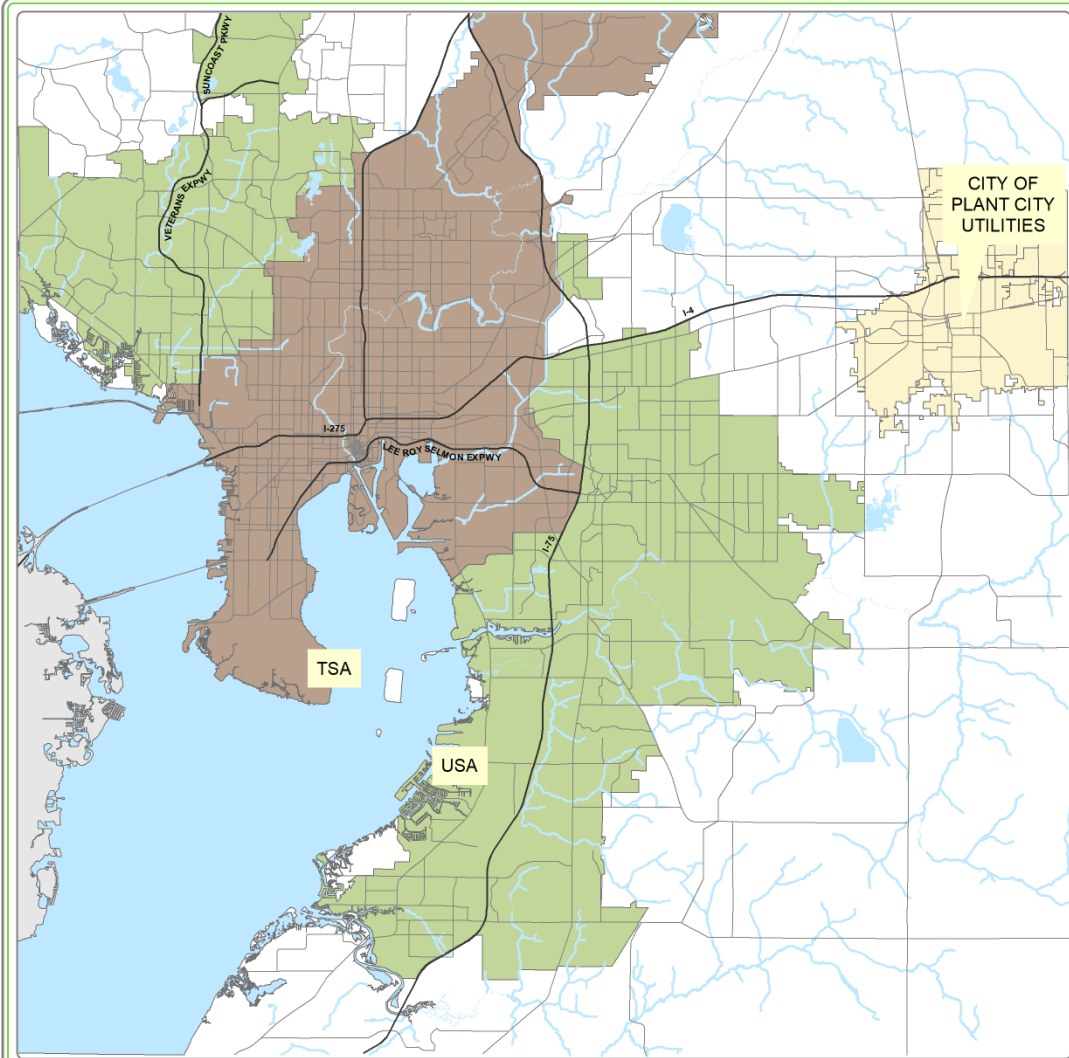
1. Housing Units
2. Population
3. Employment
4. Newly Built or Rebuilt Parcels
5. Issued Building Permits and Demolitions



Data Elements (Cont.)

6. Race/Ethnicity
7. Age Groups
8. Educational Level
9. Household Income
10. Labor Force
11. Vulnerable households and populations





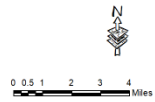
HILLSBOROUGH COUNTY, FLORIDA
Utility Service Areas



Hillsborough County
City-County
Planning Commission

LEGEND

REFERENCE INFORMATION



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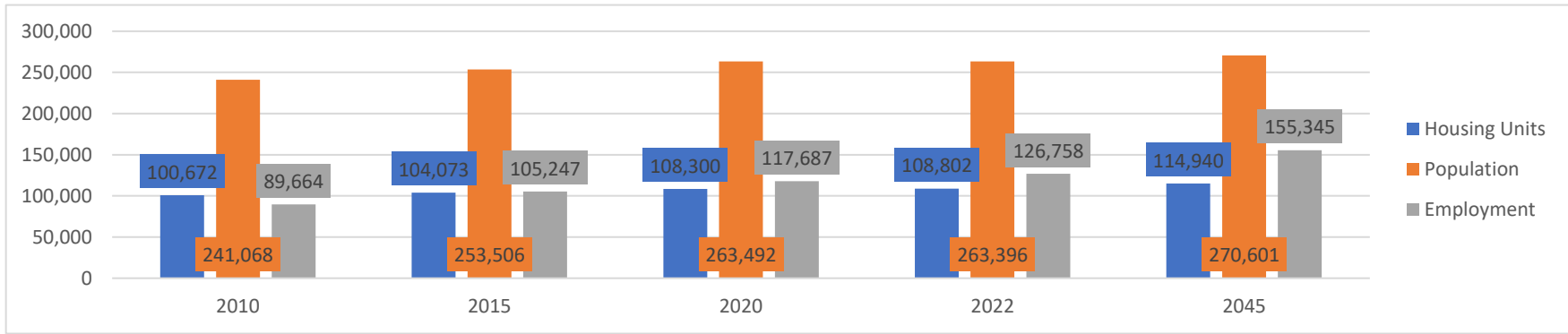
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Demographic and Economic Profile



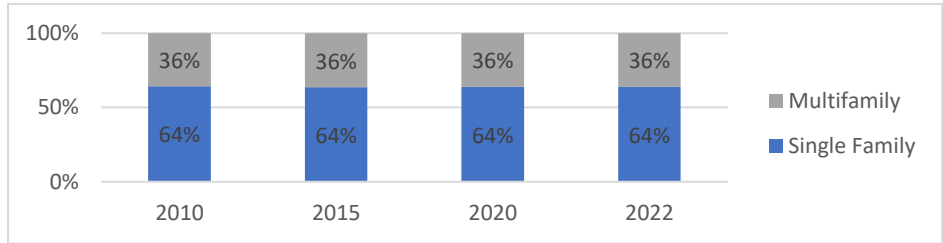
Area: Northwest Hillsborough Urban Service Area

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	100,672	104,073	108,300	108,802	114,940	6,138	6%	5%
Population	241,068	253,506	263,492	263,396	270,601	7,206	3%	4%
Employment	89,664	105,247	117,687	126,758	155,345	28,587	23%	20%



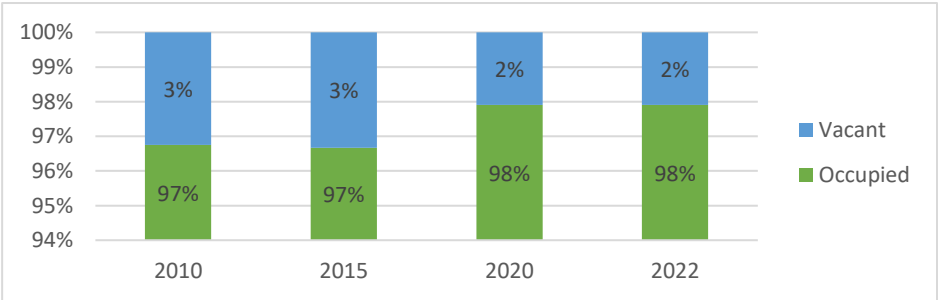
Residential Units by Type

	2010	2015	2020	2022
Single Family	64%	64%	64%	64%
Multifamily	36%	36%	36%	36%



Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	97%	97%	98%	98%
Vacant	3%	3%	2%	2%



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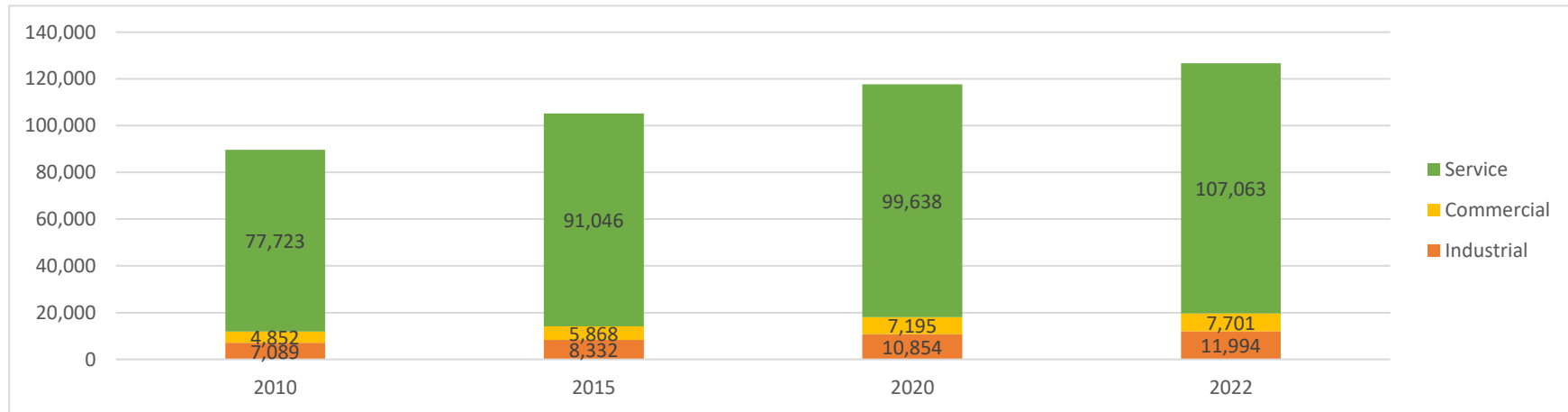
Demographic and Economic Profile

Area: Northwest Hillsborough Urban Service Area



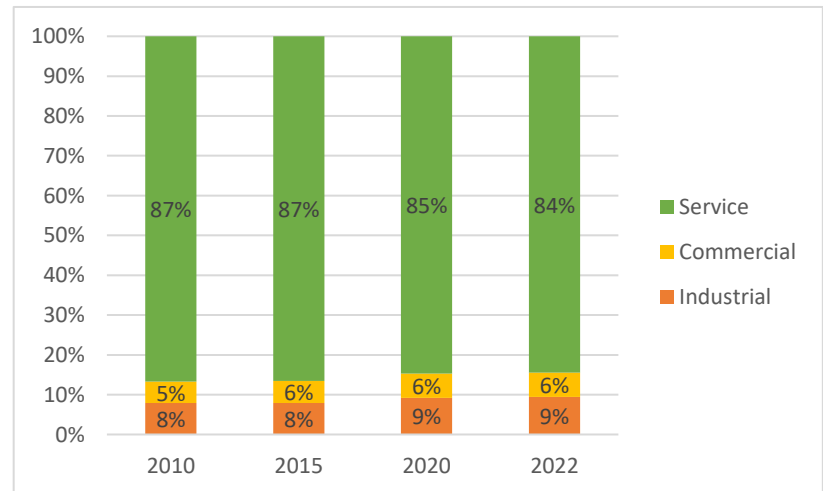
Employment by Type

	2010	2015	2020	2022
Industrial	7,089	8,332	10,854	11,994
Commercial	4,852	5,868	7,195	7,701
Service	77,723	91,046	99,638	107,063
Total	89,664	105,247	117,687	126,758



Employment by Type

	2010	2015	2020	2022
Industrial	8%	8%	9%	9%
Commercial	5%	6%	6%	6%
Service	87%	87%	85%	84%



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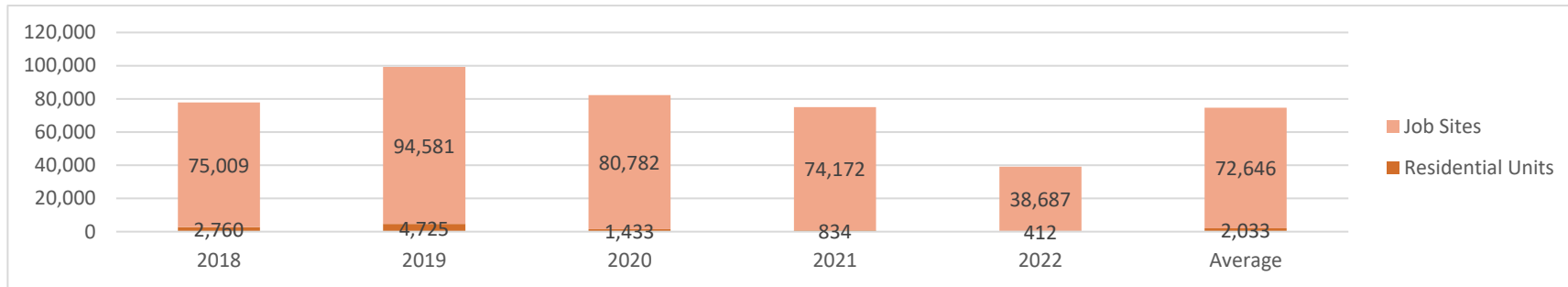
Demographic and Economic Profile



Area: Northwest Hillsborough Urban Service Area

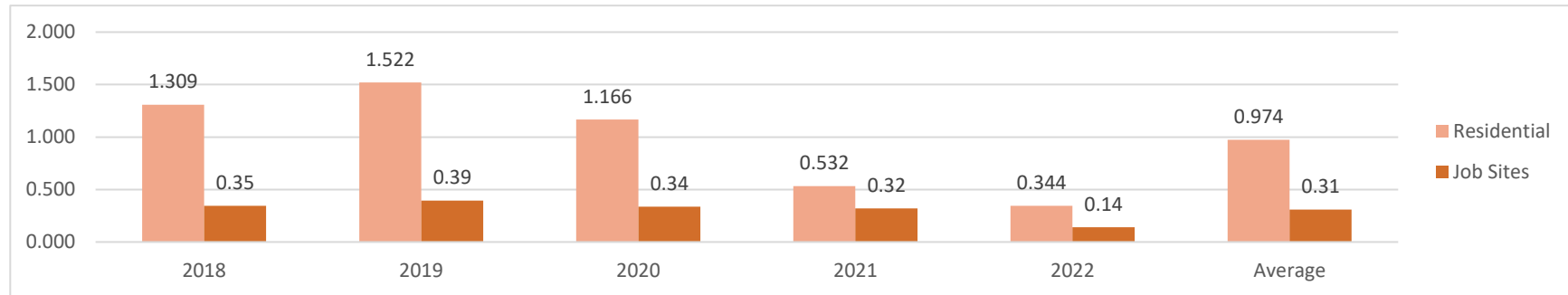
Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	2,760	4,725	1,433	834	412	2,033
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	1.309	1.522	1.166	0.532	0.344	0.974
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31



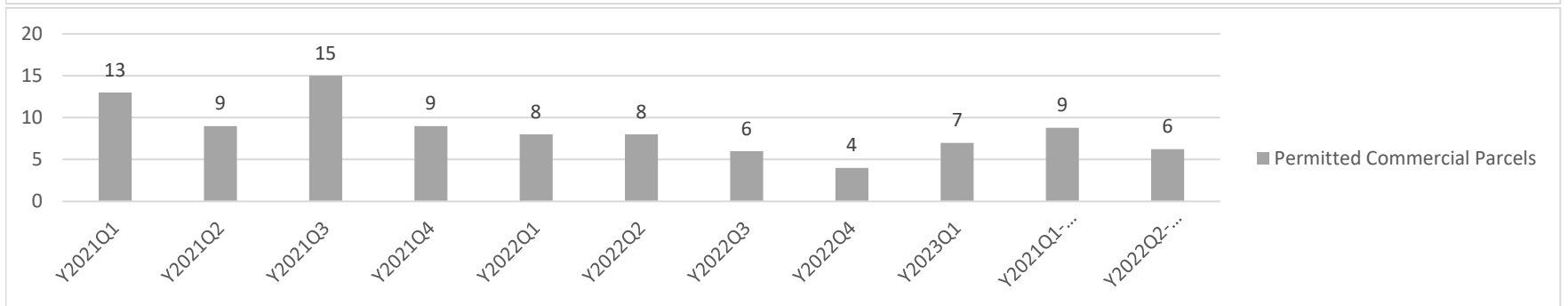
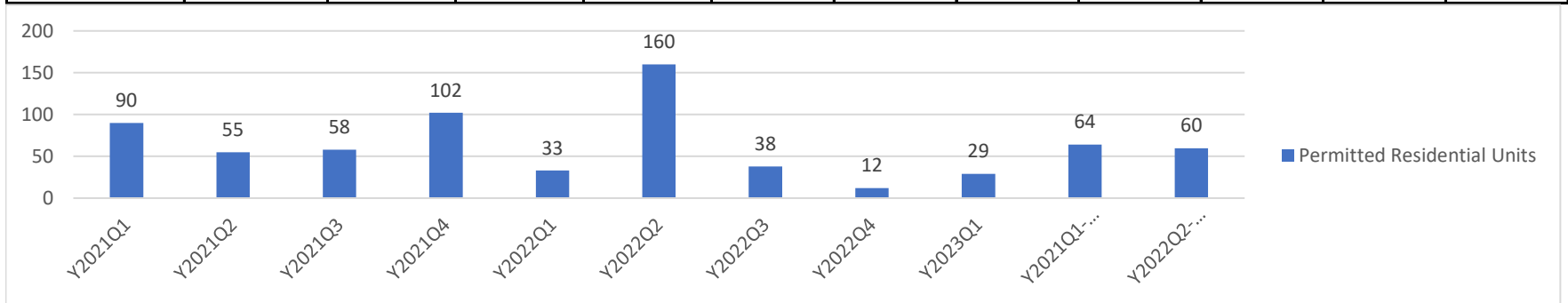
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Demographic and Economic Profile



Area: Northwest Hillsborough Urban Service Area

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	90	55	58	102	33	160	38	12	29	64	60
Permitted Commercial Parcels	13	9	15	9	8	8	6	4	7	9	6
Total Building Permits	103	64	73	111	41	168	44	16	36	73	66



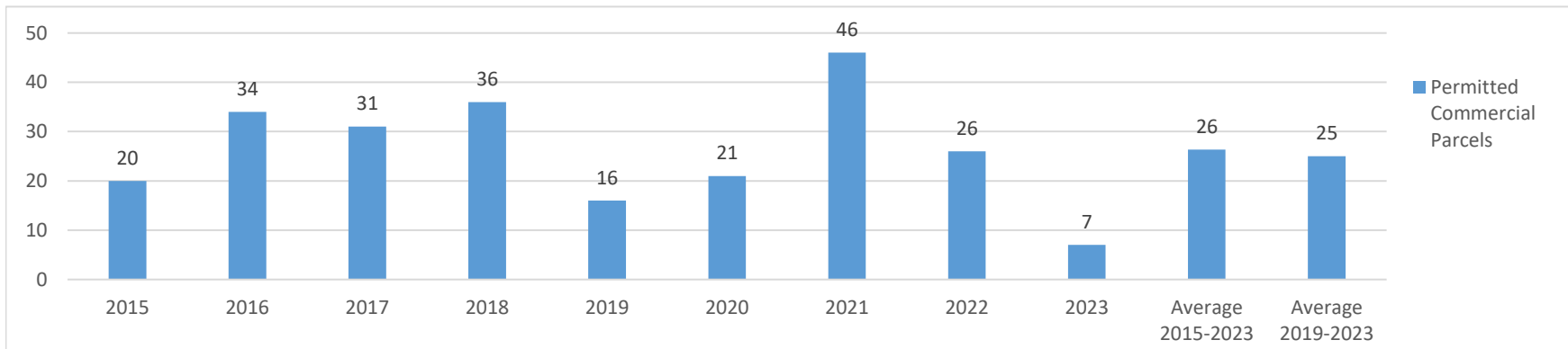
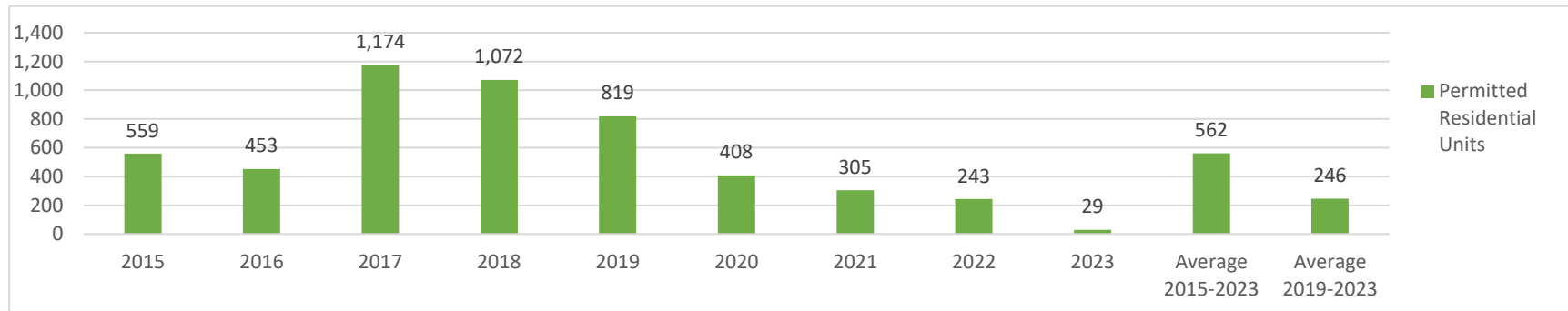
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Demographic and Economic Profile



Area: Northwest Hillsborough Urban Service Area

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	559	453	1,174	1,072	819	408	305	243	29	562	246
Permitted Commercial Parcels	20	34	31	36	16	21	46	26	7	26	25
Total Building Permits	579	487	1,205	1,108	835	429	351	269	36	589	271



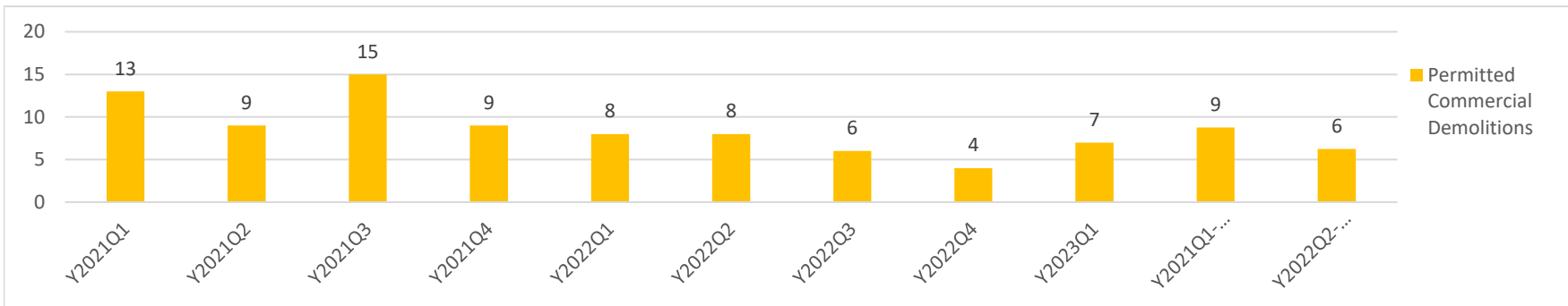
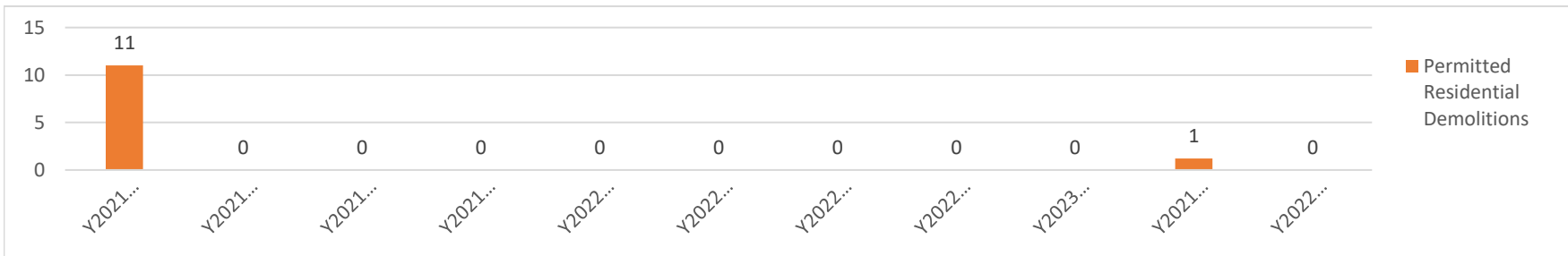
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Demographic and Economic Profile



Area: Northwest Hillsborough Urban Service Area

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1- Y2023Q1 Quarterly	Y2022Q2- Y2023Q1 Quarterly
Permitted Residential Demolitions	11	0	0	0	0	0	0	0	0	1	0
Permitted Commercial Demolitions	13	9	15	9	8	8	6	4	7	9	6
Total Permitted Demolitions	24	9	15	9	8	8	6	4	7	10	6



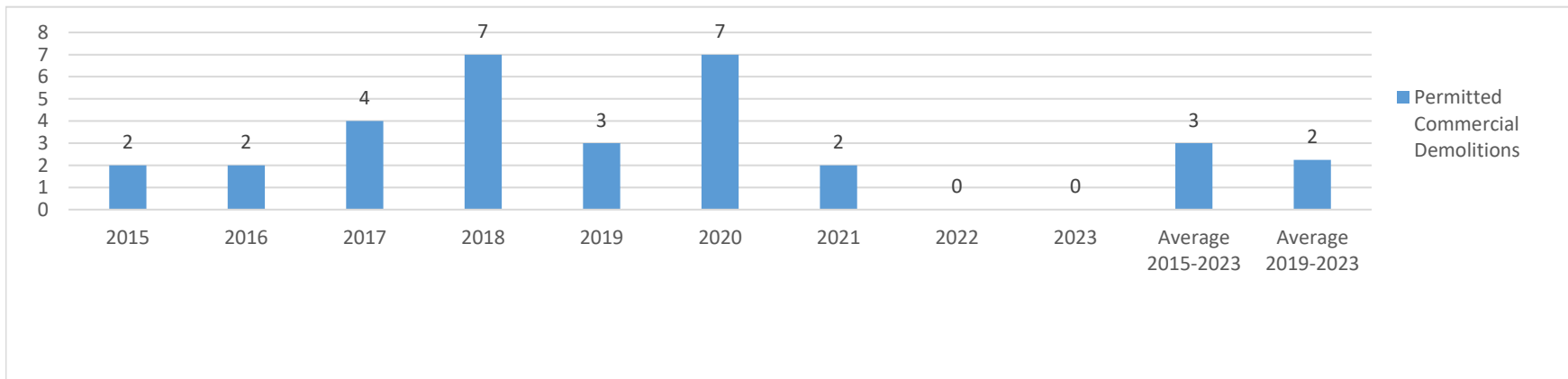
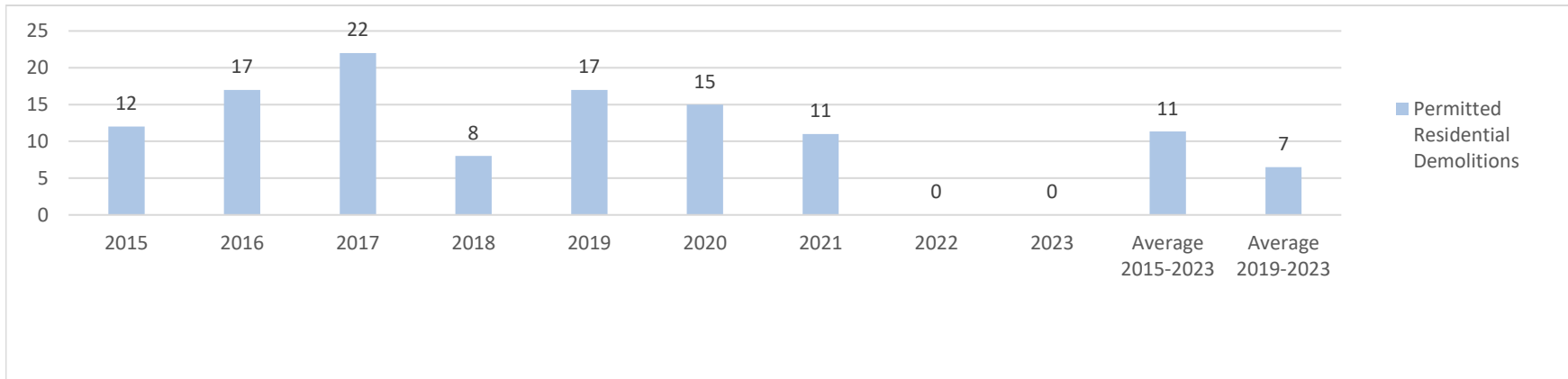
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Demographic and Economic Profile



Area: Northwest Hillsborough Urban Service Area

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	12	17	22	8	17	15	11	0	0	11	7
Permitted Comr	2	2	4	7	3	7	2	0	0	3	2
Total Permitted	14	19	26	15	20	22	13	0	0	14	9



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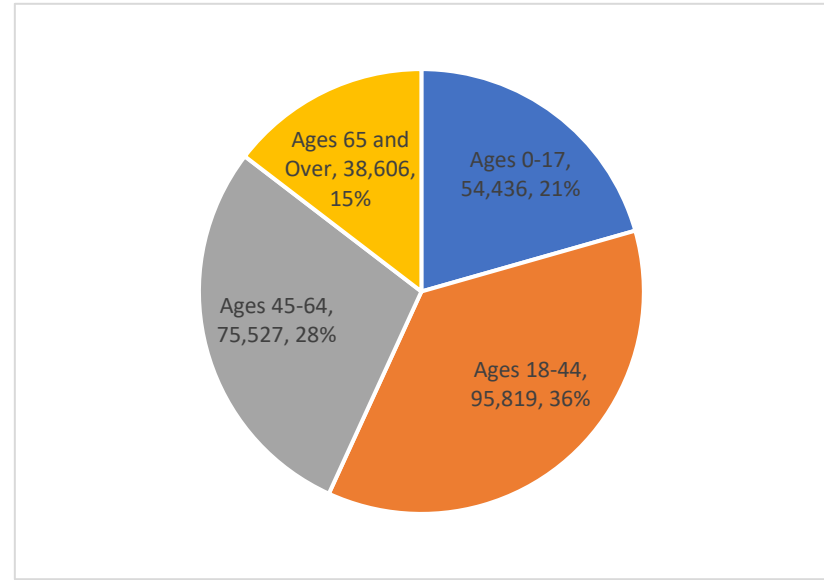
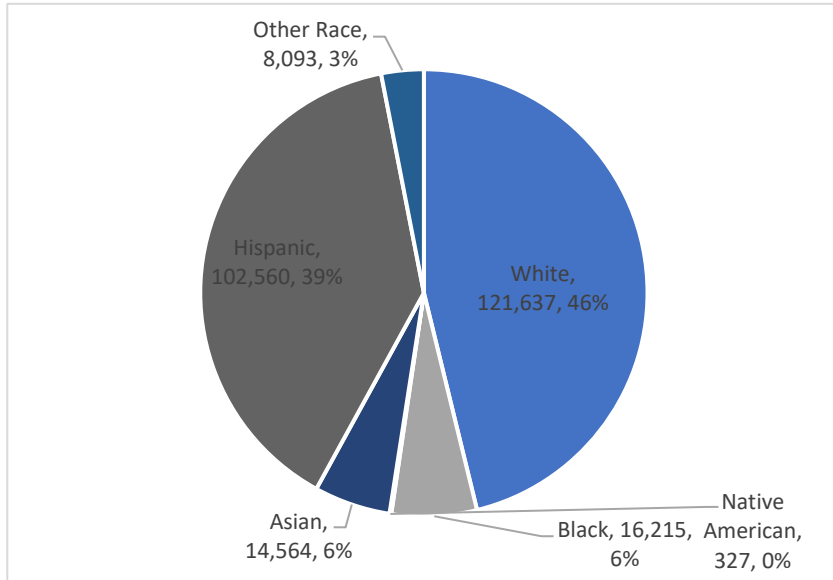
Demographic and Economic Profile

Area: Northwest Hillsborough Urban Service Area

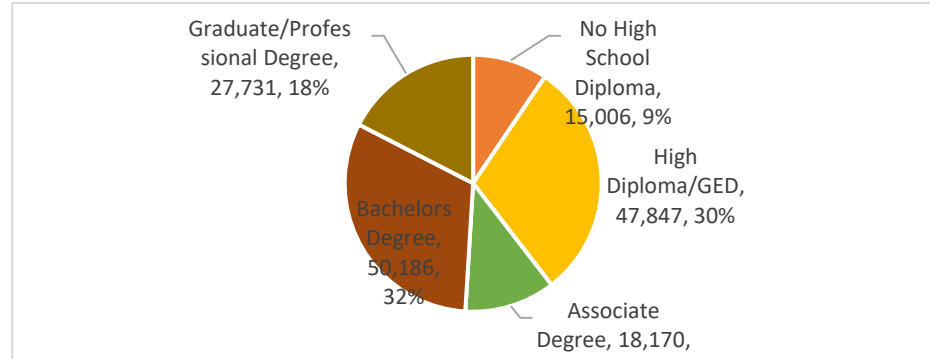


White	Black	Native American	Asian	Hispanic	Other Race	Total Population
121,637	16,215	327	14,564	102,560	8,093	263,396
46%	6%	0%	6%	39%	3%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
54,436	95,819	75,527	38,606
21%	36%	29%	15%



No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
15,006	47,847	18,170	50,186	27,731
9%	30%	11%	32%	17%



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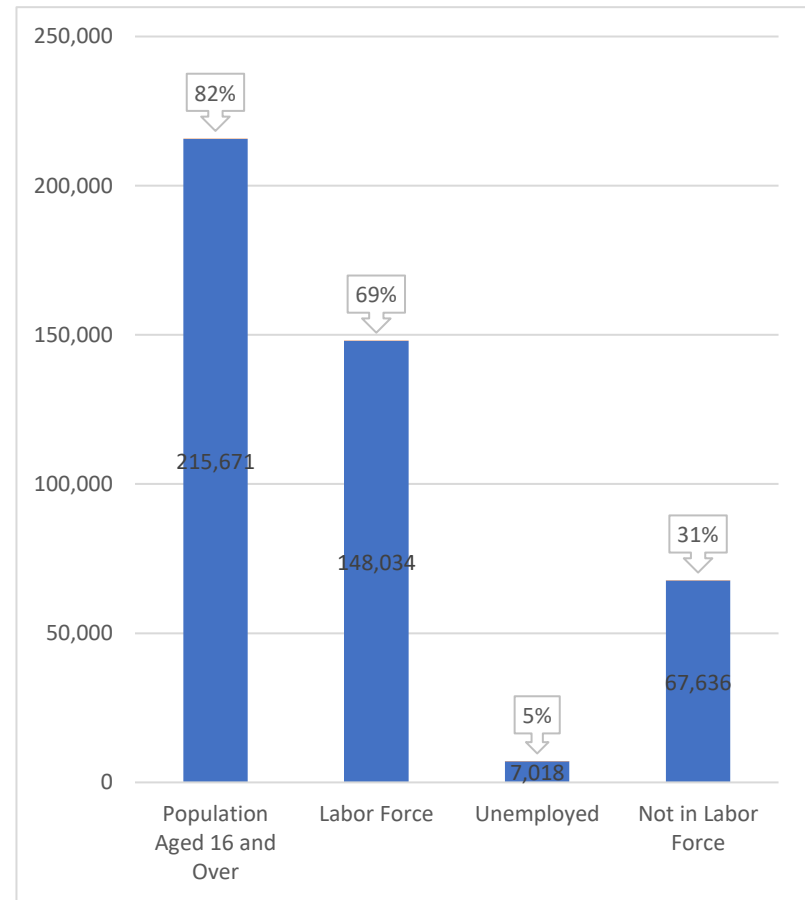
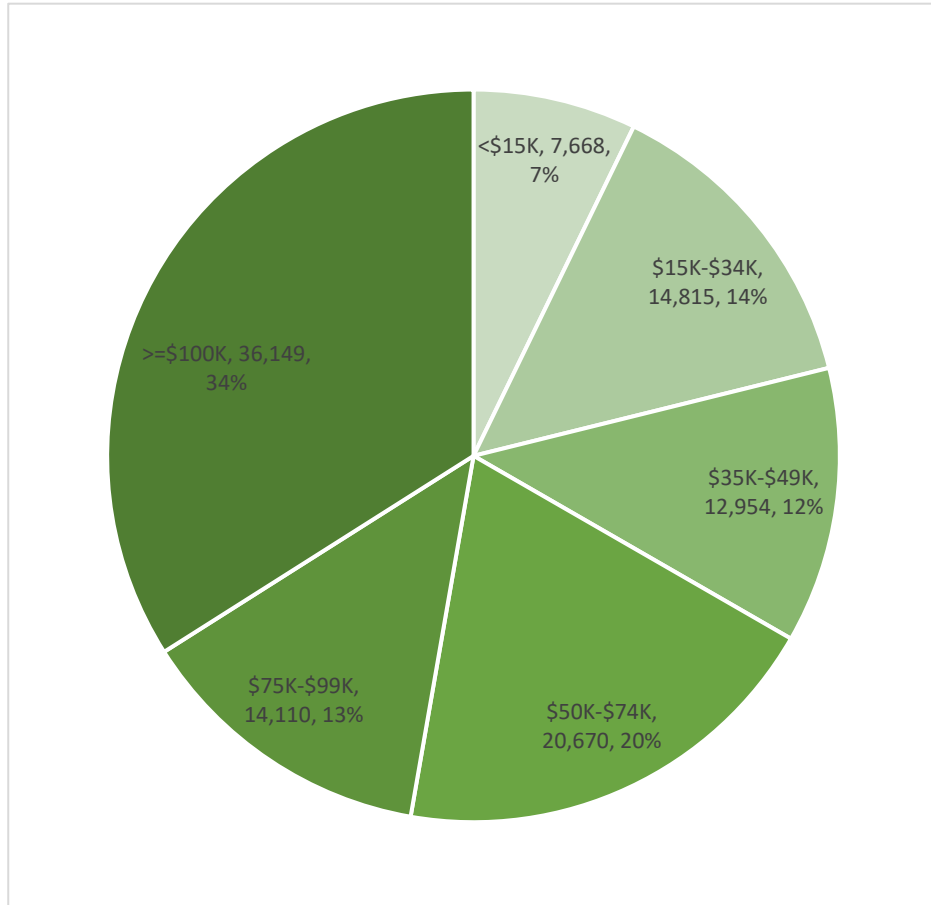
Demographic and Economic Profile

Area: Northwest Hillsborough Urban Service Area



<\$15K	\$15K-\$34K	\$35K-\$49K	\$50K-\$74K	\$75K-\$99K	>=\$100K
7,668	14,815	12,954	20,670	14,110	36,149
7%	14%	12%	19%	13%	34%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
215,671	148,034	7,018	67,636
82%	69%	5%	31%



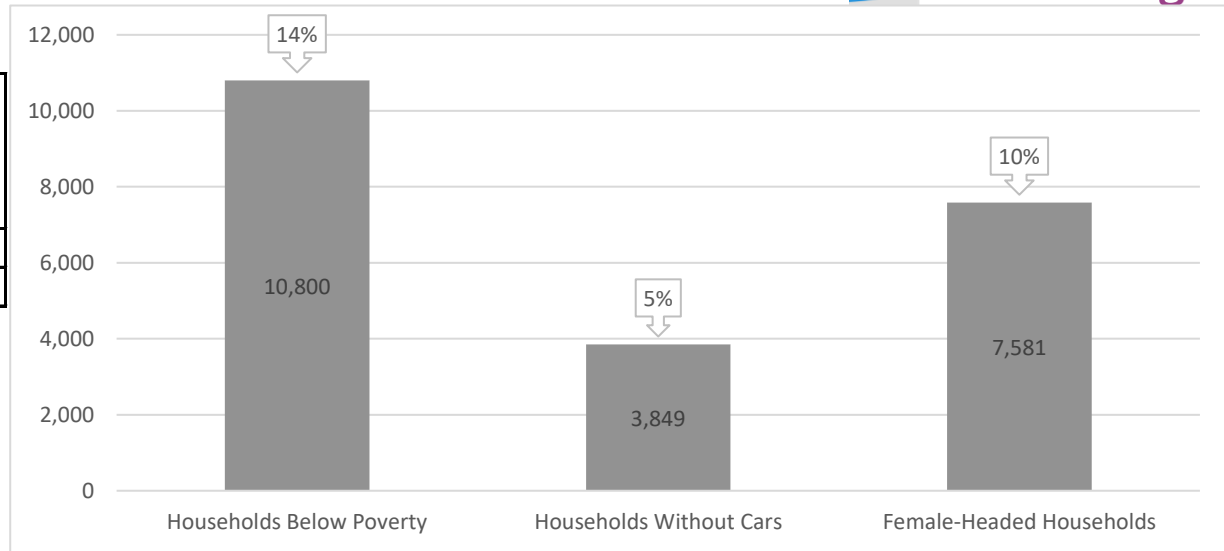
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Demographic and Economic Profile

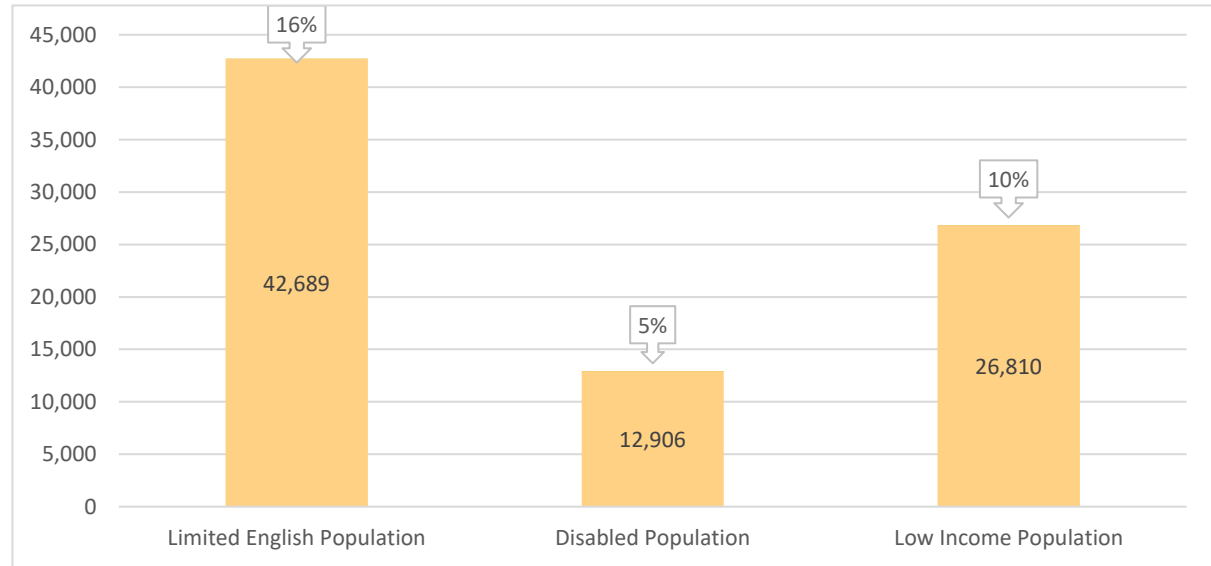
Area: Northwest Hillsborough Urban Service Area



Households Below Poverty	Households Without Cars	Female-Headed Households
10,800	3,849	7,581
14%	5%	10%



Limited English Population	Disabled Population	Low Income Population
42,689	12,906	26,810
16%	5%	10%





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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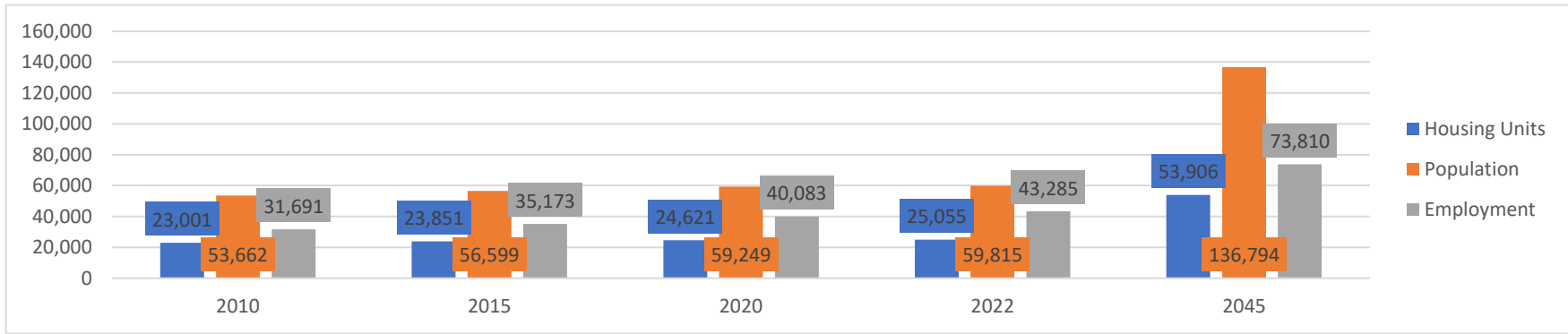
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Demographic and Economic Profile



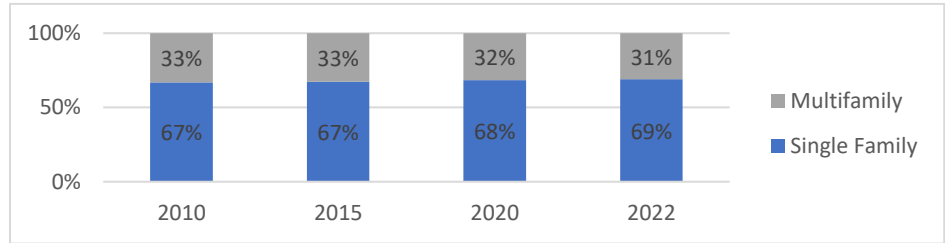
Area: **Plant City Service Area**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	23,001	23,851	24,621	25,055	53,906	28,851	115%	5%
Population	53,662	56,599	59,249	59,815	136,794	76,979	129%	6%
Employment	31,691	35,173	40,083	43,285	73,810	30,525	71%	23%



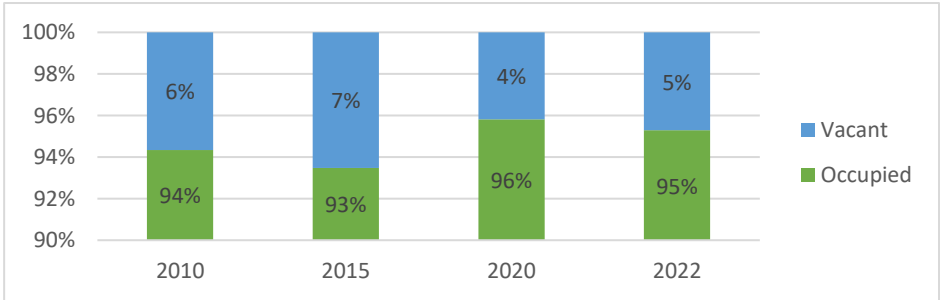
Residential Units by Type

	2010	2015	2020	2022
Single Family	67%	67%	68%	69%
Multifamily	33%	33%	32%	31%



Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	94%	93%	96%	95%
Vacant	6%	7%	4%	5%



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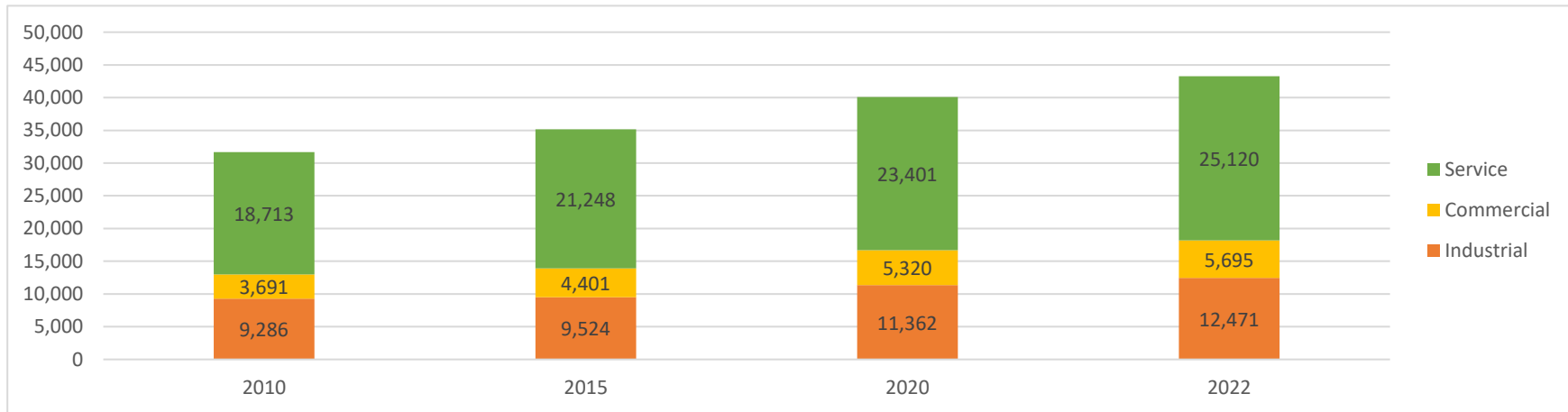
Demographic and Economic Profile



Area: **Plant City Service Area**

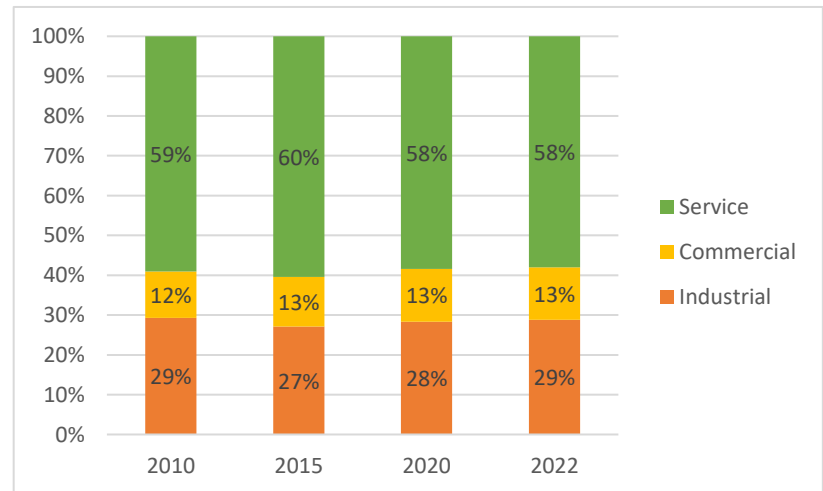
Employment by Type

	2010	2015	2020	2022
Industrial	9,286	9,524	11,362	12,471
Commercial	3,691	4,401	5,320	5,695
Service	18,713	21,248	23,401	25,120
Total	31,691	35,173	40,083	43,285



Employment by Type

	2010	2015	2020	2022
Industrial	29%	27%	28%	29%
Commercial	12%	13%	13%	13%
Service	59%	60%	58%	58%



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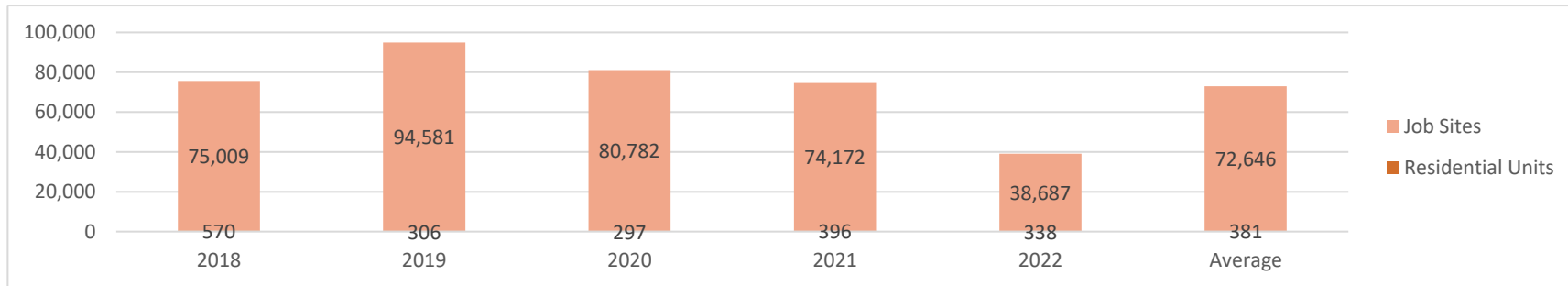
Demographic and Economic Profile



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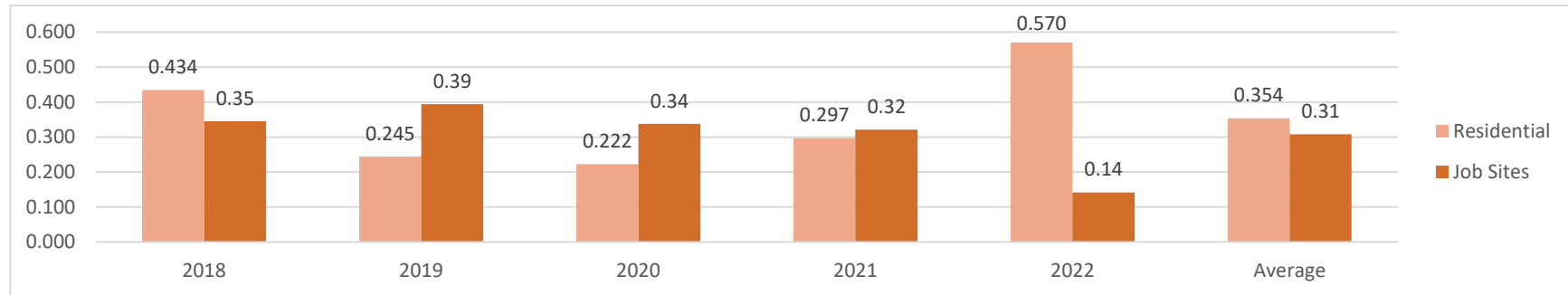
Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	570	306	297	396	338	381
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	0.434	0.245	0.222	0.297	0.570	0.354
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31



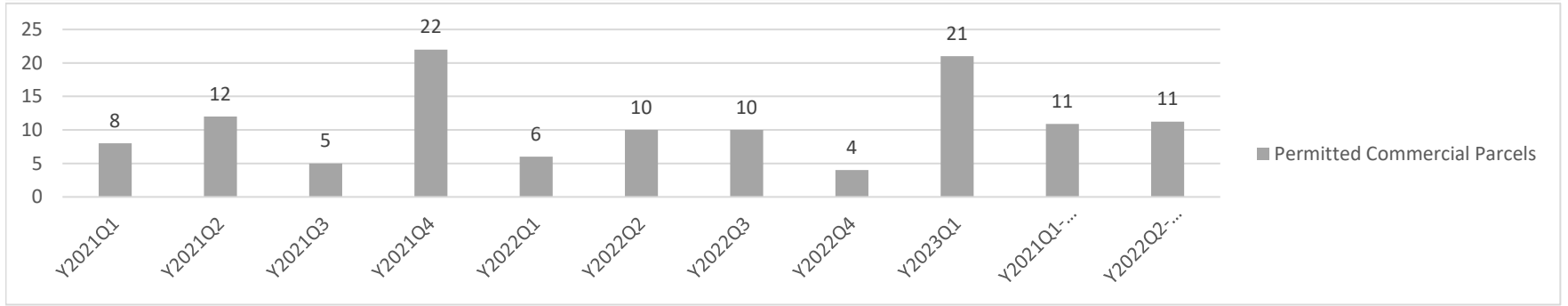
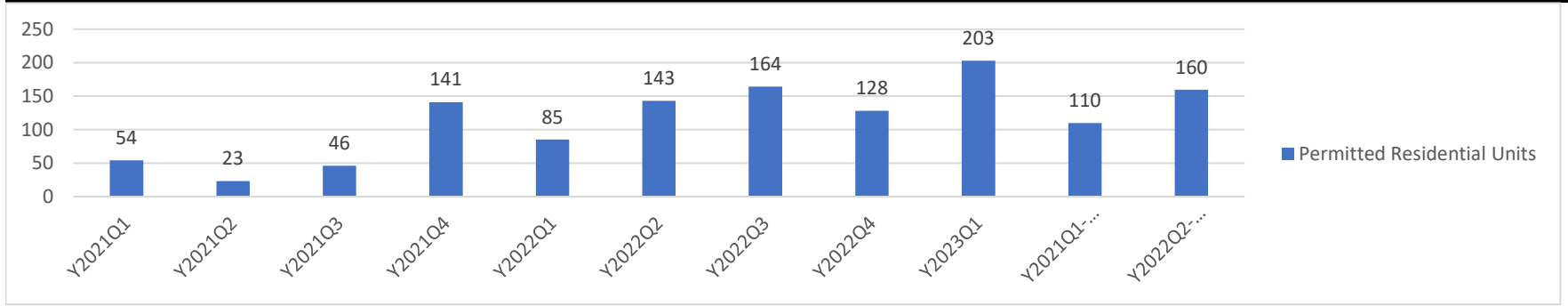
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Demographic and Economic Profile



Area: **Plant City Service Area**

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1- Y2023Q1 Quarterly Average	Y2022Q2- Y2023Q1 Quarterly Average
Permitted Residential Units	54	23	46	141	85	143	164	128	203	110	160
Permitted Commercial Parcels	8	12	5	22	6	10	10	4	21	11	11
Total Building Permits	62	35	51	163	91	153	174	132	224	121	171



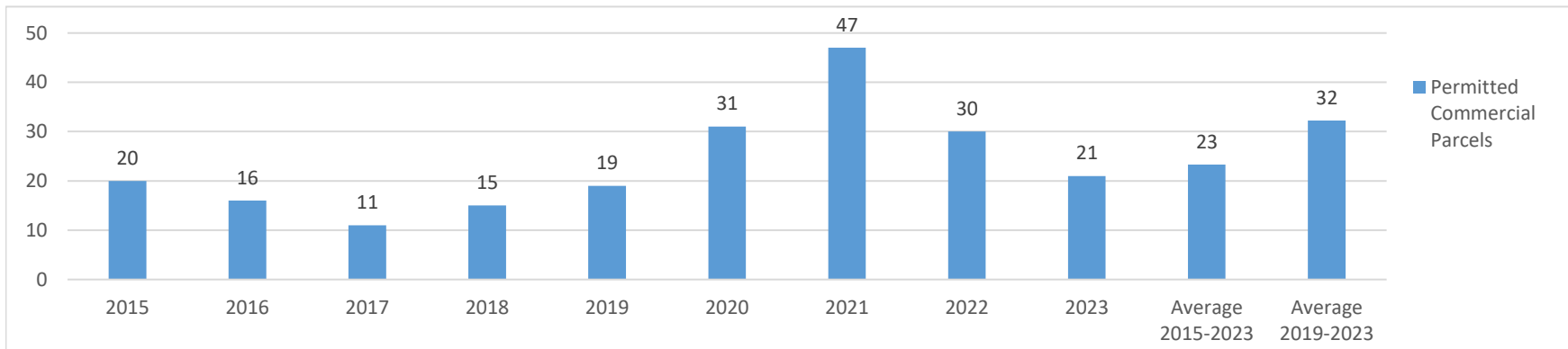
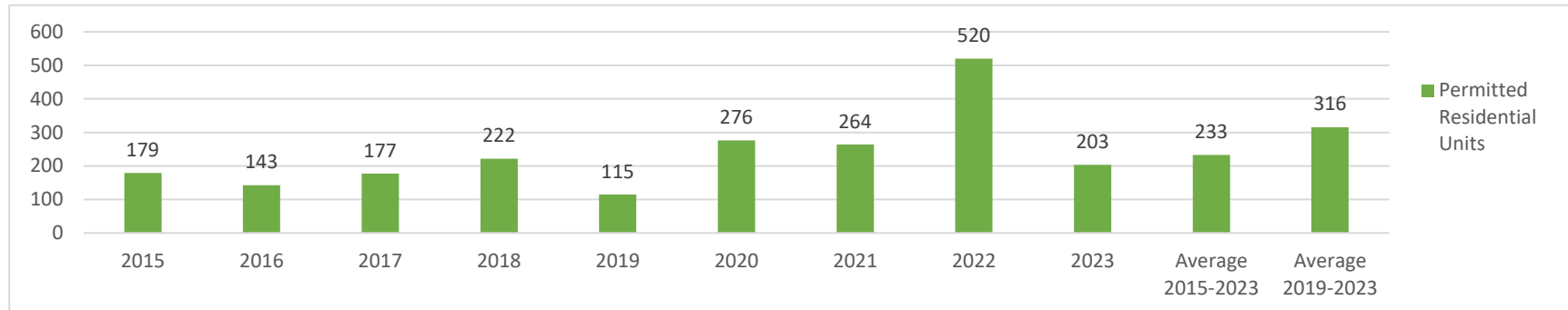
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Demographic and Economic Profile



Area: **Plant City Service Area**

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	179	143	177	222	115	276	264	520	203	233	316
Permitted Commercial Parcels	20	16	11	15	19	31	47	30	21	23	32
Total Building Permits	199	159	188	237	134	307	311	550	224	257	348



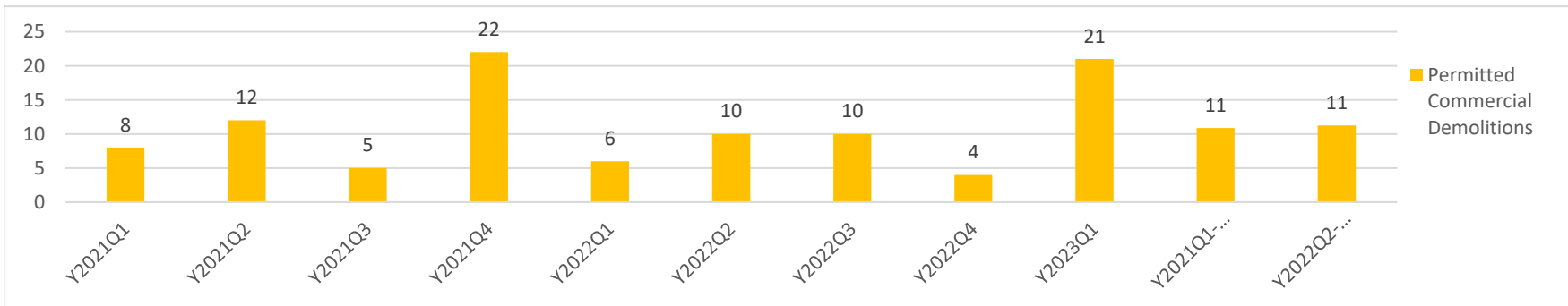
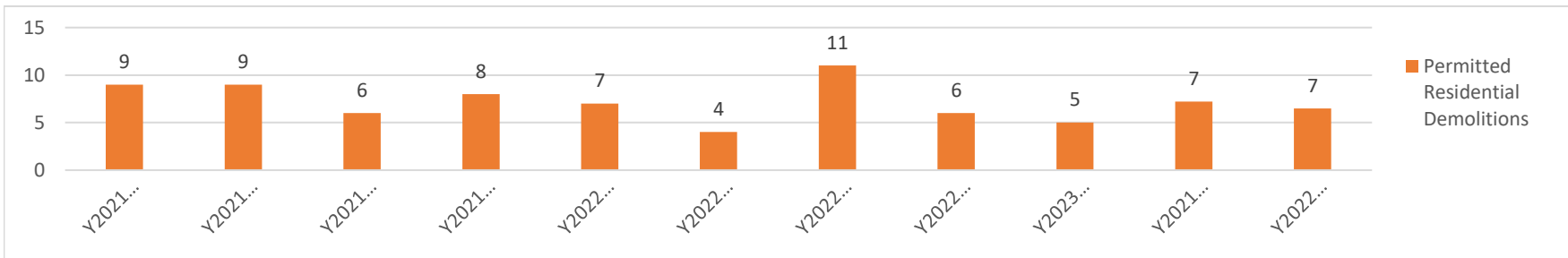
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Demographic and Economic Profile



Area: **Plant City Service Area**

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q1 Quarterly	Y2023Q1 Quarterly
Permitted Residential Demolitions	9	9	6	8	7	4	11	6	5	7	7
Permitted Commercial Demolitions	8	12	5	22	6	10	10	4	21	11	11
Total Permitted Demolitions	17	21	11	30	13	14	21	10	26	18	18



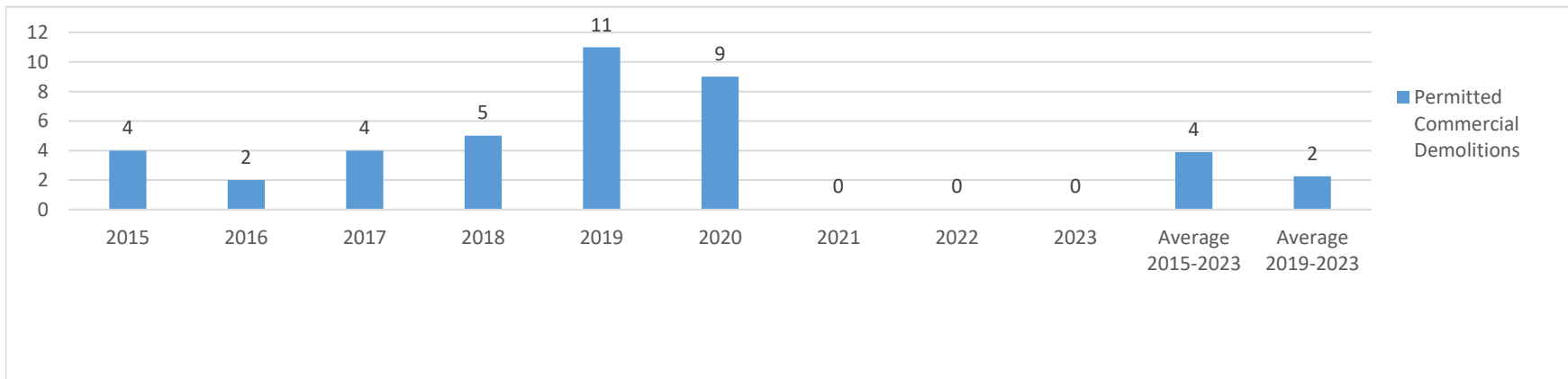
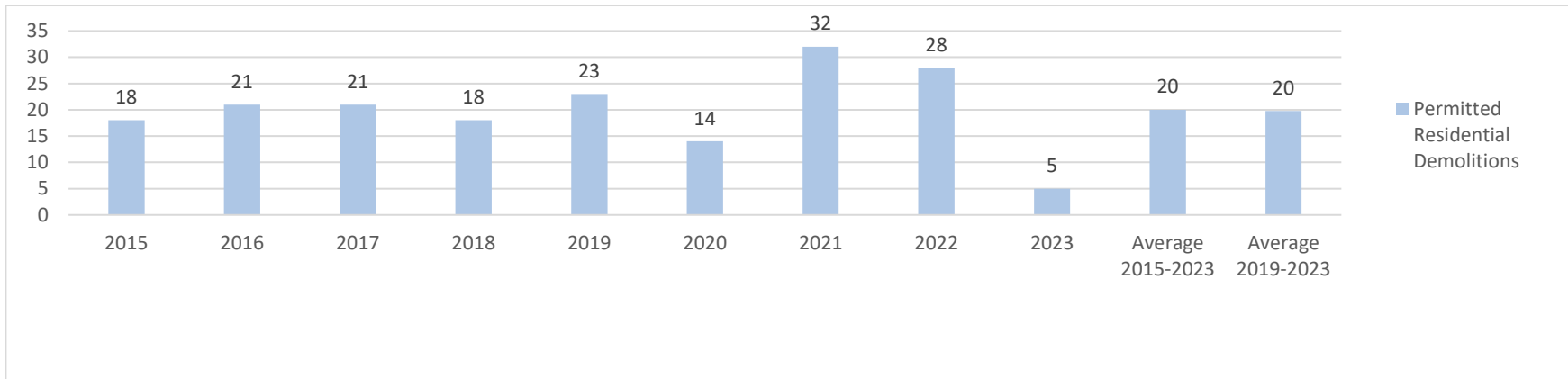
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Demographic and Economic Profile



Area: **Plant City Service Area**

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	18	21	21	18	23	14	32	28	5	20	20
Permitted Comr	4	2	4	5	11	9	0	0	0	4	2
Total Permitted	22	23	25	23	34	23	32	28	5	24	22



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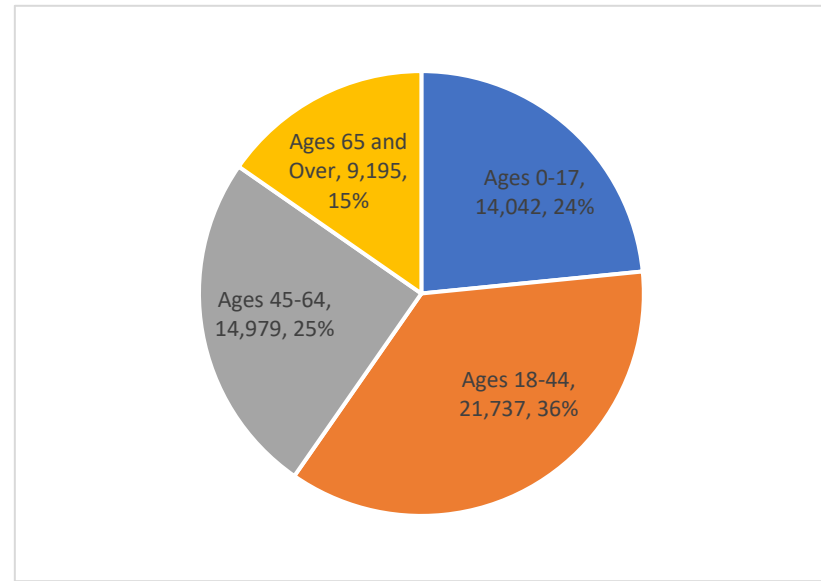
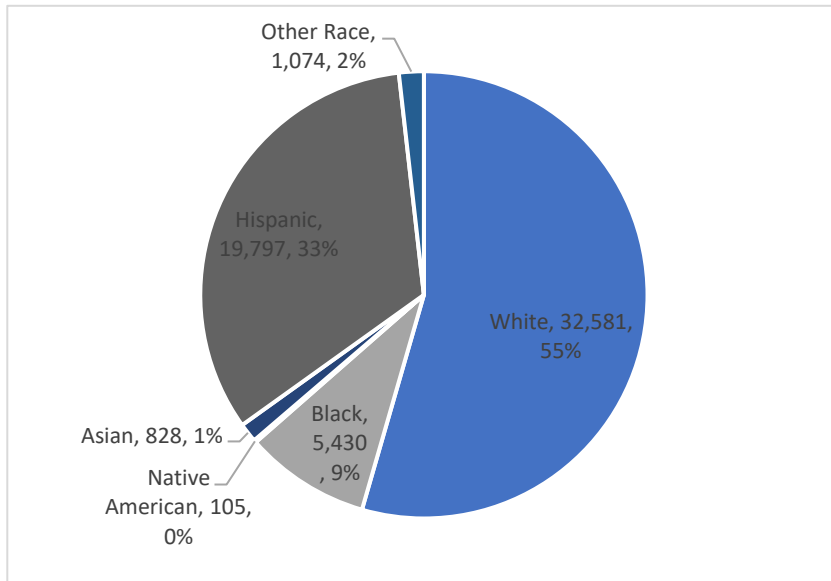
Demographic and Economic Profile

Area: **Plant City Service Area**

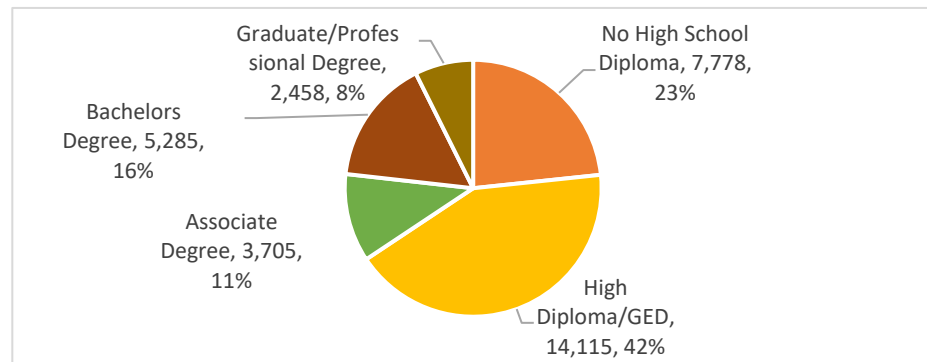


White	Black	Native American	Asian	Hispanic	Other Race	Total Population
32,581	5,430	105	828	19,797	1,074	59,815
54%	9%	0%	1%	33%	2%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
14,042	21,737	14,979	9,195
23%	36%	25%	15%



No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
7,778	14,115	3,705	5,285	2,458
23%	42%	11%	16%	7%



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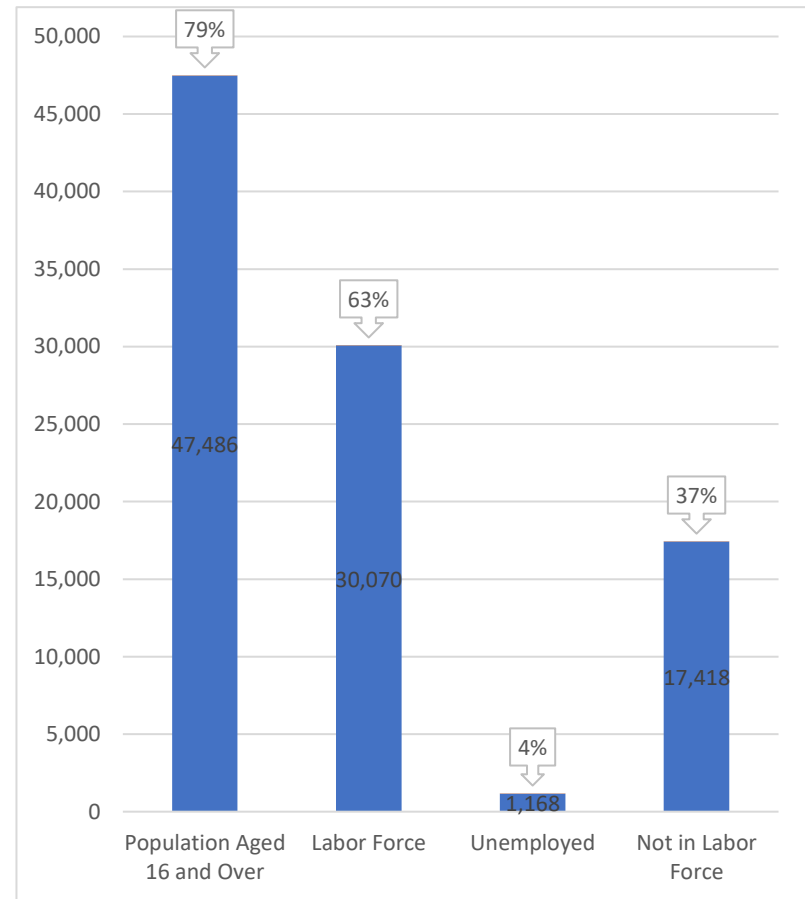
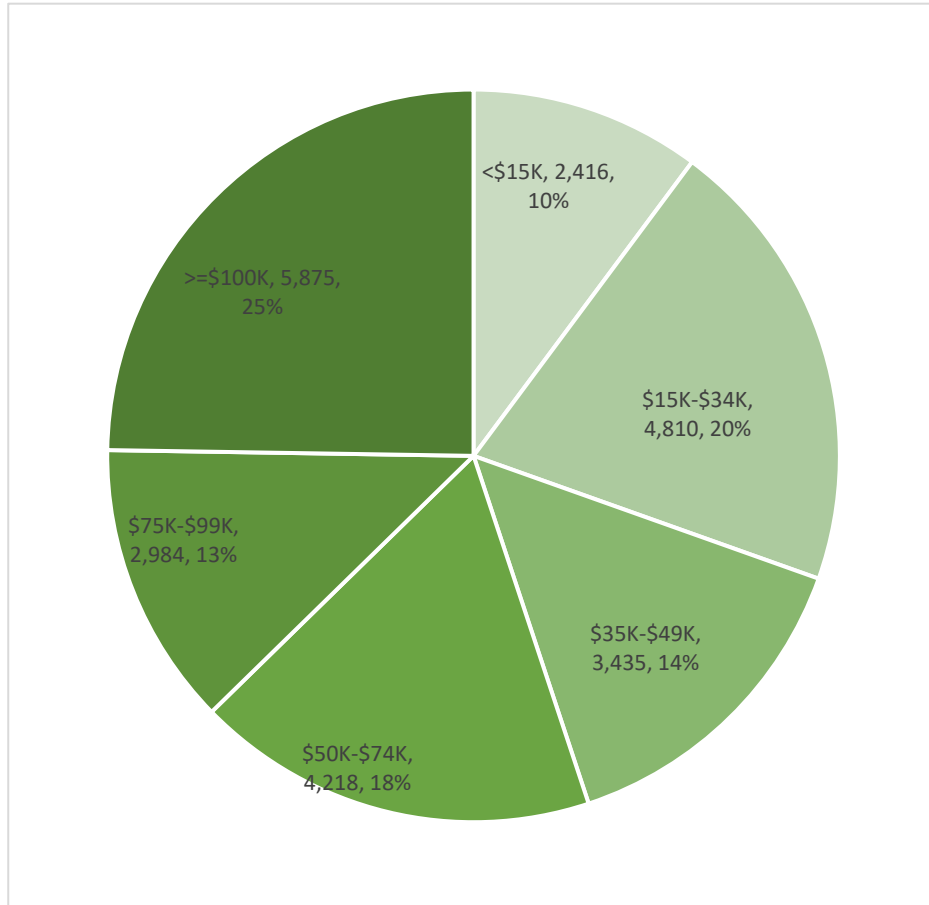
Demographic and Economic Profile

Area: **Plant City Service Area**



<\$15K	\$15K-\$34K	\$35K-\$49K	\$50K-\$74K	\$75K-\$99K	>=\$100K
2,416	4,810	3,435	4,218	2,984	5,875
10%	20%	14%	18%	13%	25%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
47,486	30,070	1,168	17,418
79%	63%	4%	37%



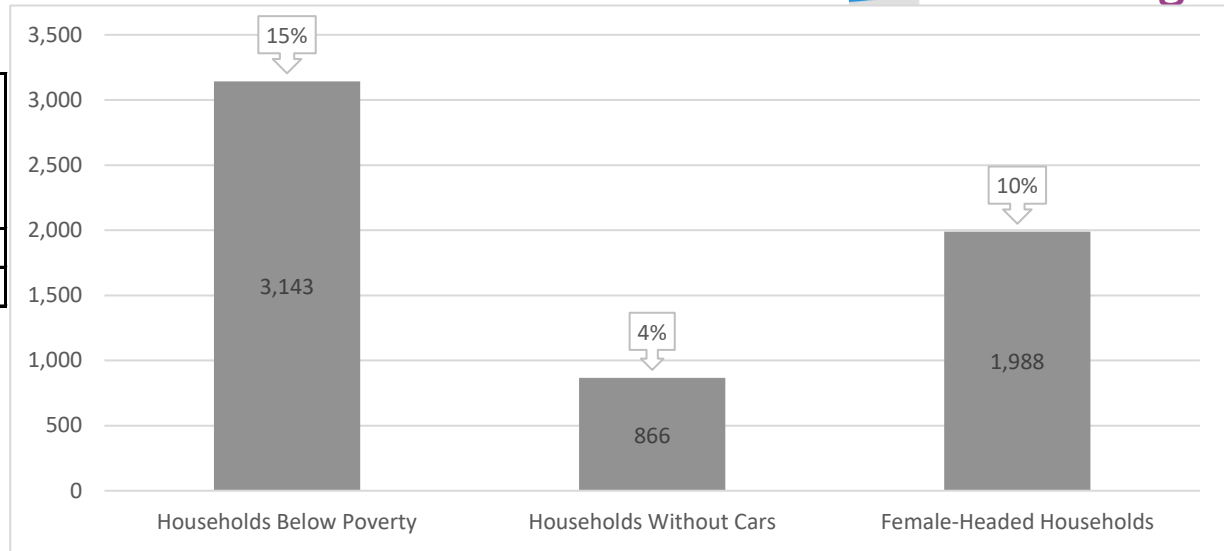
Last Updated: April 10, 2023

Demographic and Economic Profile

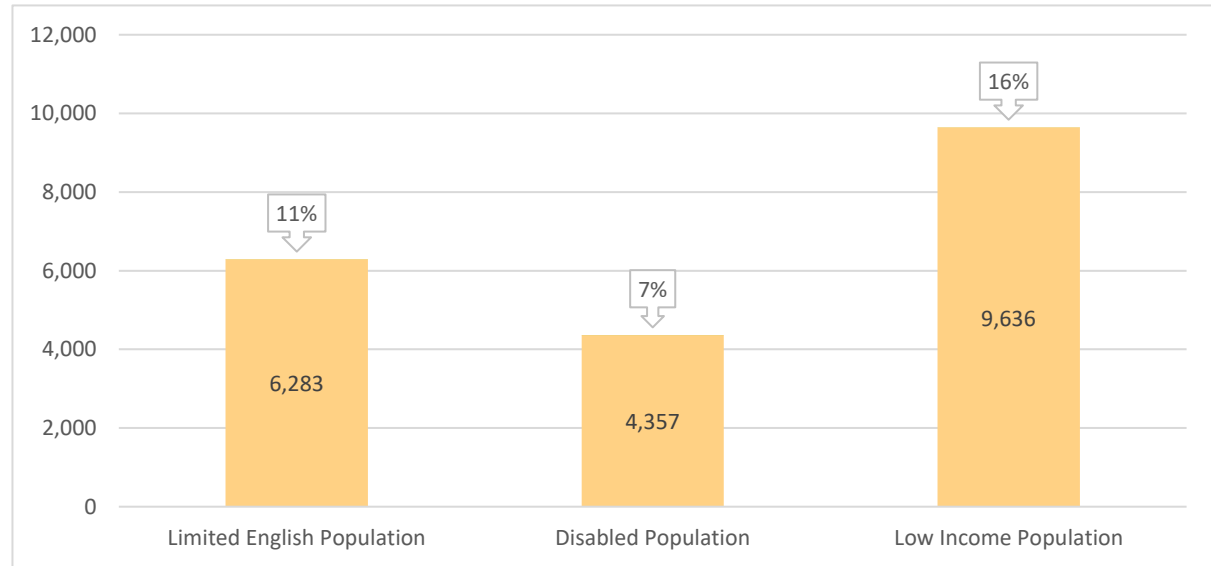
Area: **Plant City Service Area**



Households Below Poverty	Households Without Cars	Female-Headed Households
3,143	866	1,988
15%	4%	10%



Limited English Population	Disabled Population	Low Income Population
6,283	4,357	9,636
11%	7%	16%





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





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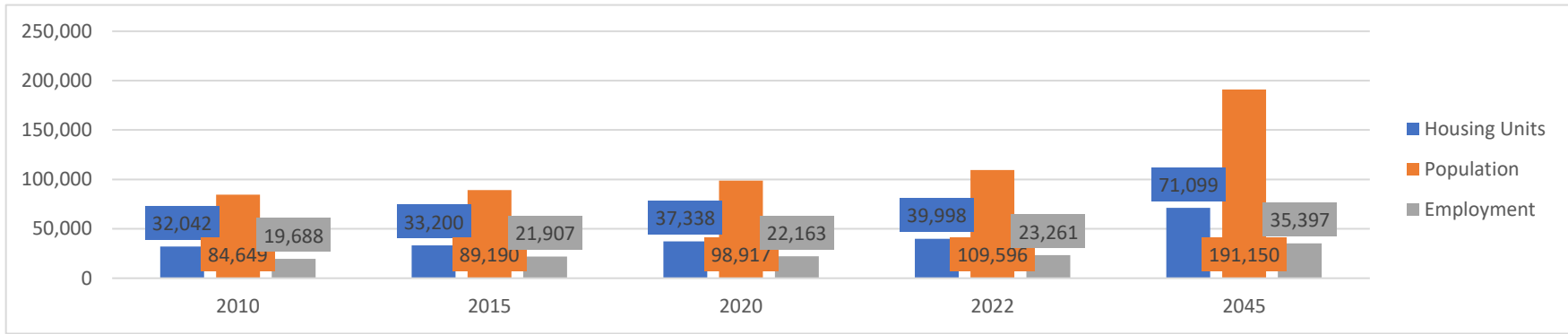
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Demographic and Economic Profile



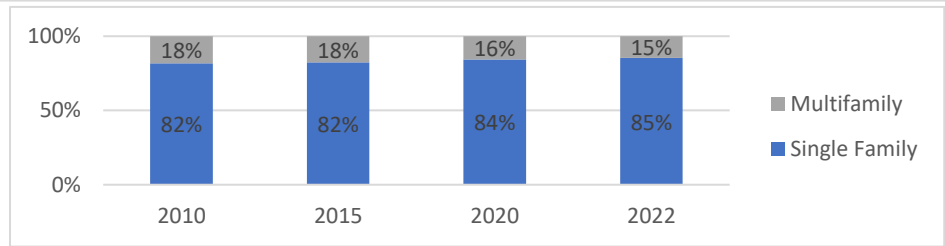
Area: Rural Service Area

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	32,042	33,200	37,338	39,998	71,099	31,101	78%	20%
Population	84,649	89,190	98,917	109,596	191,150	81,553	74%	23%
Employment	19,688	21,907	22,163	23,261	35,397	12,135	52%	6%



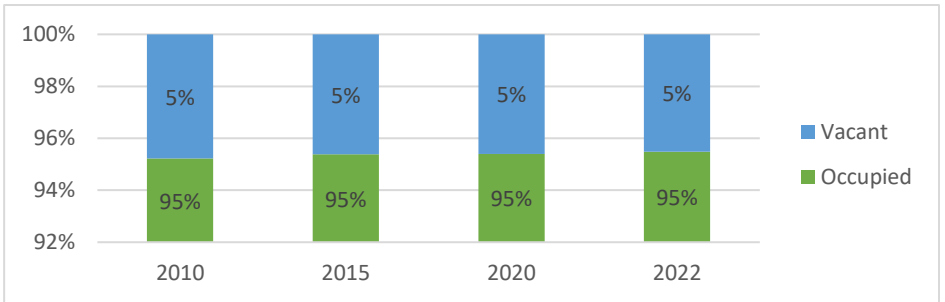
Residential Units by Type

	2010	2015	2020	2022
Single Family	82%	82%	84%	85%
Multifamily	18%	18%	16%	15%



Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	95%	95%	95%	95%
Vacant	5%	5%	5%	5%



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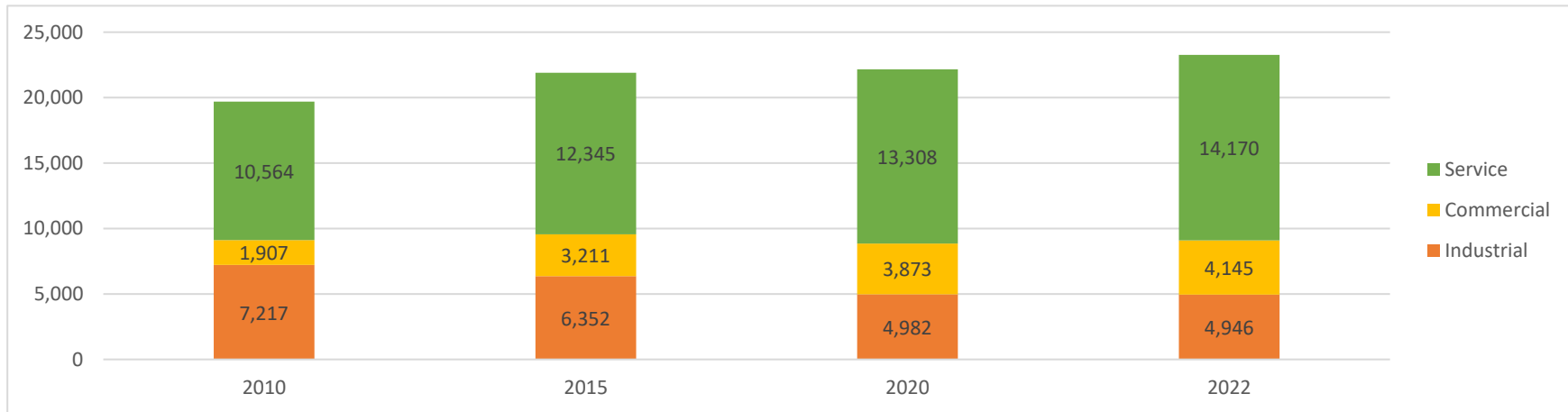
Demographic and Economic Profile



Area: Rural Service Area

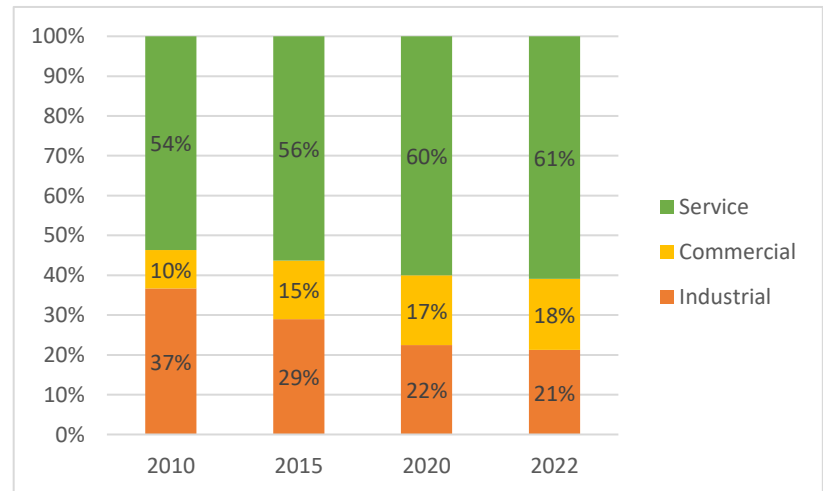
Employment by Type

	2010	2015	2020	2022
Industrial	7,217	6,352	4,982	4,946
Commercial	1,907	3,211	3,873	4,145
Service	10,564	12,345	13,308	14,170
Total	19,688	21,907	22,163	23,261



Employment by Type

	2010	2015	2020	2022
Industrial	37%	29%	22%	21%
Commercial	10%	15%	17%	18%
Service	54%	56%	60%	61%



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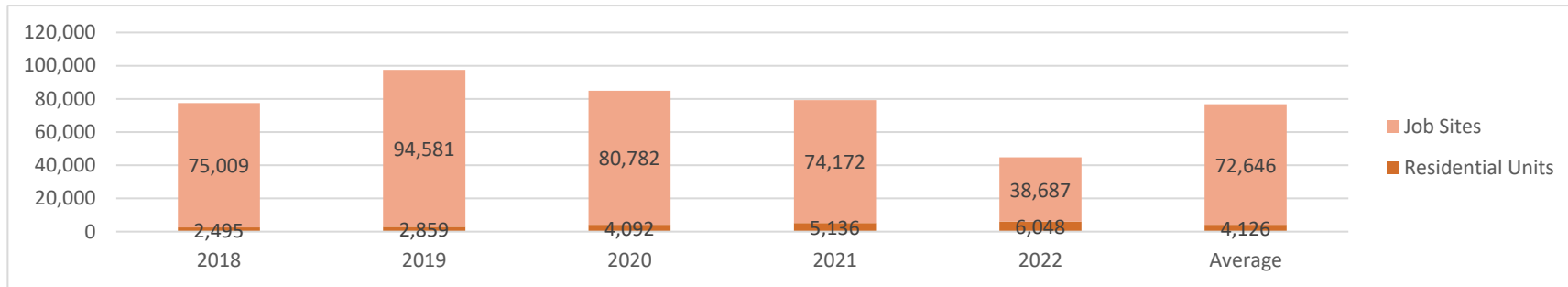
Demographic and Economic Profile



Area: Rural Service Area

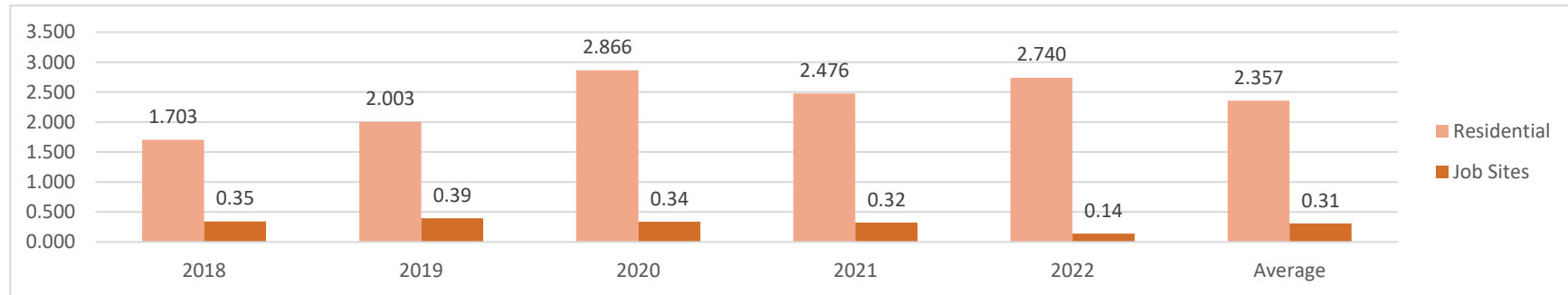
Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	2,495	2,859	4,092	5,136	6,048	4,126
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	1.703	2.003	2.866	2.476	2.740	2.357
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31



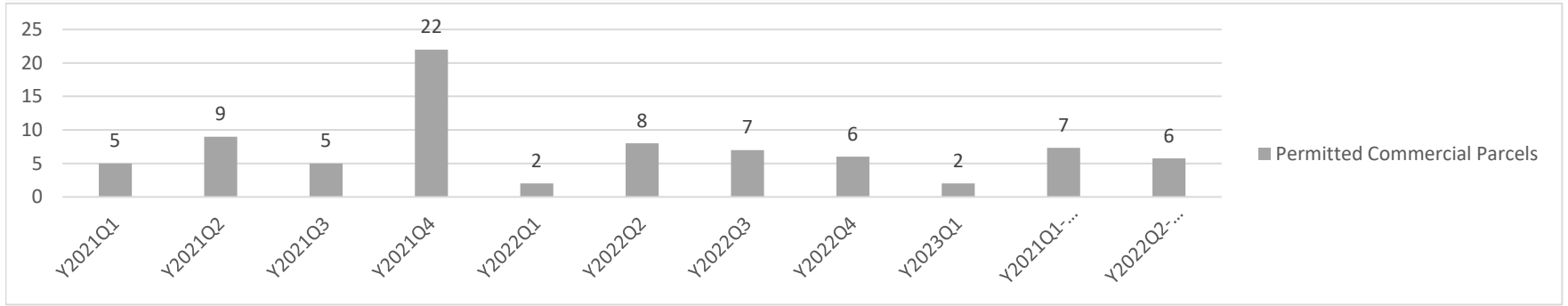
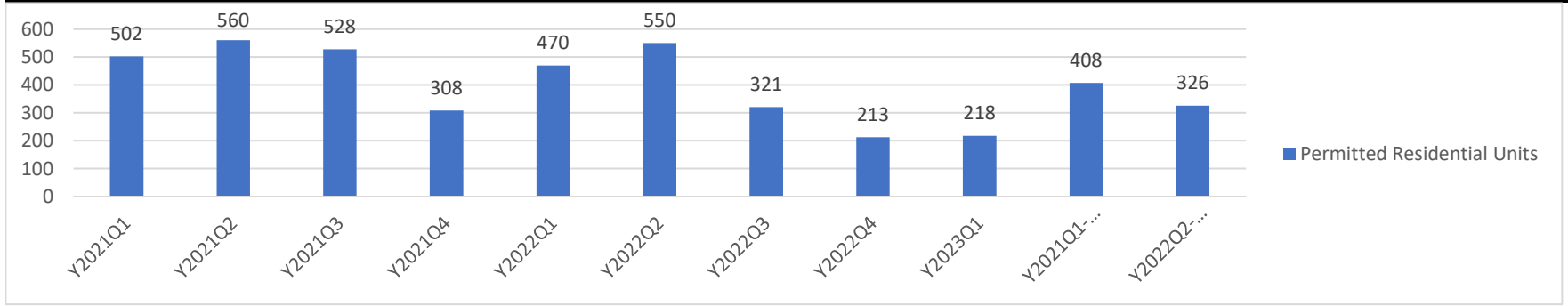
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Demographic and Economic Profile



Area: Rural Service Area

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1- Y2023Q1 Quarterly Average	Y2022Q2- Y2023Q1 Quarterly Average
Permitted Residential Units	502	560	528	308	470	550	321	213	218	408	326
Permitted Commercial Parcels	5	9	5	22	2	8	7	6	2	7	6
Total Building Permits	507	569	533	330	472	558	328	219	220	415	331



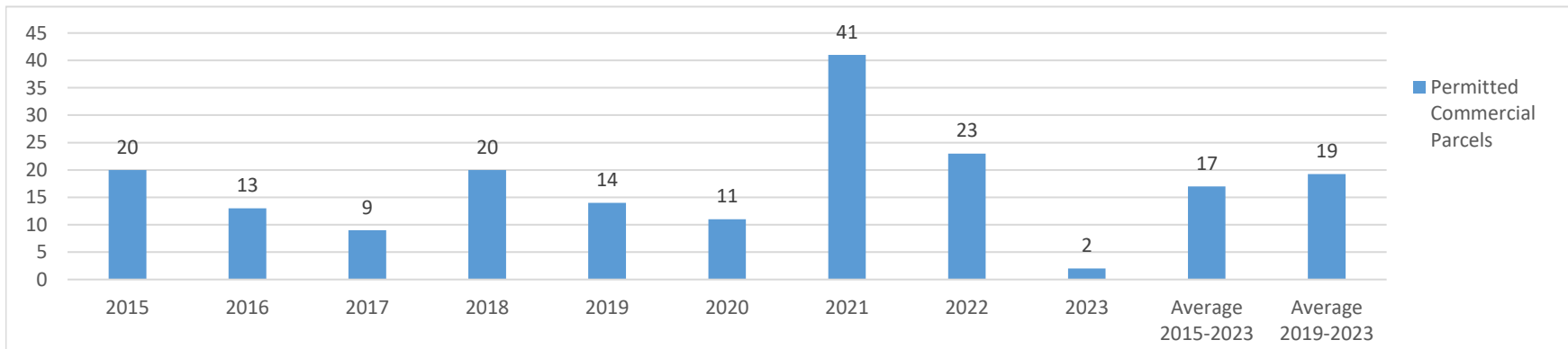
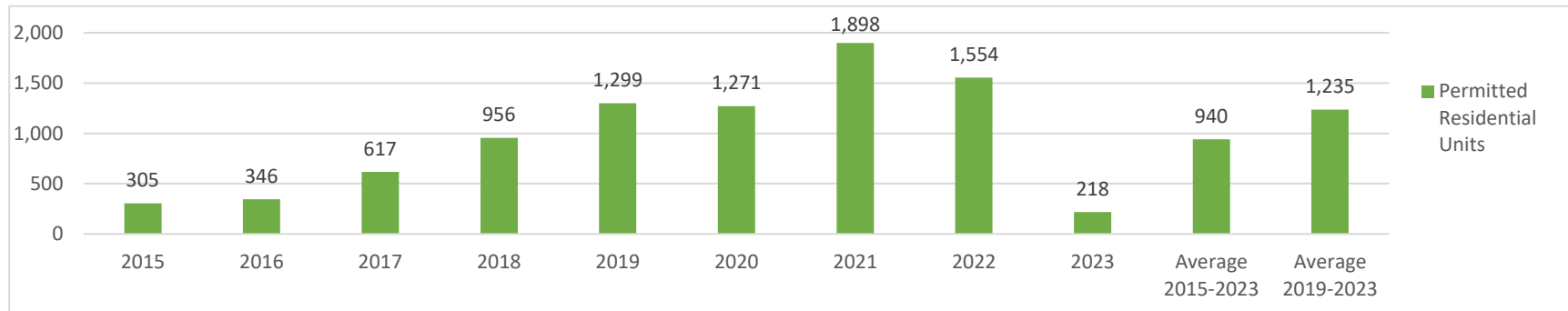
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Demographic and Economic Profile



Area: Rural Service Area

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	305	346	617	956	1,299	1,271	1,898	1,554	218	940	1,235
Permitted Commercial Parcels	20	13	9	20	14	11	41	23	2	17	19
Total Building Permits	325	359	626	976	1,313	1,282	1,939	1,577	220	957	1,255



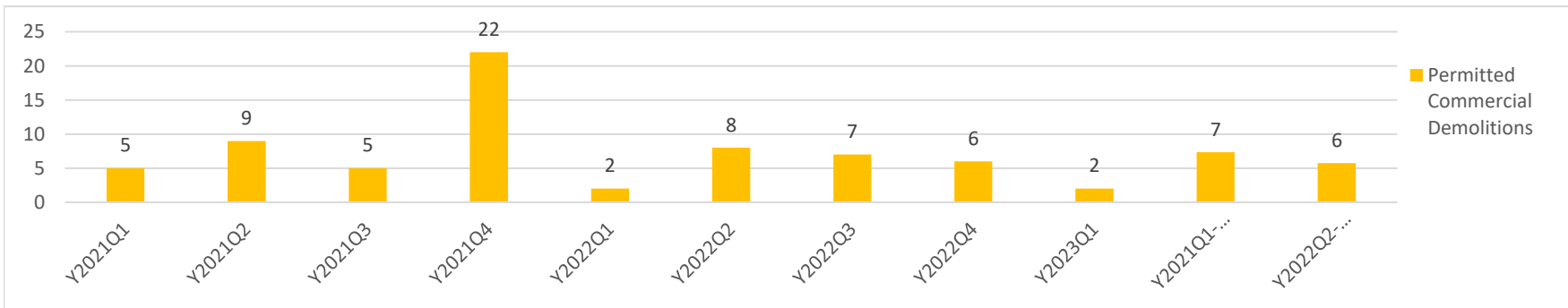
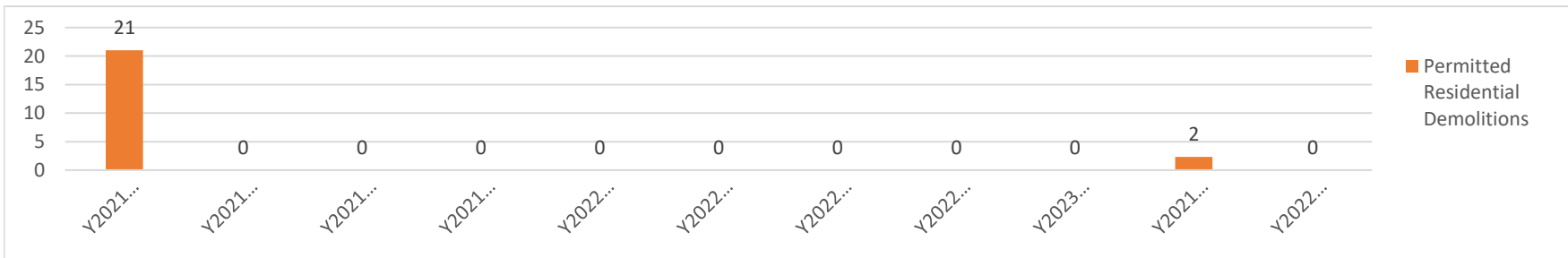
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Demographic and Economic Profile



Area: Rural Service Area

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1- Y2023Q1 Quarterly	Y2022Q2- Y2023Q1 Quarterly
Permitted Residential Demolitions	21	0	0	0	0	0	0	0	0	2	0
Permitted Commercial Demolitions	5	9	5	22	2	8	7	6	2	7	6
Total Permitted Demolitions	26	9	5	22	2	8	7	6	2	10	6



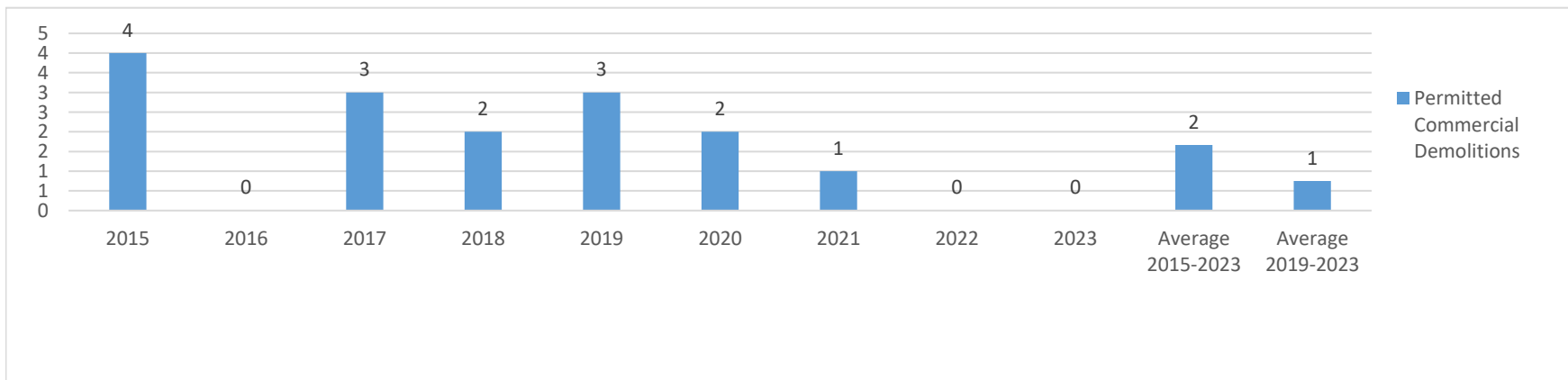
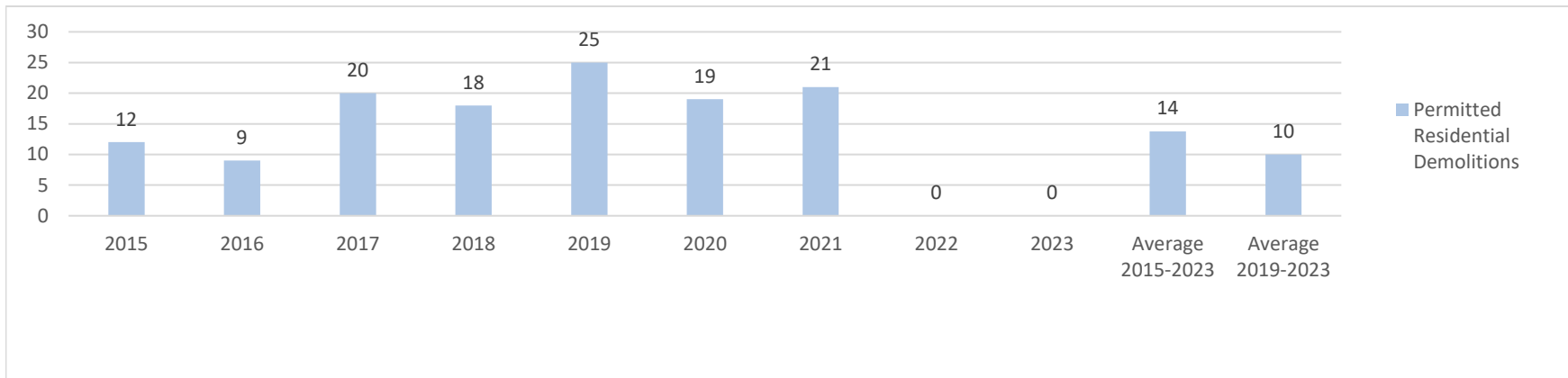
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Demographic and Economic Profile



Area: Rural Service Area

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	12	9	20	18	25	19	21	0	0	14	10
Permitted Comr	4	0	3	2	3	2	1	0	0	2	1
Total Permitted	16	9	23	20	28	21	22	0	0	15	11



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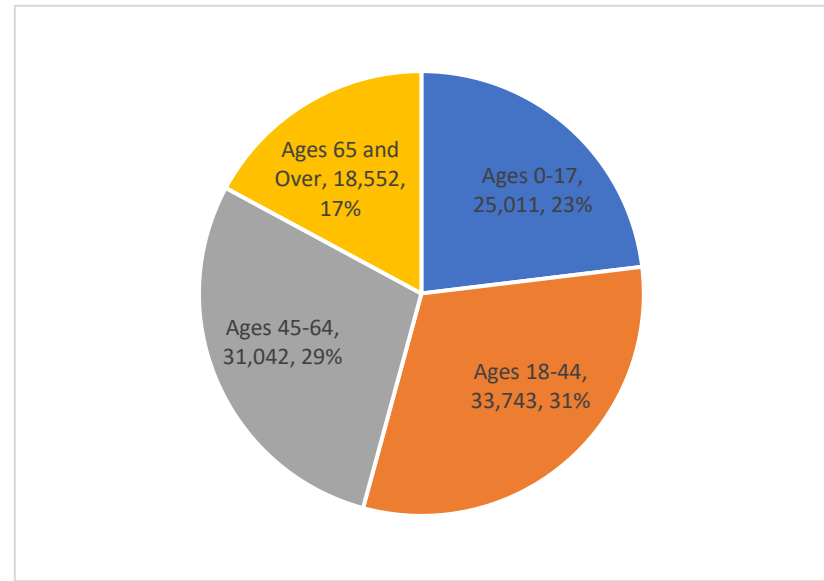
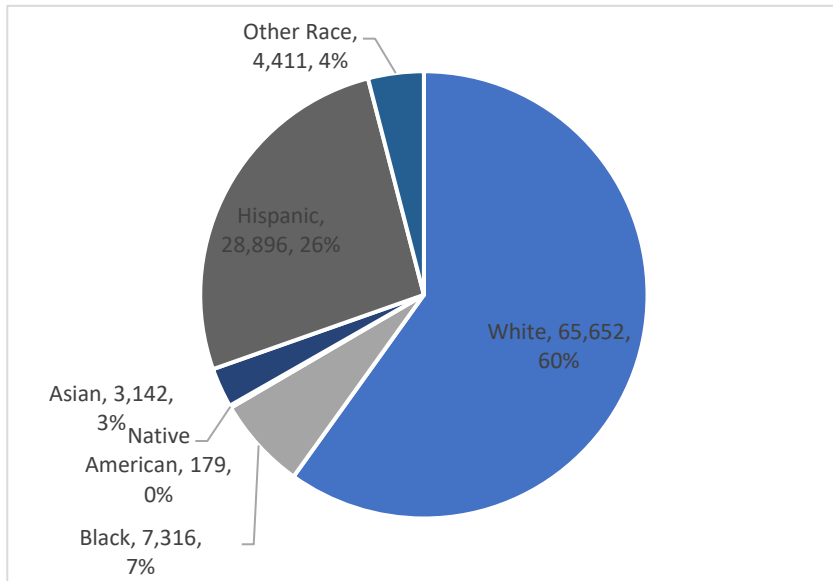
Demographic and Economic Profile

Area: Rural Service Area

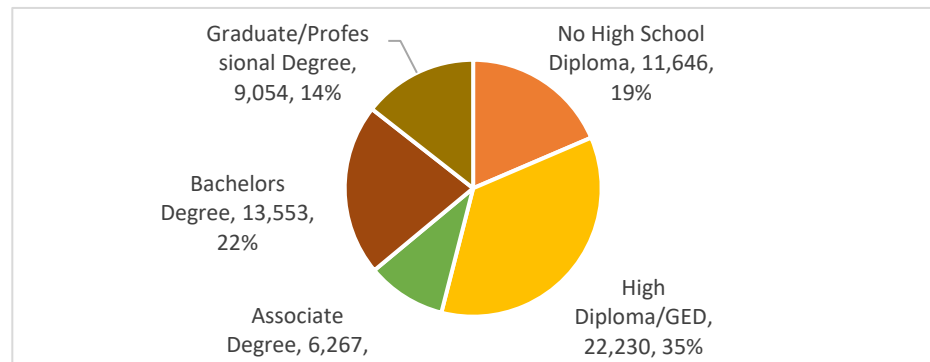


White	Black	Native American	Asian	Hispanic	Other Race	Total Population
65,652	7,316	179	3,142	28,896	4,411	109,596
60%	7%	0%	3%	26%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
25,011	33,743	31,042	18,552
23%	31%	28%	17%



No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
11,646	22,230	6,267	13,553	9,054
19%	35%	10%	22%	14%



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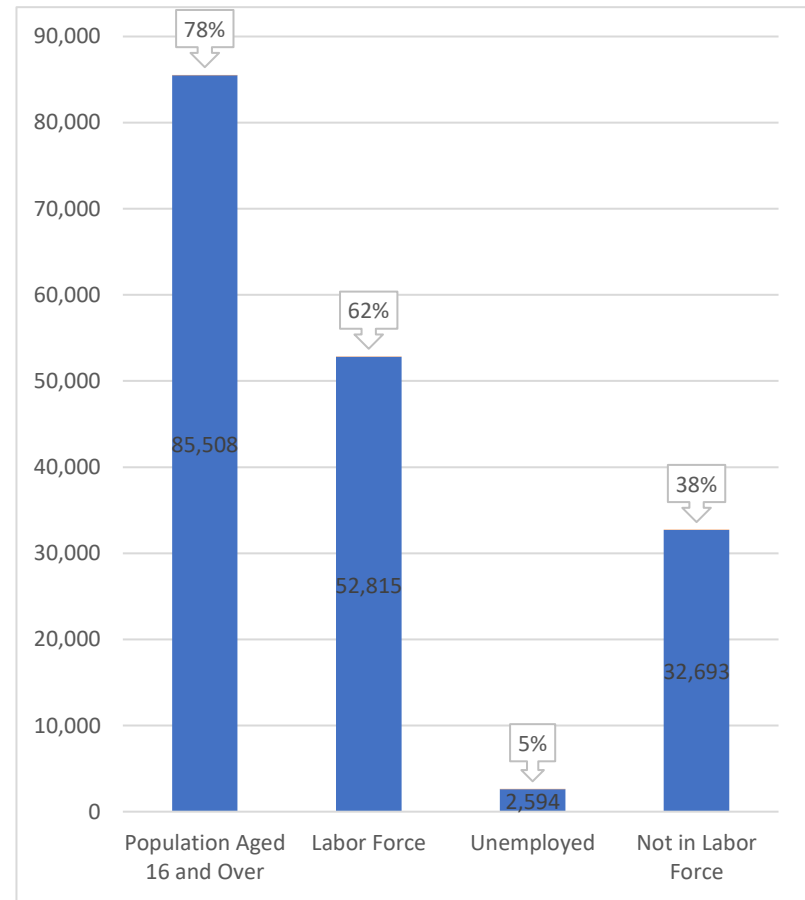
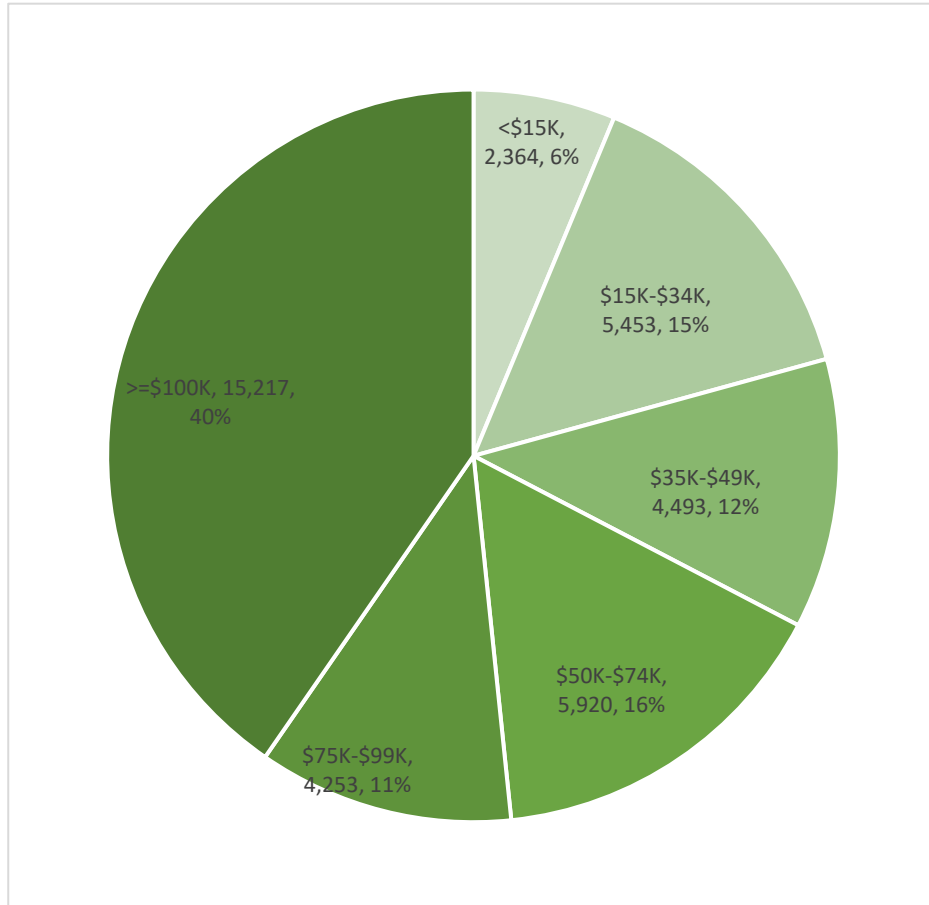
Area: Rural Service Area

Demographic and Economic Profile



<\$15K	\$15K-\$34K	\$35K-\$49K	\$50K-\$74K	\$75K-\$99K	>=\$100K
2,364	5,453	4,493	5,920	4,253	15,217
6%	14%	12%	16%	11%	40%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
85,508	52,815	2,594	32,693
78%	62%	5%	38%



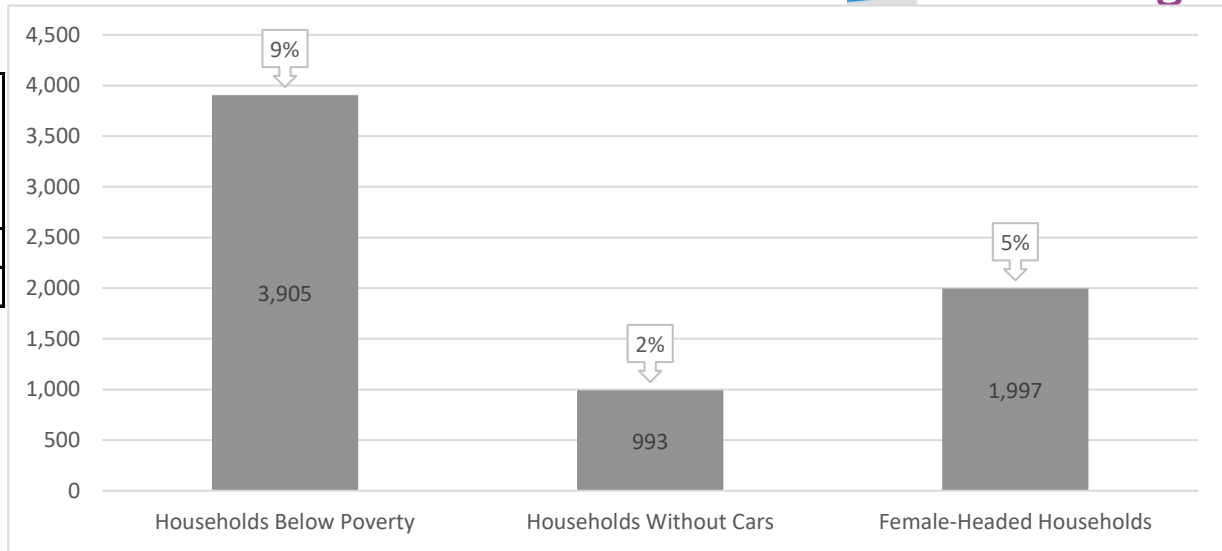
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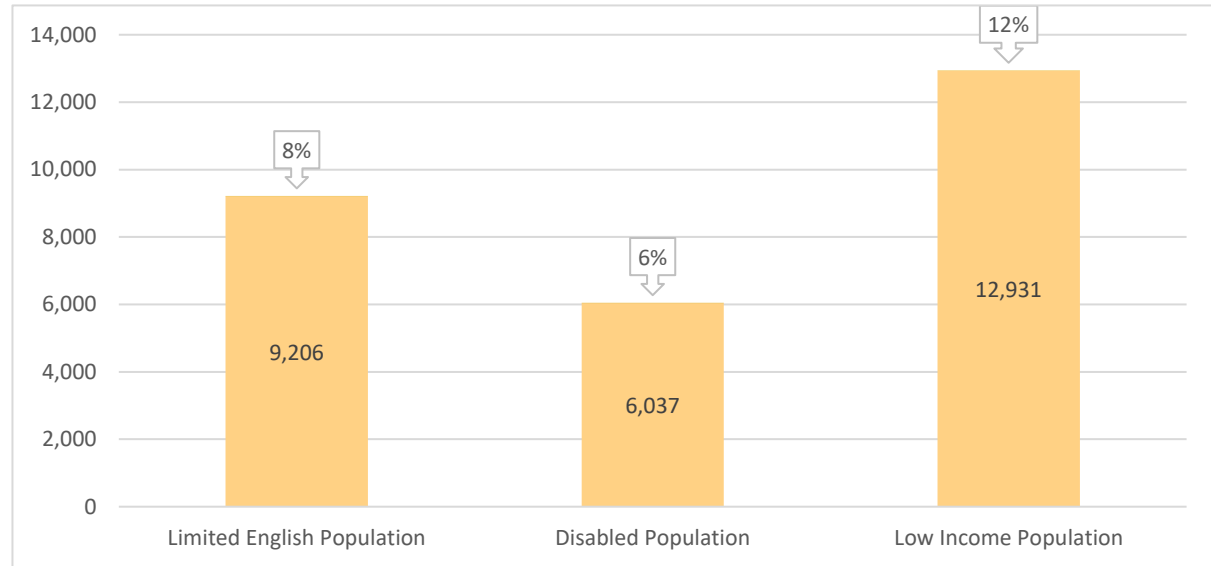
Demographic and Economic Profile



Households Below Poverty	Households Without Cars	Female-Headed Households
3,905	993	1,997
9%	2%	5%



Limited English Population	Disabled Population	Low Income Population
9,206	6,037	12,931
8%	6%	12%





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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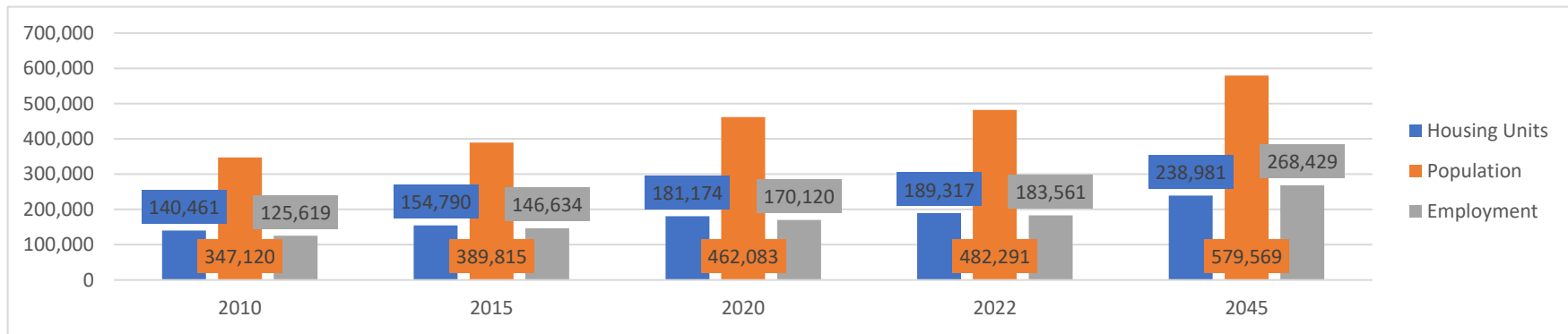
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Demographic and Economic Profile



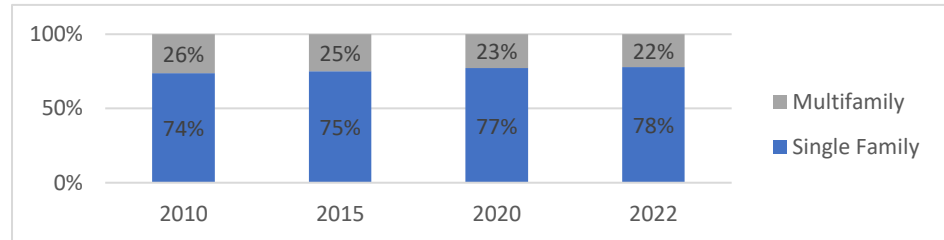
Area: **South Central Hillsborough Urban Service Area**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	140,461	154,790	181,174	189,317	238,981	49,664	26%	22%
Population	347,120	389,815	462,083	482,291	579,569	97,278	20%	24%
Employment	125,619	146,634	170,120	183,561	268,429	84,867	46%	25%



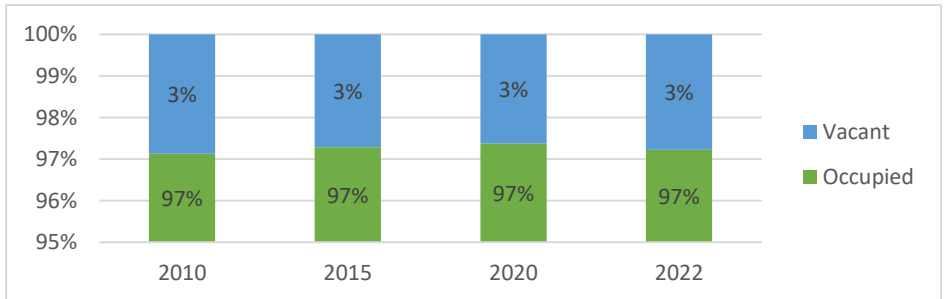
Residential Units by Type

	2010	2015	2020	2022
Single Family	74%	75%	77%	78%
Multifamily	26%	25%	23%	22%



Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	97%	97%	97%	97%
Vacant	3%	3%	3%	3%



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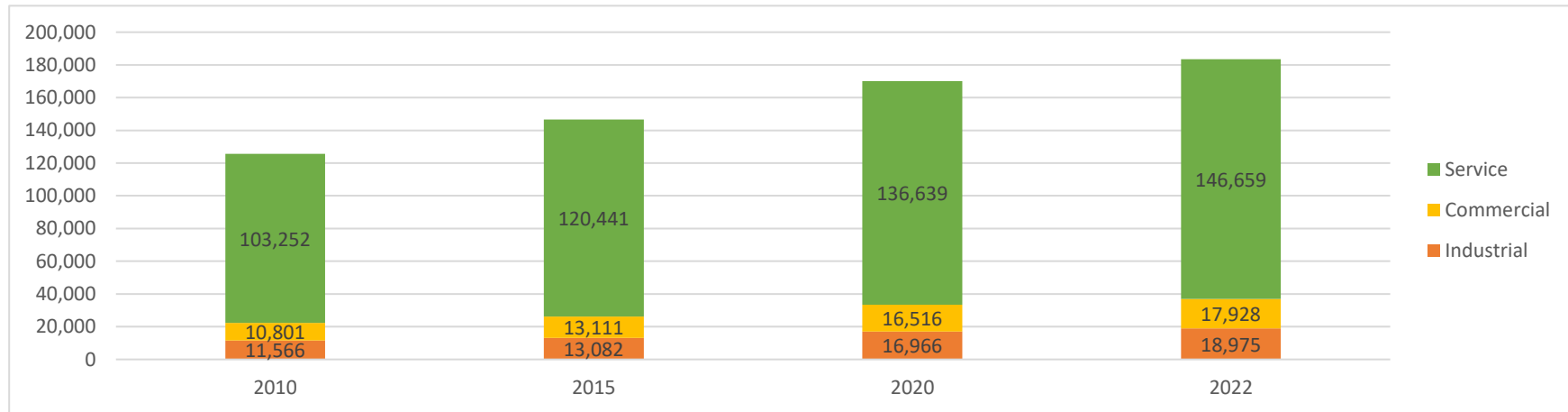
Demographic and Economic Profile

Area: **South Central Hillsborough Urban Service Area**



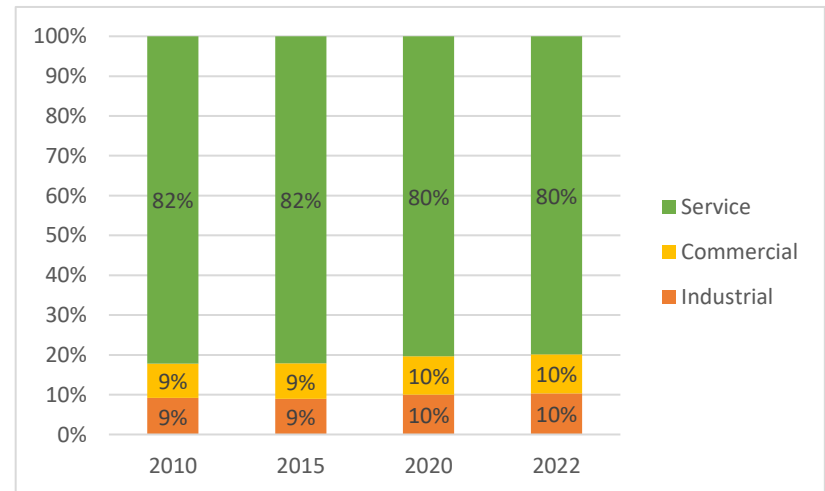
Employment by Type

	2010	2015	2020	2022
Industrial	11,566	13,082	16,966	18,975
Commercial	10,801	13,111	16,516	17,928
Service	103,252	120,441	136,639	146,659
Total	125,619	146,634	170,120	183,561



Employment by Type

	2010	2015	2020	2022
Industrial	9%	9%	10%	10%
Commercial	9%	9%	10%	10%
Service	82%	82%	80%	80%



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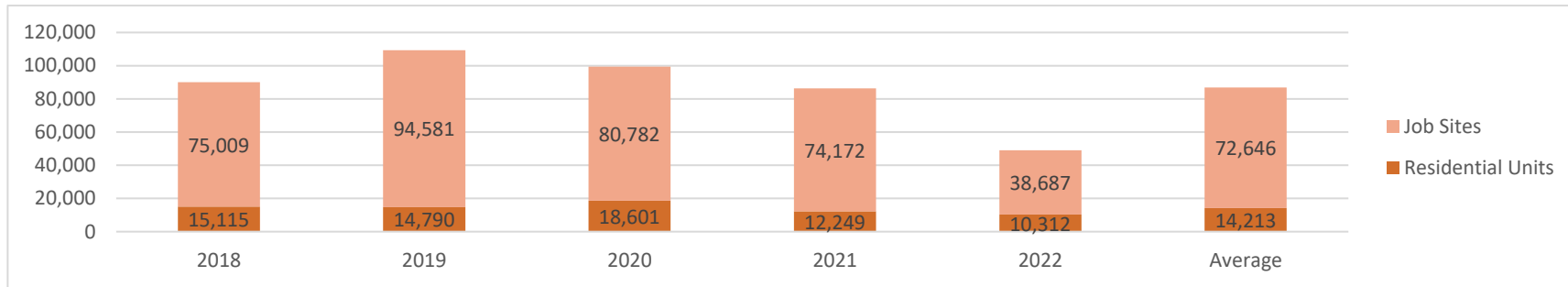
Demographic and Economic Profile



Area: South Central Hillsborough Urban Service Area

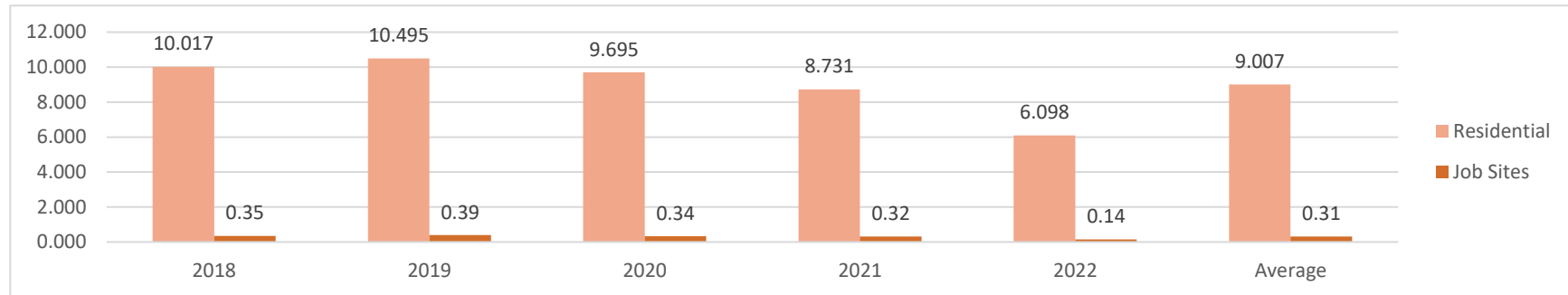
Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	15,115	14,790	18,601	12,249	10,312	14,213
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	10.017	10.495	9.695	8.731	6.098	9.007
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31



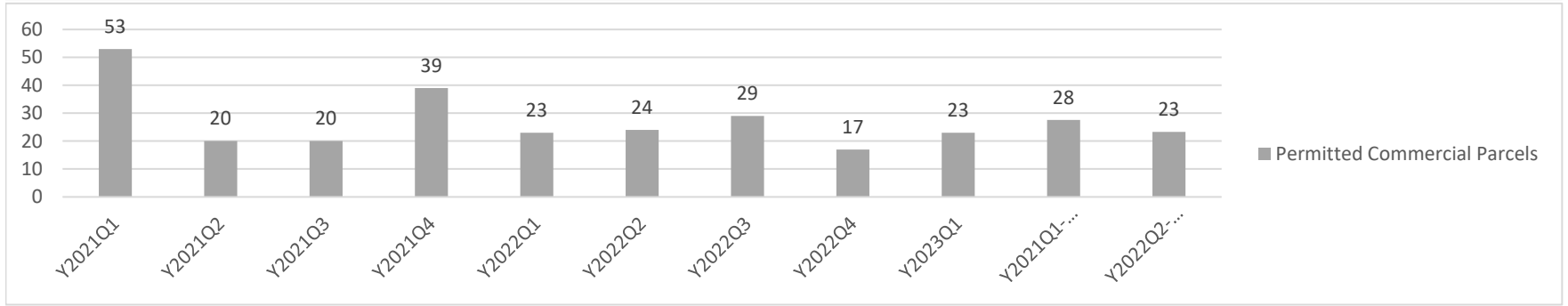
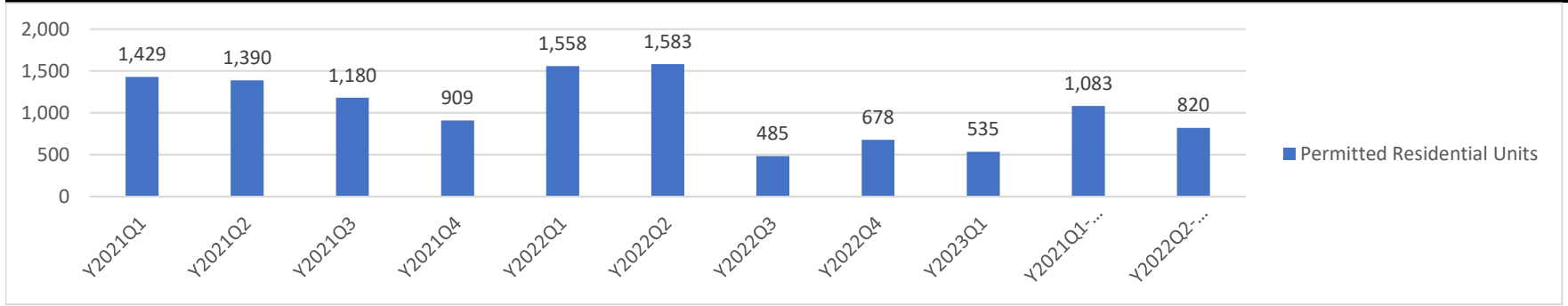
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Demographic and Economic Profile



Area: **South Central Hillsborough Urban Service Area**

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	1,429	1,390	1,180	909	1,558	1,583	485	678	535	1,083	820
Permitted Commercial Parcels	53	20	20	39	23	24	29	17	23	28	23
Total Building Permits	1,482	1,410	1,200	948	1,581	1,607	514	695	558	1,111	844



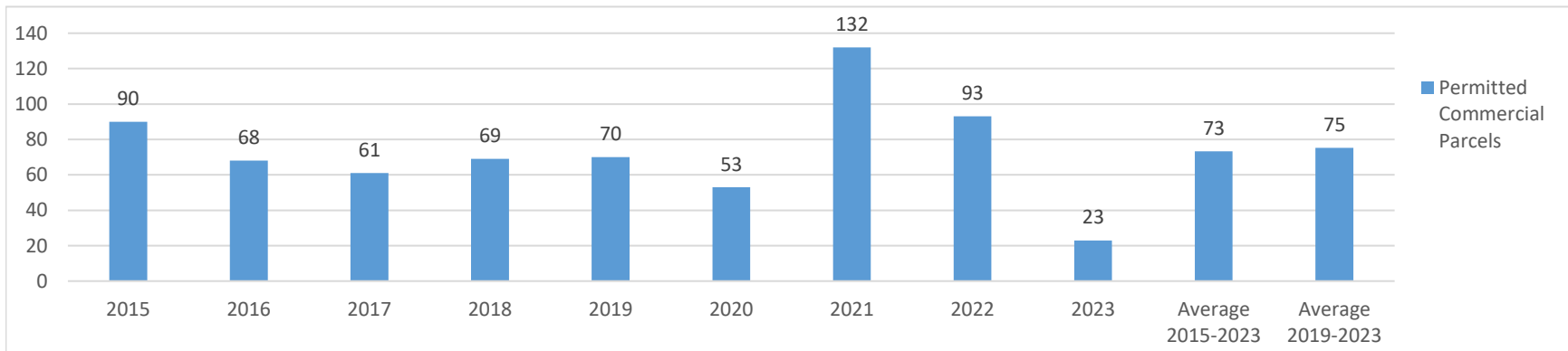
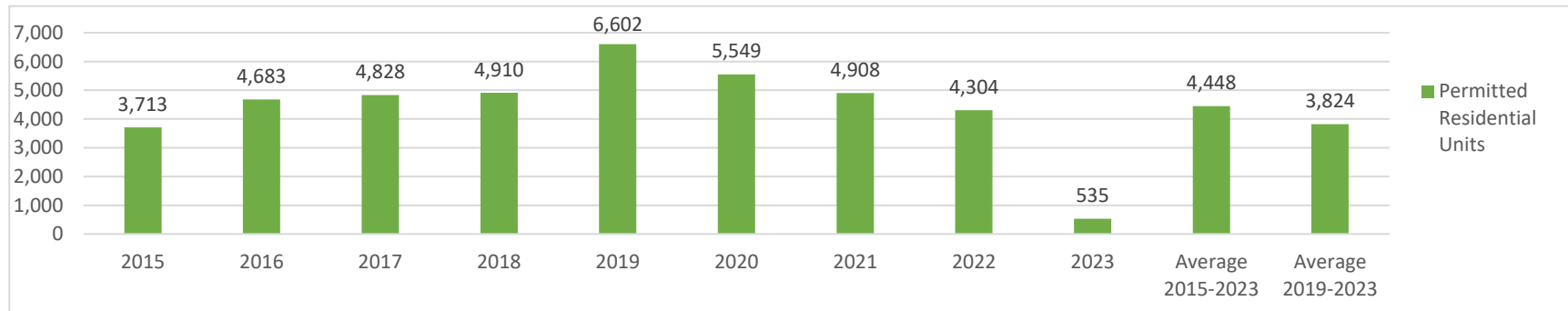
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Area: South Central Hillsborough Urban Service Area

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	3,713	4,683	4,828	4,910	6,602	5,549	4,908	4,304	535	4,448	3,824
Permitted Commercial Parcels	90	68	61	69	70	53	132	93	23	73	75
Total Building Permits	3,803	4,751	4,889	4,979	6,672	5,602	5,040	4,397	558	4,521	3,899



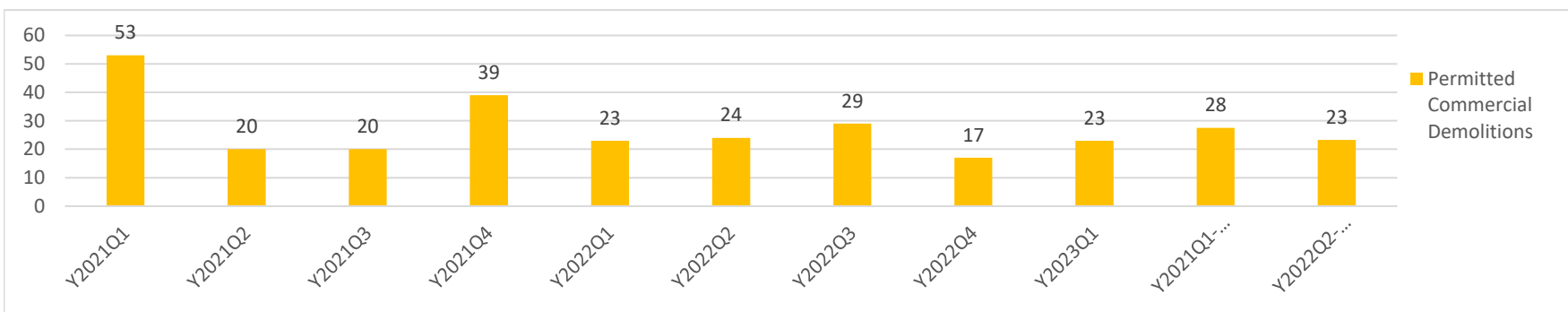
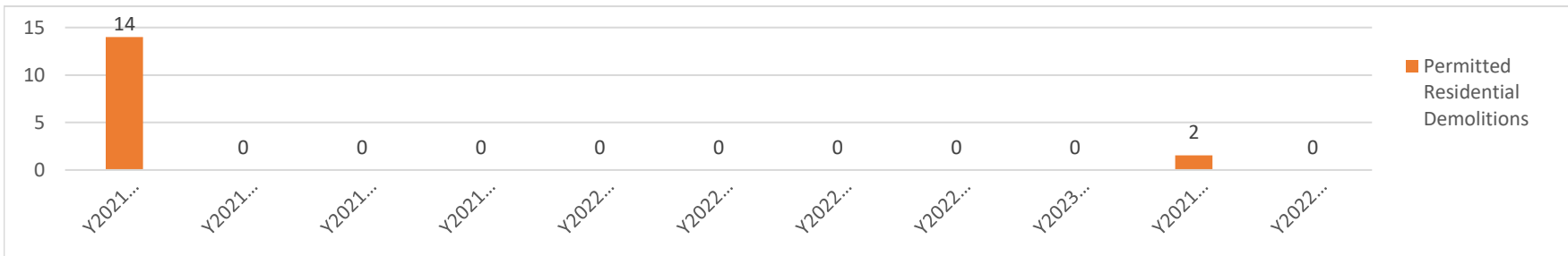
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Demographic and Economic Profile



Area: South Central Hillsborough Urban Service Area

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Quarterly	Y2022Q2-Quarterly
Permitted Residential Demolitions	14	0	0	0	0	0	0	0	0	2	0
Permitted Commercial Demolitions	53	20	20	39	23	24	29	17	23	28	23
Total Permitted Demolitions	67	20	20	39	23	24	29	17	23	29	23



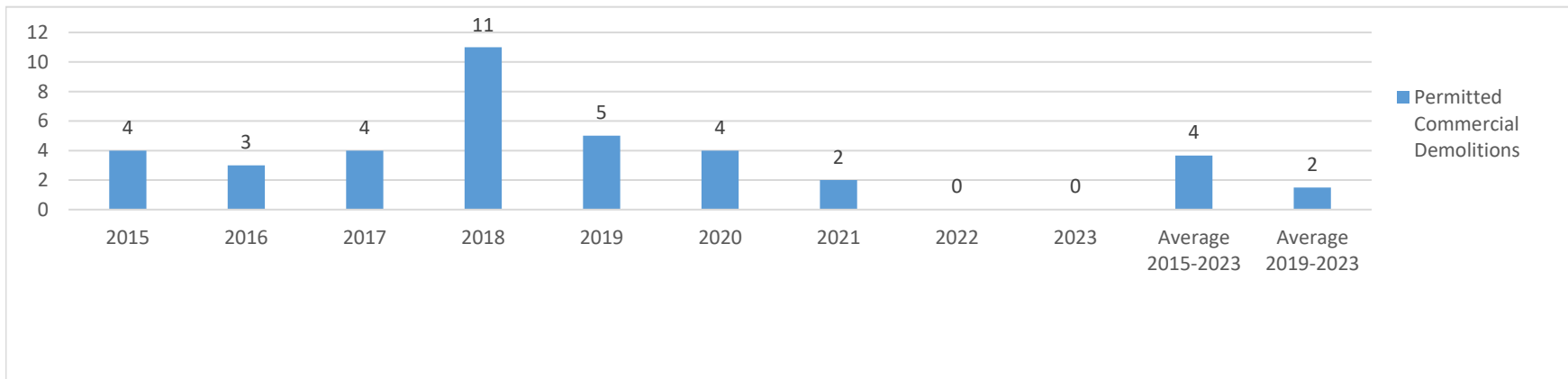
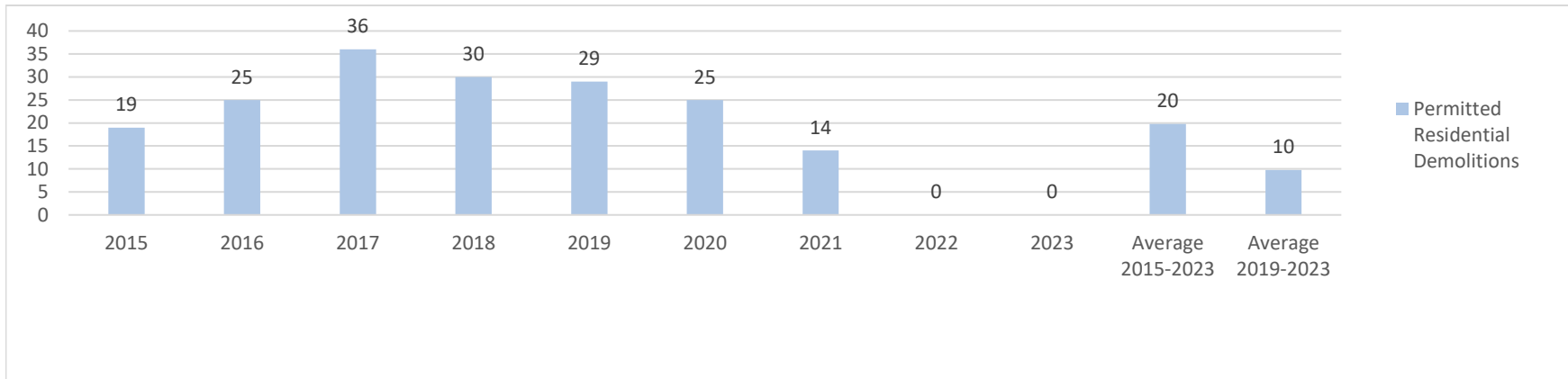
Last Updated: April 10, 2023

Demographic and Economic Profile



Area: South Central Hillsborough Urban Service Area

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	19	25	36	30	29	25	14	0	0	20	10
Permitted Comr	4	3	4	11	5	4	2	0	0	4	2
Total Permitted	23	28	40	41	34	29	16	0	0	23	11



Last Updated: April 10, 2023

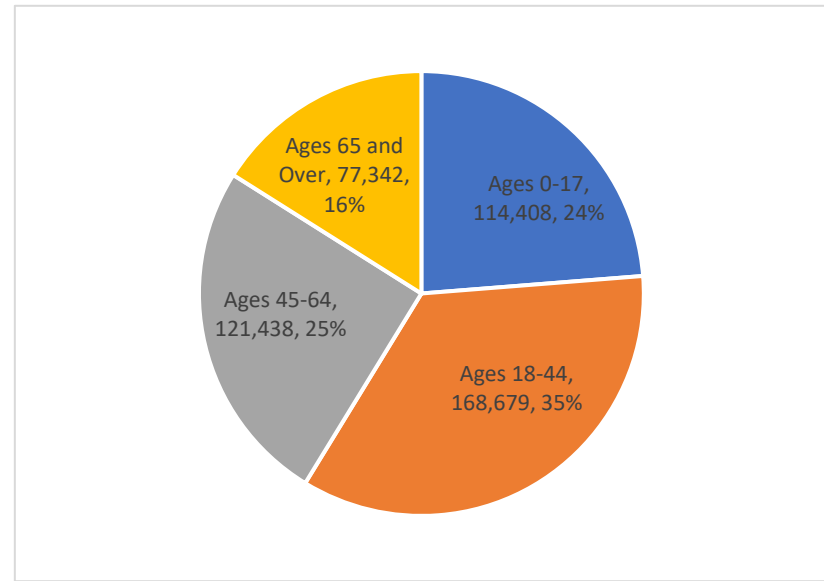
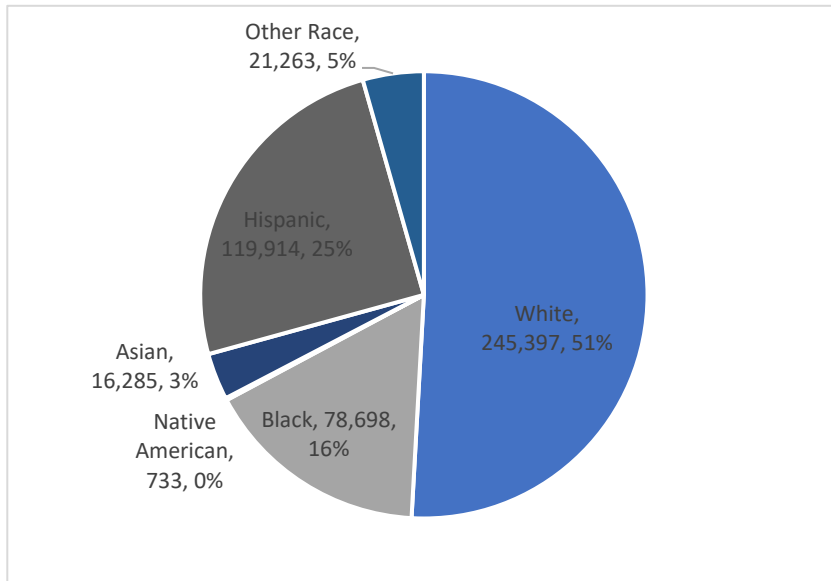
Demographic and Economic Profile

Area: South Central Hillsborough Urban Service Area

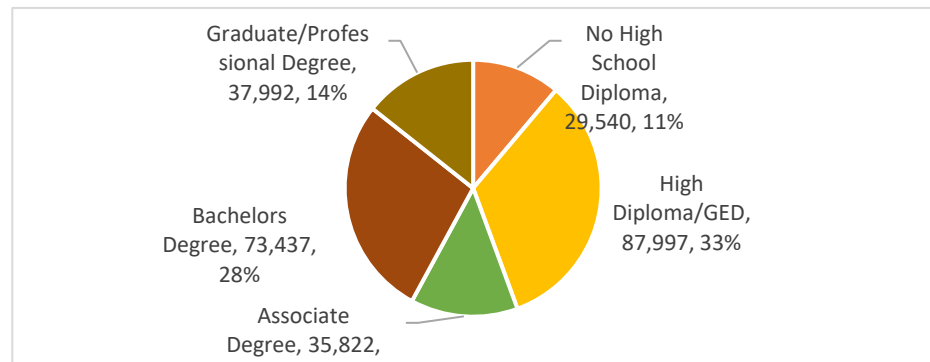


White	Black	Native American	Asian	Hispanic	Other Race	Total Population
245,397	78,698	733	16,285	119,914	21,263	482,291
51%	16%	0%	3%	25%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
114,408	168,679	121,438	77,342
24%	35%	25%	16%



No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
29,540	87,997	35,822	73,437	37,992
11%	33%	14%	28%	14%



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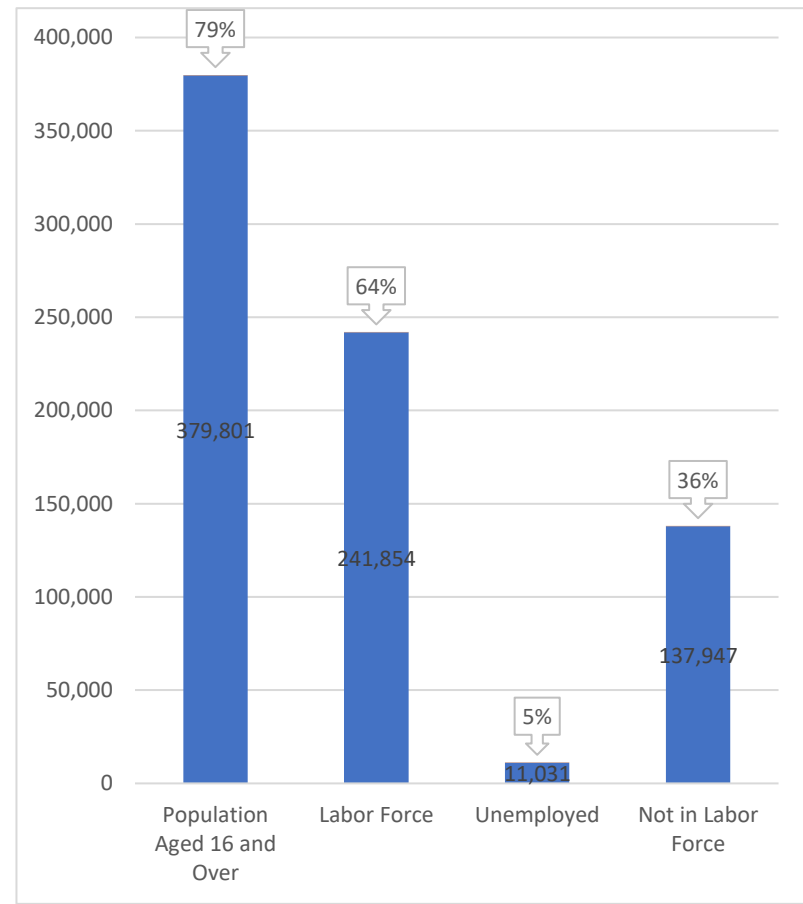
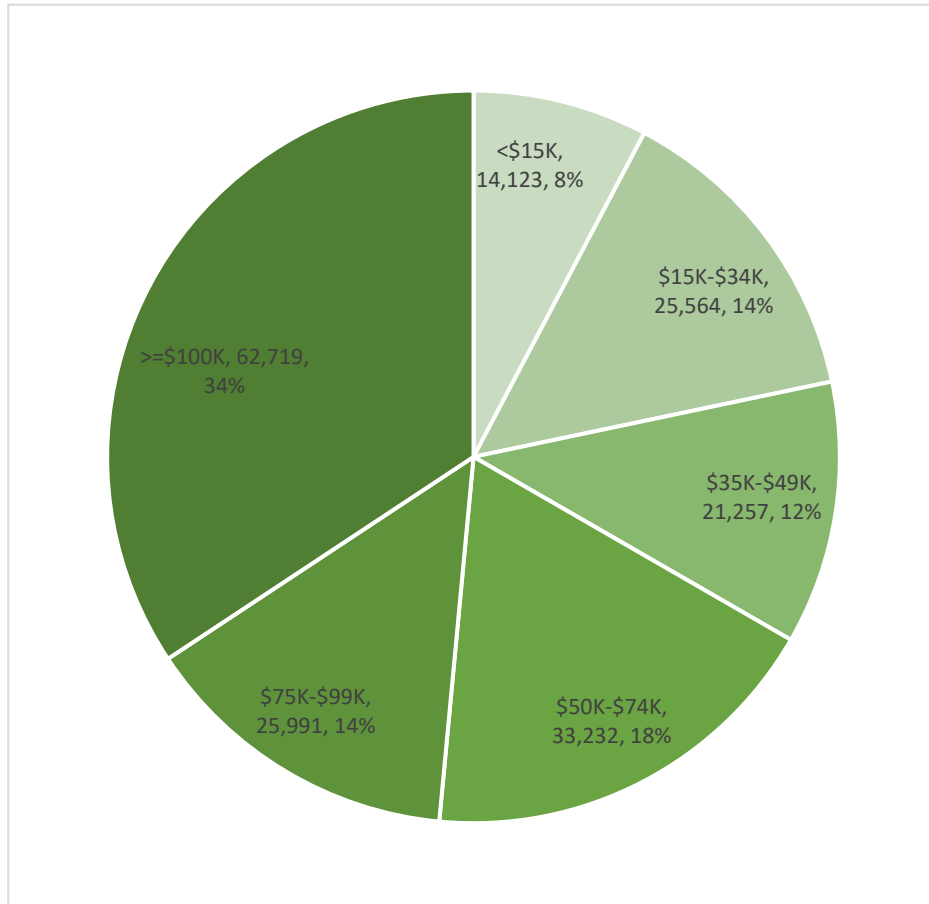
Demographic and Economic Profile

Area: South Central Hillsborough Urban Service Area



<\$15K	\$15K-\$34K	\$35K-\$49K	\$50K-\$74K	\$75K-\$99K	>=\$100K
14,123	25,564	21,257	33,232	25,991	62,719
8%	14%	12%	18%	14%	34%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
379,801	241,854	11,031	137,947
79%	64%	5%	36%



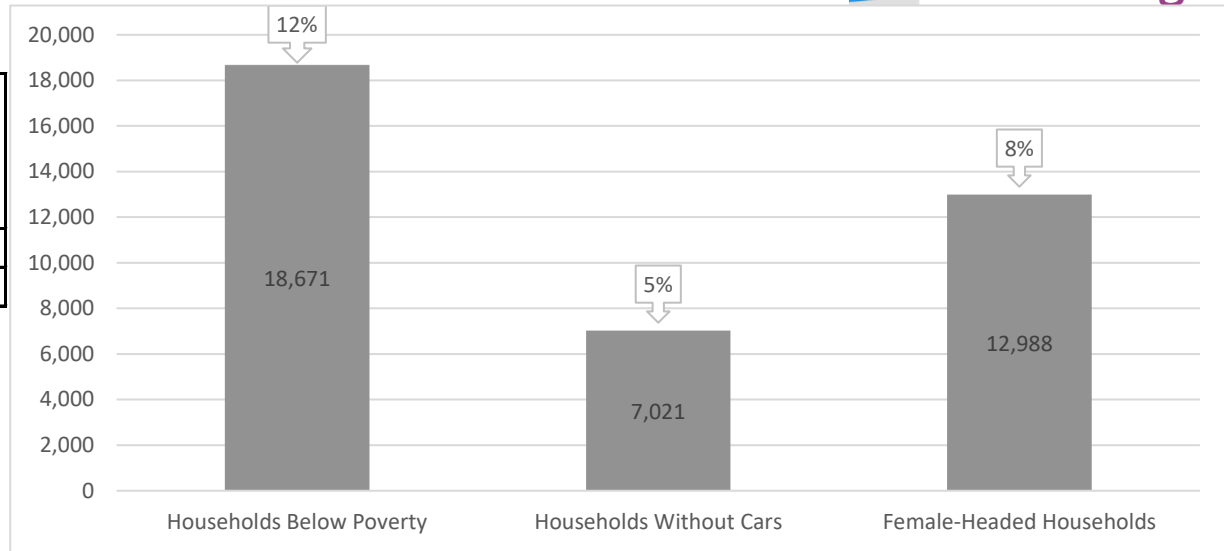
Last Updated: April 10, 2023

Demographic and Economic Profile

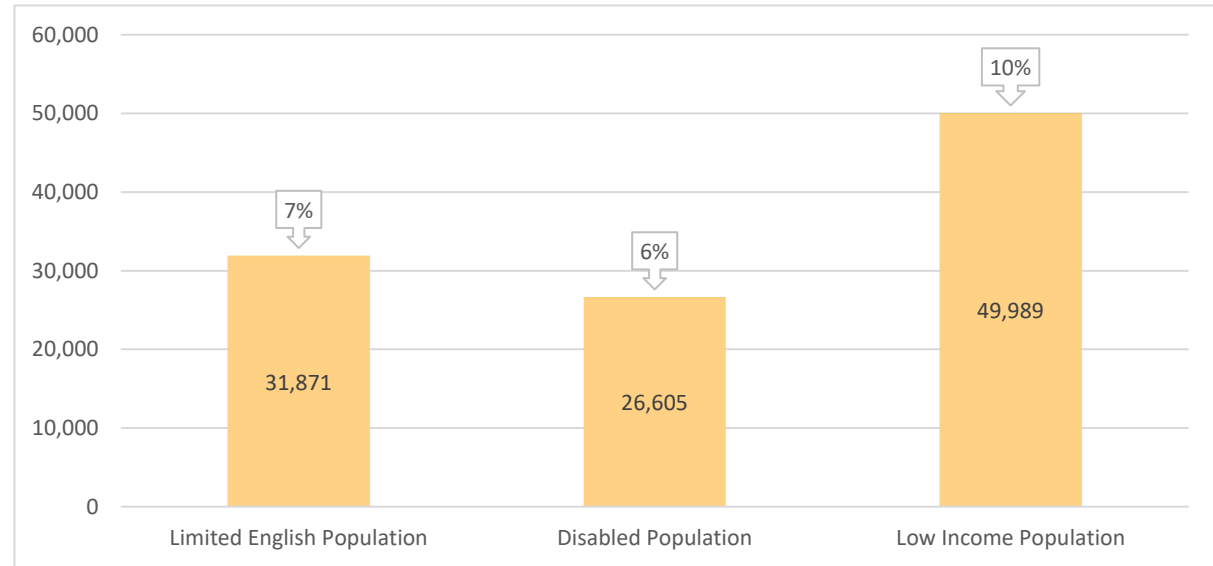
Area: South Central Hillsborough Urban Service Area



Households Below Poverty	Households Without Cars	Female-Headed Households
18,671	7,021	12,988
12%	5%	8%



Limited English Population	Disabled Population	Low Income Population
31,871	26,605	49,989
7%	6%	10%





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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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





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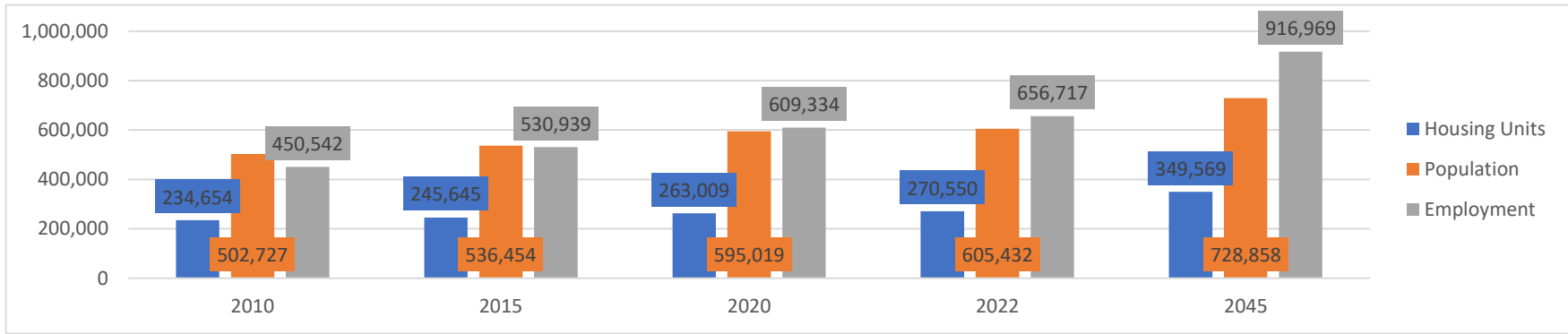
Last Updated: April 10, 2023

Demographic and Economic Profile



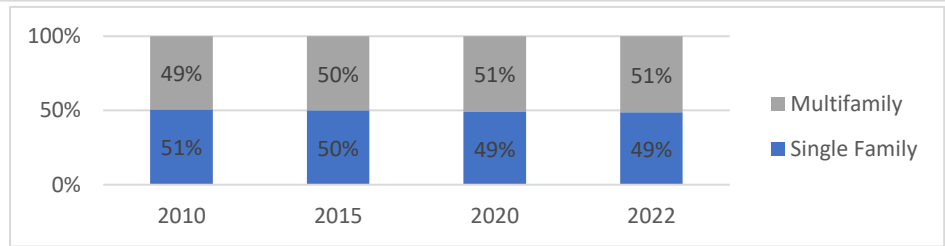
Area: Tampa Service Area

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	234,654	245,645	263,009	270,550	349,569	79,019	29%	10%
Population	502,727	536,454	595,019	605,432	728,858	123,427	20%	13%
Employment	450,542	530,939	609,334	656,717	916,969	260,252	40%	24%



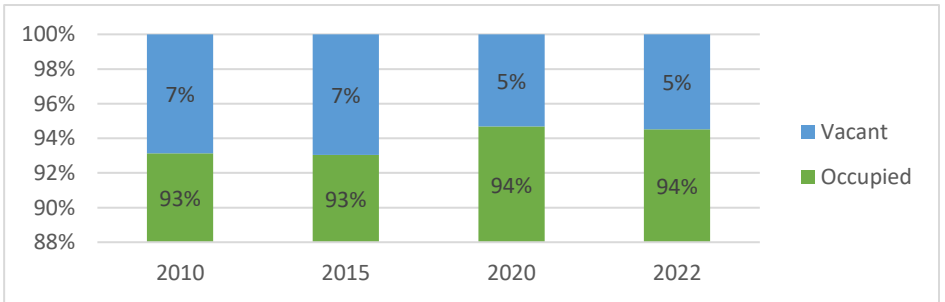
Residential Units by Type

	2010	2015	2020	2022
Single Family	51%	50%	49%	49%
Multifamily	49%	50%	51%	51%



Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	93%	93%	94%	94%
Vacant	7%	7%	5%	5%



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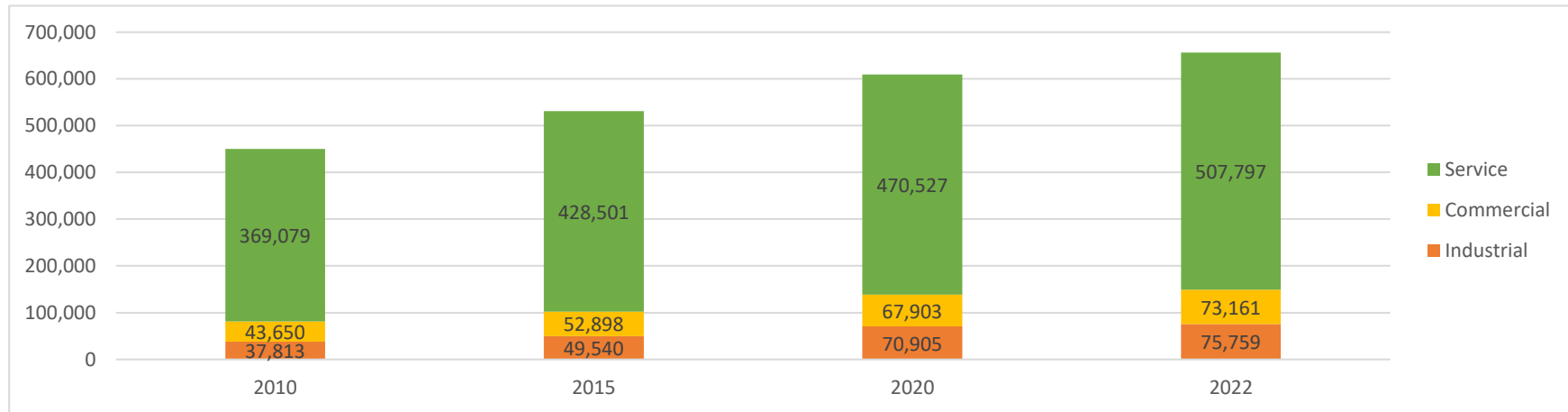
Demographic and Economic Profile



Area: **Tampa Service Area**

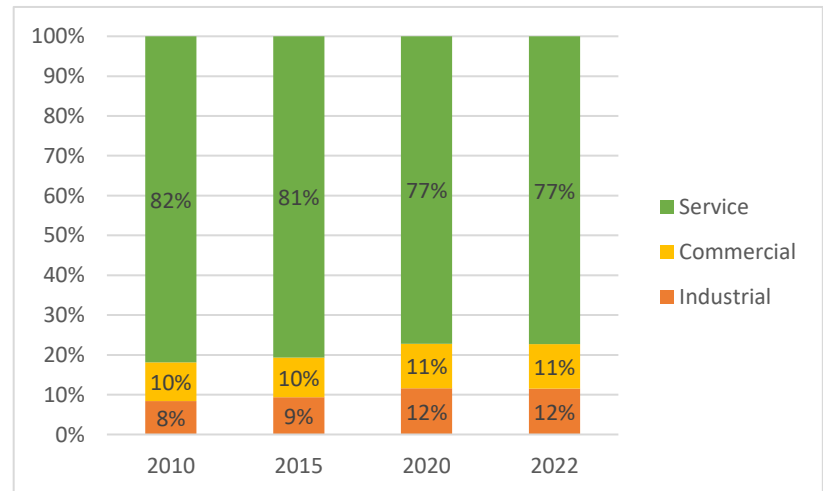
Employment by Type

	2010	2015	2020	2022
Industrial	37,813	49,540	70,905	75,759
Commercial	43,650	52,898	67,903	73,161
Service	369,079	428,501	470,527	507,797
Total	450,542	530,939	609,334	656,717



Employment by Type

	2010	2015	2020	2022
Industrial	8%	9%	12%	12%
Commercial	10%	10%	11%	11%
Service	82%	81%	77%	77%



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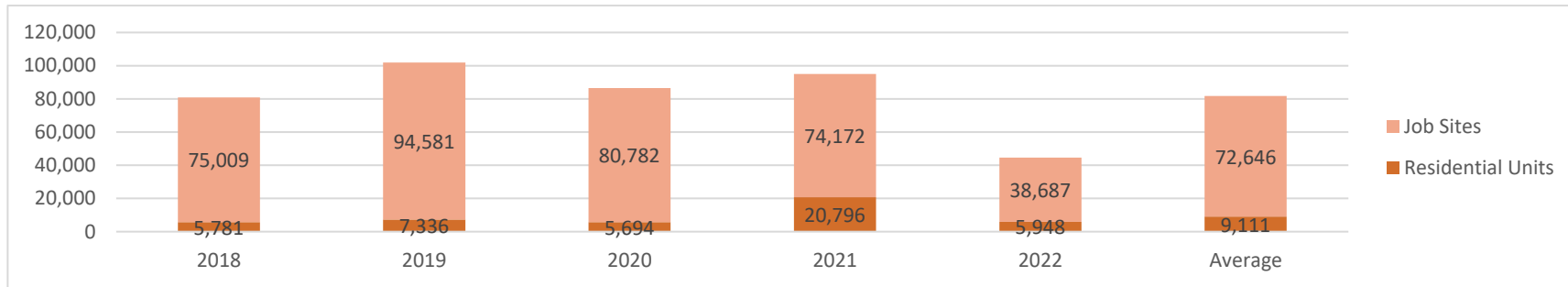
Demographic and Economic Profile



Area: Tampa Service Area

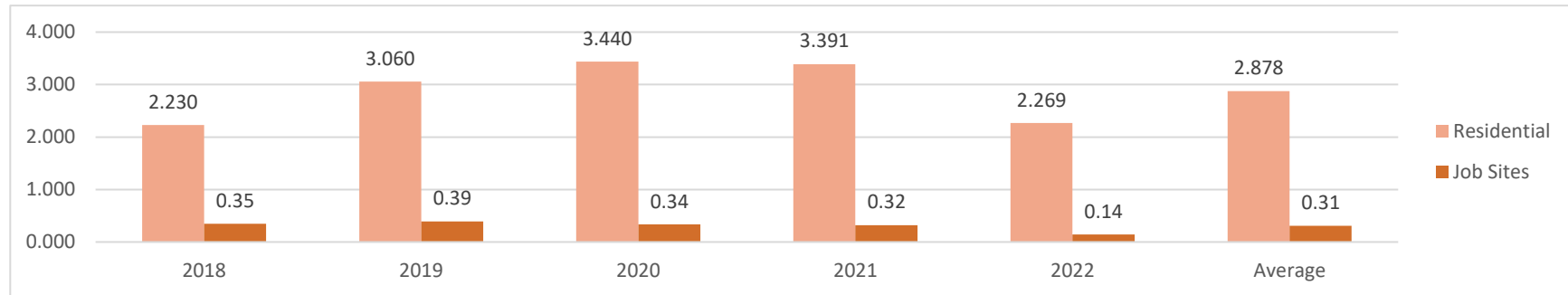
Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	5,781	7,336	5,694	20,796	5,948	9,111
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	2.230	3.060	3.440	3.391	2.269	2.878
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31



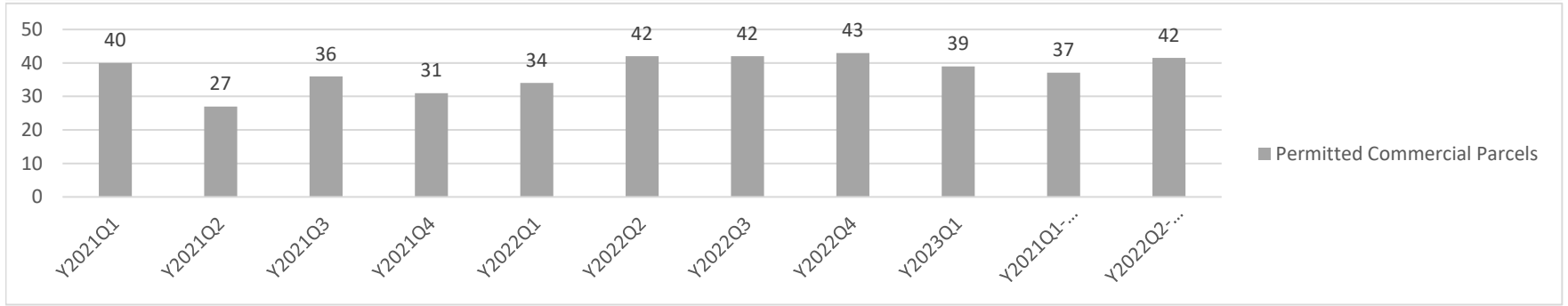
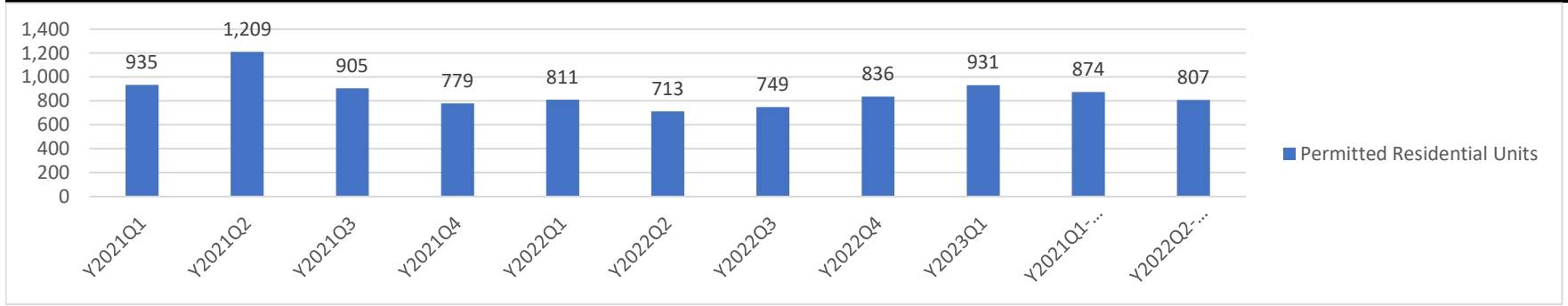
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Demographic and Economic Profile



Area: Tampa Service Area

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1-Y2023Q1 Quarterly Average	Y2022Q2-Y2023Q1 Quarterly Average
Permitted Residential Units	935	1,209	905	779	811	713	749	836	931	874	807
Permitted Commercial Parcels	40	27	36	31	34	42	42	43	39	37	42
Total Building Permits	975	1,236	941	810	845	755	791	879	970	911	849



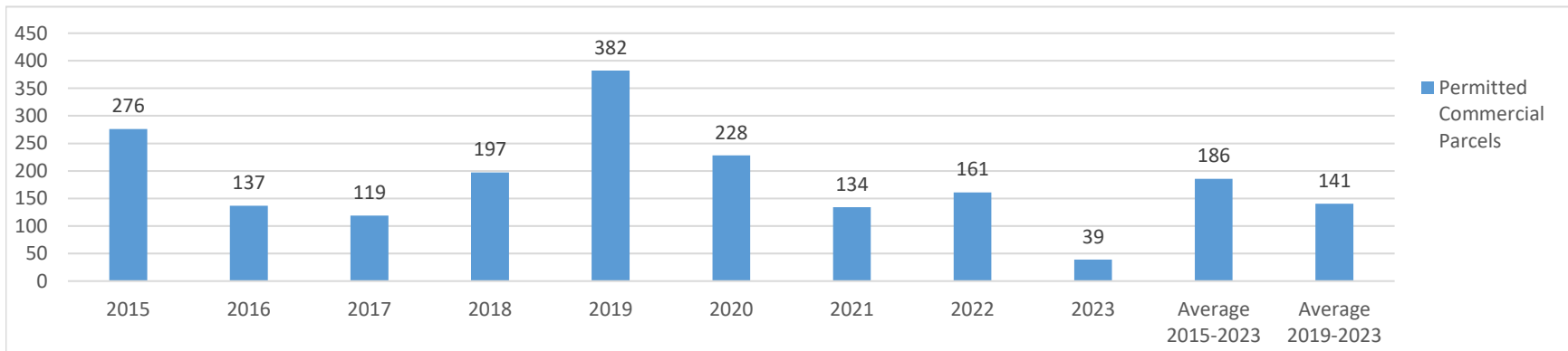
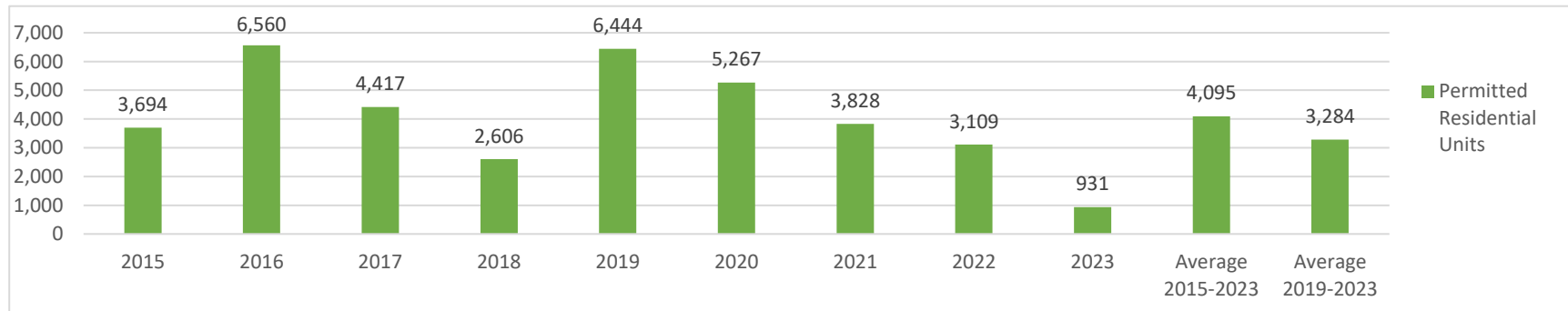
Last Updated: April 10, 2023

Demographic and Economic Profile



Area: Tampa Service Area

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	3,694	6,560	4,417	2,606	6,444	5,267	3,828	3,109	931	4,095	3,284
Permitted Commercial Parcels	276	137	119	197	382	228	134	161	39	186	141
Total Building Permits	3,970	6,697	4,536	2,803	6,826	5,495	3,962	3,270	970	4,281	3,424



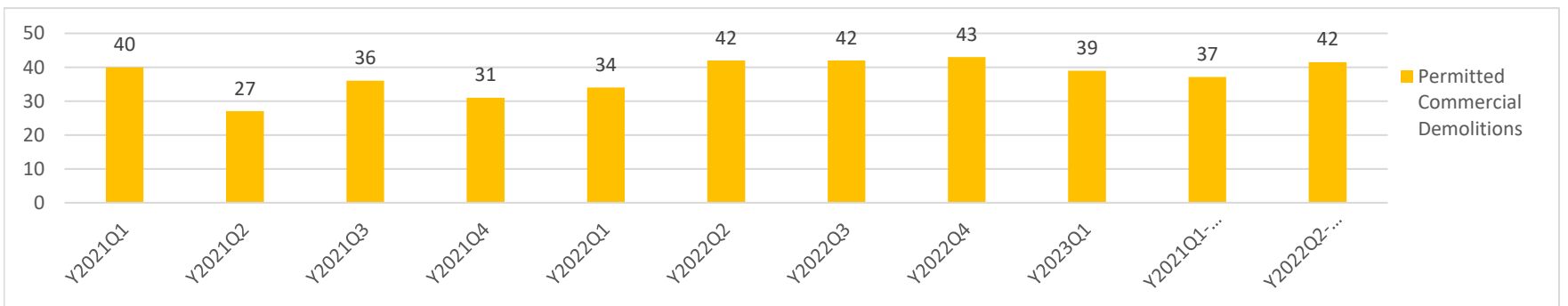
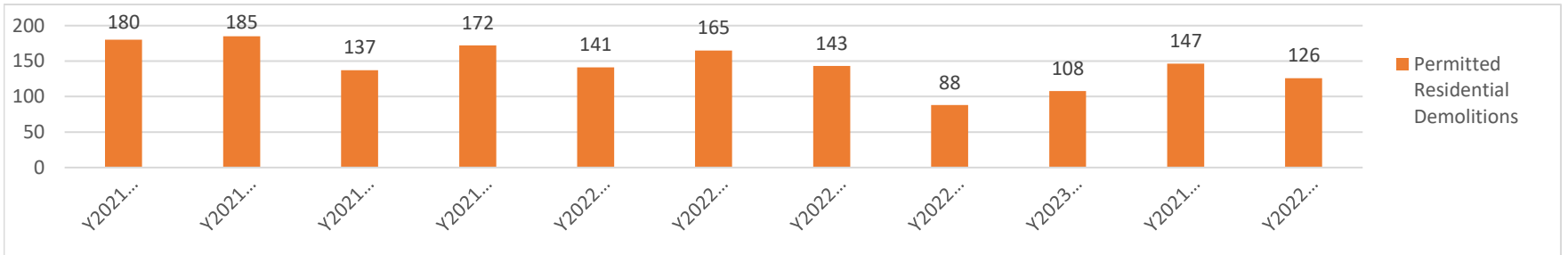
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Demographic and Economic Profile



Area: Tampa Service Area

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1- Y2023Q1 Quarterly	Y2022Q2- Y2023Q1 Quarterly
Permitted Residential Demolitions	180	185	137	172	141	165	143	88	108	147	126
Permitted Commercial Demolitions	40	27	36	31	34	42	42	43	39	37	42
Total Permitted Demolitions	220	212	173	203	175	207	185	131	147	184	168



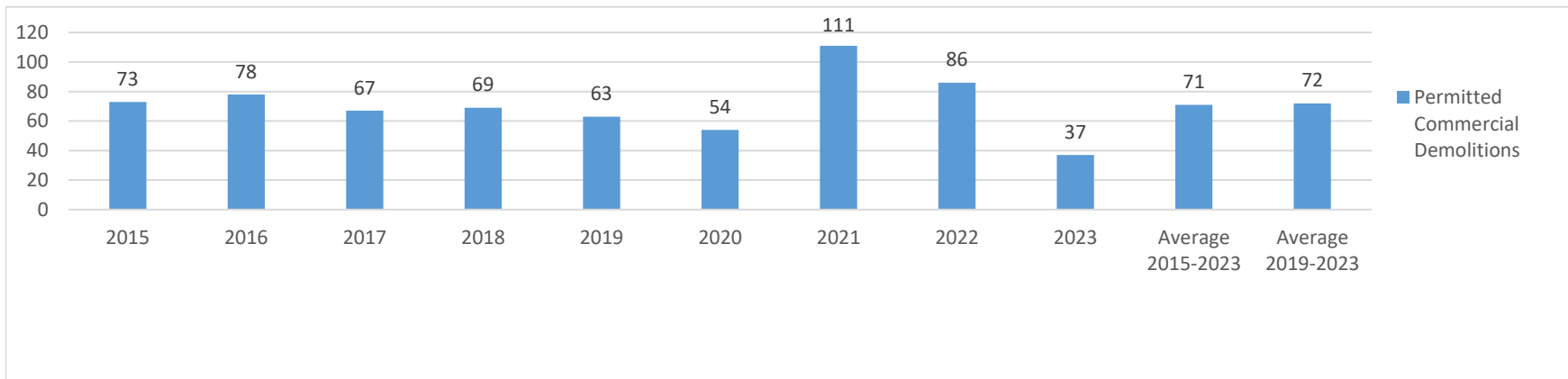
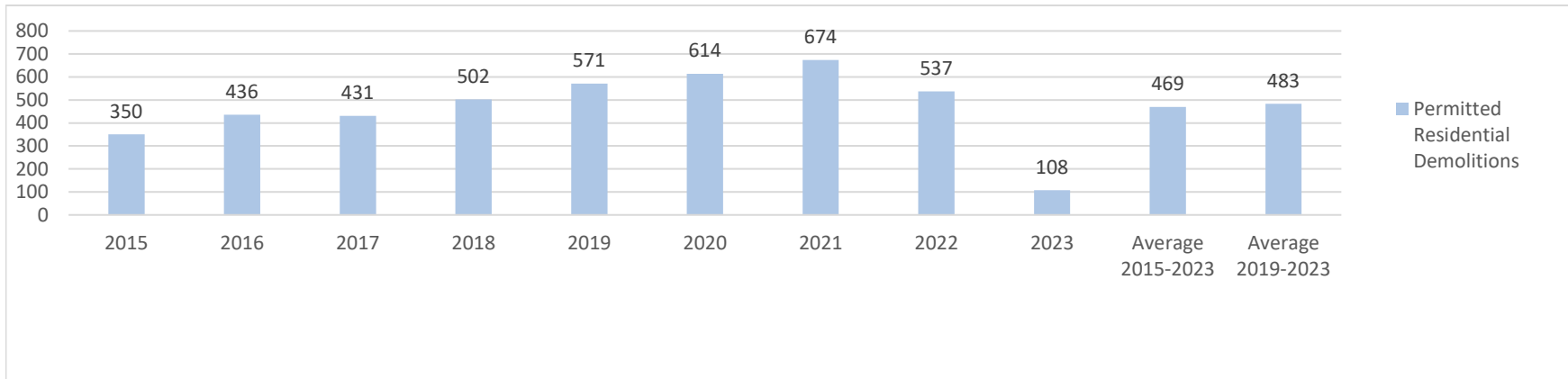
Last Updated: April 10, 2023

Demographic and Economic Profile



Area: Tampa Service Area

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Resid	350	436	431	502	571	614	674	537	108	469	483
Permitted Comr	73	78	67	69	63	54	111	86	37	71	72
Total Permitted	423	514	498	571	634	668	785	623	145	540	555



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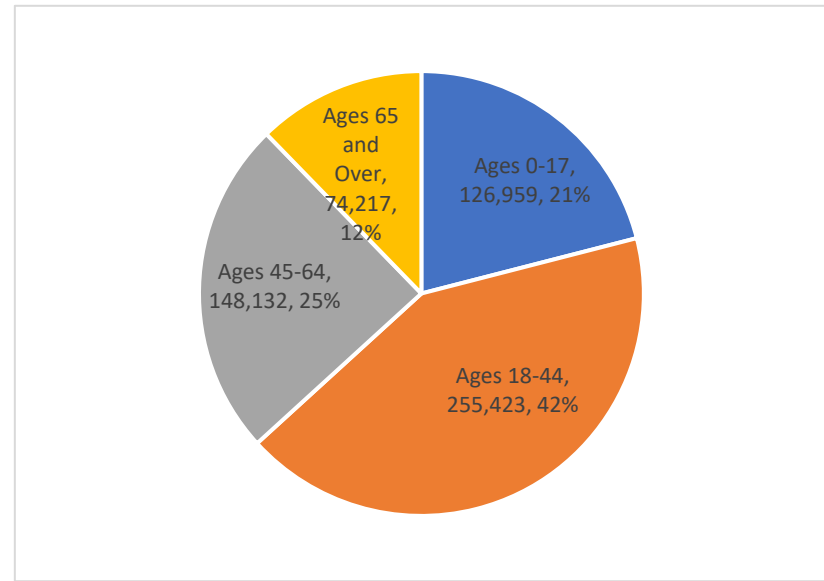
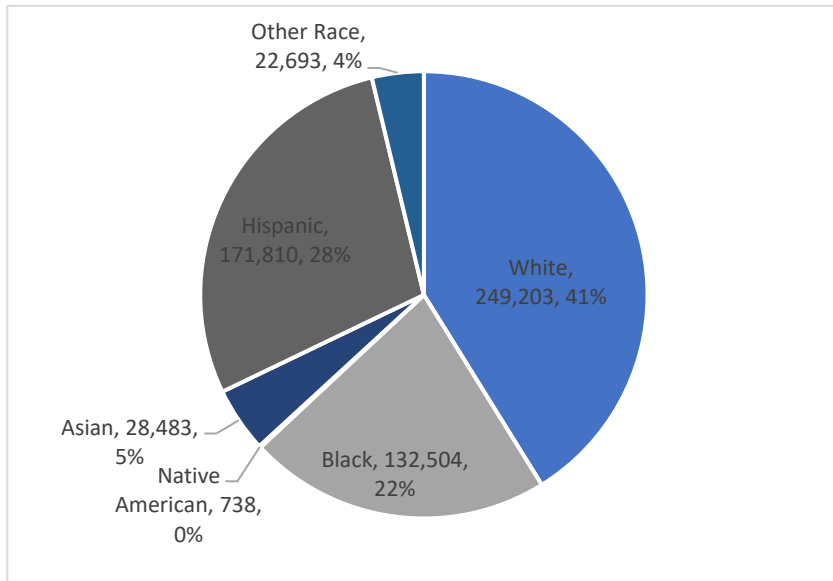
Demographic and Economic Profile

Area: Tampa Service Area

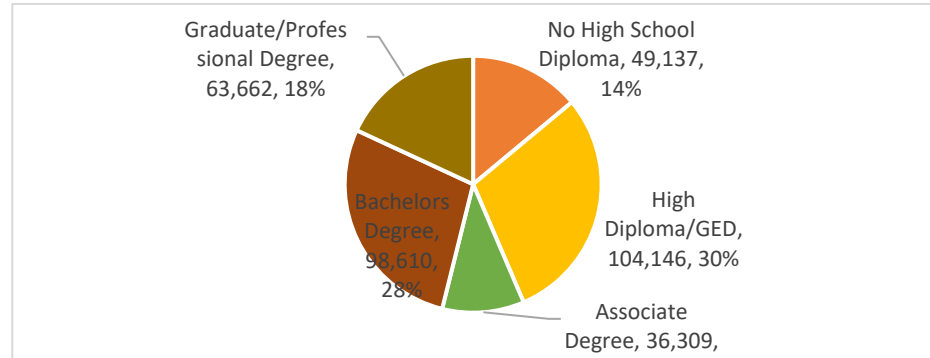


White	Black	Native American	Asian	Hispanic	Other Race	Total Population
249,203	132,504	738	28,483	171,810	22,693	605,432
41%	22%	0%	5%	28%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
126,959	255,423	148,132	74,217
21%	42%	24%	12%



No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
49,137	104,146	36,309	98,610	63,662
14%	30%	10%	28%	18%



Last Updated: April 10, 2023

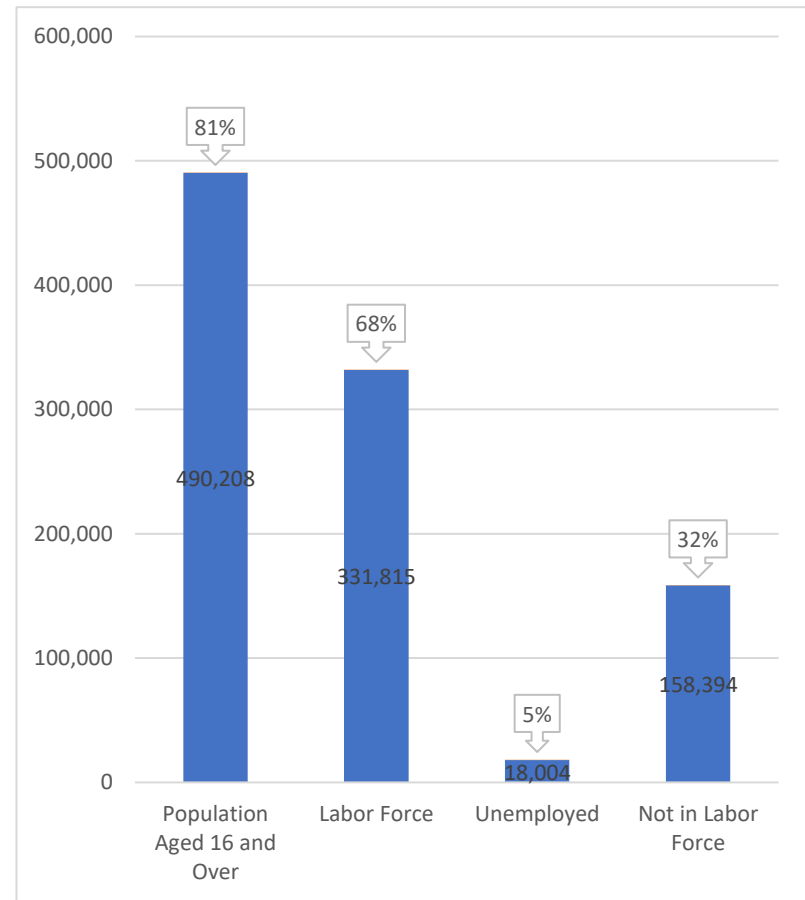
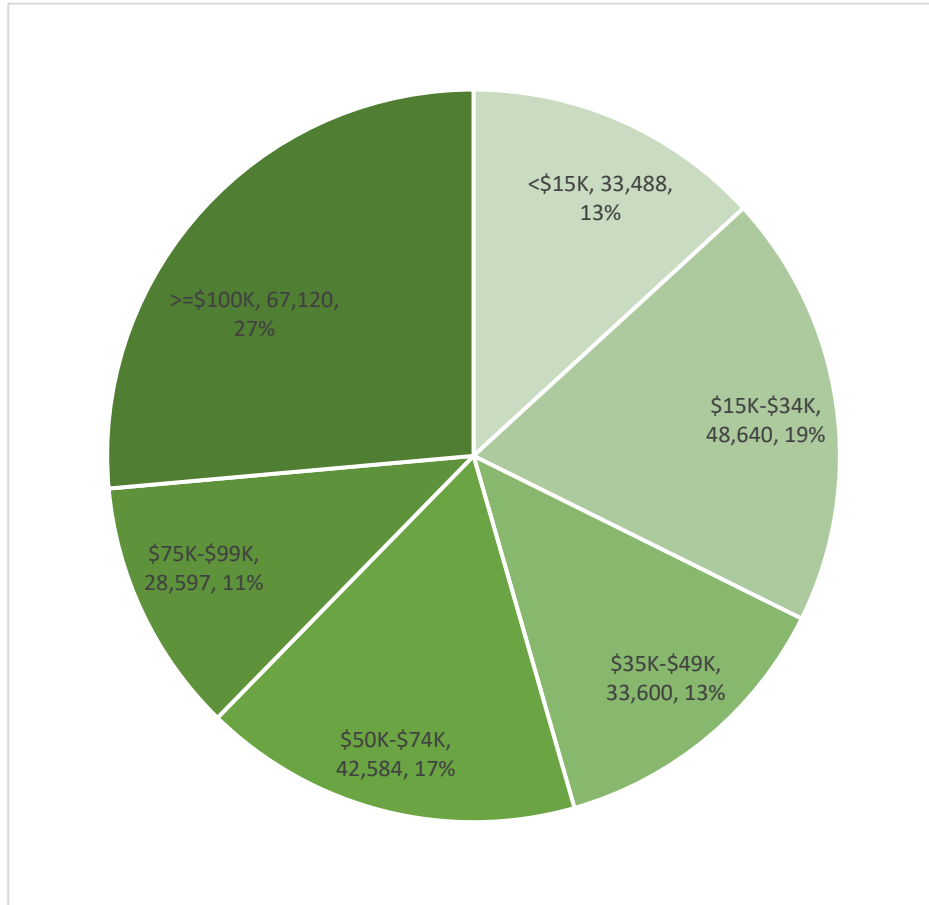
Area: **Tampa Service Area**

Demographic and Economic Profile



<\$15K	\$15K-\$34K	\$35K-\$49K	\$50K-\$74K	\$75K-\$99K	>=\$100K
33,488	48,640	33,600	42,584	28,597	67,120
13%	19%	13%	17%	11%	26%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
490,208	331,815	18,004	158,394
81%	68%	5%	32%



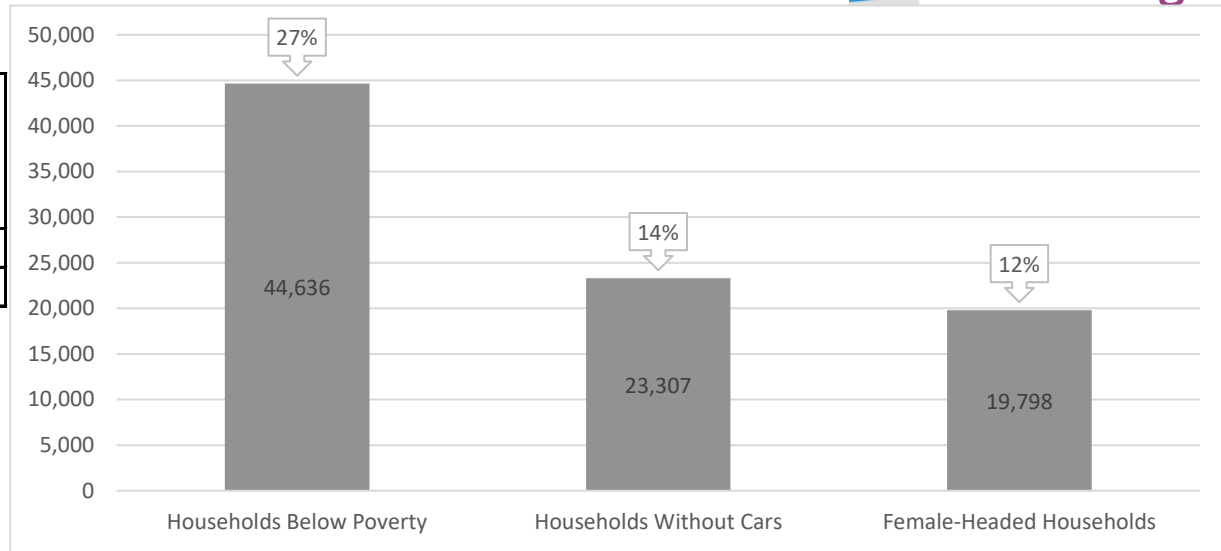
Last Updated: April 10, 2023

Area: **Tampa Service Area**

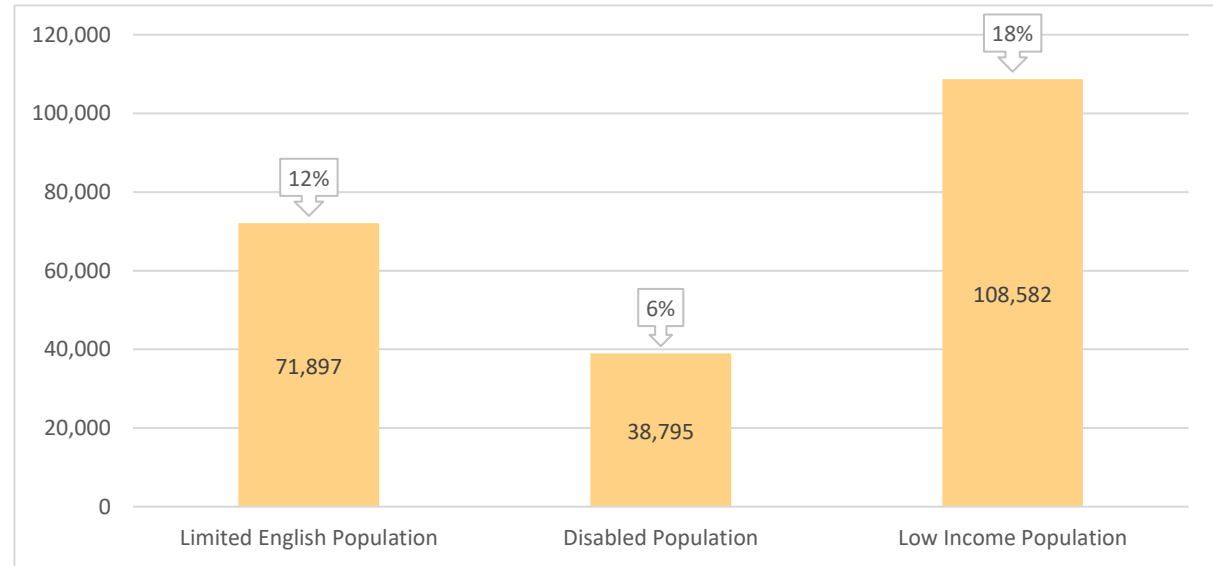
Demographic and Economic Profile



Households Below Poverty	Households Without Cars	Female-Headed Households
44,636	23,307	19,798
27%	14%	12%



Limited English Population	Disabled Population	Low Income Population
71,897	38,795	108,582
12%	6%	18%





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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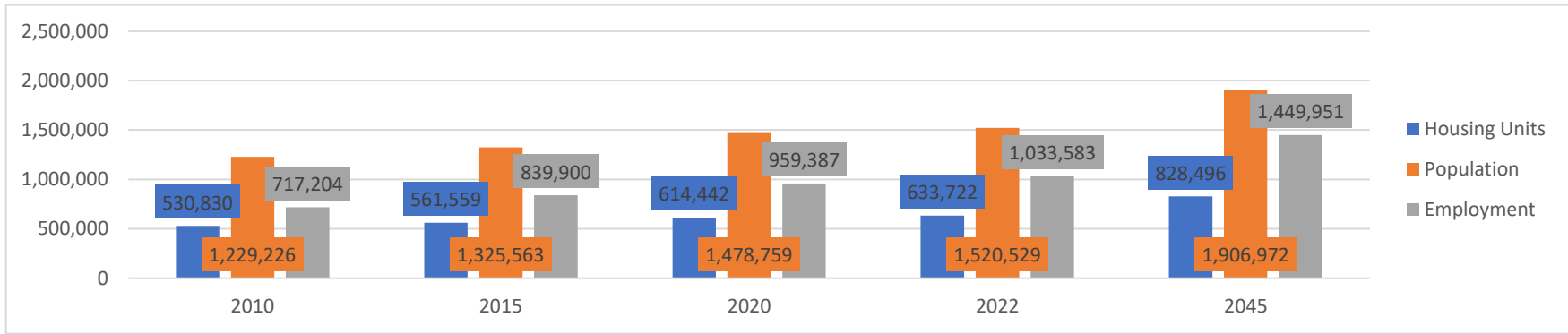
Last Updated: April 10, 2023

Demographic and Economic Profile



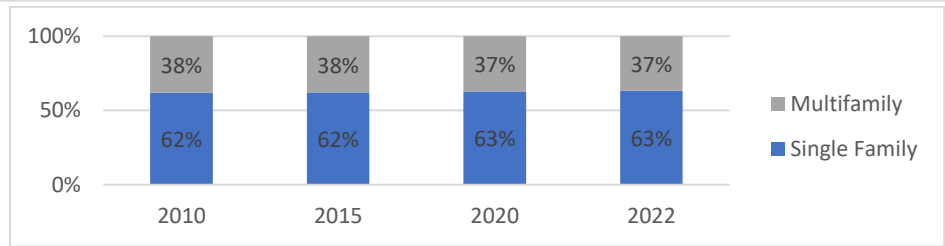
Area: **Countywide**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	530,830	561,559	614,442	633,722	828,496	194,774	31%	13%
Population	1,229,226	1,325,563	1,478,759	1,520,529	1,906,972	386,443	25%	15%
Employment	717,204	839,900	959,387	1,033,583	1,449,951	416,368	40%	23%



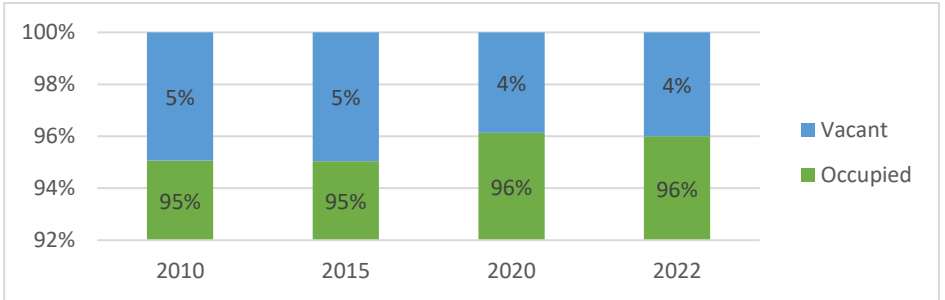
Residential Units by Type

	2010	2015	2020	2022
Single Family	62%	62%	63%	63%
Multifamily	38%	38%	37%	37%



Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	95%	95%	96%	96%
Vacant	5%	5%	4%	4%



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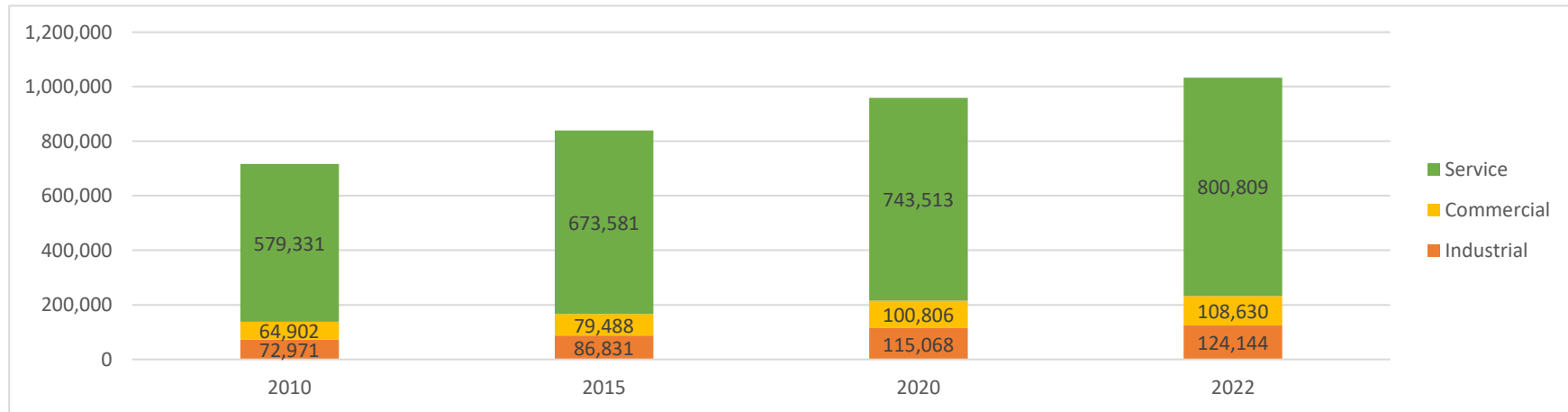
Demographic and Economic Profile



Area: **Countywide**

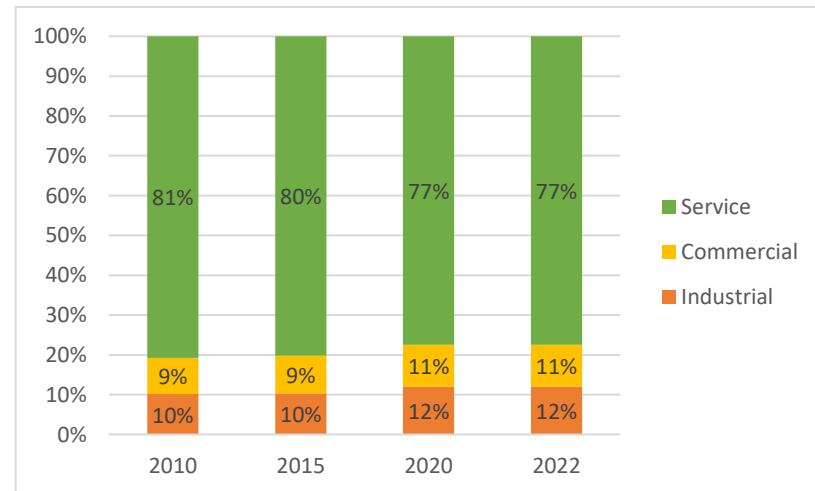
Employment by Type

	2010	2015	2020	2022
Industrial	72,971	86,831	115,068	124,144
Commercial	64,902	79,488	100,806	108,630
Service	579,331	673,581	743,513	800,809
Total	717,204	839,900	959,387	1,033,583



Employment by Type

	2010	2015	2020	2022
Industrial	10%	10%	12%	12%
Commercial	9%	9%	11%	11%
Service	81%	80%	77%	77%



Last Updated: April 10, 2023

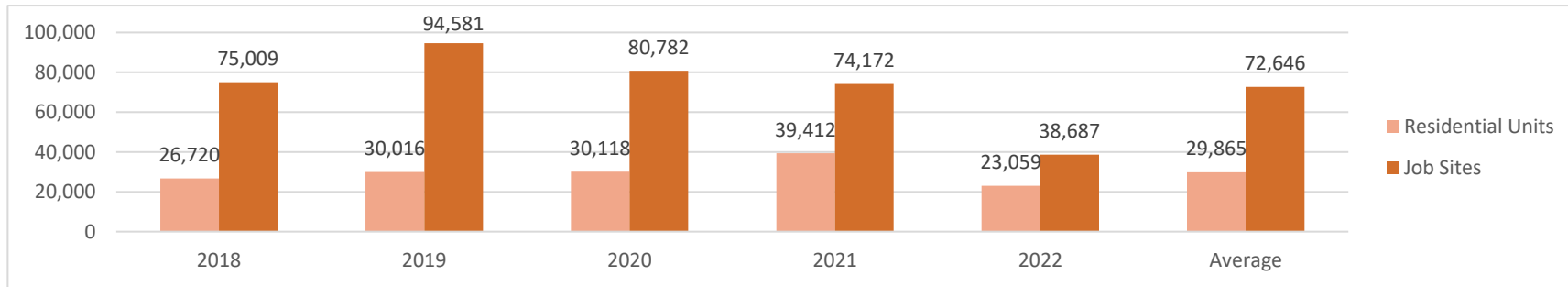
Demographic and Economic Profile



Area: Countywide

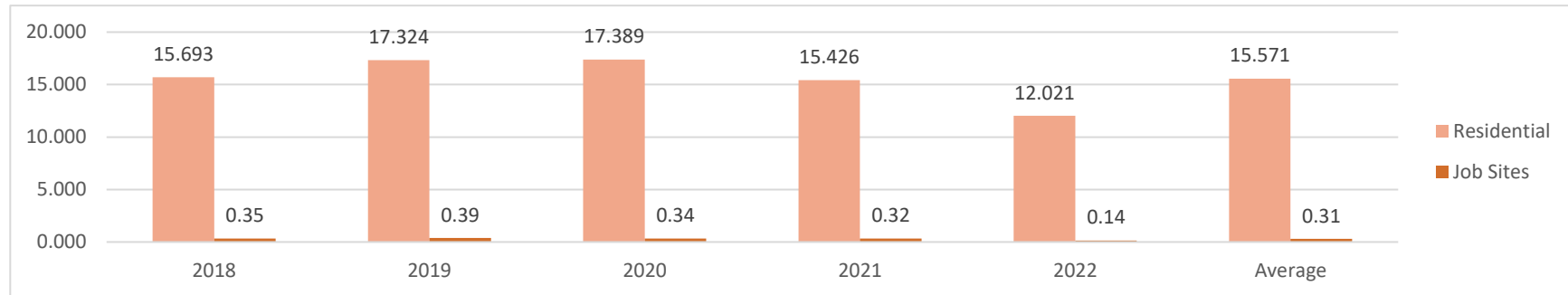
Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	26,720	30,016	30,118	39,412	23,059	29,865
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	15.693	17.324	17.389	15.426	12.021	15.571
Job Sites	0.35	0.39	0.34	0.32	0.14	0.31



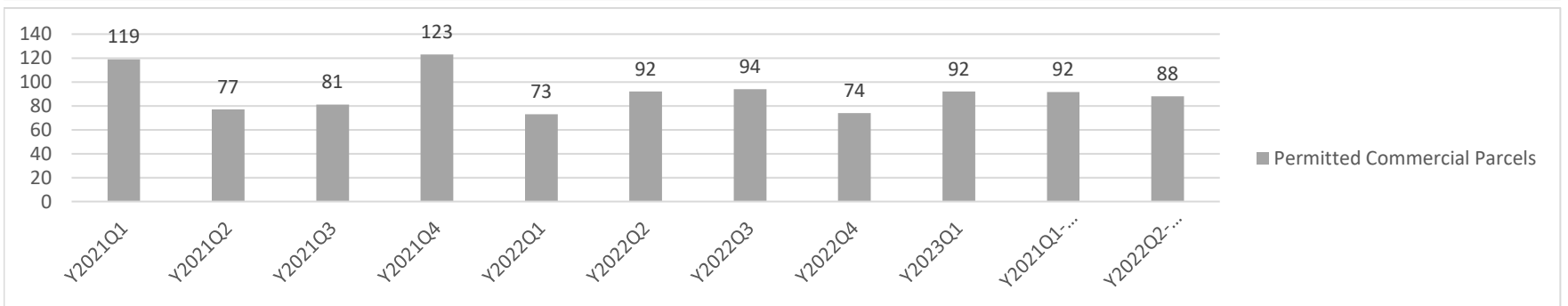
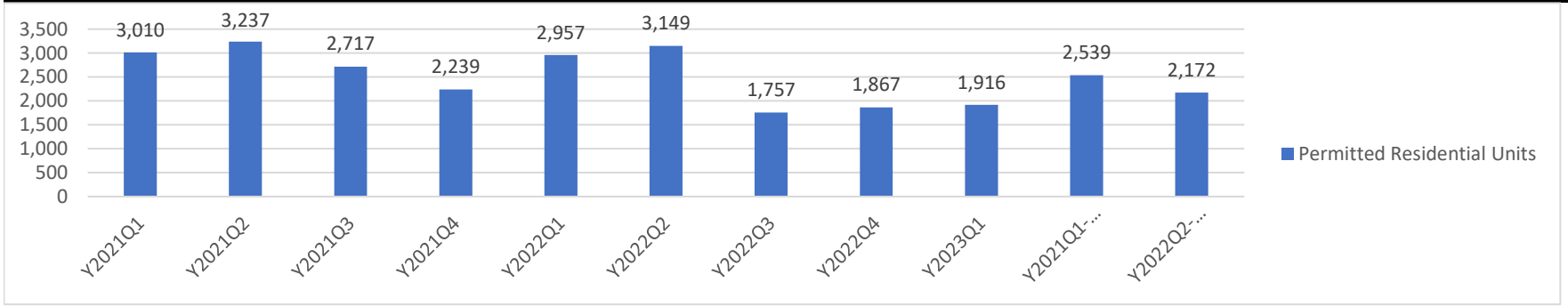
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Demographic and Economic Profile



Area: **Countywide**

Building Permit Type	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1- Y2023Q1 Quarterly Average	Y2022Q2- Y2023Q1 Quarterly Average
Permitted Residential Units	3,010	3,237	2,717	2,239	2,957	3,149	1,757	1,867	1,916	2,539	2,172
Permitted Commercial Parcels	119	77	81	123	73	92	94	74	92	92	88
Total Building Permits	3,129	3,314	2,798	2,362	3,030	3,241	1,851	1,941	2,008	2,630	2,260



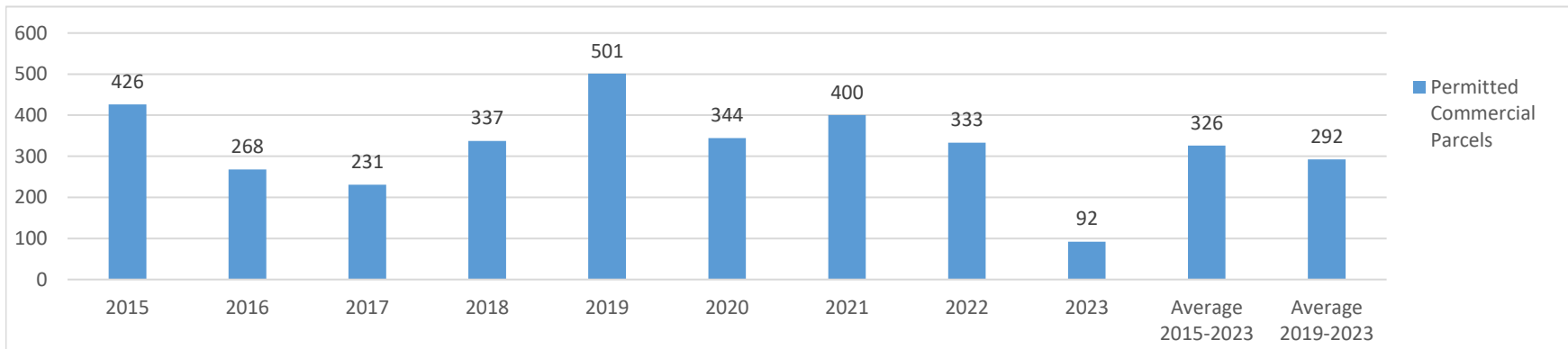
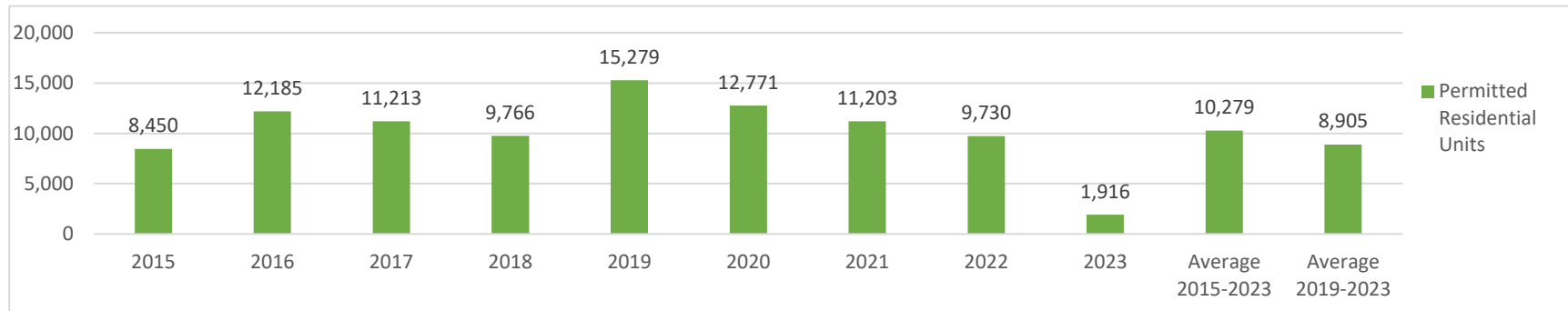
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Area: **Countywide**

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	8,450	12,185	11,213	9,766	15,279	12,771	11,203	9,730	1,916	10,279	8,905
Permitted Commercial Parcels	426	268	231	337	501	344	400	333	92	326	292
Total Building Permits	8,876	12,453	11,444	10,103	15,780	13,115	11,603	10,063	2,008	10,605	9,197



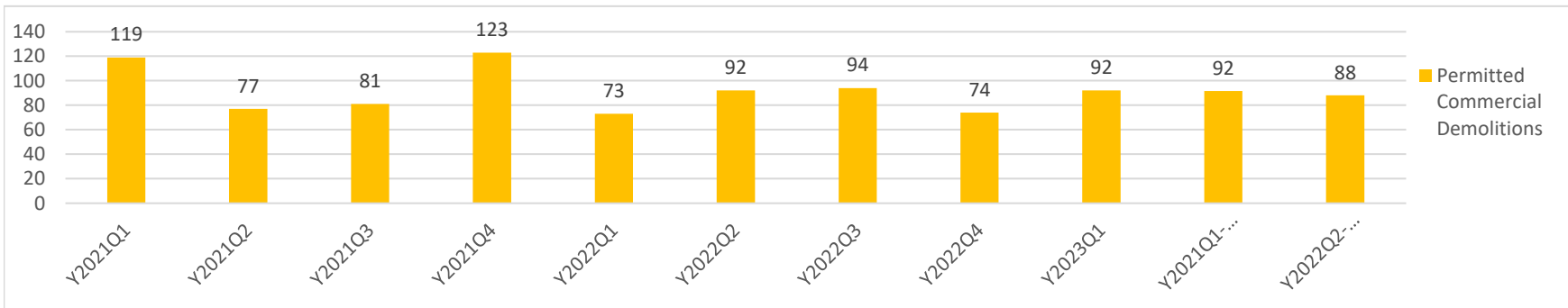
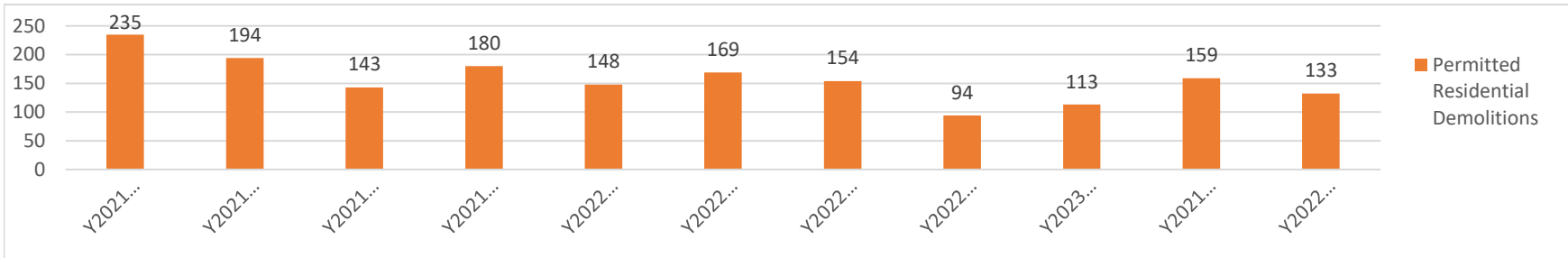
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Demographic and Economic Profile



Area: **Countywide**

Demolition Permits	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2021Q1- Y2023Q1 Quarterly Average	Y2022Q2- Y2023Q1 Quarterly Average
Permitted Residential Demolitions	235	194	143	180	148	169	154	94	113	159	133
Permitted Commercial Demolitions	119	77	81	123	73	92	94	74	92	92	88
Total Permitted Demolitions	354	271	224	303	221	261	248	168	205	251	221



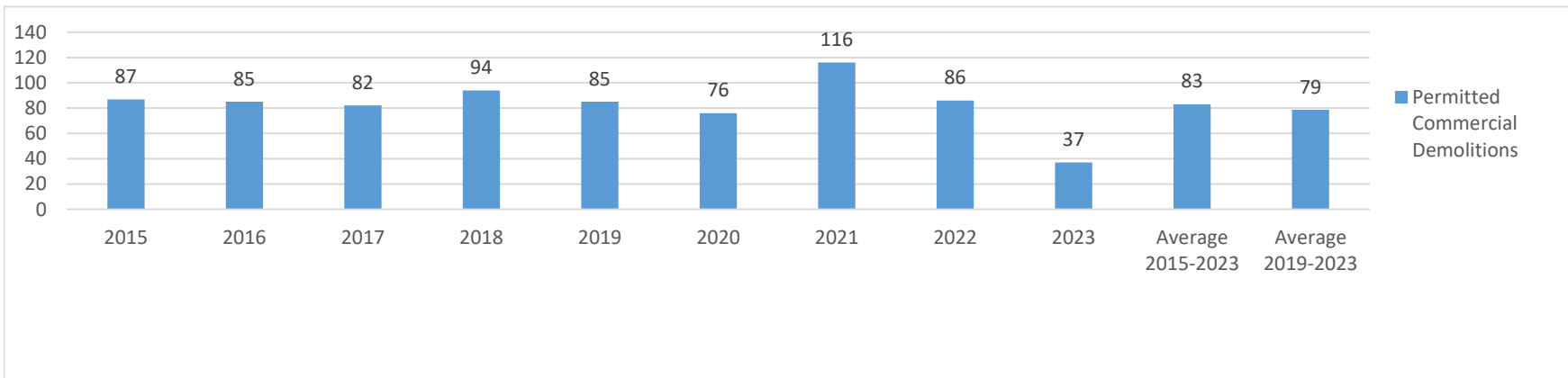
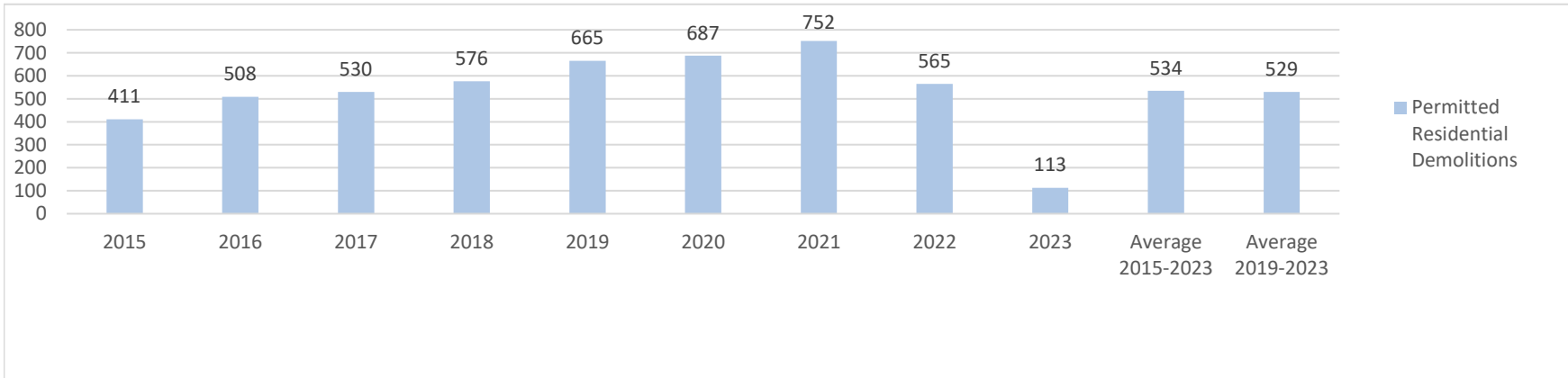
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Demographic and Economic Profile



Area: **Countywide**

	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Demolition Permitted											
Permitted Residential	411	508	530	576	665	687	752	565	113	534	529
Permitted Commercial	87	85	82	94	85	76	116	86	37	83	79
Total Permitted	498	593	612	670	750	763	868	651	150	617	608



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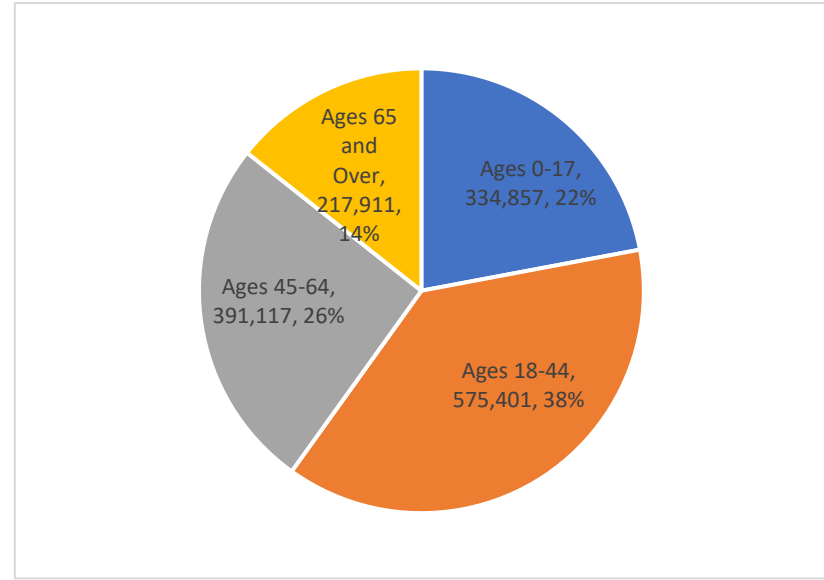
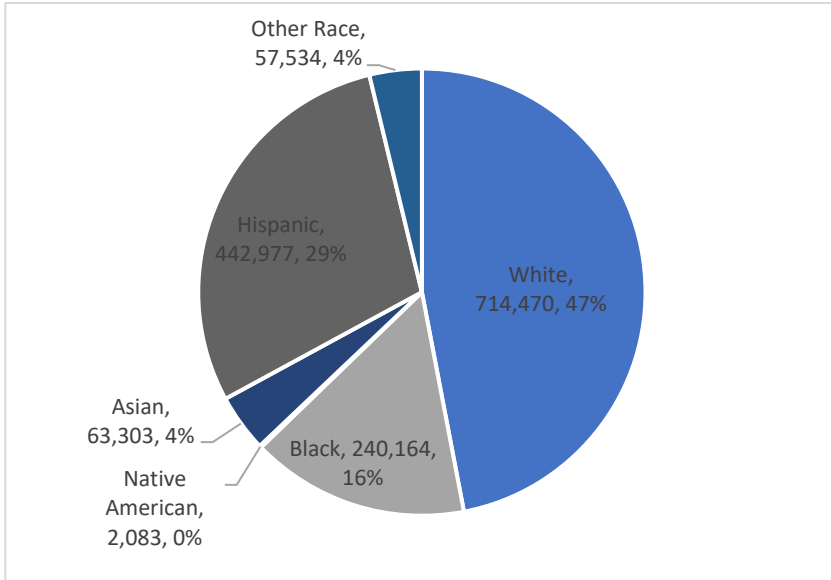


Area: **Countywide**

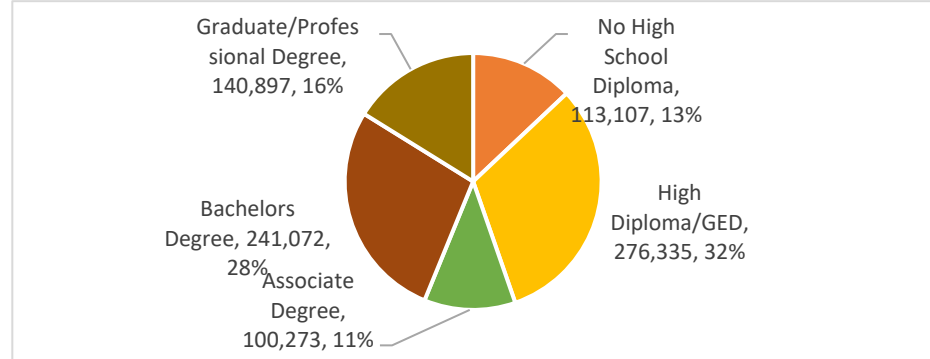
White	Black	Native American	Asian	Hispanic	Other Race	Total Population
714,470	240,164	2,083	63,303	442,977	57,534	1,520,529
47%	16%	0%	4%	29%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
334,857	575,401	391,117	217,911
22%	38%	26%	14%

391116



No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
113,107	276,335	100,273	241,072	140,897
13%	32%	12%	28%	16%



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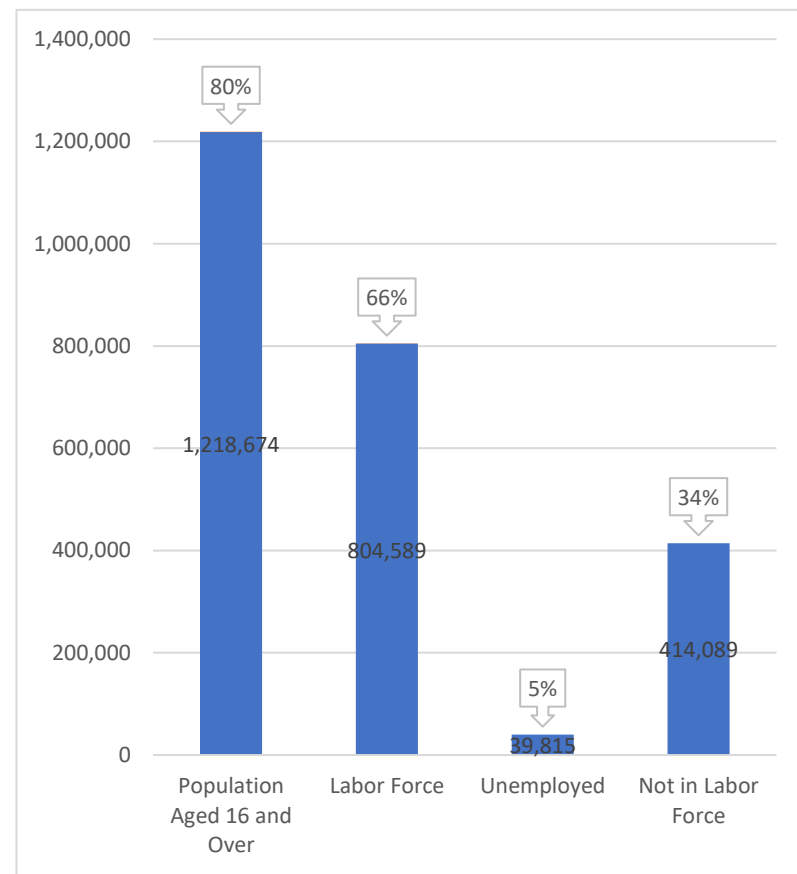
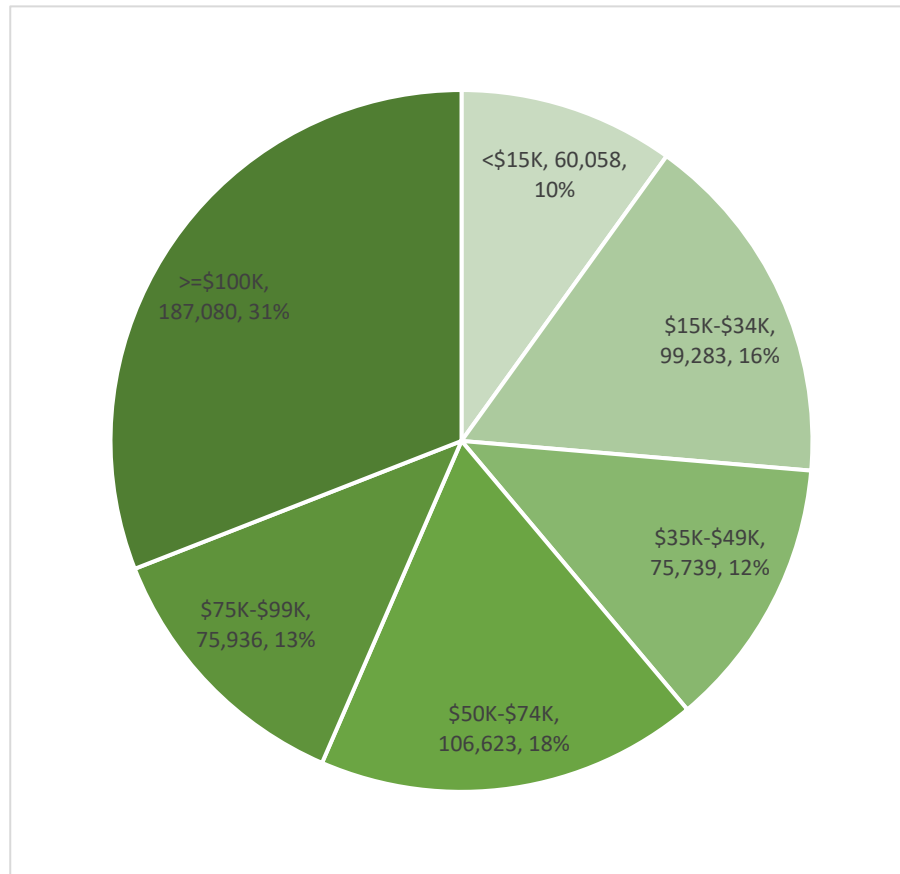
Demographic and Economic Profile



Area: **Countywide**

<\$15K	\$15K-\$34K	\$35K-\$49K	\$50K-\$74K	\$75K-\$99K	>=\$100K
60,058	99,283	75,739	106,623	75,936	187,080
10%	16%	13%	18%	13%	31%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
1,218,674	804,589	39,815	414,089
80%	66%	5%	34%



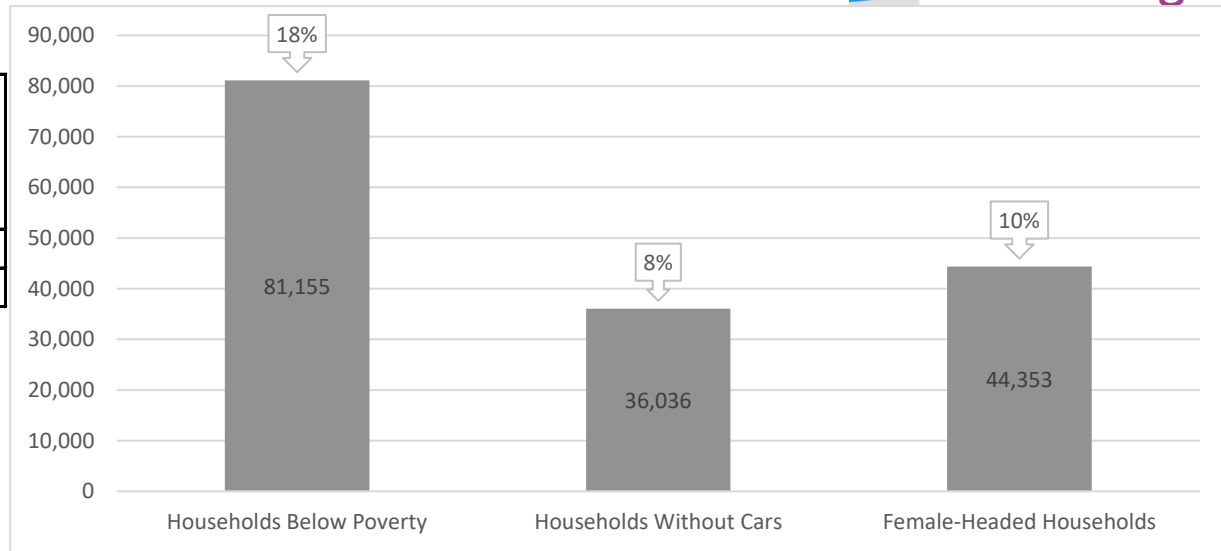
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Area: **Countywide**

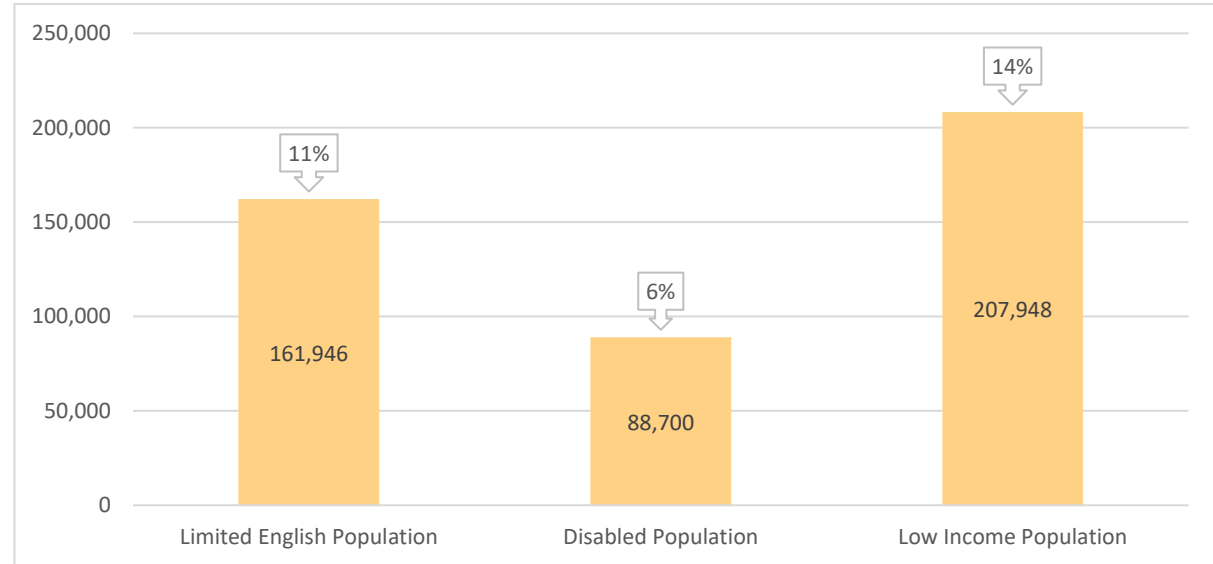
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Households Below Poverty	Households Without Cars	Female-Headed Households
81,155	36,036	44,353
18%	8%	10%



Limited English Population	Disabled Population	Low Income Population
161,946	88,700	207,948
11%	6%	14%



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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 target area.
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 area.
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 target area. Bureau of Economic Analysis – Employment by County, Metro, and Other Areas. Link: https://apps.bea.gov/regional/downloadzip.cfm
New Parcels	Parcel Data from Hillsborough County Property Appraiser
Building Permits	New construction excluding demolitions, remodeling, additions and any alterations to 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.
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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