Plan Hillsborough

Strategic Planning, Environmental, and Research Division

Last updated: January 8, 2024
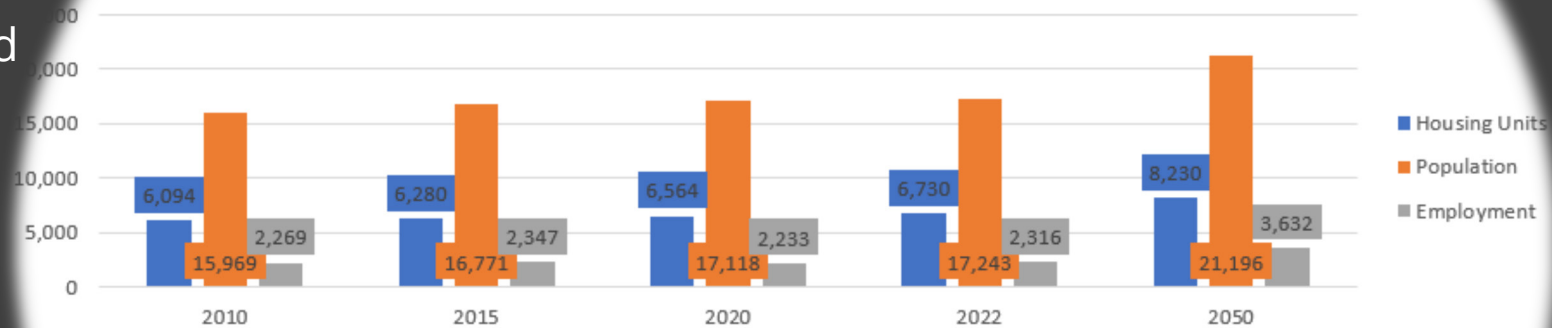
Unincorporated Planning Areas

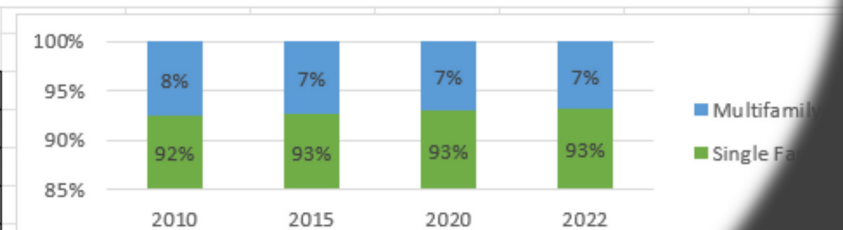# Demographic & Economic Profiles

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Contact

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- Manager – Economics, Demographics & Research
- 813-582-7356
- gonzalezy@plancom.org
- www.planhillsborough.org

- 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
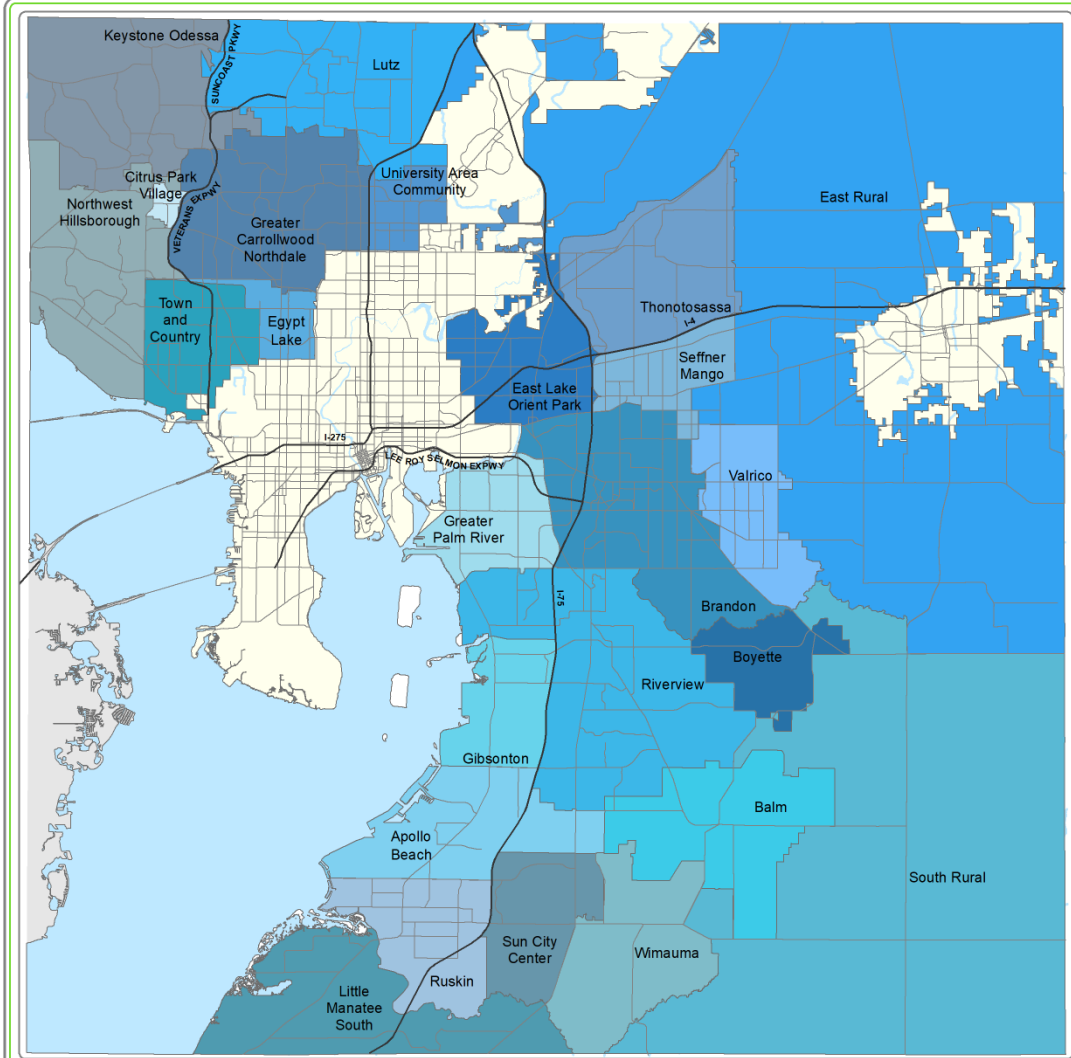
LEGEND

REFERENCE INFORMATION

0 0.75 1.5   3   4.5   6
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Area: **Apollo Beach**

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	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	7,427	9,606	13,328	16,136	27,808	11,672	72%	68%
Population	17,523	23,332	32,360	39,093	69,124	30,031	77%	68%
Employment	4,047	4,640	5,898	7,243	12,292	5,050	70%	56%
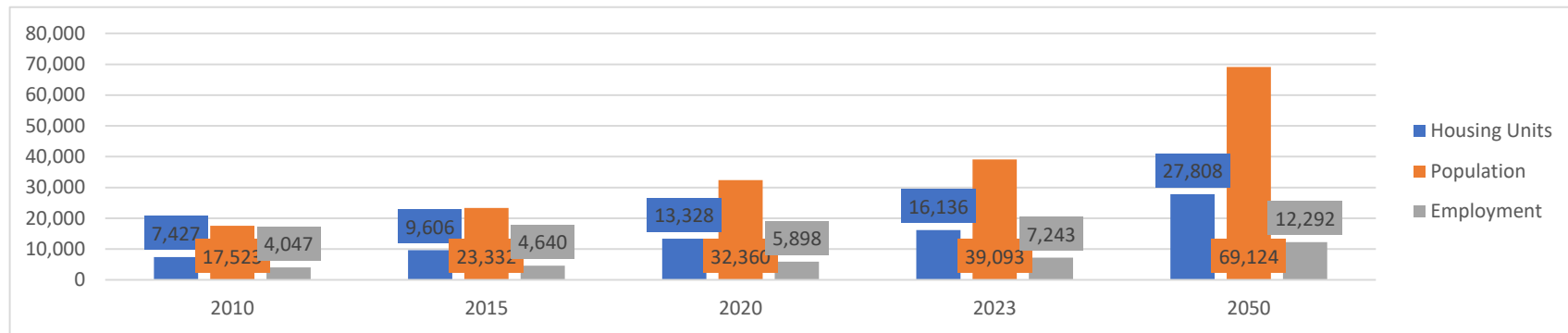
Residential Units by Type

	2010	2015	2020	2023
Single Family	6,443	8,580	12,276	14,376
Single Family	87%	89%	92%	89%
Multifamily	984	1,026	1,052	1,760
Multifamily	13%	11%	8%	11%
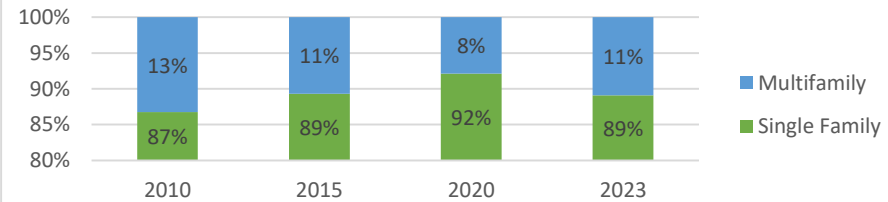
Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	7,374	9,551	12,884	15,301
Occupied	99%	99%	97%	95%
Vacant	53	55	444	835
Vacant	1%	1%	3%	5%
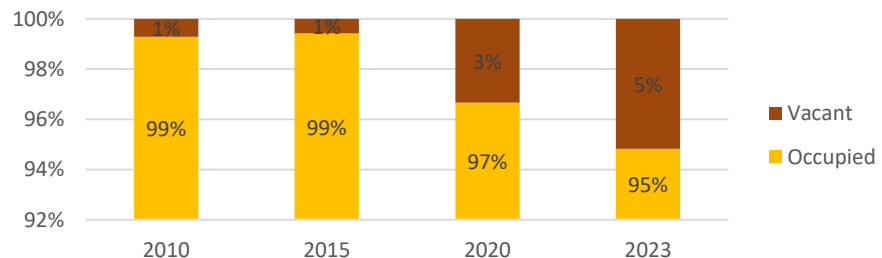
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Area: **Apollo Beach**

Employment by Type

	2010	2015	2020	2023
Industrial	405	373	377	620
Commercial	26	31	88	99
Service	3,616	4,236	5,432	6,523
Total	4,047	4,640	5,898	7,243
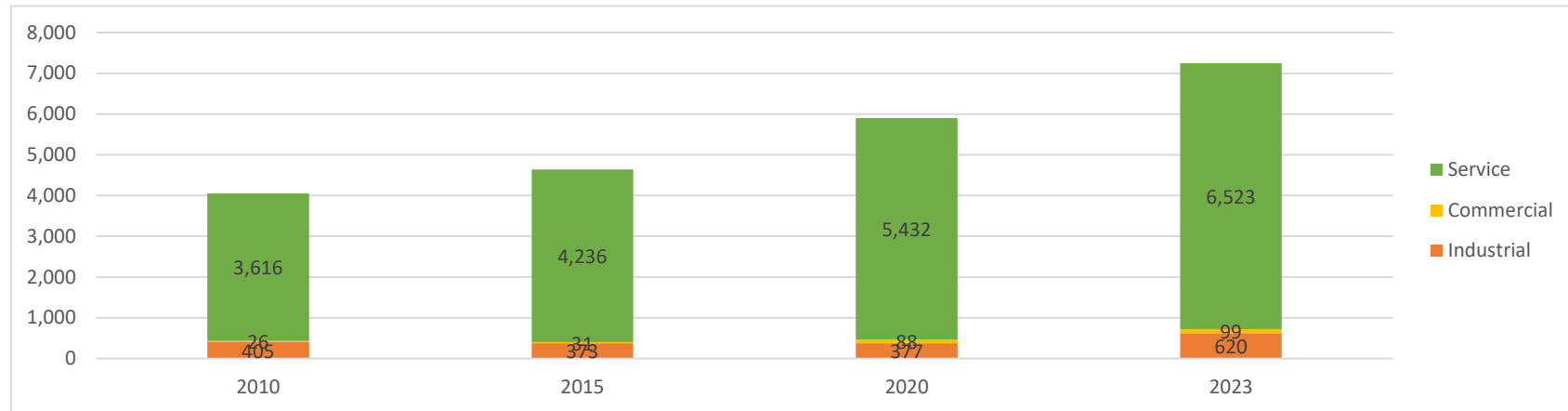
Employment by Type

	2010	2015	2020	2023
Industrial	10%	8%	6%	9%
Commercial	1%	1%	1%	1%
Service	89%	91%	92%	90%
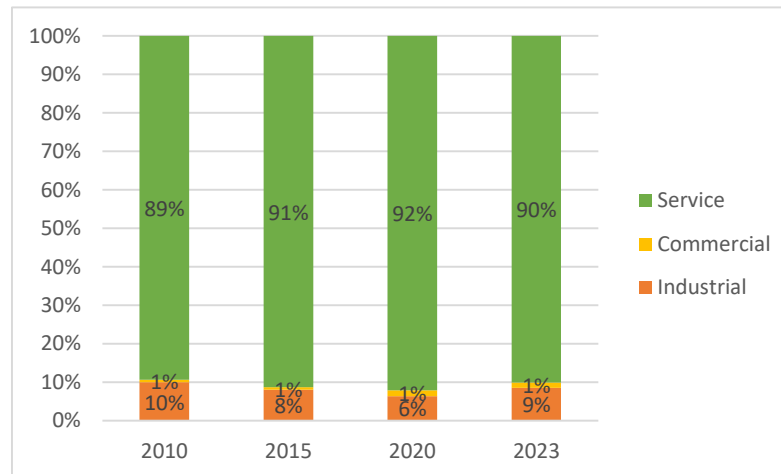
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Demographic and Economic Profile

Area: **Apollo Beach**

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	707	796	882	875	455	743
Job Sites	3	3	1	8	1	0
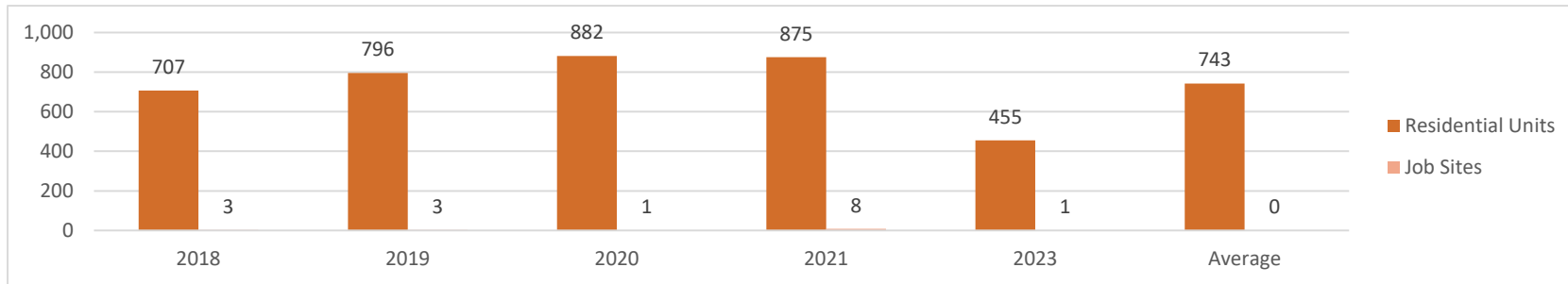
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential	1.748	1.832	1.925	2.019	0.980	1.701
Job Sites	0.02	0.17	0.07	0.53	0.00	0.16
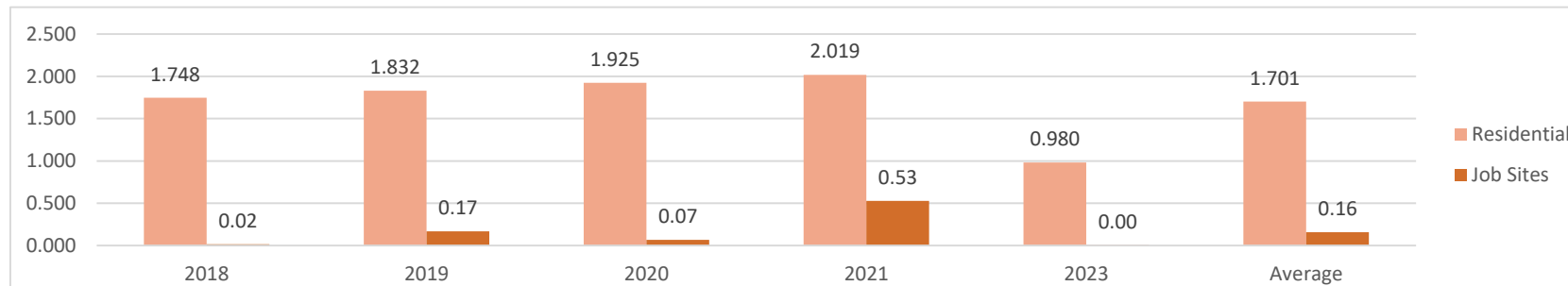
Last Updated: January 8, 2024   **Demographic and Economic Profile**

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Hillsborough

Area: Apollo Beach

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	235	285	361	121	252	136	152	304	99	216	173
Permitted Commercial Parcels	2	7	8	2	3	3	2	1	7	4	3
Total Building Permits	237	292	369	123	255	139	154	305	106	220	176
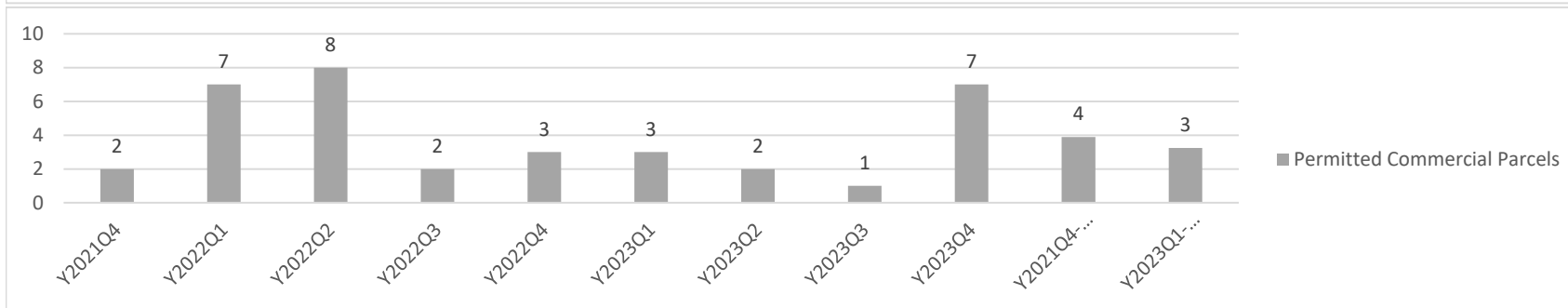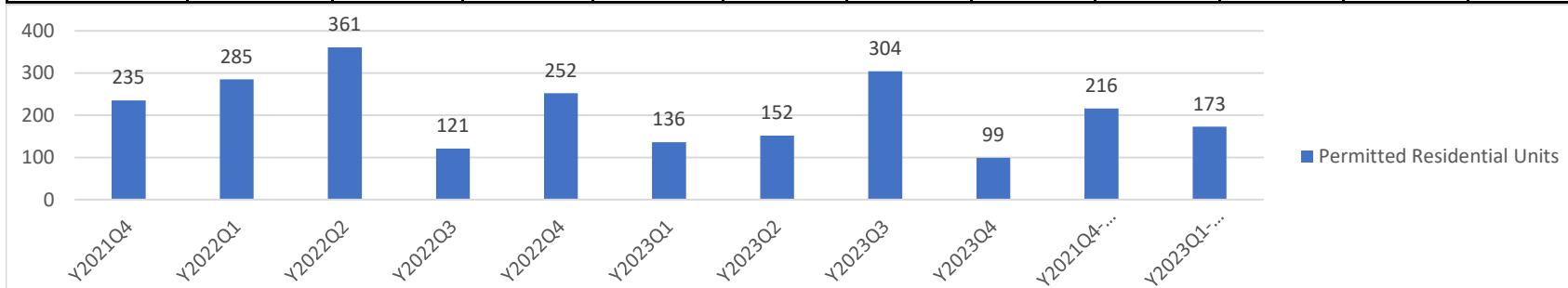
Last Updated: January 8, 2024   **Demographic and Economic Profile**

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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	691	814	945
Permitted Commercial Parcels	2	7	3	4	5	5	21	20	13	9	15
Total Building Permits	565	635	745	773	847	1,016	1,080	1,039	704	823	960

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Area: Apollo Beach

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	2	7	8	2	3	3	2	1	7	4	3
Total Permitted Demolitions	2	7	8	2	3	3	2	1	7	4	3

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Area: Apollo Beach

Demolition Perm	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 Comn	1	0	0	0	0	1	0	0	0	0	0
Total Permitted	1	0	0	2	2	1	1	0	0	1	1
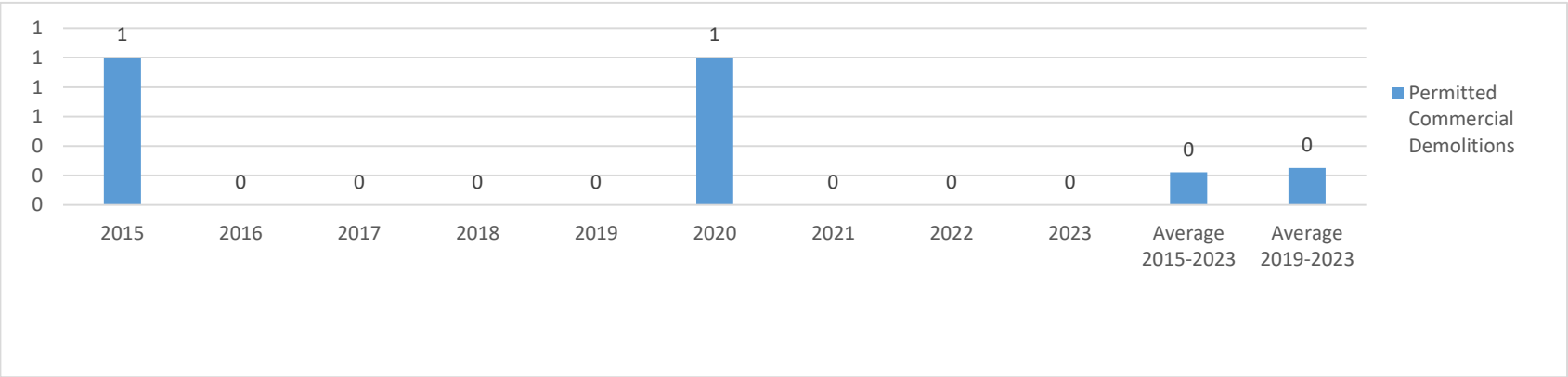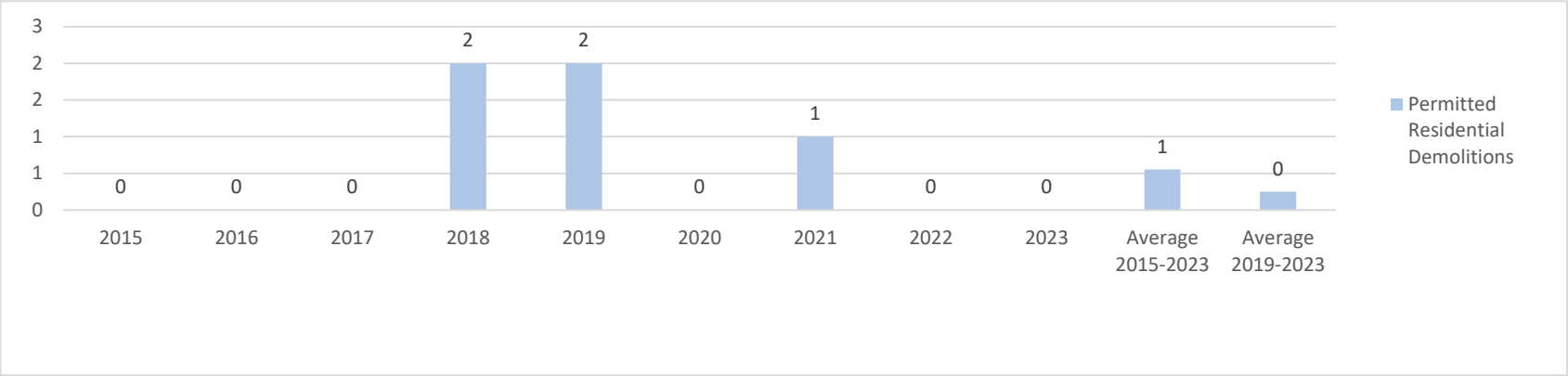
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Area: Apollo Beach

		Native American	Asian	Hispanic	Other Race	Total Population
White	Black					
23,352	5,712	45	1,195	6,915	1,875	39,093
60%	15%	0%	3%	18%	5%	100%

	Ages 18-44	Ages 45-64	Ages 65 and Over
Ages 0-17			
8,414	12,461	9,990	8,227
22%	32%	26%	21%
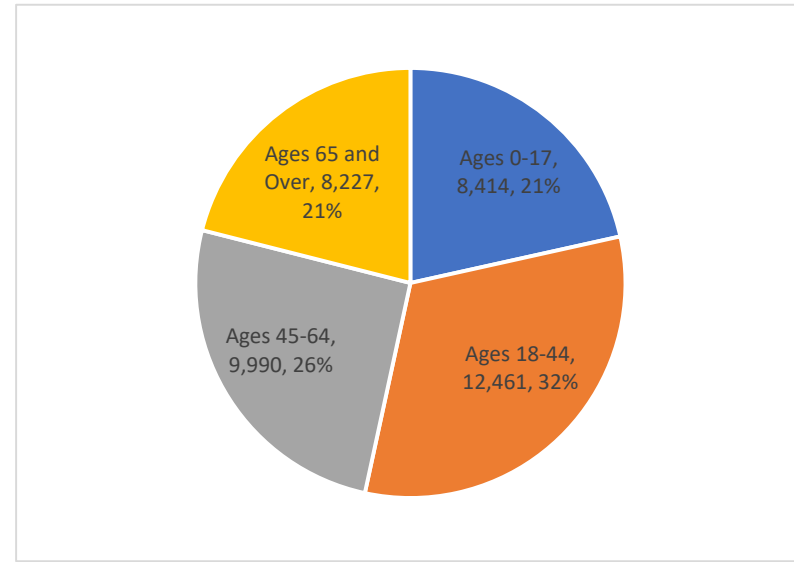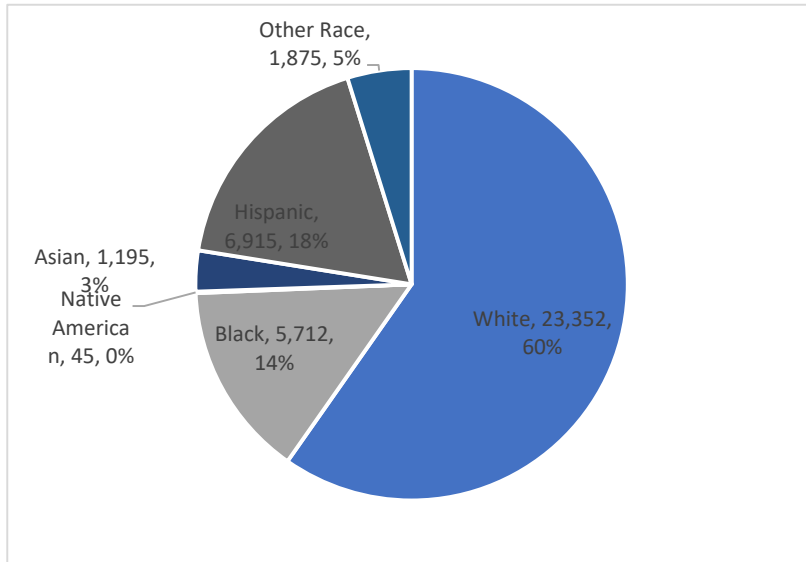
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
1,487	5,763	8,765	7,452	5,009
5%	20%	31%	26%	18%
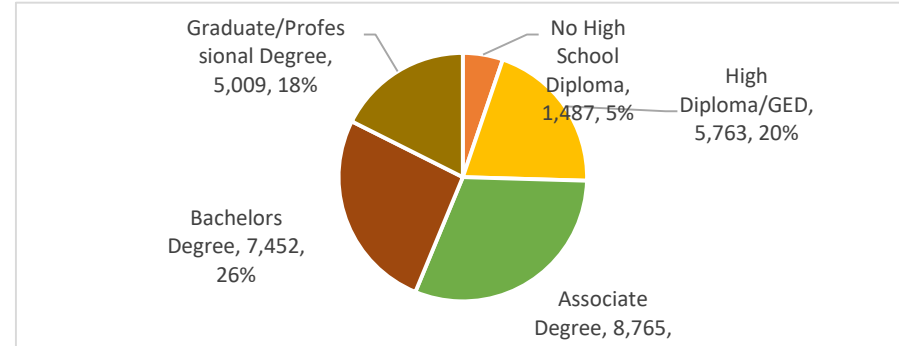
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Area: Apollo Beach

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<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
604	1,146	1,260	1,961	2,161	8,164	$102,855	$133,393	30,999	19,721	847	11,278
4%	7%	8%	13%	14%	53%			79%	64%	4%	36%
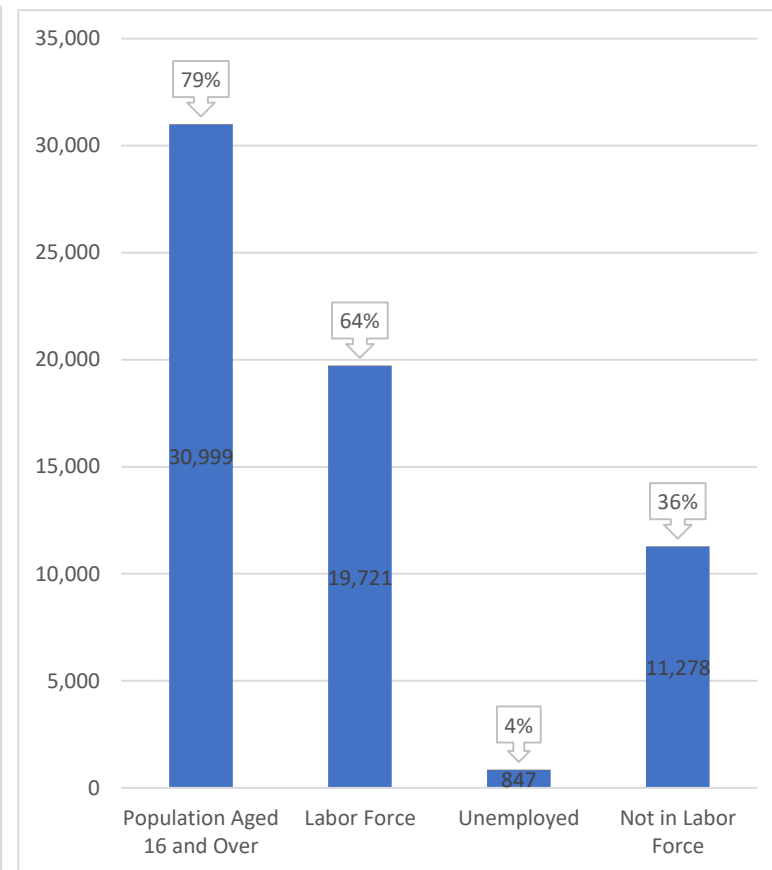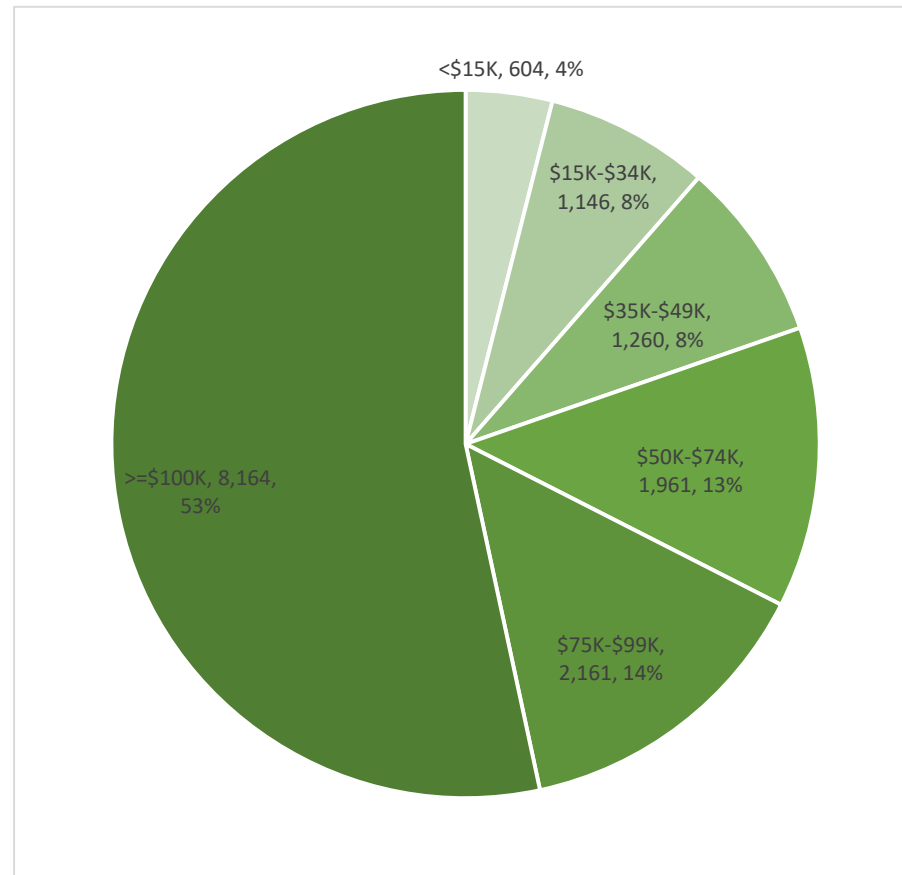
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Demographic and Economic Profile

Plan Hillsborough

Area: **Apollo Beach**

	Households Without Cars	Female-Headed Households
Households Below Poverty		
916	252	1,067
6%	2%	7%
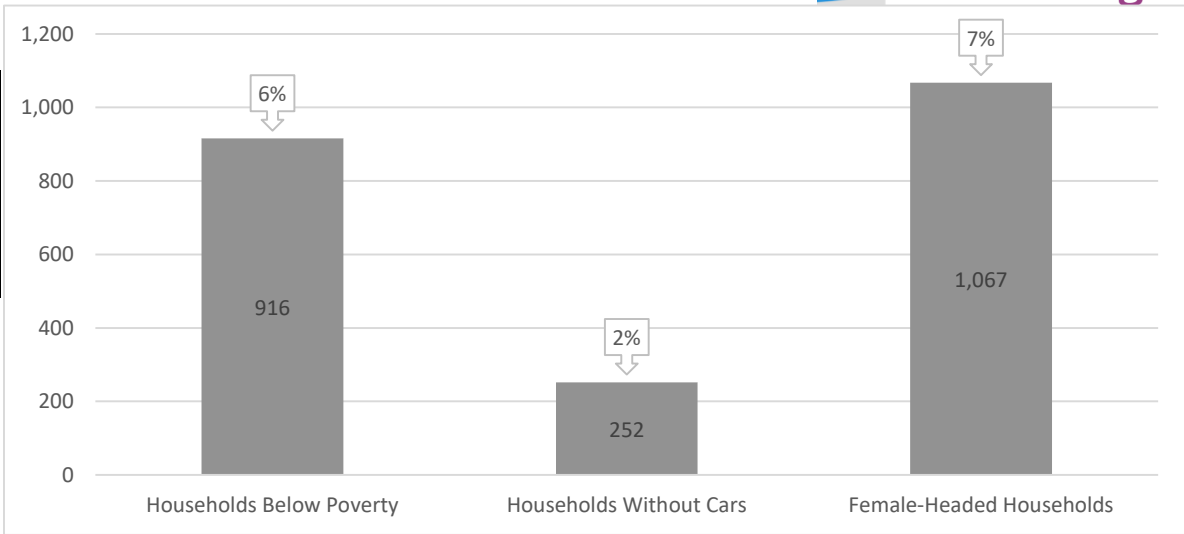
Limited English Population	Disabled Population	Low Income Population
901	1,585	1,940
2%	4%	5%

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Sources:

|	
Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
Employment Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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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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Area: **Balm**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	563	593	1,326	1,352	4,743	3,391	251%	128%
Population	1,603	1,728	4,042	4,080	15,601	11,521	282%	136%
Employment	596	583	553	567	1,348	781	138%	-3%
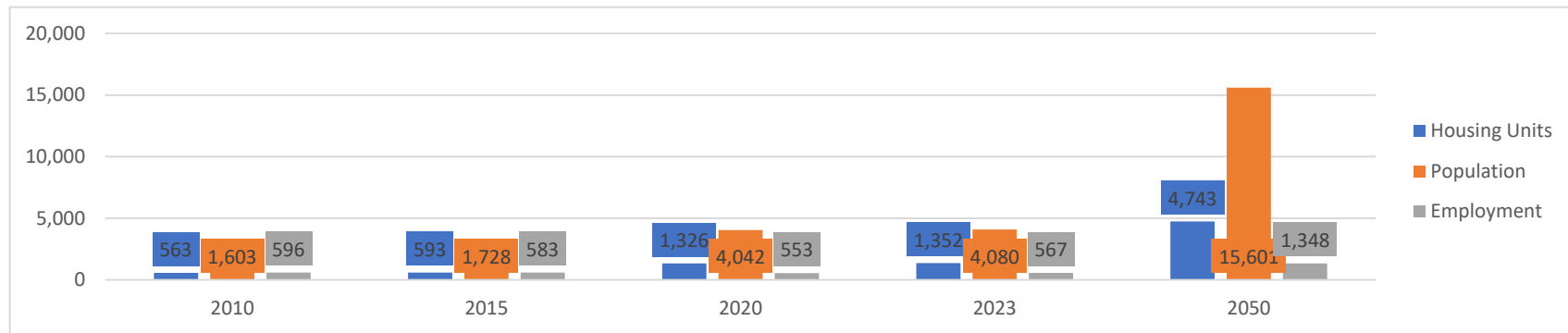
Residential Units by Type

	2010	2015	2020	2023
Single Family	453	483	1,216	1,242
Single Family	80%	81%	92%	92%
Multifamily	110	110	110	110
Multifamily	20%	19%	8%	8%
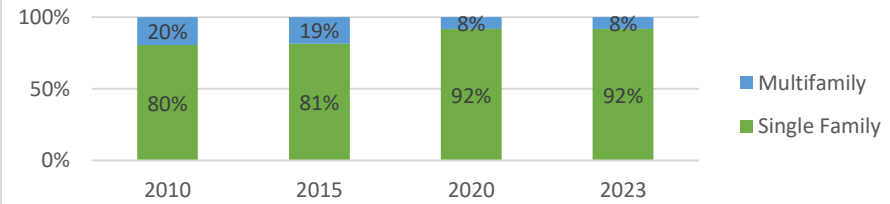
Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	507	537	1,326	1,352
Occupied	90%	91%	100%	100%
Vacant	56	56	0	0
Vacant	10%	9%	0%	0%
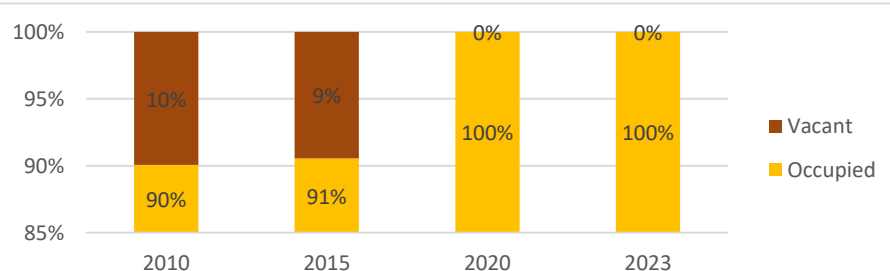
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Area: **Balm**

Employment by Type

	2010	2015	2020	2023
Industrial	315	292	255	237
Commercial	0	0	0	0
Service	281	291	298	330
Total	596	583	553	567
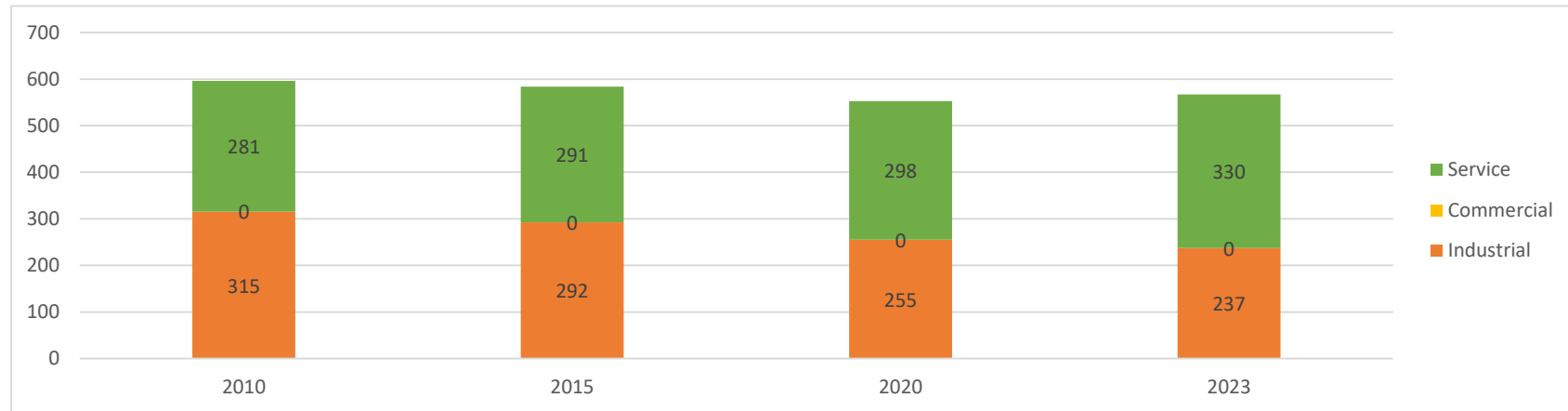
Employment by Type

	2010	2015	2020	2023
Industrial	53%	50%	46%	42%
Commercial	0%	0%	0%	0%
Service	47%	50%	54%	58%
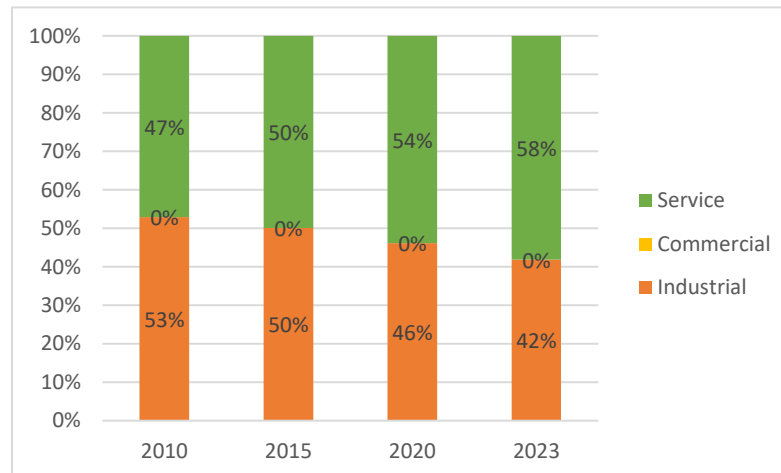
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Area: Balm

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	306	174	129	6	4	124
Job Sites	6	3	1	4	0	0
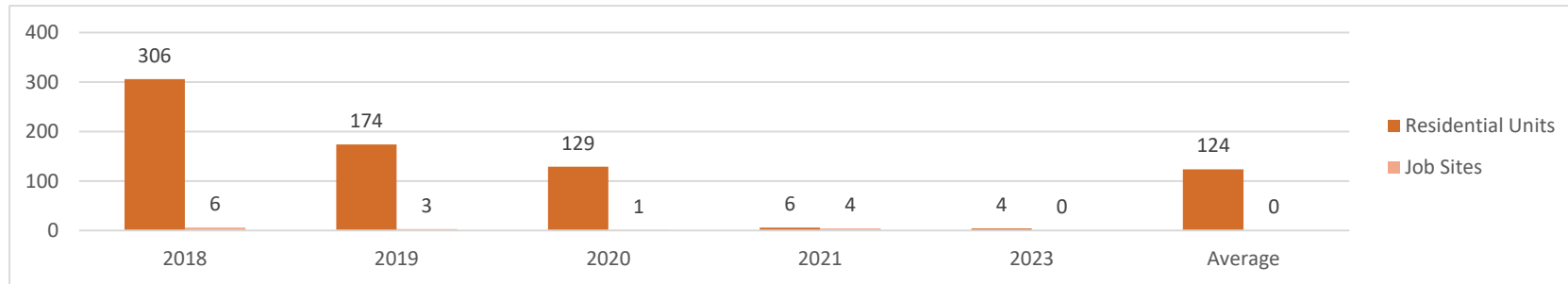
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential	0.707	0.442	0.335	0.016	0.010	0.302
Job Sites	0.01	0.01	0.00	0.01	0.00	0.01
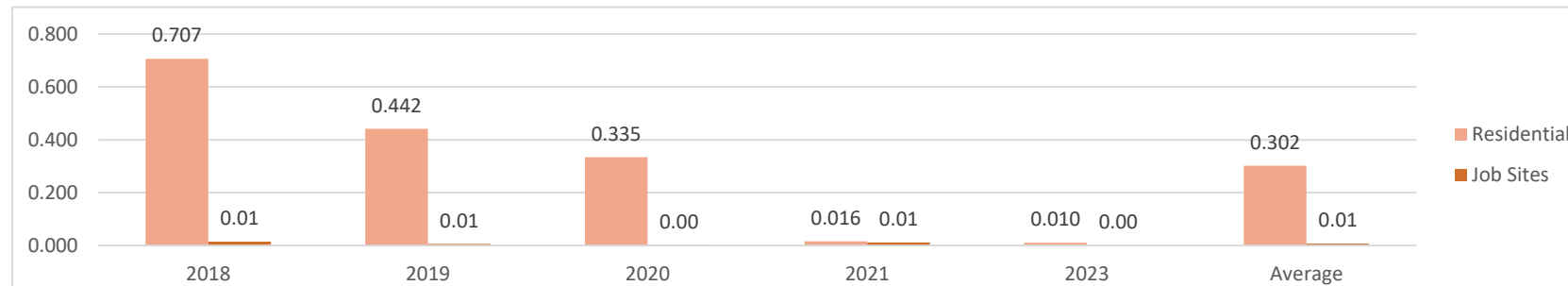
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Area: **Balm**

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	2	2	0	1	0	0	1	18	99	14	30
Permitted Commercial Parcels	0	0	0	0	0	0	0	0	0	0	0
Total Building Permits	2	2	0	1	0	0	1	18	99	14	30

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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	118	97	52
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	118	97	52

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Plan Hillsborough

Area: Balm

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	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	0	0	0	0	0	0	0	0	0	0	0

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Plan Hillsborough

Area: Balm

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

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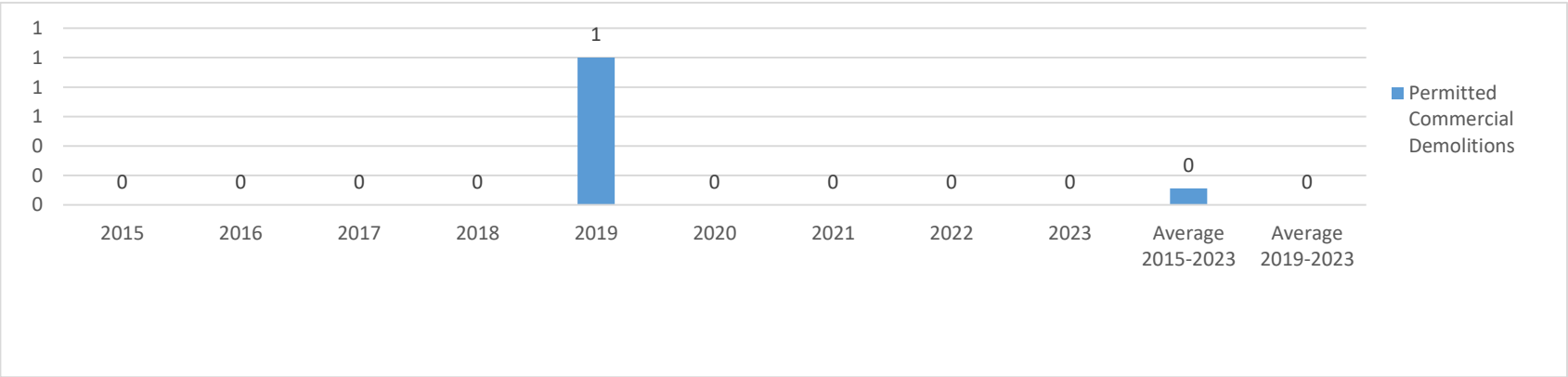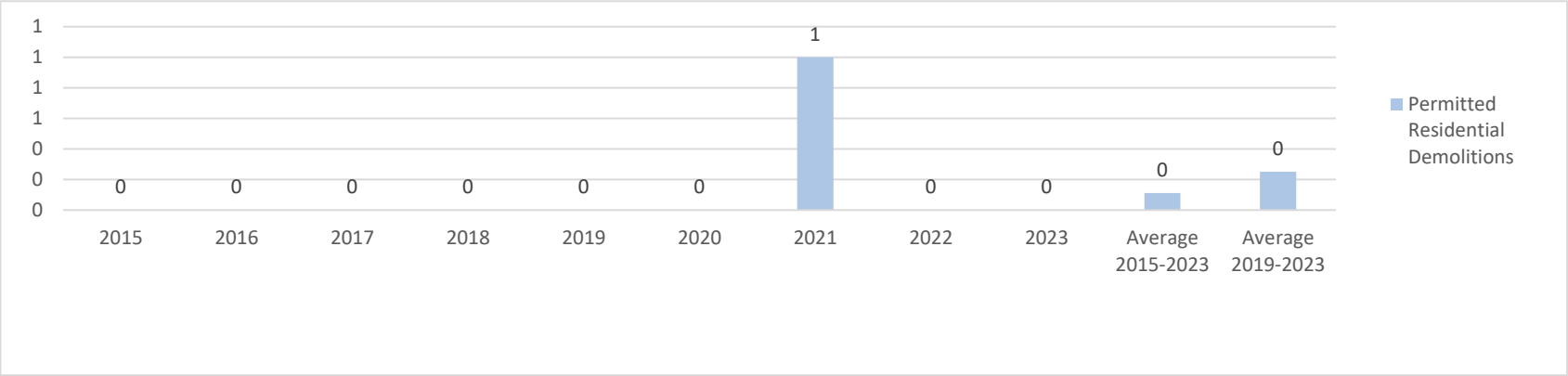
Area: **Balm**

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
2,113	585	21	93	1,119	149	4,080
52%	14%	1%	2%	27%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
920	1,413	1,036	712
23%	35%	25%	17%
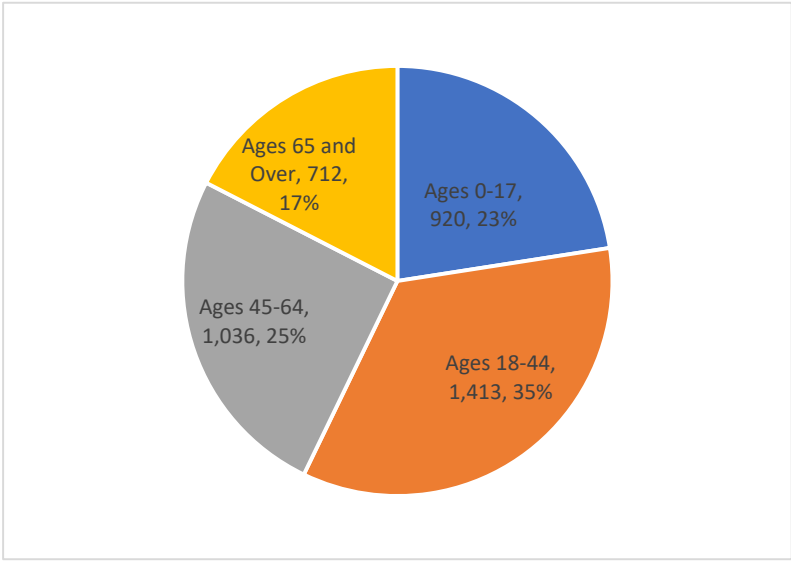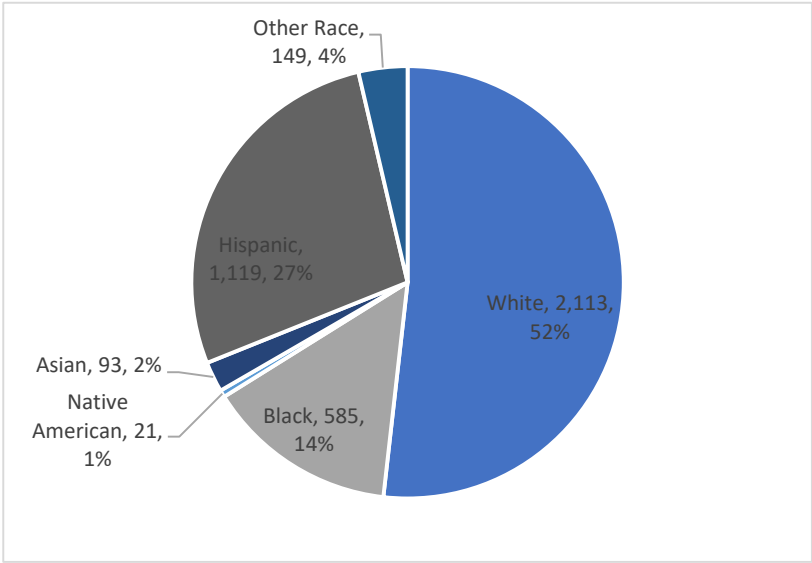
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
350	966	746	538	288
12%	33%	26%	19%	10%

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Area: **Balm**

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
38	129	130	183	152	721	$105,321	$113,997	3,054	1,951	97	1,104
3%	10%	10%	14%	11%	53%			75%	64%	5%	36%
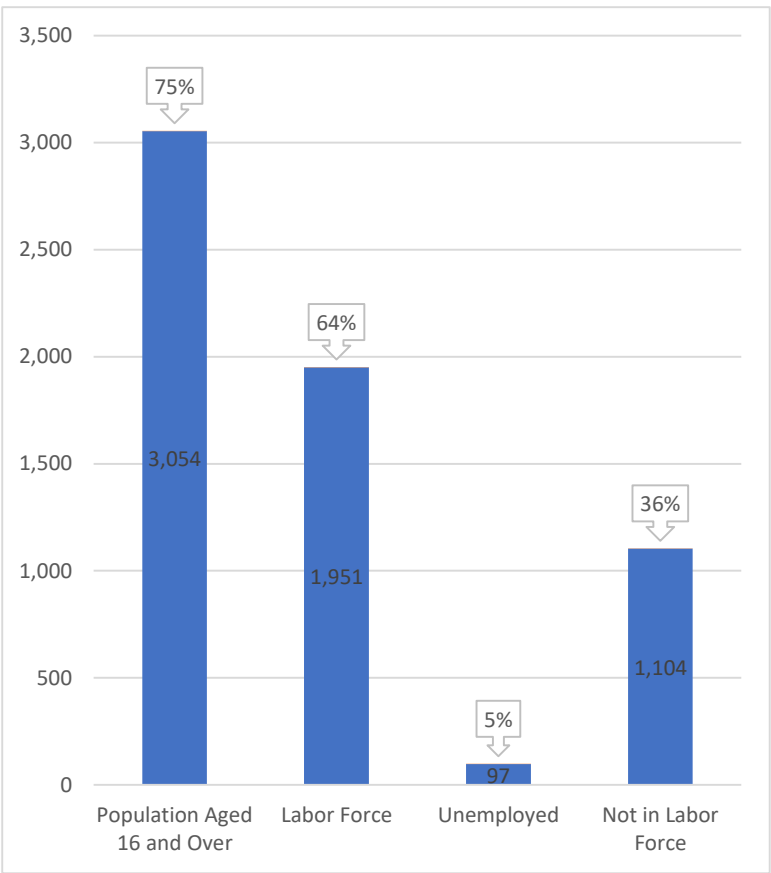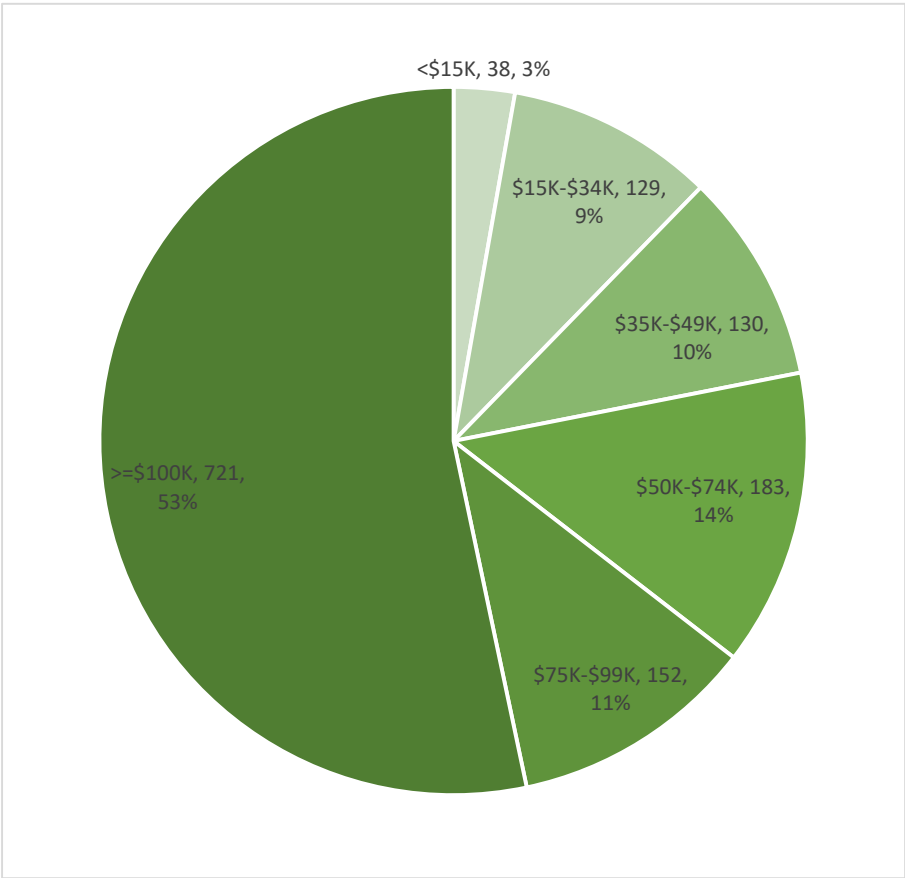
Last Updated: January 8, 2024

Demographic and Economic Profile

Plan Hillsborough

Area: **Balm**

	Households Without Cars	Female-Headed Households
Households Below Poverty		
52	26	110
4%	2%	8%
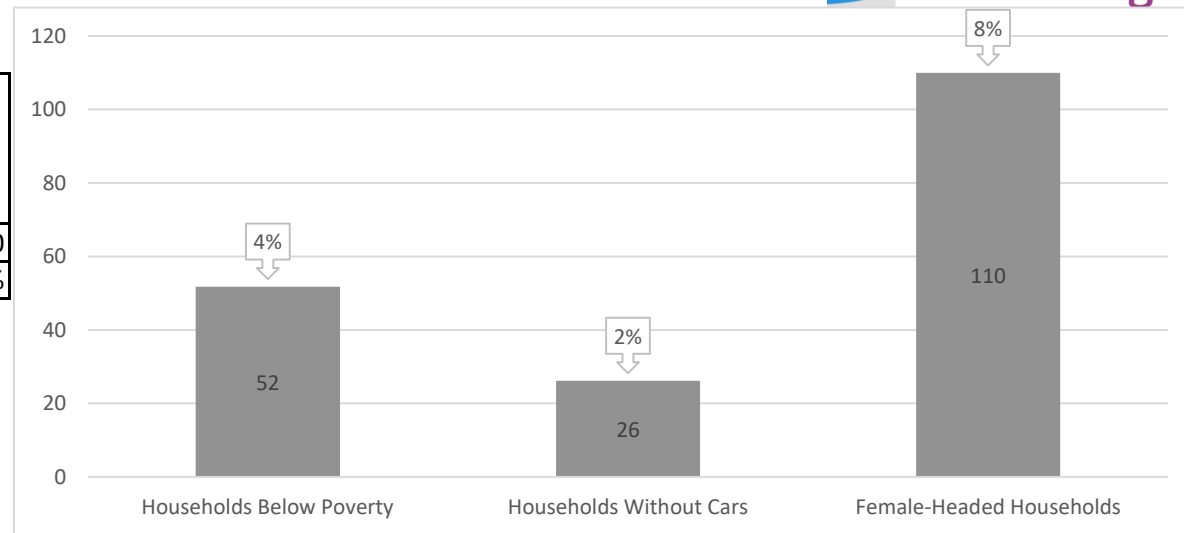
Limited English Population	Disabled Population	Low Income Population
237	287	217
6%	7%	5%

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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

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Area: **Boyette**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	4,531	6,235	7,597	7,767	8,091	324	4%	25%
Population	14,070	18,855	23,514	23,663	25,113	1,450	6%	26%
Employment	2,649	3,211	4,046	4,884	3,783	-1,101	-23%	52%
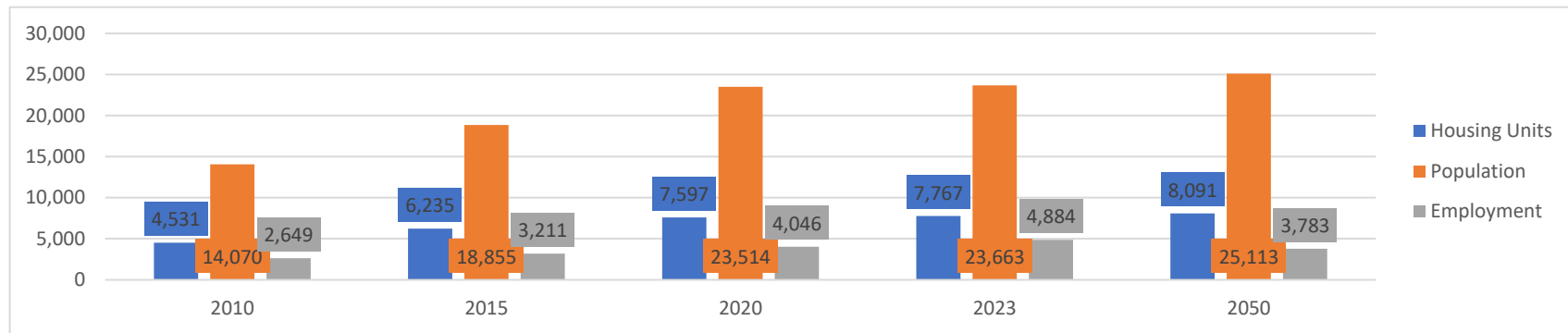
Residential Units by Type

	2010	2015	2020	2023
Single Family	4,511	5,955	7,317	7,487
Single Family	100%	96%	96%	96%
Multifamily	20	280	280	280
Multifamily	0%	4%	4%	4%
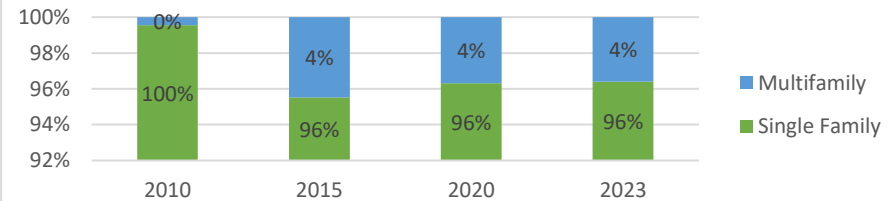
Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	4,512	6,142	7,441	7,557
Occupied	100%	99%	98%	97%
Vacant	19	93	156	210
Vacant	0%	1%	2%	3%
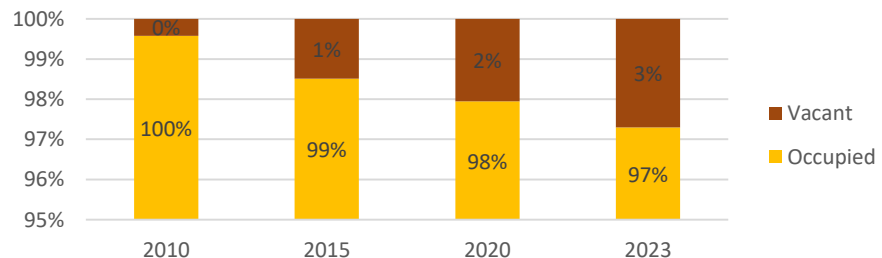
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Boyette**

Plan Hillsborough

Employment by Type

	2010	2015	2020	2023
Industrial	42	44	127	145
Commercial	41	48	60	67
Service	2,567	3,118	3,859	4,673
Total	2,649	3,211	4,046	4,884
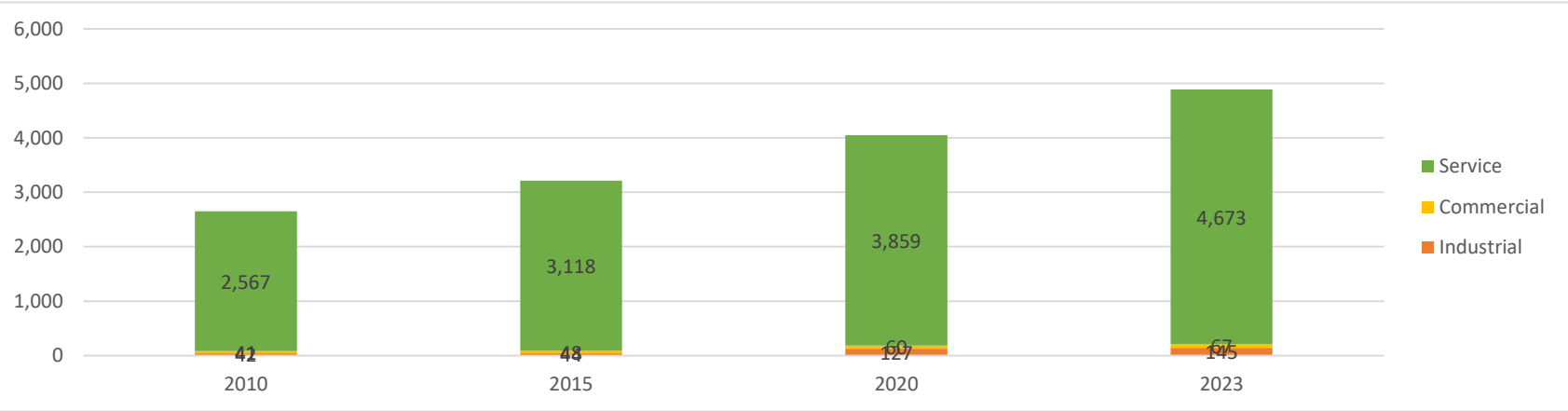
Employment by Type

	2010	2015	2020	2023
Industrial	2%	1%	3%	3%
Commercial	2%	2%	1%	1%
Service	97%	97%	95%	96%
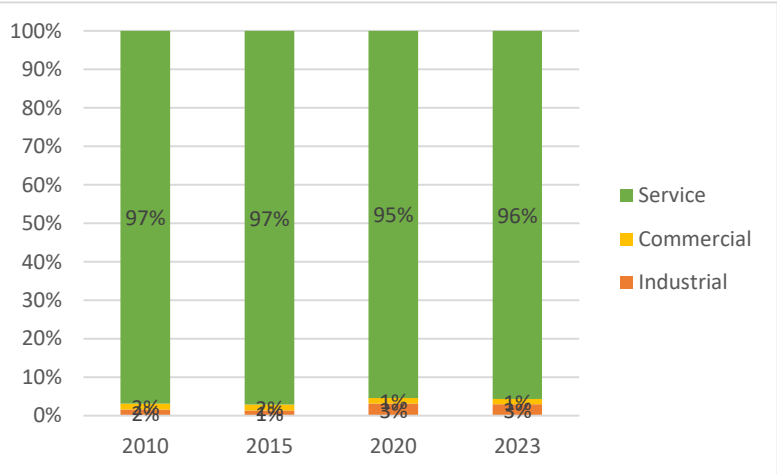
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Boyette

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	333	175	148	124	6	157
Job Sites	1	4	2	1	0	0
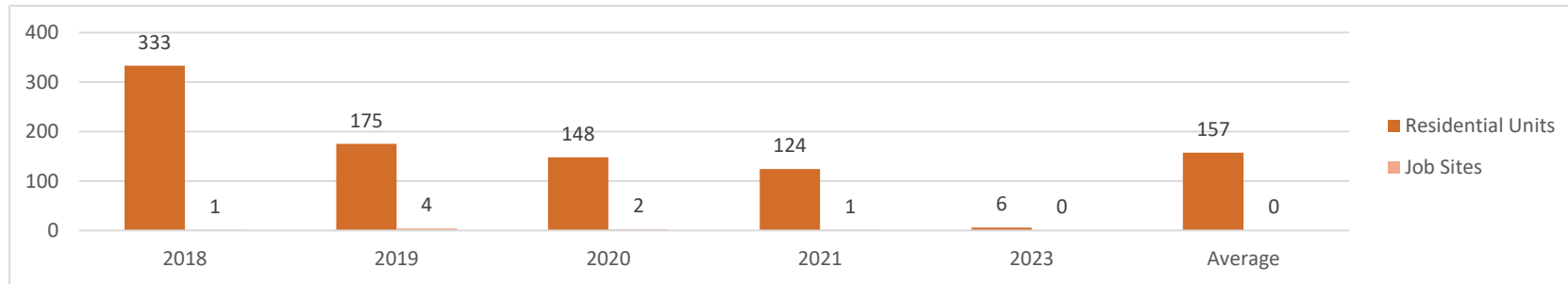
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential	0.842	0.465	0.369	0.321	0.012	0.402
Job Sites	0.01	0.18	0.11	0.03	0.00	0.07
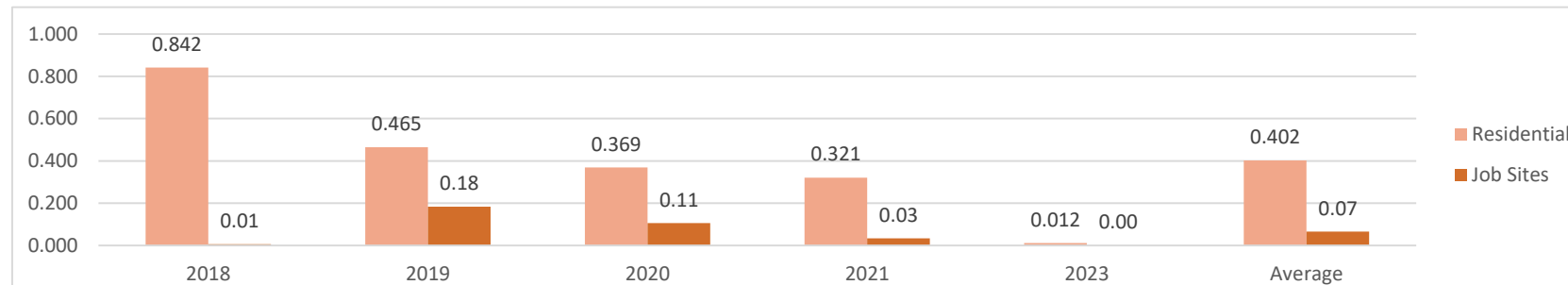
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Boyette

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	3	0	1	3	2	18	1	0	1	3	5
Permitted Commercial Parcels	1	0	1	1	0	0	1	1	1	1	1
Total Building Permits	4	0	2	4	2	18	2	1	2	4	6
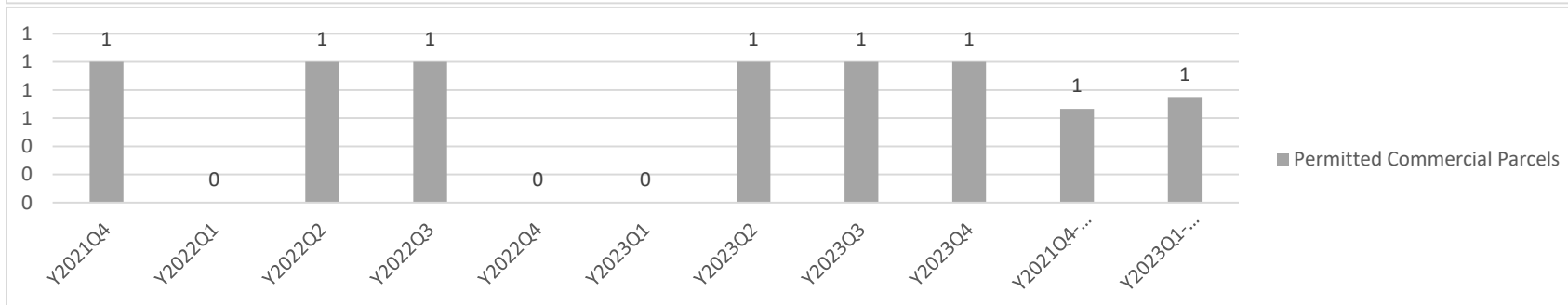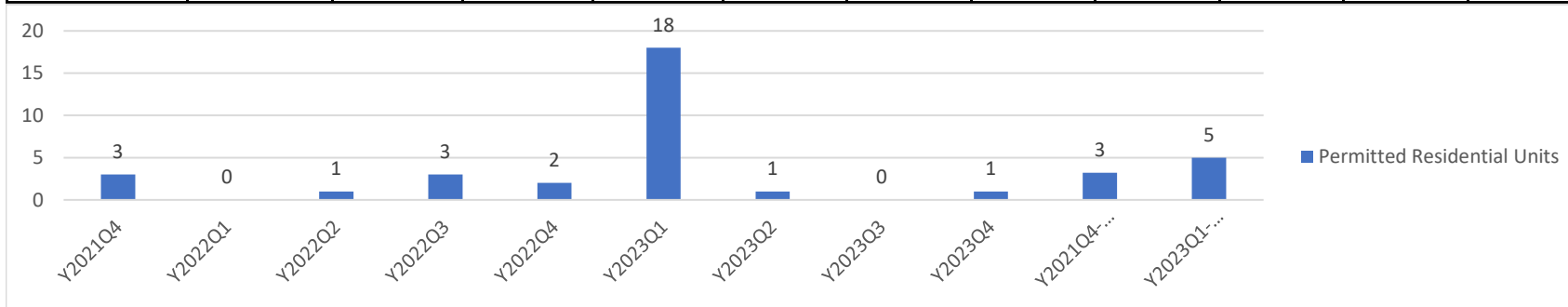
Last Updated: January 8, 2024 — **Demographic and Economic Profile**

Plan Hillsborough

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	20	179	73
Permitted Commercial Parcels	5	0	4	5	4	4	4	2	3	3	3
Total Building Permits	265	375	307	260	136	203	69	8	23	183	76

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Boyette

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	1	0	1	1	0	0	1	1	1	1	1
Total Permitted Demolitions	1	0	1	1	0	0	1	1	1	1	1

Last Updated: January 8, 2024   **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

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Plan
Hillsborough
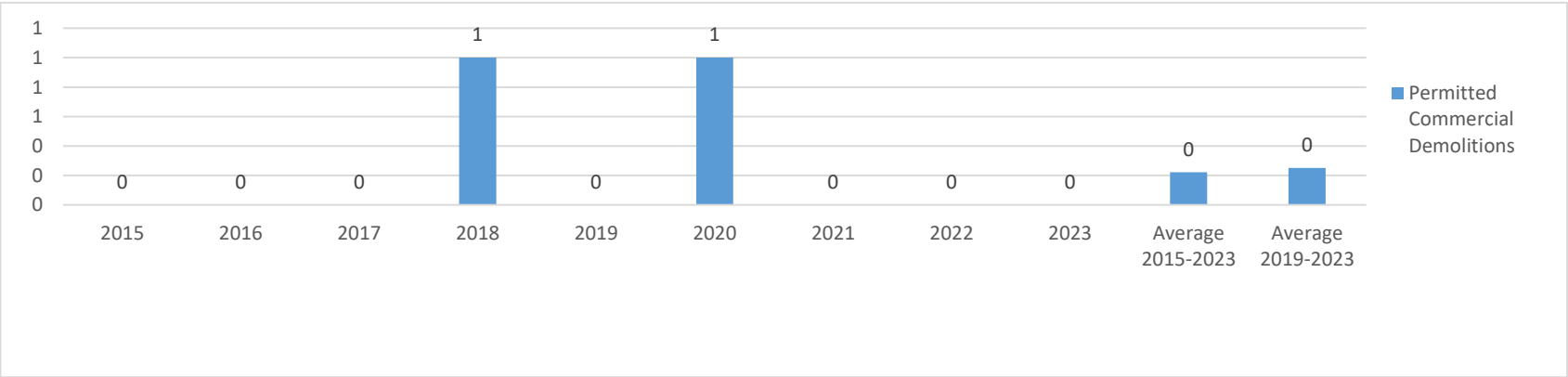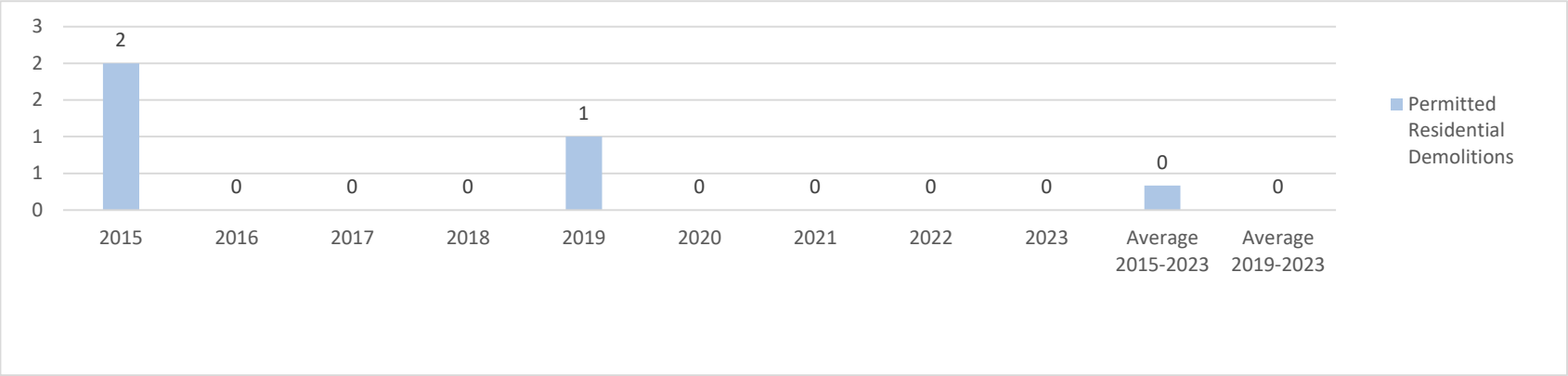
Area: **Boyette**

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
15,715	1,774	29	1,509	3,383	1,253	23,663
66%	7%	0%	6%	14%	5%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
8,043	7,728	5,800	2,092
34%	33%	25%	9%
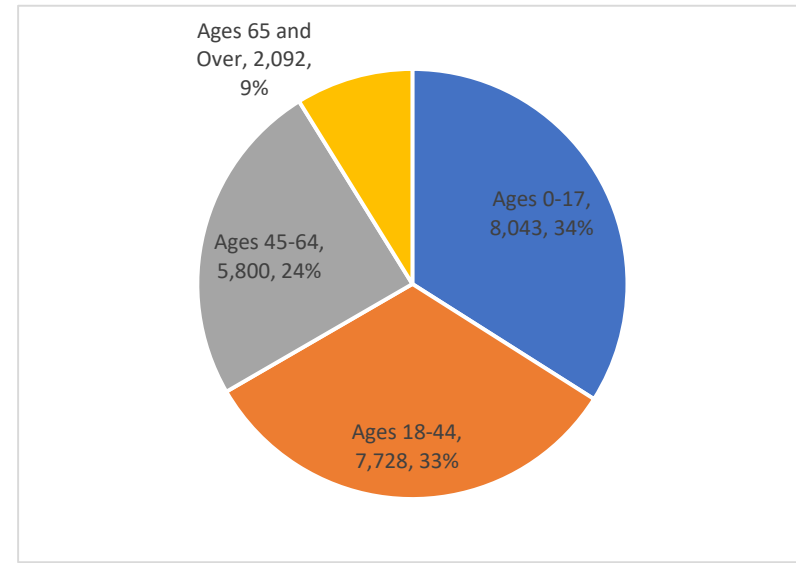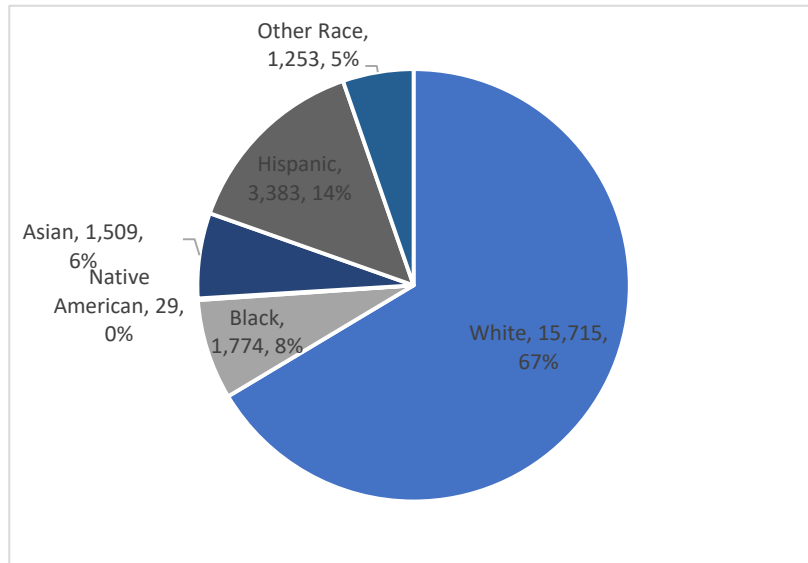
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
546	2,330	3,942	4,205	3,244
4%	16%	28%	29%	23%

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Demographic and Economic Profile

Plan Hillsborough
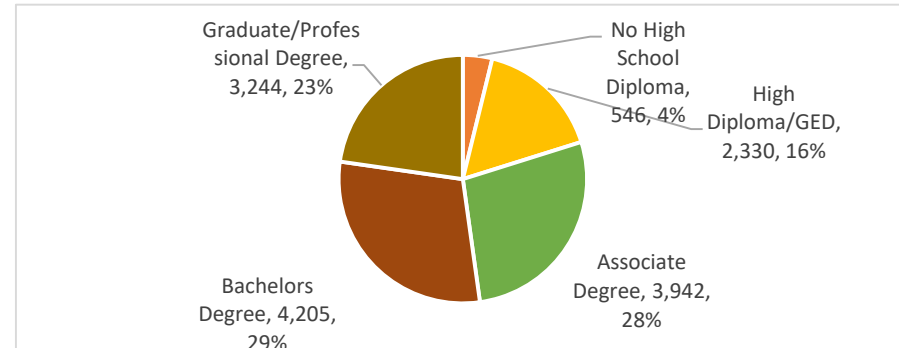
Area: Boyette

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
545	585	386	544	833	4,661	$124,531	$147,215	16,739	11,318	565	5,421
7%	8%	5%	7%	11%	62%			71%	68%	5%	32%

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Demographic and Economic Profile

Plan
Hillsborough
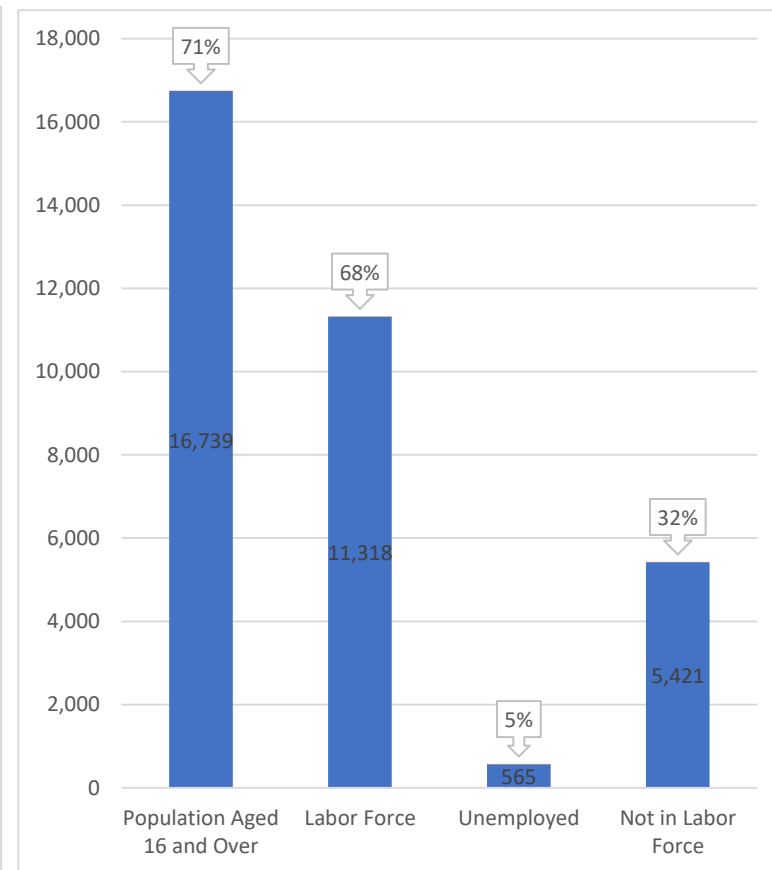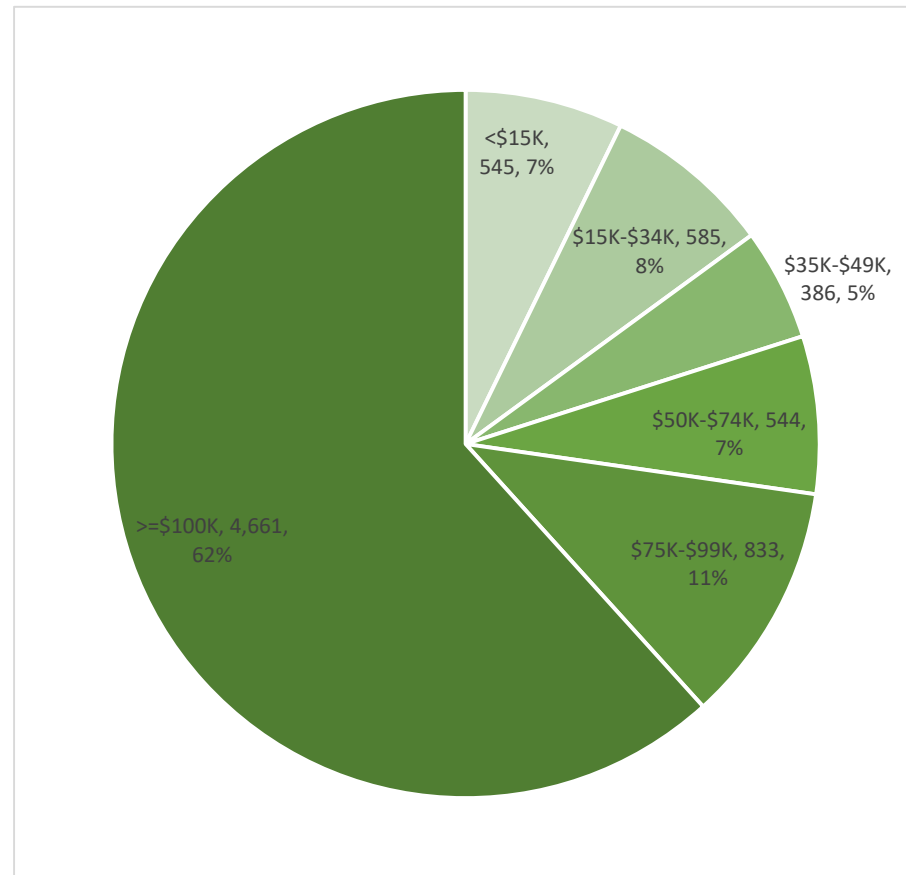
Area: **Boyette**

Households Below Poverty	Households Without Cars	Female-Headed Households
661	146	832
9%	2%	11%
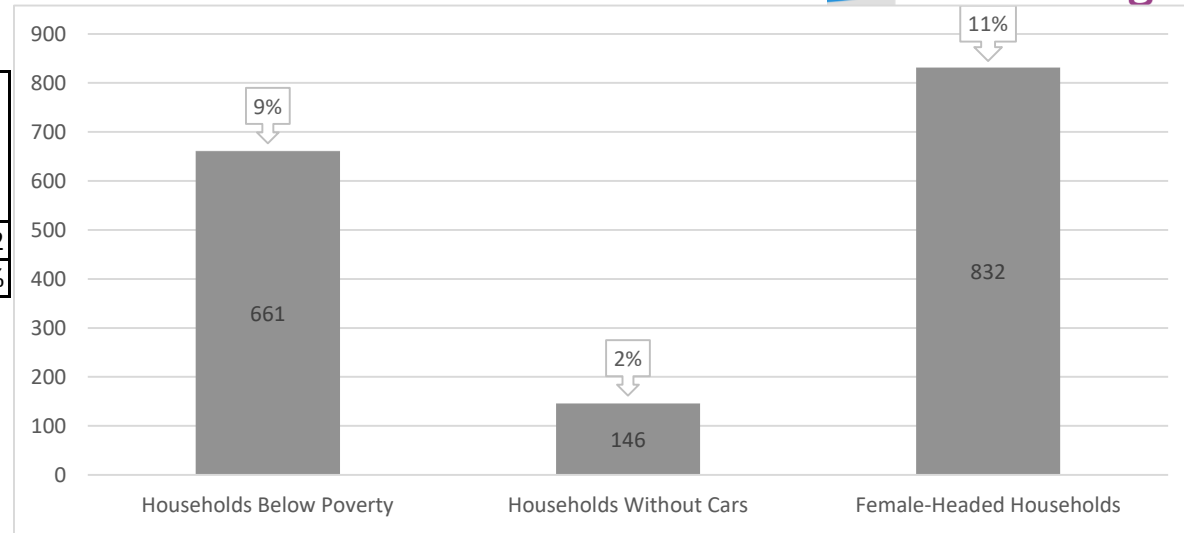
Limited English Population	Disabled Population	Low Income Population
347	962	1,998
1%	4%	8%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Population Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
Employment Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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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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Hillsborough

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Area: **Brandon**

Plan Hillsborough

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	45,699	48,246	50,828	51,999	59,086	7,087	14%	8%
Population	109,438	117,836	131,736	133,420	163,339	29,919	22%	13%
Employment	73,303	87,893	106,159	121,307	134,199	12,892	11%	38%
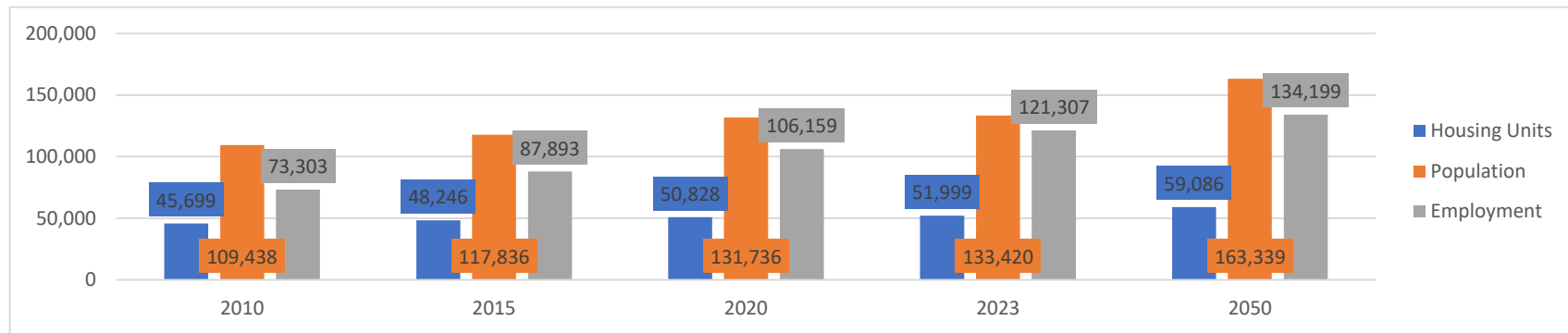
Residential Units by Type

	2010	2015	2020	2023
Single Family	28,955	29,932	31,193	31,528
Single Family	63%	62%	61%	61%
Multifamily	16,744	18,314	19,635	20,471
Multifamily	37%	38%	39%	39%
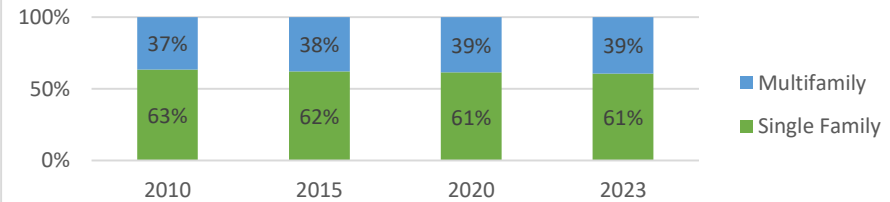
Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	44,052	46,475	49,422	50,439
Occupied	96%	96%	97%	97%
Vacant	1,647	1,771	1,406	1,560
Vacant	4%	4%	3%	3%
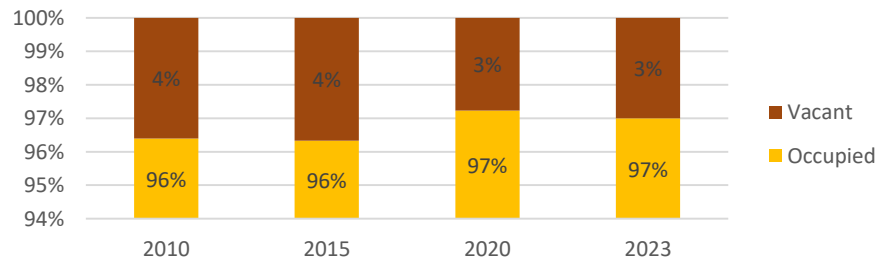
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Area: **Brandon**

Employment by Type

	2010	2015	2020	2023
Industrial	2,564	3,136	5,098	6,190
Commercial	8,251	10,387	14,263	16,016
Service	62,487	74,370	86,799	99,102
Total	73,303	87,893	106,159	121,307
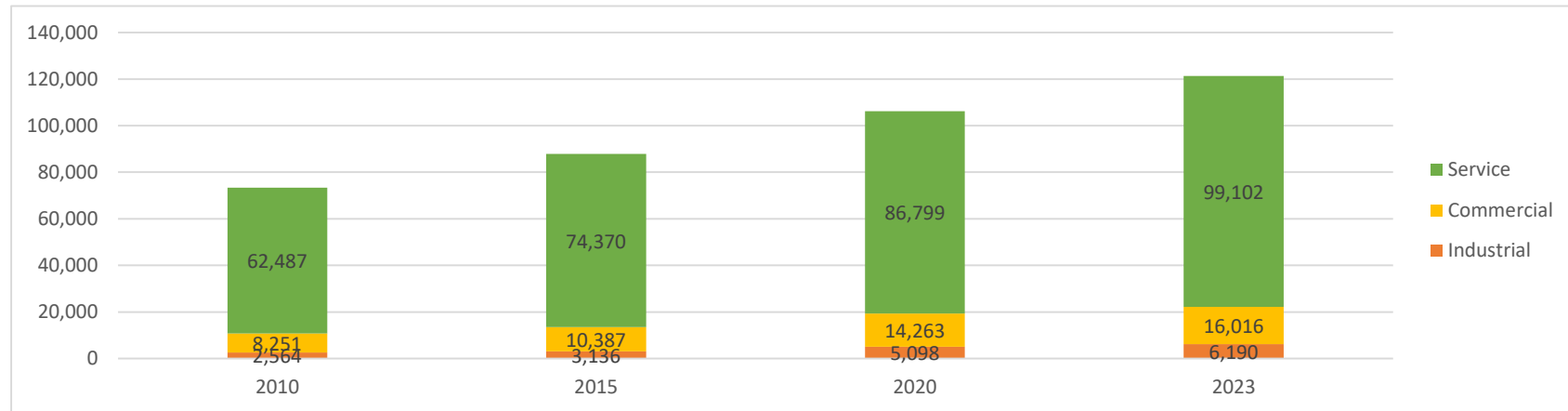
Employment by Type

	2010	2015	2020	2023
Industrial	3%	4%	5%	5%
Commercial	11%	12%	13%	13%
Service	85%	85%	82%	82%
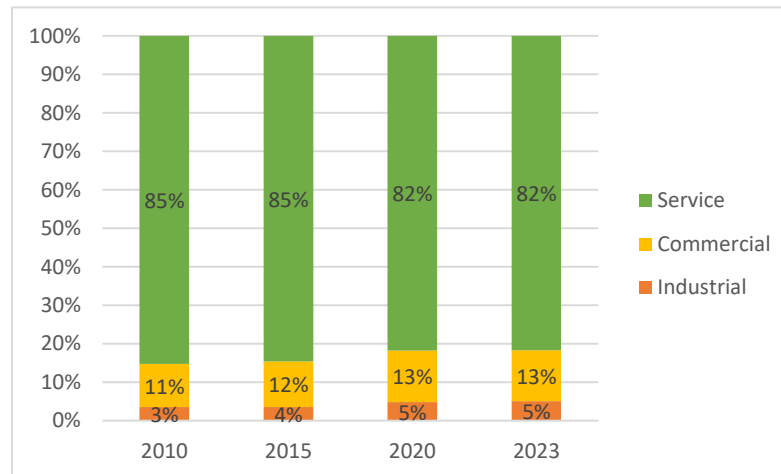
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Area: Brandon

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	698	178	797	207	30	382
Job Sites	12	15	22	8	2	0
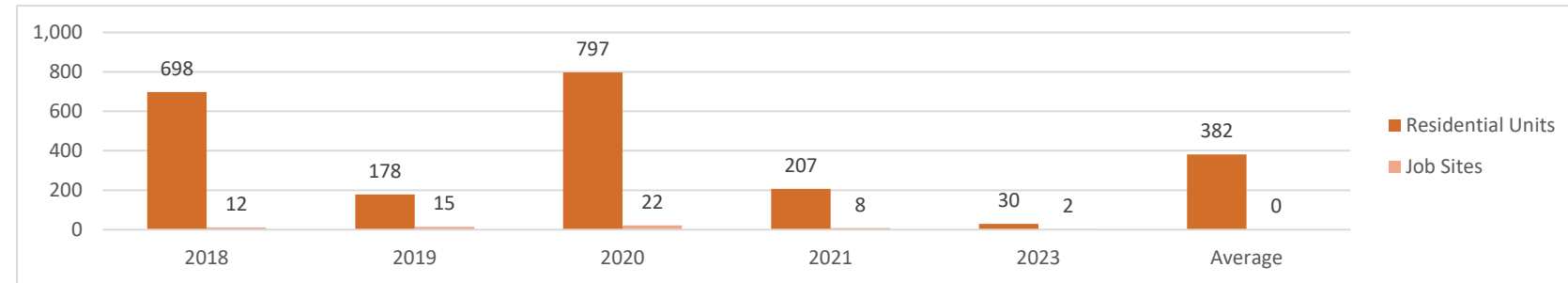
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential	1.115	0.477	1.184	0.404	0.073	0.651
Job Sites	0.80	1.11	0.54	0.26	0.01	0.54
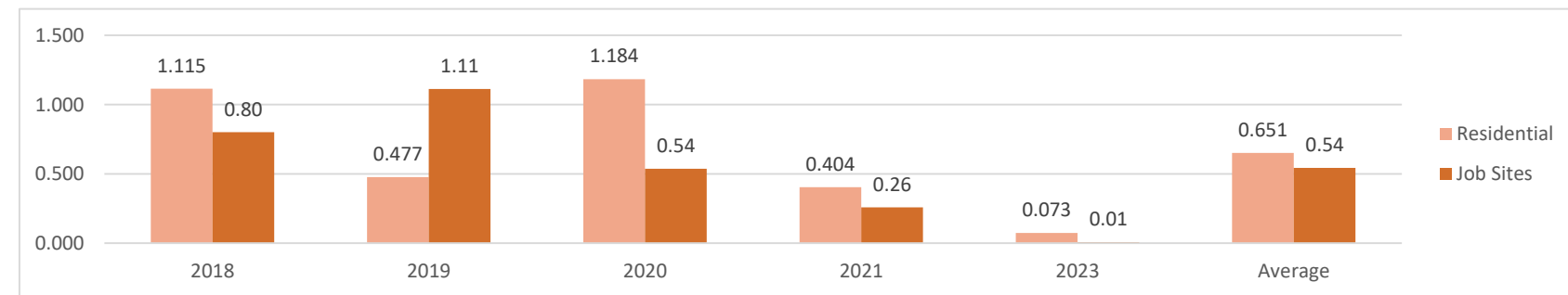
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Plan Hillsborough

Area: Brandon

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	57	28	56	4	1	23	24	24	27	27	25
Permitted Commercial Parcels	14	3	5	7	5	2	11	12	1	7	7
Total Building Permits	71	31	61	11	6	25	35	36	28	34	31
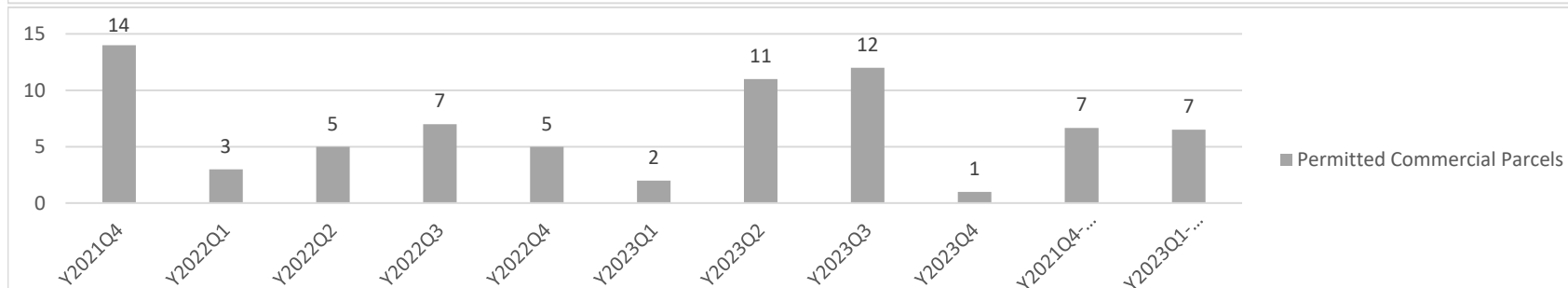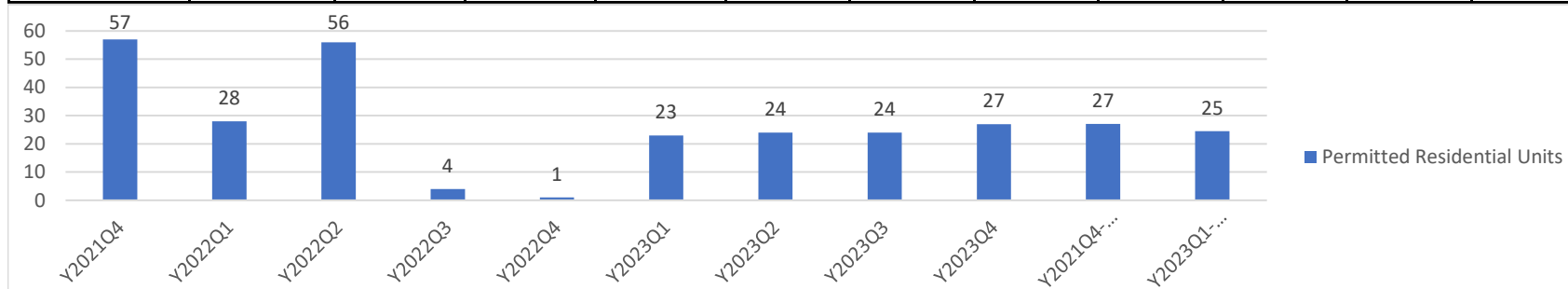
Last Updated: January 8, 2024   **Demographic and Economic Profile**

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	98	413	223
Permitted Commercial Parcels	30	23	22	12	19	15	31	20	26	22	23
Total Building Permits	590	684	247	259	1,149	566	186	109	124	435	246
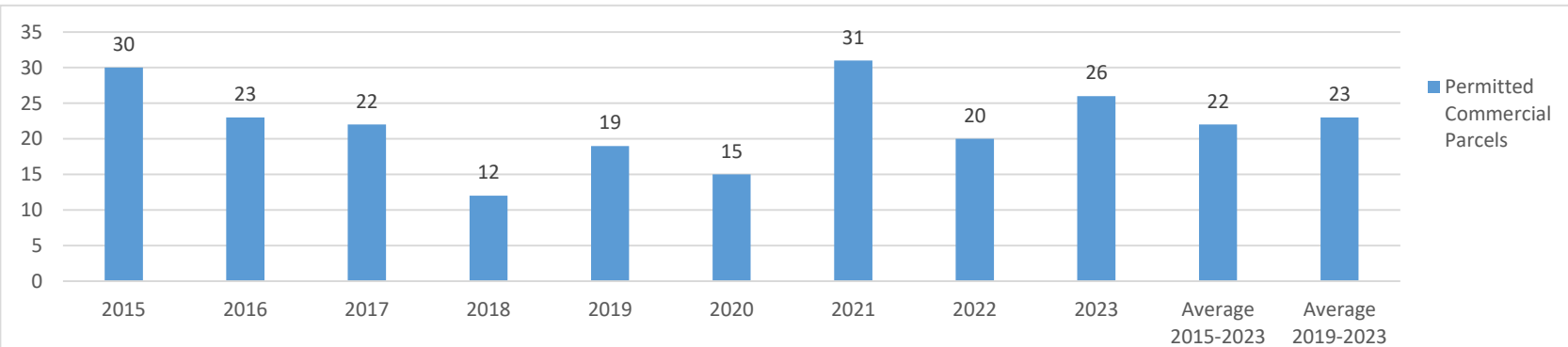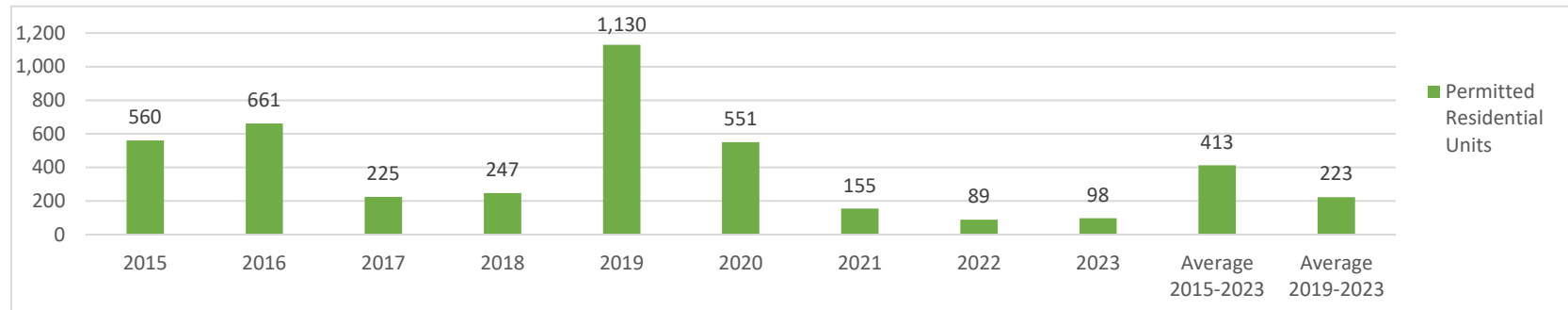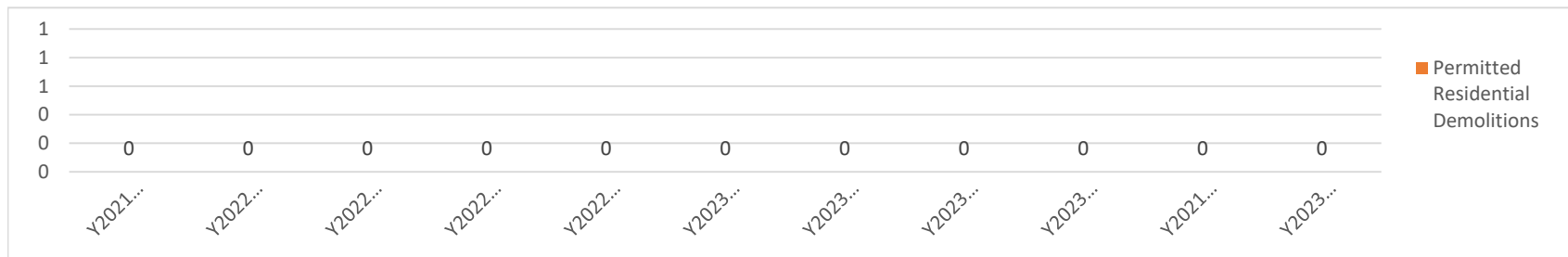
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Area: Brandon

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	14	3	5	7	5	2	11	12	1	7	7
Total Permitted Demolitions	14	3	5	7	5	2	11	12	1	7	7
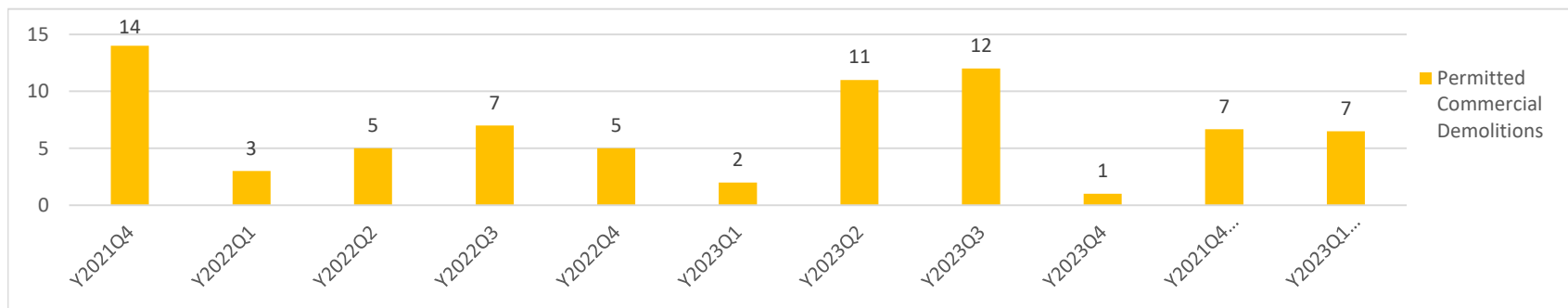
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Area: Brandon

Plan Hillsborough

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

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Plan Hillsborough
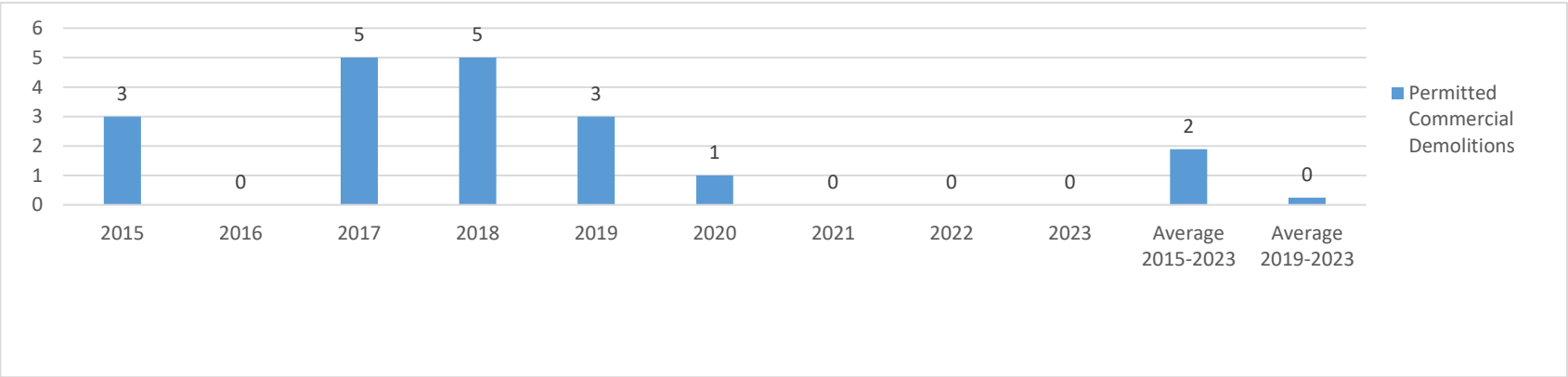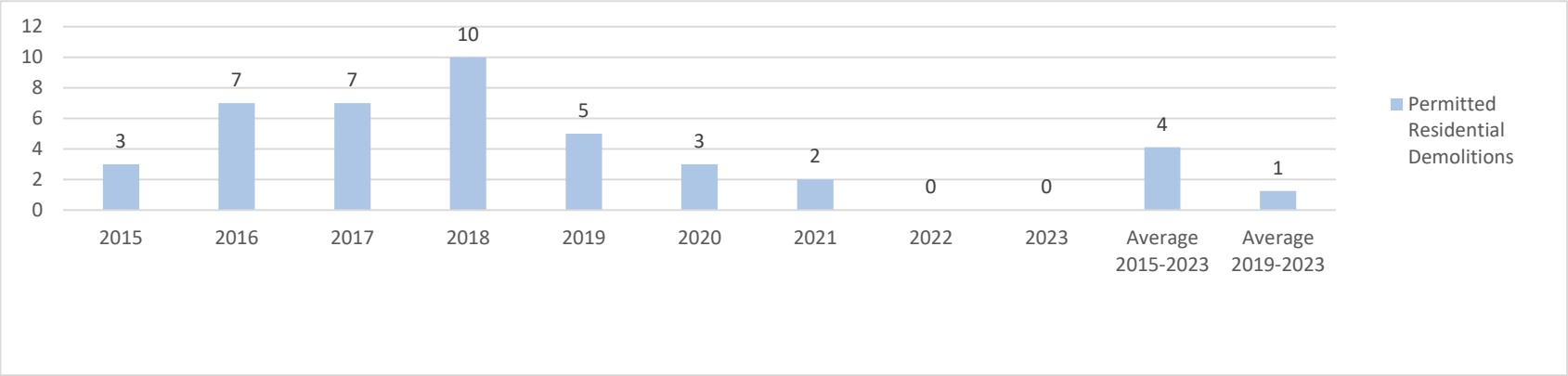
Area: **Brandon**

	White	Black	Native American	Asian	Hispanic	Other Race	Total Population
	62,684	22,222	46	5,866	33,918	8,685	133,420
	47%	17%	0%	4%	25%	7%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
25,517	55,996	32,215	17,514
19%	42%	24%	13%
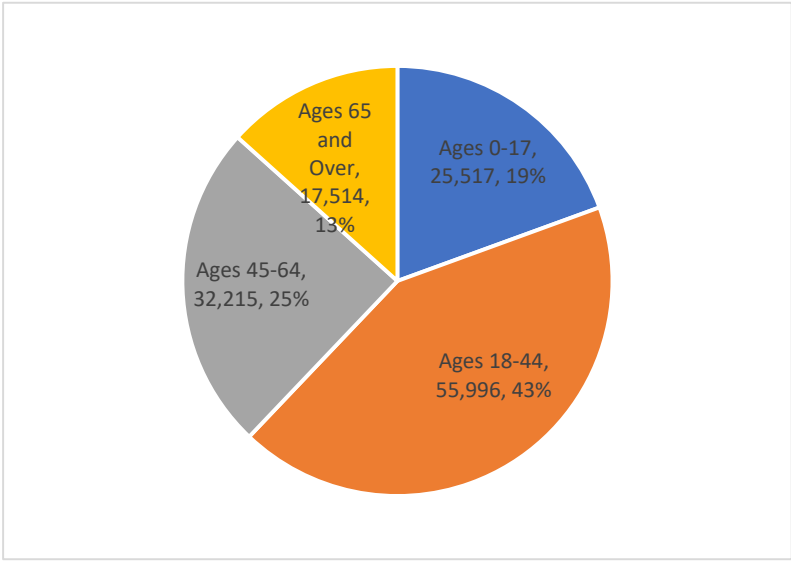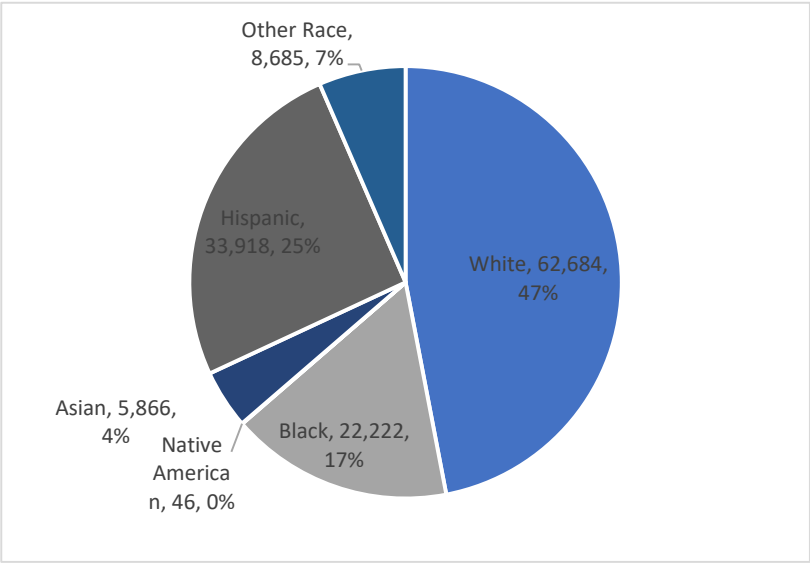
	No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
	6,768	22,446	29,927	23,172	11,454
	7%	24%	32%	25%	12%
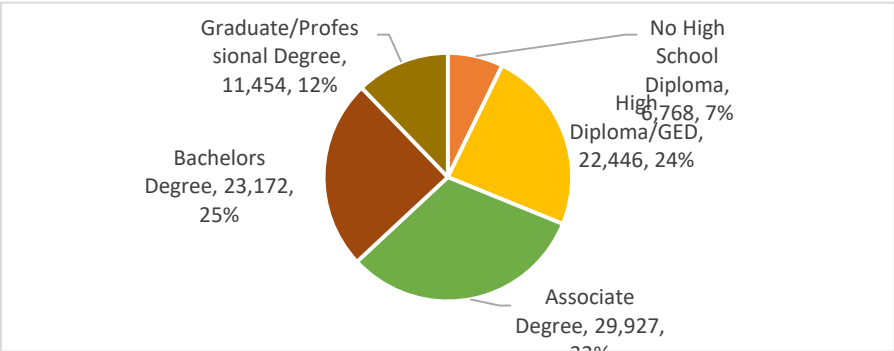
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Area: Brandon

Plan Hillsborough

						Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K						
3,466	5,932	5,855	10,450	7,506	17,226	$78,002	$93,797	108,201	75,490	3,337	32,711
7%	12%	12%	21%	15%	34%			81%	70%	4%	30%
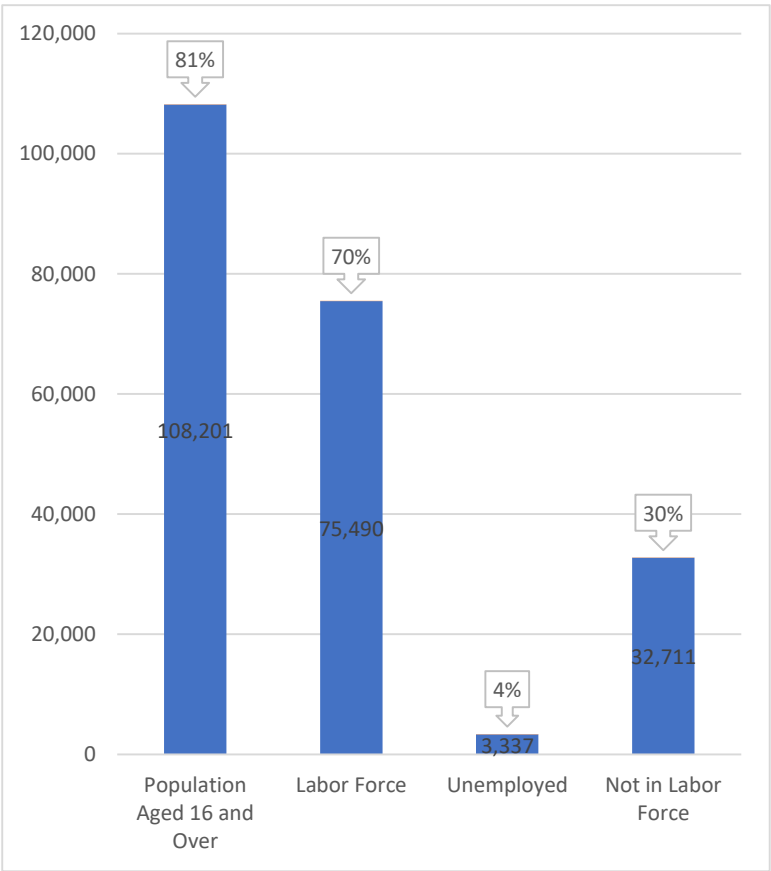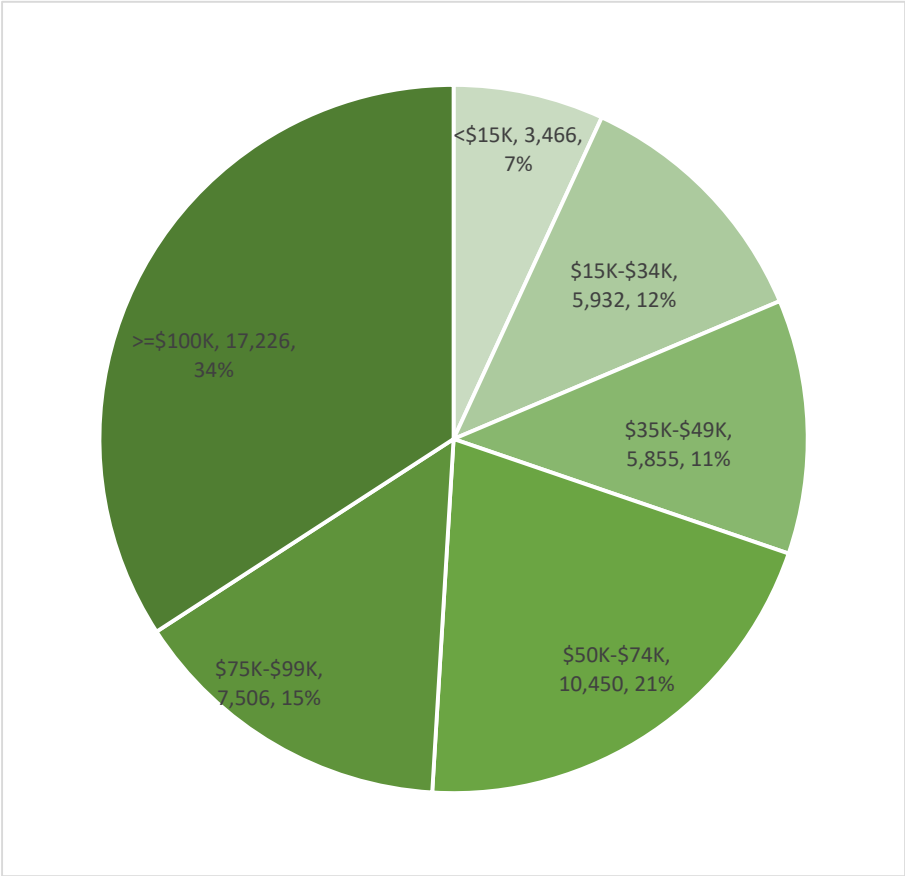
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Demographic and Economic Profile

Plan Hillsborough

Area: **Brandon**

	Households Without Cars	Female-Headed Households
Households Below Poverty		
5,317	1,850	7,335
11%	4%	15%
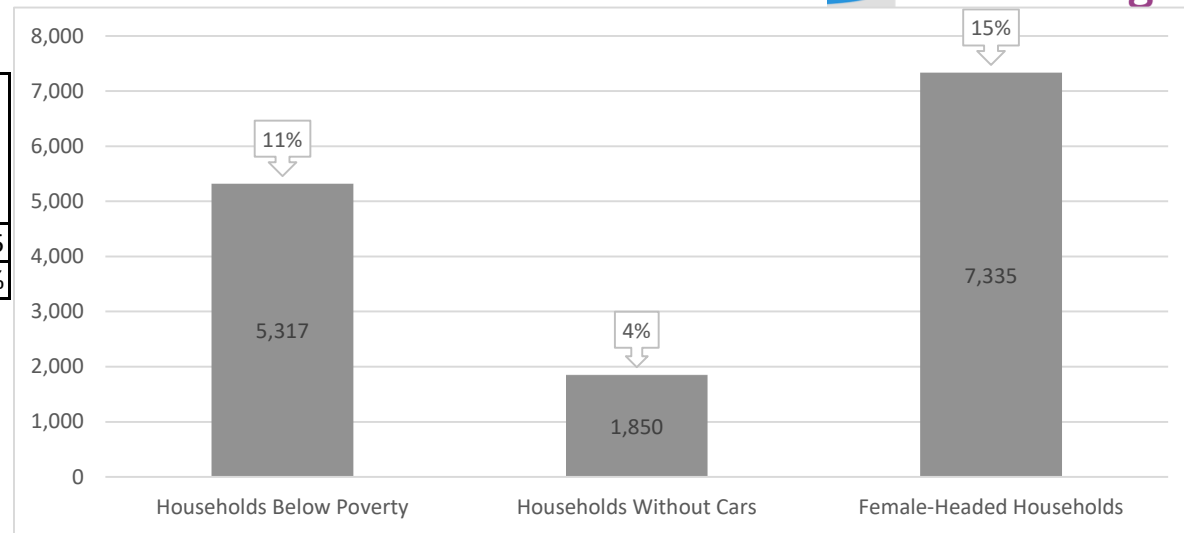
Limited English Population	Disabled Population	Low Income Population
5,105	7,484	14,832
4%	6%	11%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

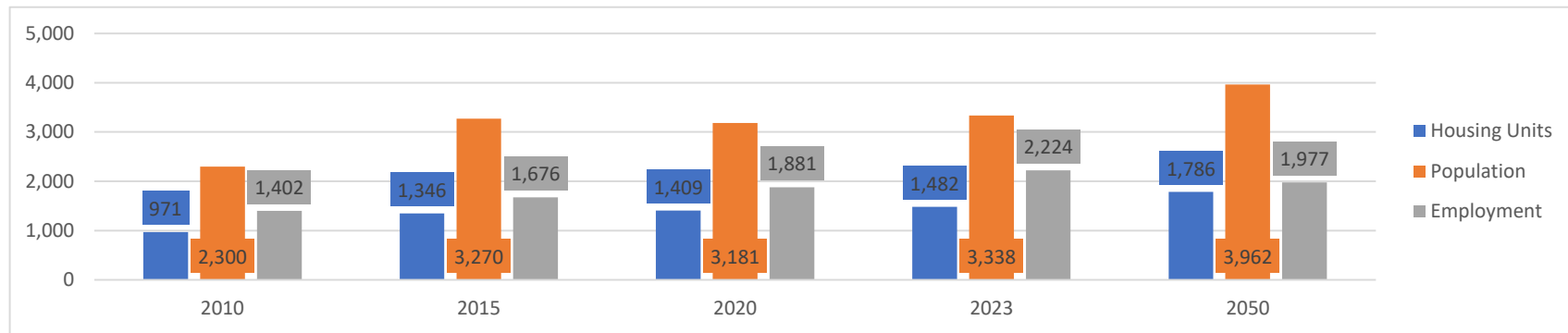Last Updated: January 8, 2024   **Demographic and Economic Profile**

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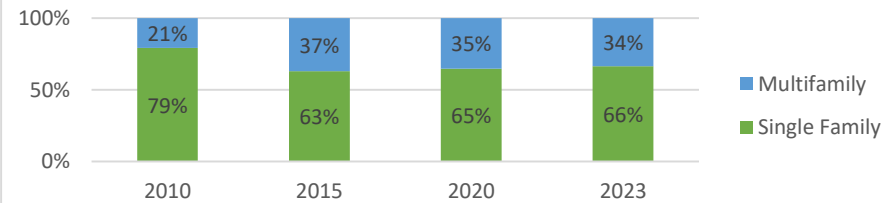Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Citrus Park Village**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	971	1,346	1,409	1,482	1,786	304	21%	10%
Population	2,300	3,270	3,181	3,338	3,962	624	19%	2%
Employment	1,402	1,676	1,881	2,224	1,977	-247	-11%	33%

Residential Units by Type

	2010	2015	2020	2023
Single Family	769	848	911	984
Single Family	79%	63%	65%	66%
Multifamily	202	498	498	498
Multifamily	21%	37%	35%	34%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	951	1,299	1,341	1,414
Occupied	98%	97%	95%	95%
Vacant	20	47	68	68
Vacant	2%	3%	5%	5%
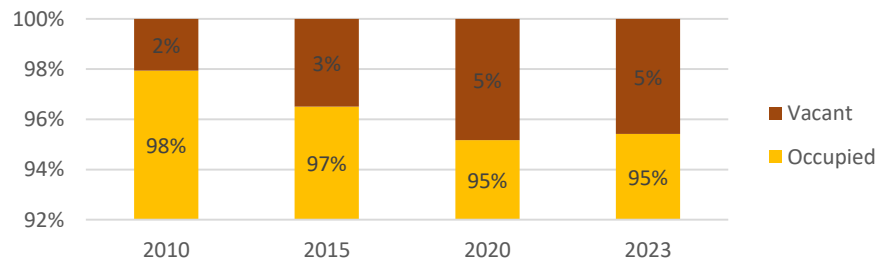
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Citrus Park Village**

Employment by Type

	2010	2015	2020	2023
Industrial	23	28	42	96
Commercial	0	0	0	0
Service	1,378	1,647	1,839	2,128
Total	1,402	1,676	1,881	2,224
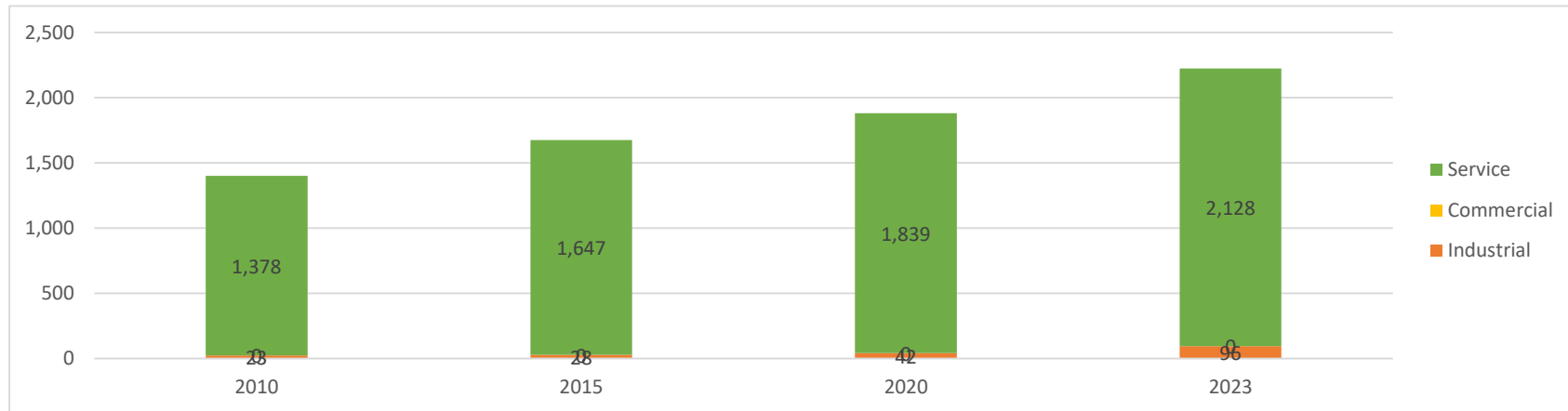
Employment by Type

	2010	2015	2020	2023
Industrial	2%	2%	2%	4%
Commercial	0%	0%	0%	0%
Service	98%	98%	98%	96%
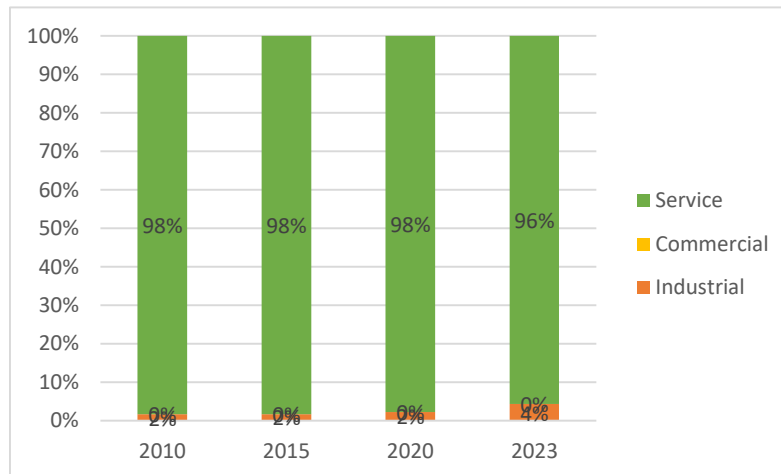
Last Updated: January 8, 2024 **Demographic and Economic Profile**

Area: **Citrus Park Village**

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	15	9	11	5	29	14
Job Sites	0	0	0	1	0	0
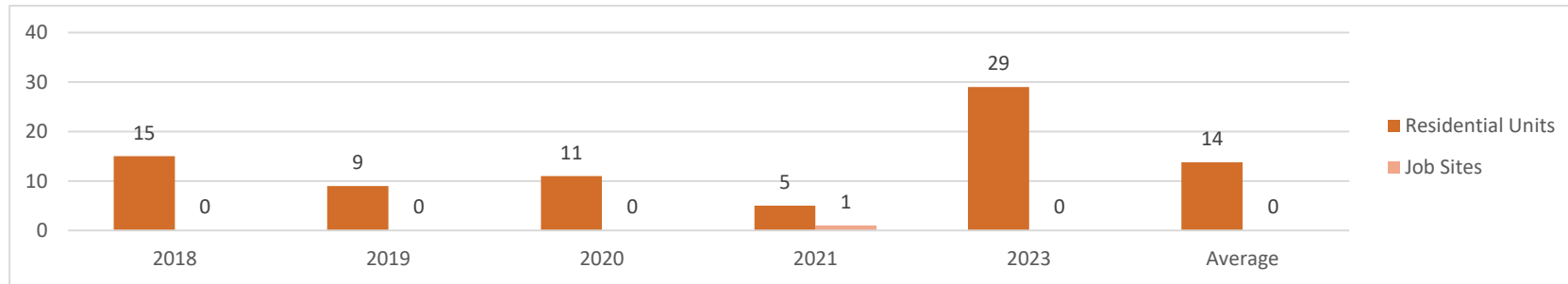
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential	0.037	0.023	0.027	0.012	0.055	0.031
Job Sites	0.00	0.00	0.00	0.10	0.00	0.02

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough
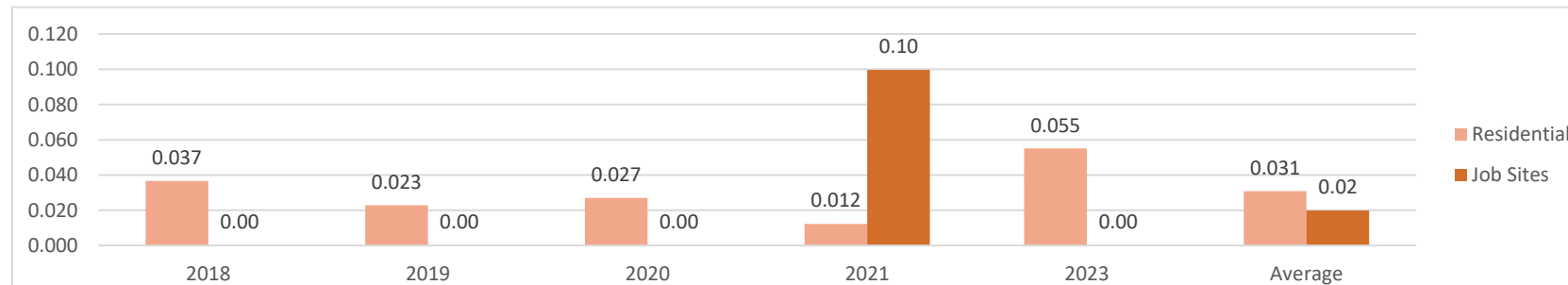
Area: Citrus Park Village

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	34	9	13	5	1	0	1	0	0	7	0
Permitted Commercial Parcels	0	0	0	1	0	0	1	0	0	0	0
Total Building Permits	34	9	13	6	1	0	2	0	0	7	1

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Citrus Park Village

Plan Hillsborough

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	1	17	21
Permitted Commercial Parcels	1	2	2	0	0	1	0	1	1	1	1
Total Building Permits	20	14	15	11	13	12	42	29	2	18	21

Last Updated: January 8, 2024   **Demographic and Economic Profile**

 Plan Hillsborough

Area: Citrus Park Village

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	0	0	0	1	0	0	1	0	0	0	0
Total Permitted Demolitions	0	0	0	1	0	0	1	0	0	0	0

Last Updated: January 8, 2024   **Demographic and Economic Profile**

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 Comm	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: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Citrus Park Village

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
1,414	371	7	144	1,101	300	3,338
42%	11%	0%	4%	33%	9%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
802	1,345	847	343
24%	40%	25%	10%
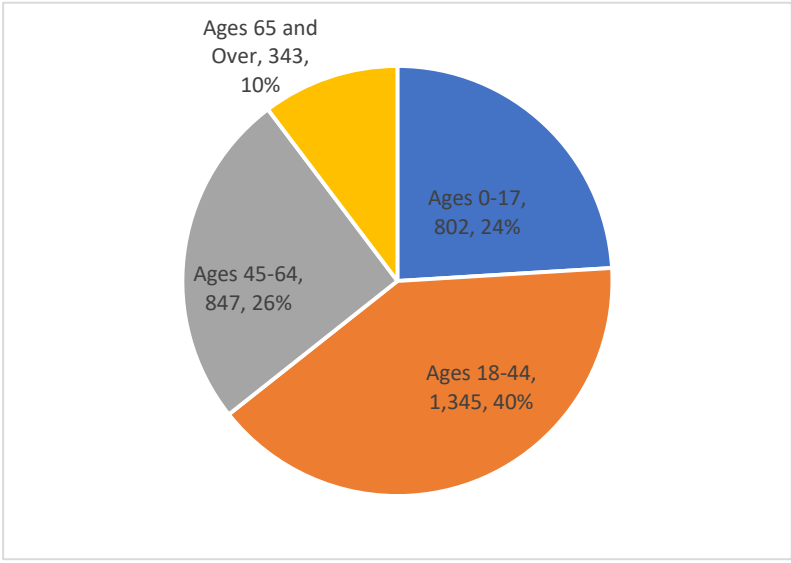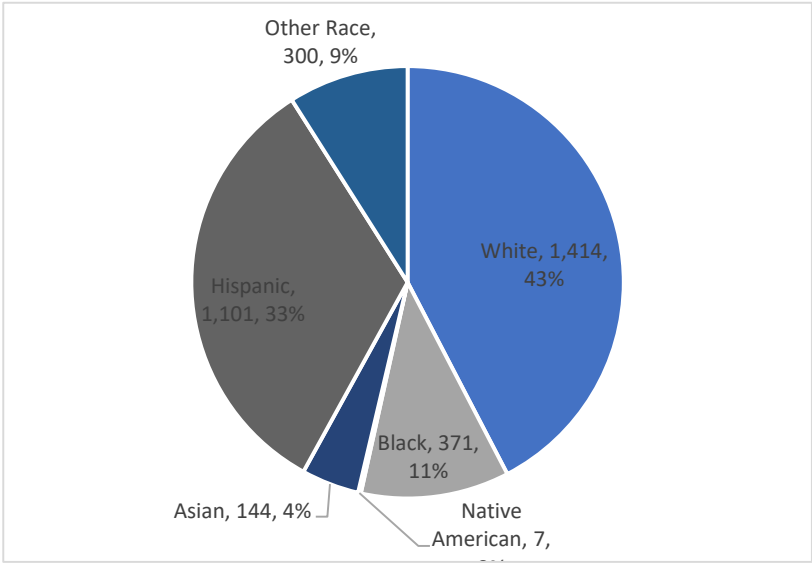
Other Race, 300, 9%

White, 1,414, 43%

Hispanic, 1,101, 33%

Black, 371, 11%

Asian, 144, 4%

Native American, 7,

Ages 65 and Over, 343, 10%

Ages 0-17, 802, 24%

Ages 45-64, 847, 26%

Ages 18-44, 1,345, 40%

No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
101	431	768	635	345
4%	19%	34%	28%	15%
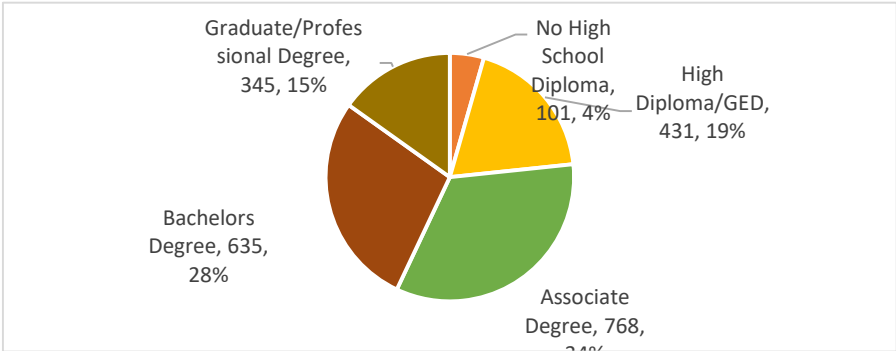
Graduate/Professional Degree, 345, 15%

No High School Diploma, 101, 4%

High Diploma/GED, 431, 19%

Bachelors Degree, 635, 28%

Associate Degree, 768,

Last Updated: January 8, 2024

Demographic and Economic Profile

Area: **Citrus Park Village**

Plan Hillsborough

	<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
	153	153	113	245	152	598	$85,320	$103,281	2,735	1,862	47	873
	11%	11%	8%	17%	11%	42%			82%	68%	3%	32%
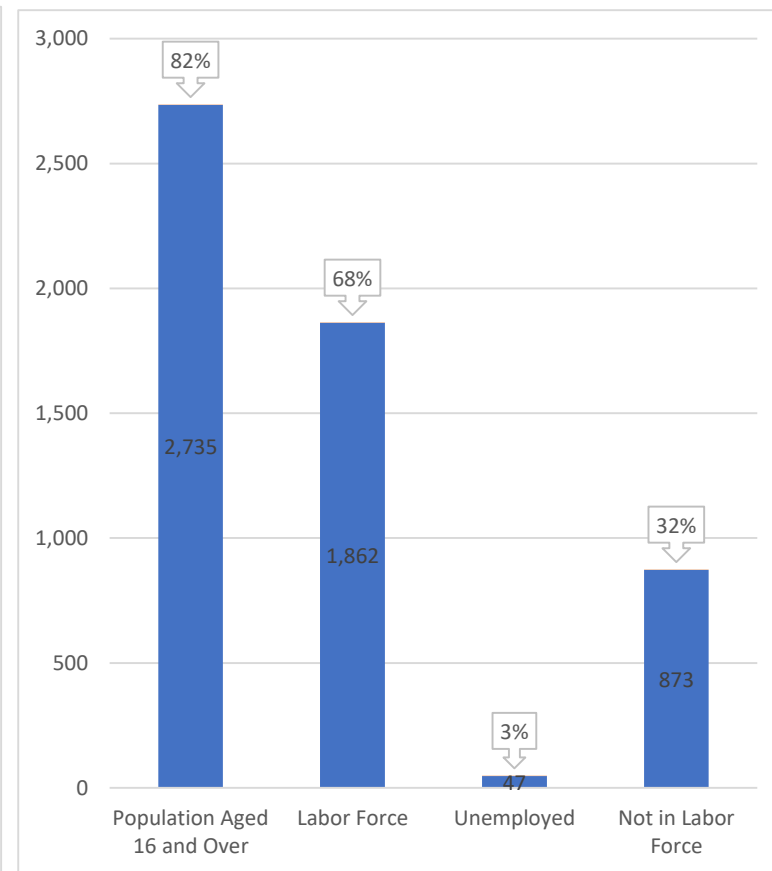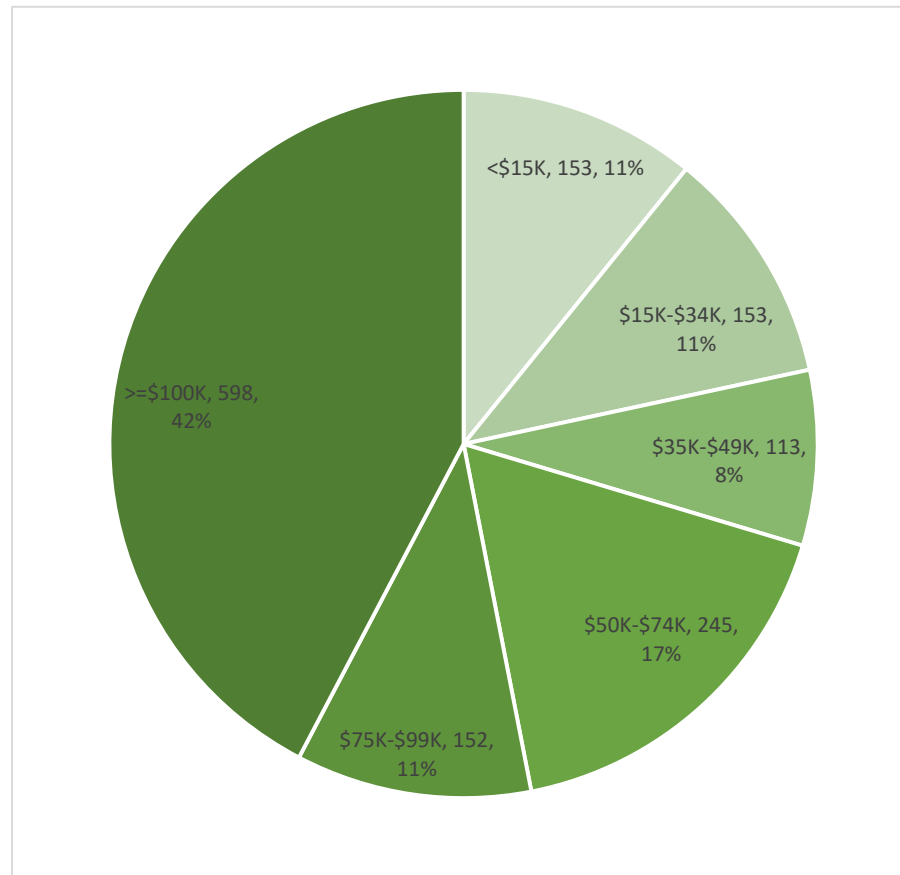
Last Updated: January 8, 2024

Demographic and Economic Profile

Plan Hillsborough

Area: **Citrus Park Village**

Households Below Poverty	Households Without Cars	Female-Headed Households
69	41	188
5%	3%	13%
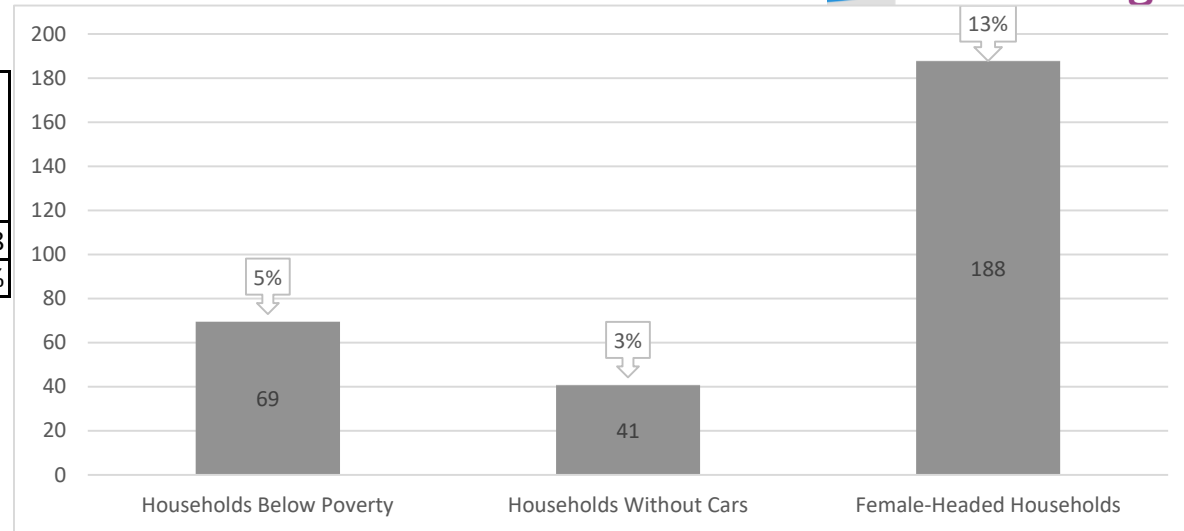
Limited English Population	Disabled Population	Low Income Population
163	115	169
5%	3%	5%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Sources:

|	
Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
Employment Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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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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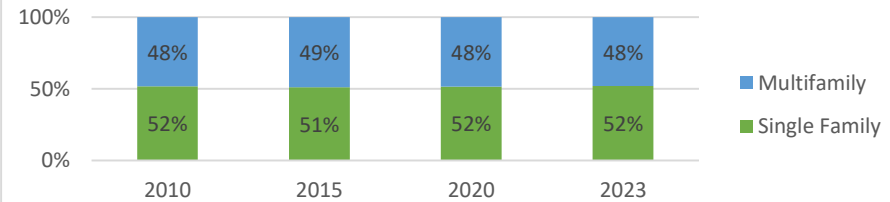Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: East Lake Orient Park

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	11,700	12,143	12,322	12,416	19,339	6,923	56%	2%
Population	27,722	29,065	30,681	30,754	48,086	17,331	56%	6%
Employment	42,382	48,588	56,325	64,552	77,565	13,013	20%	33%
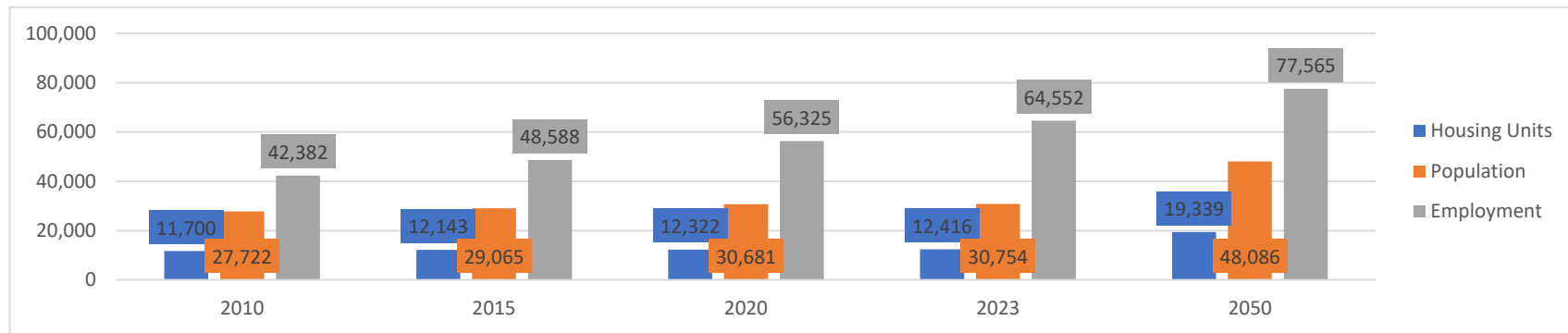
Residential Units by Type

	2010	2015	2020	2023
Single Family	6,061	6,210	6,359	6,451
Single Family	52%	51%	52%	52%
Multifamily	5,639	5,933	5,963	5,965
Multifamily	48%	49%	48%	48%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	10,909	11,301	11,772	11,866
Occupied	93%	93%	96%	96%
Vacant	791	842	550	550
Vacant	7%	7%	4%	4%
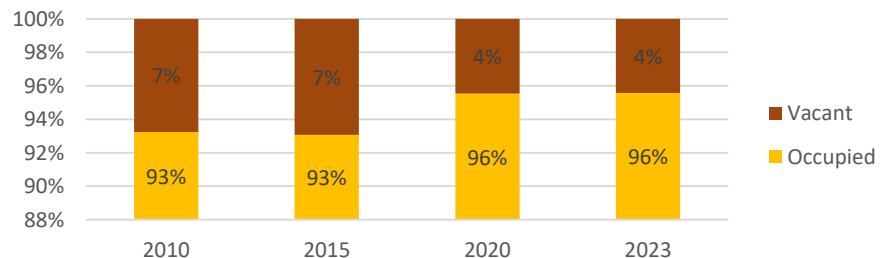
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **East Lake Orient Park**

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Employment by Type

	2010	2015	2020	2023
Industrial	6,053	6,923	9,376	10,834
Commercial	4,347	5,163	6,720	7,966
Service	31,981	36,502	40,230	45,752
Total	42,382	48,588	56,325	64,552
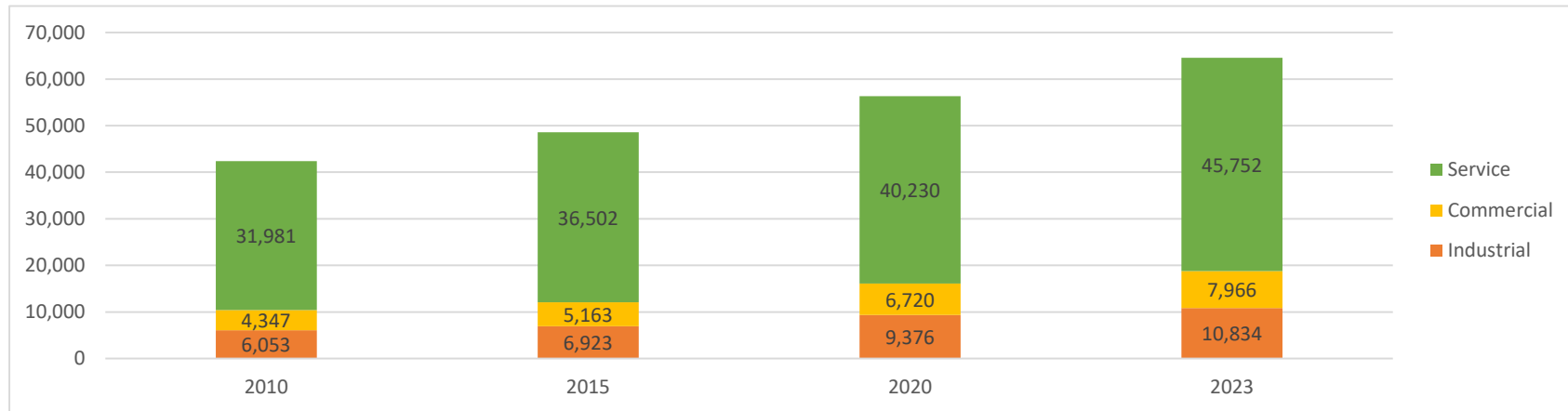
Employment by Type

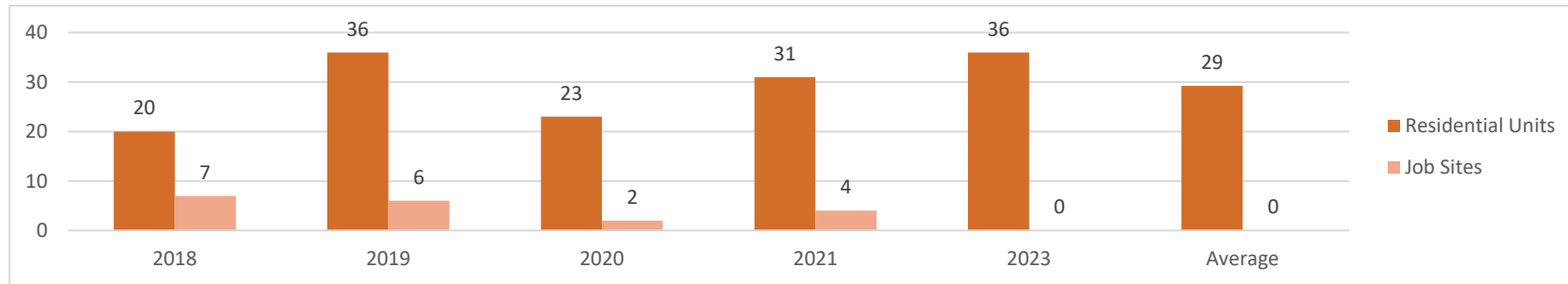|	2010	2015	2020	2023
Industrial	14%	14%	17%	17%
Commercial	10%	11%	12%	12%
Service	75%	75%	71%	71%
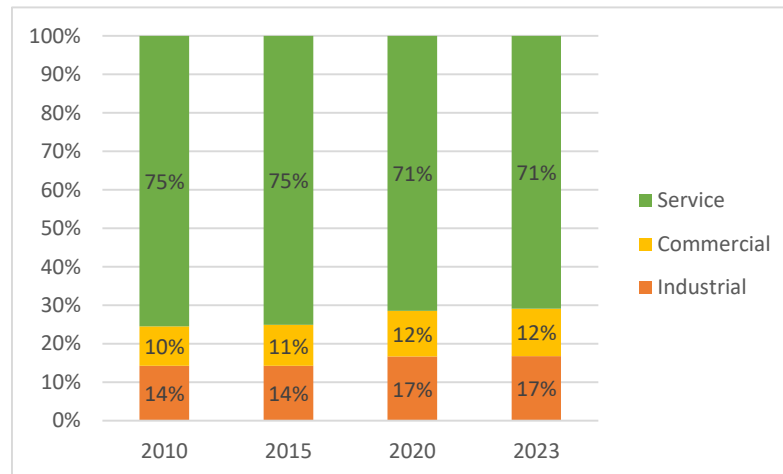
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **East Lake Orient Park**

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	20	36	23	31	36	29
Job Sites	7	6	2	4	0	0

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

	2018	2019	2020	2021	2023	Average
Residential	0.043	0.055	0.047	0.062	0.059	0.053
Job Sites	0.13	0.44	0.07	0.23	0.00	0.17
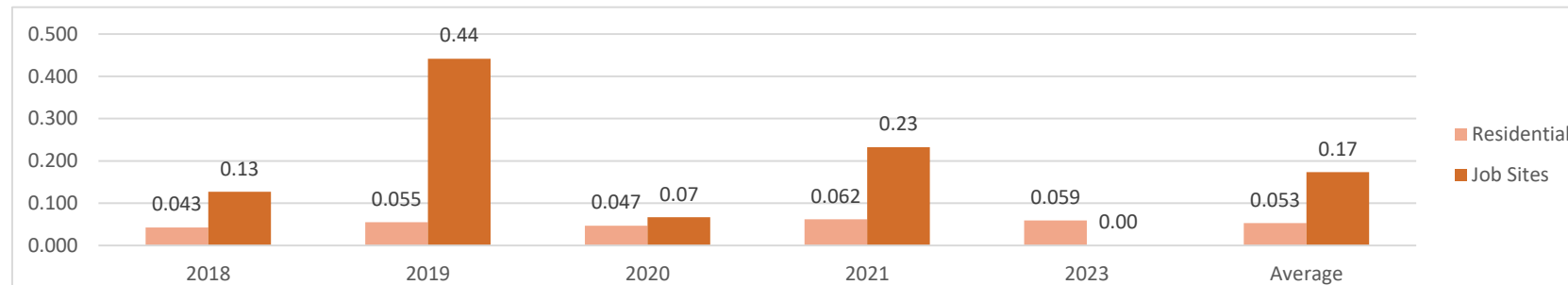
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: East Lake Orient Park

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	4	5	13	8	59	4	19	6	5	14	9
Permitted Commercial Parcels	18	5	2	5	4	3	5	4	1	5	3
Total Building Permits	22	10	15	13	63	7	24	10	6	19	12
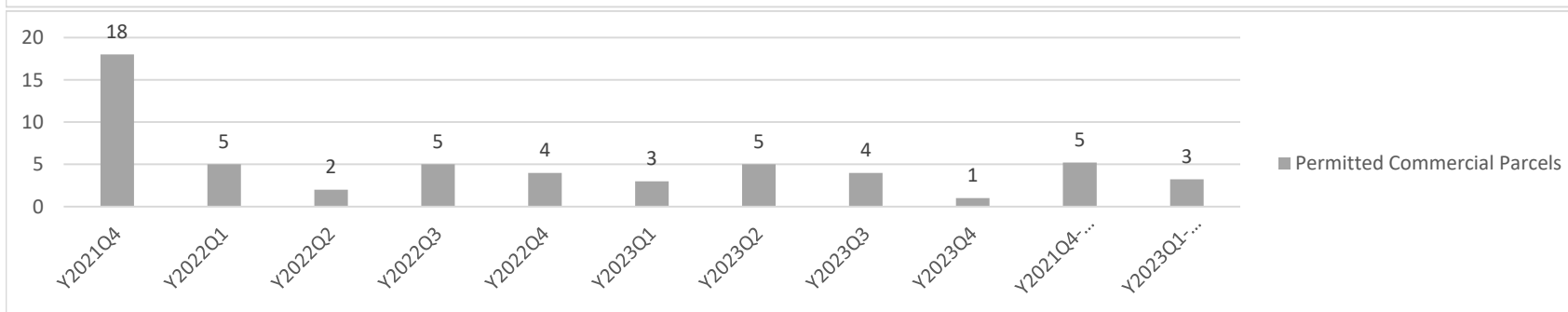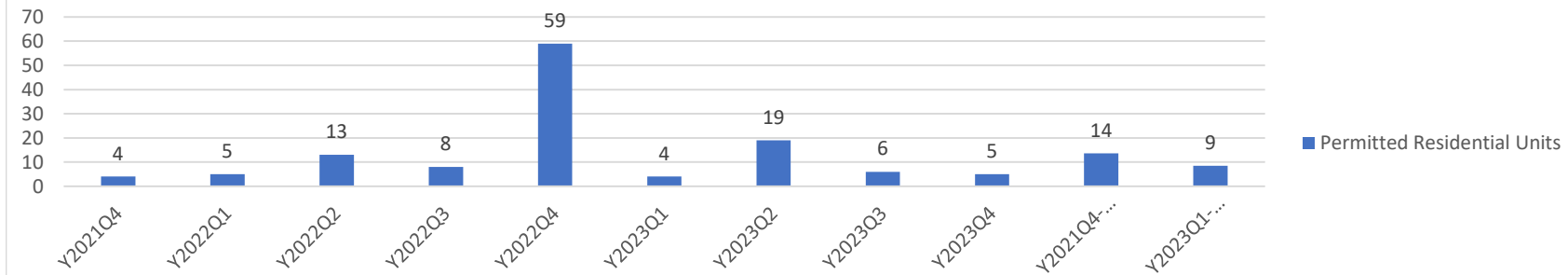
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

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	34	44	52
Permitted Commercial Parcels	7	14	12	4	11	2	25	16	13	12	14
Total Building Permits	7	90	70	32	38	22	93	101	47	56	66

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: East Lake Orient Park

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	18	5	2	5	4	3	5	4	1	5	3
Total Permitted Demolitions	18	5	2	5	4	3	5	4	1	5	3
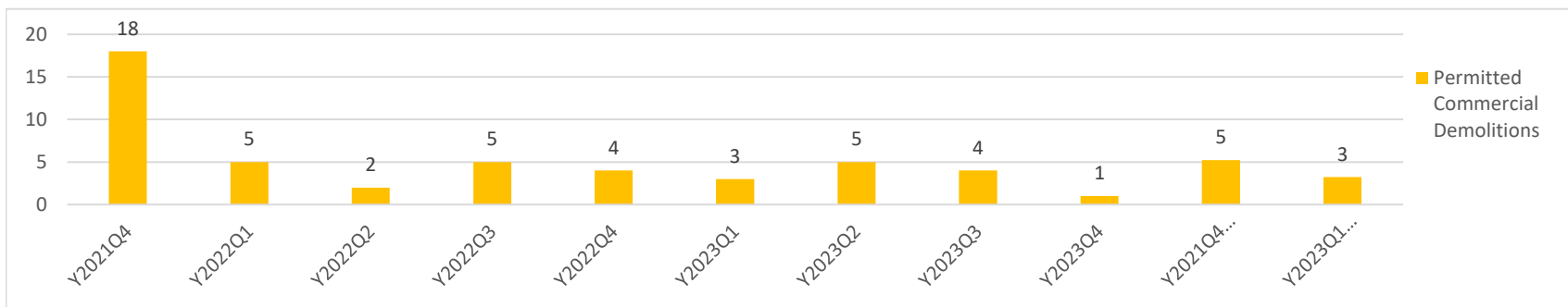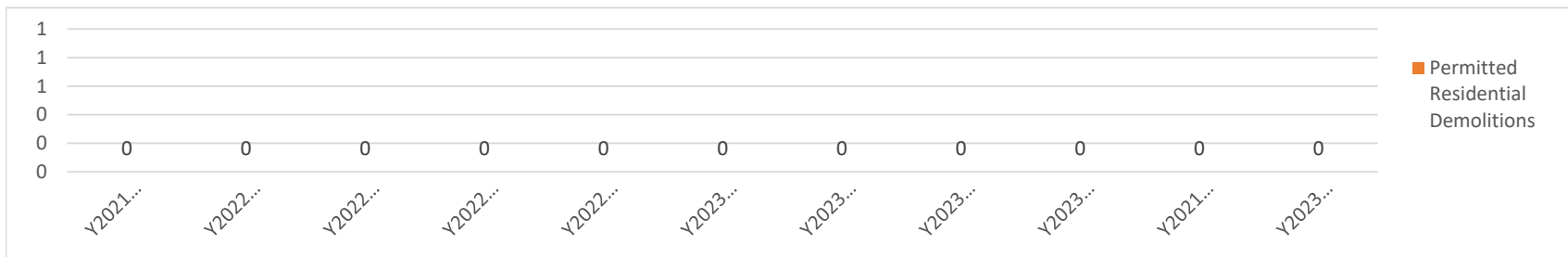
Last Updated:　January 8, 2024　　**Demographic and Economic Profile**

Plan Hillsborough

Area:　East Lake Orient Park

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 Comn	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: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough
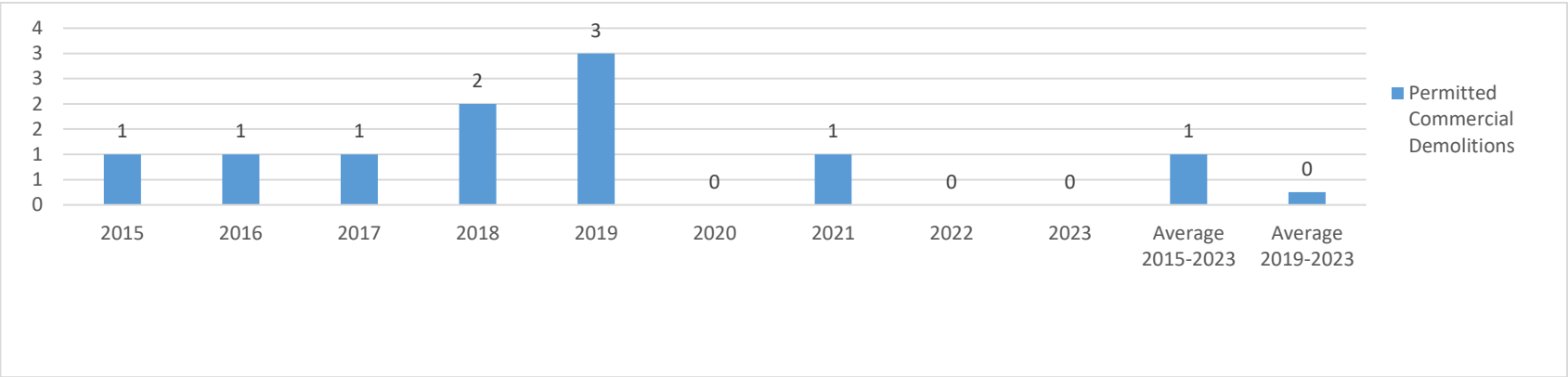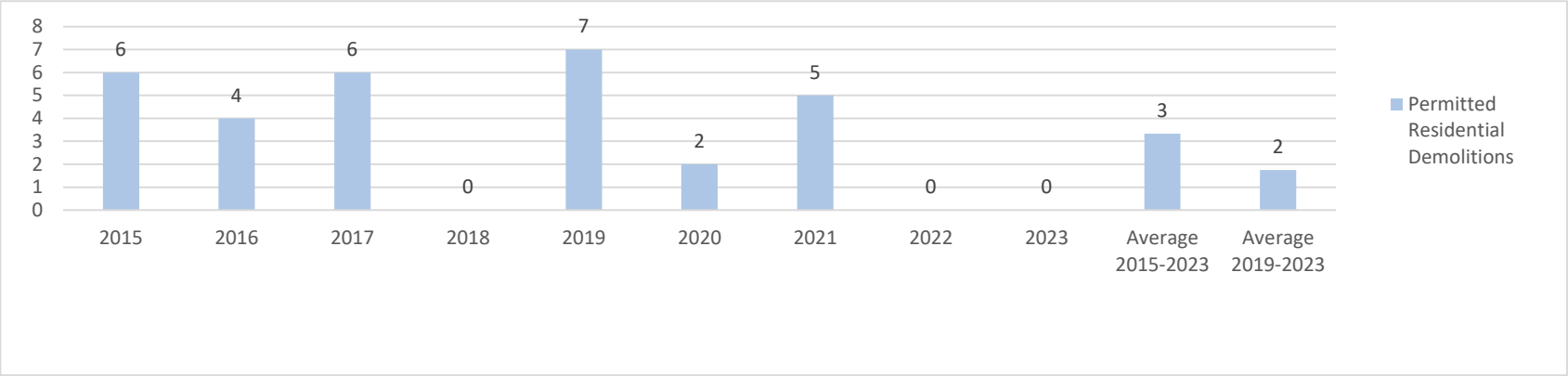
Area: East Lake Orient Park

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
7,570	12,122	27	2,163	7,803	1,068	30,754
25%	39%	0%	7%	25%	3%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
8,068	12,381	6,869	3,437
26%	40%	22%	11%
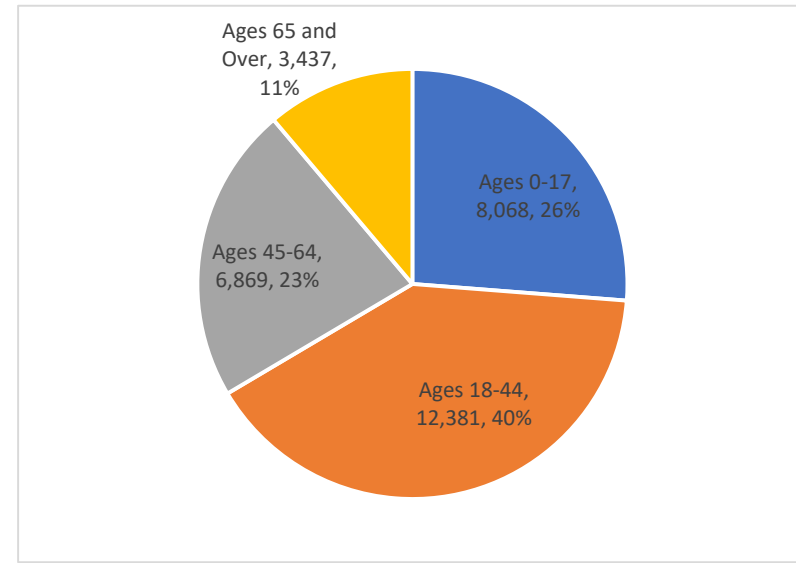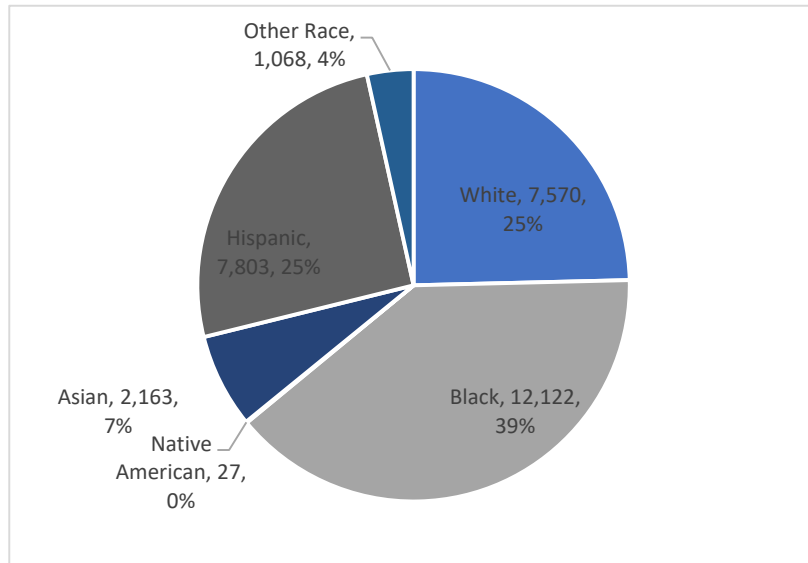
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
3,010	6,488	5,723	2,551	1,797
15%	33%	29%	13%	9%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough
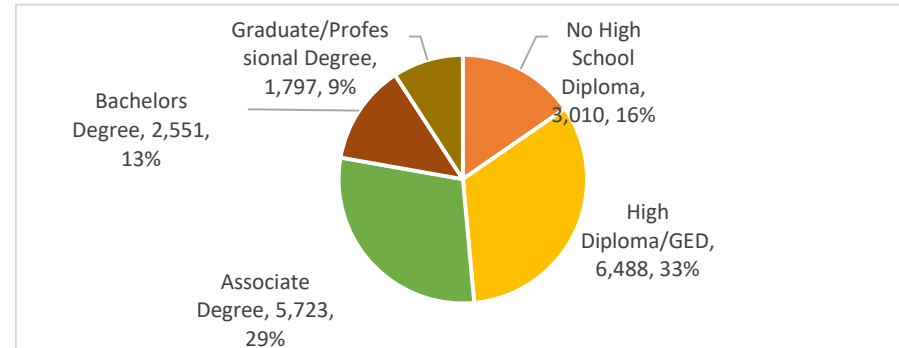
Area: East Lake Orient Park

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
1,499	2,342	1,901	2,310	2,084	1,734	$52,698	$61,995	23,393	15,933	1,086	7,460
13%	20%	16%	19%	18%	15%			76%	68%	7%	32%
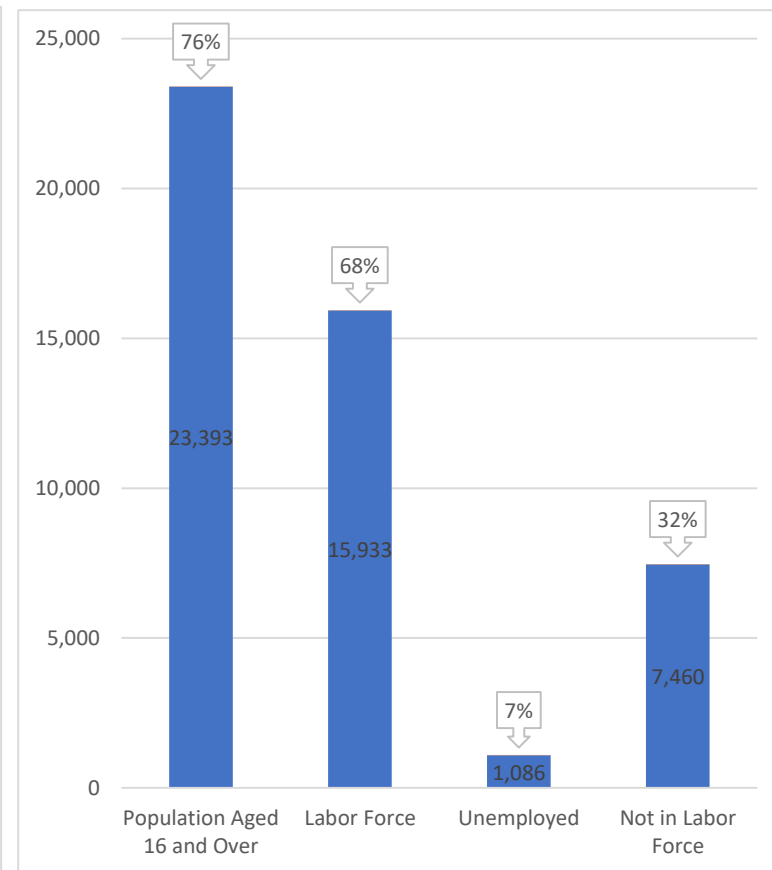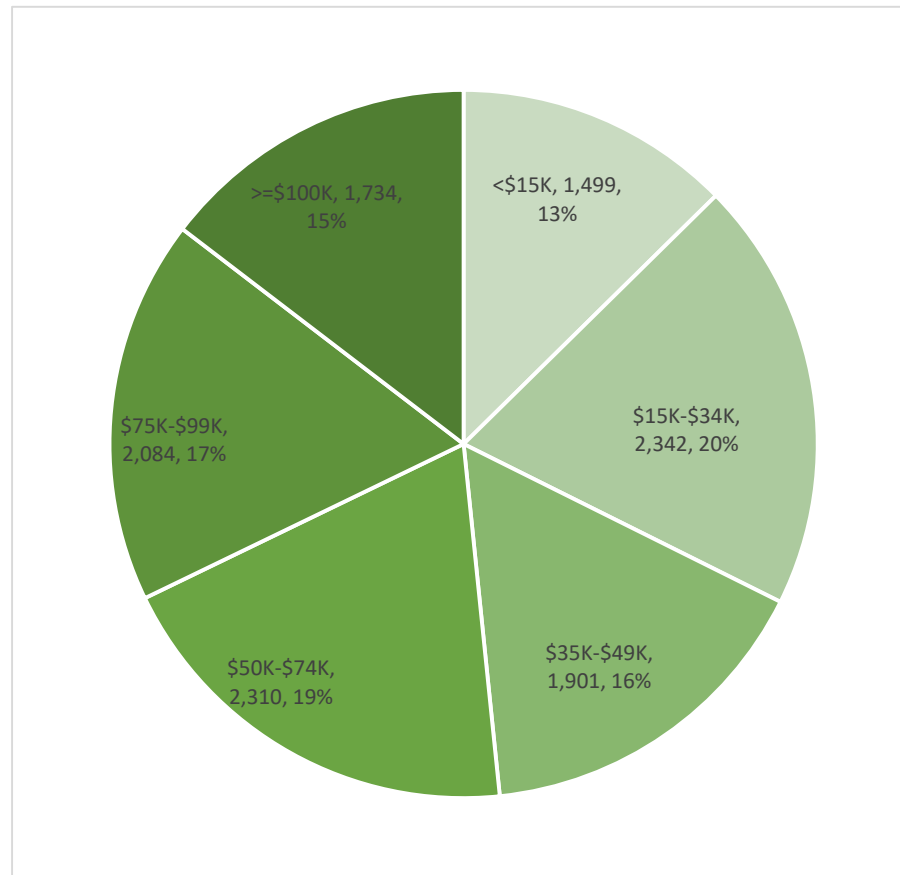
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **East Lake Orient Park**

Plan Hillsborough

Households Below Poverty	Households Without Cars	Female-Headed Households
1,997	1,241	2,974
17%	10%	25%
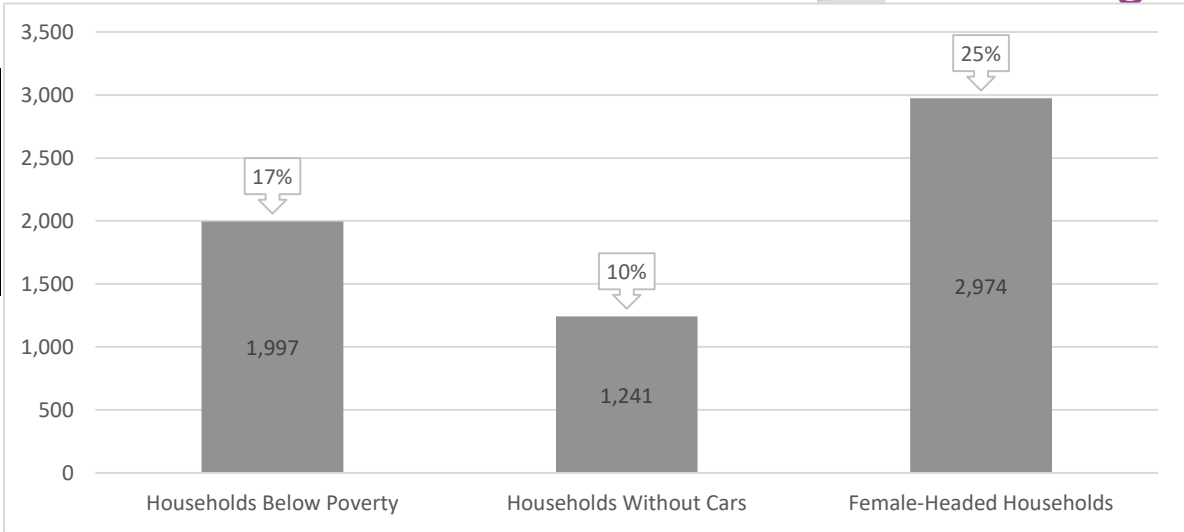
Limited English Population	Disabled Population	Low Income Population
1,480	2,187	4,824
5%	7%	16%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Sources:

| Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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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, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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Hillsborough

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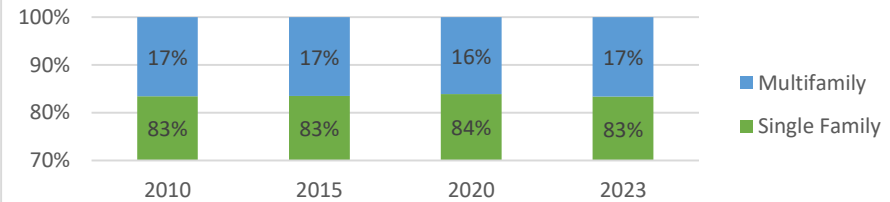Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **East Rural**

Plan Hillsborough

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	22,201	23,339	23,941	24,360	58,134	33,774	139%	4%
Population	60,901	65,325	65,088	65,779	155,859	90,080	137%	1%
Employment	13,849	15,772	16,659	18,241	24,549	6,307	35%	16%
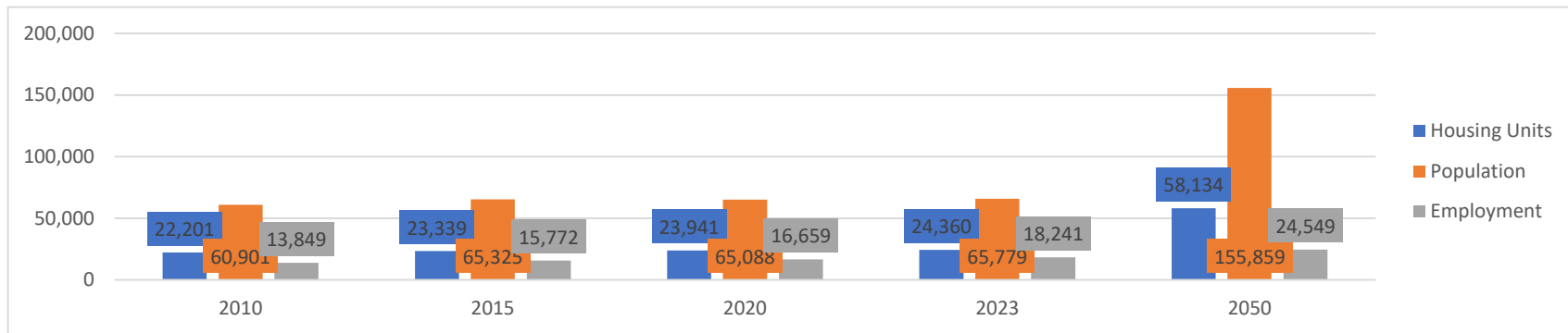
Residential Units by Type

	2010	2015	2020	2023
Single Family	18,519	19,487	20,081	20,303
Single Family	83%	83%	84%	83%
Multifamily	3,682	3,852	3,860	4,057
Multifamily	17%	17%	16%	17%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	21,540	22,669	23,094	23,497
Occupied	97%	97%	96%	96%
Vacant	661	670	847	863
Vacant	3%	3%	4%	4%
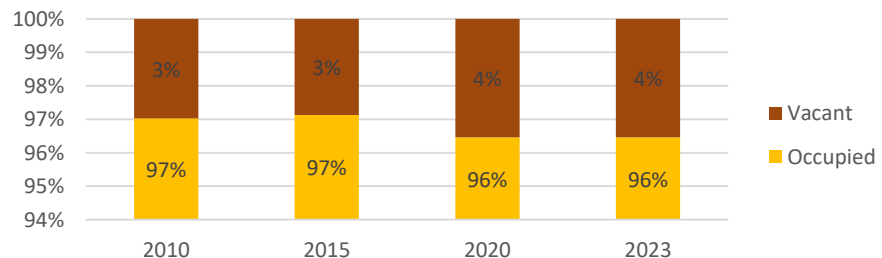
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: East Rural

Plan Hillsborough

Employment by Type

	2010	2015	2020	2023
Industrial	7,165	6,848	6,332	6,385
Commercial	825	1,986	2,460	2,776
Service	5,859	6,938	7,868	9,080
Total	13,849	15,772	16,659	18,241
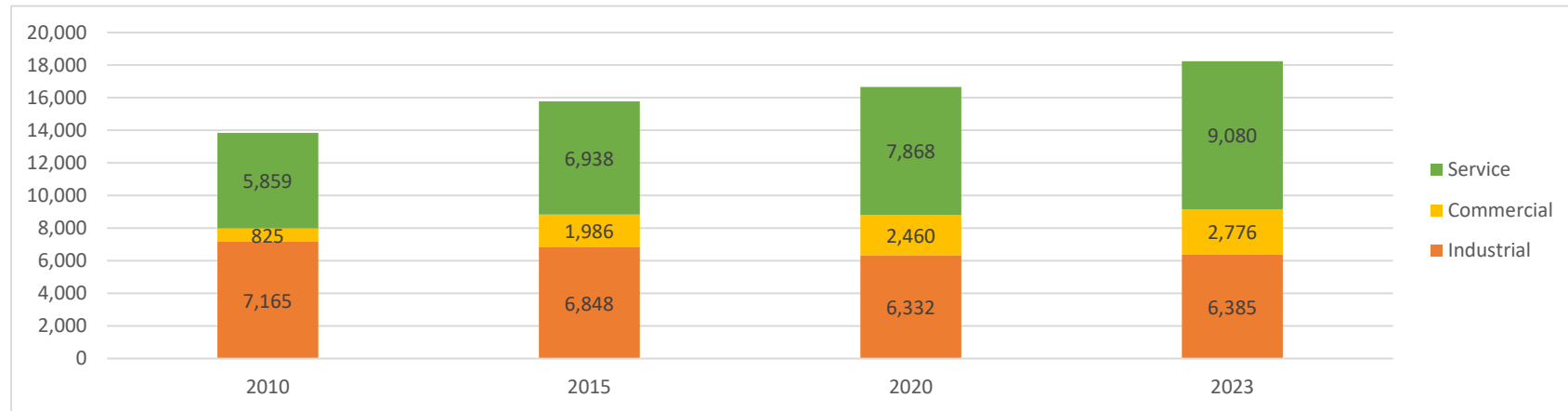
Employment by Type

|	2010	2015	2020	2023
Industrial	52%	43%	38%	35%
Commercial	6%	13%	15%	15%
Service	42%	44%	47%	50%
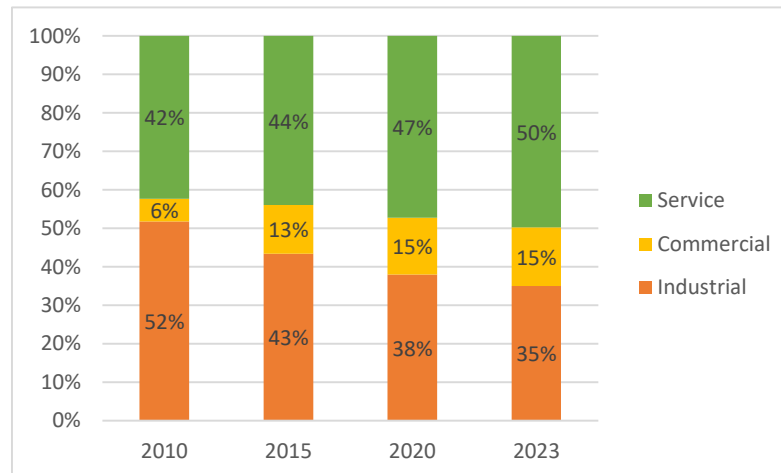
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: East Rural

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	110	127	144	312	24	143
Job Sites	13	10	11	8	9	0
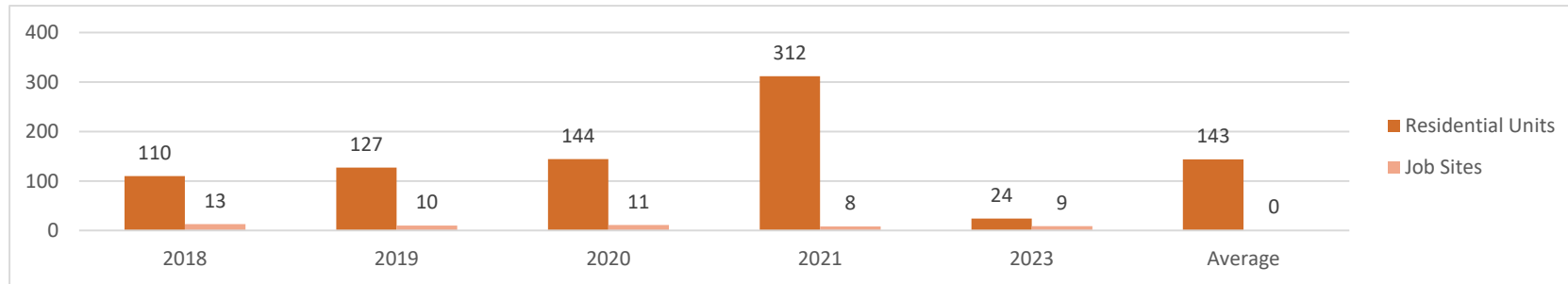
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

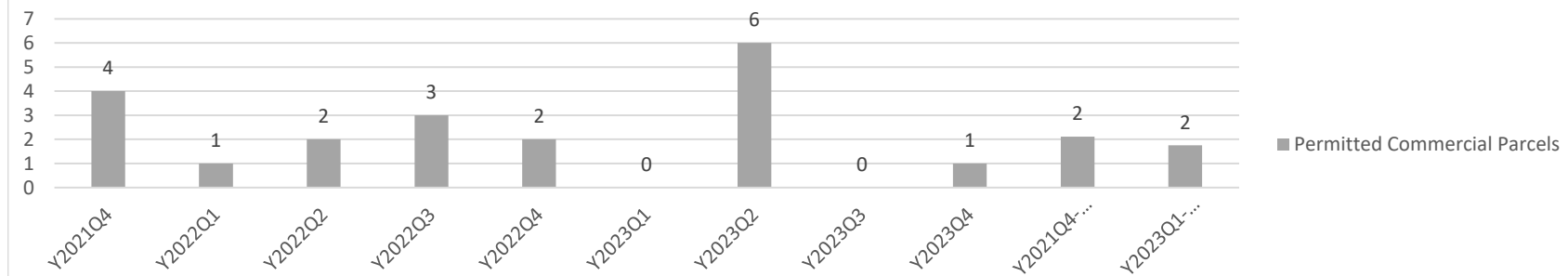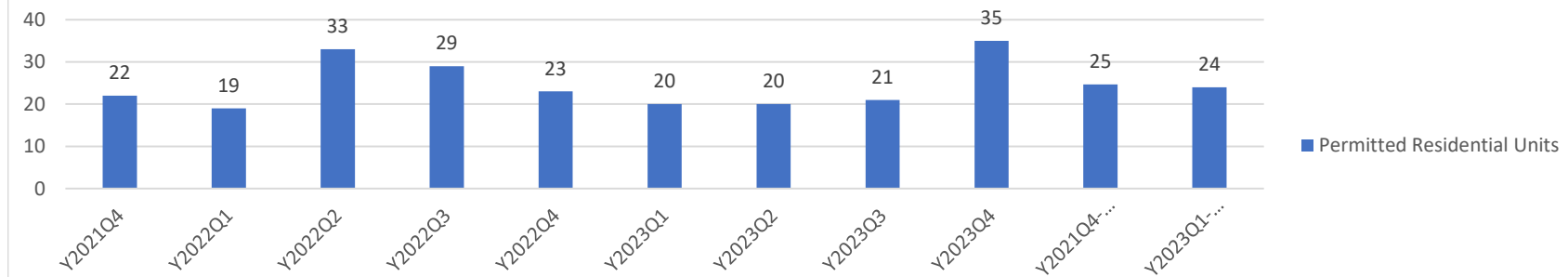|	2018	2019	2020	2021	2023	Average
Residential	0.234	0.286	0.311	0.432	0.063	0.265
Job Sites	0.05	0.03	0.04	0.02	0.03	0.04
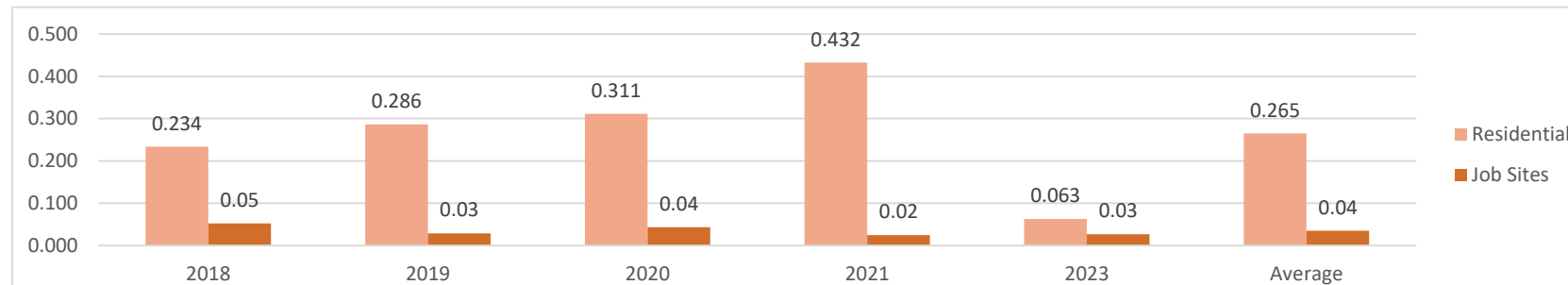
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: East Rural

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	22	19	33	29	23	20	20	21	35	25	24
Permitted Commercial Parcels	4	1	2	3	2	0	6	0	1	2	2
Total Building Permits	26	20	35	32	25	20	26	21	36	27	26

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: East Rural

Plan Hillsborough

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	96	137	124
Permitted Commercial Parcels	11	7	1	5	6	4	6	8	7	6	6
Total Building Permits	98	115	112	119	324	157	148	112	103	143	130

Last Updated: January 8, 2024 **Demographic and Economic Profile**

Plan Hillsborough

Area: **East Rural**

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	4	1	2	3	2	0	6	0	1	2	2
Total Permitted Demolitions	4	1	2	3	2	0	6	0	1	2	2

Last Updated: January 8, 2024   **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 Reside	4	4	15	9	10	9	10	0	0	7	5
Permitted Comm	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: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: East Rural

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
35,646	5,905	105	2,509	19,600	2,014	65,779
54%	9%	0%	4%	30%	3%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
15,211	22,806	18,222	9,540
23%	35%	28%	15%
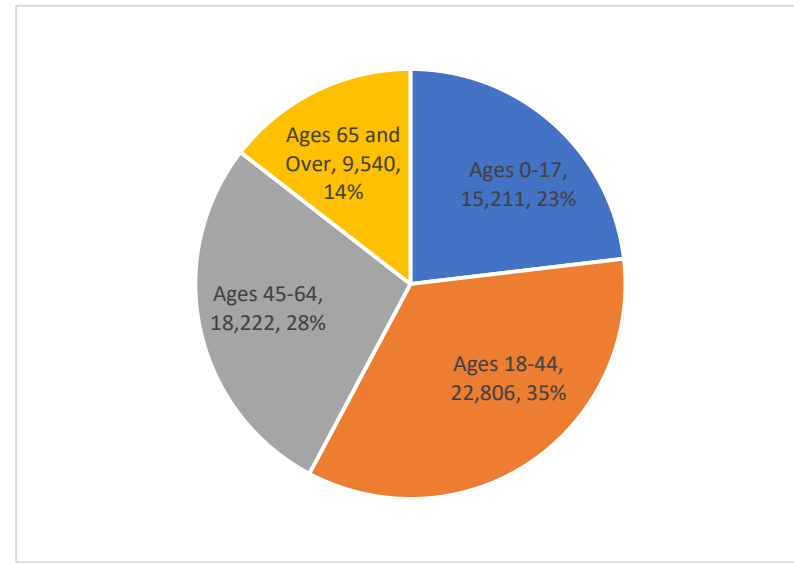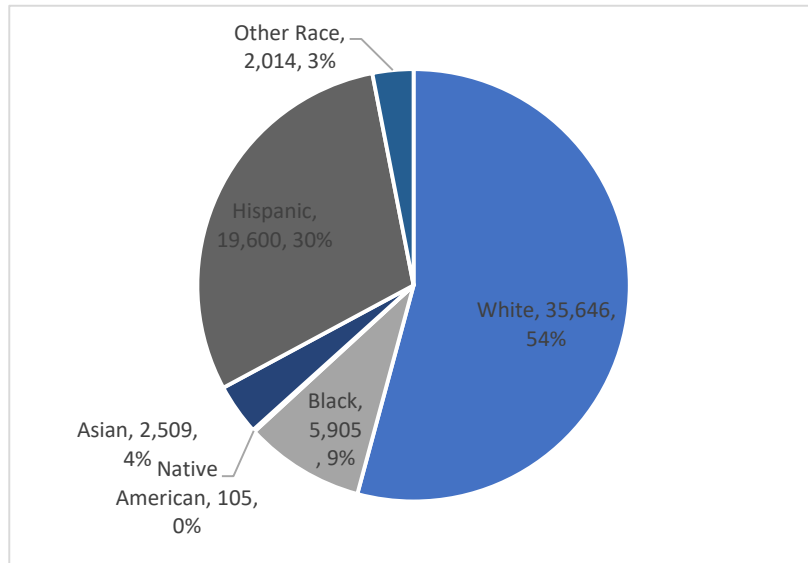
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
6,801	13,661	11,959	8,465	3,781
15%	31%	27%	19%	8%
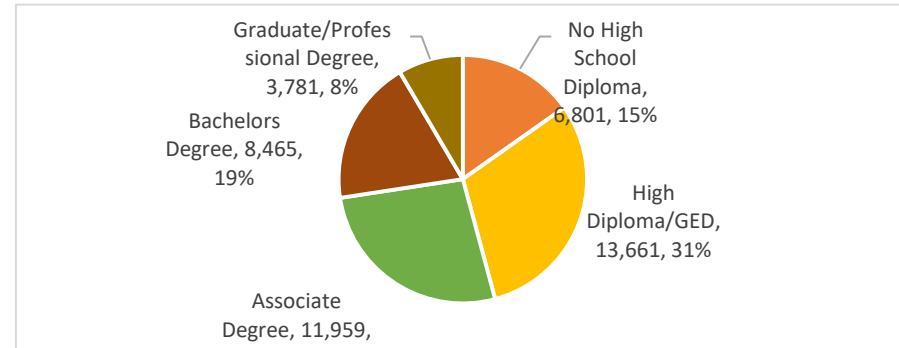
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: East Rural

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
1,363	3,359	2,824	3,586	2,871	9,493	$81,968	$98,715	52,282	33,907	1,299	18,376
6%	14%	12%	15%	12%	40%			79%	65%	4%	35%
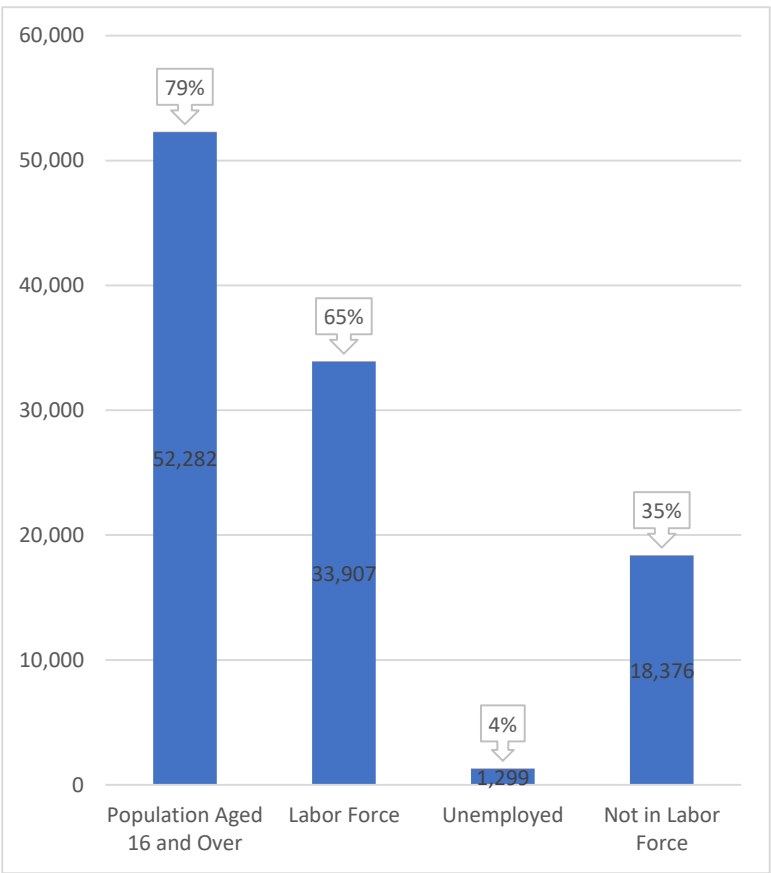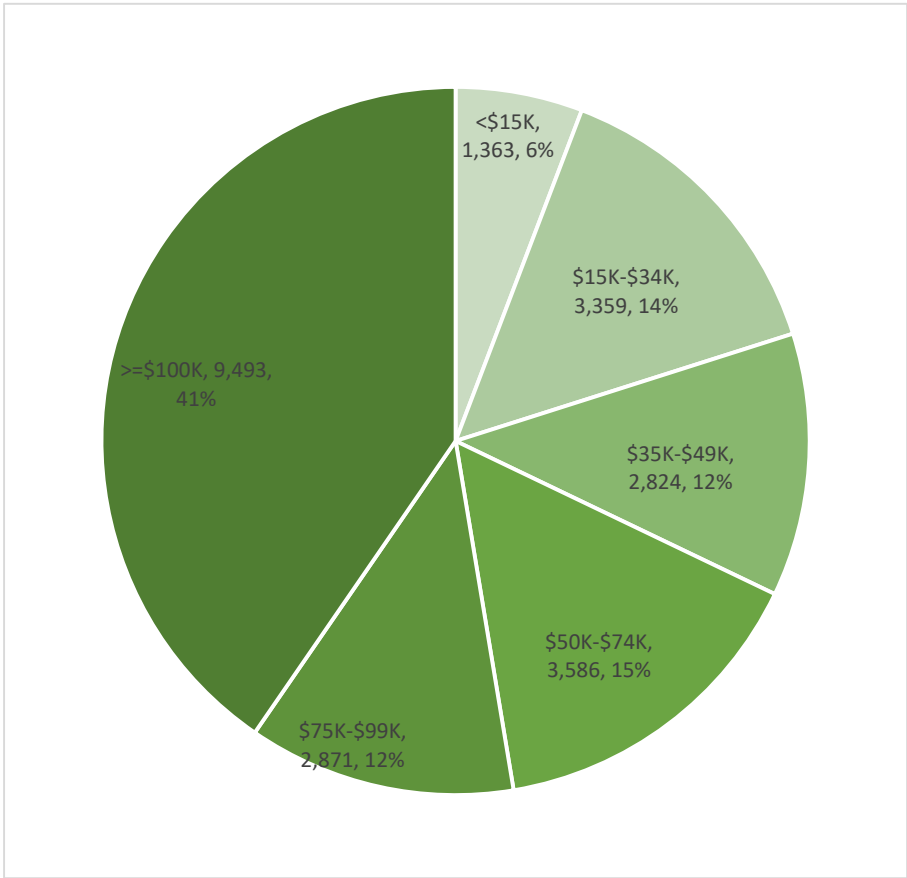
Last Updated: January 8, 2024

Demographic and Economic Profile

Plan Hillsborough

Area: **East Rural**

	Households Without Cars	Female-Headed Households
Households Below Poverty		
2,650	724	2,485
11%	3%	11%
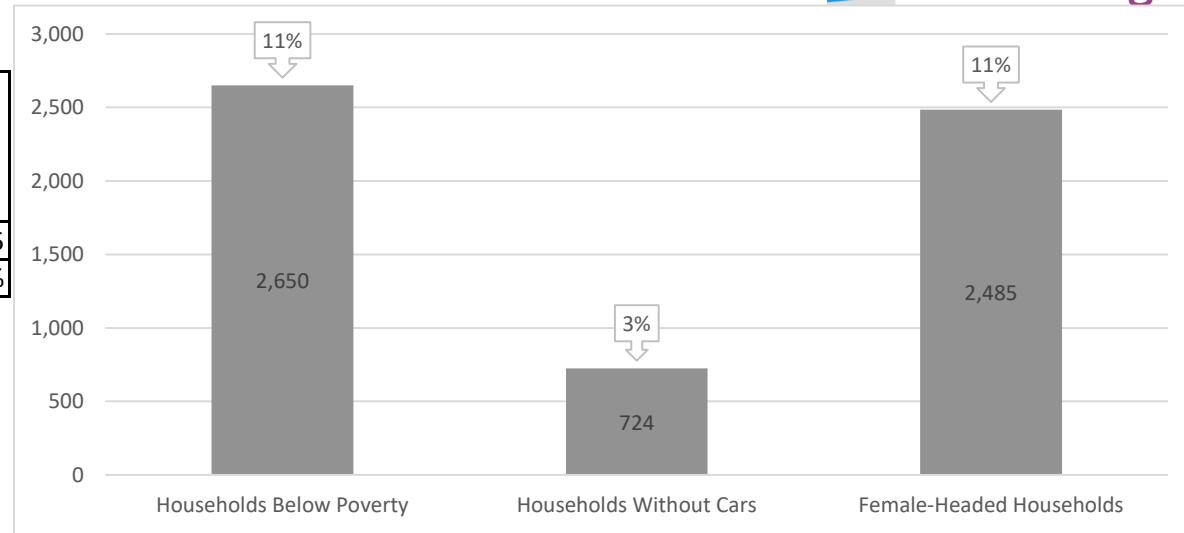
Limited English Population	Disabled Population	Low Income Population
3,757	3,817	9,149
6%	6%	14%

Demographic and Economic Profile

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
Employment Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
New Parcels	Parcel Data from Hillsborough County Property Appraiser (Last accessed: January 8, 2024)
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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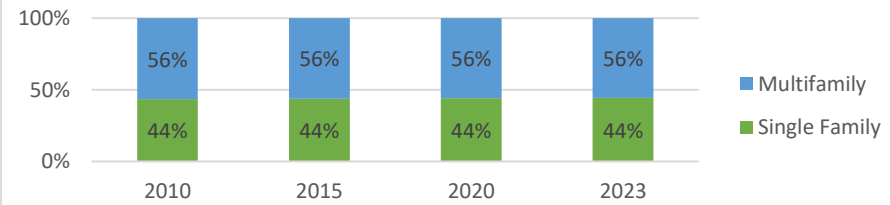Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Egypt Lake**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	14,529	14,571	14,763	14,844	16,089	1,245	8%	2%
Population	32,772	33,514	33,523	33,538	36,852	3,314	10%	0%
Employment	12,502	15,106	16,979	19,374	22,083	2,709	14%	28%
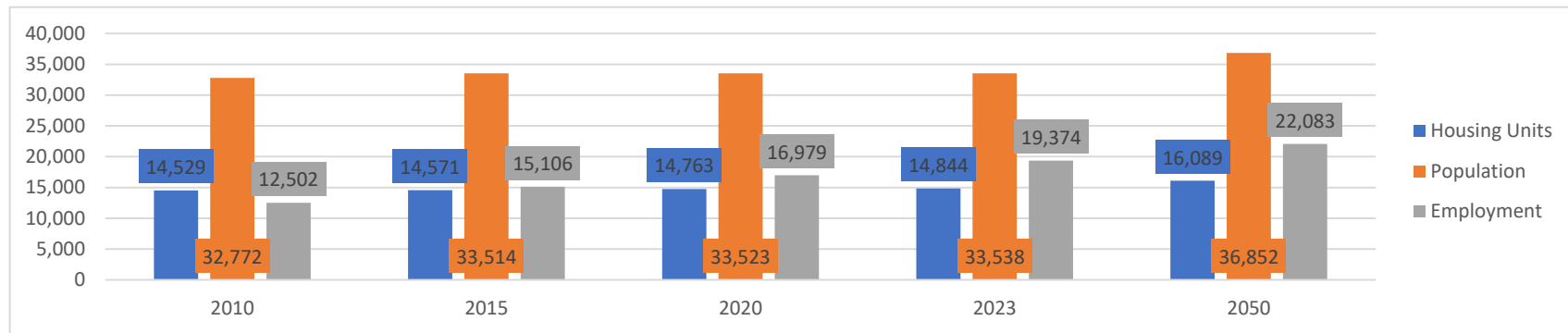
Residential Units by Type

	2010	2015	2020	2023
Single Family	6,331	6,373	6,509	6,590
Single Family	44%	44%	44%	44%
Multifamily	8,198	8,198	8,254	8,254
Multifamily	56%	56%	56%	56%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	13,881	13,923	14,442	14,520
Occupied	96%	96%	98%	98%
Vacant	648	648	321	324
Vacant	4%	4%	2%	2%
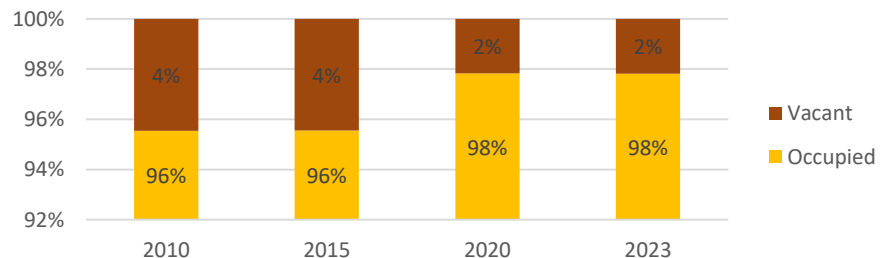
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Egypt Lake

Employment by Type

	2010	2015	2020	2023
Industrial	479	585	823	1,026
Commercial	1,925	2,287	2,883	3,238
Service	10,098	12,234	13,273	15,111
Total	12,502	15,106	16,979	19,374
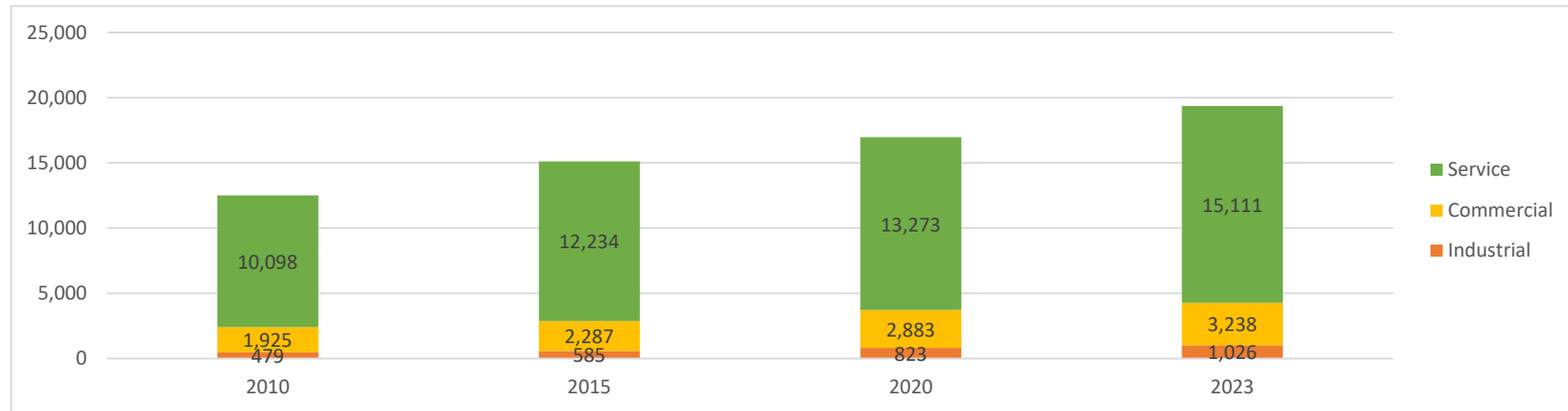
Employment by Type

	2010	2015	2020	2023
Industrial	4%	4%	5%	5%
Commercial	15%	15%	17%	17%
Service	81%	81%	78%	78%
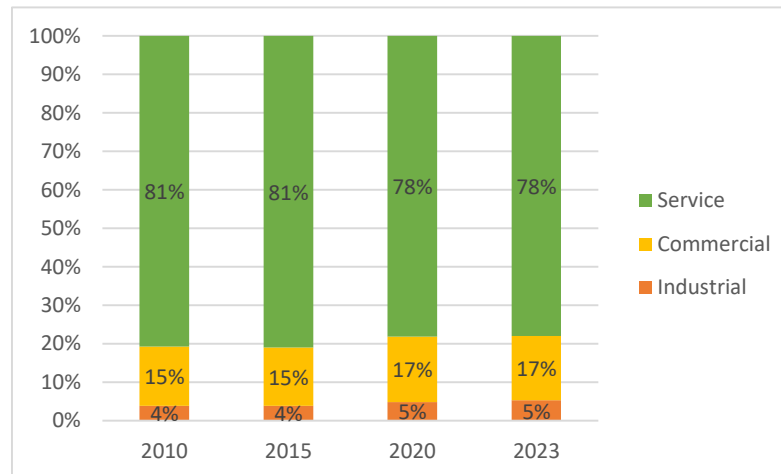
Last Updated: January 8, 2024   **Demographic and Economic Profile**
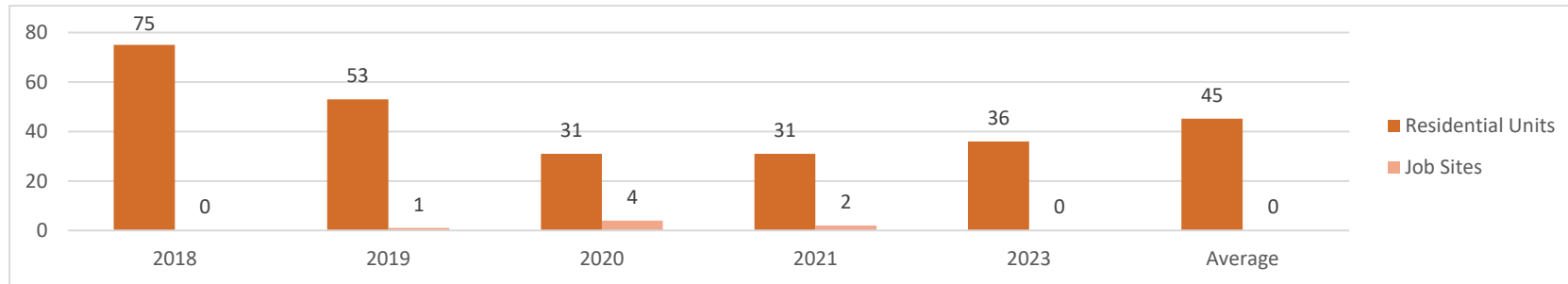
Area: **Egypt Lake**

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	75	53	31	31	36	45
Job Sites	0	1	4	2	0	0

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

	2018	2019	2020	2021	2023	Average
Residential	0.103	0.101	0.066	0.059	0.057	0.077
Job Sites	0.00	0.01	0.02	0.14	0.00	0.03
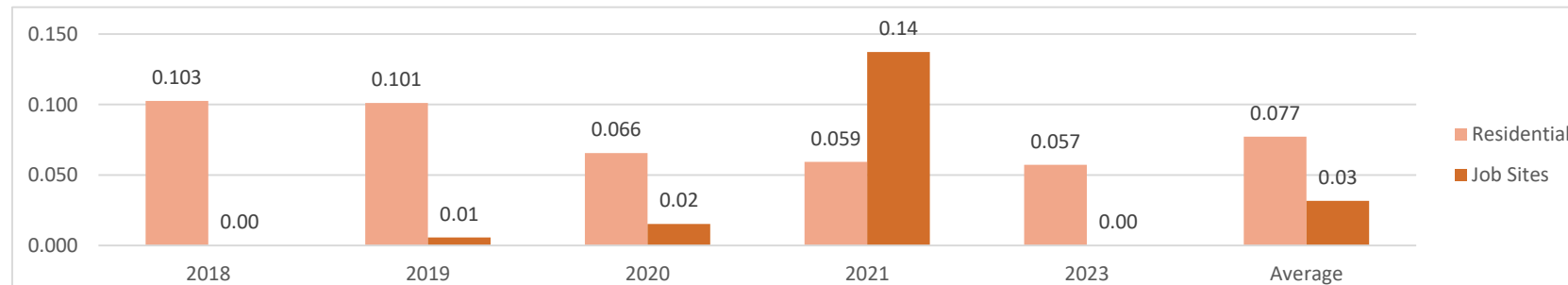
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Egypt Lake**

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	39	13	129	33	11	3	1	5	5	27	4
Permitted Commercial Parcels	2	1	1	0	1	0	1	2	0	1	1
Total Building Permits	41	14	130	33	12	3	2	7	5	27	4
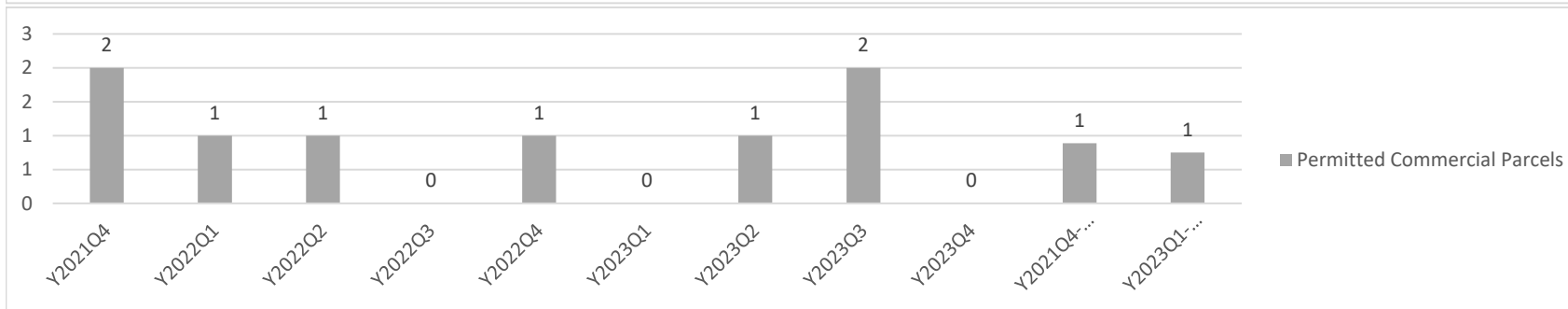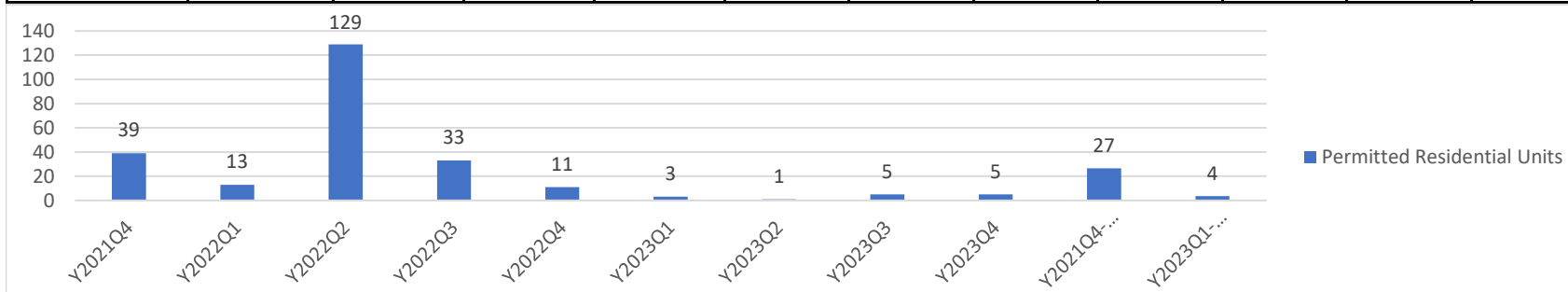
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Egypt Lake

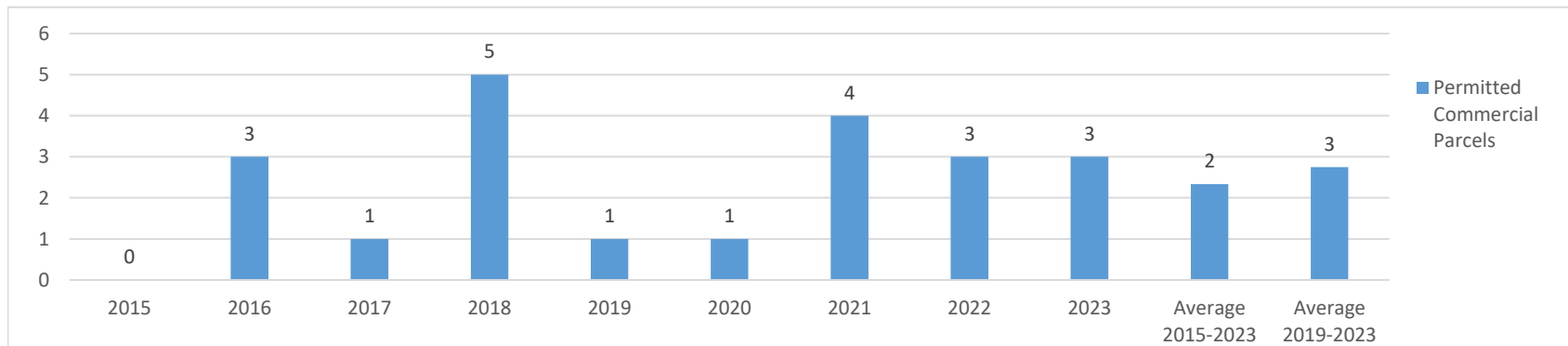| Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	7	15	77	48	29	20	67	186	14	51	72
Permitted Commercial Parcels	0	3	1	5	1	1	4	3	3	2	3
Total Building Permits	7	18	78	53	30	21	71	189	17	54	75

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Egypt Lake

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	2	1	1	0	1	0	1	2	0	1	1
Total Permitted Demolitions	2	1	1	0	1	0	1	2	0	1	1
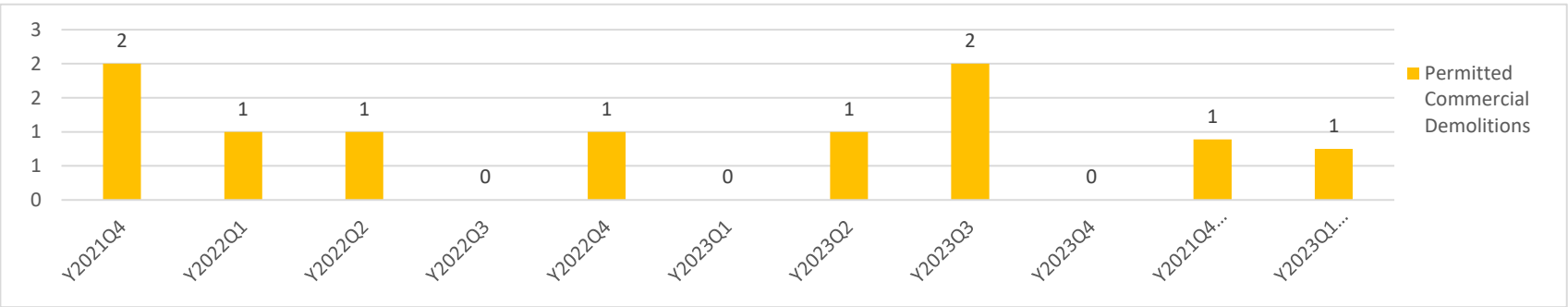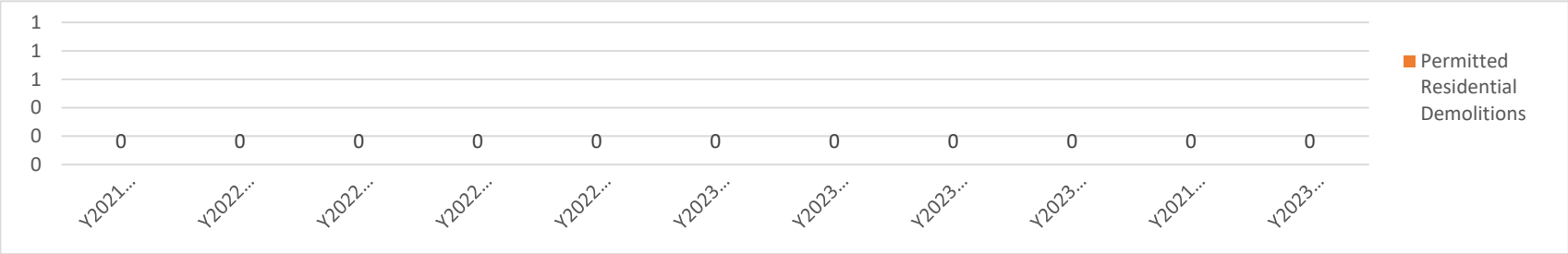
Last Updated: January 8, 2024 **Demographic and Economic Profile**

Plan Hillsborough

Area: Egypt Lake

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Reside	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: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough
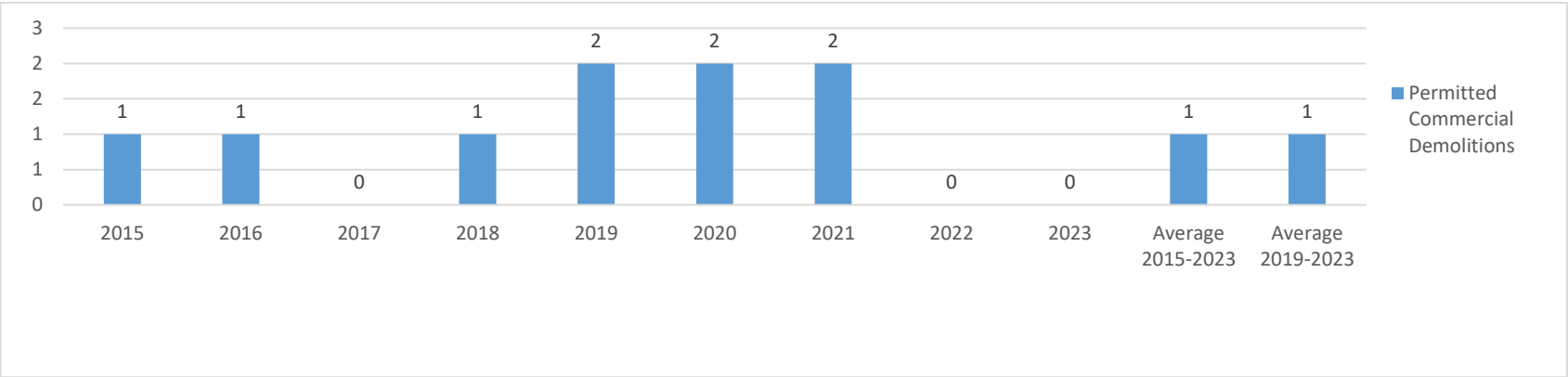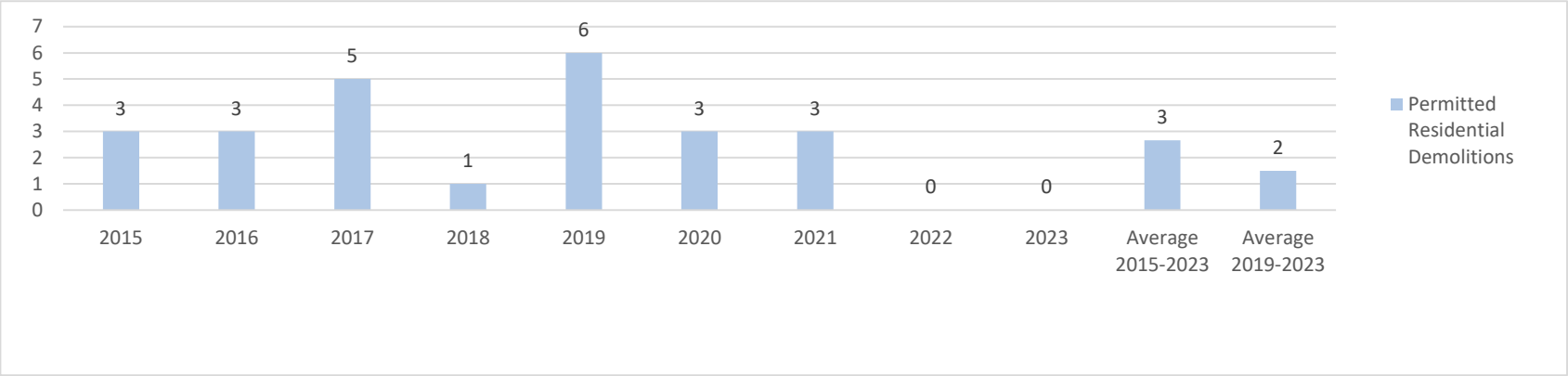
Area: Egypt Lake

	White	Black	Native American	Asian	Hispanic	Other Race	Total Population
	6,547	2,642	80	1,382	22,507	381	33,538
	20%	8%	0%	4%	67%	1%	100%

	Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
	5,108	14,639	9,044	4,747
	15%	44%	27%	14%
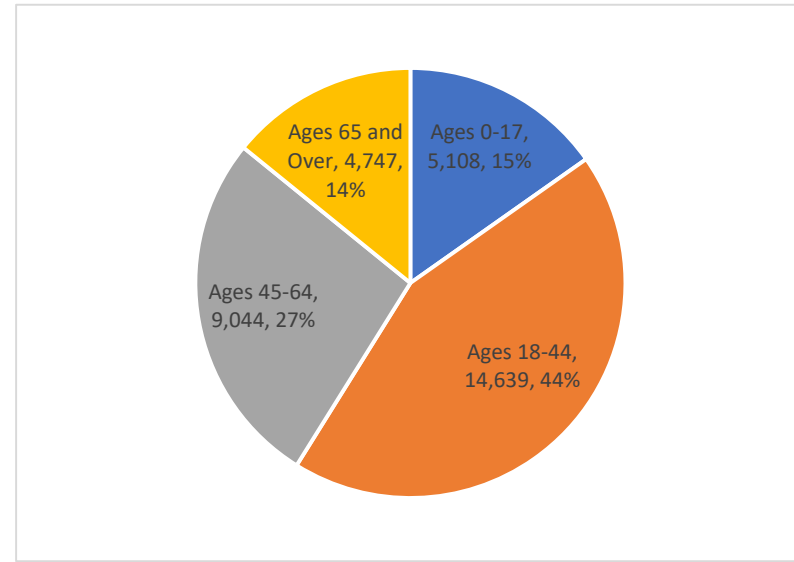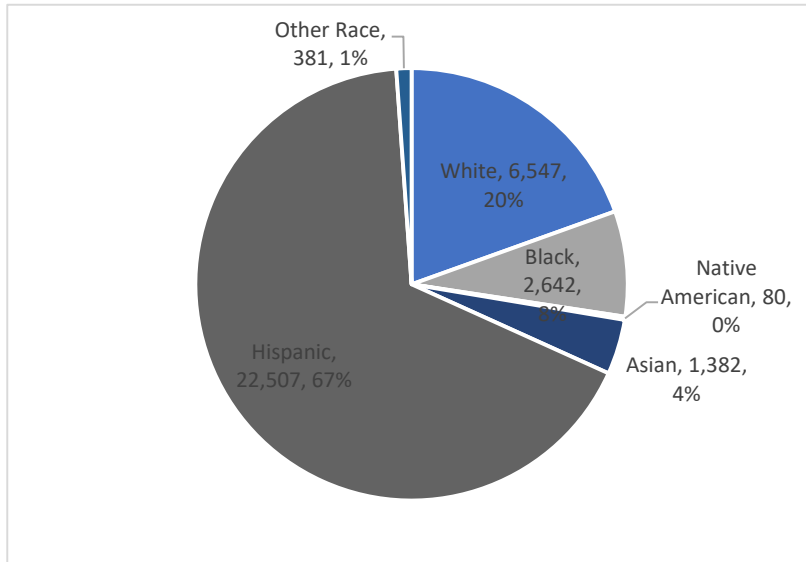
	No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
	5,185	8,449	5,462	4,396	1,578
	21%	34%	22%	18%	6%
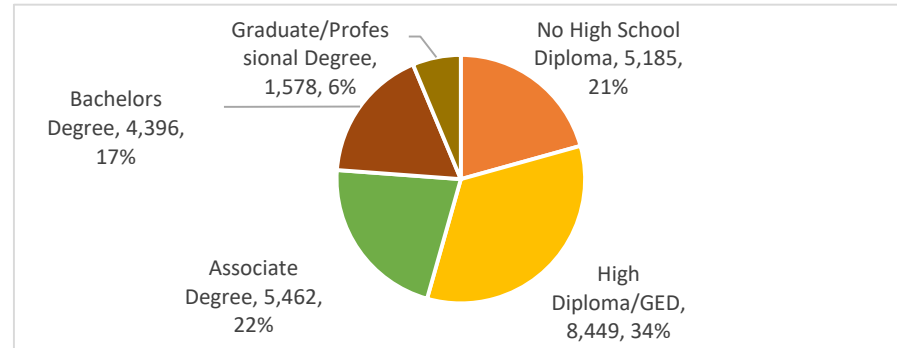
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Egypt Lake**

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
1,615	3,315	2,207	3,112	1,968	2,305	$50,113	$61,673	28,661	20,047	1,475	8,613
11%	23%	15%	21%	14%	16%			85%	70%	7%	30%
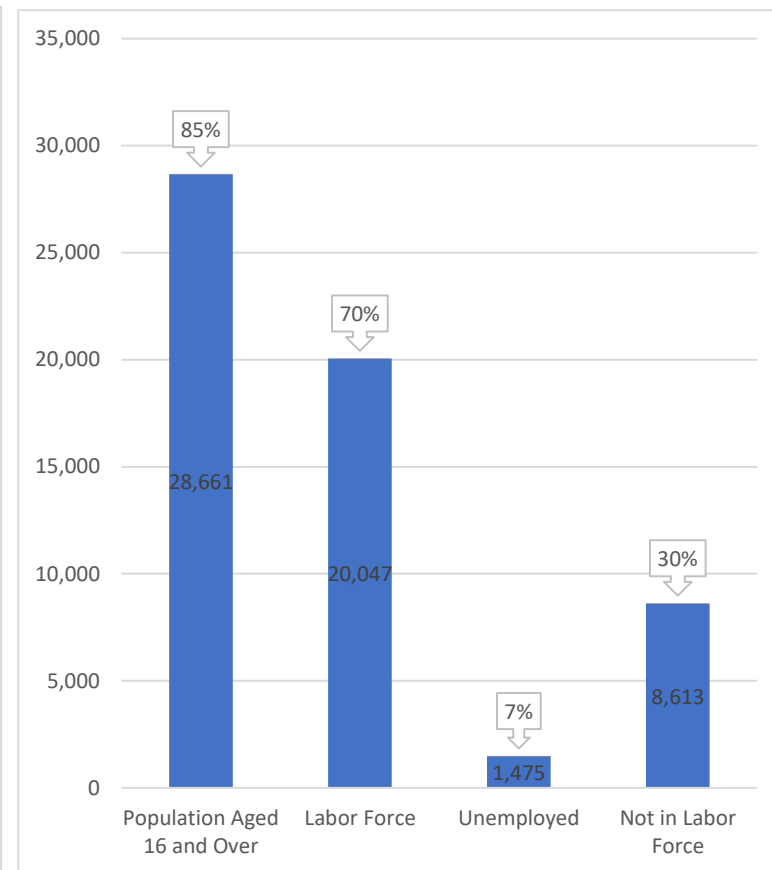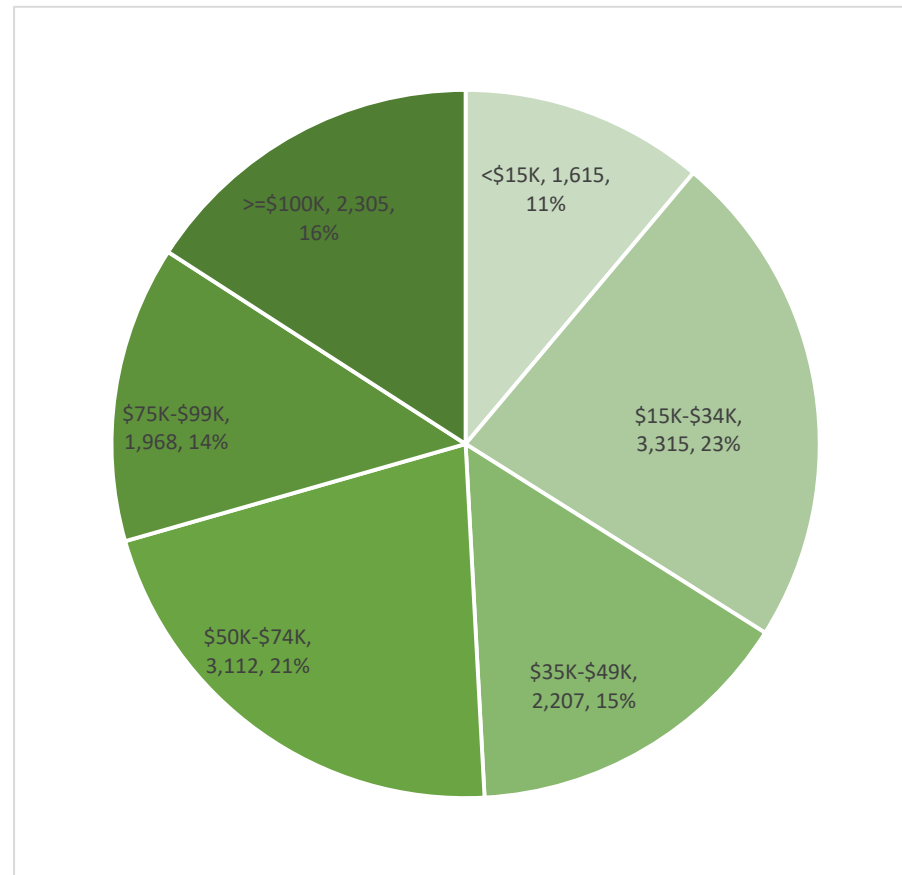
Last Updated: January 8, 2024

Demographic and Economic Profile

Plan Hillsborough

Area: Egypt Lake

	Households Without Cars	Female-Headed Households
Households Below Poverty		
2,246	980	2,511
15%	7%	17%
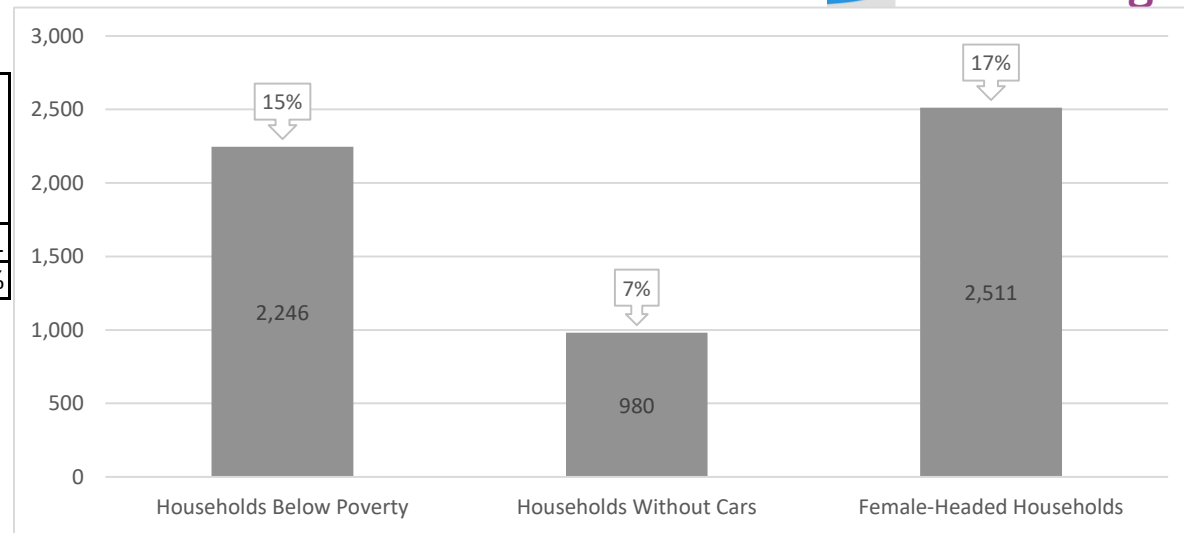
Limited English Population	Disabled Population	Low Income Population
8,434	2,747	5,629
25%	8%	17%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Sources:

|	
Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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Hillsborough

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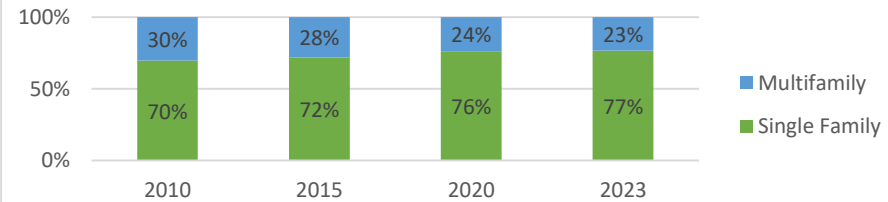Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Gibsonton**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	4,998	5,354	6,360	6,496	11,736	5,240	81%	21%
Population	13,619	14,820	17,579	17,829	30,881	13,052	73%	20%
Employment	7,013	8,122	10,446	12,104	13,113	1,009	8%	49%
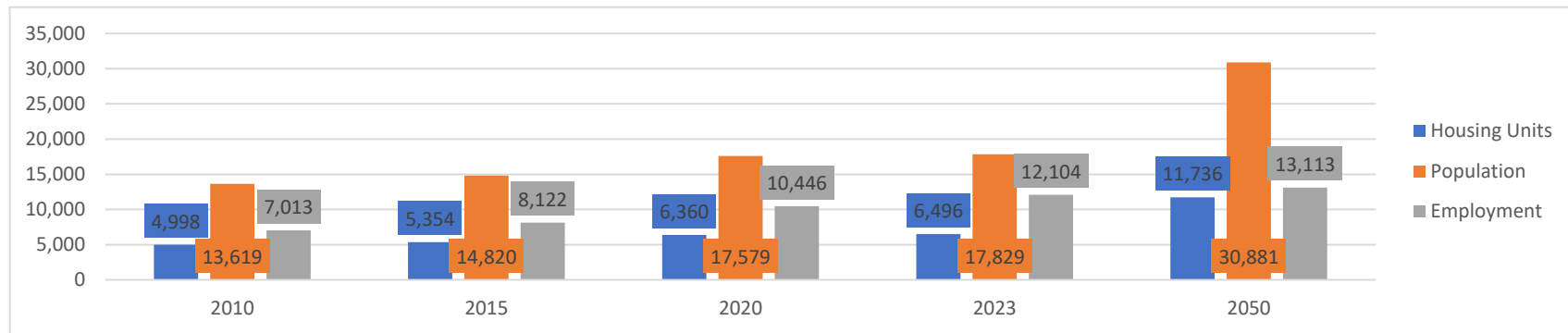
Residential Units by Type

	2010	2015	2020	2023
Single Family	3,487	3,843	4,849	4,985
Single Family	70%	72%	76%	77%
Multifamily	1,511	1,511	1,511	1,511
Multifamily	30%	28%	24%	23%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	4,717	5,027	5,974	6,110
Occupied	94%	94%	94%	94%
Vacant	281	327	386	386
Vacant	6%	6%	6%	6%
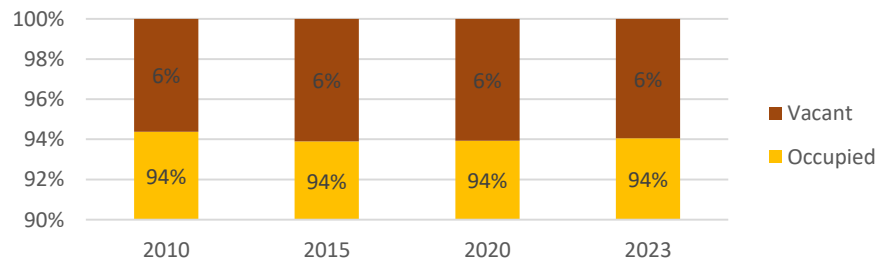
Last Updated: January 8, 2024 **Demographic and Economic Profile**

Area: **Gibsonton**

Plan Hillsborough

Employment by Type

	2010	2015	2020	2023
Industrial	3,266	3,735	4,724	5,457
Commercial	769	914	1,132	1,271
Service	2,978	3,474	4,590	5,376
Total	7,013	8,122	10,446	12,104
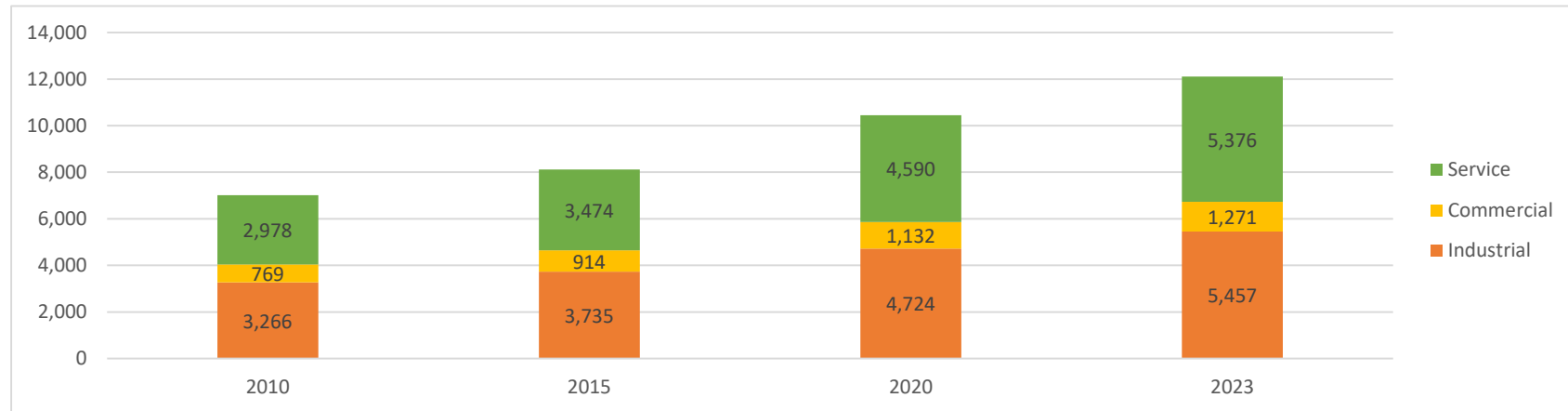
Employment by Type

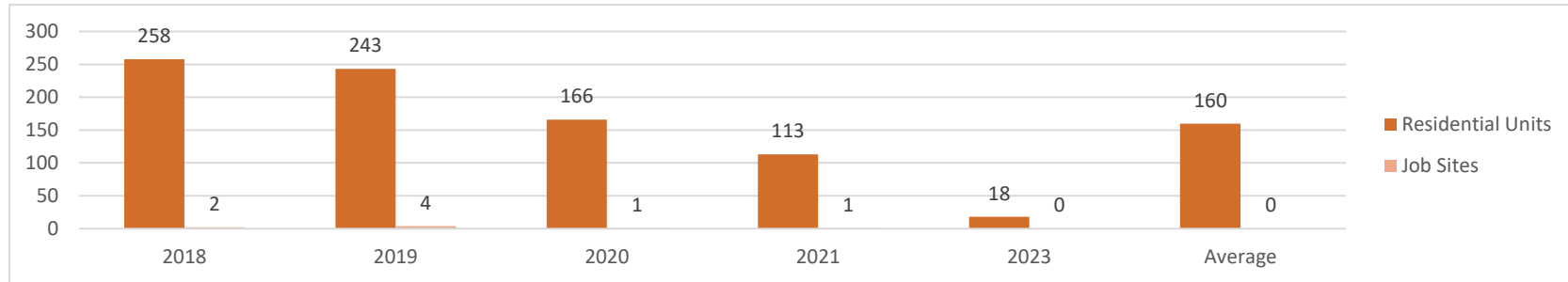|	2010	2015	2020	2023
Industrial	47%	46%	45%	45%
Commercial	11%	11%	11%	11%
Service	42%	43%	44%	44%
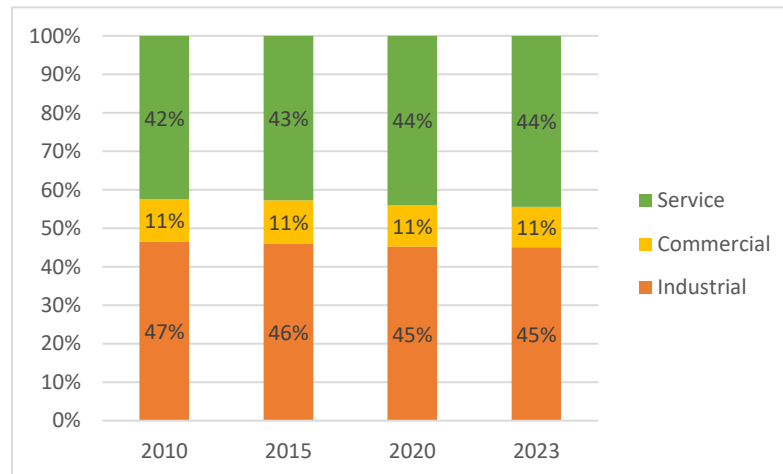
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Gibsonton

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	258	243	166	113	18	160
Job Sites	2	4	1	1	0	0

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

	2018	2019	2020	2021	2023	Average
Residential	0.540	0.452	0.315	0.233	0.027	0.313
Job Sites	0.43	0.09	0.01	0.11	0.00	0.13
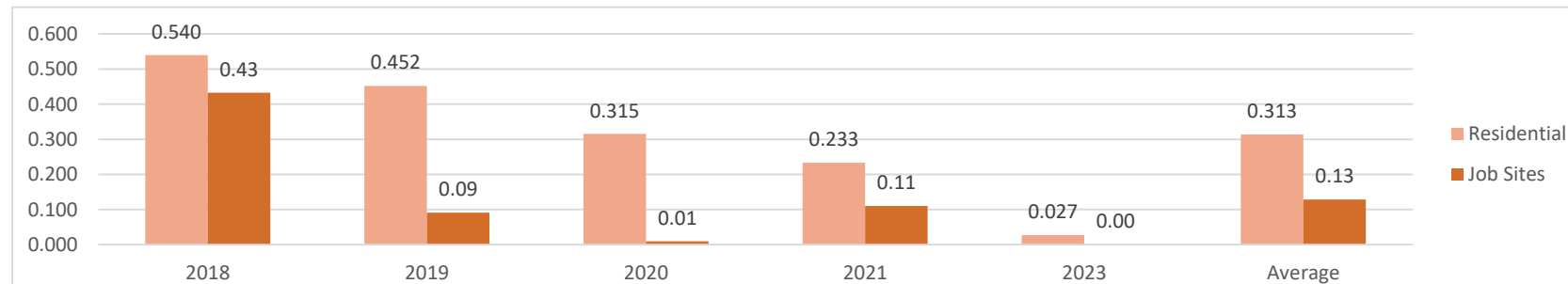
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Gibsonton

Plan Hillsborough

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	1	1	1	2	8	43	32	117	17	25	52
Permitted Commercial Parcels	2	1	0	2	0	0	2	2	0	1	1
Total Building Permits	3	2	1	4	8	43	34	119	17	26	53
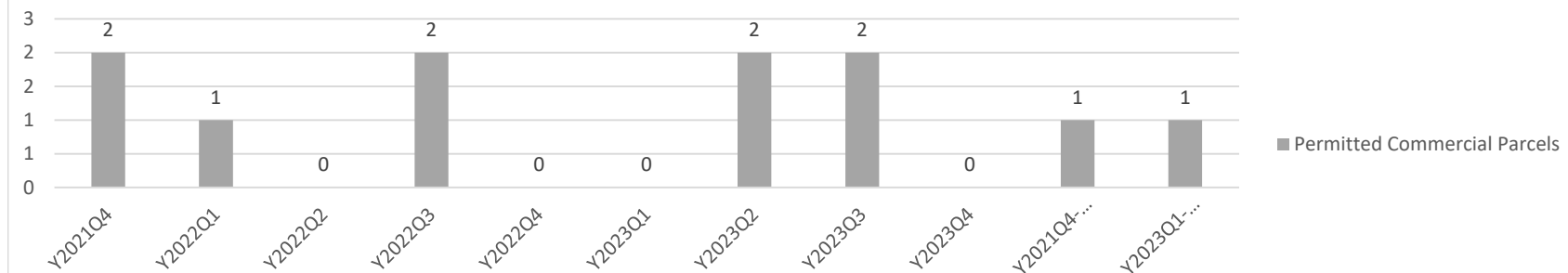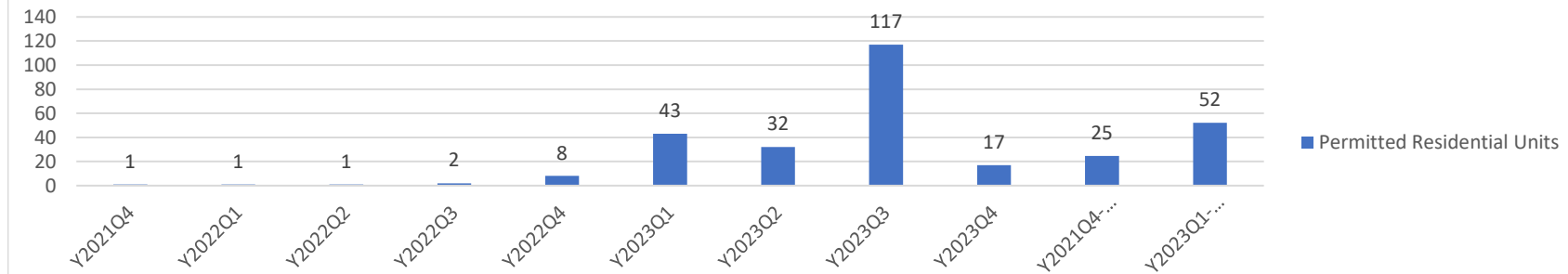
Last Updated: January 8, 2024 **Demographic and Economic Profile**

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	209	141	107
Permitted Commercial Parcels	3	3	1	4	2	1	5	3	4	3	3
Total Building Permits	56	157	203	241	202	143	69	15	213	144	110
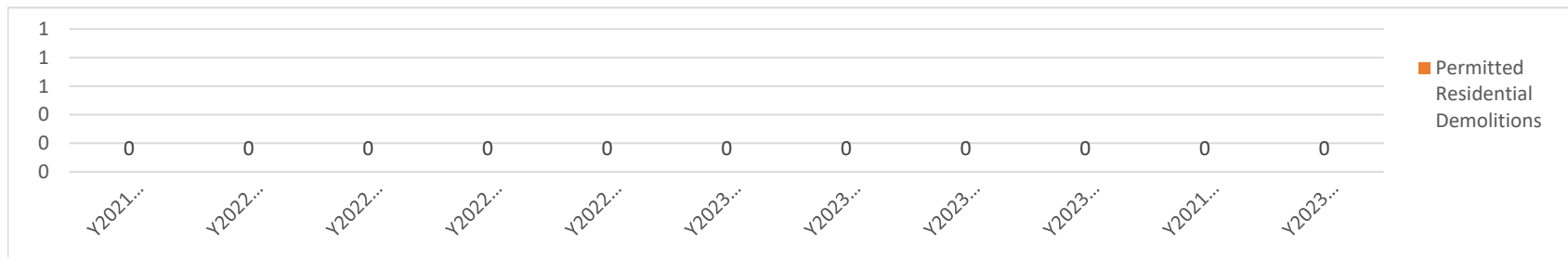
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Gibsonton

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	2	1	0	2	0	0	2	2	0	1	1
Total Permitted Demolitions	2	1	0	2	0	0	2	2	0	1	1

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Gibsonton

Demolition Perm	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: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough
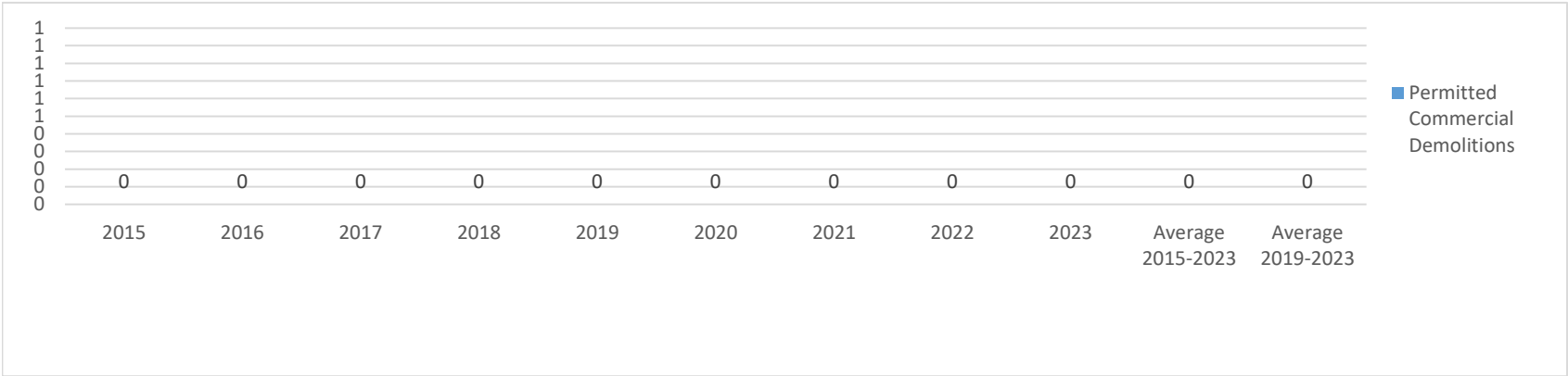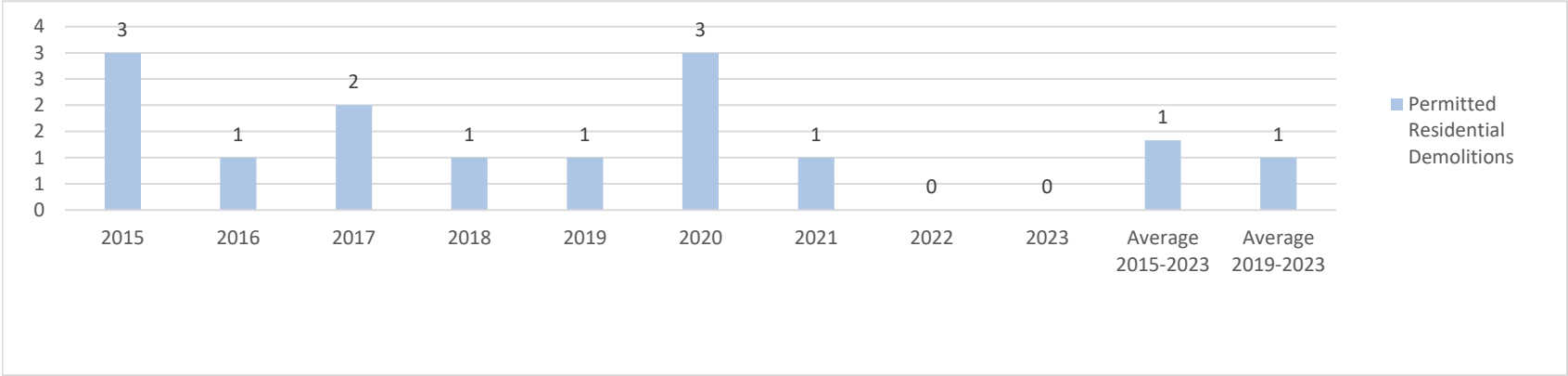
Area: Gibsonton

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
6,413	3,214	104	249	7,047	801	17,829
36%	18%	1%	1%	40%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
5,567	7,406	3,450	1,407
31%	42%	19%	8%
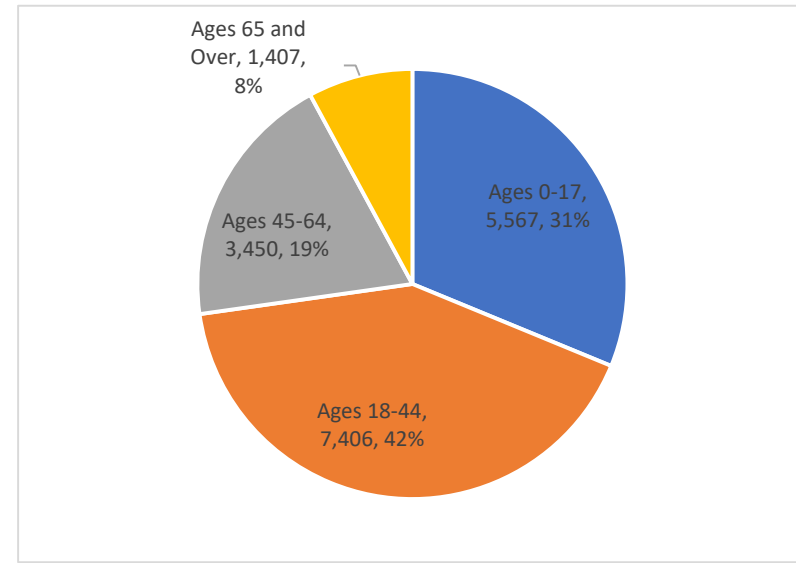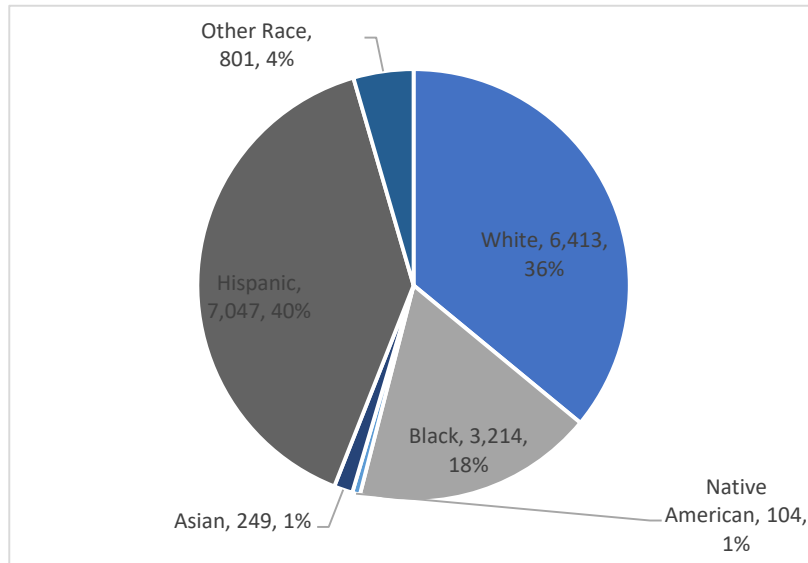
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
2,007	3,749	3,071	1,508	495
19%	35%	28%	14%	5%
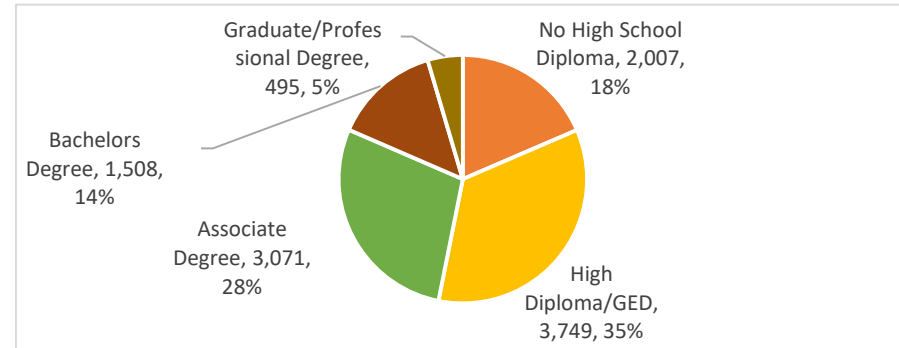
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Gibsonton

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
643	778	767	945	1,030	1,944	$74,777	$80,561	12,958	9,186	605	3,773
11%	13%	13%	15%	17%	32%			73%	71%	7%	29%
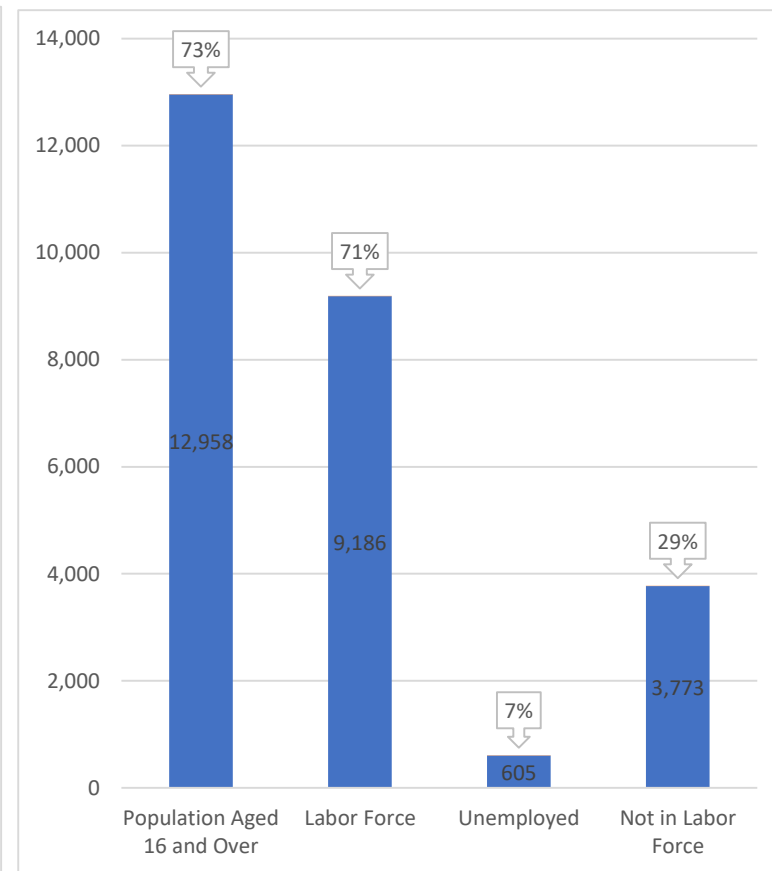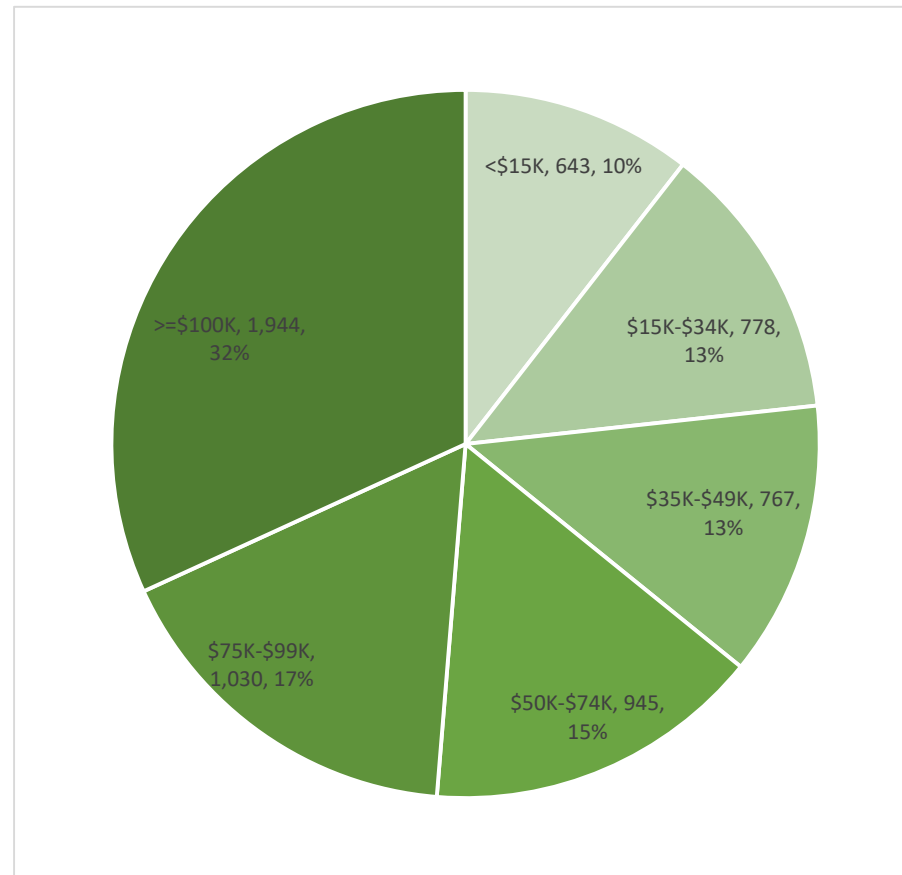
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Demographic and Economic Profile

Plan
Hillsborough

Area: Gibsonton

Households Below Poverty	Households Without Cars	Female-Headed Households
1,231	239	1,037
20%	4%	17%
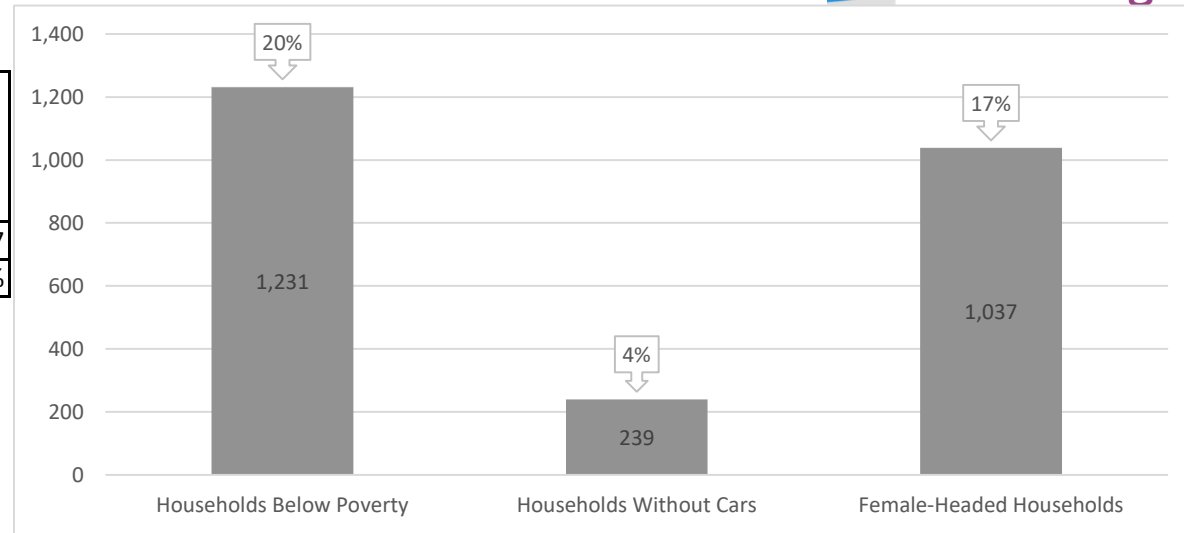
Limited English Population	Disabled Population	Low Income Population
825	862	3,772
5%	5%	21%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Sources:

|	
Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
Employment Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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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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Plan Hillsborough

Area: **Greater Carrollwood Northdale**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	44,146	45,245	46,523	46,666	50,355	3,689	8%	3%
Population	101,009	105,324	106,840	106,588	115,899	9,311	9%	1%
Employment	37,375	43,960	49,051	56,332	54,132	-2,200	-4%	28%
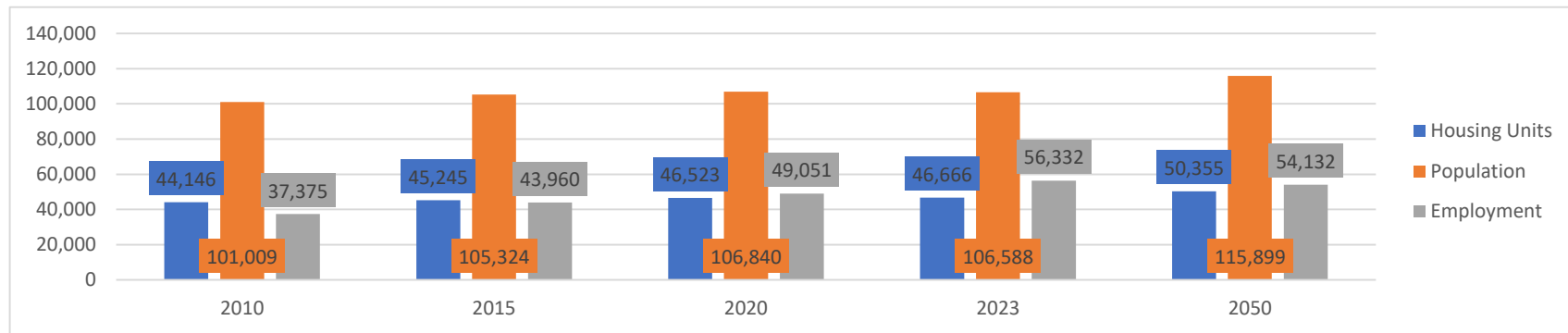
Residential Units by Type

	2010	2015	2020	2023
Single Family	31,103	31,690	32,635	32,778
Single Family	70%	70%	70%	70%
Multifamily	13,043	13,555	13,888	13,888
Multifamily	30%	30%	30%	30%
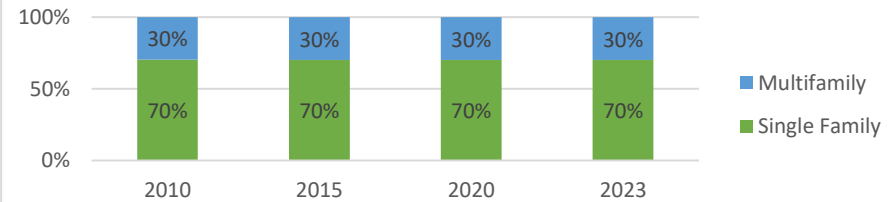
Occupied and Vacant Housing Units

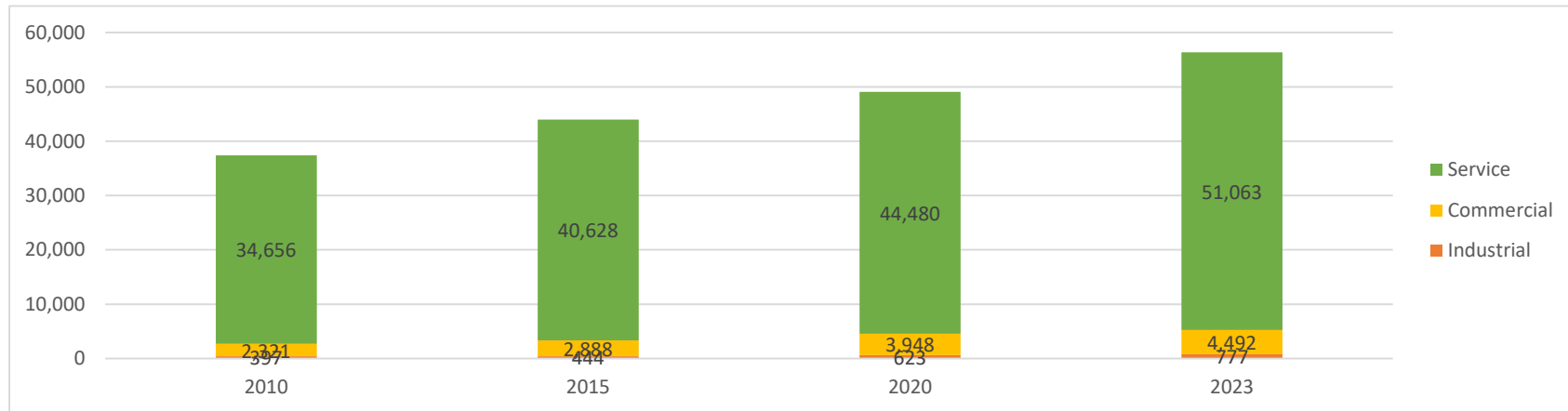|	2010	2015	2020	2023
Occupied	43,170	44,169	45,473	45,614
Occupied	98%	98%	98%	98%
Vacant	976	1,076	1,050	1,052
Vacant	2%	2%	2%	2%
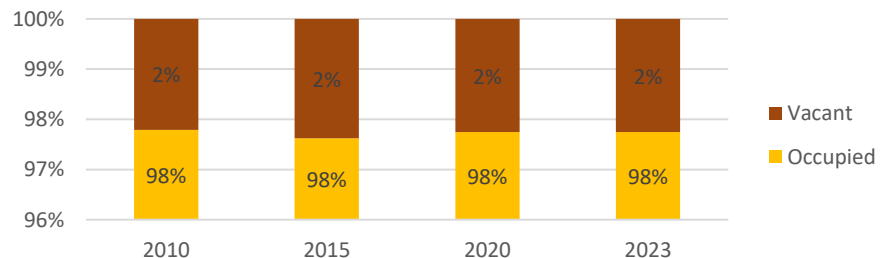
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Greater Carrollwood Northdale**

Employment by Type

	2010	2015	2020	2023
Industrial	397	444	623	777
Commercial	2,321	2,888	3,948	4,492
Service	34,656	40,628	44,480	51,063
Total	37,375	43,960	49,051	56,332

Employment by Type

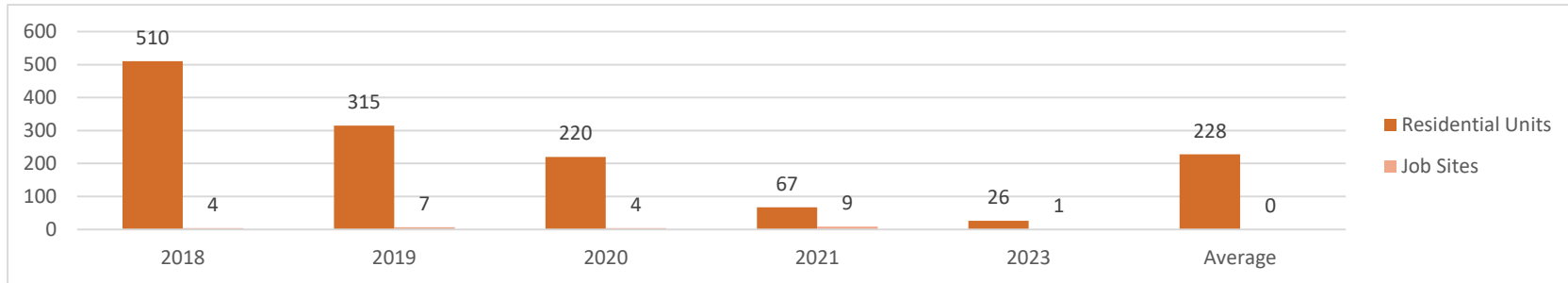|	2010	2015	2020	2023
Industrial	1%	1%	1%	1%
Commercial	6%	7%	8%	8%
Service	93%	92%	91%	91%
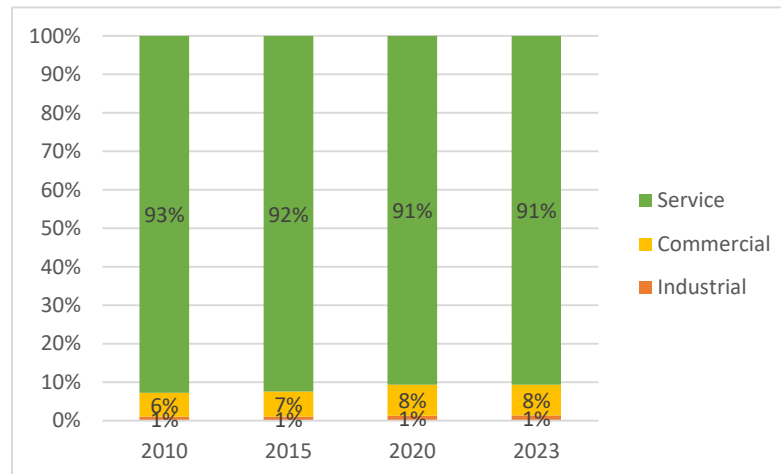
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Greater Carrollwood Northdale**

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	510	315	220	67	26	228
Job Sites	4	7	4	9	1	0

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

	2018	2019	2020	2021	2023	Average
Residential	0.762	0.694	0.501	0.180	0.072	0.442
Job Sites	0.04	0.18	0.02	0.07	0.01	0.06
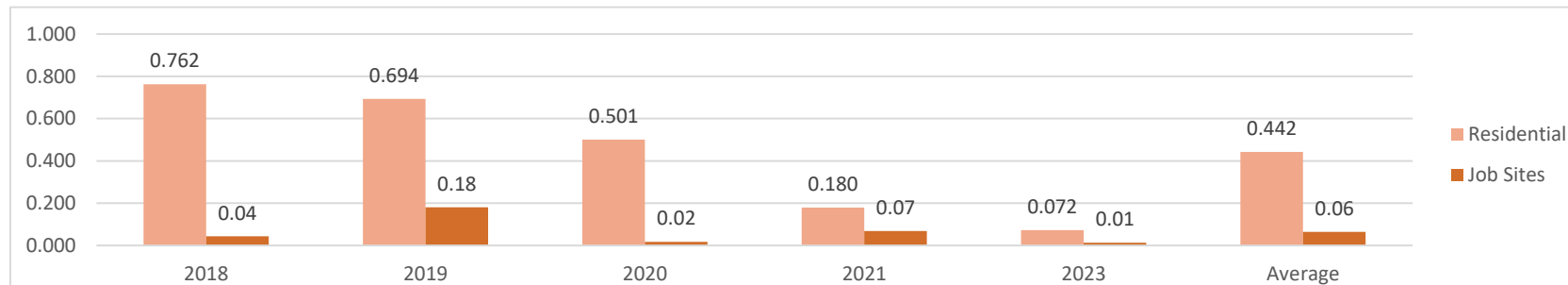
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 Plan Hillsborough

Area: Greater Carrollwood Northdale

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	7	9	16	20	8	7	20	33	39	18	25
Permitted Commercial Parcels	3	2	6	1	2	2	3	0	5	3	3
Total Building Permits	10	11	22	21	10	9	23	33	44	20	27
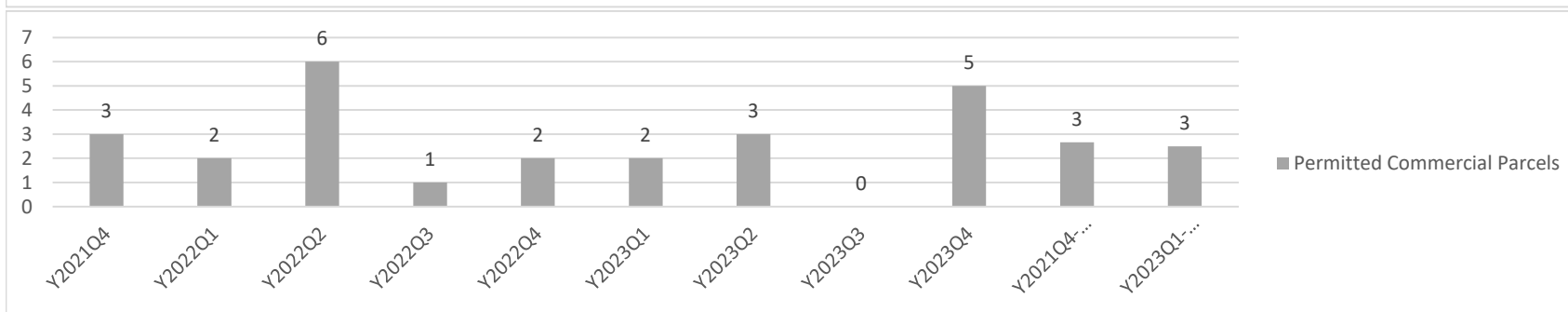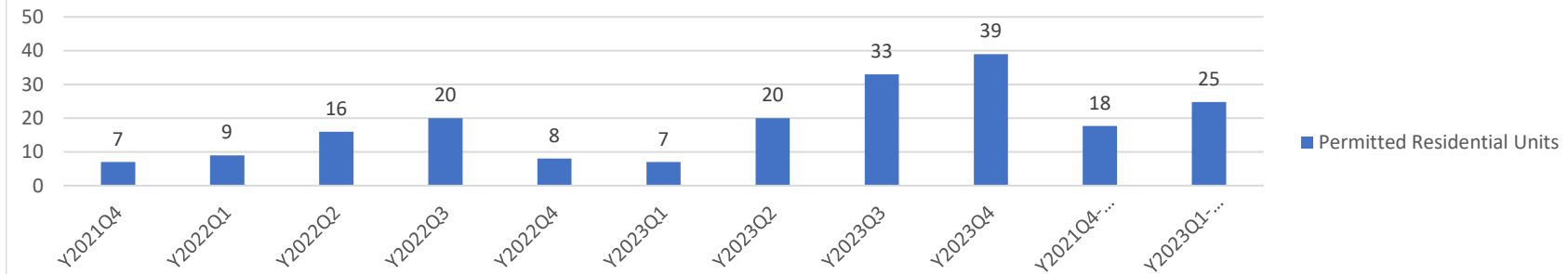
Last Updated: January 8, 2024   **Demographic and Economic Profile**

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	99	184	91
Permitted Commercial Parcels	12	16	9	14	2	7	13	11	10	10	10
Total Building Permits	151	119	493	265	318	151	82	64	109	195	102
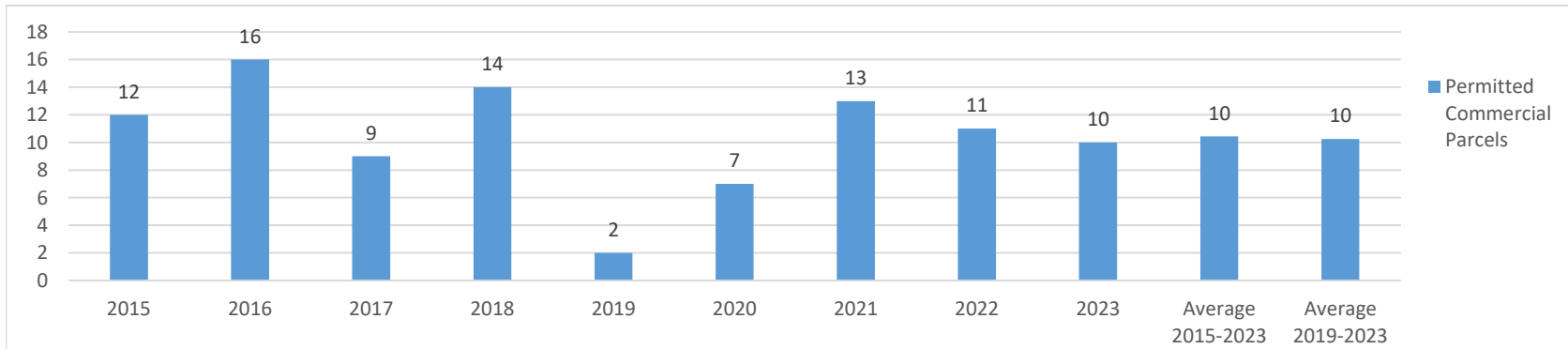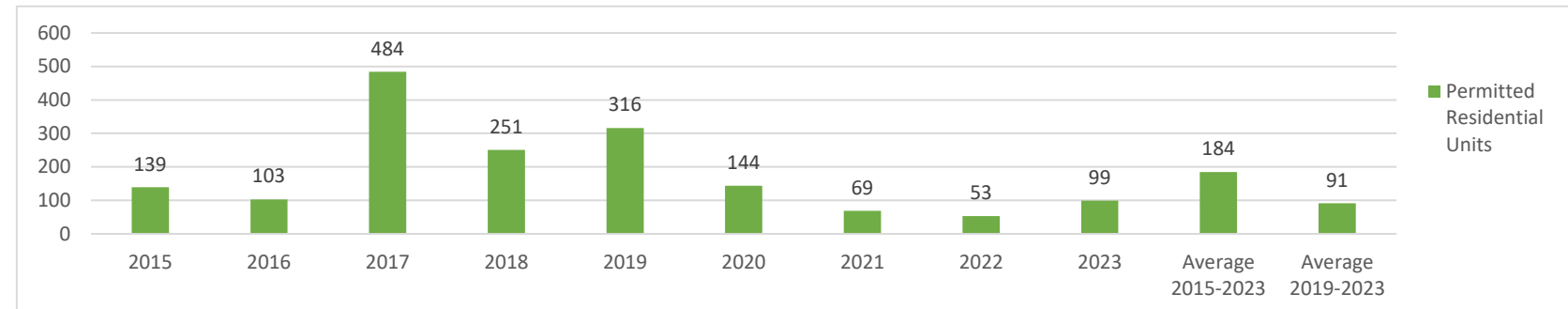
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan
Hillsborough

Area: Greater Carrollwood Northdale

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	3	2	6	1	2	2	3	0	5	3	3
Total Permitted Demolitions	3	2	6	1	2	2	3	0	5	3	3

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Greater Carrollwood Northdale**

Plan Hillsborough

Demolition Perm	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 Comm	2	2	1	3	0	3	1	0	0	1	1
Total Permitted	10	9	10	7	13	10	5	0	0	7	4
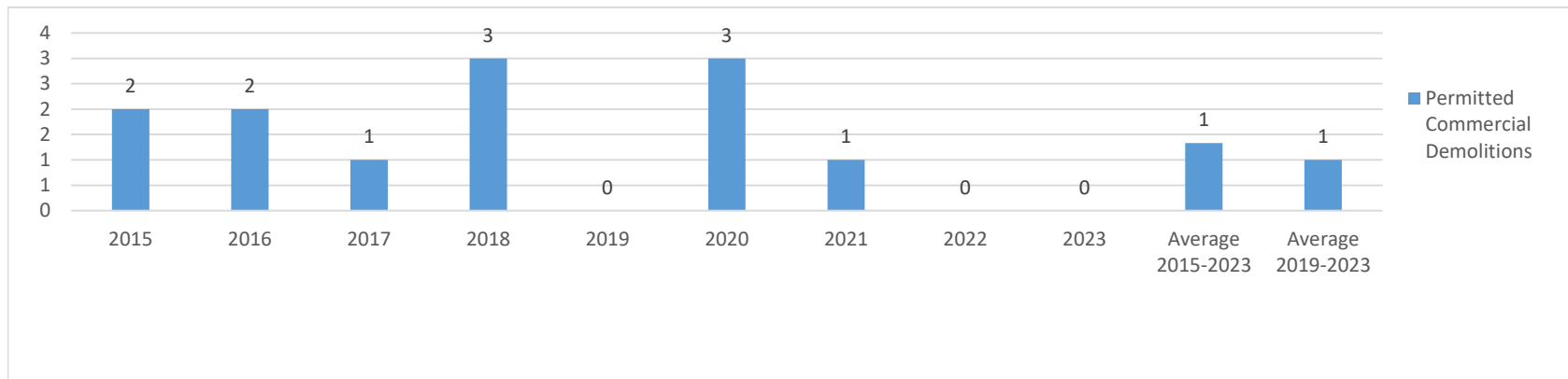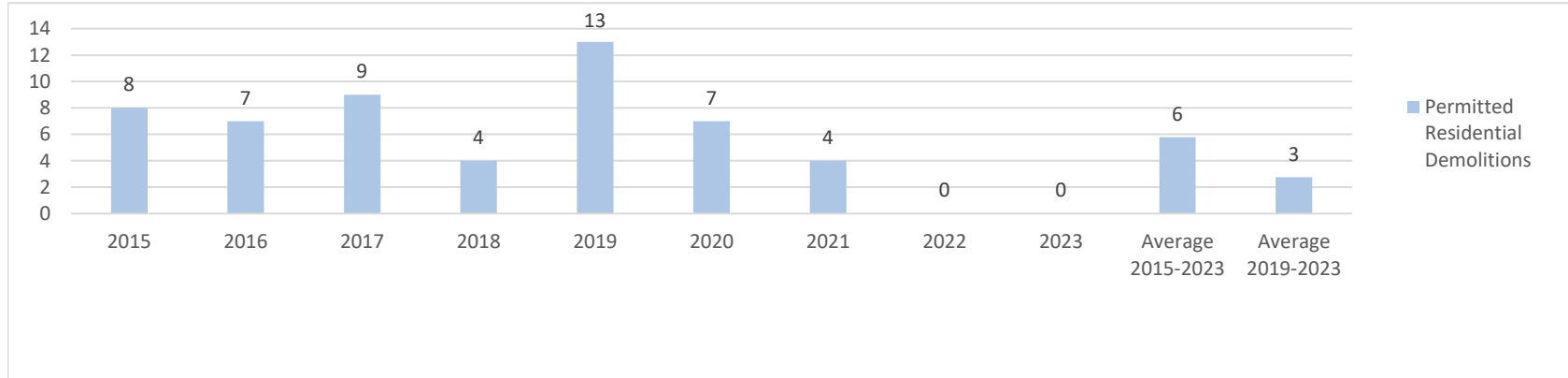
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Plan Hillsborough

Area: Greater Carrollwood Northdale

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
54,963	6,329	196	4,208	37,417	3,475	106,588
52%	6%	0%	4%	35%	3%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
20,378	35,762	31,457	18,991
19%	34%	30%	18%
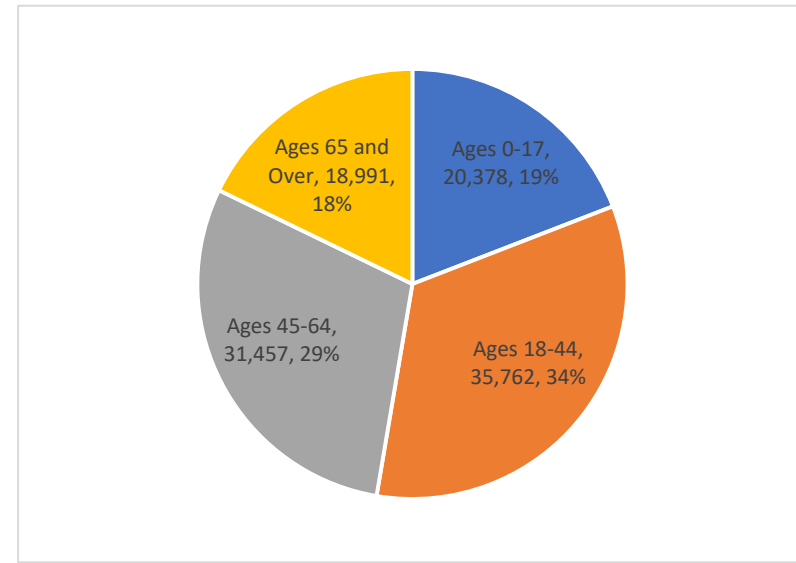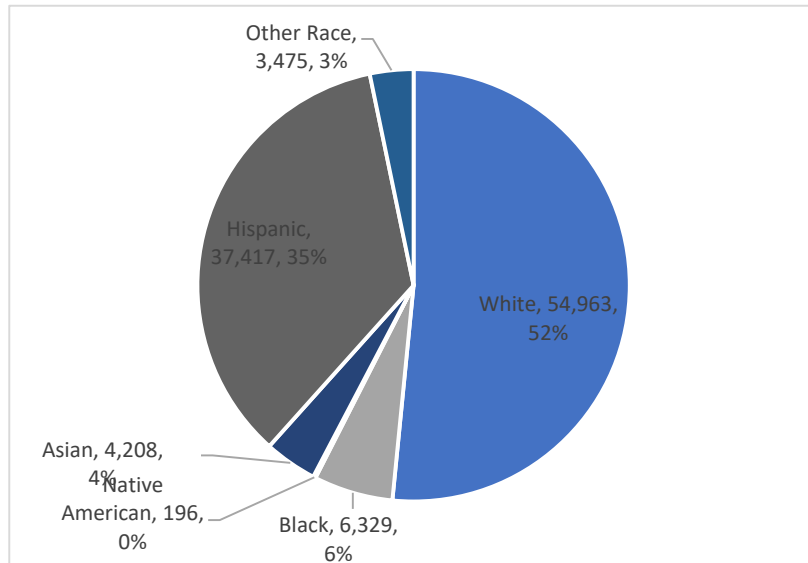
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
5,334	18,305	22,797	20,941	11,788
7%	23%	29%	26%	15%
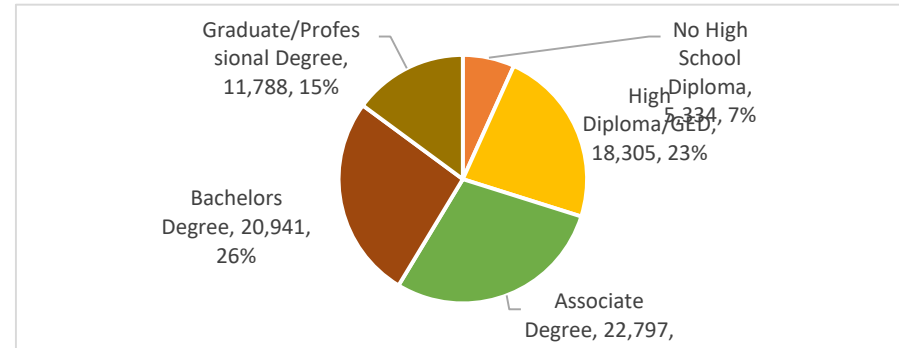
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Greater Carrollwood Northdale

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
2,631	6,413	4,629	8,378	6,258	17,303	$80,805	$107,519	88,028	58,173	2,037	29,855
6%	14%	10%	18%	14%	38%			83%	66%	4%	34%
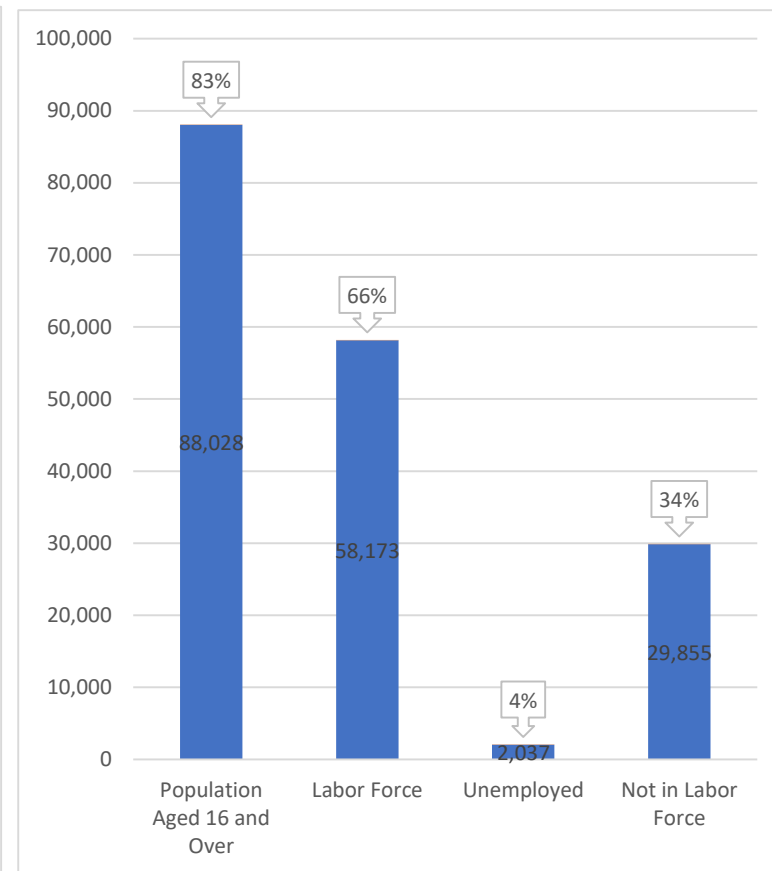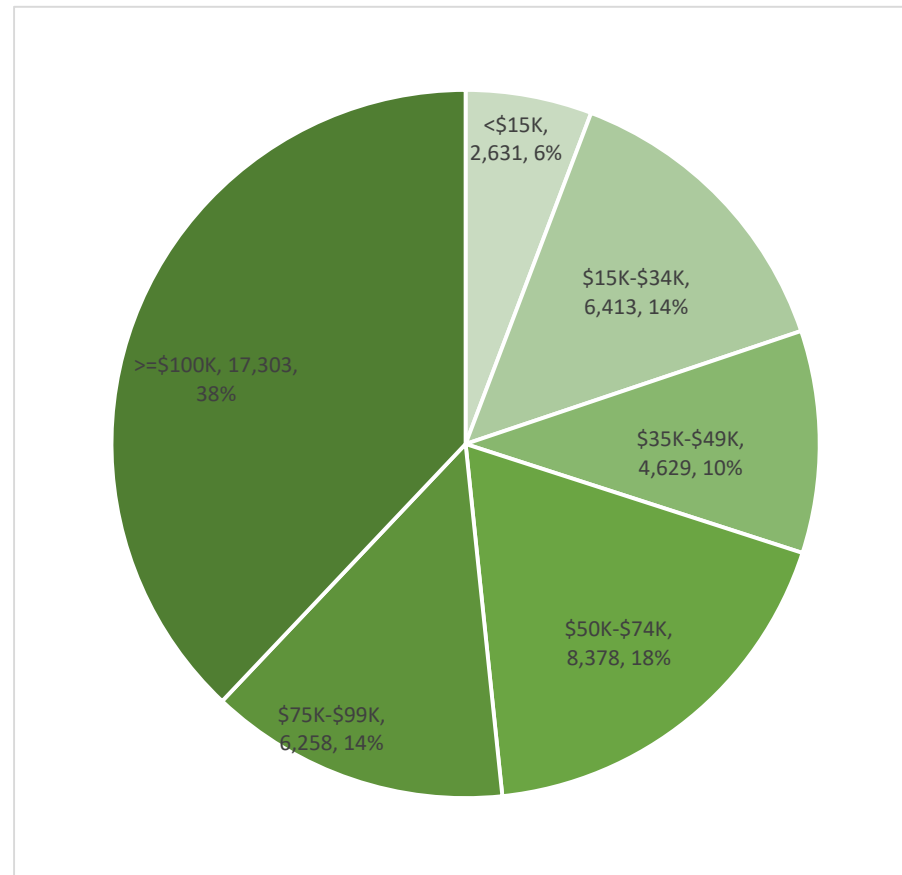
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Greater Carrollwood Northdale**

Plan Hillsborough

Households Below Poverty	Households Without Cars	Female-Headed Households
3,853	1,963	5,464
8%	4%	12%
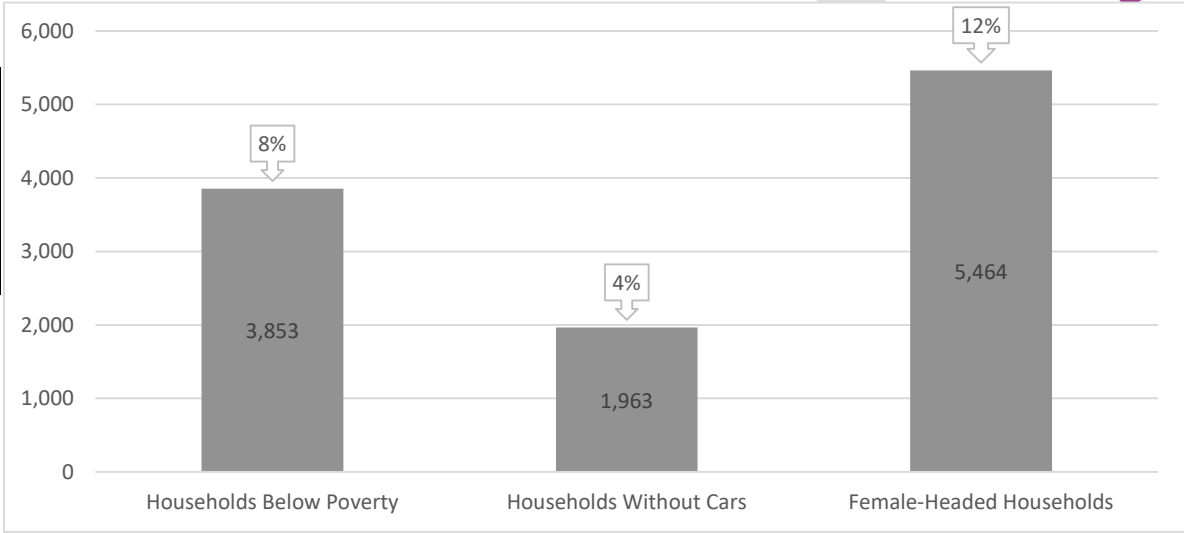
Limited English Population	Disabled Population	Low Income Population
5,207	6,334	9,588
5%	6%	9%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Sources:

|	
Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

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Area: **Greater Palm River**

Plan Hillsborough

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	8,816	9,387	11,555	12,910	18,224	5,314	41%	38%
Population	23,774	25,721	30,044	34,399	47,453	13,054	38%	34%
Employment	15,620	18,563	23,366	26,805	35,007	8,202	31%	44%
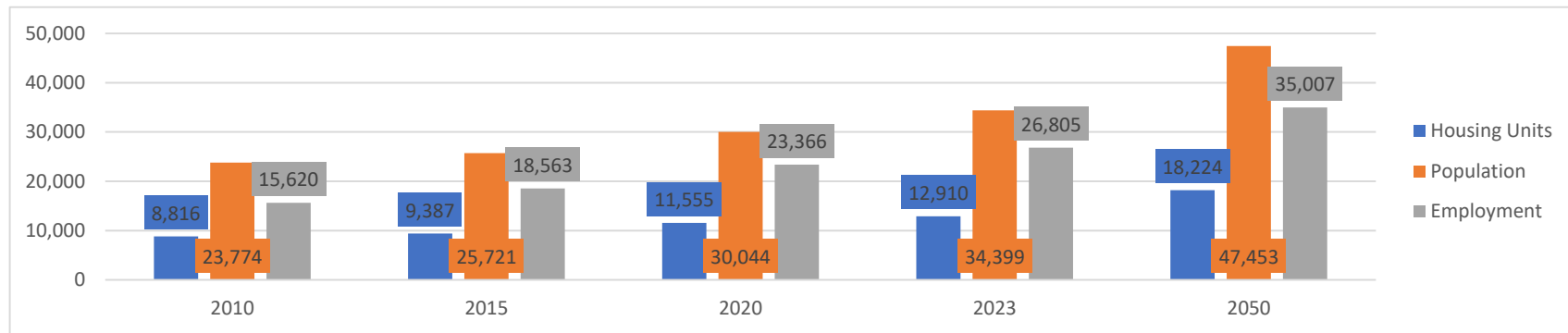
Residential Units by Type

	2010	2015	2020	2023
Single Family	6,785	7,297	8,276	8,975
Single Family	77%	78%	72%	70%
Multifamily	2,031	2,090	3,279	3,935
Multifamily	23%	22%	28%	30%
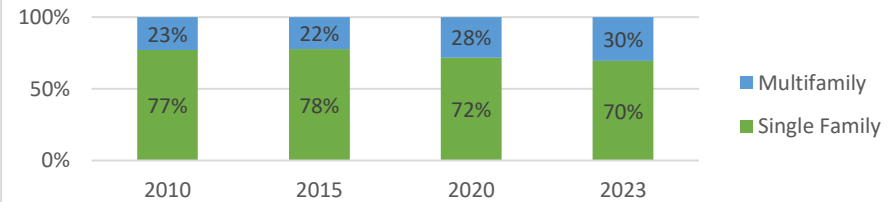
Occupied and Vacant Housing Units

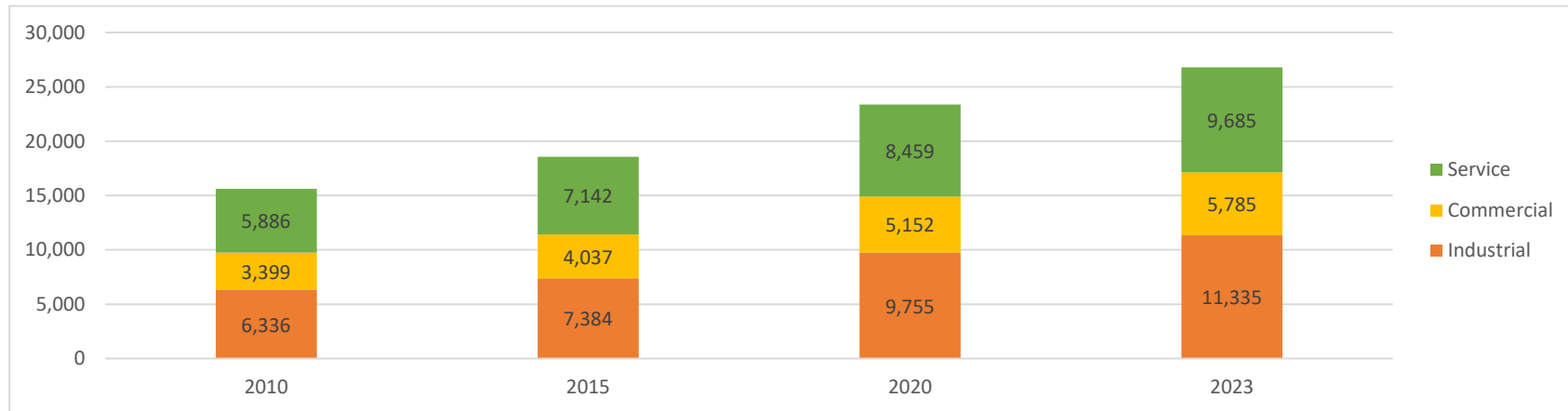|	2010	2015	2020	2023
Occupied	8,334	8,901	11,256	12,385
Occupied	95%	95%	97%	96%
Vacant	482	486	299	525
Vacant	5%	5%	3%	4%
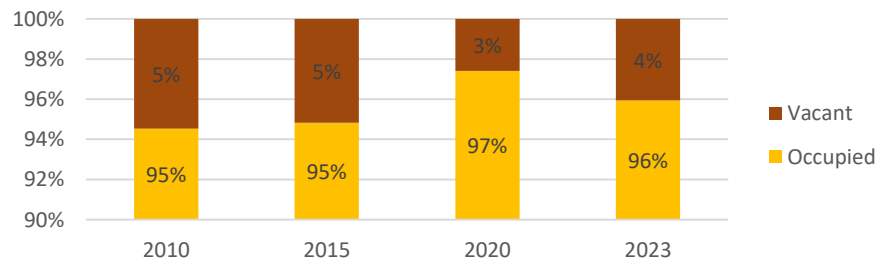
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Greater Palm River

Employment by Type

	2010	2015	2020	2023
Industrial	6,336	7,384	9,755	11,335
Commercial	3,399	4,037	5,152	5,785
Service	5,886	7,142	8,459	9,685
Total	15,620	18,563	23,366	26,805

Employment by Type

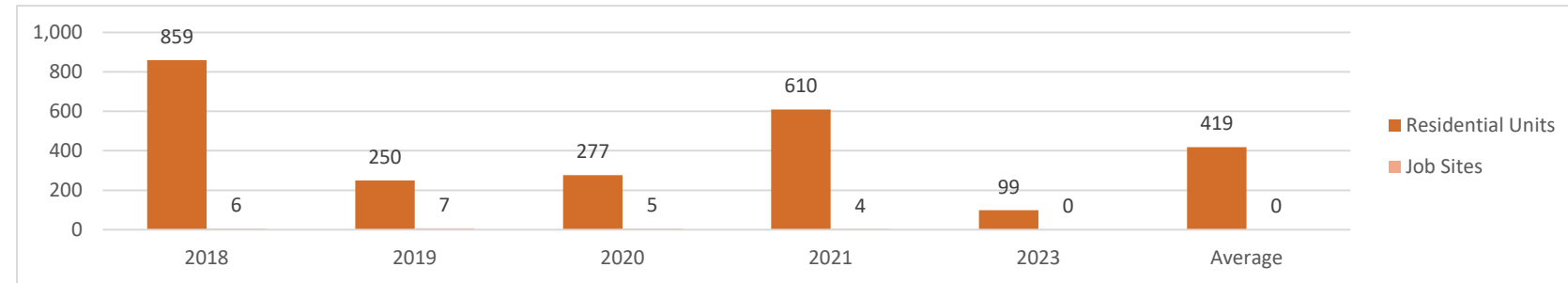|	2010	2015	2020	2023
Industrial	41%	40%	42%	42%
Commercial	22%	22%	22%	22%
Service	38%	38%	36%	36%
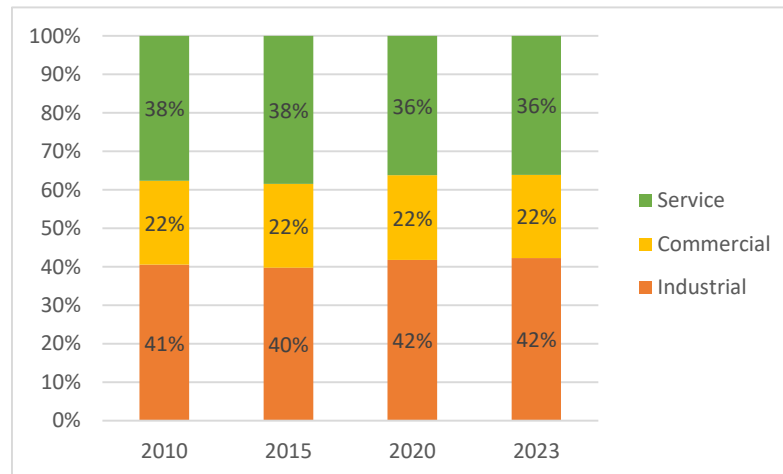
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Greater Palm River

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	859	250	277	610	99	419
Job Sites	6	7	5	4	0	0

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

	2018	2019	2020	2021	2023	Average
Residential	1.057	0.485	0.544	0.967	0.183	0.647
Job Sites	0.22	0.48	0.03	0.04	0.00	0.15
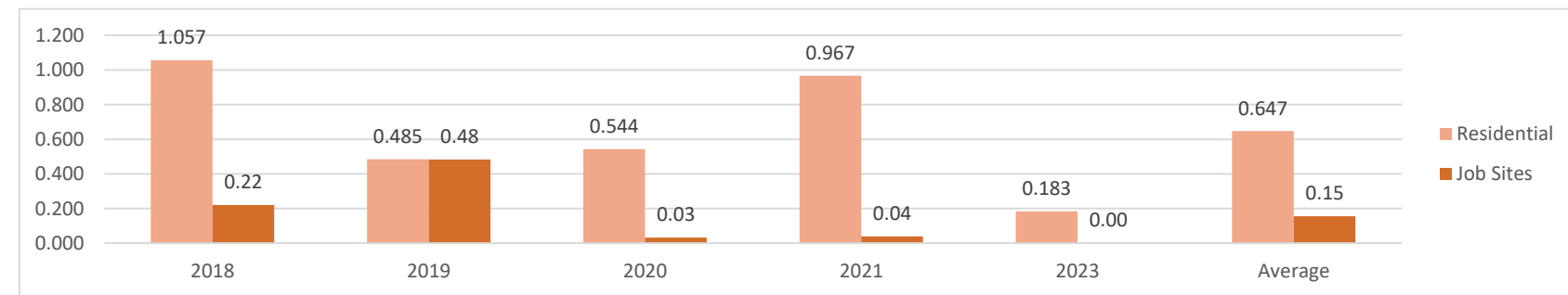
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Plan Hillsborough

Area: Greater Palm River

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	24	59	60	1	82	285	17	57	14	67	93
Permitted Commercial Parcels	1	1	11	1	2	5	1	1	0	3	2
Total Building Permits	25	60	71	2	84	290	18	58	14	69	95
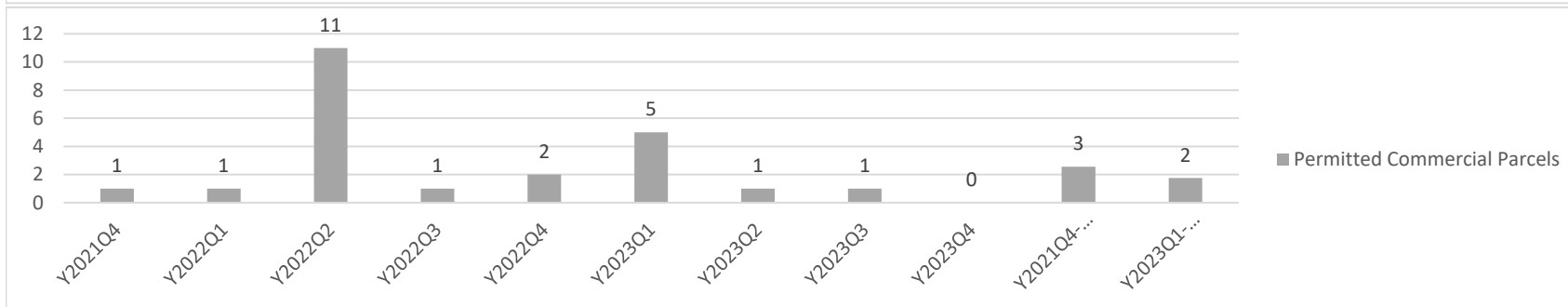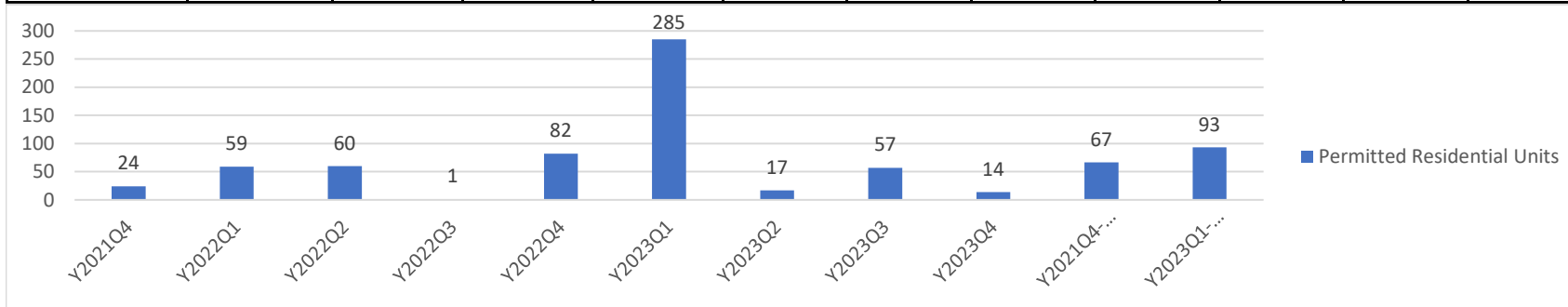
Last Updated: January 8, 2024 **Demographic and Economic Profile**

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	373	404	459
Permitted Commercial Parcels	8	7	14	13	9	5	12	15	7	10	10
Total Building Permits	392	362	586	232	278	660	619	217	380	414	469

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan
Hillsborough

Area: **Greater Palm River**

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	1	1	11	1	2	5	1	1	0	3	2
Total Permitted Demolitions	1	1	11	1	2	5	1	1	0	3	2
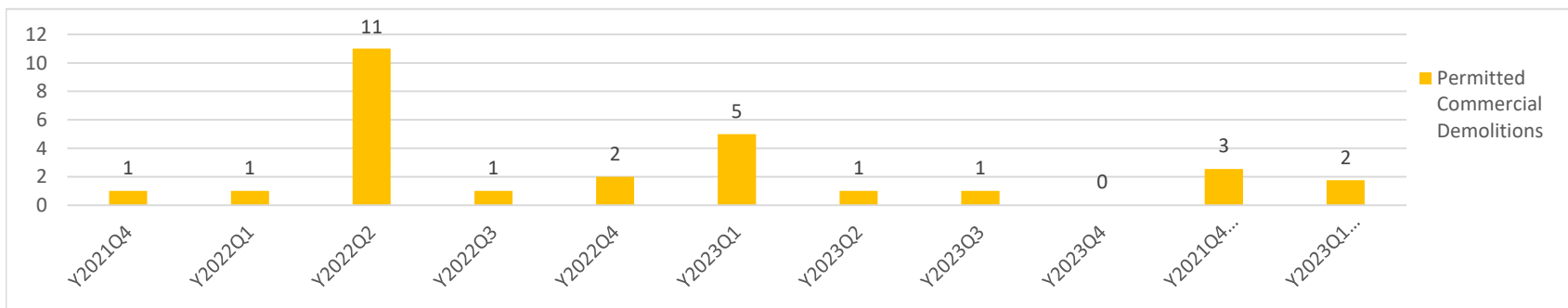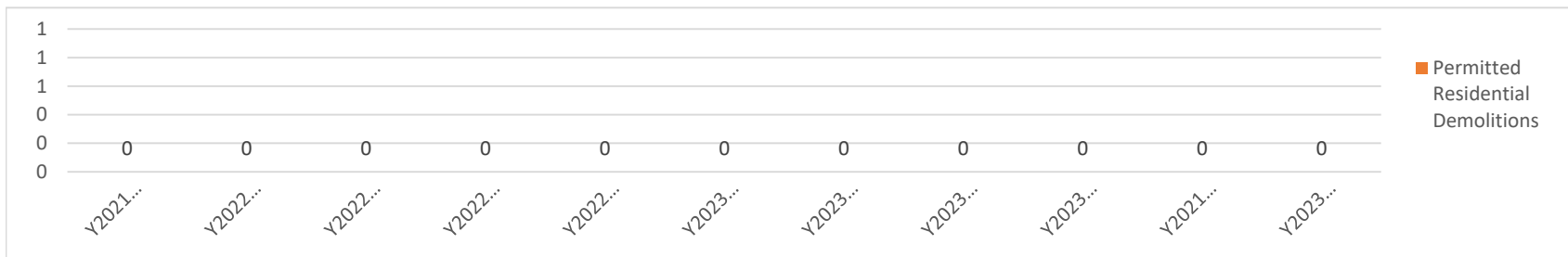
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Greater Palm River**

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Reside	2	1	5	3	3	7	0	0	0	2	2
Permitted Comm	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: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough
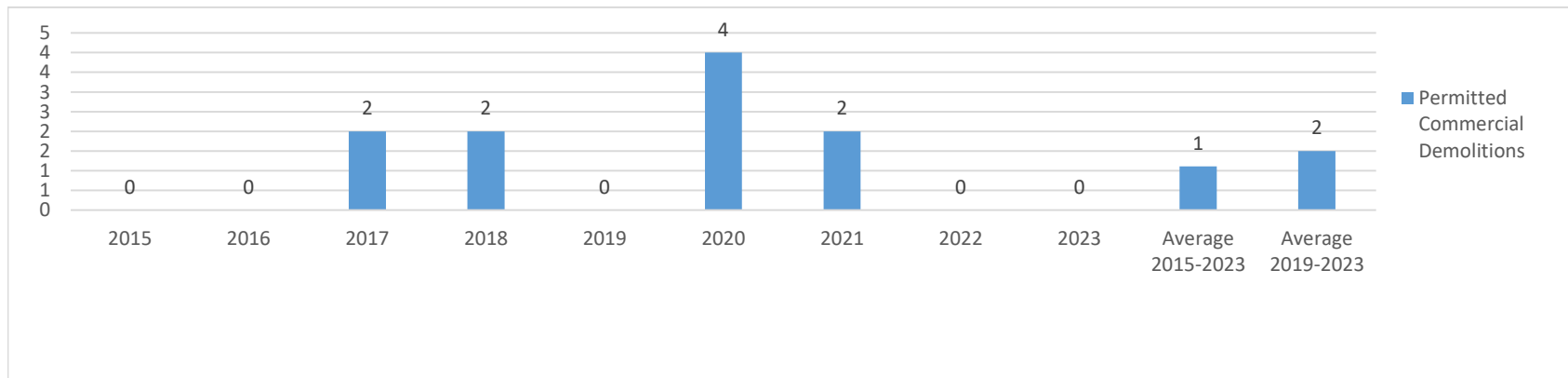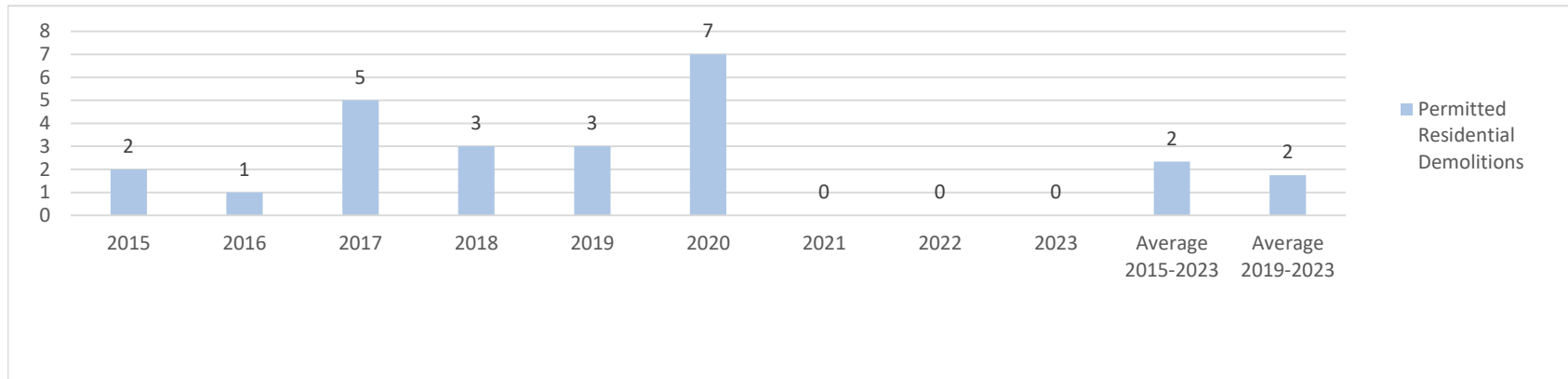
Area: Greater Palm River

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
9,145	9,826	46	822	12,906	1,654	34,399
27%	29%	0%	2%	38%	5%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
8,656	13,511	8,426	3,689
25%	39%	24%	11%
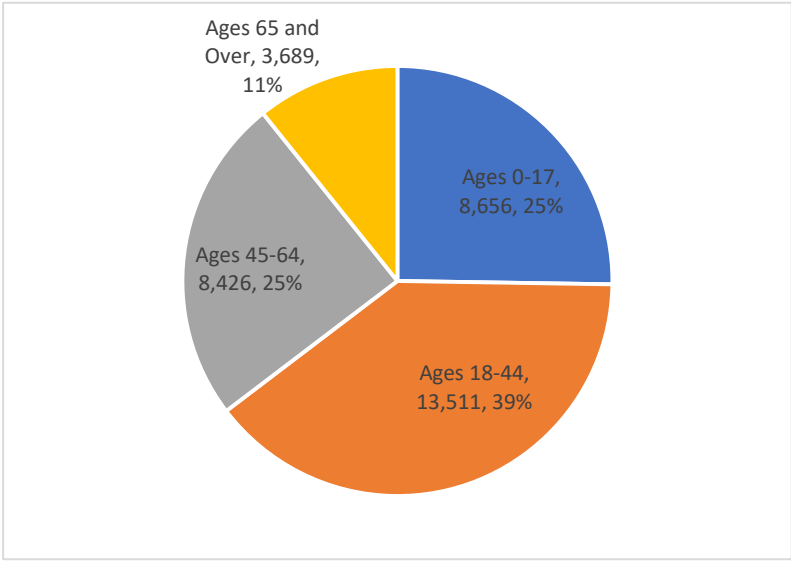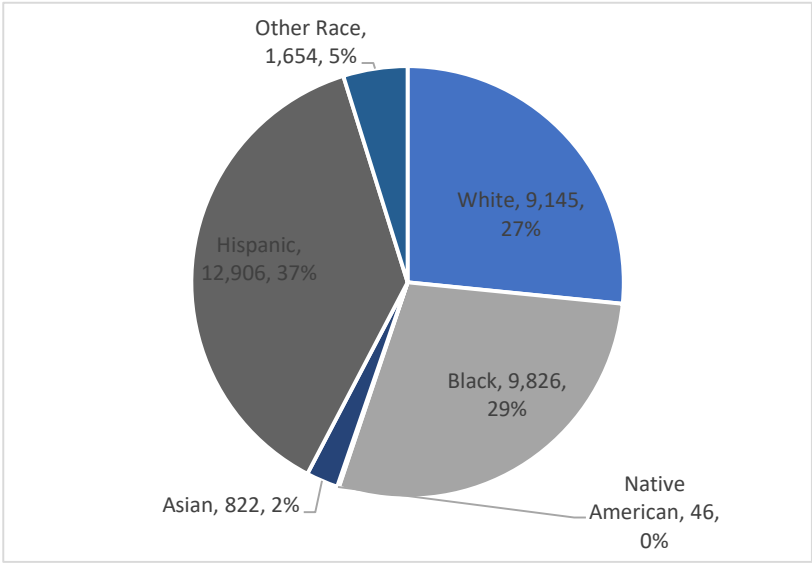
Other Race, 1,654, 5%
White, 9,145, 27%
Hispanic, 12,906, 37%
Black, 9,826, 29%
Asian, 822, 2%
Native American, 46, 0%

Ages 65 and Over, 3,689, 11%
Ages 0-17, 8,656, 25%
Ages 45-64, 8,426, 25%
Ages 18-44, 13,511, 39%

No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
3,328	7,706	5,913	3,757	1,847
15%	34%	26%	17%	8%
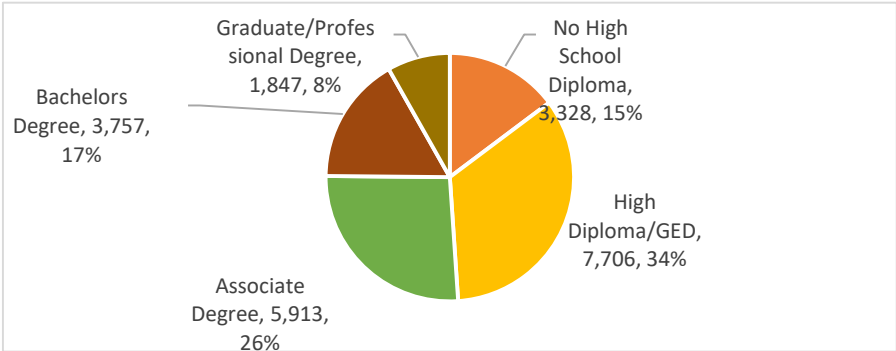
Graduate/Professional Degree, 1,847, 8%
No High School Diploma, 3,328, 15%
Bachelors Degree, 3,757, 17%
High Diploma/GED, 7,706, 34%
Associate Degree, 5,913, 26%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Greater Palm River

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
1,189	2,524	1,454	2,429	1,891	2,906	$63,261	$74,618	26,541	18,257	825	8,284
10%	20%	12%	20%	15%	23%			77%	69%	5%	31%
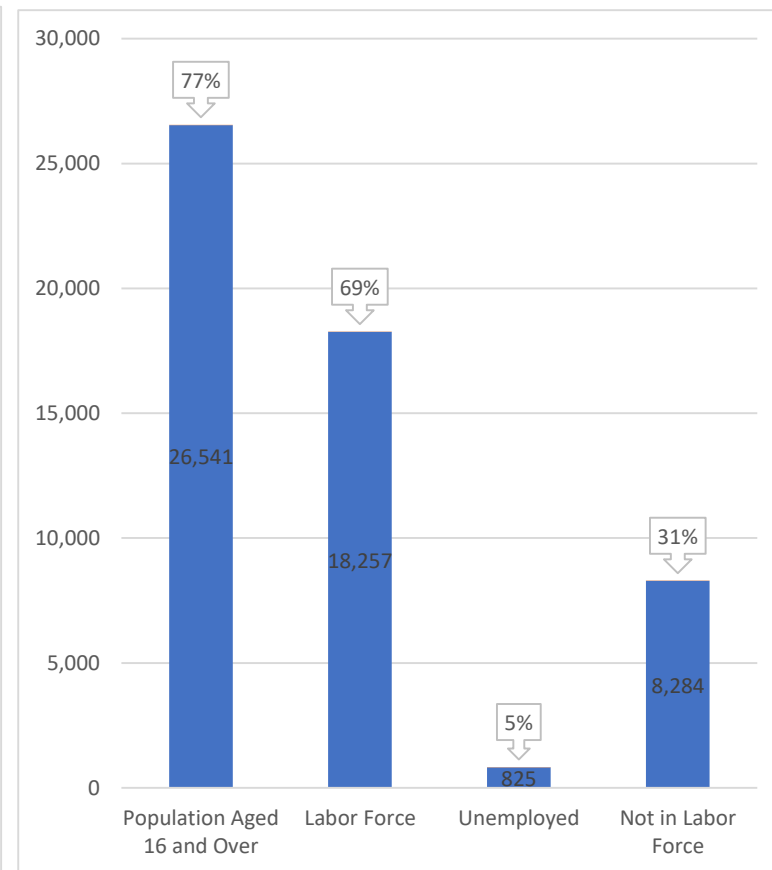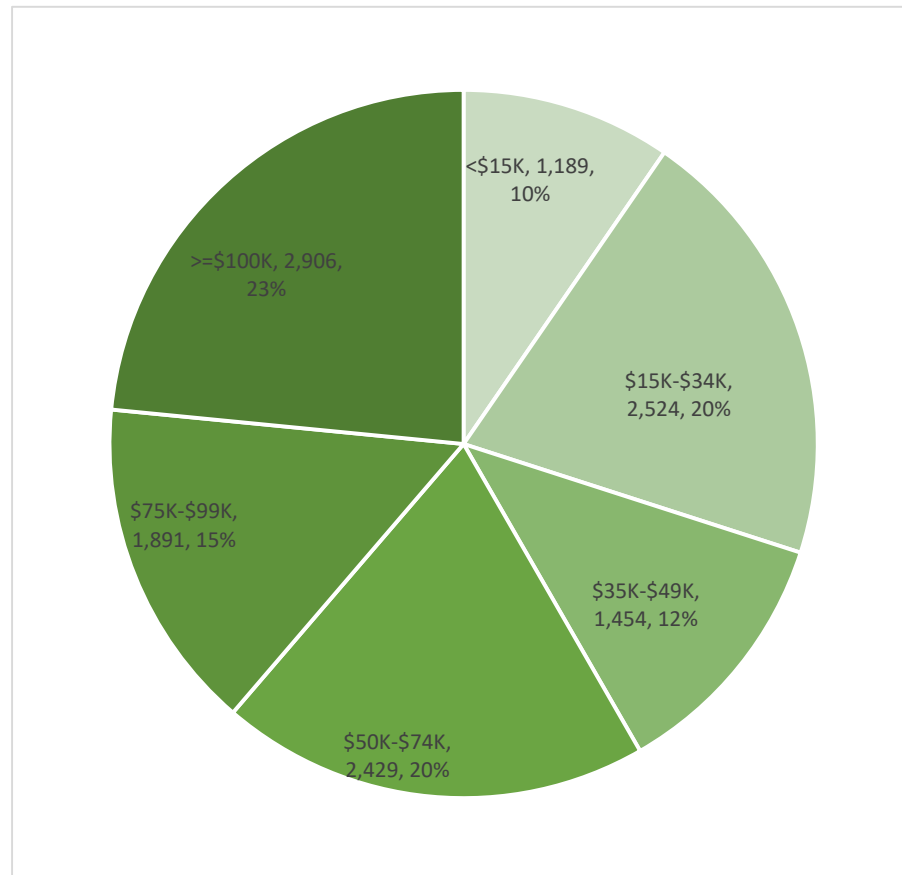
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Greater Palm River**

	Households Without Cars	Female-Headed Households
Households Below Poverty		
1,782	548	2,558
14%	4%	21%
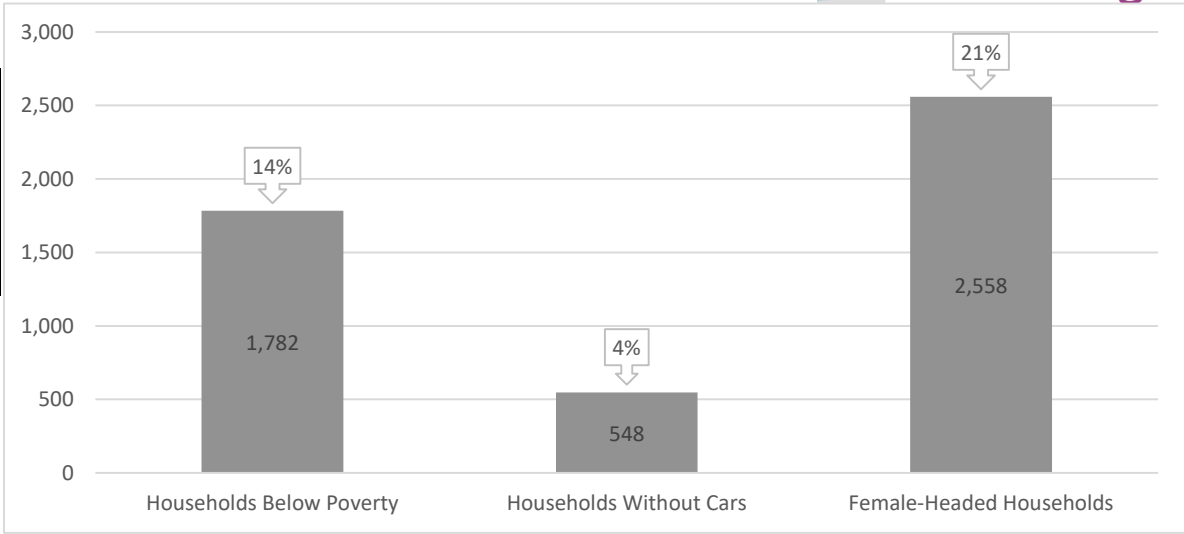
Limited English Population	Disabled Population	Low Income Population
3,300	2,493	5,980
10%	7%	17%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Sources:

|	
Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
Employment Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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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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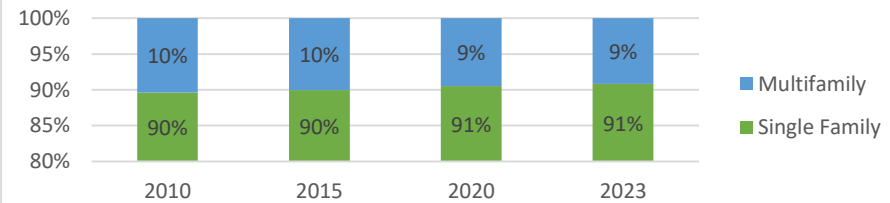Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Keystone Odessa**

Plan Hillsborough

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	4,506	4,652	4,934	5,105	6,650	1,545	30%	10%
Population	11,524	12,142	12,494	12,632	16,714	4,081	32%	4%
Employment	2,468	2,491	2,371	2,484	3,526	1,042	42%	0%
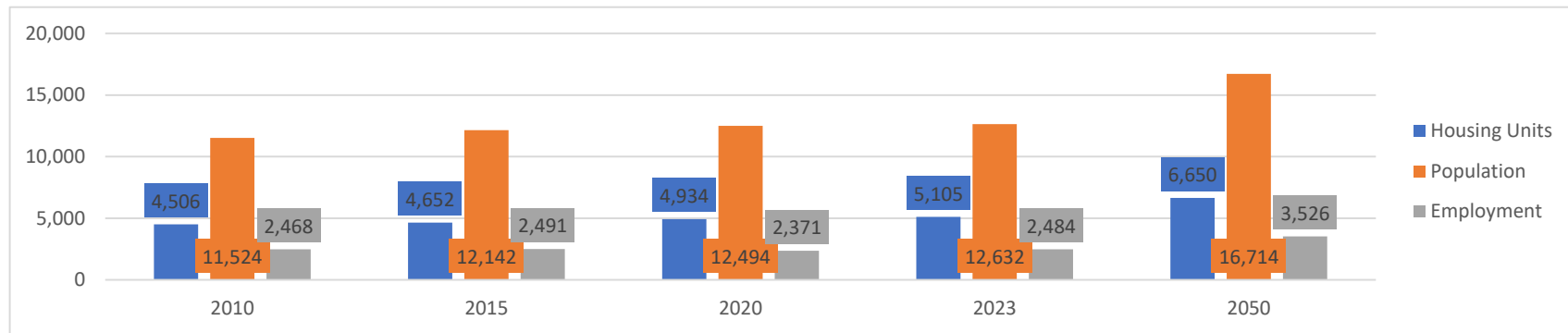
Residential Units by Type

	2010	2015	2020	2023
Single Family	4,038	4,184	4,466	4,637
Single Family	90%	90%	91%	91%
Multifamily	468	468	468	468
Multifamily	10%	10%	9%	9%

Occupied and Vacant Housing Units

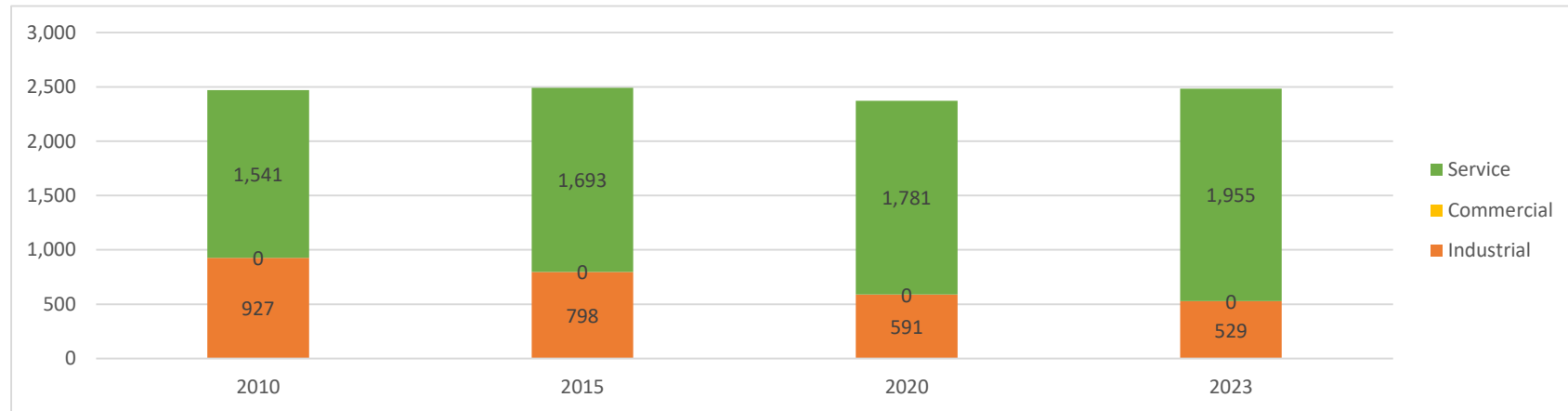|	2010	2015	2020	2023
Occupied	4,356	4,502	4,693	4,774
Occupied	97%	97%	95%	94%
Vacant	150	150	241	331
Vacant	3%	3%	5%	6%
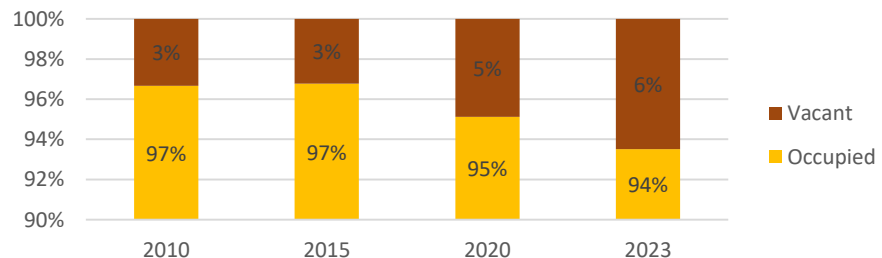
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Keystone Odessa**

Employment by Type

	2010	2015	2020	2023
Industrial	927	798	591	529
Commercial	0	0	0	0
Service	1,541	1,693	1,781	1,955
Total	2,468	2,491	2,371	2,484

Employment by Type

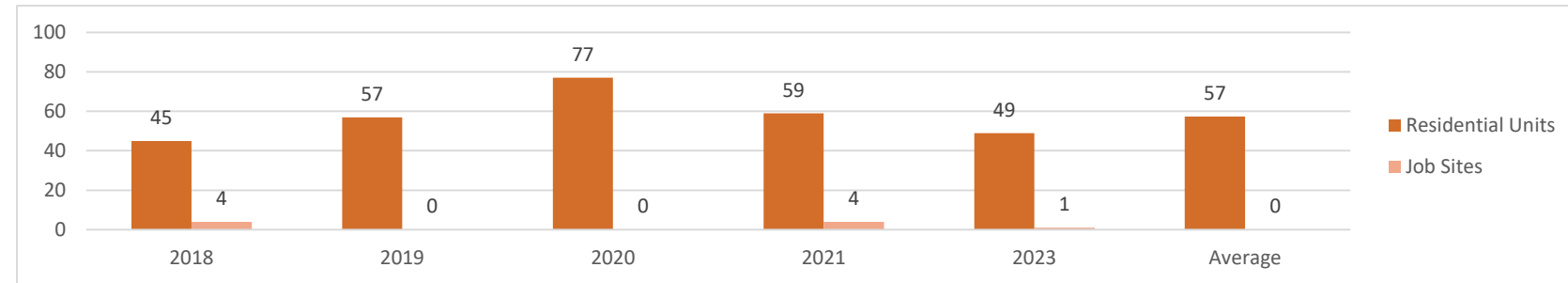|	2010	2015	2020	2023
Industrial	38%	32%	25%	21%
Commercial	0%	0%	0%	0%
Service	62%	68%	75%	79%
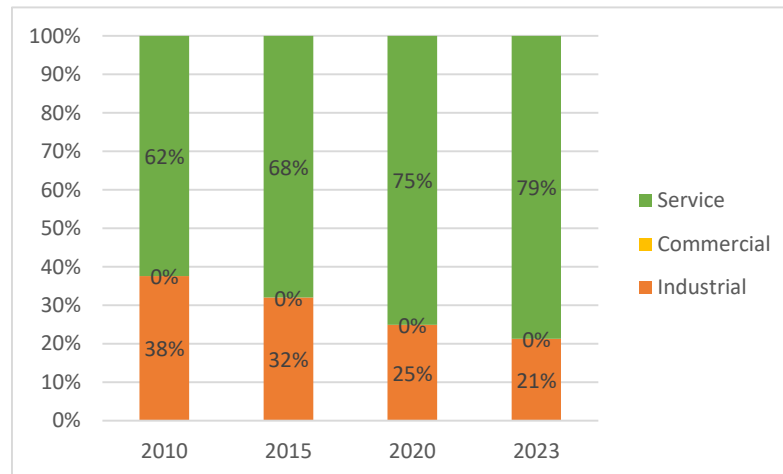
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Keystone Odessa

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	45	57	77	59	49	57
Job Sites	4	0	0	4	1	0

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

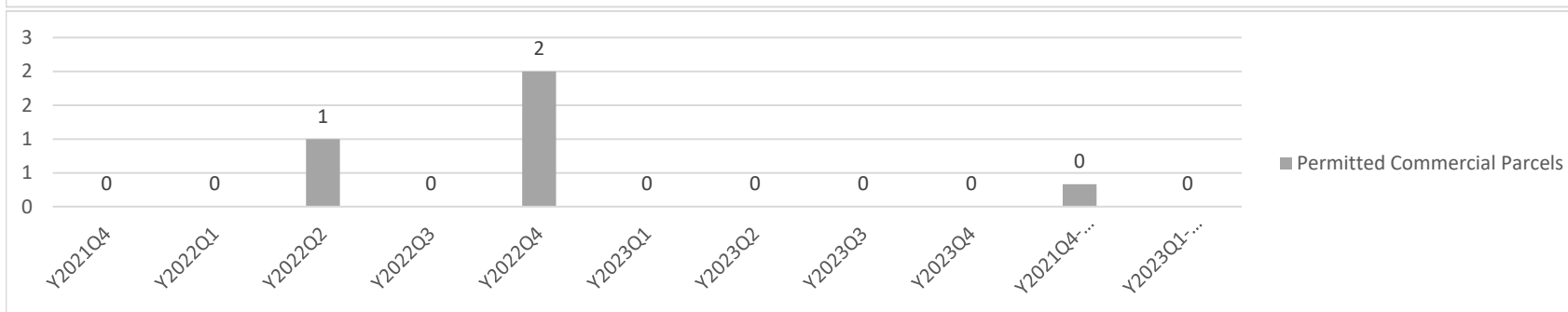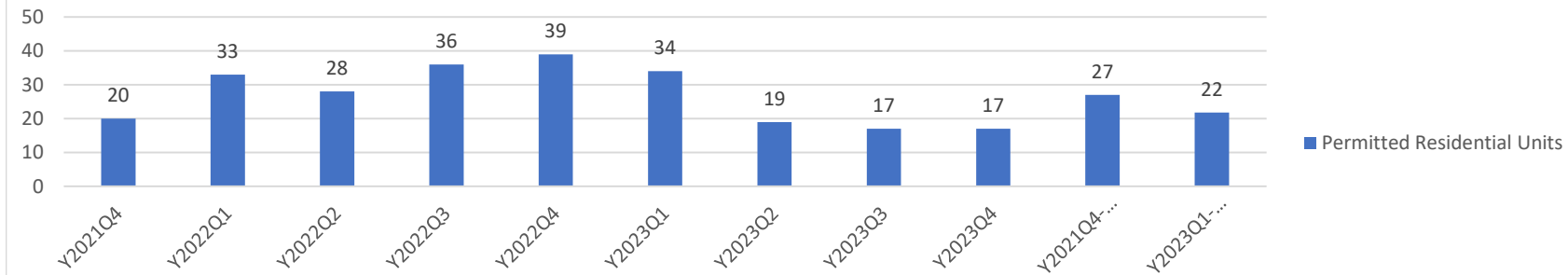|	2018	2019	2020	2021	2023	Average
Residential	0.175	0.220	0.303	0.237	0.193	0.226
Job Sites	0.01	0.00	0.00	0.01	0.00	0.01
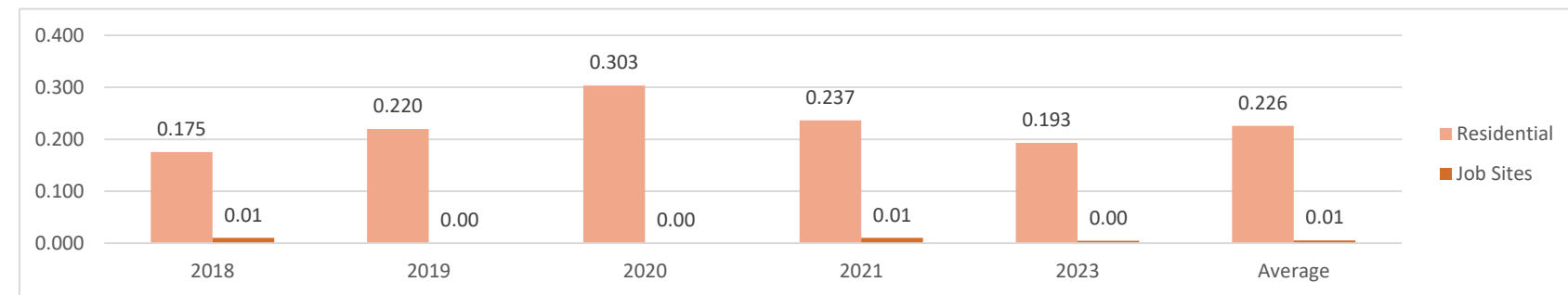
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Keystone Odessa

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	20	33	28	36	39	34	19	17	17	27	22
Permitted Commercial Parcels	0	0	1	0	2	0	0	0	0	0	0
Total Building Permits	20	33	29	36	41	34	19	17	17	27	22

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

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	87	72	96
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	87	73	98

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Keystone Odessa

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	0	0	1	0	2	0	0	0	0	0	0
Total Permitted Demolitions	0	0	1	0	2	0	0	0	0	0	0

Last Updated: January 8, 2024   **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 Reside	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: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Keystone Odessa

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
9,357	490	3	631	1,571	581	12,632
74%	4%	0%	5%	12%	5%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
2,874	2,619	4,762	2,378
23%	21%	38%	19%
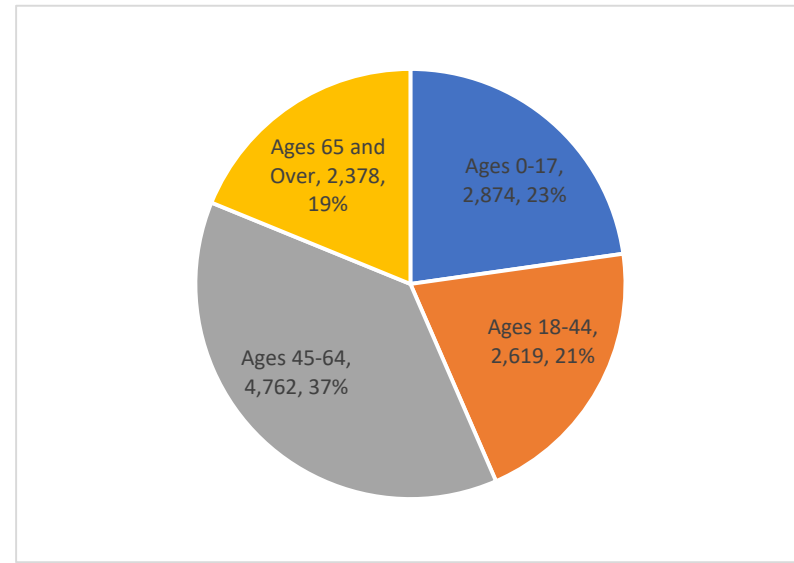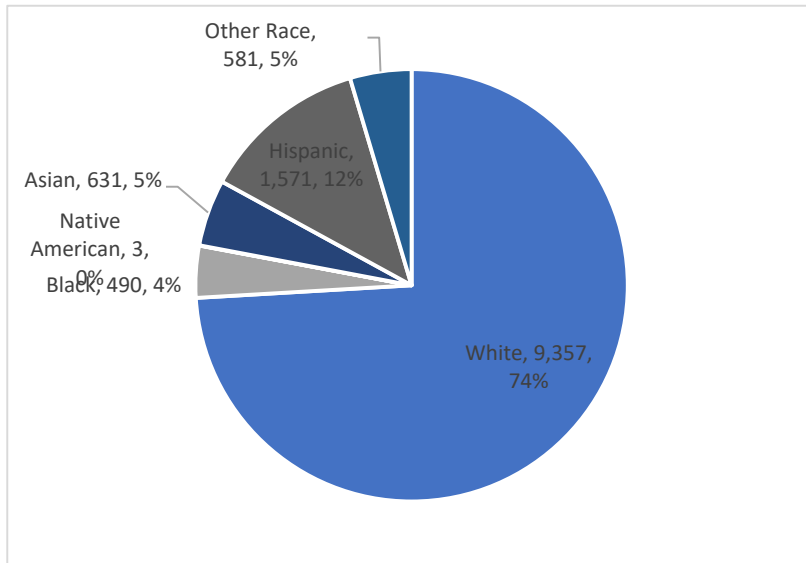
Other Race, 581, 5%
Hispanic, 1,571, 12%
Asian, 631, 5%
Native American, 3, 0%
Black, 490, 4%
White, 9,357, 74%

Ages 65 and Over, 2,378, 19%
Ages 0-17, 2,874, 23%
Ages 45-64, 4,762, 37%
Ages 18-44, 2,619, 21%

No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
317	1,733	2,370	2,680	2,030
3%	19%	26%	29%	22%

Graduate/Professional Degree, 2,030, 22%
No High School Diploma, 317, 4%
High Diploma/GED, 1,733, 19%
Bachelors Degree, 2,680, 29%
Associate Degree, 2,370, 26%

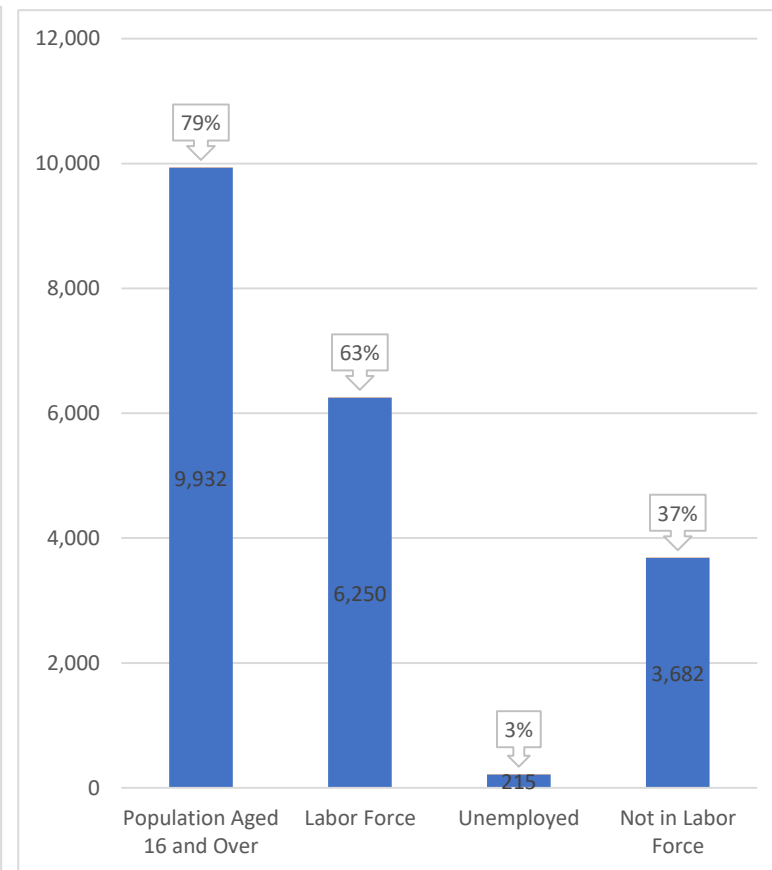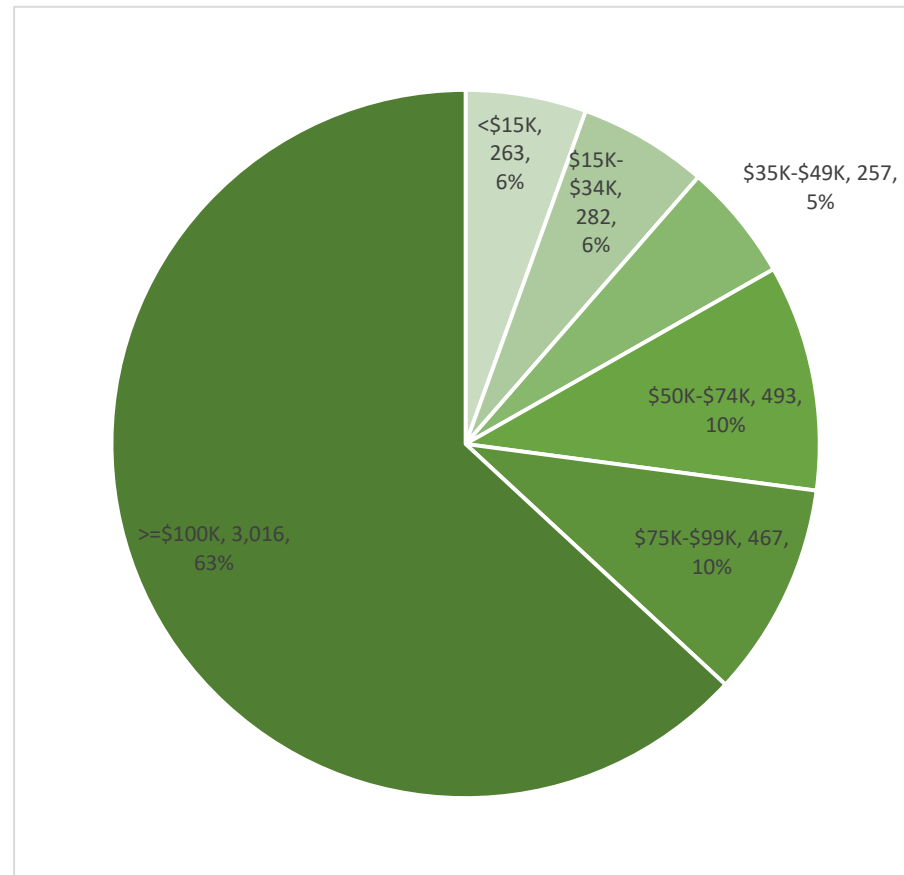Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Keystone Odessa**

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
263	282	257	493	467	3,016	$140,253	$191,214	9,932	6,250	215	3,682
6%	6%	5%	10%	10%	63%			79%	63%	3%	37%

Last Updated: January 8, 2024

Demographic and Economic Profile

Plan Hillsborough

Area: Keystone Odessa

Households Below Poverty	Households Without Cars	Female-Headed Households
276	89	268
6%	2%	6%
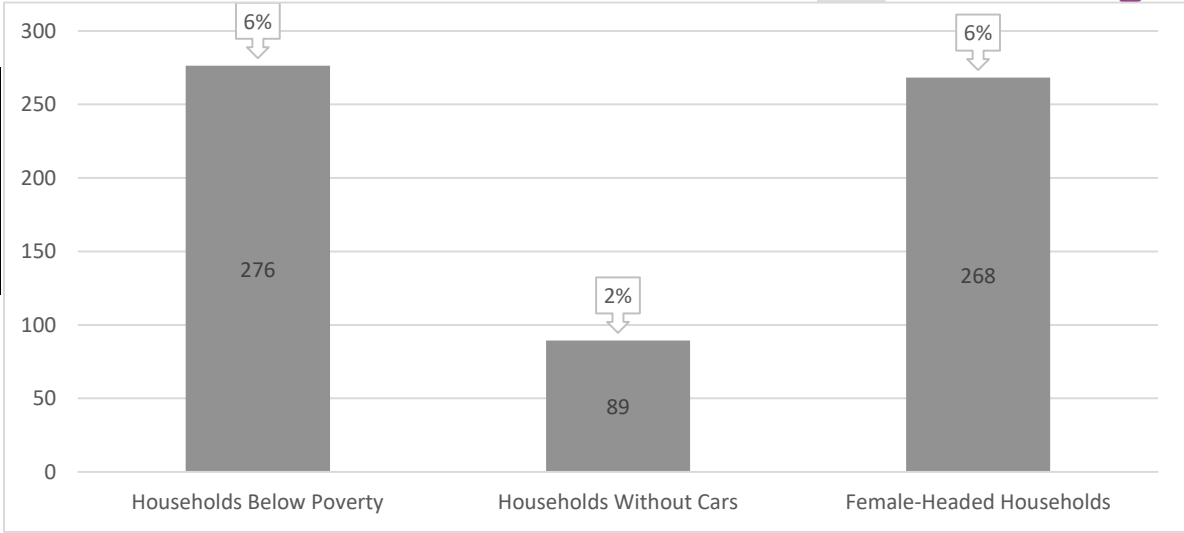
Limited English Population	Disabled Population	Low Income Population
143	328	667
1%	3%	5%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
Employment Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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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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Hillsborough

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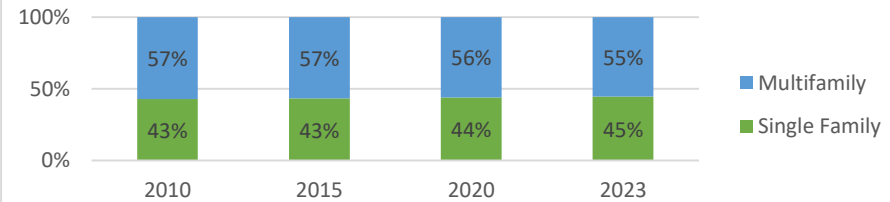Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Little Manatee South**

Plan Hillsborough

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	3,686	3,703	3,758	3,800	5,535	1,735	46%	3%
Population	7,863	8,063	7,315	7,360	11,637	4,277	58%	-9%
Employment	1,159	1,232	1,278	1,369	2,279	910	66%	11%
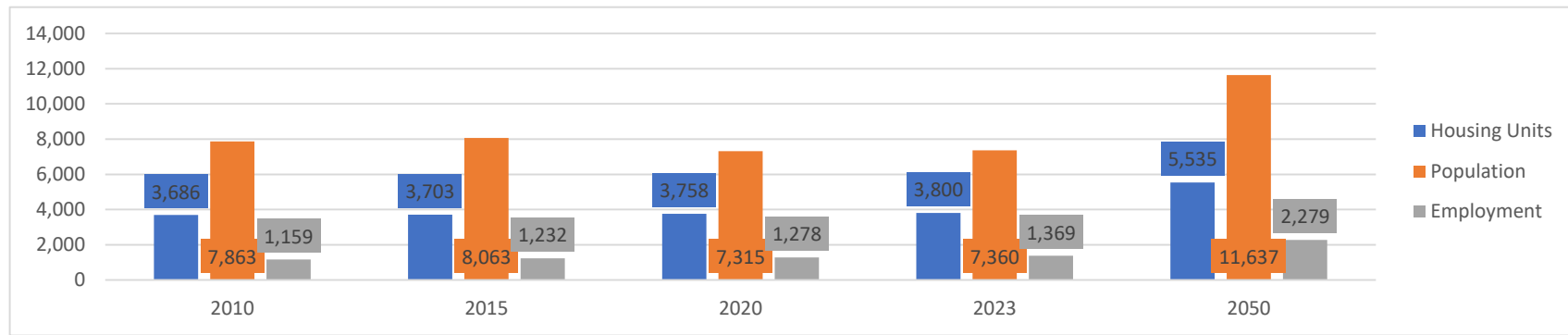
Residential Units by Type

	2010	2015	2020	2023
Single Family	1,583	1,600	1,655	1,697
Single Family	43%	43%	44%	45%
Multifamily	2,103	2,103	2,103	2,103
Multifamily	57%	57%	56%	55%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	3,036	3,052	3,002	3,042
Occupied	82%	82%	80%	80%
Vacant	650	651	756	758
Vacant	18%	18%	20%	20%
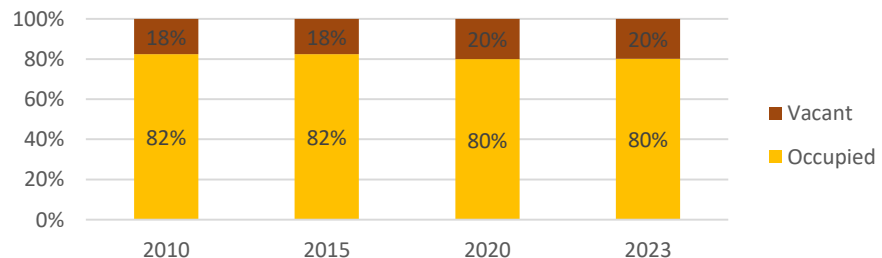
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Little Manatee South**

Plan Hillsborough

Employment by Type

	2010	2015	2020	2023
Industrial	504	434	335	304
Commercial	333	396	490	550
Service	322	403	453	514
Total	1,159	1,232	1,278	1,369
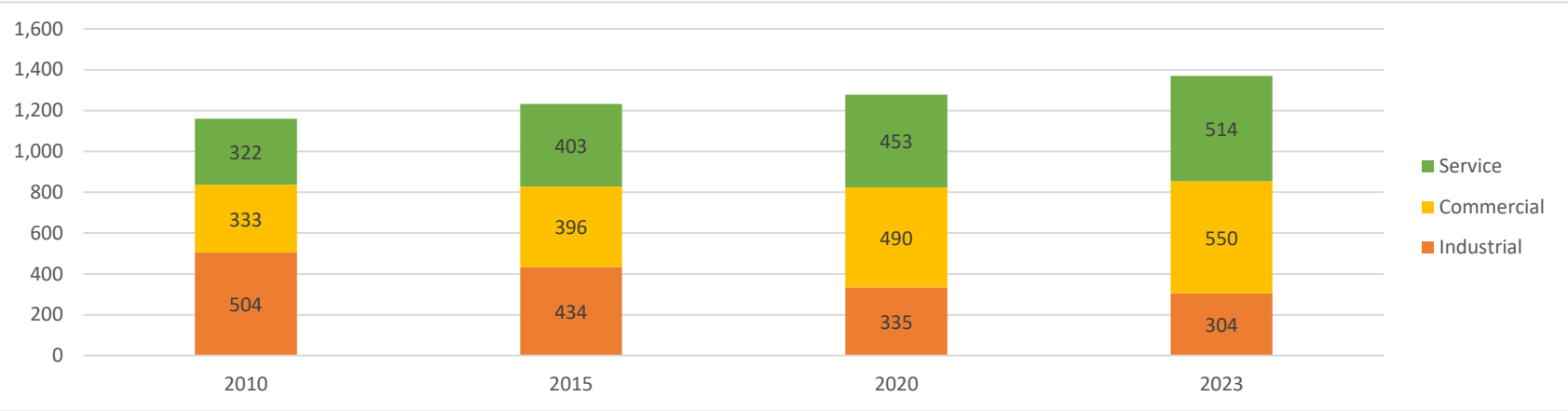
Employment by Type

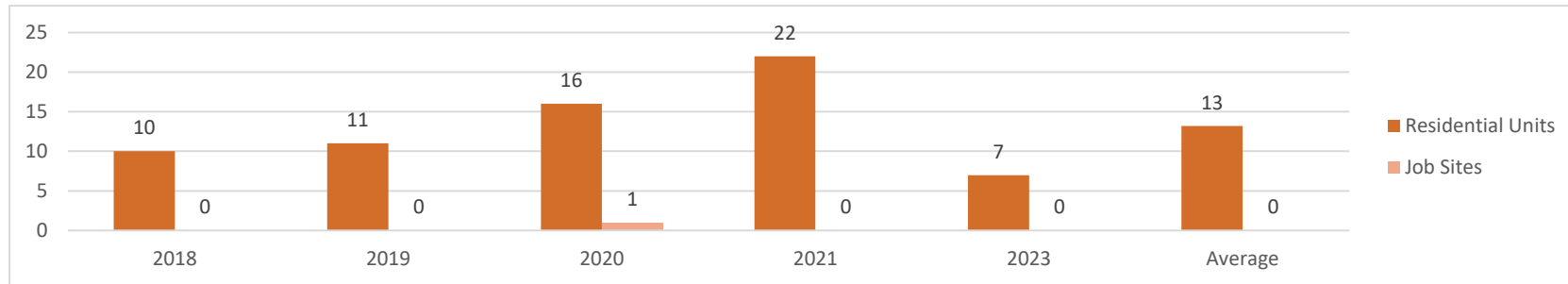|	2010	2015	2020	2023
Industrial	43%	35%	26%	22%
Commercial	29%	32%	38%	40%
Service	28%	33%	35%	38%
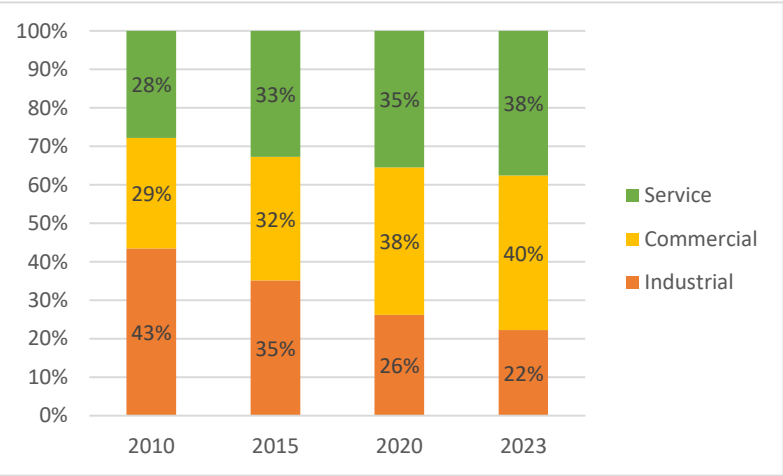
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Little Manatee South

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	10	11	16	22	7	13
Job Sites	0	0	1	0	0	0

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

	2018	2019	2020	2021	2023	Average
Residential	0.021	0.021	0.041	0.049	0.020	0.030
Job Sites	0.00	0.00	0.01	0.00	0.00	0.00
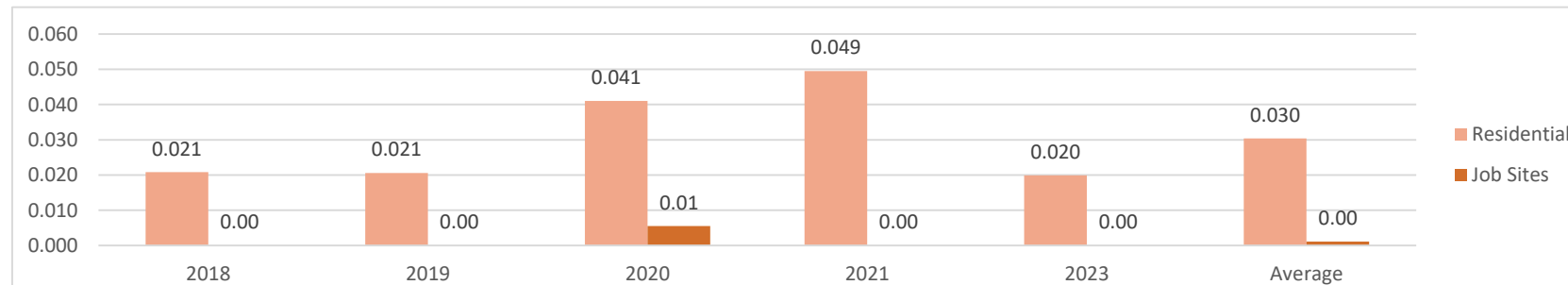
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Little Manatee South**

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	5	2	7	0	4	2	5	2	0	3	2
Permitted Commercial Parcels	1	0	0	0	0	0	0	0	0	0	0
Total Building Permits	6	2	7	0	4	2	5	2	0	3	2
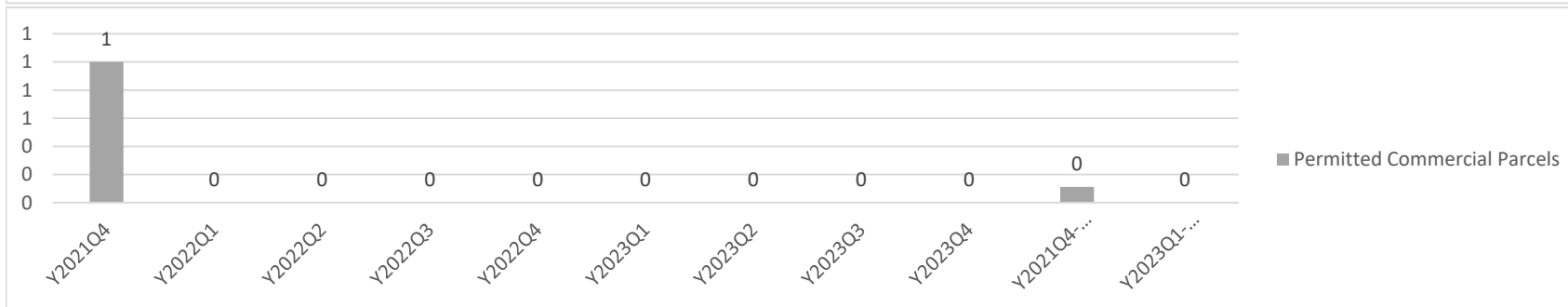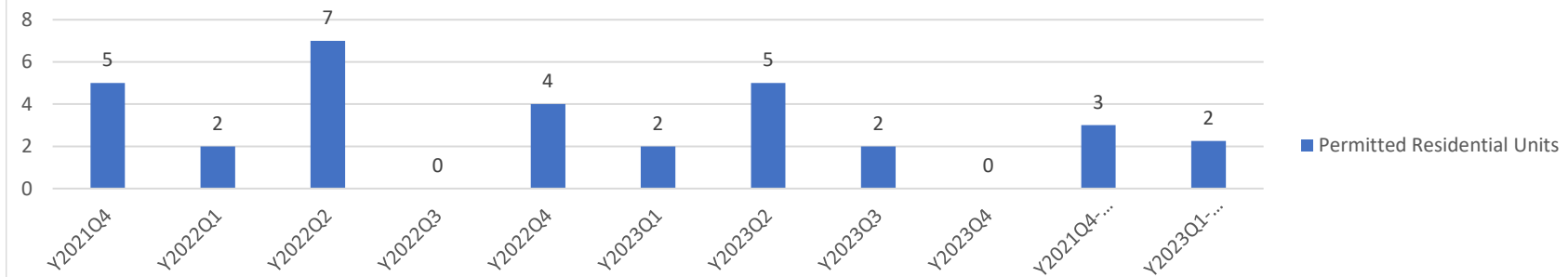
Last Updated: January 8, 2024   **Demographic and Economic Profile**

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	9	13	16
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	9	15	17

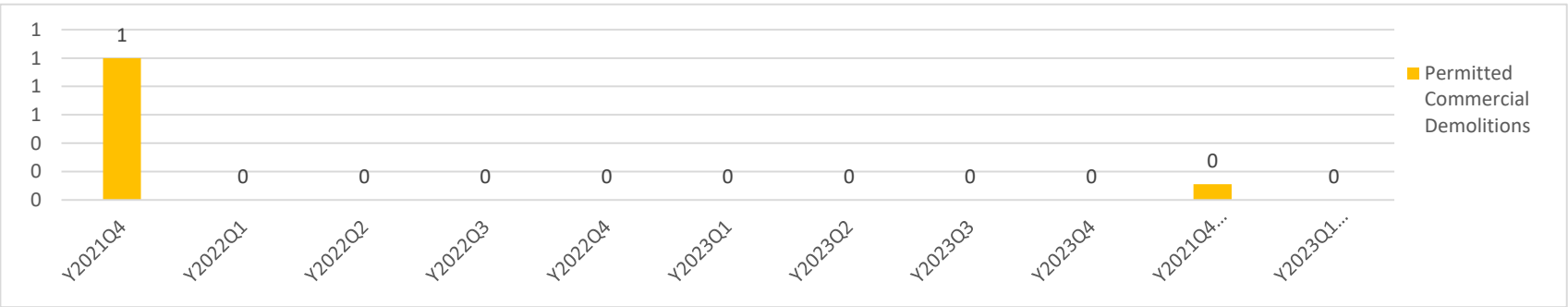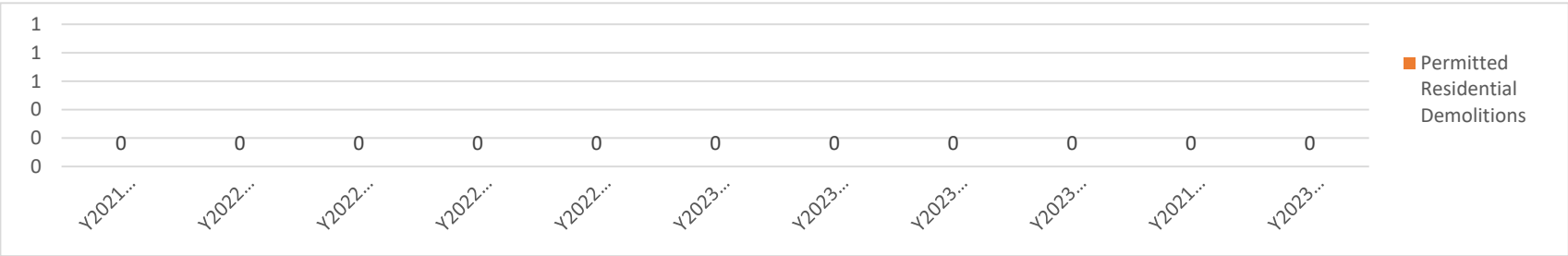Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Little Manatee South

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	1	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: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Little Manatee South

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Reside	0	0	0	1	1	0	1	0	0	0	0
Permitted Comn	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: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Little Manatee South

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
4,452	278	0	39	2,433	158	7,360
60%	4%	0%	1%	33%	2%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
1,347	1,515	1,831	2,667
18%	21%	25%	36%
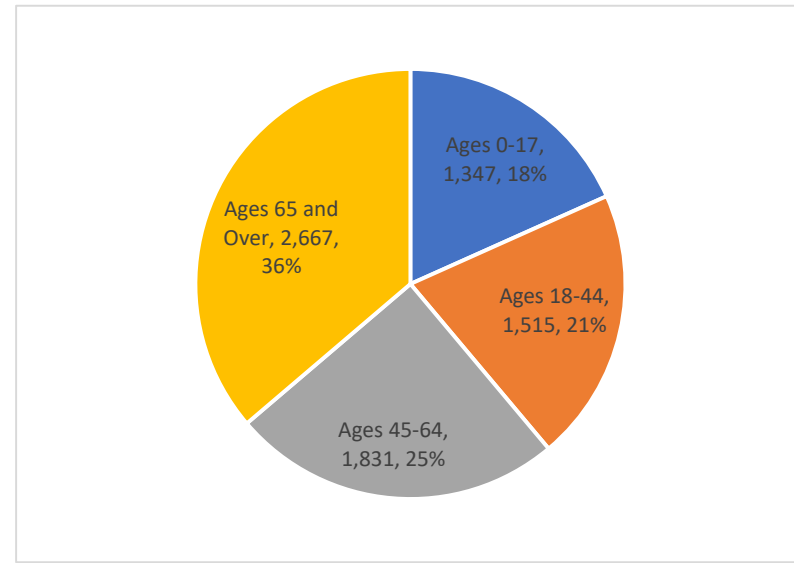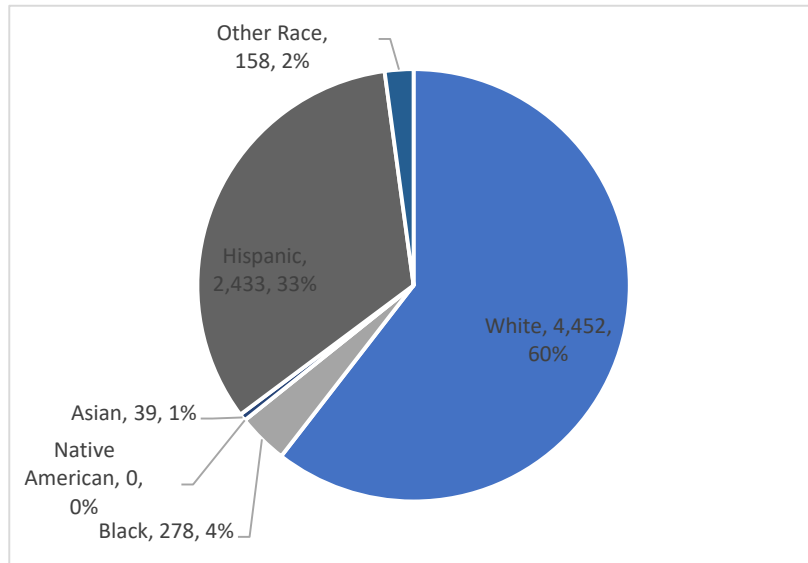
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
1,007	1,907	1,342	684	556
18%	35%	24%	12%	10%
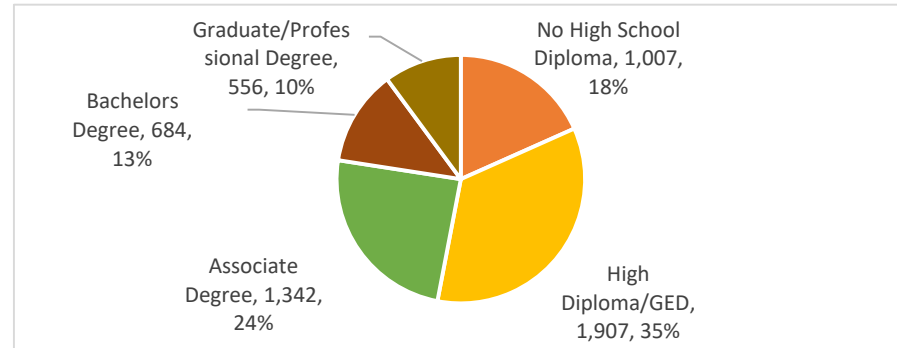
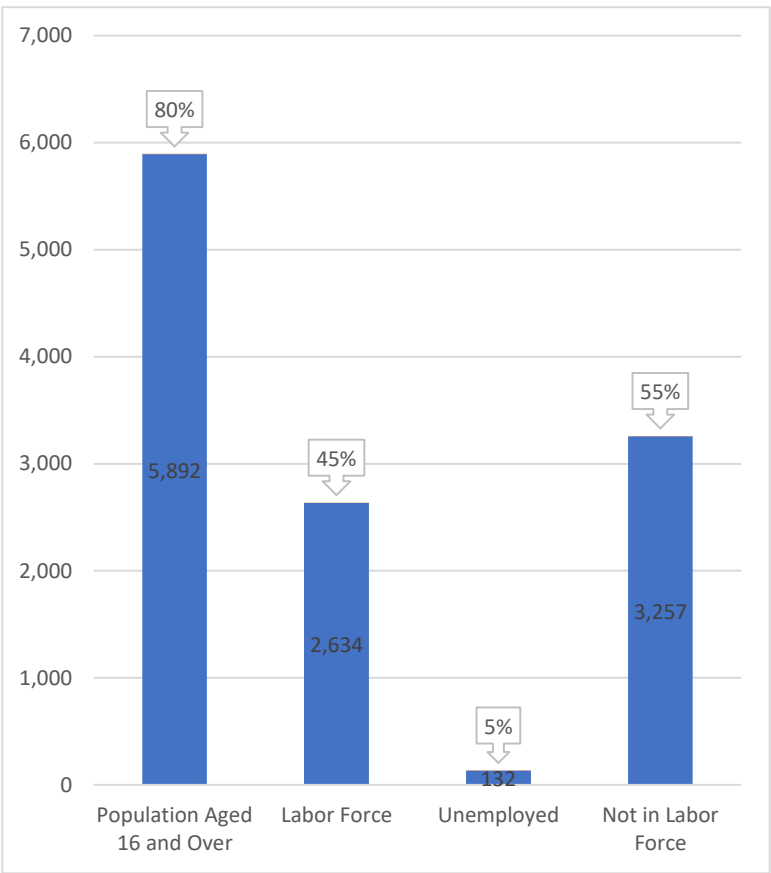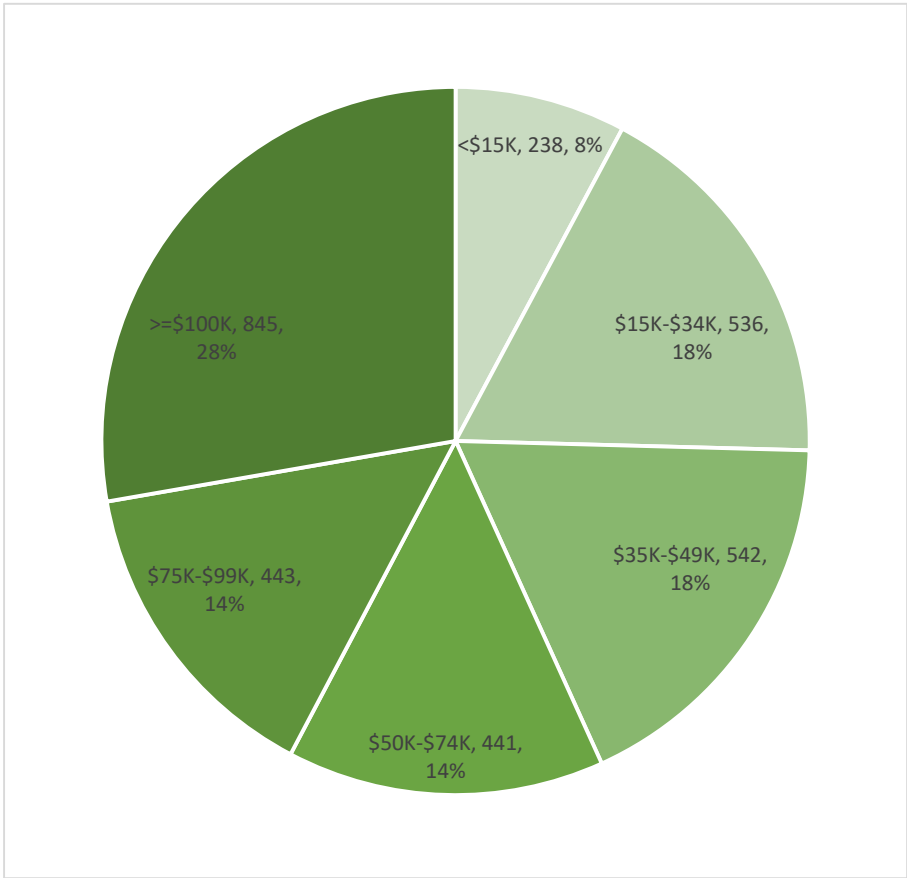Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Little Manatee South**

Plan Hillsborough

| <$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
238	536	542	441	443	845	$56,917	$77,954	5,892	2,634	132	3,257
8%	18%	18%	14%	15%	28%			80%	45%	5%	55%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Little Manatee South**

Plan Hillsborough

Households Below Poverty	Households Without Cars	Female-Headed Households
401	102	131
13%	3%	4%
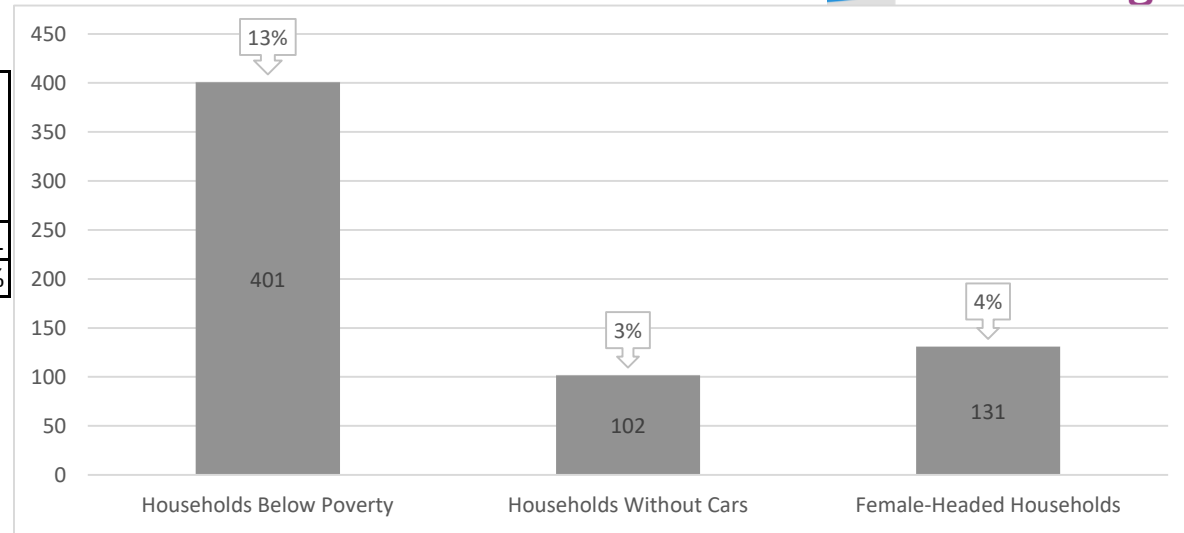
Limited English Population	Disabled Population	Low Income Population
530	326	1,220
7%	4%	17%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
Employment Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
New Parcels	Parcel Data from Hillsborough County Property Appraiser (Last accessed: January 8, 2024)
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: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Lutz

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	13,636	14,257	16,040	16,378	19,555	3,177	19%	15%
Population	34,694	36,841	41,892	42,539	50,980	8,442	20%	15%
Employment	9,191	10,411	11,606	13,664	12,491	-1,174	-9%	31%
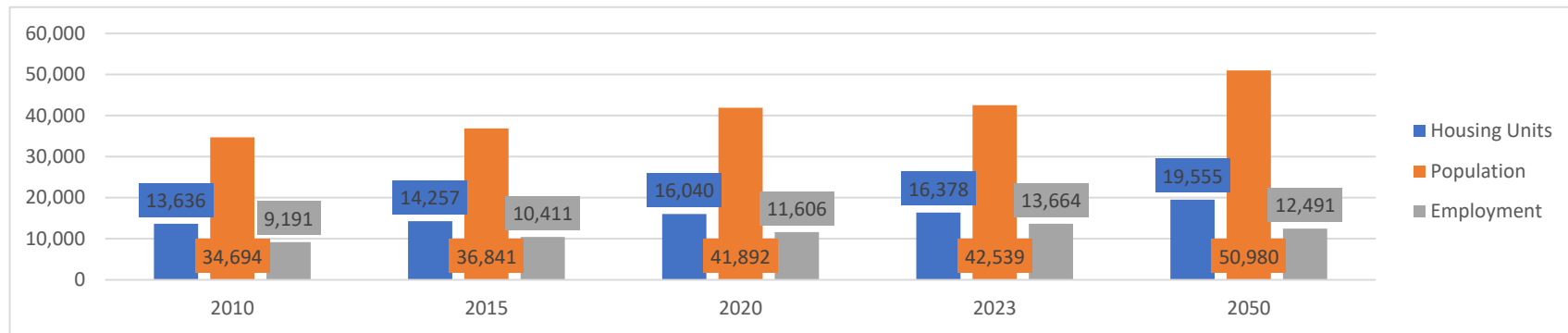
Residential Units by Type

	2010	2015	2020	2023
Single Family	10,753	11,373	12,640	12,978
Single Family	79%	80%	79%	79%
Multifamily	2,883	2,884	3,400	3,400
Multifamily	21%	20%	21%	21%
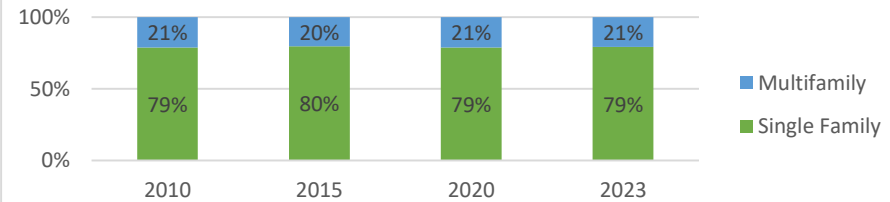
Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	13,308	13,877	15,719	16,057
Occupied	98%	97%	98%	98%
Vacant	328	380	321	321
Vacant	2%	3%	2%	2%
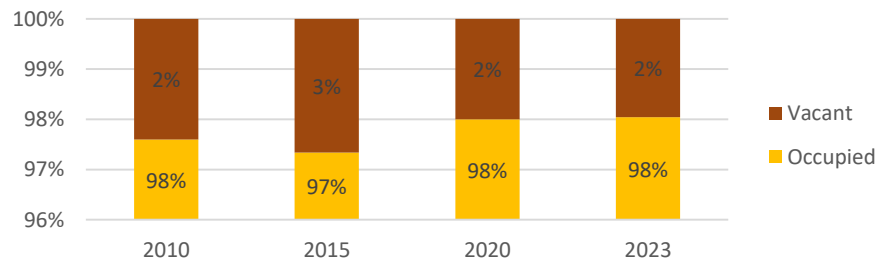
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Lutz**

Plan
Hillsborough

Employment by Type

	2010	2015	2020	2023
Industrial	288	277	320	332
Commercial	349	415	514	577
Service	8,553	9,719	10,772	12,756
Total	9,191	10,411	11,606	13,664
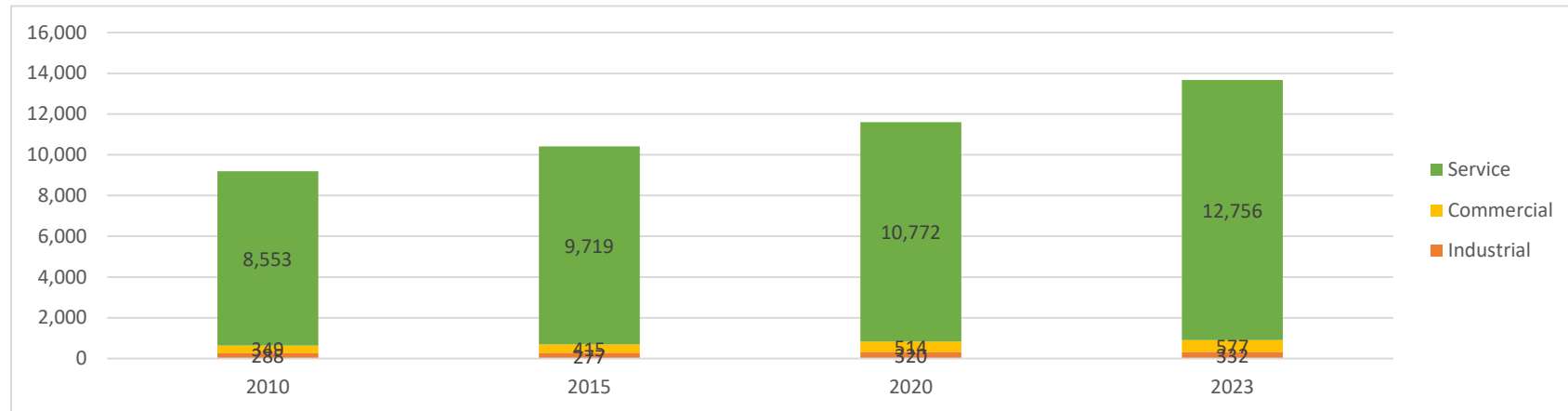
Employment by Type

|	2010	2015	2020	2023
Industrial	3%	3%	3%	2%
Commercial	4%	4%	4%	4%
Service	93%	93%	93%	93%
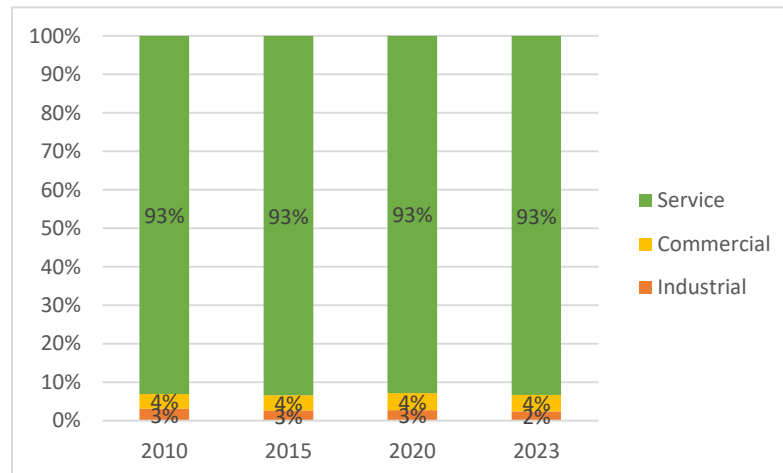
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Lutz

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	299	673	298	180	21	294
Job Sites	3	6	4	5	0	0
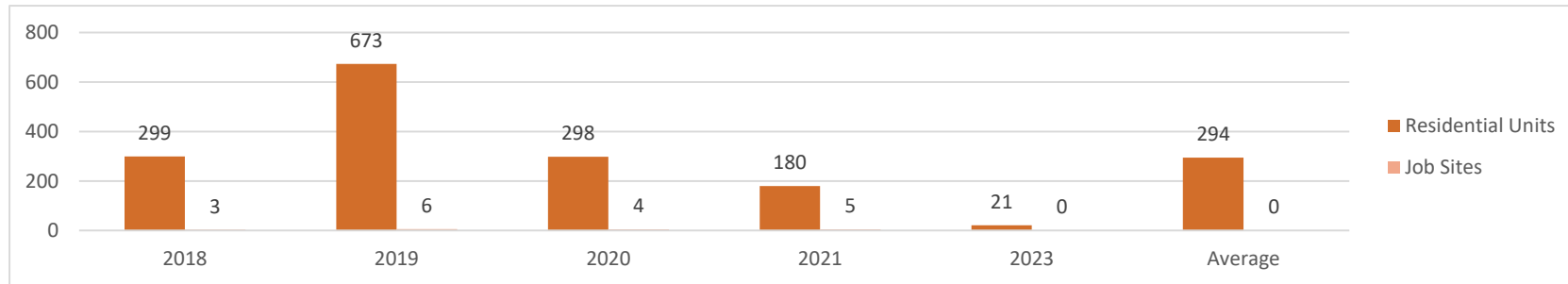
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential	0.861	1.357	0.915	0.532	0.065	0.746
Job Sites	0.01	0.20	0.04	0.07	0.00	0.06
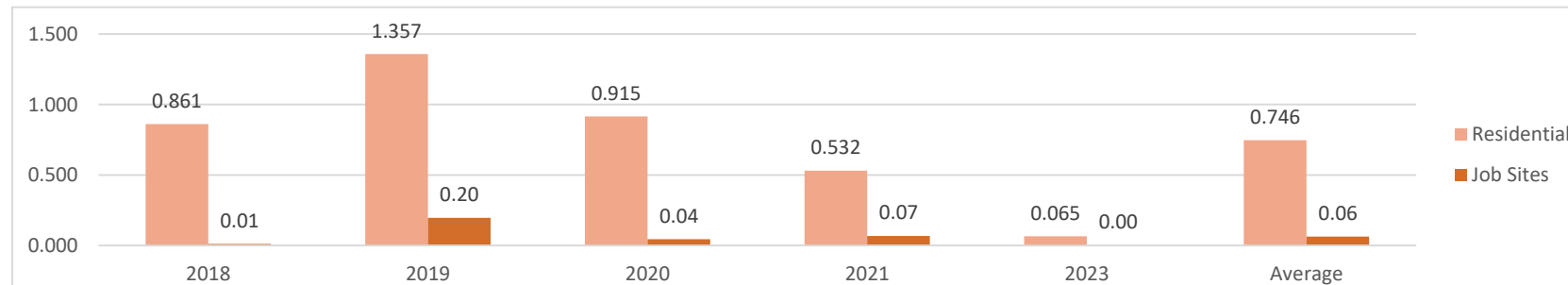
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Lutz

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	36	19	47	27	18	35	17	10	51	29	28
Permitted Commercial Parcels	5	4	2	1	1	1	0	1	1	2	1
Total Building Permits	41	23	49	28	19	36	17	11	52	31	29
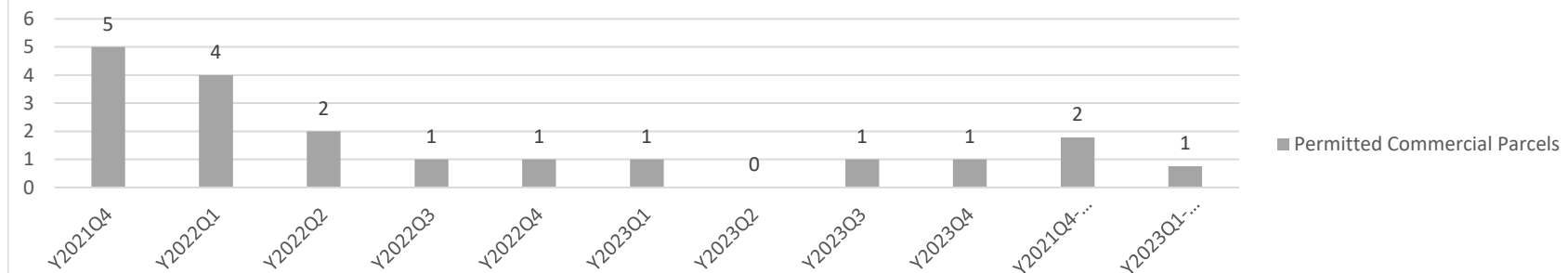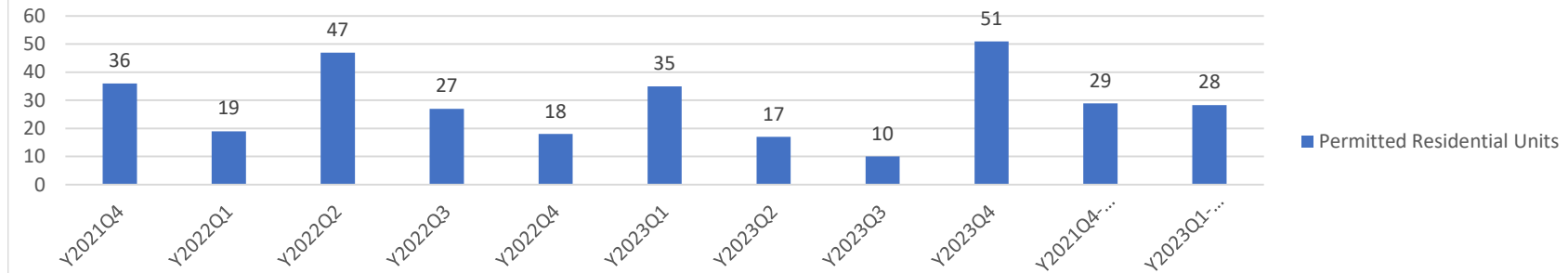
Last Updated: January 8, 2024   **Demographic and Economic Profile**

 Plan
Hillsborough

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	113	267	165
Permitted Commercial Parcels	3	7	4	11	2	8	14	8	3	7	8
Total Building Permits	294	177	242	672	386	245	214	119	116	274	174

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Plan Hillsborough

Area: Lutz

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	5	4	2	1	1	1	0	1	1	2	1
Total Permitted Demolitions	5	4	2	1	1	1	0	1	1	2	1

Last Updated: January 8, 2024   **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: January 8, 2024 **Demographic and Economic Profile**

Plan Hillsborough

Area: Lutz

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
25,765	2,631	28	3,357	8,951	1,808	42,539
61%	6%	0%	8%	21%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
10,101	13,231	11,967	7,241
24%	31%	28%	17%
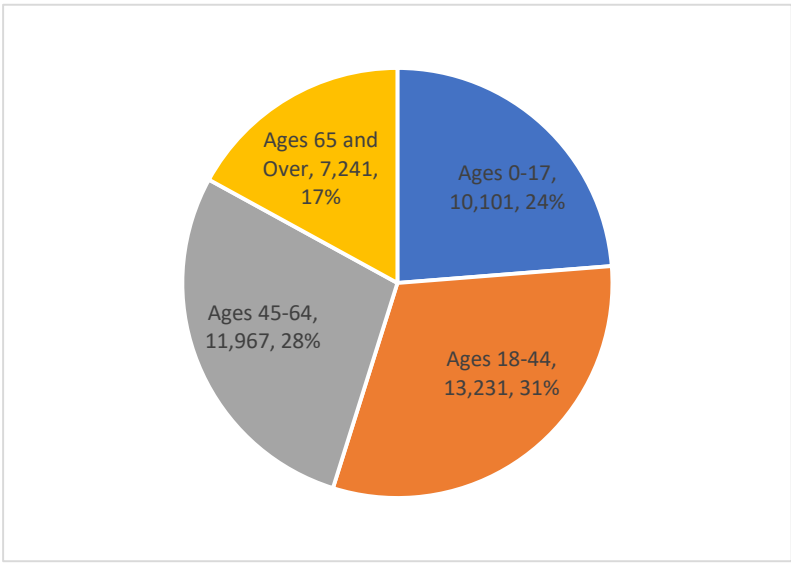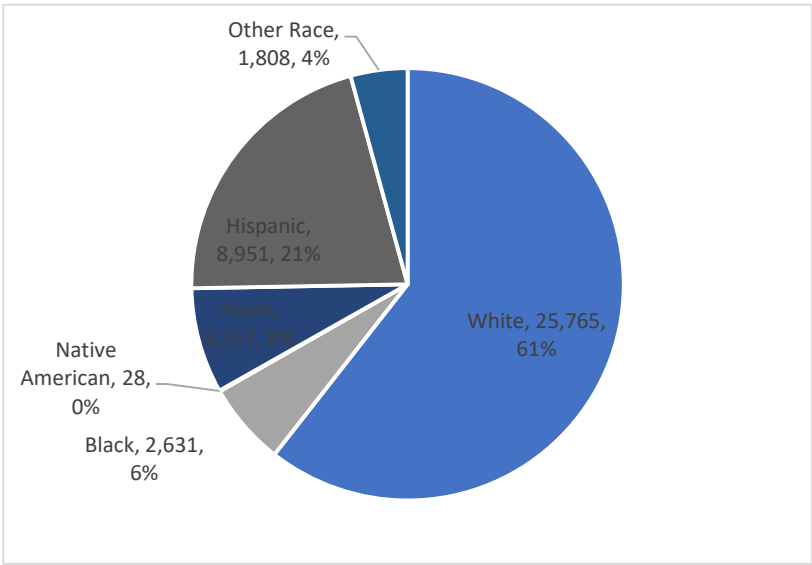
| No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
809	5,184	8,055	8,549	6,562
3%	18%	28%	29%	23%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan
Hillsborough
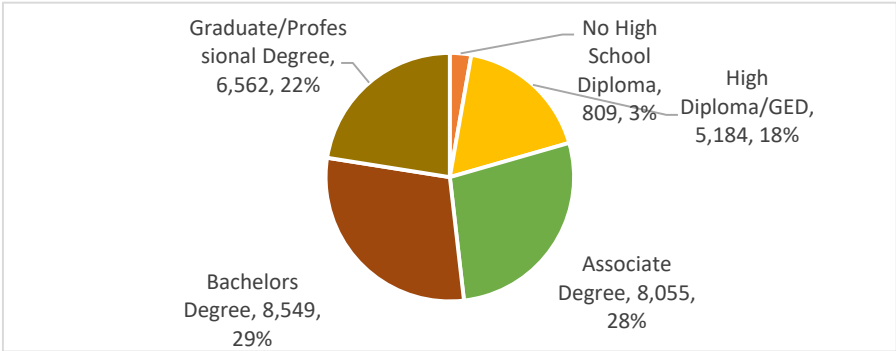
Area: Lutz

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
835	1,639	1,440	2,612	1,549	7,978	$113,000	$138,075	33,762	21,558	731	12,204
5%	10%	9%	16%	10%	50%			79%	64%	3%	36%
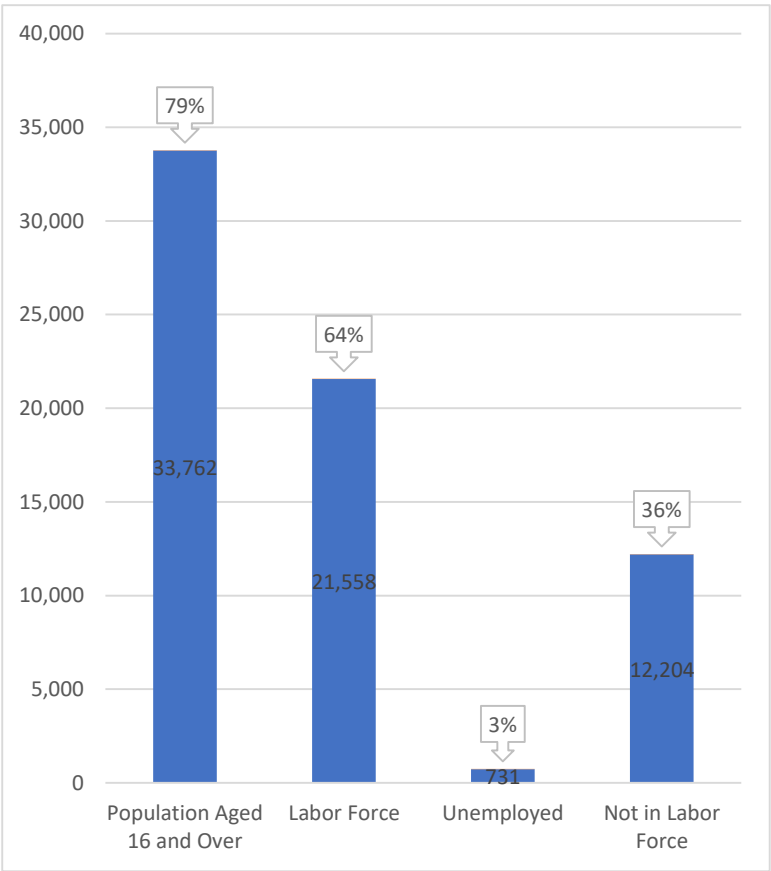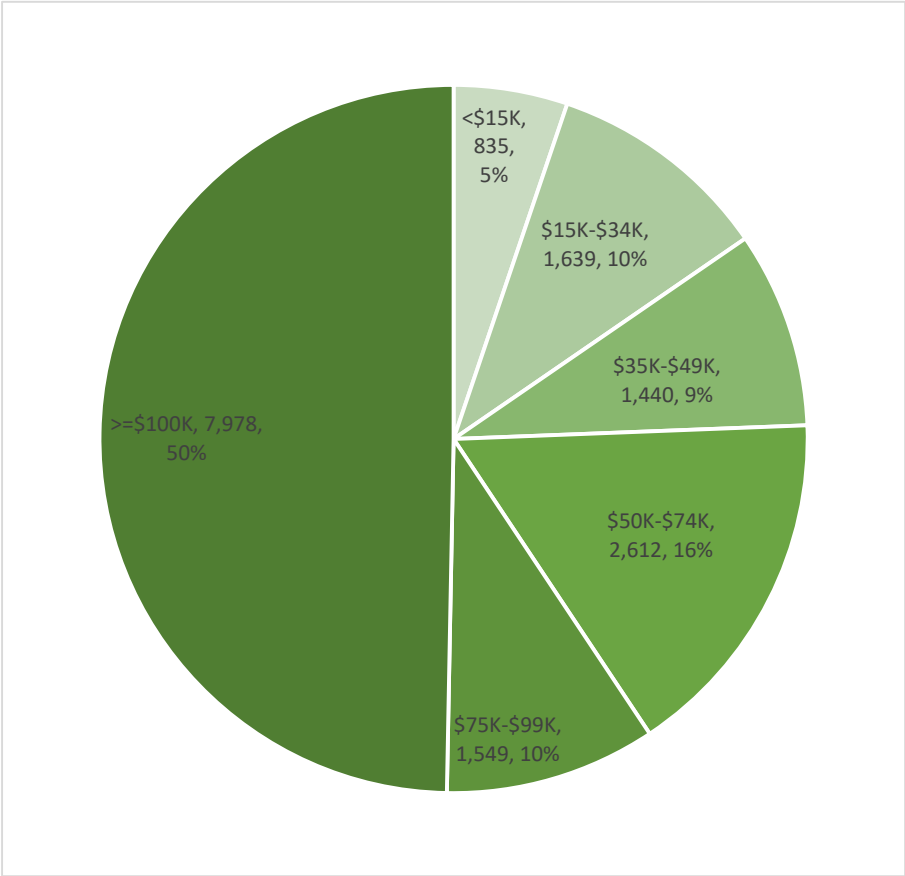
Last Updated: January 8, 2024

Demographic and Economic Profile

Plan Hillsborough

Area: **Lutz**

Households Below Poverty	Households Without Cars	Female-Headed Households
1,009	212	1,647
6%	1%	10%
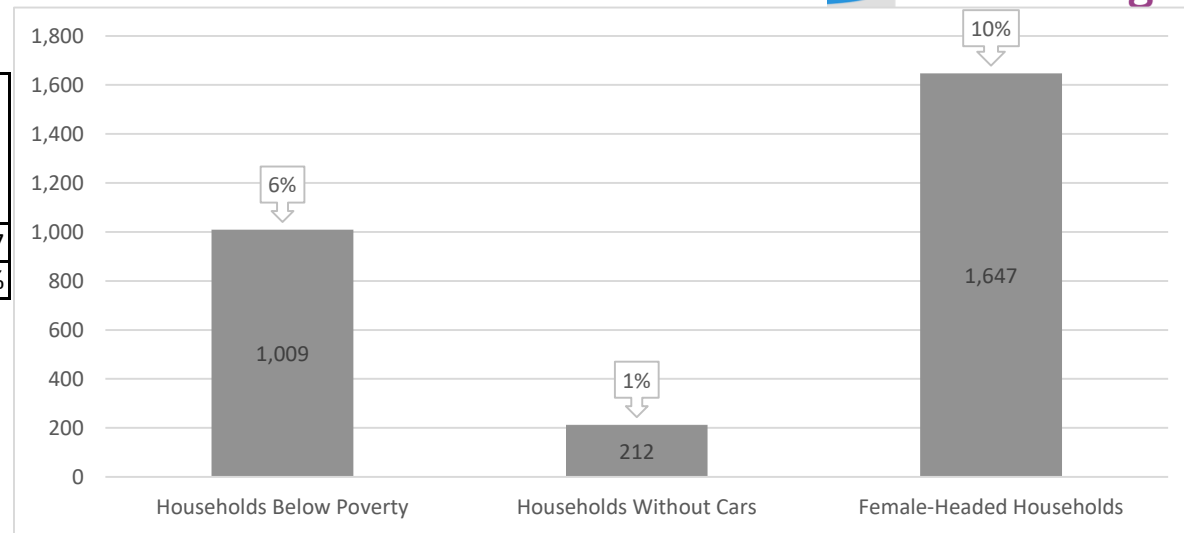
Limited English Population	Disabled Population	Low Income Population
705	1,678	2,396
2%	4%	6%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
Employment Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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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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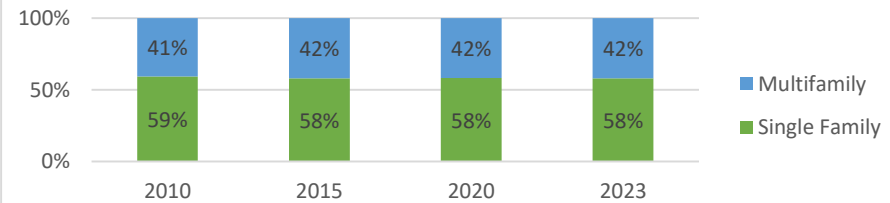Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Northwest Hillsborough**

Plan Hillsborough

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	30,104	31,820	33,240	33,523	35,698	2,175	6%	5%
Population	70,675	76,055	80,754	80,939	87,403	6,464	8%	6%
Employment	22,250	26,749	32,033	36,740	35,449	-1,291	-4%	37%
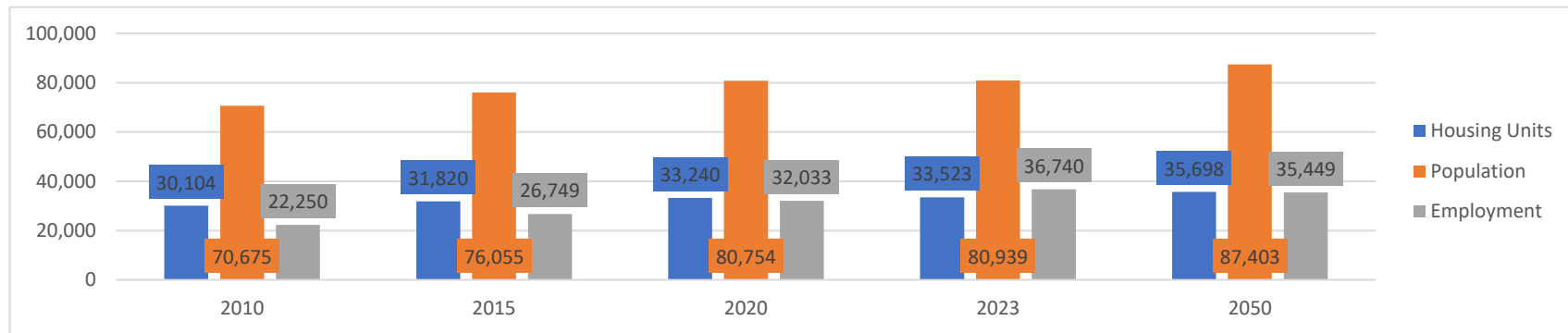
Residential Units by Type

	2010	2015	2020	2023
Single Family	17,852	18,470	19,333	19,433
Single Family	59%	58%	58%	58%
Multifamily	12,252	13,350	13,907	14,090
Multifamily	41%	42%	42%	42%

Occupied and Vacant Housing Units

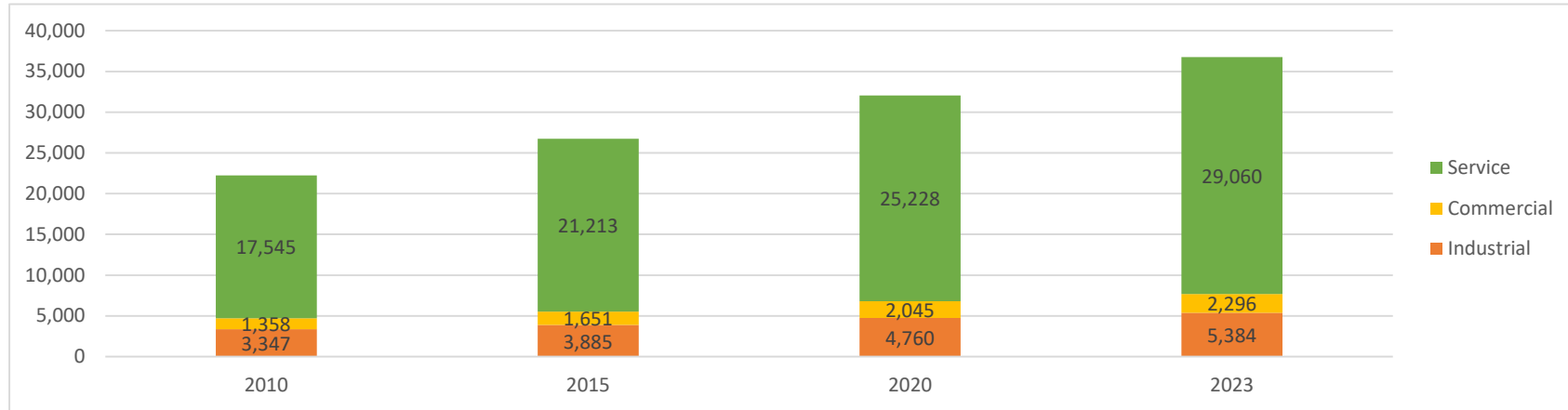|	2010	2015	2020	2023
Occupied	28,895	30,506	32,469	32,738
Occupied	96%	96%	98%	98%
Vacant	1,209	1,314	771	785
Vacant	4%	4%	2%	2%
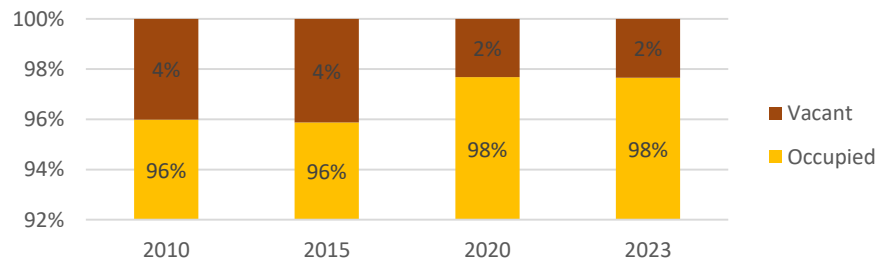
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Northwest Hillsborough

Employment by Type

	2010	2015	2020	2023
Industrial	3,347	3,885	4,760	5,384
Commercial	1,358	1,651	2,045	2,296
Service	17,545	21,213	25,228	29,060
Total	22,250	26,749	32,033	36,740

Employment by Type

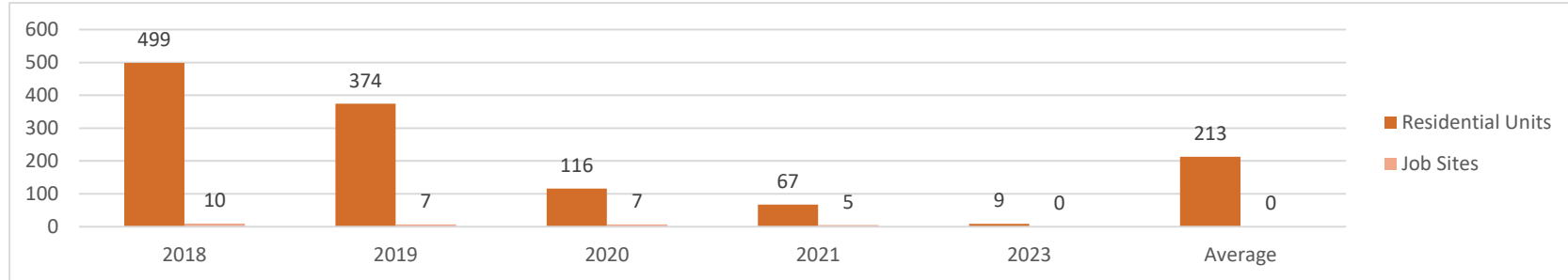|	2010	2015	2020	2023
Industrial	15%	15%	15%	15%
Commercial	6%	6%	6%	6%
Service	79%	79%	79%	79%
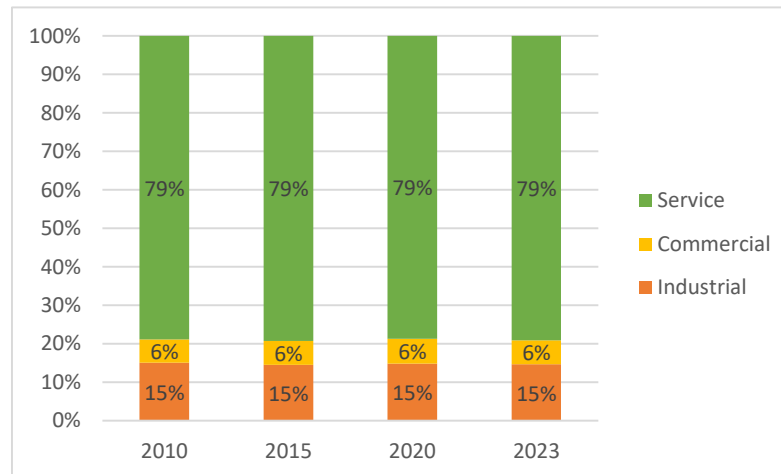
Last Updated: January 8, 2024   **Demographic and Economic Profile**

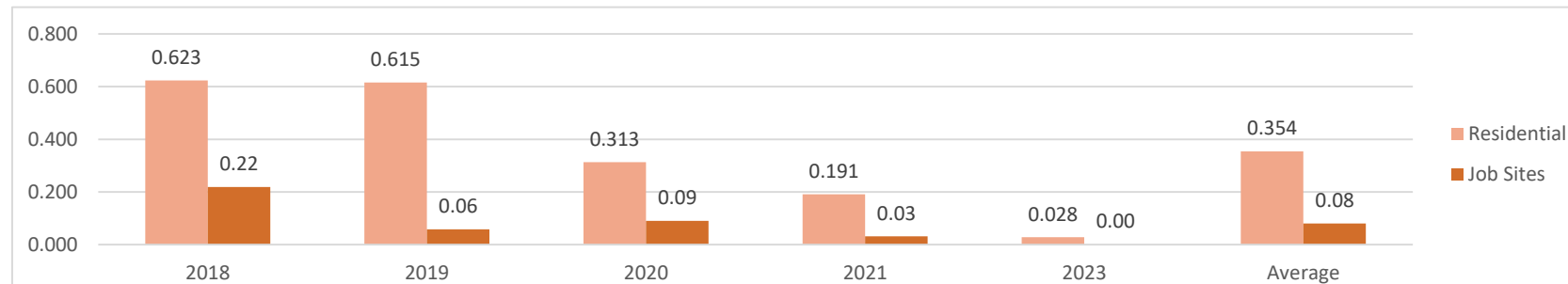## Area: Northwest Hillsborough

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	499	374	116	67	9	213
Job Sites	10	7	7	5	0	0

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

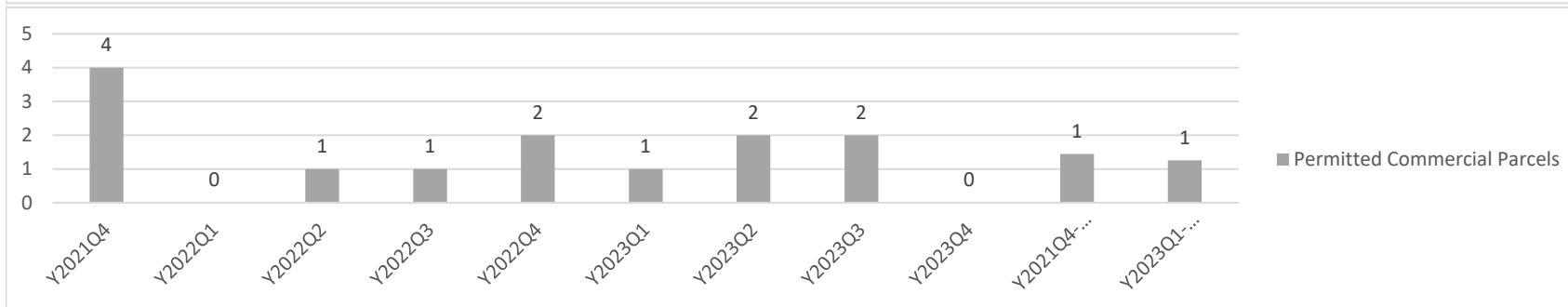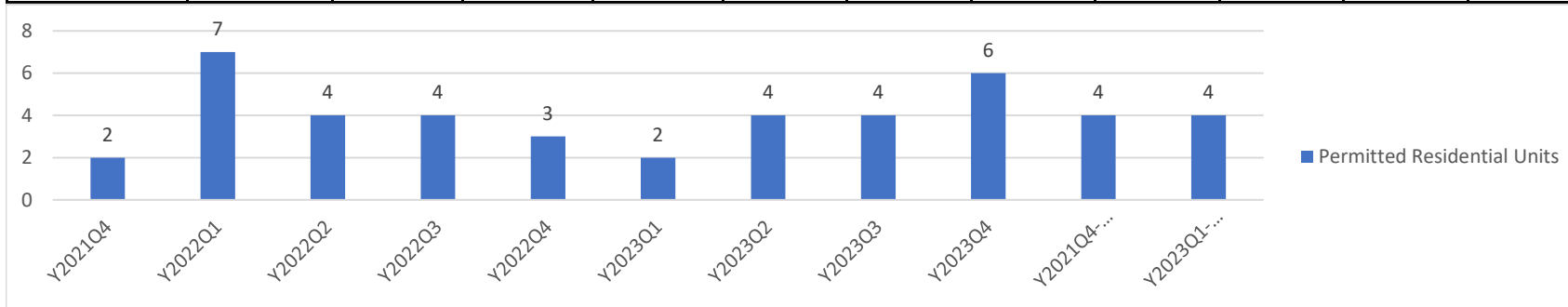|	2018	2019	2020	2021	2023	Average
Residential	0.623	0.615	0.313	0.191	0.028	0.354
Job Sites	0.22	0.06	0.09	0.03	0.00	0.08

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Northwest Hillsborough

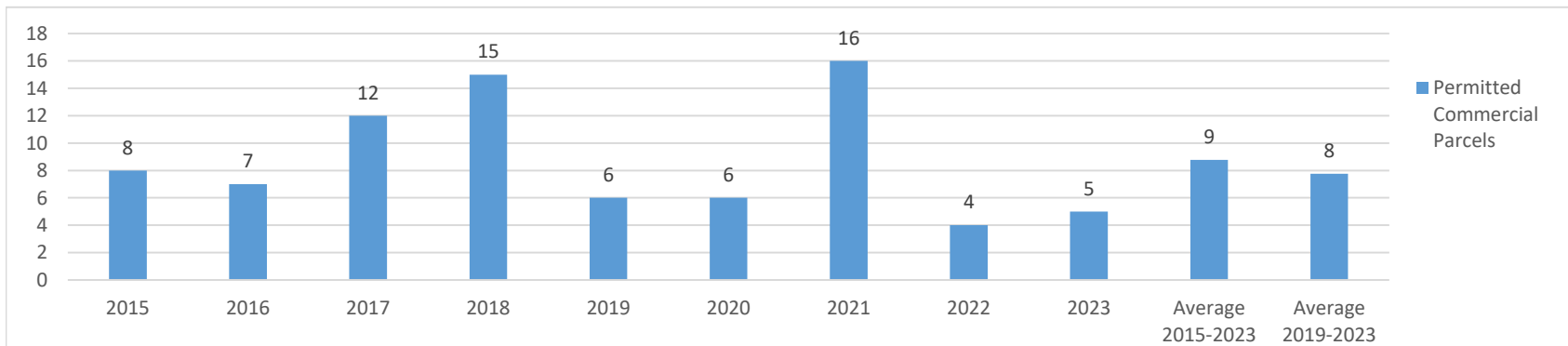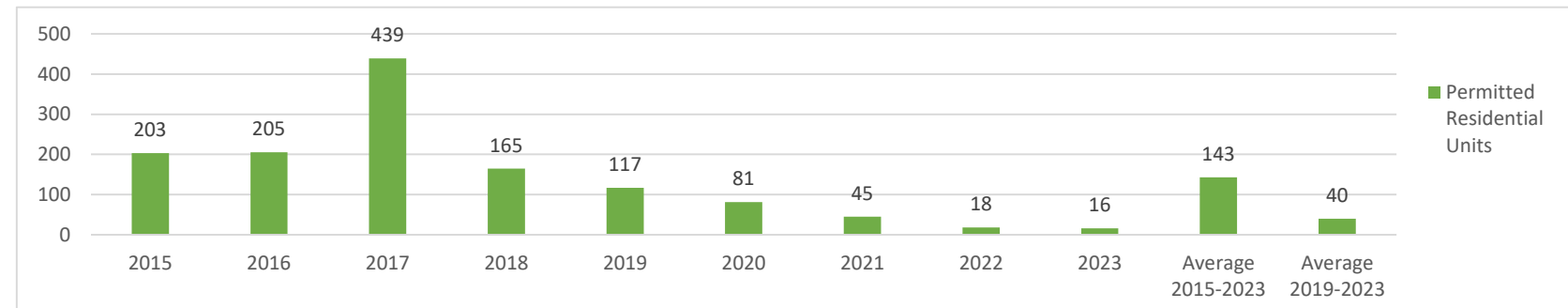| Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	2	7	4	4	3	2	4	4	6	4	4
Permitted Commercial Parcels	4	0	1	1	2	1	2	2	0	1	1
Total Building Permits	6	7	5	5	5	3	6	6	6	5	5

Last Updated: January 8, 2024   **Demographic and Economic Profile**

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	16	143	40
Permitted Commercial Parcels	8	7	12	15	6	6	16	4	5	9	8
Total Building Permits	211	212	451	180	123	87	61	22	21	152	48

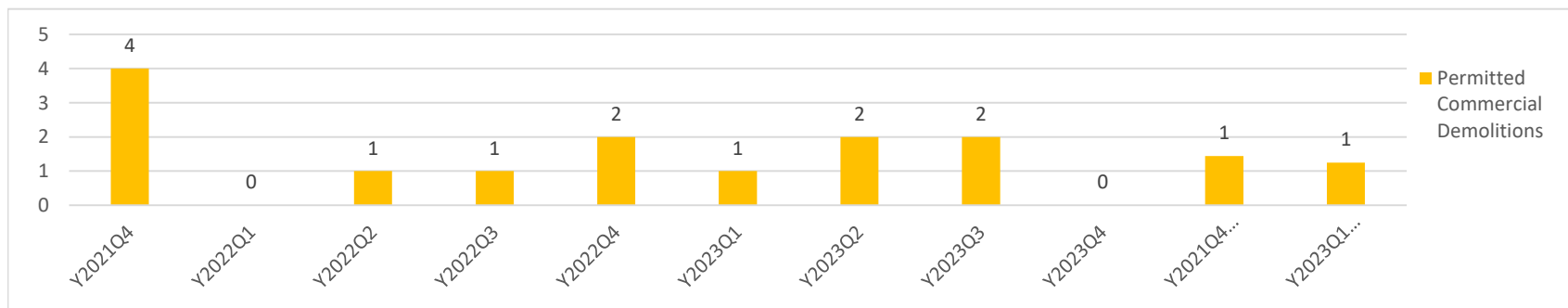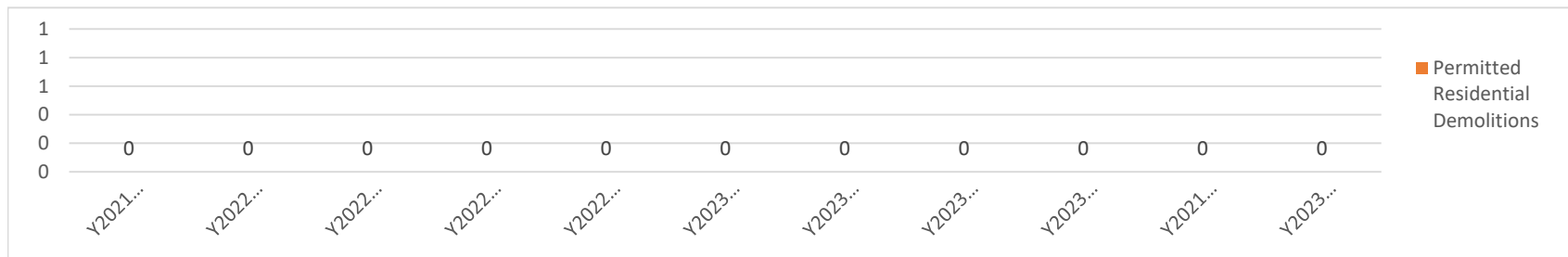Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Northwest Hillsborough

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	4	0	1	1	2	1	2	2	0	1	1
Total Permitted Demolitions	4	0	1	1	2	1	2	2	0	1	1

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Northwest Hillsborough

Plan Hillsborough

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Reside	2	3	9	3	1	2	3	0	0	3	1
Permitted Comm	0	0	0	2	0	1	1	0	0	0	1
Total Permitted	2	3	9	5	1	3	4	0	0	3	2
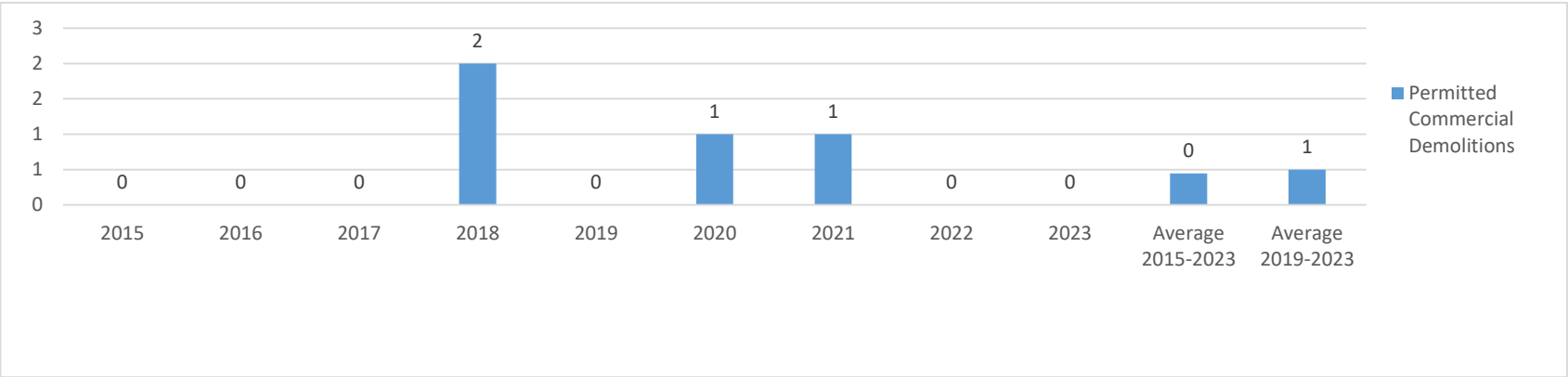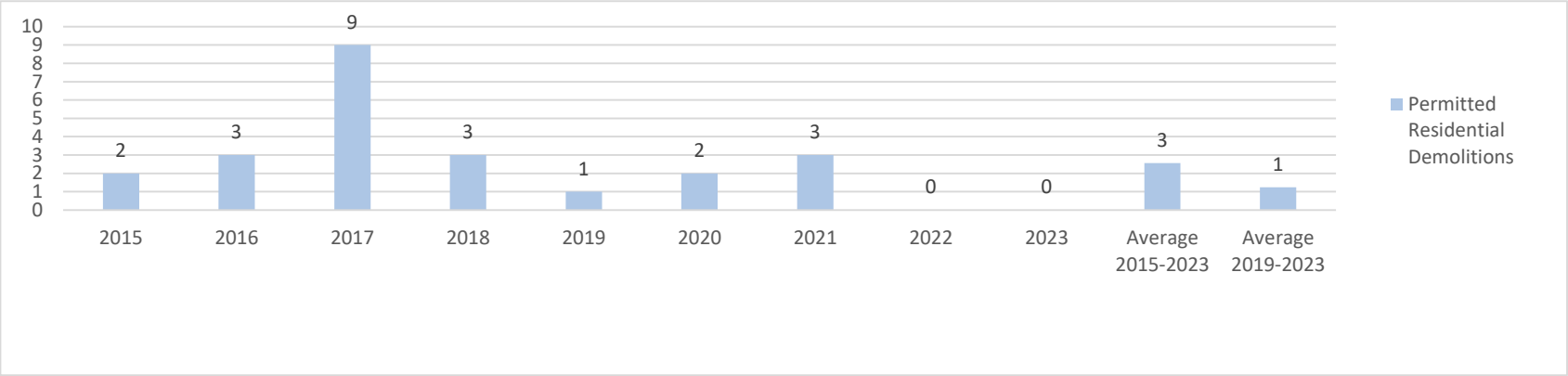
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Northwest Hillsborough

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
41,371	3,859	15	6,009	25,811	3,875	80,939
51%	5%	0%	7%	32%	5%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
18,470	30,926	21,238	10,305
23%	38%	26%	13%
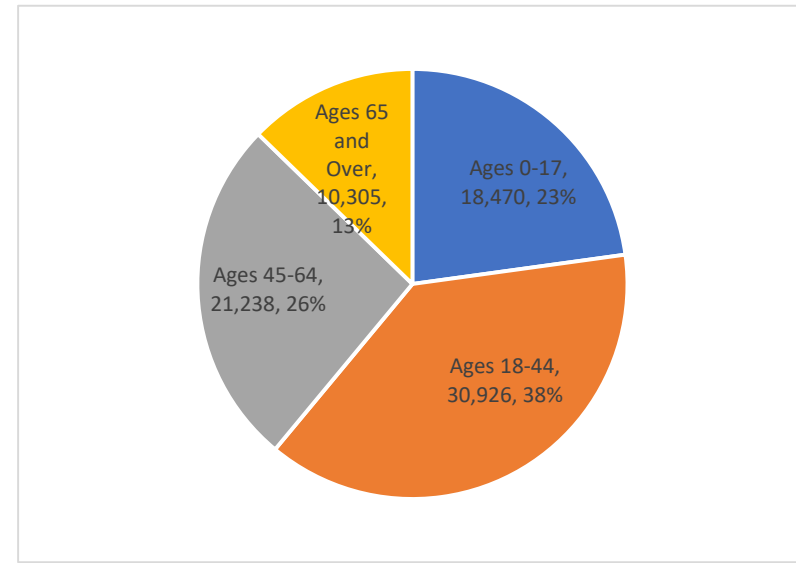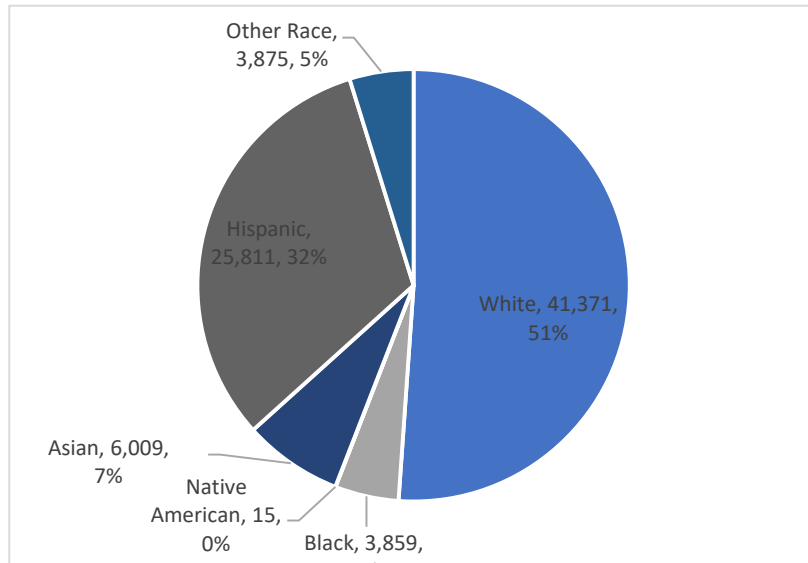
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
3,921	11,524	14,038	17,530	10,039
7%	20%	25%	31%	18%
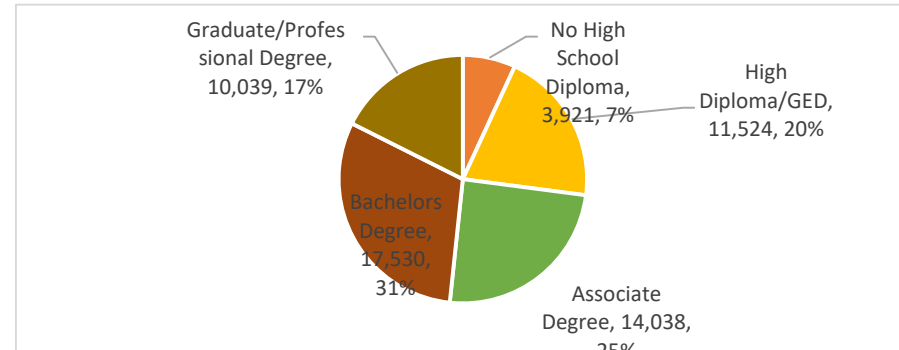
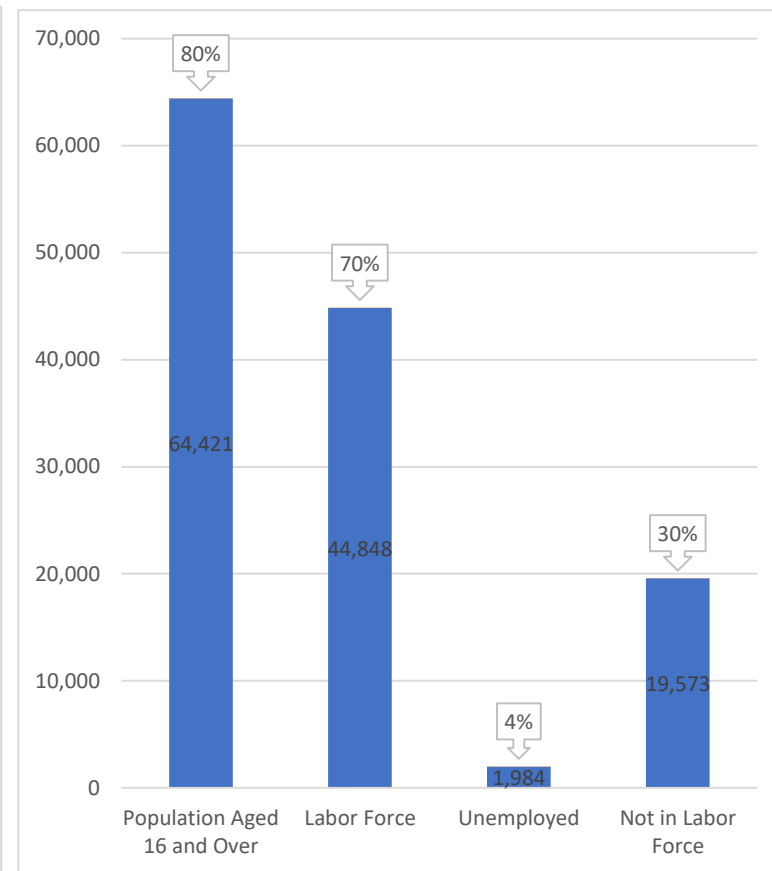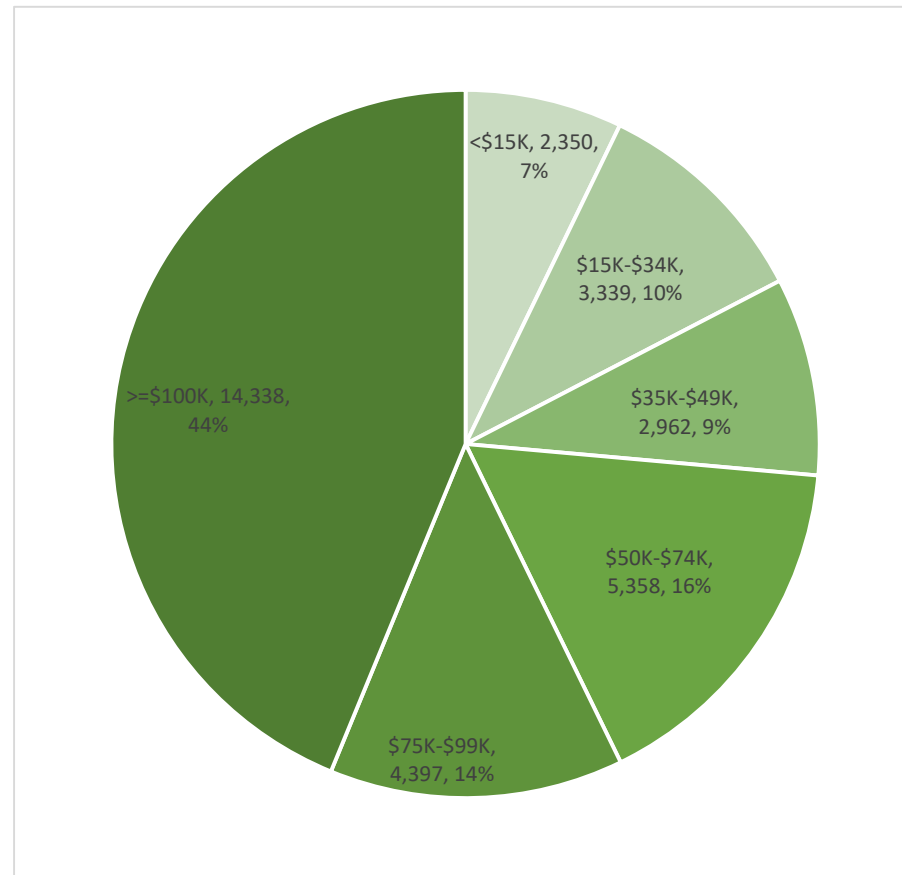Last Updated: January 8, 2024 **Demographic and Economic Profile**

Area: **Northwest Hillsborough**

Plan Hillsborough

| <$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
2,350	3,339	2,962	5,358	4,397	14,338	$97,935	$120,415	64,421	44,848	1,984	19,573
7%	10%	9%	16%	13%	44%			80%	70%	4%	30%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Northwest Hillsborough**

	Households Without Cars	Female-Headed Households
Households Below Poverty		
3,422	1,146	4,203
10%	4%	13%
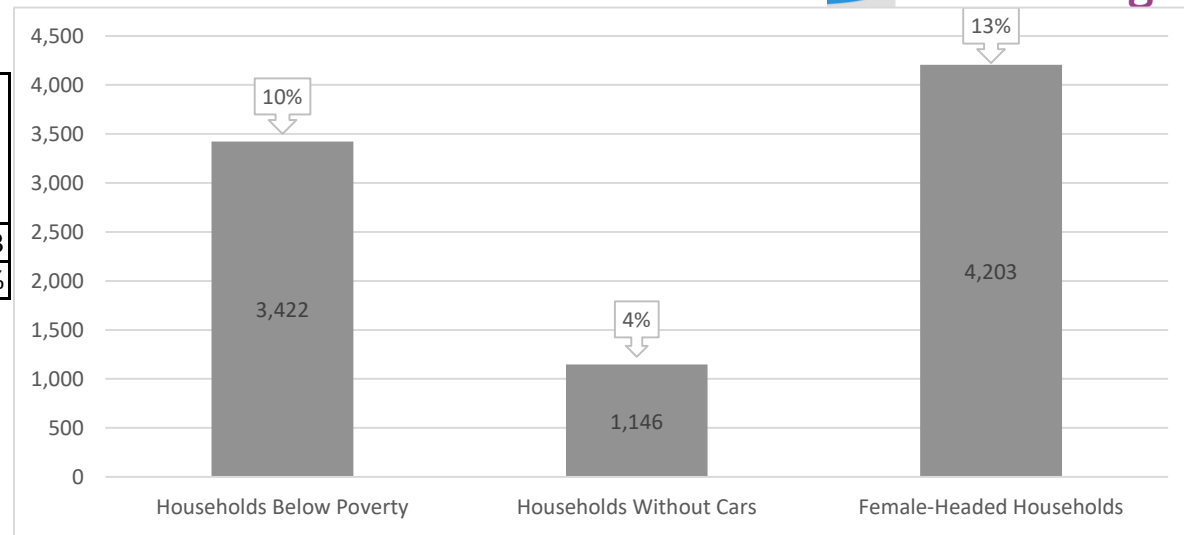
	Disabled Population	Low Income Population
Limited English Population		
5,537	3,281	8,170
7%	4%	10%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Sources:

|	
Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
Employment Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
New Parcels	Parcel Data from Hillsborough County Property Appraiser (Last accessed: January 8, 2024)
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

Plan
Hillsborough

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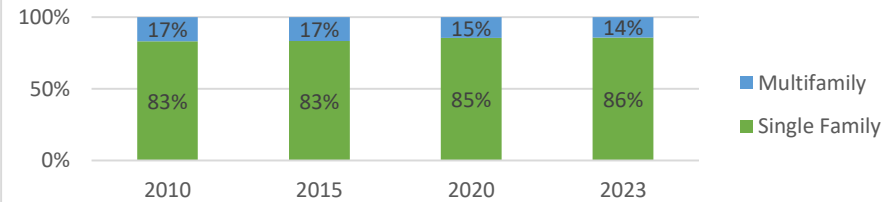Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Riverview**

Plan Hillsborough

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	28,885	33,153	44,301	47,809	58,651	10,842	23%	44%
Population	76,683	89,094	124,963	133,900	165,139	31,239	23%	50%
Employment	18,093	23,001	31,238	36,591	47,366	10,774	29%	59%
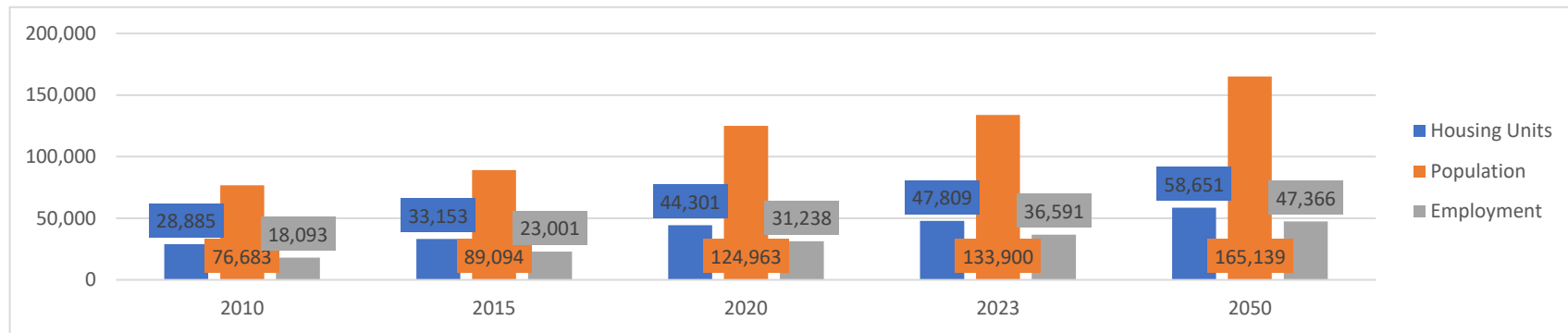
Residential Units by Type

	2010	2015	2020	2023
Single Family	24,040	27,668	37,877	41,017
Single Family	83%	83%	85%	86%
Multifamily	4,845	5,485	6,424	6,792
Multifamily	17%	17%	15%	14%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	28,034	32,233	43,524	46,973
Occupied	97%	97%	98%	98%
Vacant	851	920	777	836
Vacant	3%	3%	2%	2%
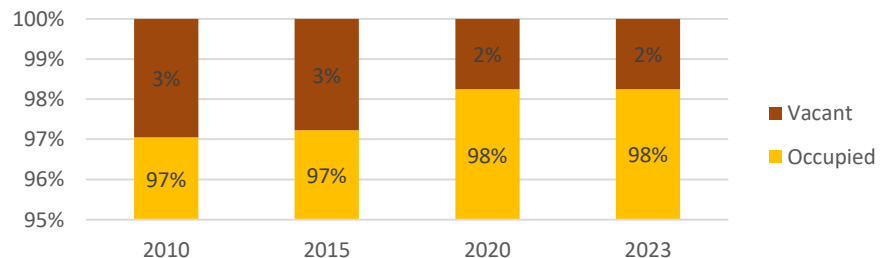
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Riverview**

Plan
Hillsborough

Employment by Type

	2010	2015	2020	2023
Industrial	3,966	4,424	5,576	6,563
Commercial	3,512	4,431	5,871	6,592
Service	10,615	14,146	19,791	23,436
Total	18,093	23,001	31,238	36,591
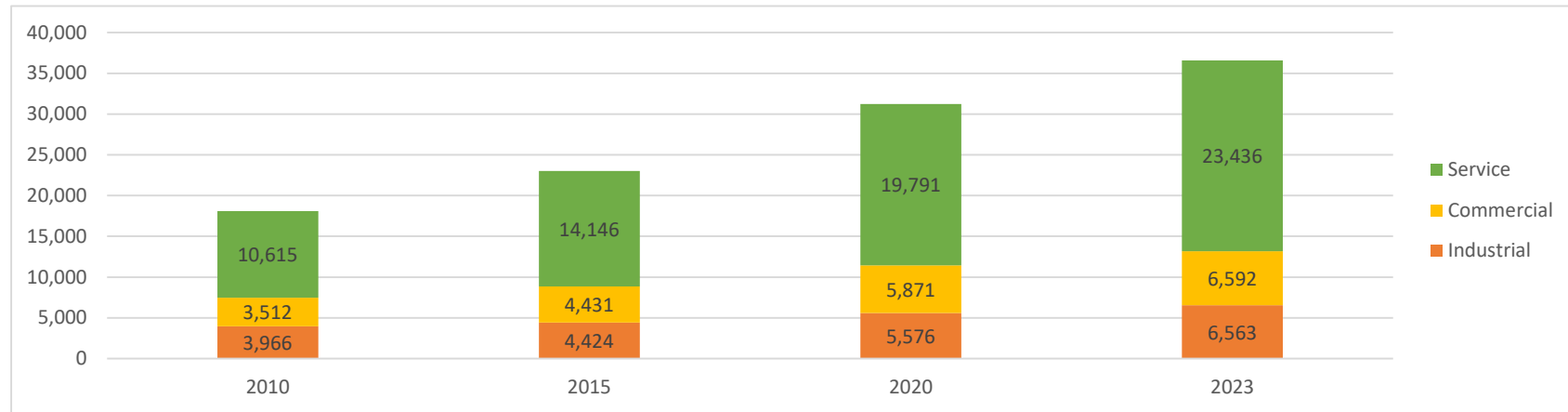
Employment by Type

|	2010	2015	2020	2023
Industrial	22%	19%	18%	18%
Commercial	19%	19%	19%	18%
Service	59%	62%	63%	64%
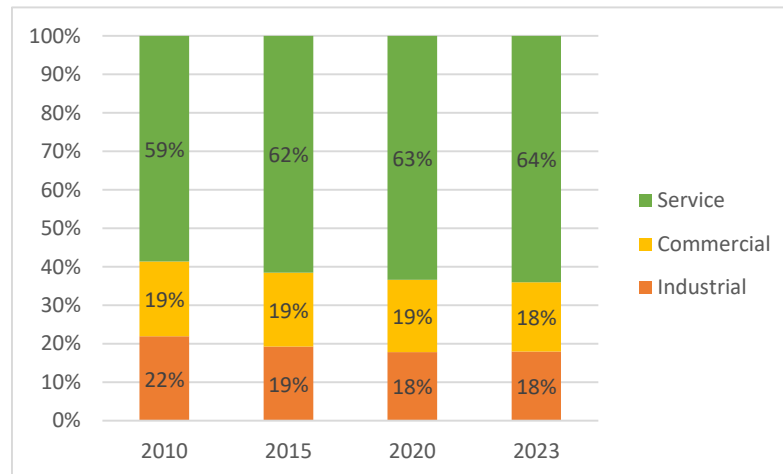
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Riverview

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	2,297	2,737	2,948	1,490	576	2,010
Job Sites	12	23	16	19	1	0
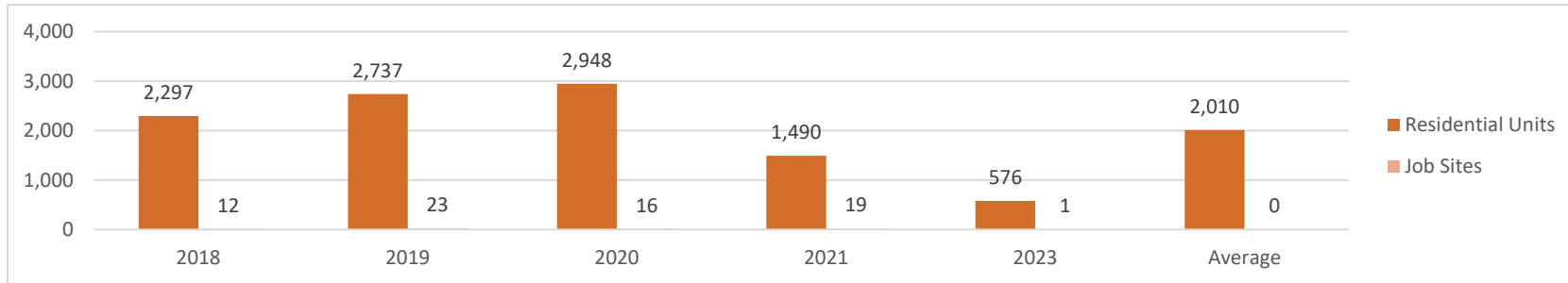
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

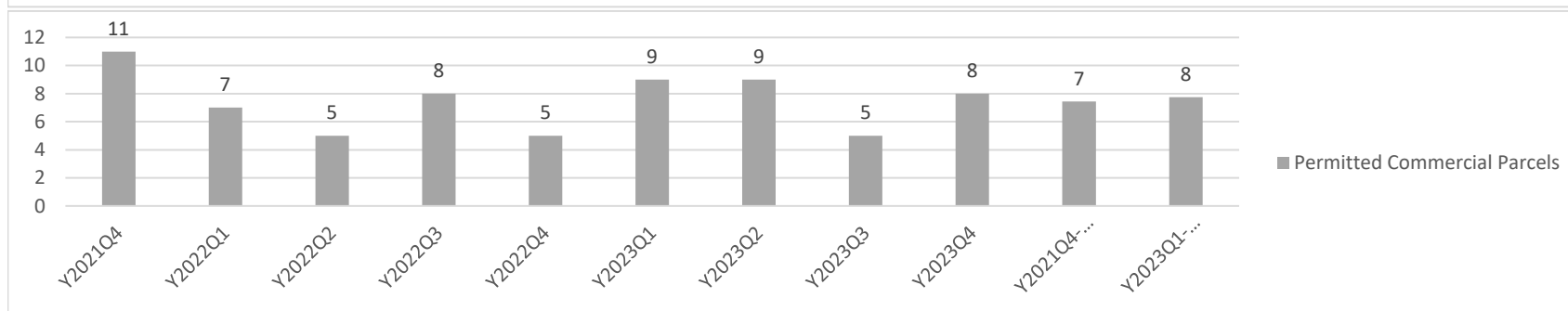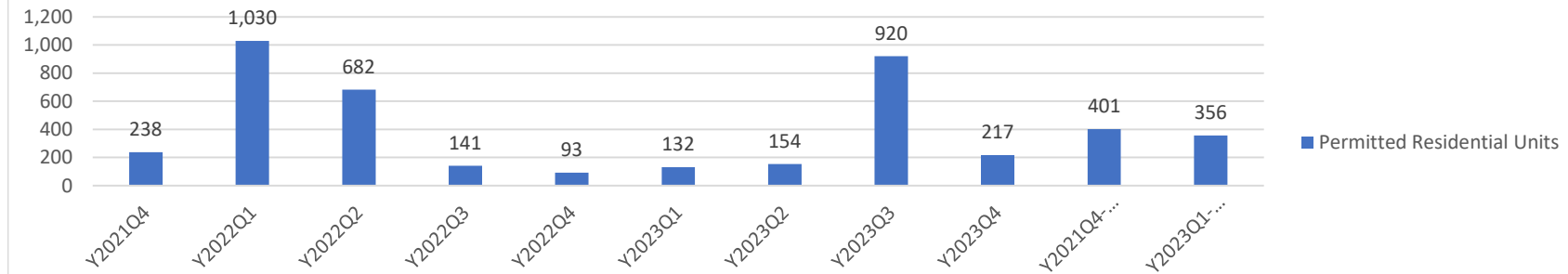|	2018	2019	2020	2021	2023	Average
Residential	5.235	5.787	6.068	3.444	1.492	4.405
Job Sites	0.90	0.52	0.66	0.33	0.01	0.48
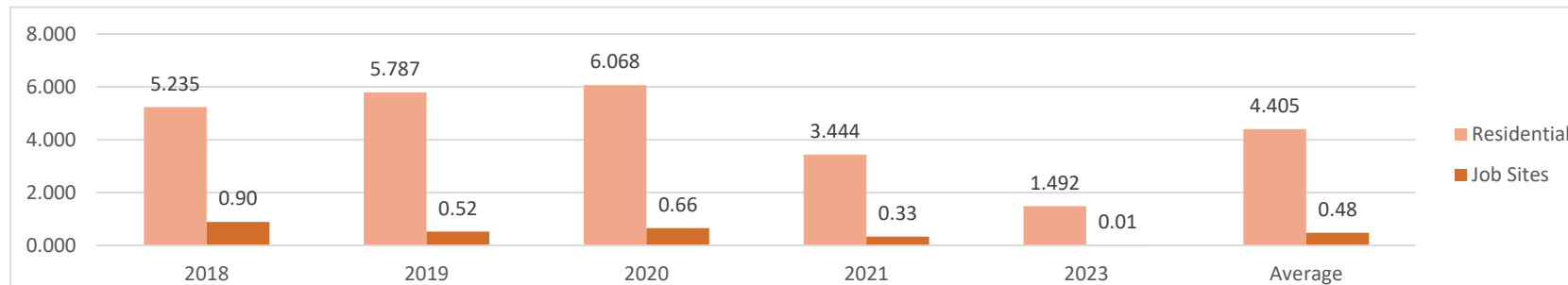
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Riverview

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	238	1,030	682	141	93	132	154	920	217	401	356
Permitted Commercial Parcels	11	7	5	8	5	9	9	5	8	7	8
Total Building Permits	249	1,037	687	149	98	141	163	925	225	408	364

Last Updated: January 8, 2024   **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	1,423	1,911	1,789
Permitted Commercial Parcels	34	24	18	22	18	22	36	25	31	26	29
Total Building Permits	1,462	1,551	1,801	2,247	3,099	2,293	1,551	1,971	1,454	1,937	1,817

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Plan Hillsborough

Area: Riverview

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	11	7	5	8	5	9	9	5	8	7	8
Total Permitted Demolitions	11	7	5	8	5	9	9	5	8	7	8

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Riverview

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Reside	2	7	10	5	3	9	2	0	0	4	3
Permitted Comn	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: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Riverview**

		Native American	Asian	Hispanic	Other Race	Total Population
White	Black					
63,047	27,970	209	3,934	33,272	5,467	133,900
47%	21%	0%	3%	25%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
33,833	51,442	34,351	14,273
25%	38%	26%	11%
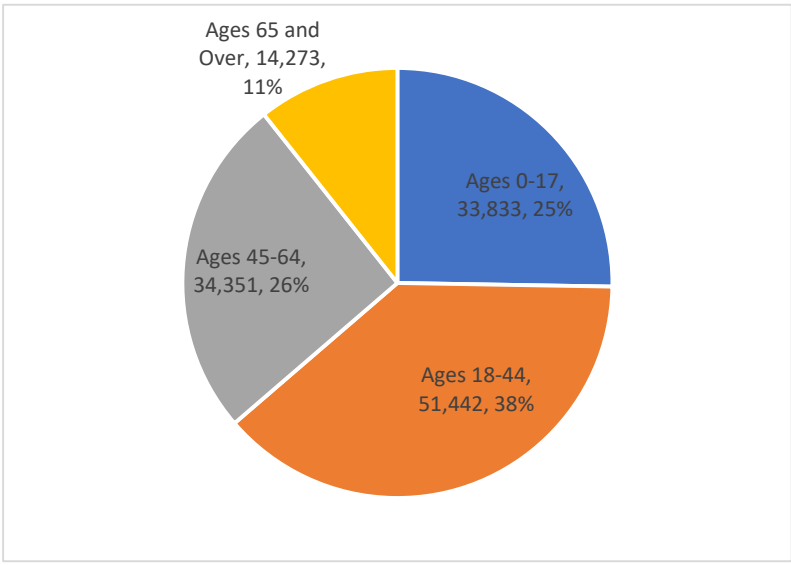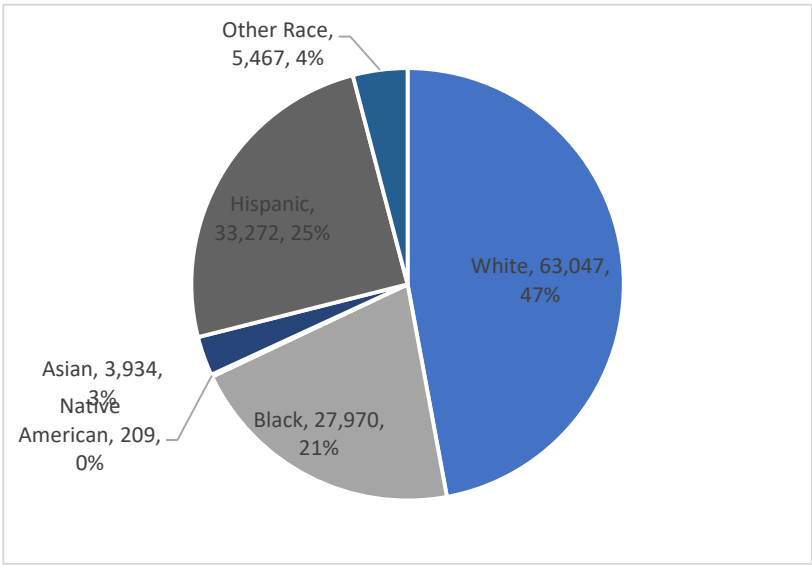
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
6,902	23,613	29,601	20,014	10,898
8%	26%	33%	22%	12%

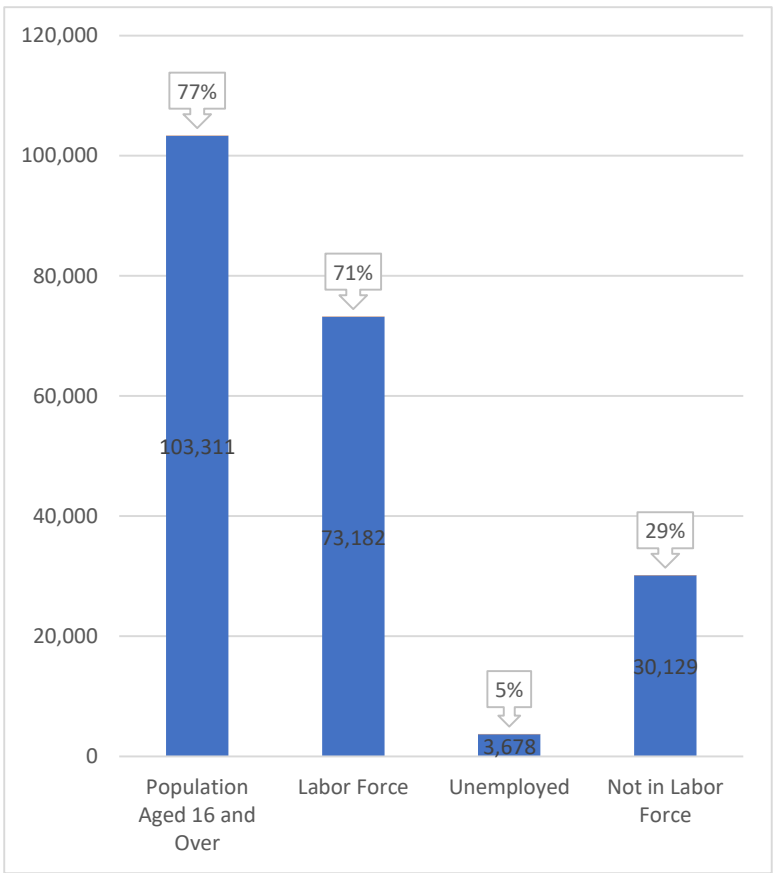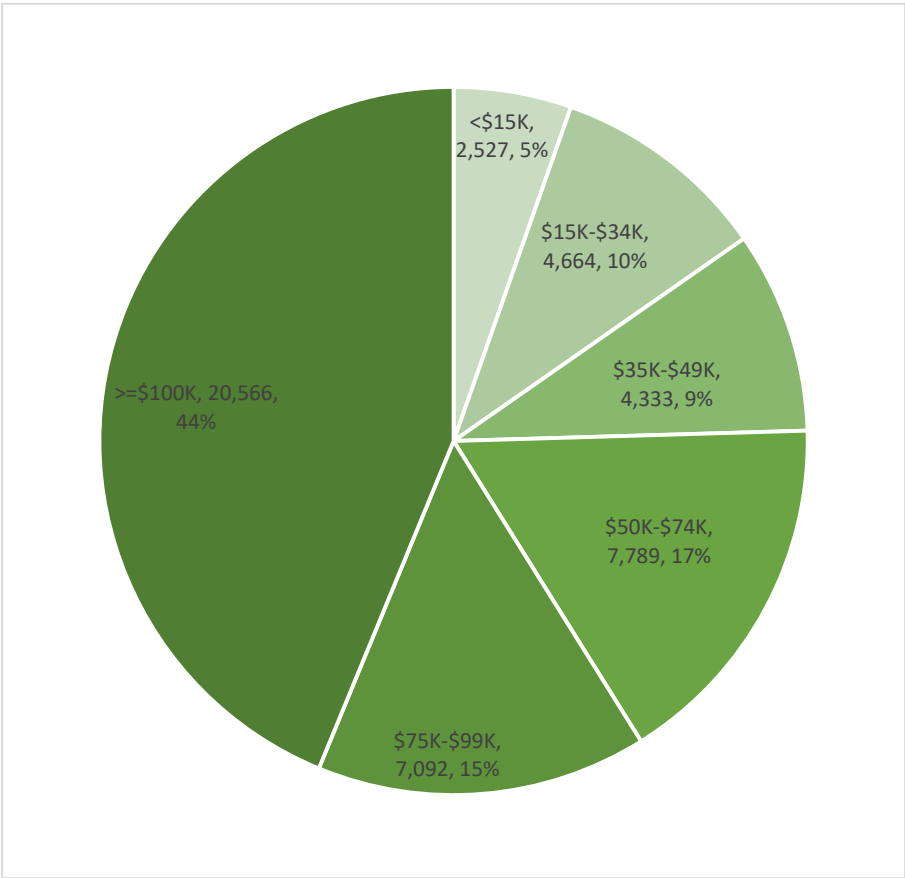Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Riverview**

| <$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
2,527	4,664	4,333	7,789	7,092	20,566	$91,459	$104,591	103,311	73,182	3,678	30,129
5%	10%	9%	17%	15%	44%			77%	71%	5%	29%

Last Updated: January 8, 2024

Demographic and Economic Profile

Plan Hillsborough

Area: **Riverview**

	Households Without Cars	Female-Headed Households
Households Below Poverty		
3,566	1,454	6,761
8%	3%	14%
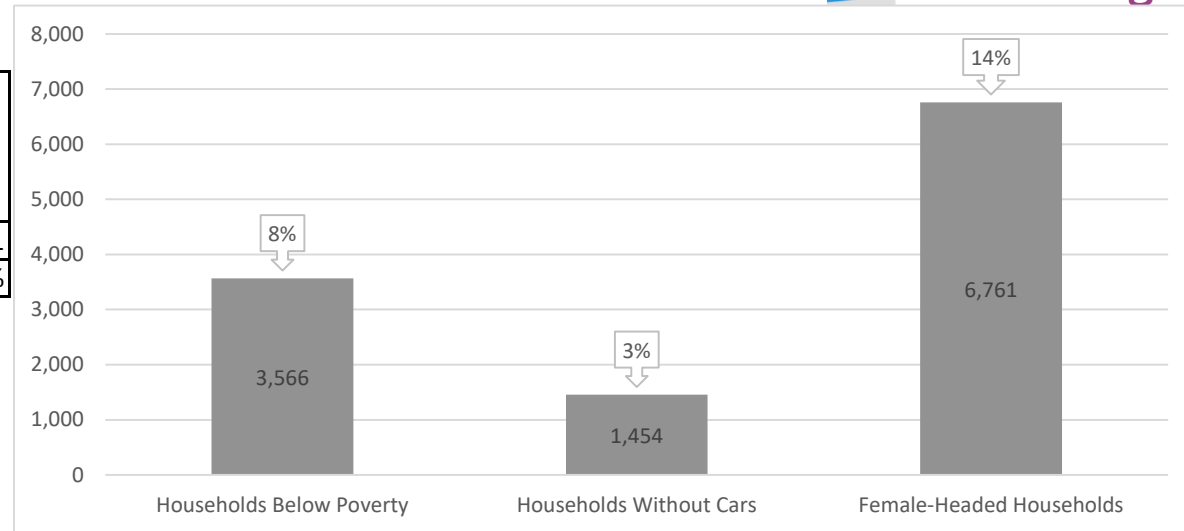
Limited English Population	Disabled Population	Low Income Population
3,571	8,788	10,033
3%	7%	7%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Sources:

|	
Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
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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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Hillsborough

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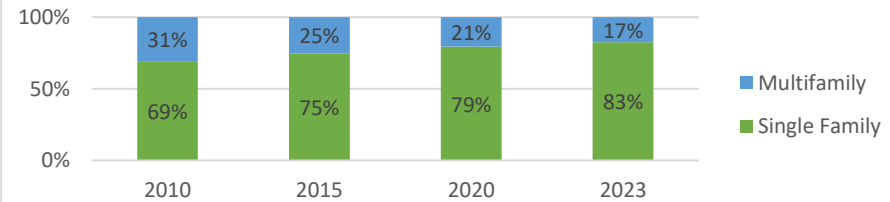Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Ruskin**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	7,230	8,866	11,015	12,963	19,121	6,158	48%	46%
Population	18,241	23,156	30,043	38,286	50,773	12,487	33%	65%
Employment	5,681	6,798	8,080	9,249	12,936	3,687	40%	36%
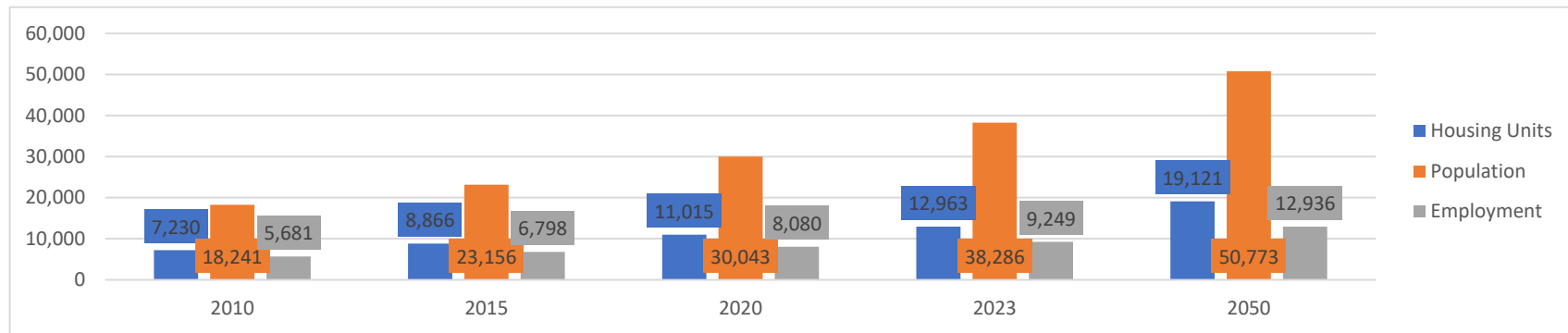
Residential Units by Type

	2010	2015	2020	2023
Single Family	4,981	6,613	8,753	10,699
Single Family	69%	75%	79%	83%
Multifamily	2,249	2,253	2,262	2,264
Multifamily	31%	25%	21%	17%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	6,443	8,013	10,430	12,378
Occupied	89%	90%	95%	95%
Vacant	787	853	585	585
Vacant	11%	10%	5%	5%
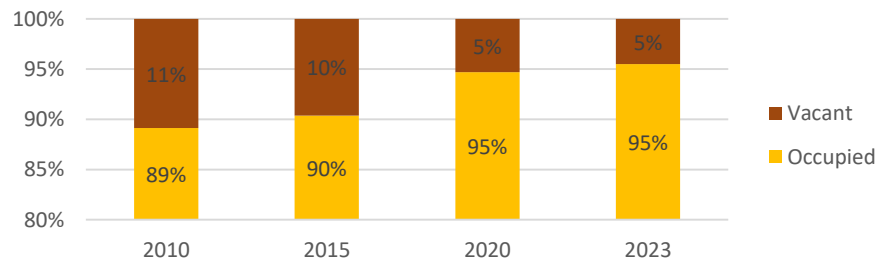
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Ruskin**

Plan Hillsborough

Employment by Type

	2010	2015	2020	2023
Industrial	747	958	1,060	1,263
Commercial	1,018	1,209	1,497	1,681
Service	3,916	4,630	5,523	6,305
Total	5,681	6,798	8,080	9,249
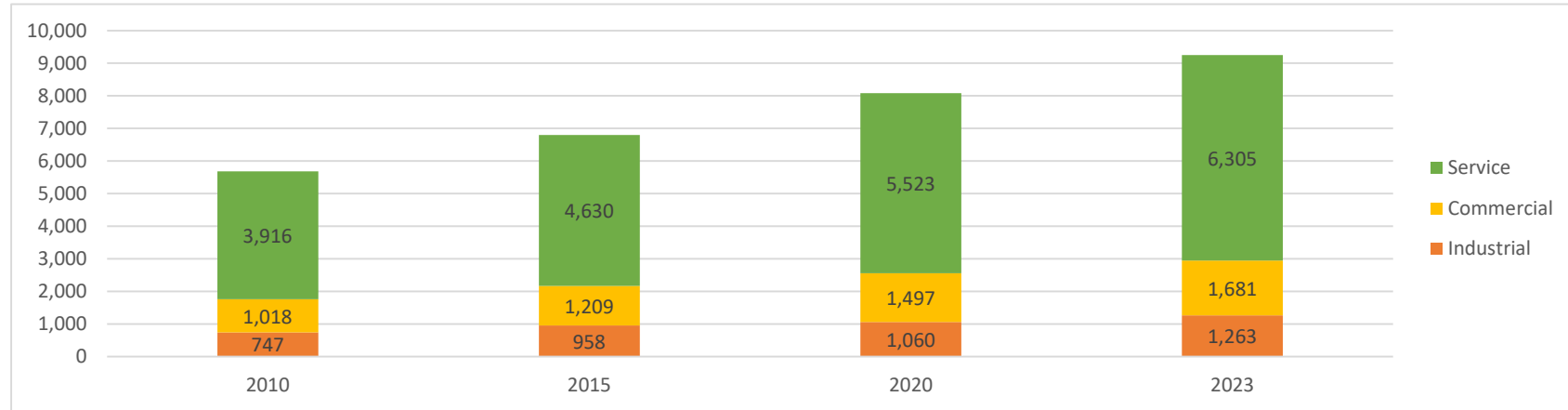
Employment by Type

|	2010	2015	2020	2023
Industrial	13%	14%	13%	14%
Commercial	18%	18%	19%	18%
Service	69%	68%	68%	68%
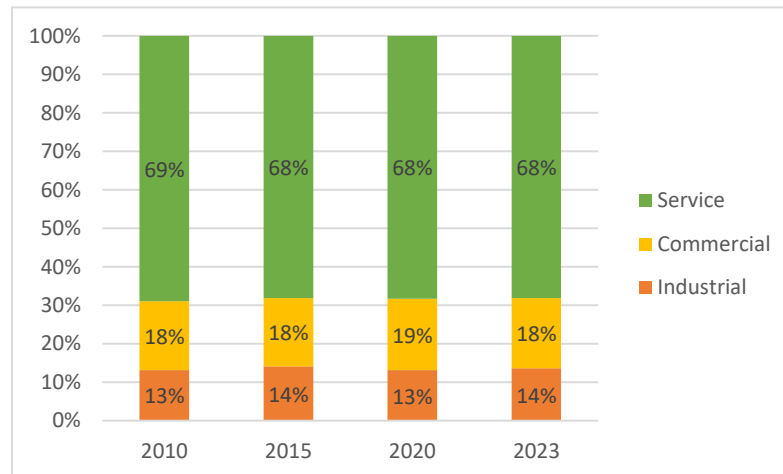
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Ruskin

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	312	393	623	958	176	492
Job Sites	3	2	7	3	0	0
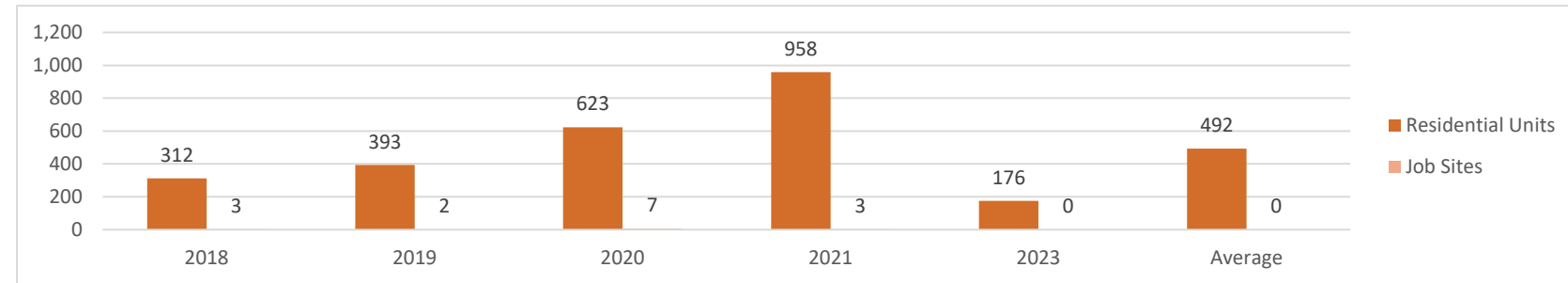
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential	0.642	0.740	1.233	1.994	0.308	0.983
Job Sites	0.01	0.10	0.13	0.26	0.00	0.10
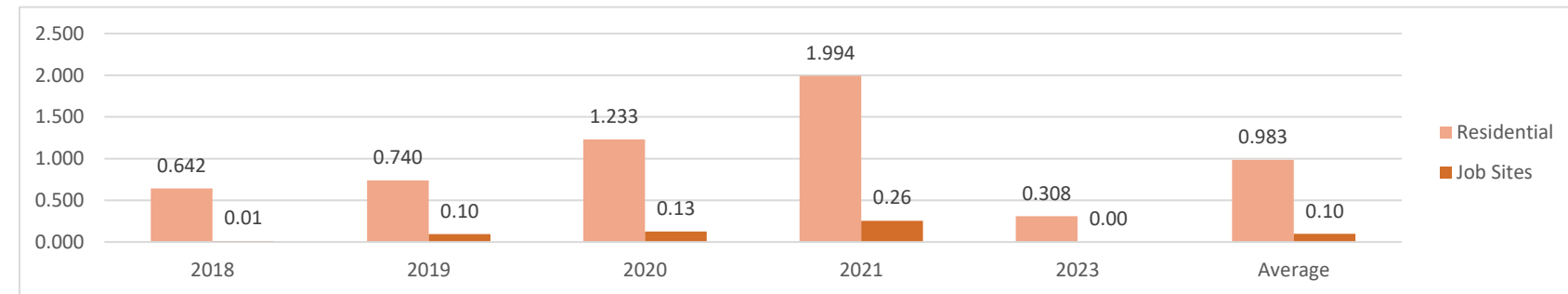
Last Updated: January 8, 2024 **Demographic and Economic Profile**

Plan Hillsborough

Area: Ruskin

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	222	101	77	23	107	77	50	38	144	93	77
Permitted Commercial Parcels	1	2	0	1	2	0	6	3	1	2	3
Total Building Permits	223	103	77	24	109	77	56	41	145	95	80
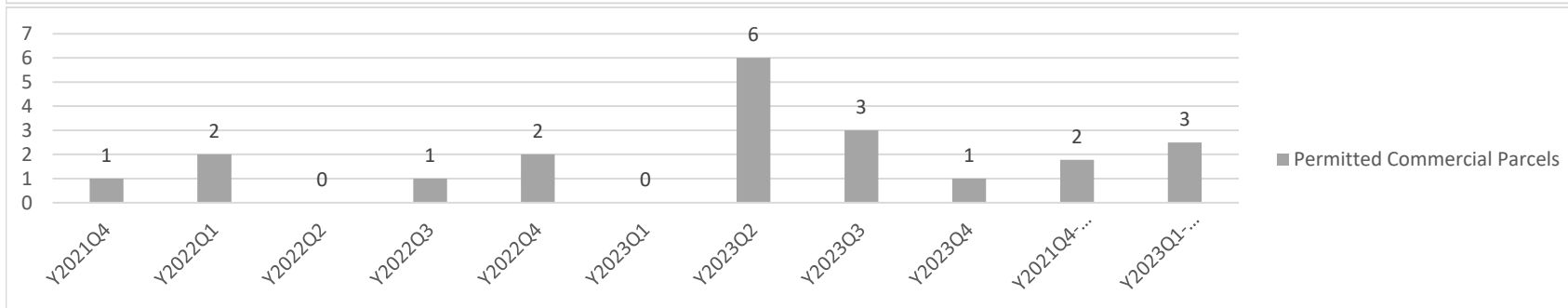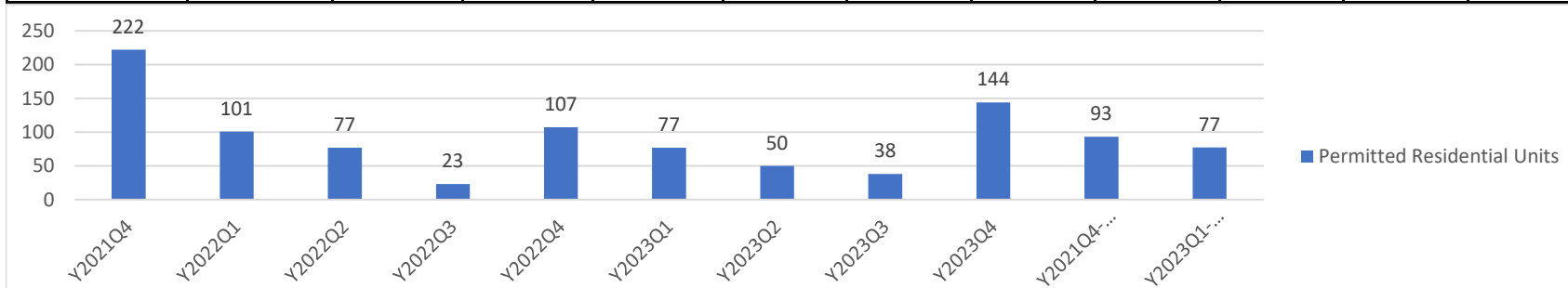
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Plan Hillsborough

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	309	511	676
Permitted Commercial Parcels	5	8	4	5	11	5	5	5	10	6	6
Total Building Permits	290	441	428	278	497	775	1,320	313	319	518	682

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Ruskin

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	1	2	0	1	2	0	6	3	1	2	3
Total Permitted Demolitions	1	2	0	1	2	0	6	3	1	2	3

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Ruskin

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Reside	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: January 8, 2024 **Demographic and Economic Profile**

Plan Hillsborough

Area: Ruskin

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
14,304	8,913	0	535	12,446	2,088	38,286
37%	23%	0%	1%	33%	5%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
11,130	15,209	8,120	3,828
29%	40%	21%	10%
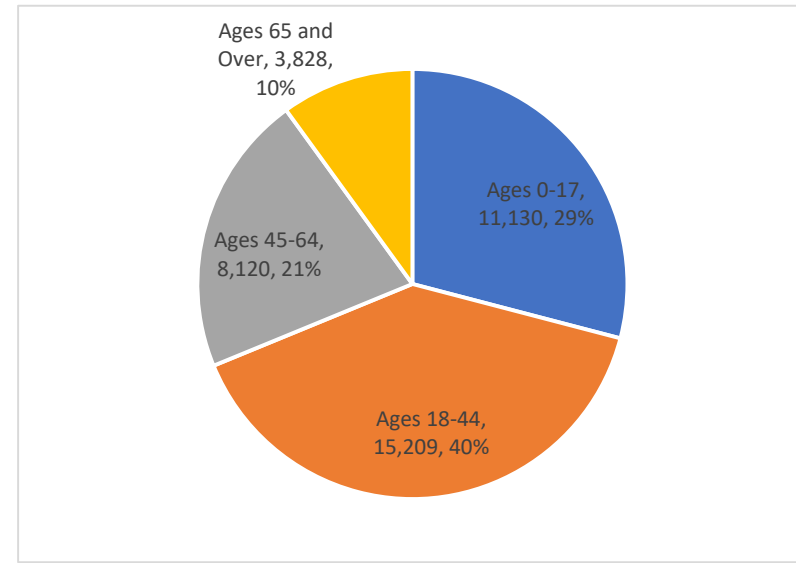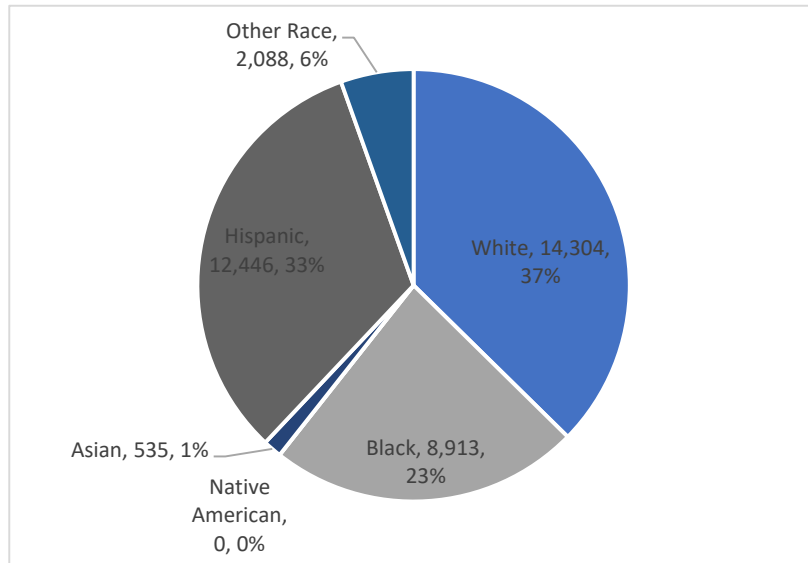
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
2,794	7,397	8,177	3,597	1,721
12%	31%	35%	15%	7%
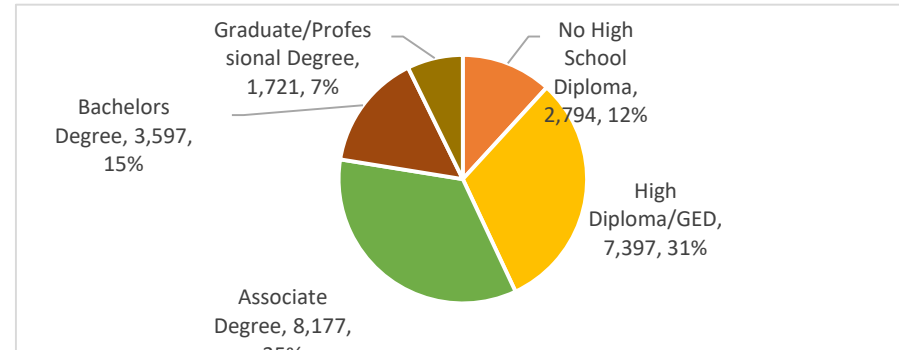
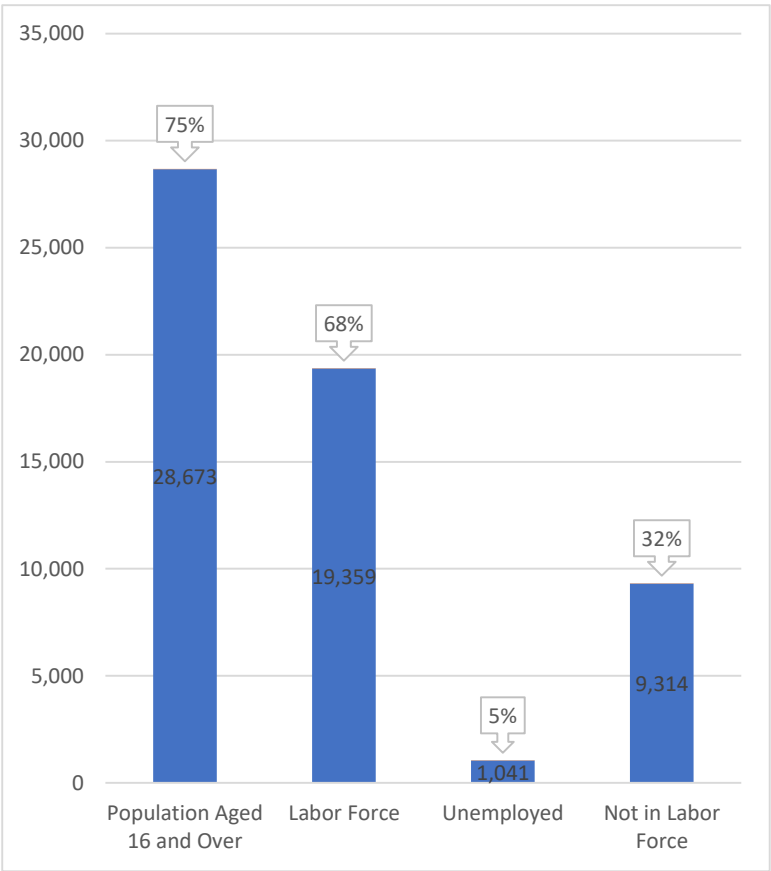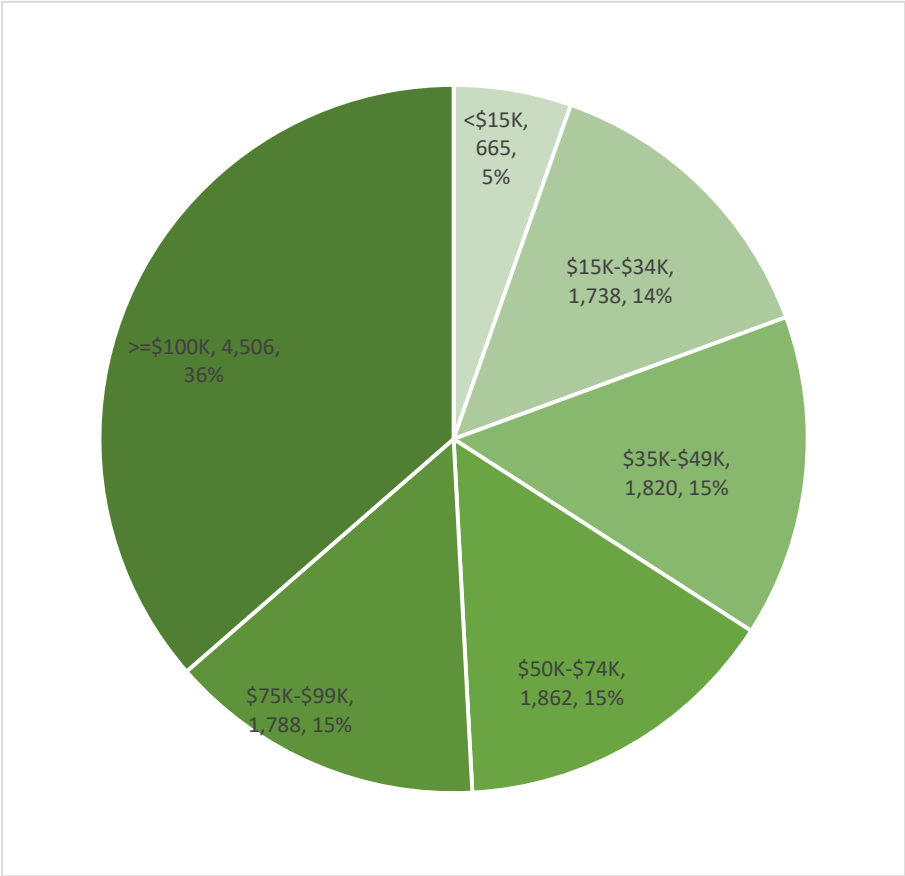Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Ruskin

**Plan
Hillsborough**

| <$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
665	1,738	1,820	1,862	1,788	4,506	$77,012	$92,416	28,673	19,359	1,041	9,314
5%	14%	15%	15%	14%	36%			75%	68%	5%	32%

Last Updated: January 8, 2024

Demographic and Economic Profile

Area: **Ruskin**

Plan
Hillsborough

	Households Without Cars	Female-Headed Households
Households Below Poverty		
1,313	425	2,171
11%	3%	18%
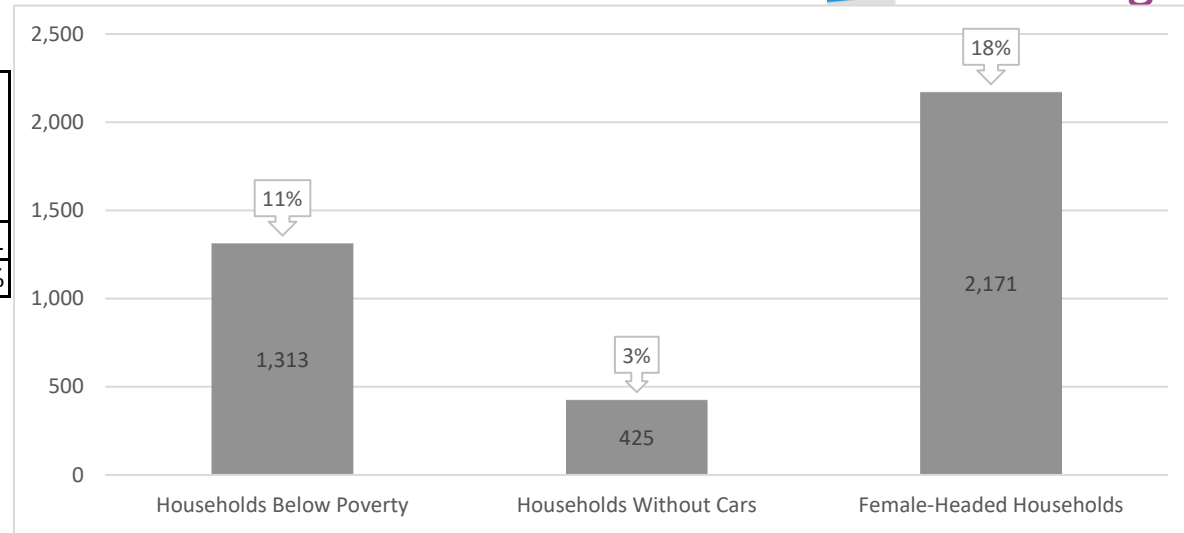
Limited English Population	Disabled Population	Low Income Population
1,399	2,520	4,805
4%	7%	13%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
Employment Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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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**

Plan
Hillsborough

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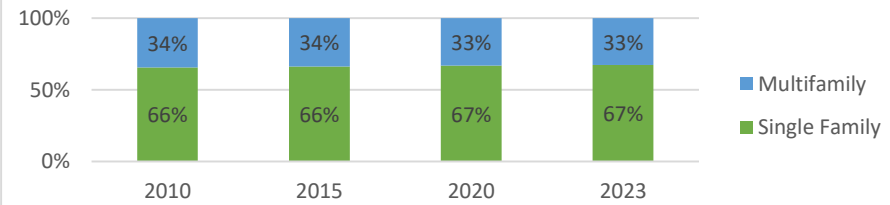Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Seffner Mango

Plan Hillsborough

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	10,259	10,423	11,127	11,616	16,292	4,676	40%	11%
Population	25,650	26,582	27,403	28,387	41,983	13,596	48%	7%
Employment	6,842	8,038	9,705	11,415	16,493	5,078	44%	42%
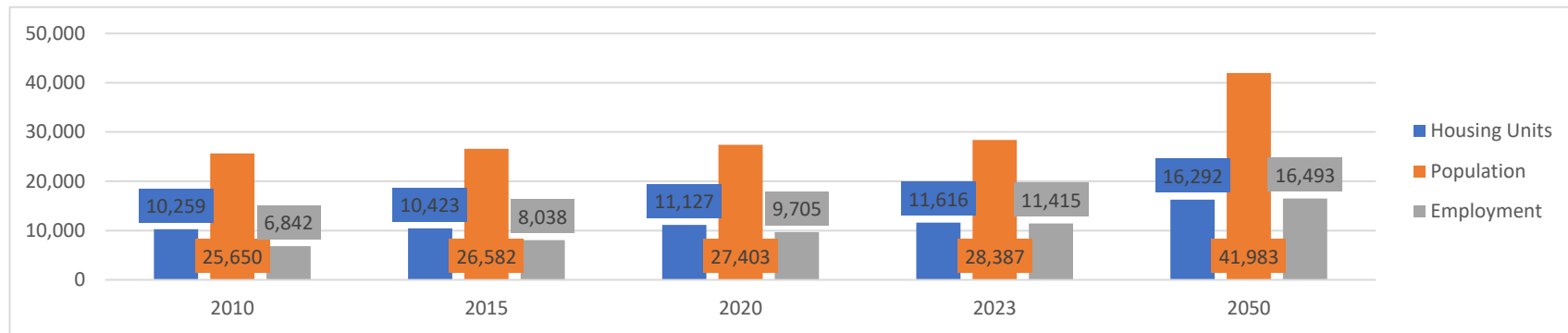
Residential Units by Type

	2010	2015	2020	2023
Single Family	6,737	6,901	7,449	7,814
Single Family	66%	66%	67%	67%
Multifamily	3,522	3,522	3,678	3,802
Multifamily	34%	34%	33%	33%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	9,900	10,064	10,526	11,013
Occupied	97%	97%	95%	95%
Vacant	359	359	601	603
Vacant	3%	3%	5%	5%
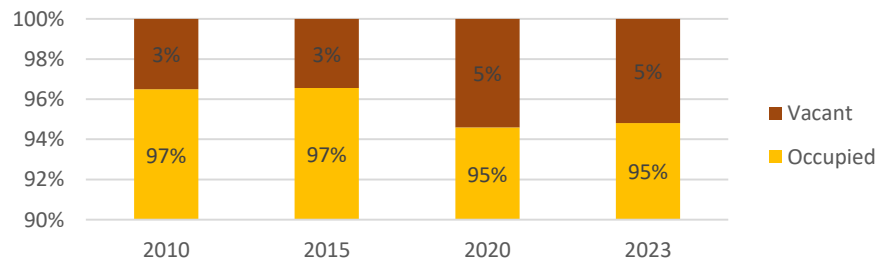
Last Updated: January 8, 2024 **Demographic and Economic Profile**

Area: Seffner Mango

Plan Hillsborough

Employment by Type

	2010	2015	2020	2023
Industrial	490	525	1,060	1,237
Commercial	1,049	1,283	1,589	1,992
Service	5,303	6,230	7,057	8,187
Total	6,842	8,038	9,705	11,415
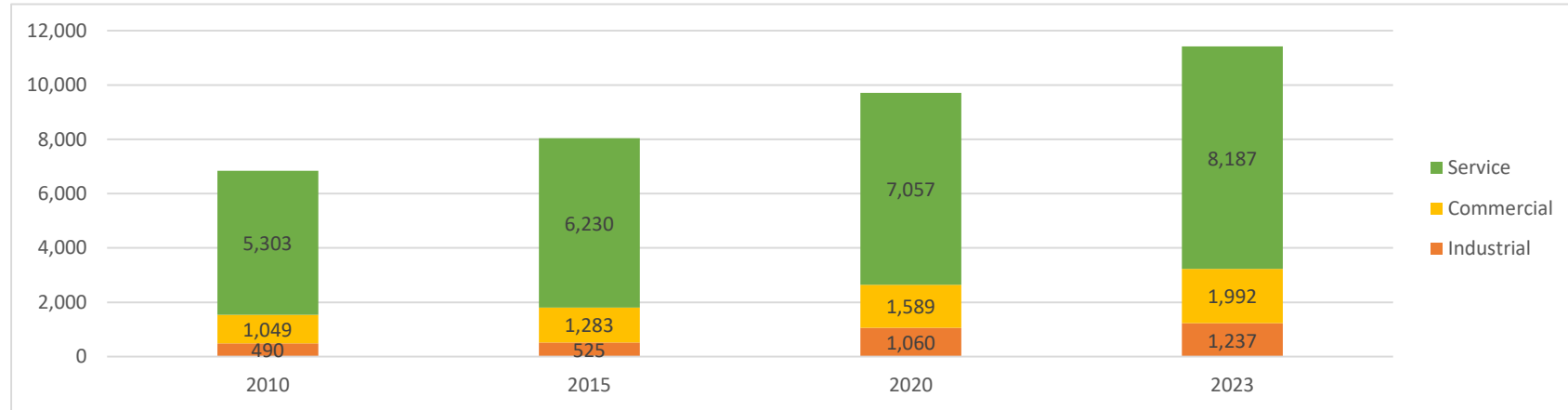
Employment by Type

	2010	2015	2020	2023
Industrial	7%	7%	11%	11%
Commercial	15%	16%	16%	17%
Service	78%	78%	73%	72%
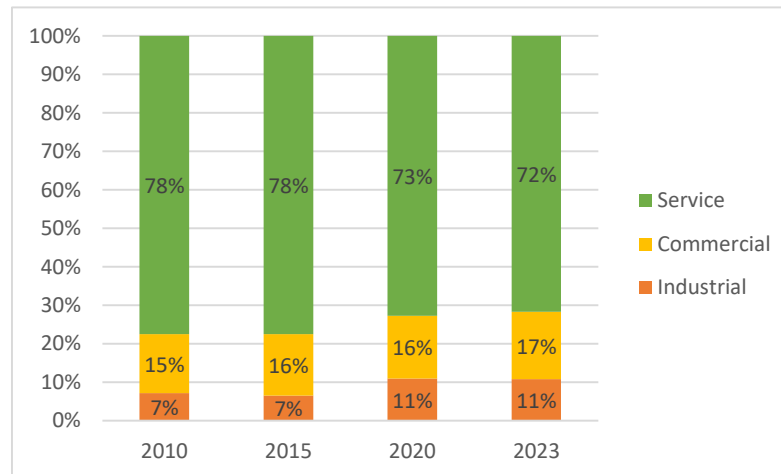
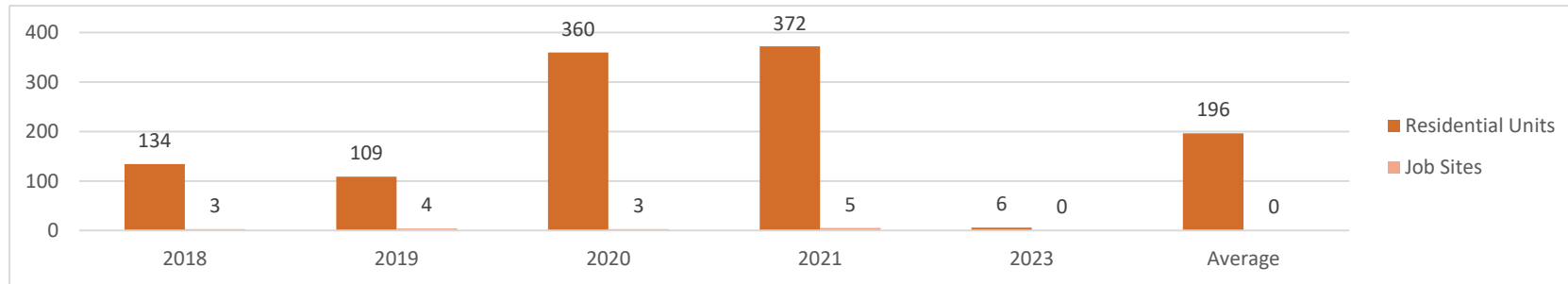Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Seffner Mango

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	134	109	360	372	6	196
Job Sites	3	4	3	5	0	0

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

	2018	2019	2020	2021	2023	Average
Residential	0.268	0.197	0.557	0.637	0.010	0.334
Job Sites	0.30	0.44	0.03	0.03	0.00	0.16
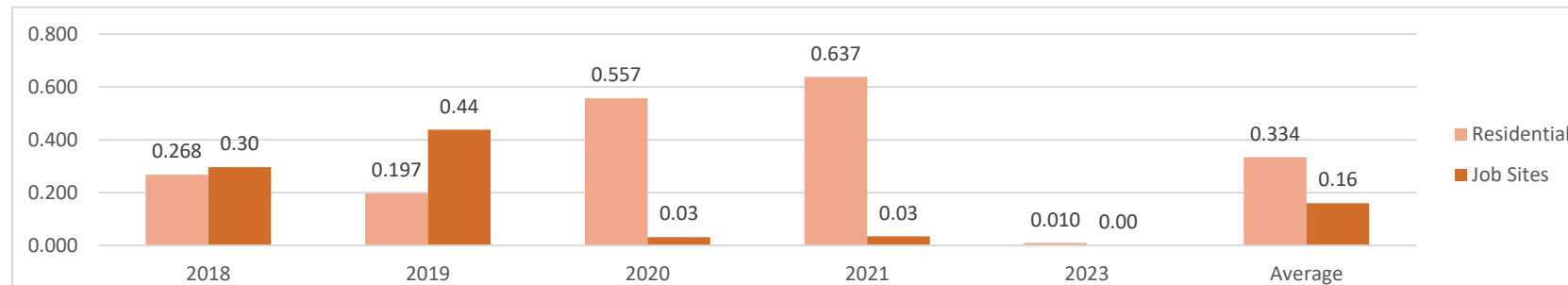
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Seffner Mango

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	13	22	6	4	3	7	22	10	28	13	17
Permitted Commercial Parcels	4	1	1	5	0	6	1	0	0	2	2
Total Building Permits	17	23	7	9	3	13	23	10	28	15	19
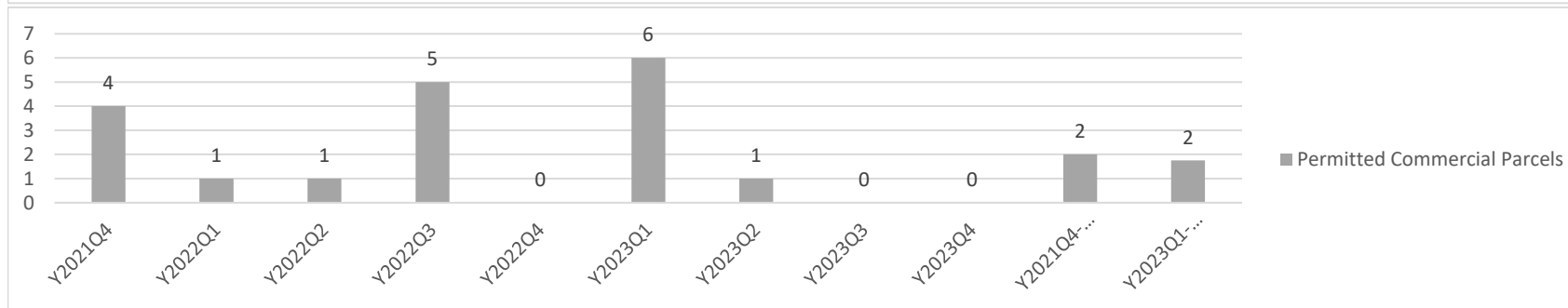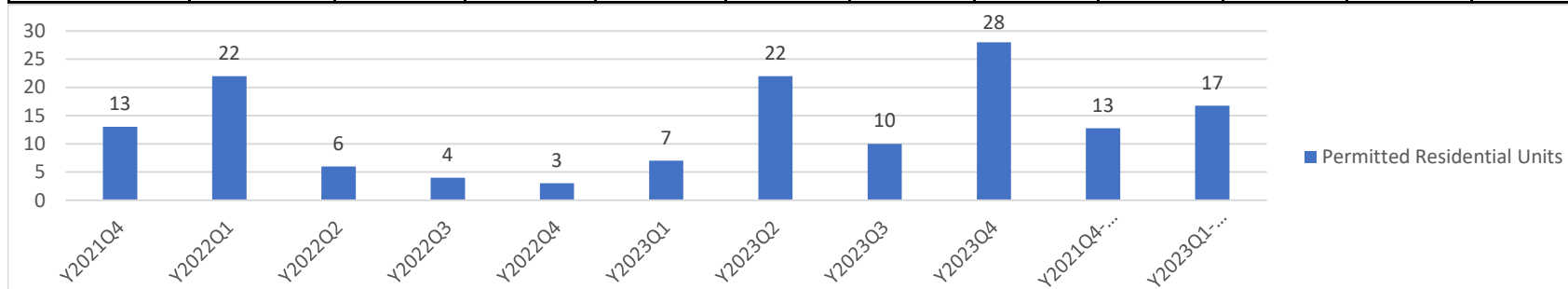
Last Updated: January 8, 2024   **Demographic and Economic Profile**

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	67	140	174
Permitted Commercial Parcels	4	0	2	7	6	3	14	7	7	6	8
Total Building Permits	36	48	58	163	281	311	301	42	74	146	182

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough
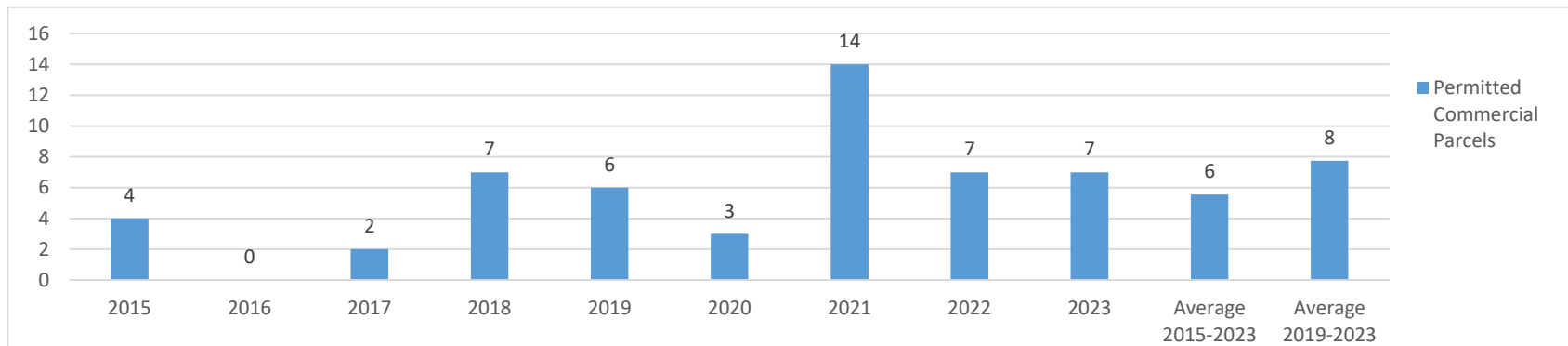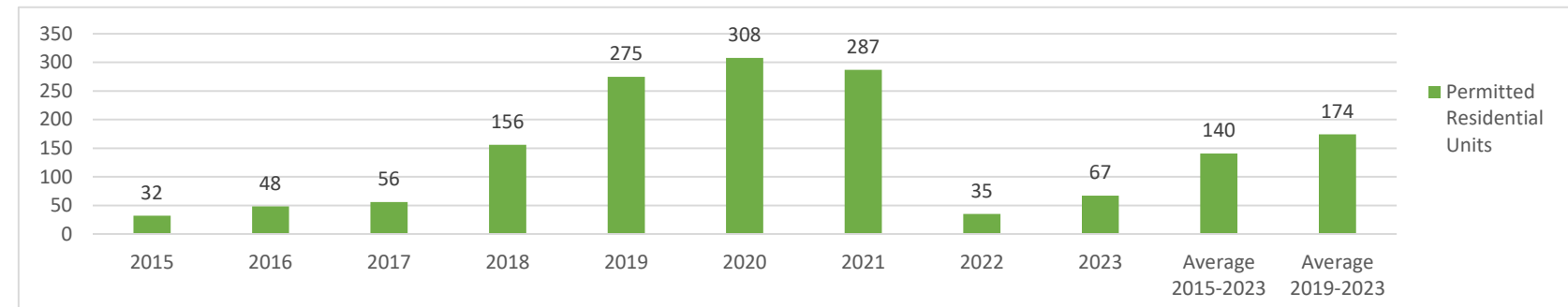
Area: Seffner Mango

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	4	1	1	5	0	6	1	0	0	2	2
Total Permitted Demolitions	4	1	1	5	0	6	1	0	0	2	2
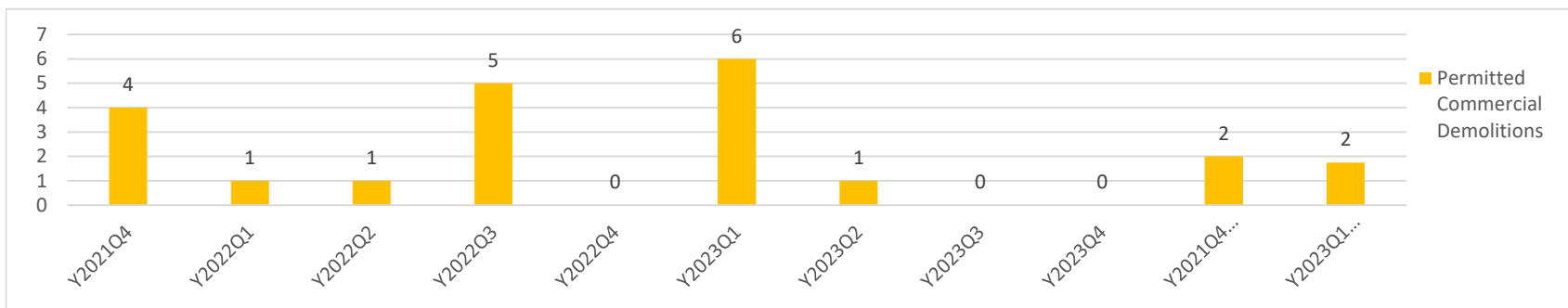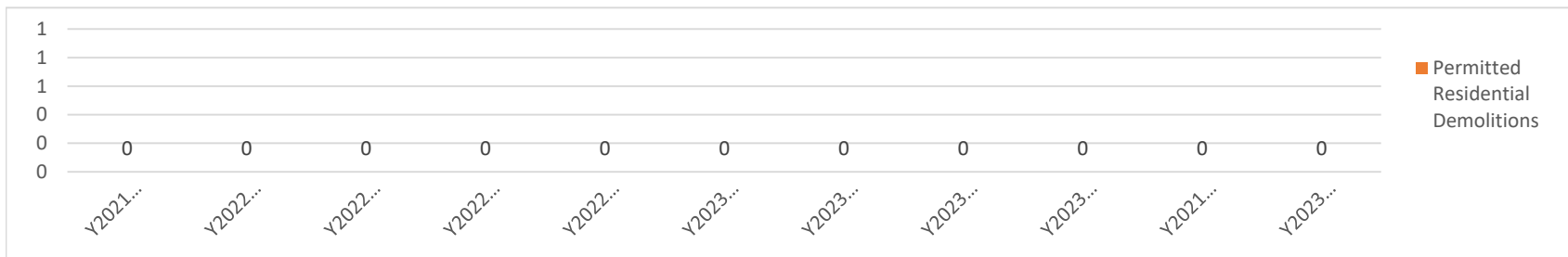
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Seffner Mango

Plan Hillsborough

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 Comn	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: January 8, 2024

Demographic and Economic Profile

Plan Hillsborough
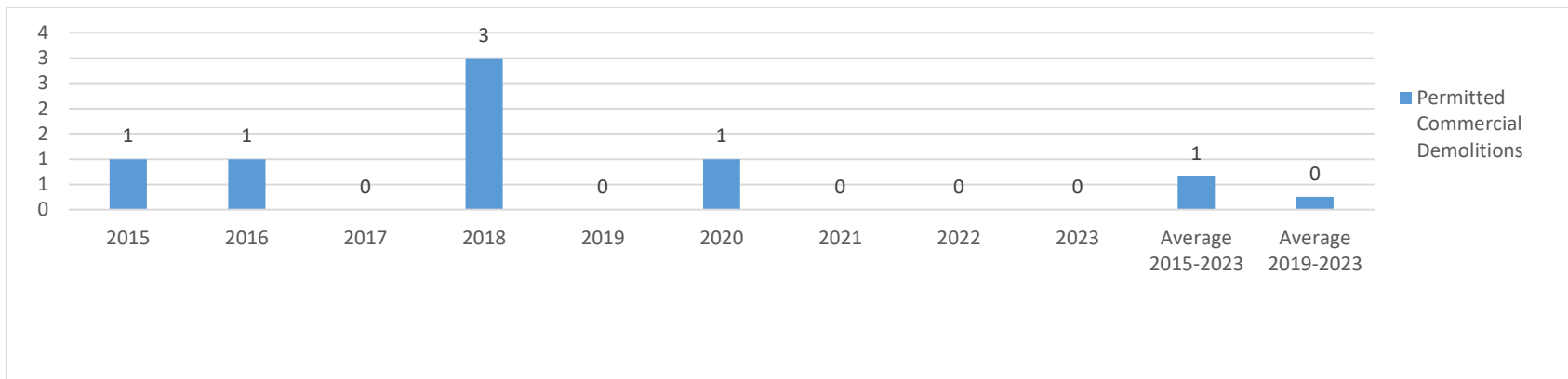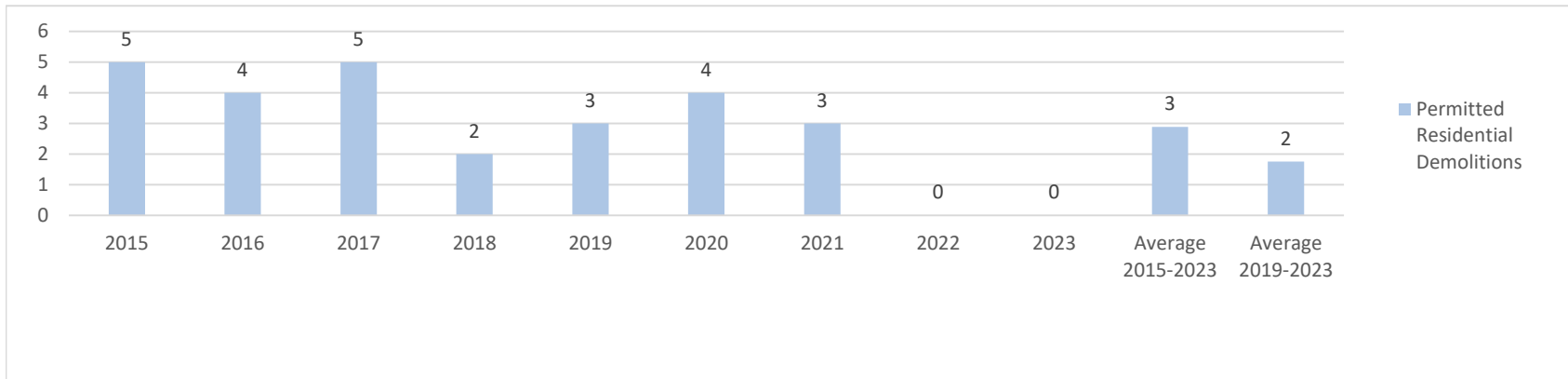
Area: **Seffner Mango**

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
13,818	3,972	4	723	8,893	977	28,387
49%	14%	0%	3%	31%	3%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
6,723	10,247	7,532	3,885
24%	36%	27%	14%
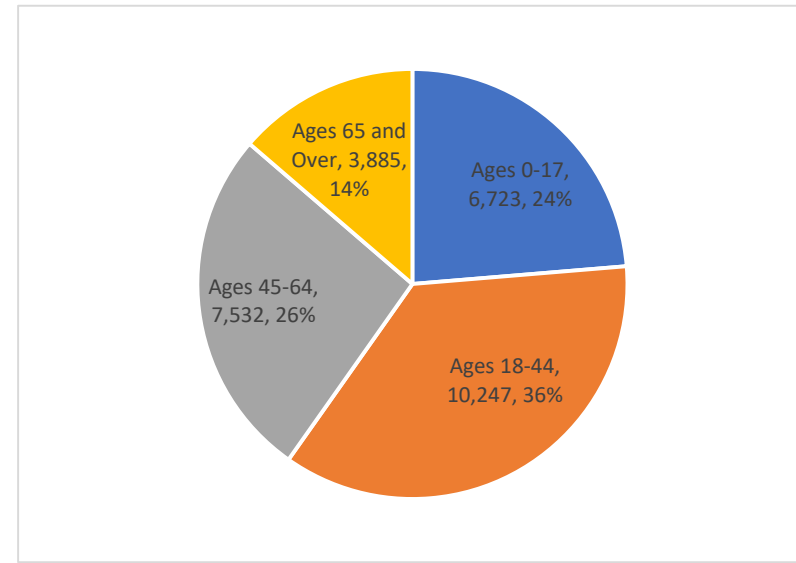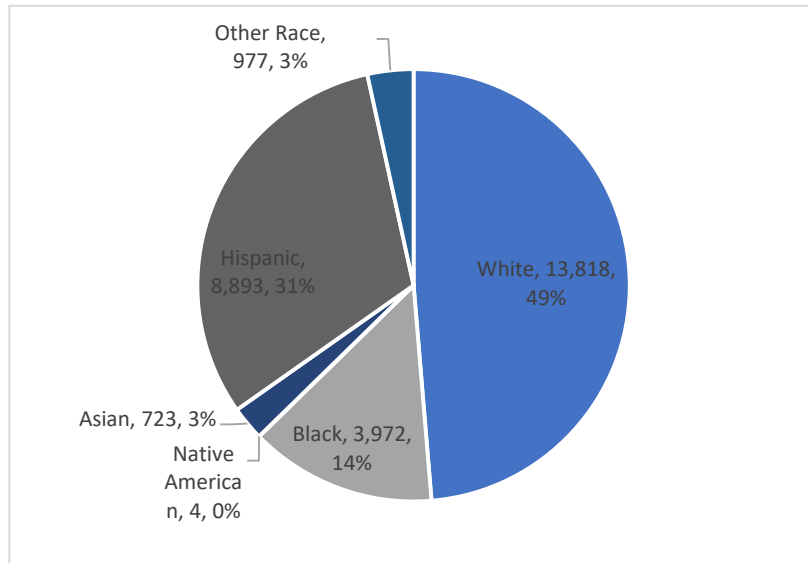
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
2,917	6,414	6,281	2,847	1,367
15%	32%	32%	14%	7%
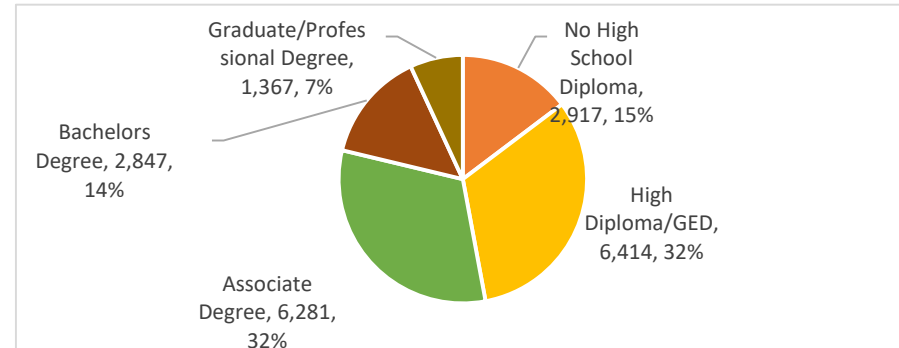
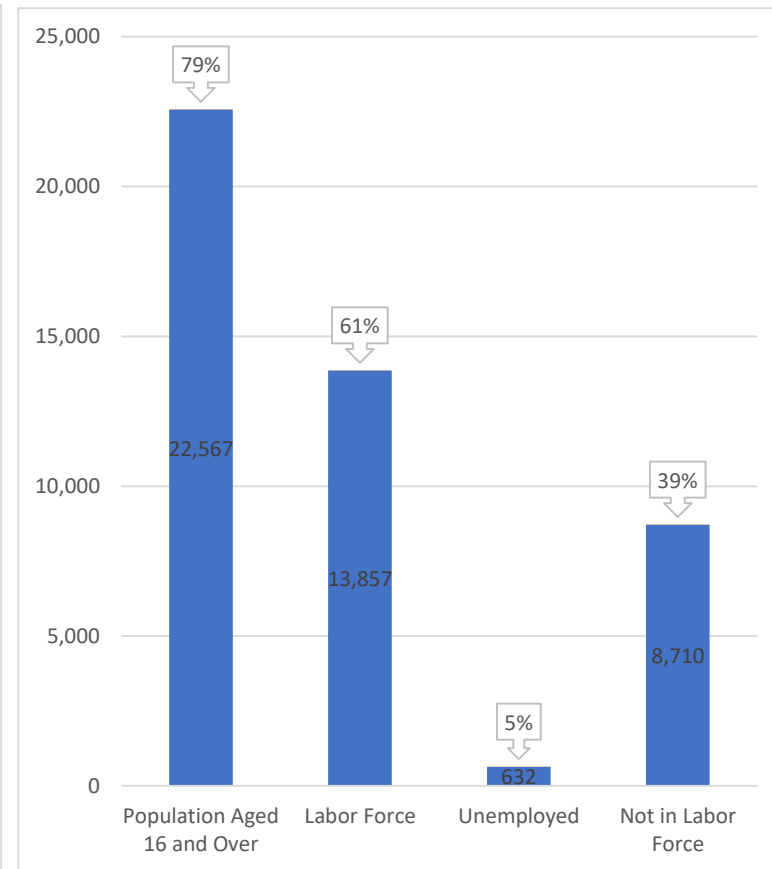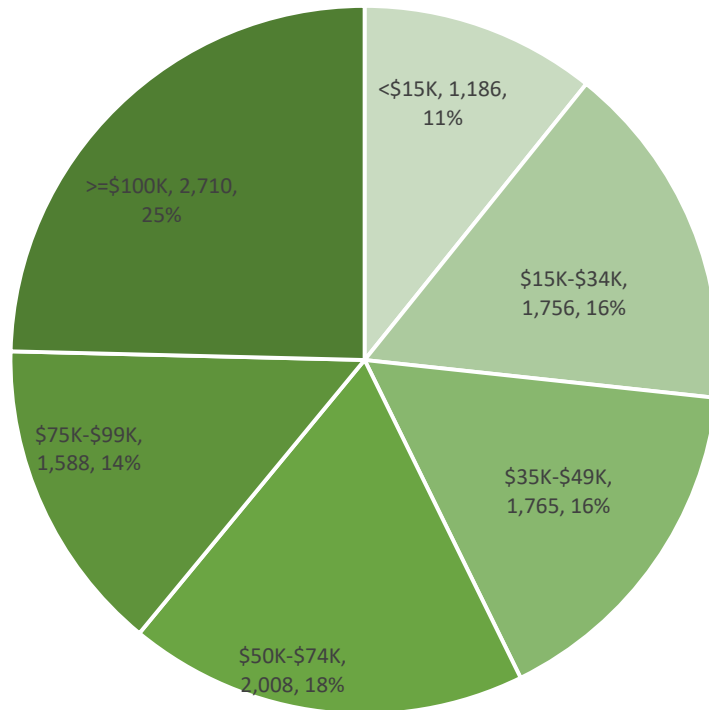Last Updated: January 8, 2024

Demographic and Economic Profile

Area: Seffner Mango

Plan Hillsborough

| <$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
1,186	1,756	1,765	2,008	1,588	2,710	$62,110	$79,295	22,567	13,857	632	8,710
11%	16%	16%	18%	14%	25%			79%	61%	5%	39%

Last Updated: January 8, 2024

Demographic and Economic Profile

Area: **Seffner Mango**

Plan
Hillsborough

	Households Without Cars	Female-Headed Households
Households Below Poverty		
1,758	771	1,554
16%	7%	14%
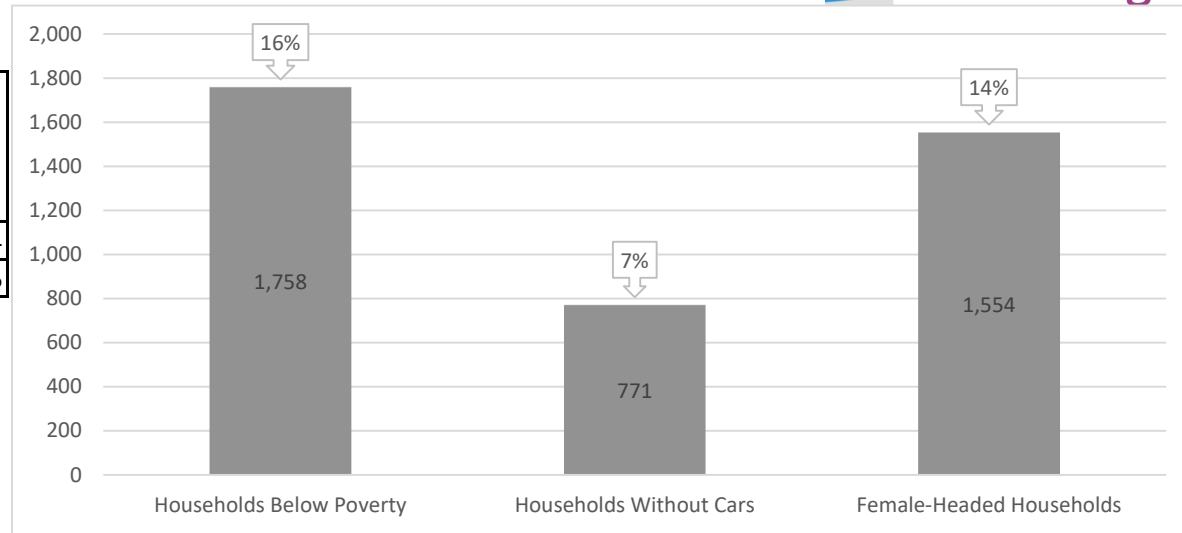
Limited English Population	Disabled Population	Low Income Population
1,614	2,571	4,608
6%	9%	16%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Sources:

|	
Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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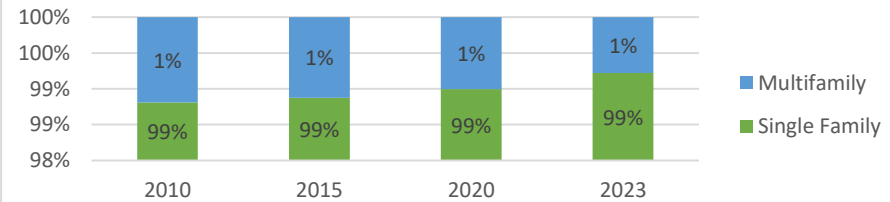Last Updated: January 8, 2024 **Demographic and Economic Profile**

Area: **South Rural**

Plan Hillsborough

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	1,262	1,333	1,494	1,921	3,299	1,378	72%	44%
Population	3,459	3,722	4,040	5,601	8,951	3,349	60%	51%
Employment	2,293	2,165	1,901	1,888	3,687	1,799	95%	-13%
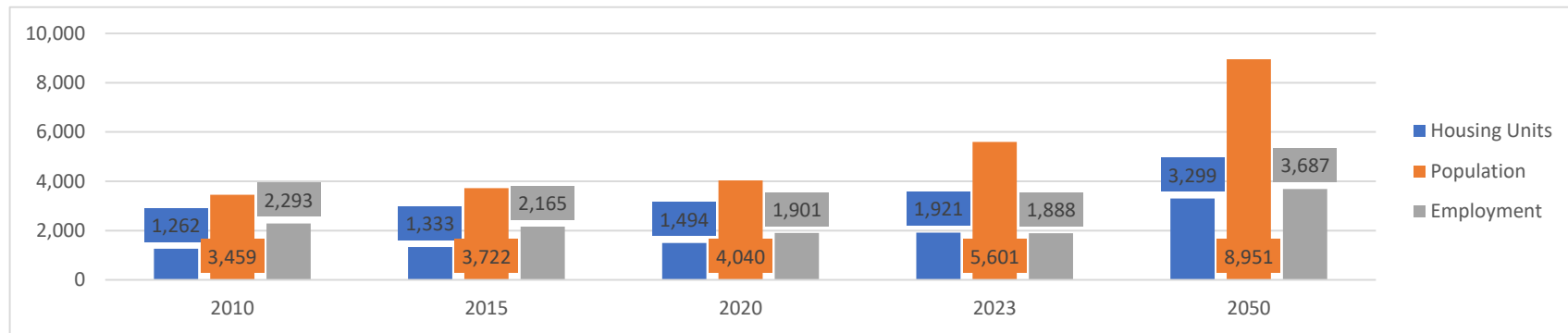
Residential Units by Type

	2010	2015	2020	2023
Single Family	1,247	1,318	1,479	1,906
Single Family	99%	99%	99%	99%
Multifamily	15	15	15	15
Multifamily	1%	1%	1%	1%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	1,258	1,328	1,475	1,901
Occupied	100%	100%	99%	99%
Vacant	4	5	19	20
Vacant	0%	0%	1%	1%
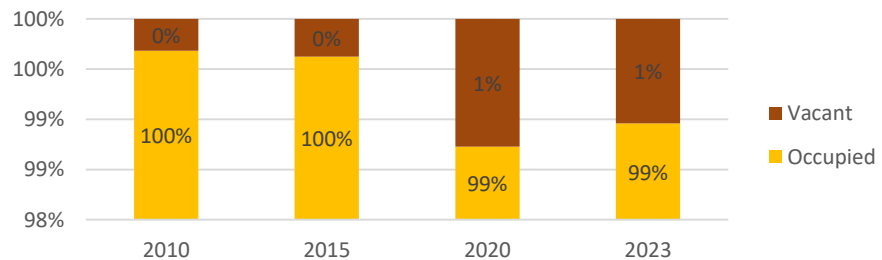
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **South Rural**

Employment by Type

	2010	2015	2020	2023
Industrial	1,559	1,350	1,012	901
Commercial	40	48	59	67
Service	694	767	830	920
Total	2,293	2,165	1,901	1,888
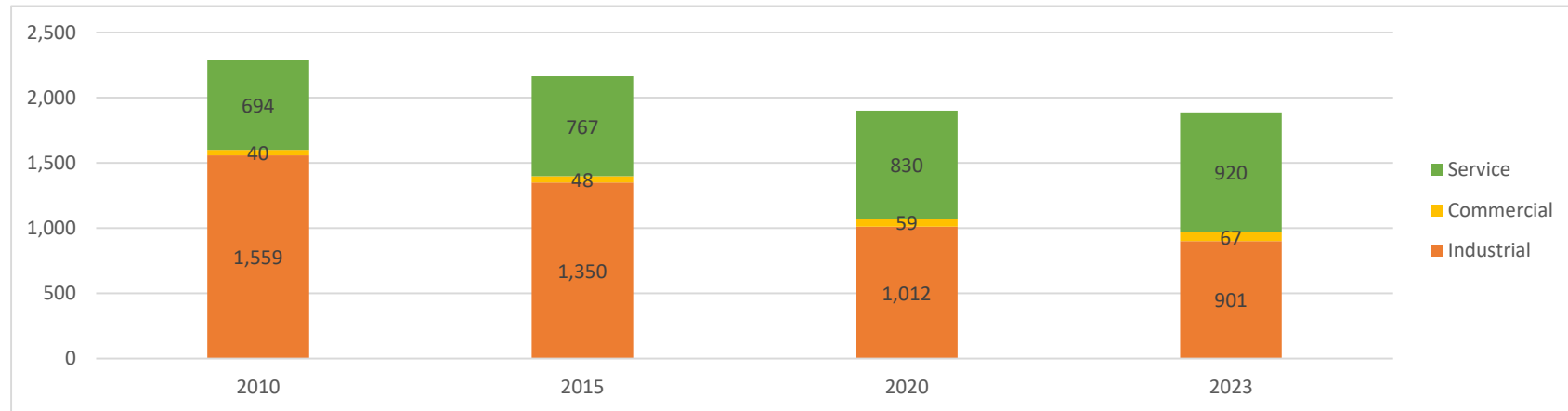
Employment by Type

|	2010	2015	2020	2023
Industrial	68%	62%	53%	48%
Commercial	2%	2%	3%	4%
Service	30%	35%	44%	49%
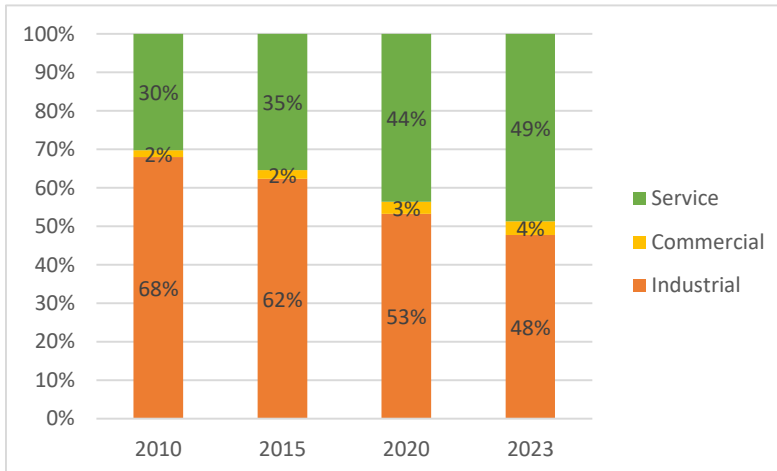
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: South Rural

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	21	20	87	144	110	76
Job Sites	8	3	4	4	3	0
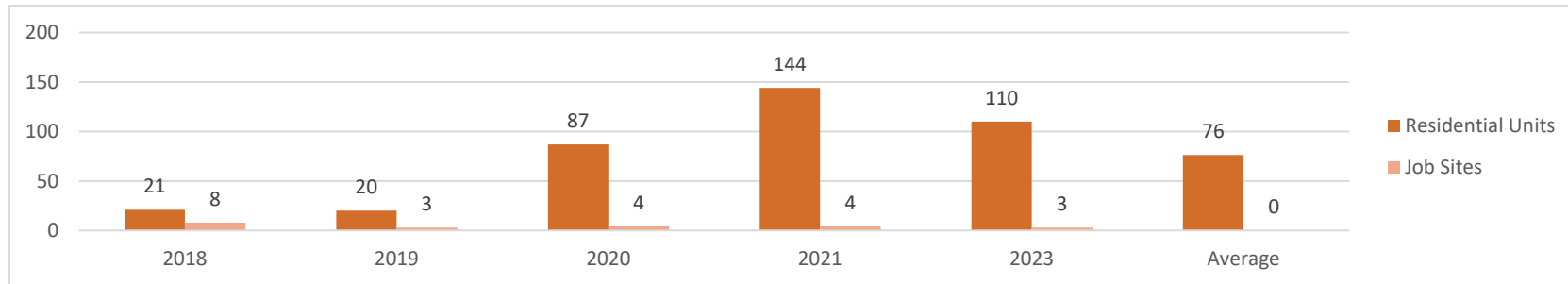
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential	0.056	0.049	0.219	0.437	0.344	0.221
Job Sites	0.02	0.02	0.01	0.01	0.01	0.01
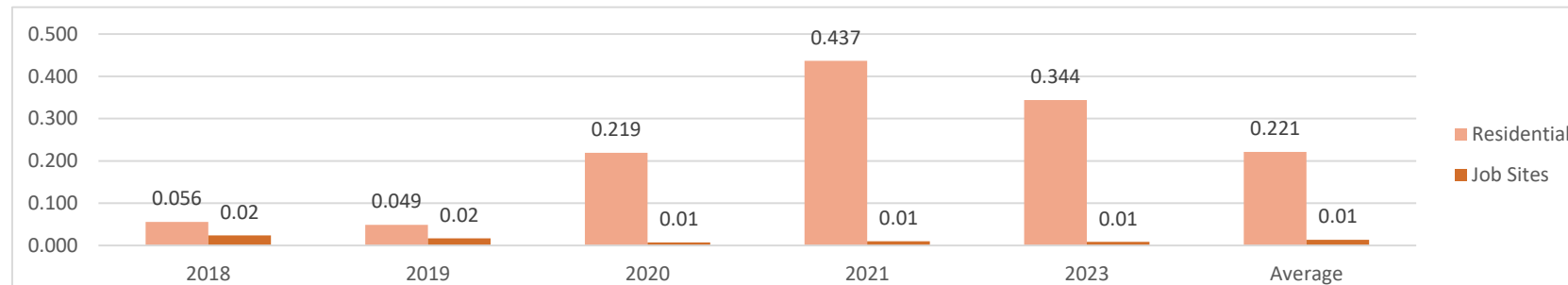
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: South Rural

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	37	14	66	34	15	18	90	77	79	48	66
Permitted Commercial Parcels	1	0	1	0	0	0	0	0	0	0	0
Total Building Permits	38	14	67	34	15	18	90	77	79	48	66
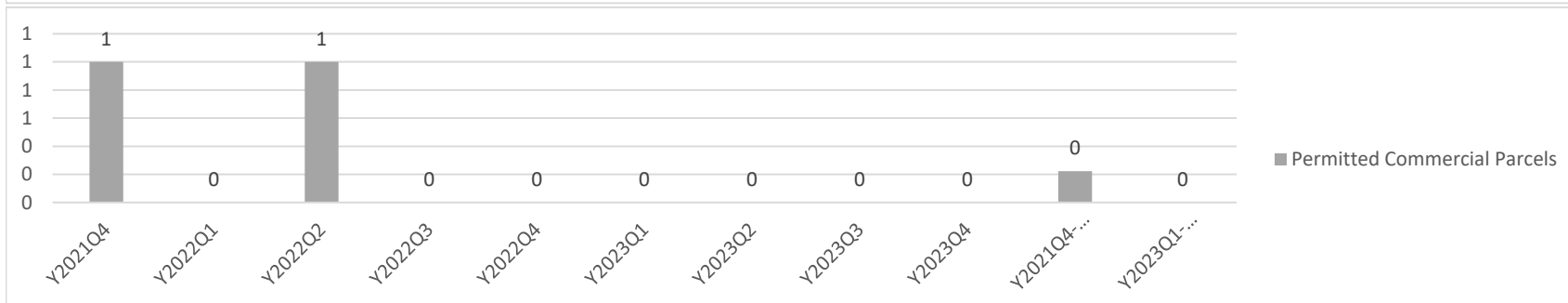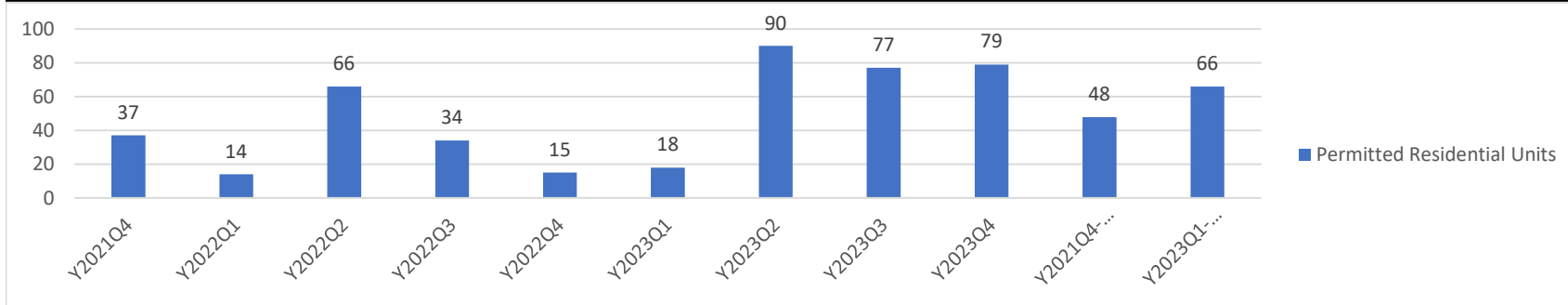
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Plan Hillsborough

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	264	99	187
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	264	100	188

Last Updated: January 8, 2024 | **Demographic and Economic Profile**

Plan Hillsborough

Area: **South Rural**

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	1	0	1	0	0	0	0	0	0	0	0
Total Permitted Demolitions	1	0	1	0	0	0	0	0	0	0	0

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: South Rural

| Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Reside	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
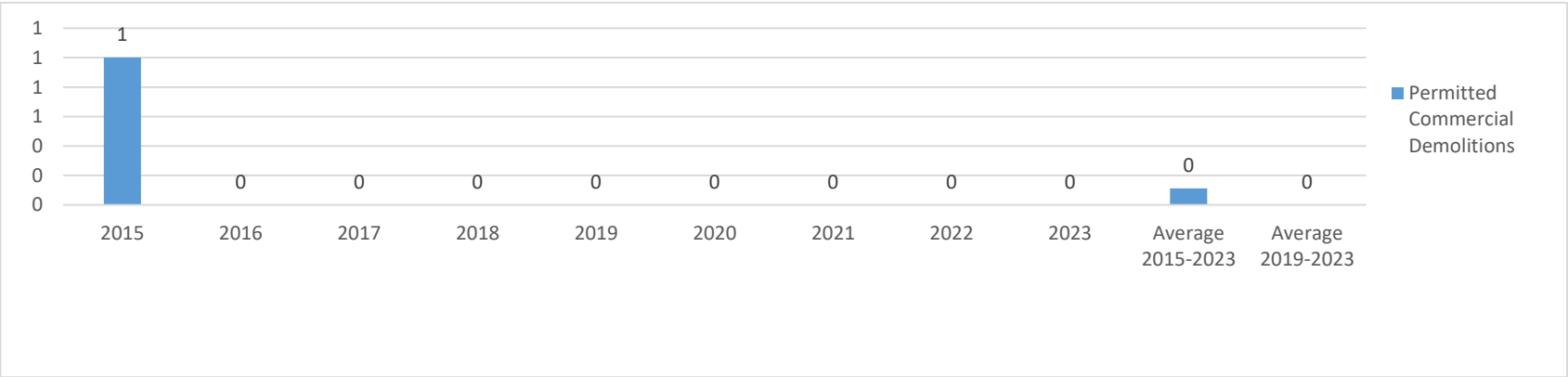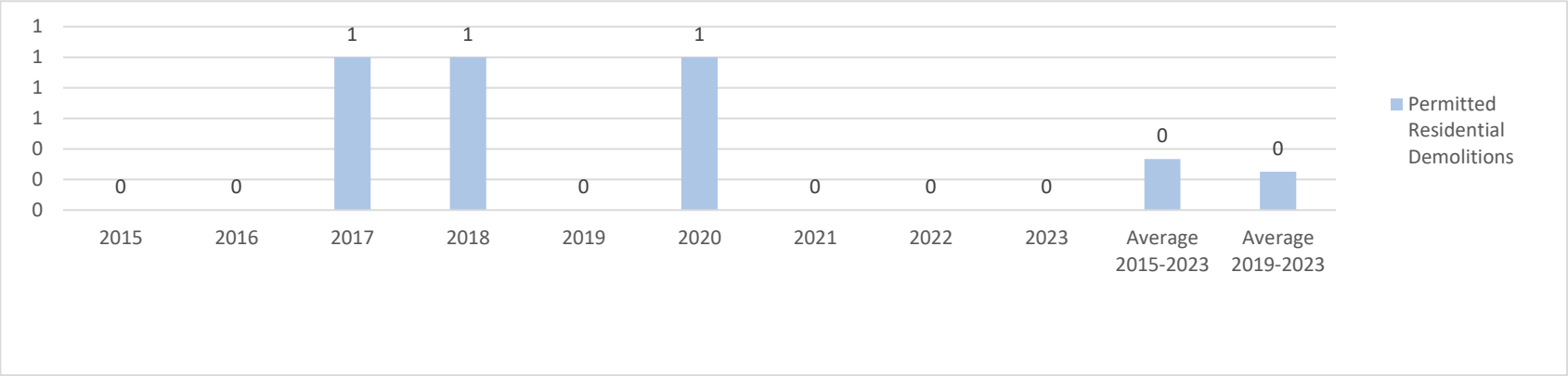
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: South Rural

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
4,011	47	112	33	1,251	147	5,601
72%	1%	2%	1%	22%	3%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
1,019	1,915	1,856	812
18%	34%	33%	14%
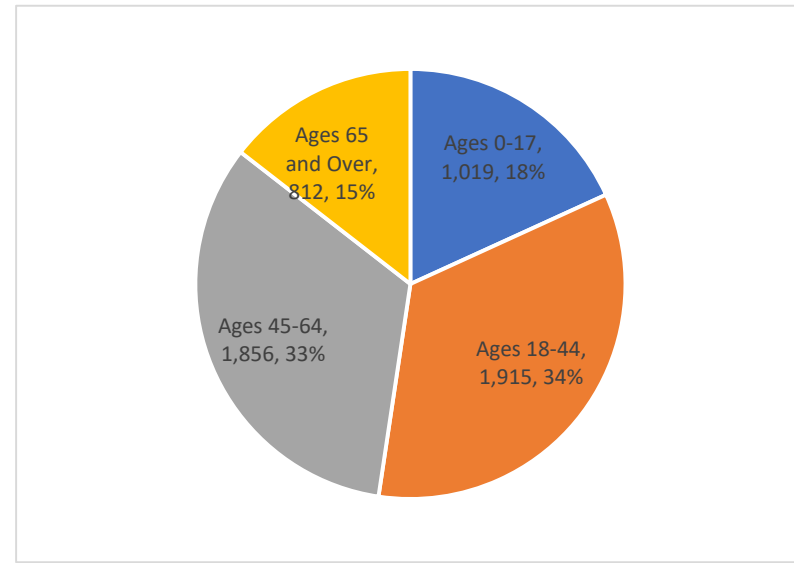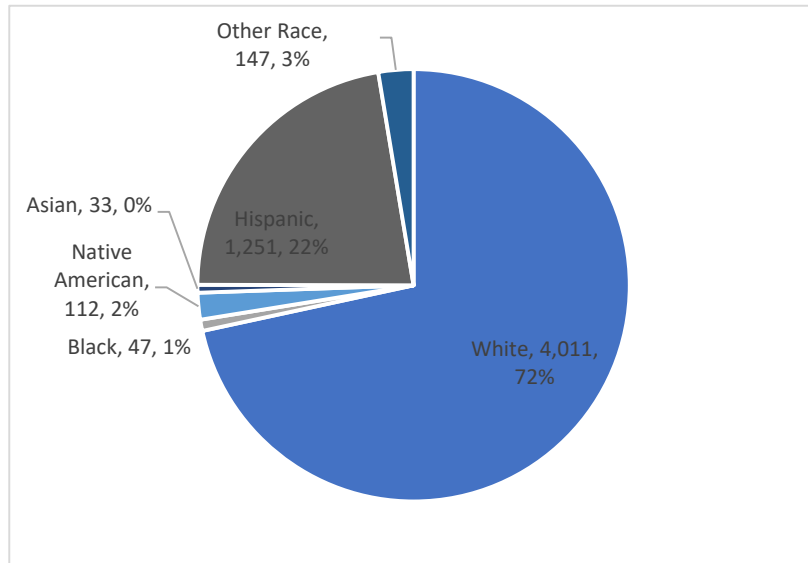
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
570	1,696	948	688	187
14%	41%	23%	17%	5%
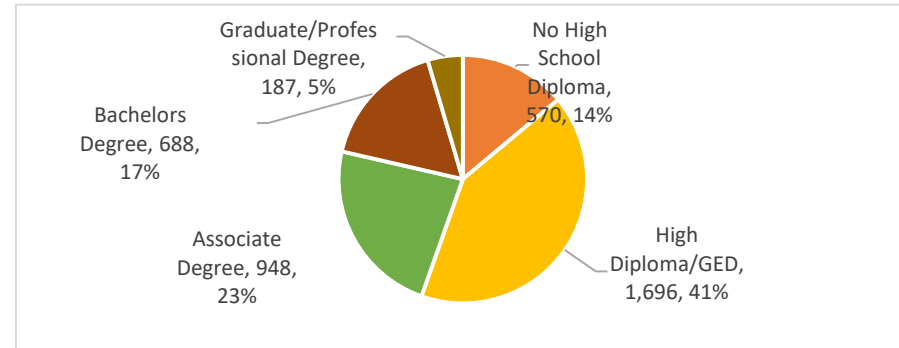
Last Updated: January 8, 2024

Demographic and Economic Profile

Area: **South Rural**

Plan
Hillsborough

| <$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
27	214	199	121	185	1,156	$125,440	$151,338	4,182	2,794	153	1,388
1%	11%	10%	6%	10%	61%			75%	67%	5%	33%
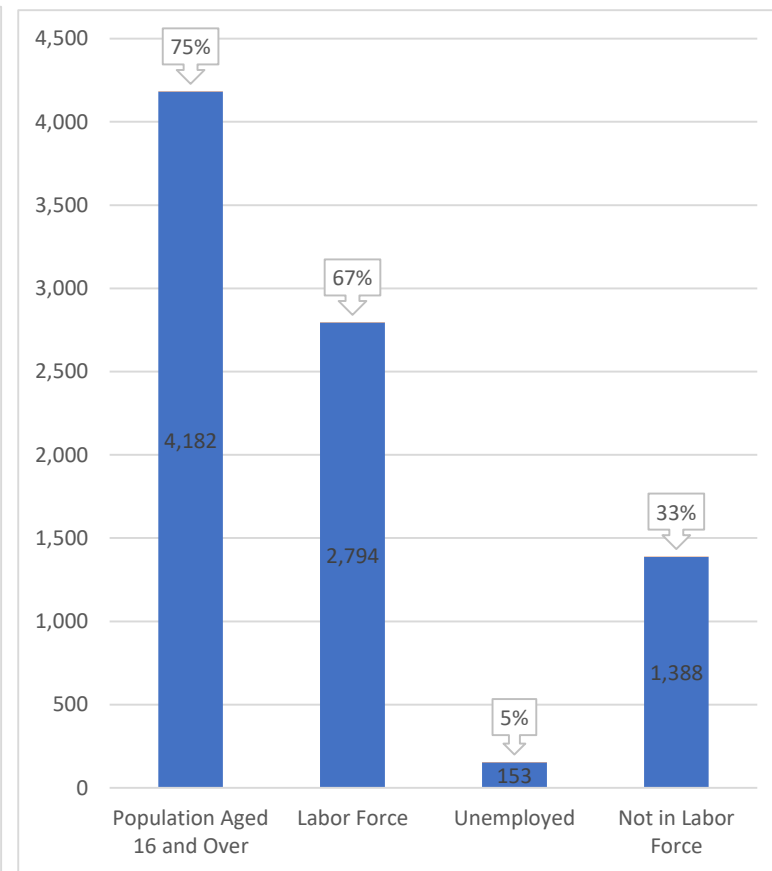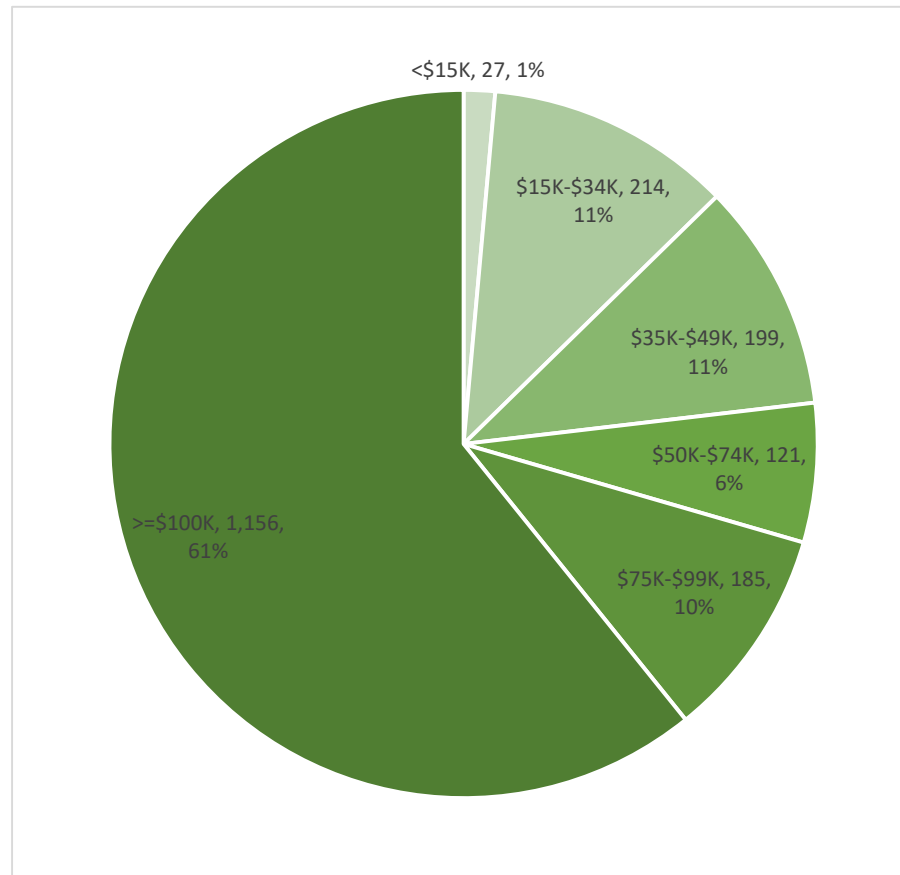
Last Updated: January 8, 2024

Demographic and Economic Profile

Area: **South Rural**

Plan Hillsborough

Households Below Poverty	Households Without Cars	Female-Headed Households
172	13	164
9%	1%	9%
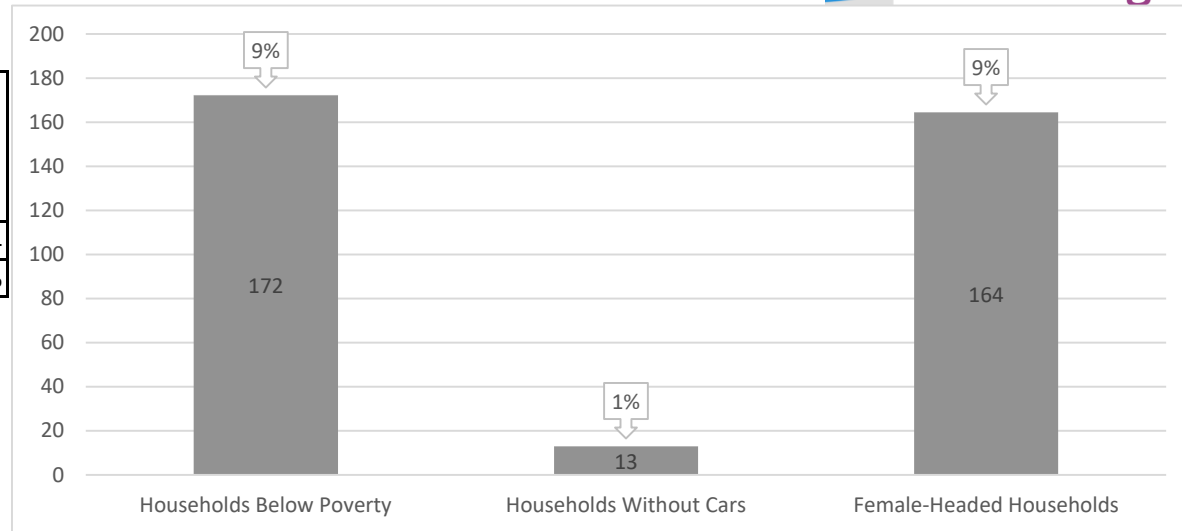
Limited English Population	Disabled Population	Low Income Population
505	424	801
9%	8%	14%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Sources:

|	
Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
Employment Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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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

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Last Updated: January 8, 2024 **Demographic and Economic Profile**

Area: **Sun City Center**

Plan Hillsborough

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	12,848	14,378	17,493	18,758	18,306	-452	-2%	30%
Population	20,440	23,897	30,862	33,598	32,717	-881	-3%	41%
Employment	5,059	5,862	6,817	7,831	7,596	-235	-3%	34%
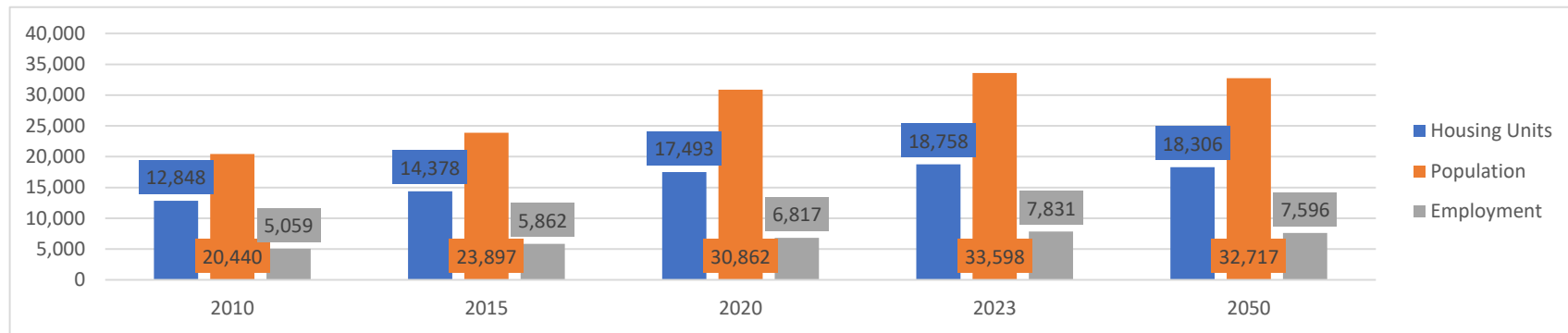
Residential Units by Type

	2010	2015	2020	2023
Single Family	7,139	8,530	11,385	12,650
Single Family	56%	59%	65%	67%
Multifamily	5,709	5,848	6,108	6,108
Multifamily	44%	41%	35%	33%
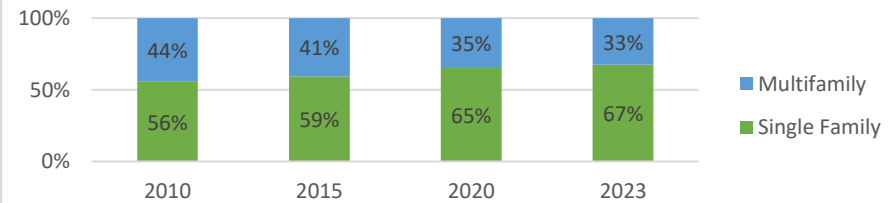
Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	12,817	14,343	17,006	18,186
Occupied	100%	100%	97%	97%
Vacant	31	35	487	572
Vacant	0%	0%	3%	3%
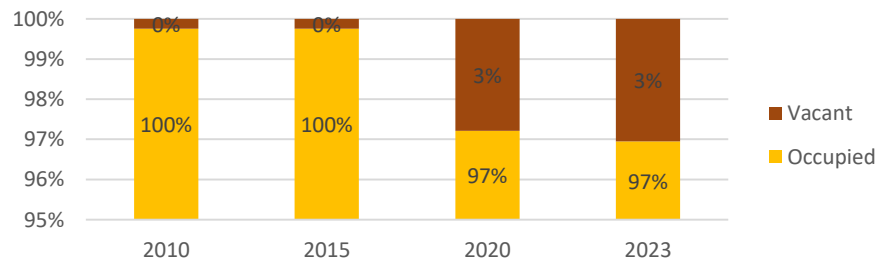
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Sun City Center

Employment by Type

	2010	2015	2020	2023
Industrial	70	77	89	102
Commercial	15	17	22	24
Service	4,974	5,768	6,706	7,705
Total	5,059	5,862	6,817	7,831
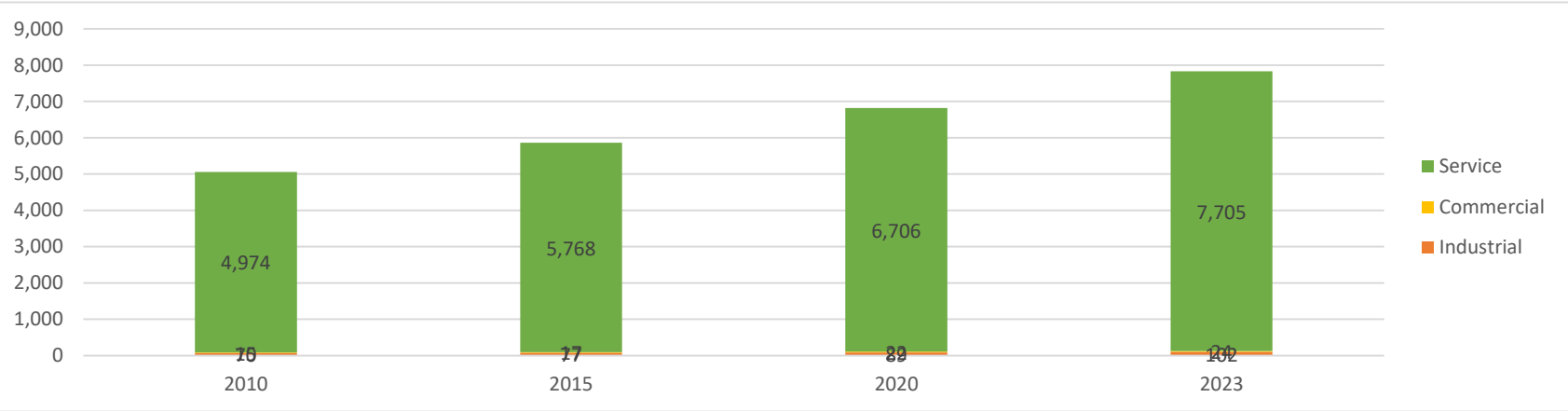
Employment by Type

	2010	2015	2020	2023
Industrial	1%	1%	1%	1%
Commercial	0%	0%	0%	0%
Service	98%	98%	98%	98%
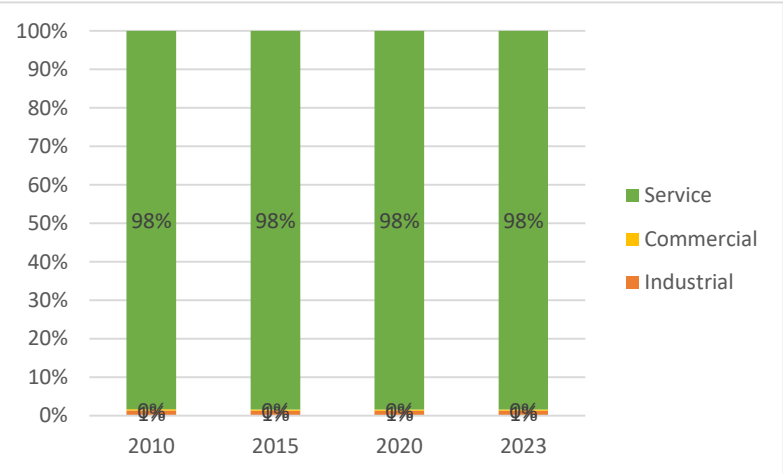
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Sun City Center**

Plan Hillsborough

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	433	1,079	680	621	142	591
Job Sites	1	10	8	2	0	0
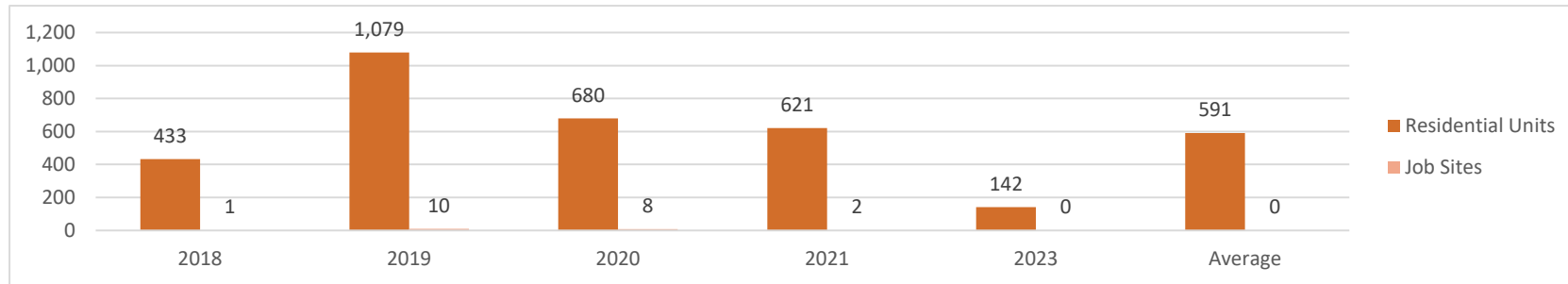
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential	0.931	1.990	1.412	1.266	0.279	1.176
Job Sites	0.00	0.05	0.02	0.01	0.00	0.02

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Sun City Center**

Plan Hillsborough

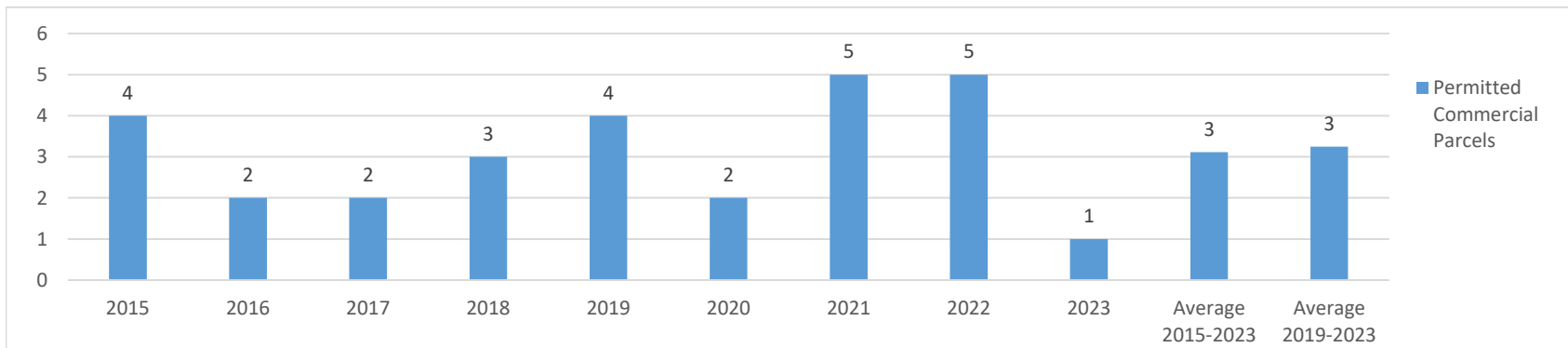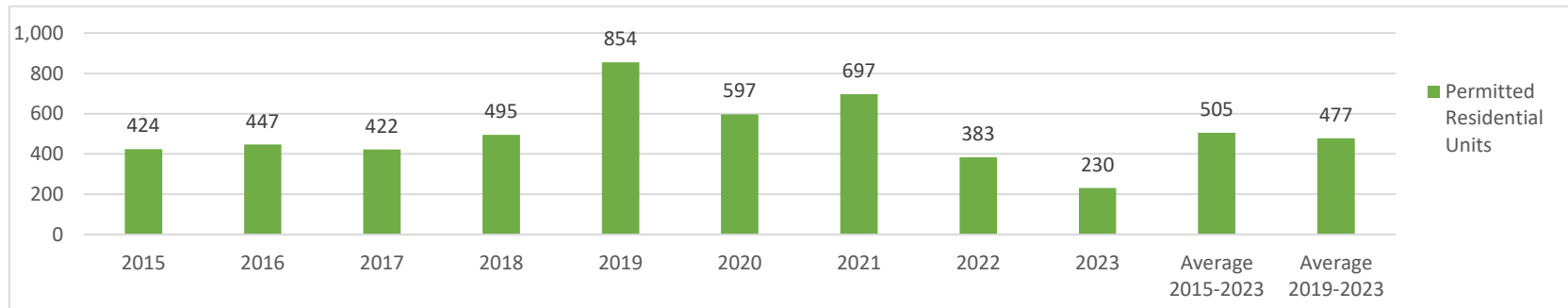| Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	115	150	78	106	49	36	43	6	145	81	58
Permitted Commercial Parcels	2	1	2	2	0	0	0	0	1	1	0
Total Building Permits	117	151	80	108	49	36	43	6	146	82	58
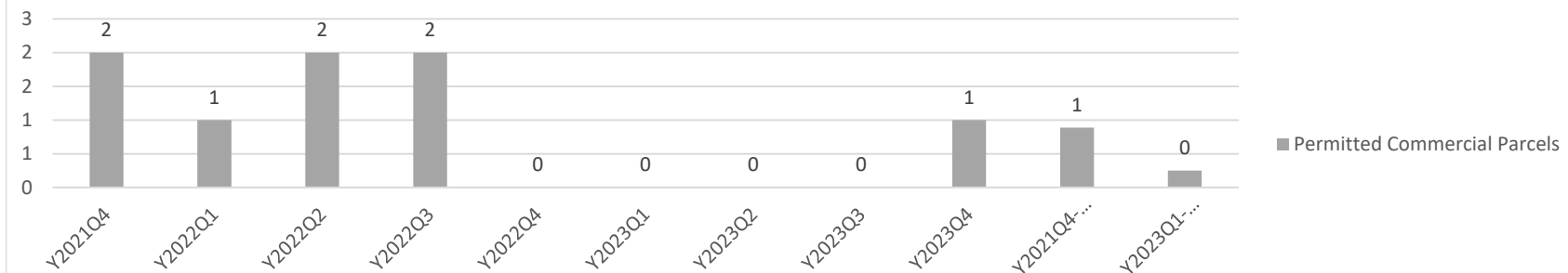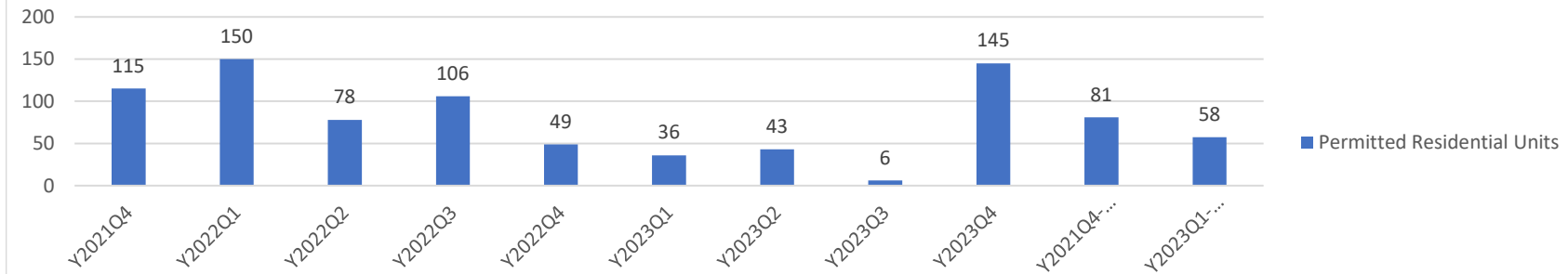
Last Updated: January 8, 2024   **Demographic and Economic Profile**

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	230	505	477
Permitted Commercial Parcels	4	2	2	3	4	2	5	5	1	3	3
Total Building Permits	428	449	424	498	858	599	702	388	231	509	480

Last Updated: January 8, 2024 **Demographic and Economic Profile**

Plan
Hillsborough

Area: Sun City Center

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	2	1	2	2	0	0	0	0	1	1	0
Total Permitted Demolitions	2	1	2	2	0	0	0	0	1	1	0

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Sun City Center

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Reside	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: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Sun City Center

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
24,063	3,486	35	567	4,335	1,113	33,598
72%	10%	0%	2%	13%	3%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
3,190	5,602	5,534	19,271
9%	17%	16%	57%
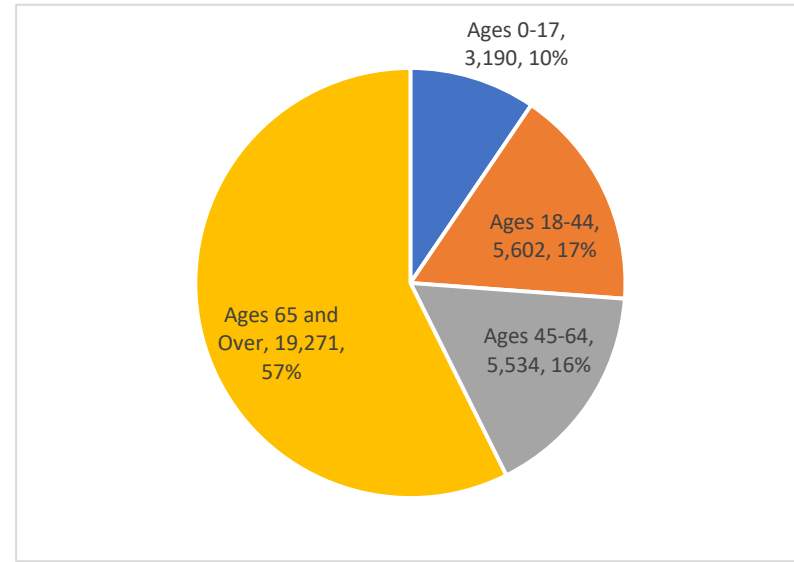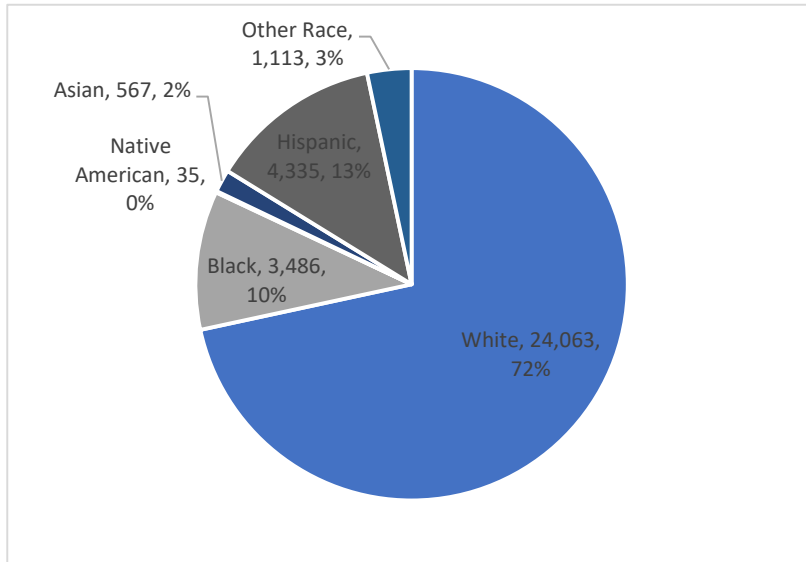
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
1,786	7,955	9,226	6,439	3,976
6%	27%	31%	22%	14%
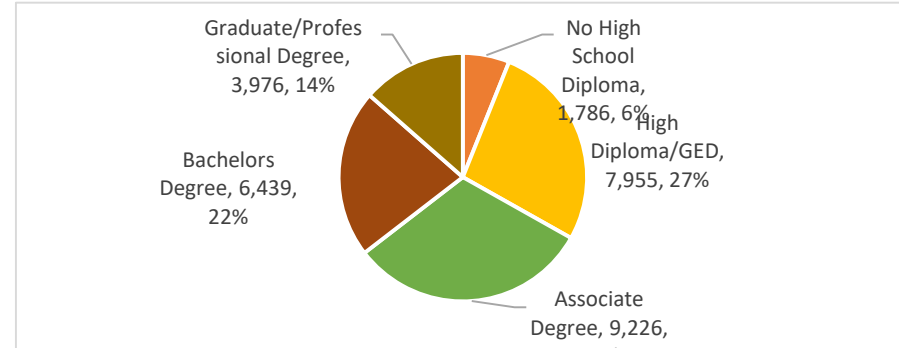
Draft_08JAN2024_Demographic_Economic_Profiles.xlsm

Last Updated: January 8, 2024 **Demographic and Economic Profile**

Area: **Sun City Center**

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
1,769	2,922	2,290	3,958	2,438	4,813	$65,894	$80,471	30,350	9,515	366	20,835
10%	16%	13%	22%	13%	26%			90%	31%	4%	69%
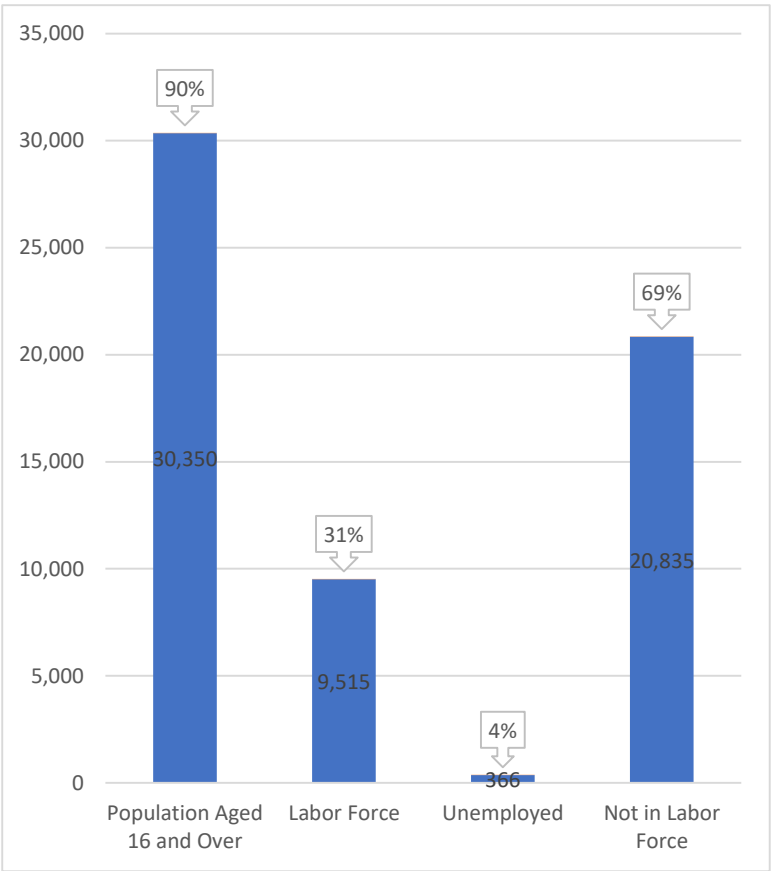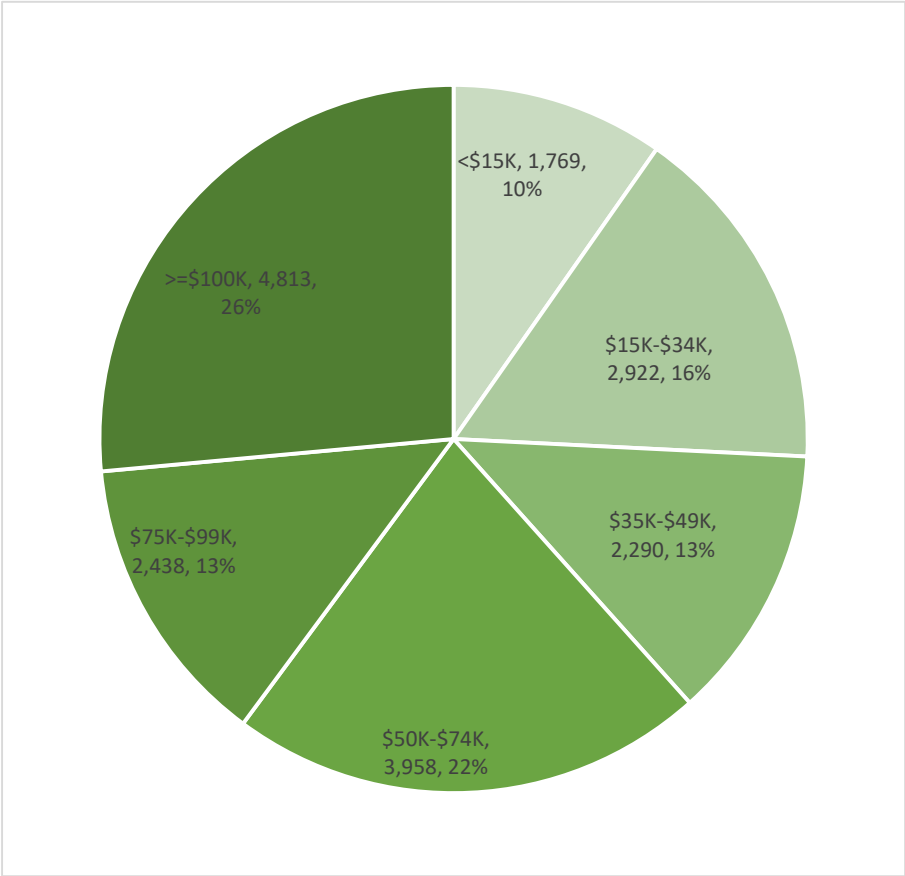
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Demographic and Economic Profile

Plan Hillsborough

Area: **Sun City Center**

Households Below Poverty	Households Without Cars	Female-Headed Households
1,876	1,318	701
10%	7%	4%
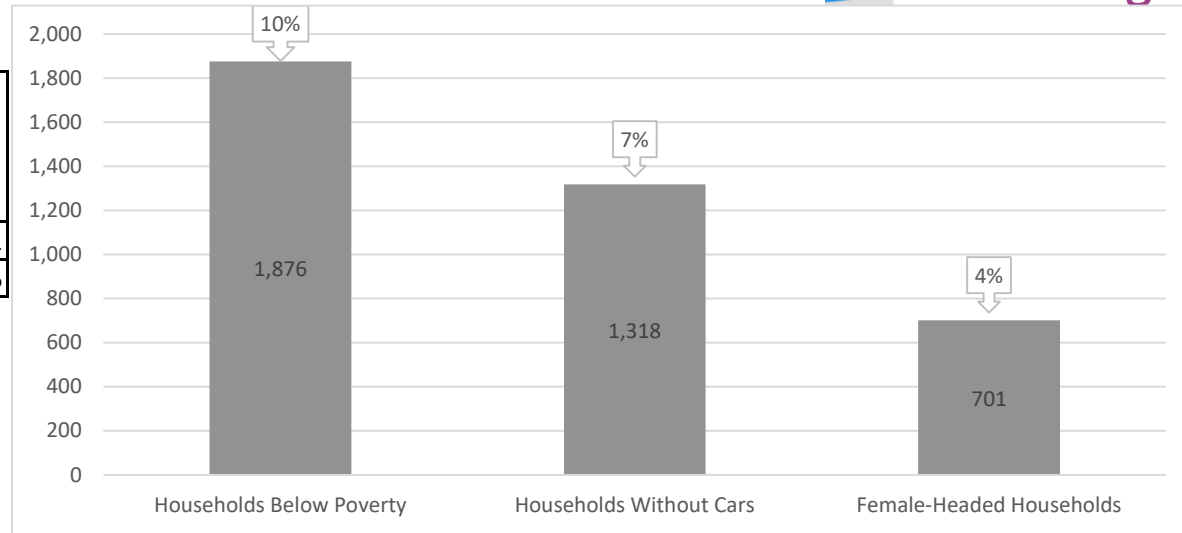
Limited English Population	Disabled Population	Low Income Population
1,024	1,222	2,696
3%	4%	8%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Sources:

|	
Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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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

Plan
Hillsborough

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Last Updated: January 8, 2024 — **Demographic and Economic Profile**

Area: **Thonotosassa**

Plan Hillsborough

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	5,118	5,312	5,881	6,525	13,031	6,506	100%	23%
Population	12,231	12,853	15,187	16,691	33,303	16,612	100%	30%
Employment	5,647	6,609	7,851	8,879	9,298	419	5%	34%
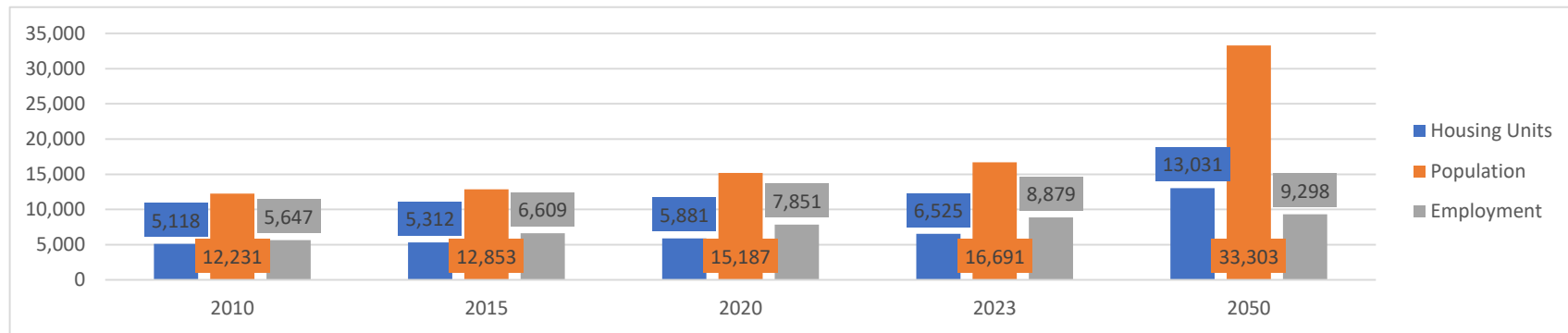
Residential Units by Type

	2010	2015	2020	2023
Single Family	3,083	3,176	3,739	4,091
Single Family	60%	60%	64%	63%
Multifamily	2,035	2,136	2,142	2,434
Multifamily	40%	40%	36%	37%
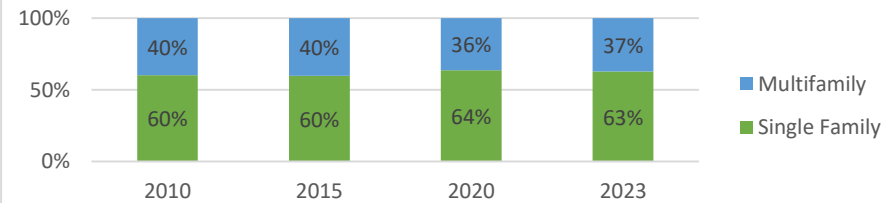
Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	4,748	4,939	5,607	6,227
Occupied	93%	93%	95%	95%
Vacant	370	373	274	298
Vacant	7%	7%	5%	5%
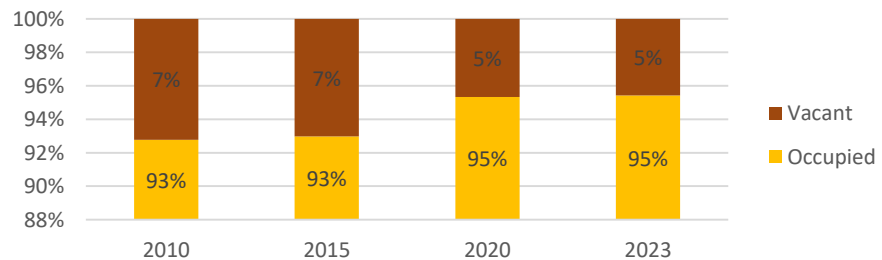
Last Updated: January 8, 2024 **Demographic and Economic Profile**

Area: Thonotosassa

Employment by Type

	2010	2015	2020	2023
Industrial	978	1,000	1,224	1,397
Commercial	2,295	2,726	3,376	3,791
Service	2,374	2,883	3,251	3,692
Total	5,647	6,609	7,851	8,879
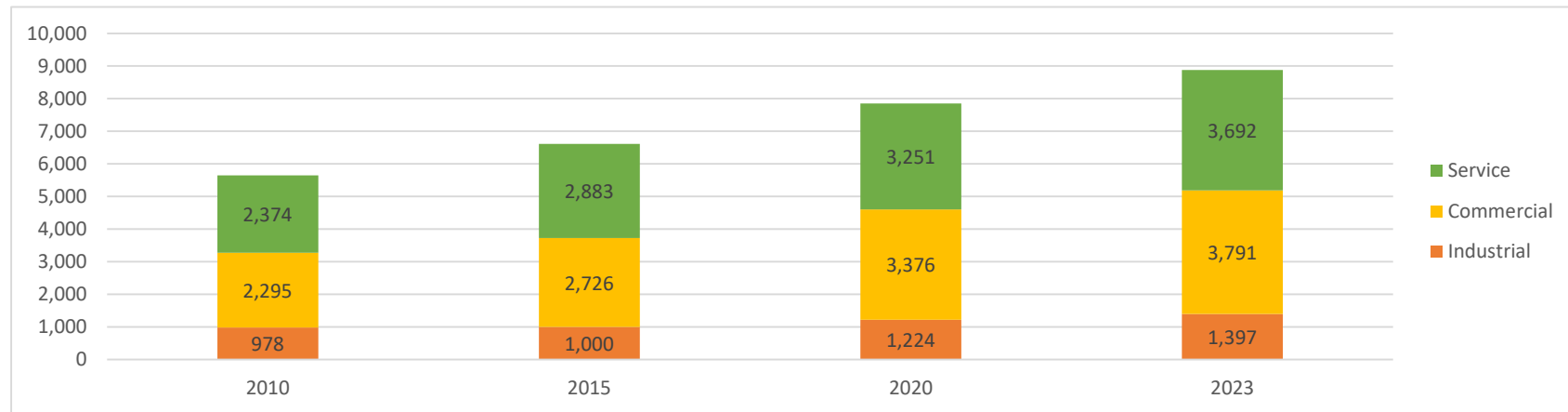
Employment by Type

	2010	2015	2020	2023
Industrial	17%	15%	16%	16%
Commercial	41%	41%	43%	43%
Service	42%	44%	41%	42%
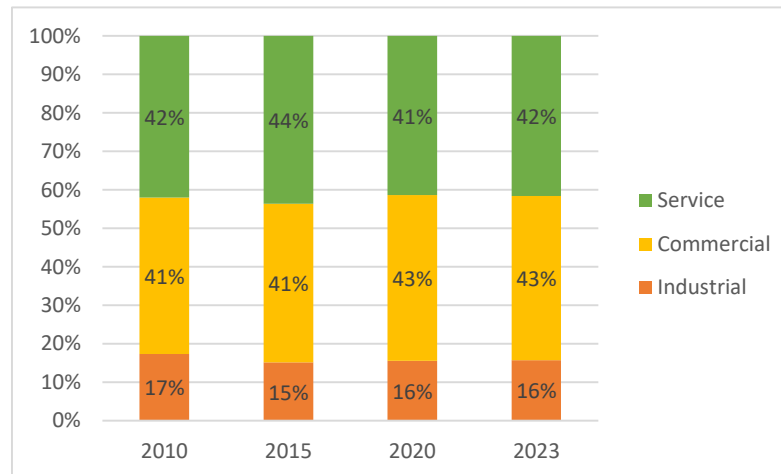
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Thonotosassa**

Plan Hillsborough

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	181	197	99	94	131	140
Job Sites	5	2	7	1	2	0
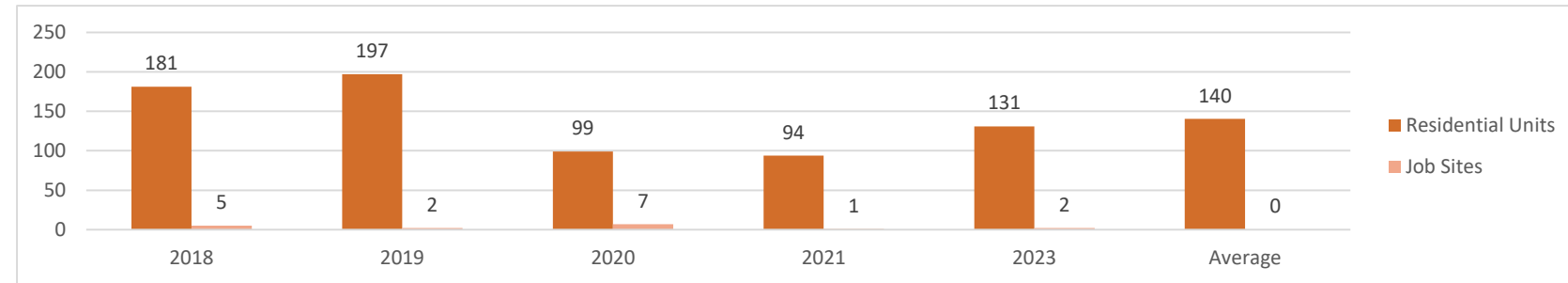
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential	0.495	0.465	0.227	0.332	0.284	0.361
Job Sites	0.07	0.01	0.44	0.00	0.01	0.11

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Thonotosassa

Plan
Hillsborough

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	44	45	243	72	38	37	25	9	8	58	20
Permitted Commercial Parcels	1	0	1	1	0	1	7	0	0	1	2
Total Building Permits	45	45	244	73	38	38	32	9	8	59	22

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough
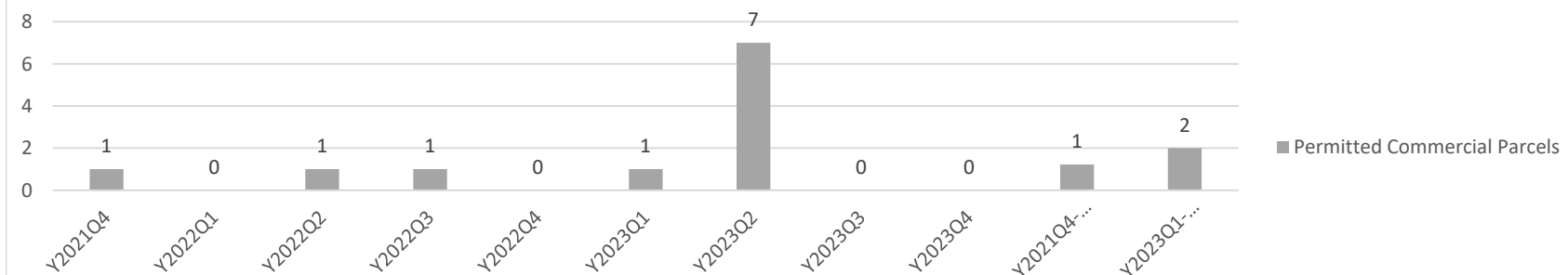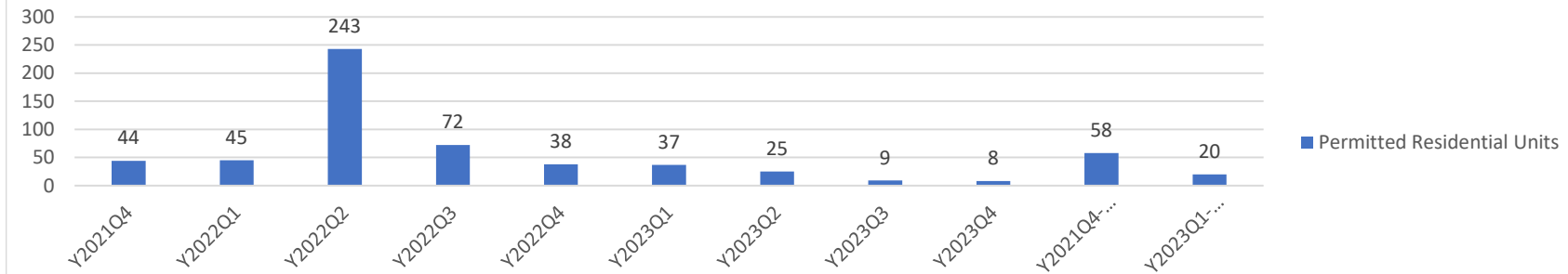
Area: Thonotosassa

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	79	135	171
Permitted Commercial Parcels	2	3	5	9	4	1	8	2	8	5	5
Total Building Permits	33	39	87	214	184	76	138	400	87	140	175

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Plan
Hillsborough

Area: Thonotosassa

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	1	0	1	1	0	1	7	0	0	1	2
Total Permitted Demolitions	1	0	1	1	0	1	7	0	0	1	2
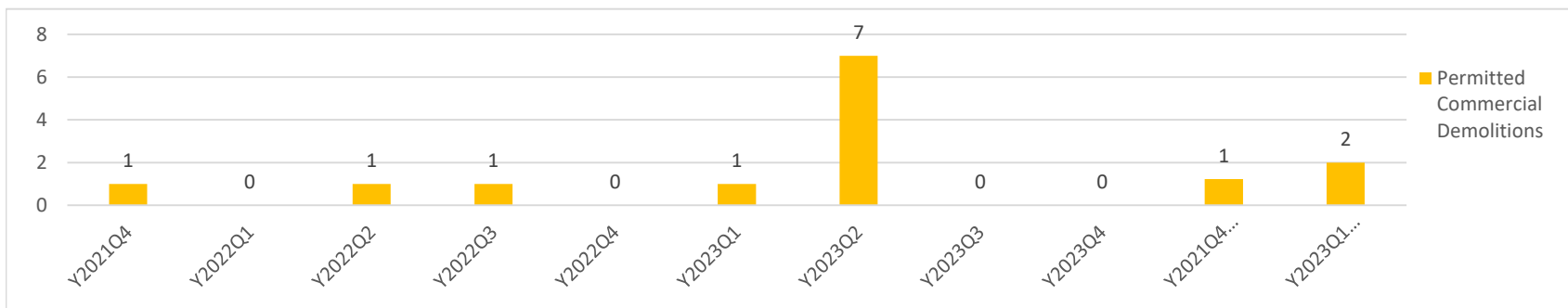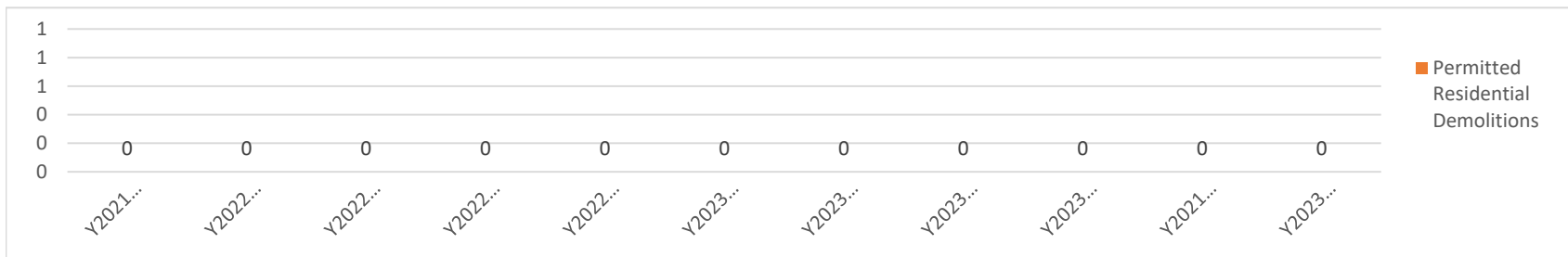
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan
Hillsborough

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
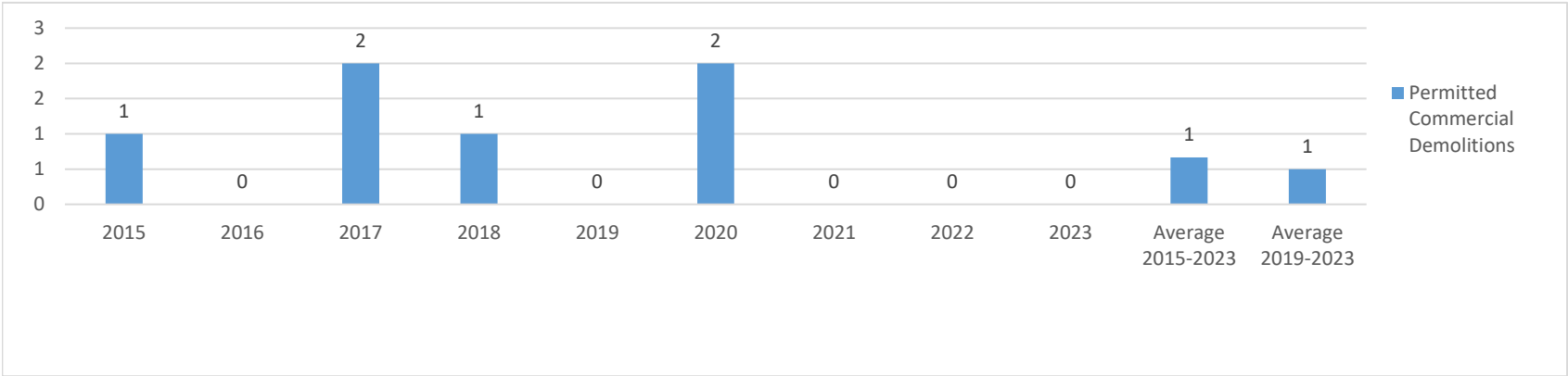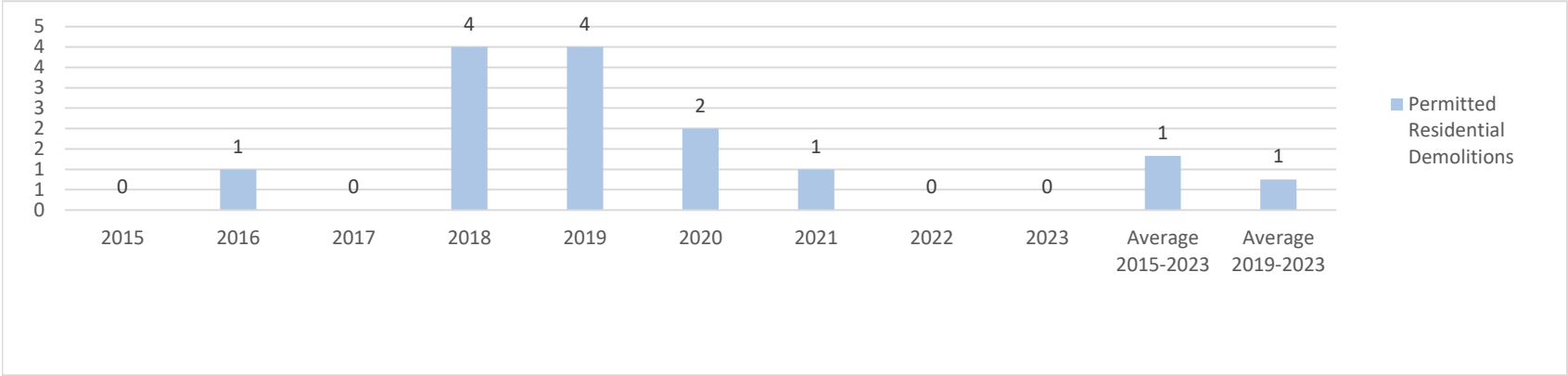
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Thonotosassa

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
9,987	2,543	35	1,135	2,306	685	16,691
60%	15%	0%	7%	14%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
3,455	5,562	4,734	2,941
21%	33%	28%	18%
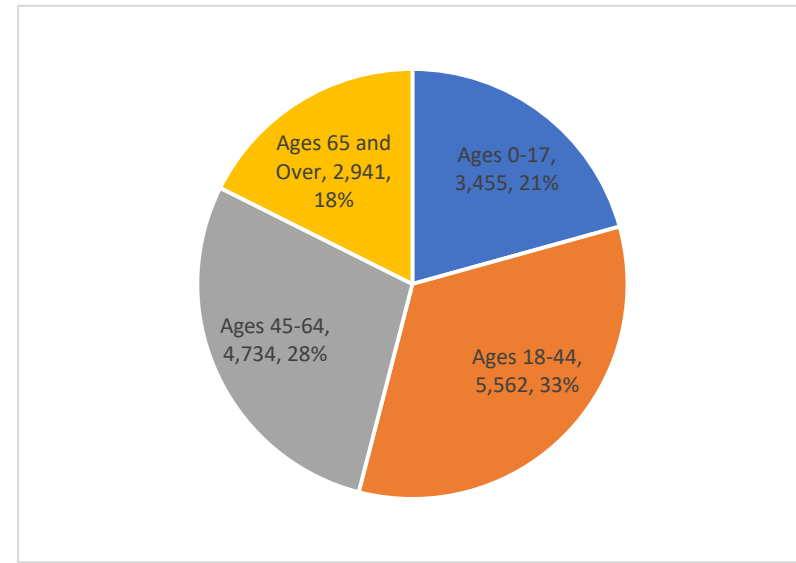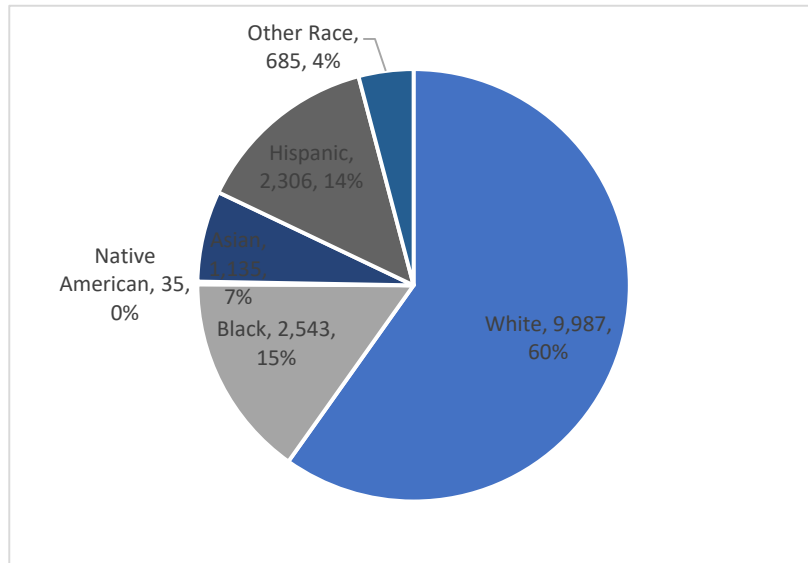
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
2,333	4,109	2,570	1,529	1,259
20%	35%	22%	13%	11%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Thonotosassa**

Plan
Hillsborough

| <$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
475	1,602	673	1,100	692	1,683	$59,317	$87,625	13,781	7,831	491	5,950
8%	26%	11%	18%	11%	27%			83%	57%	6%	43%
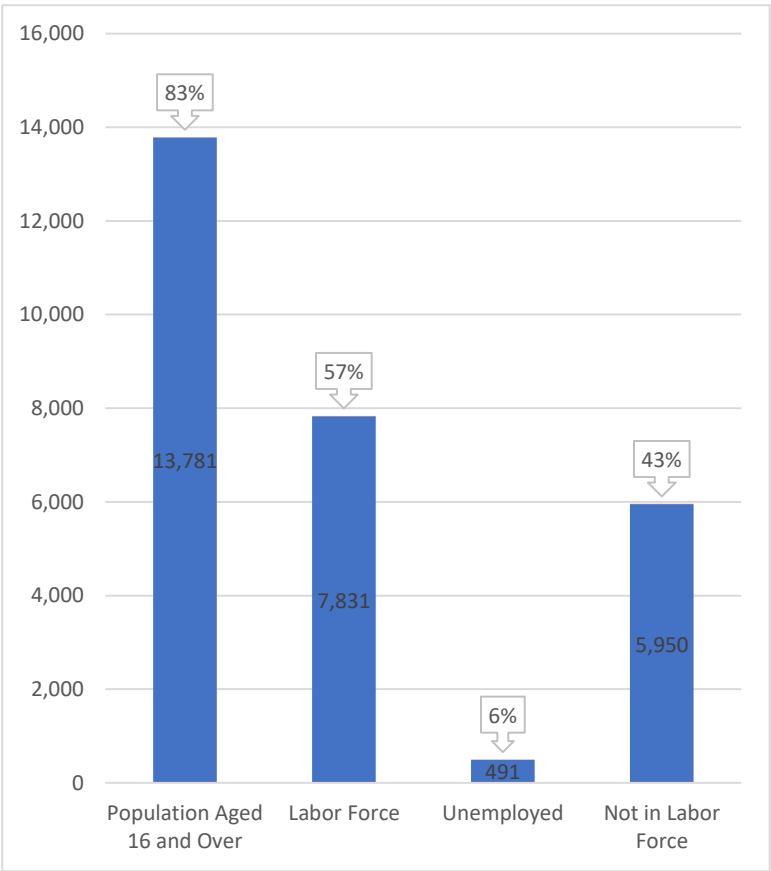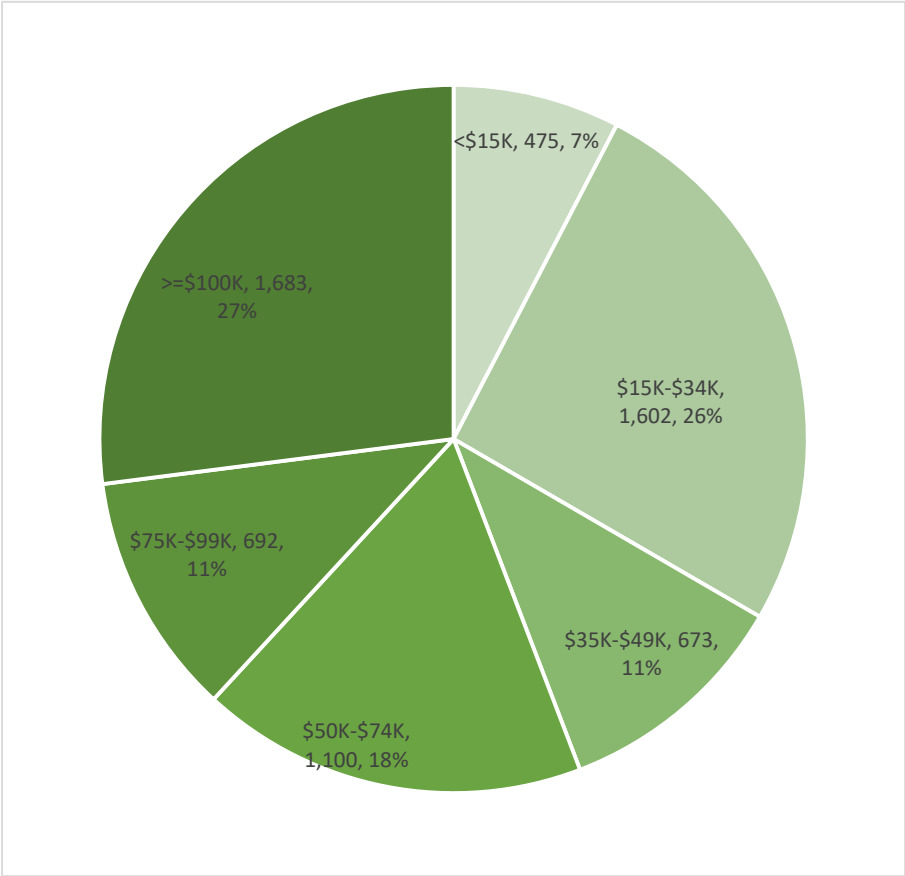
Last Updated: January 8, 2024

Demographic and Economic Profile

Area: **Thonotosassa**

Plan Hillsborough

Households Below Poverty	Households Without Cars	Female-Headed Households
1,165	423	843
19%	7%	14%
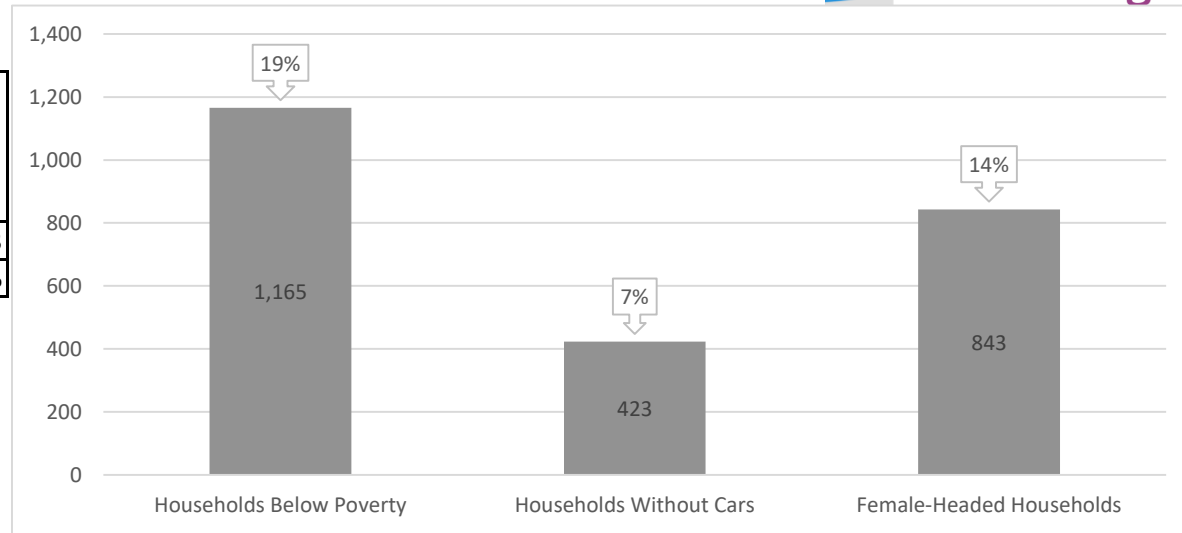
Limited English Population	Disabled Population	Low Income Population
176	1,330	3,749
1%	8%	22%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Last Updated: January 8, 2024   **Demographic and Economic Profile**

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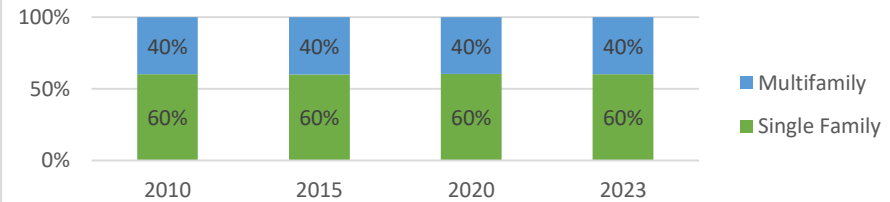Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Town and Country**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	21,800	21,879	22,072	22,223	22,877	654	3%	2%
Population	53,105	54,290	54,126	54,181	56,321	2,140	4%	0%
Employment	35,810	42,260	49,138	56,767	58,463	1,696	3%	34%
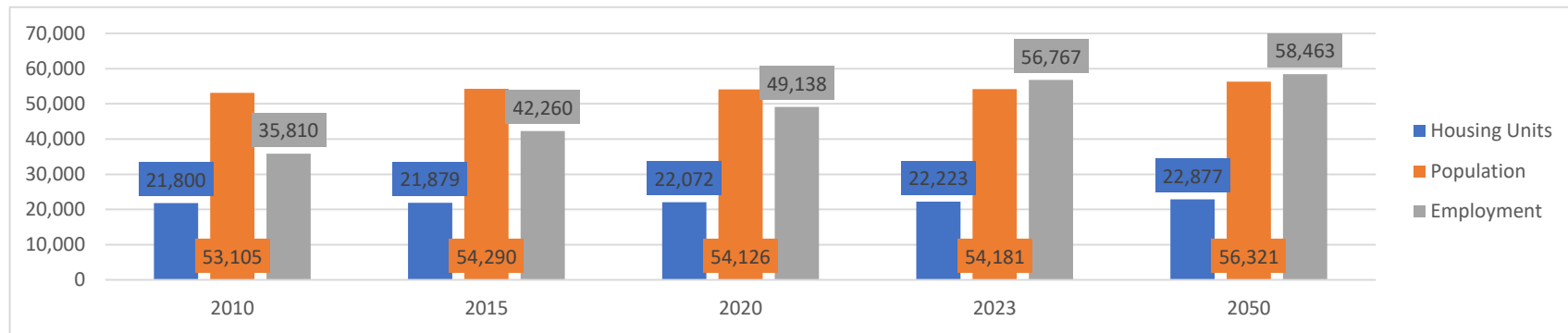
Residential Units by Type

	2010	2015	2020	2023
Single Family	13,098	13,135	13,320	13,355
Single Family	60%	60%	60%	60%
Multifamily	8,702	8,744	8,752	8,868
Multifamily	40%	40%	40%	40%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	20,846	20,918	21,433	21,574
Occupied	96%	96%	97%	97%
Vacant	954	961	639	649
Vacant	4%	4%	3%	3%
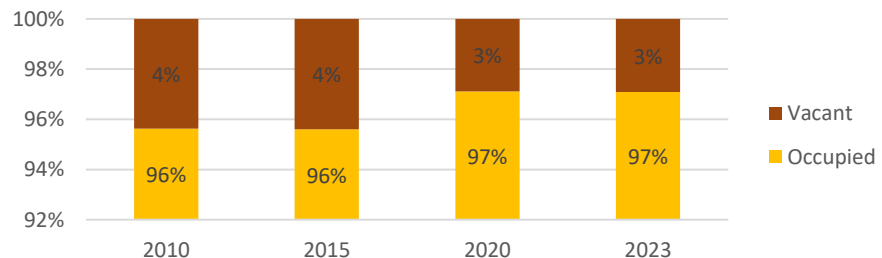
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Town and Country**

Plan Hillsborough

Employment by Type

	2010	2015	2020	2023
Industrial	3,478	4,187	6,002	7,059
Commercial	2,238	2,659	3,350	3,762
Service	30,094	35,414	39,786	45,946
Total	35,810	42,260	49,138	56,767
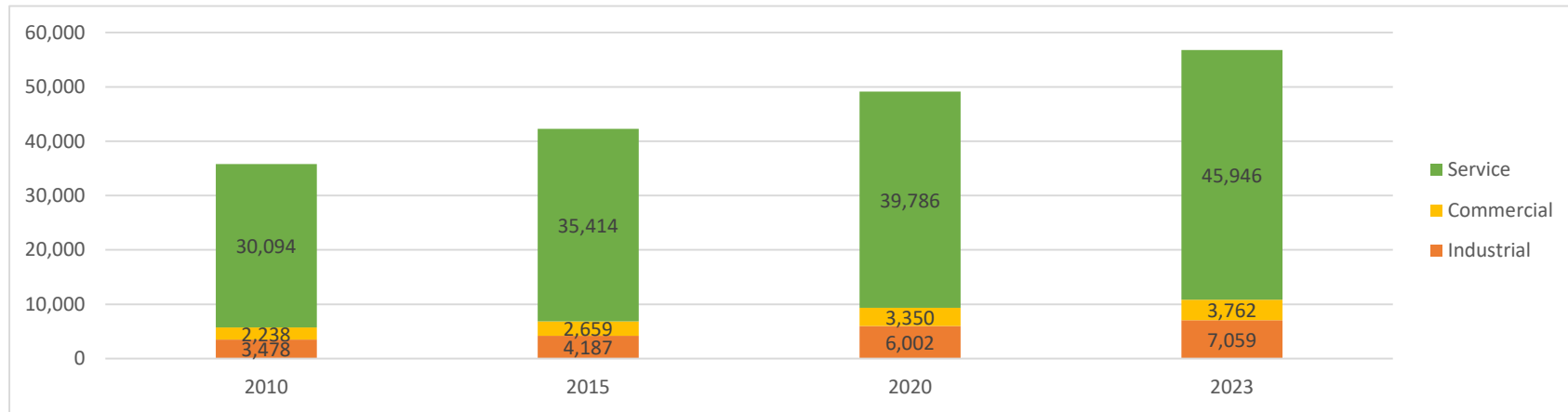
Employment by Type

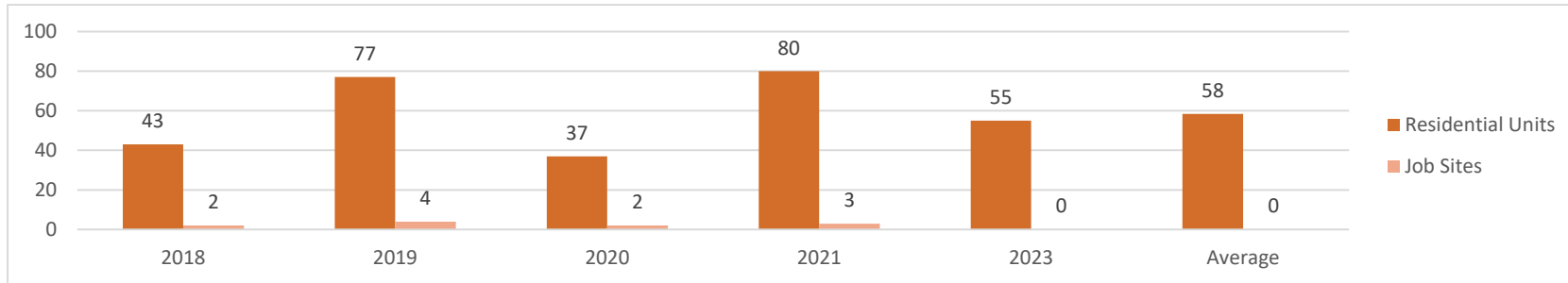|	2010	2015	2020	2023
Industrial	10%	10%	12%	12%
Commercial	6%	6%	7%	7%
Service	84%	84%	81%	81%
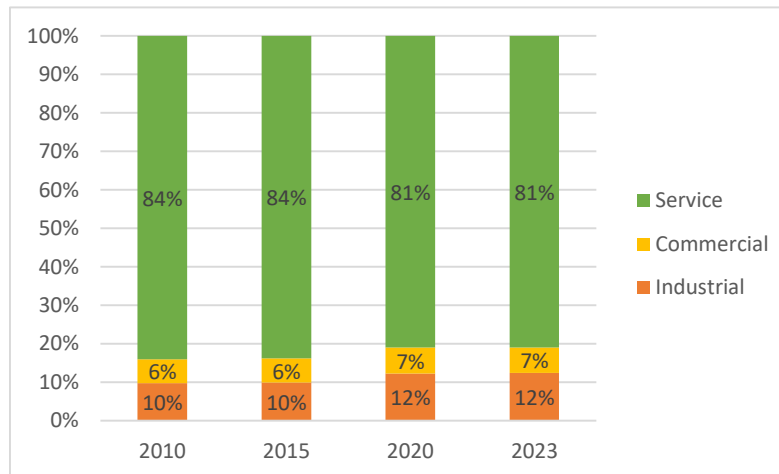
Last Updated: January 8, 2024 **Demographic and Economic Profile**

Area: Town and Country

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	43	77	37	80	55	58
Job Sites	2	4	2	3	0	0

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

	2018	2019	2020	2021	2023	Average
Residential	0.112	0.178	0.104	0.117	0.067	0.116
Job Sites	0.16	0.02	0.14	0.08	0.00	0.08
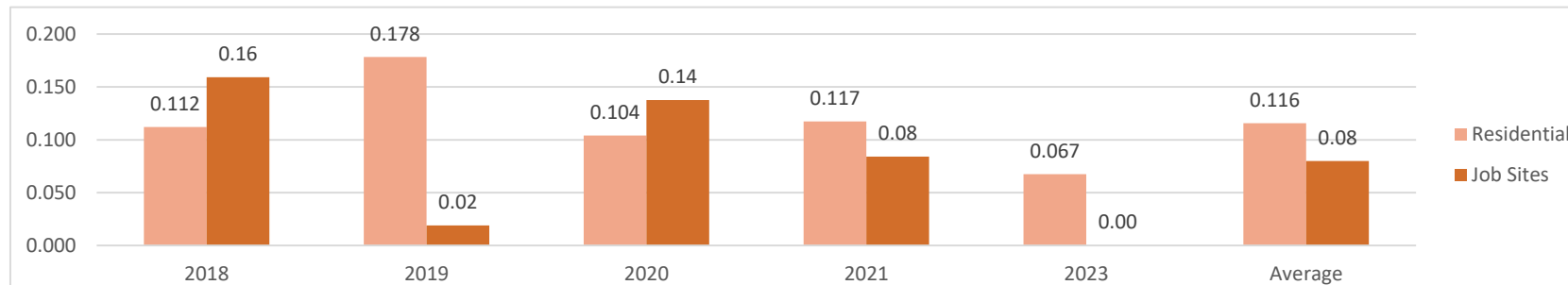
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: **Town and Country**

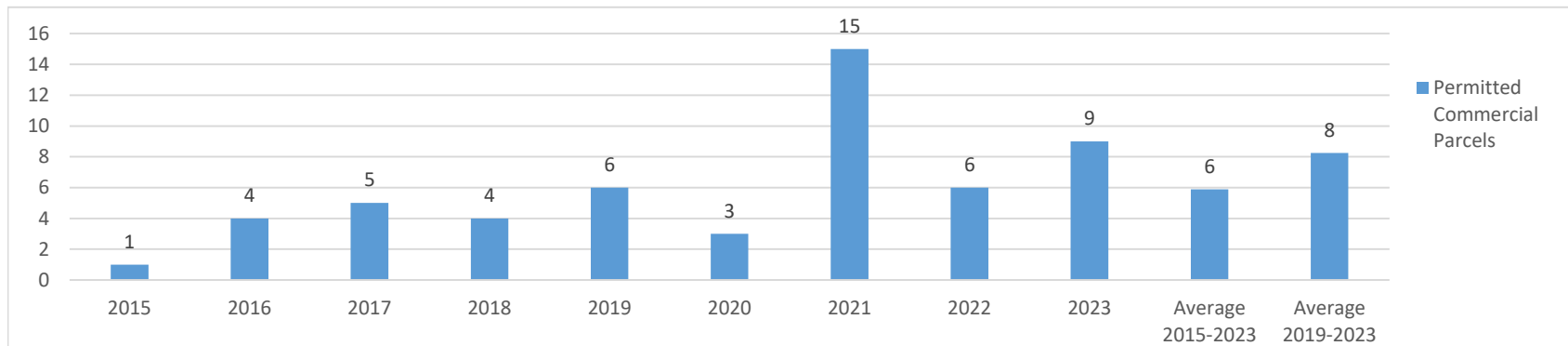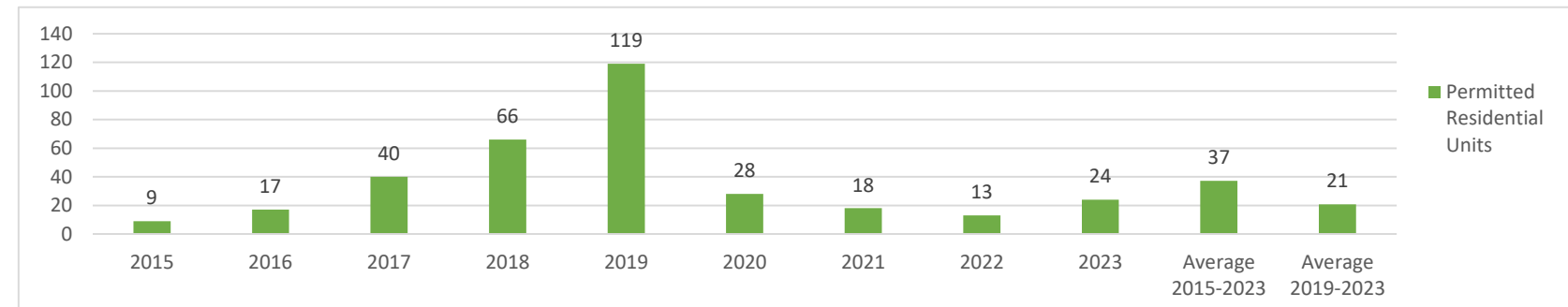| Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	5	3	4	4	2	7	9	3	5	5	6
Permitted Commercial Parcels	1	2	1	3	0	3	3	1	2	2	2
Total Building Permits	6	5	5	7	2	10	12	4	7	6	8
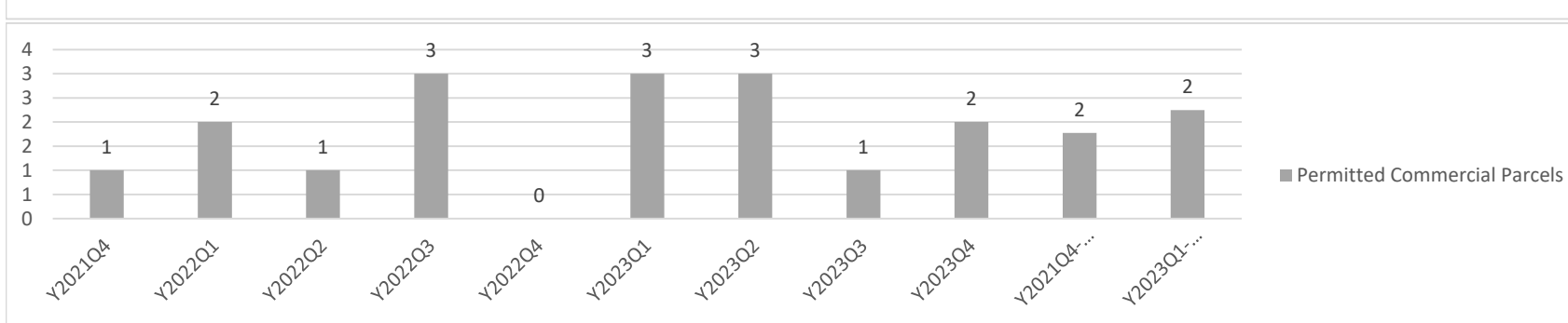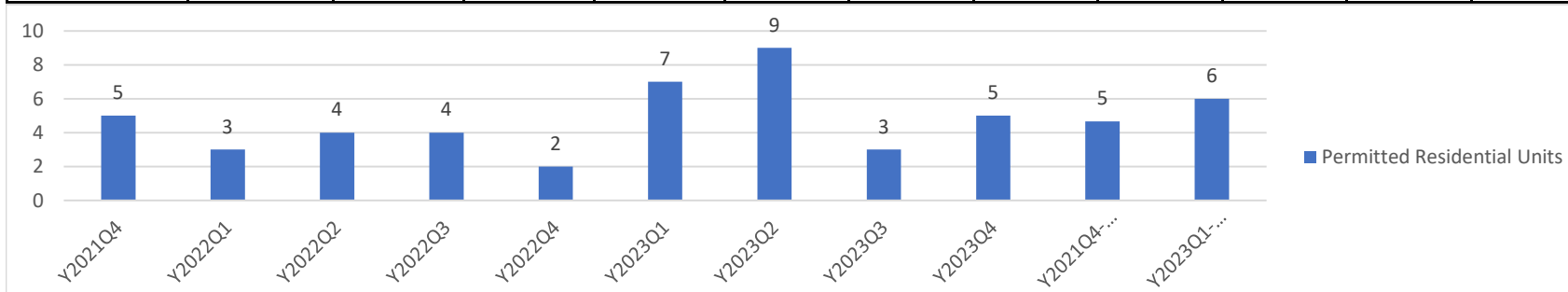
Last Updated: January 8, 2024   **Demographic and Economic Profile**

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	24	37	21
Permitted Commercial Parcels	1	4	5	4	6	3	15	6	9	6	8
Total Building Permits	10	21	45	70	125	31	33	19	33	43	29

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Town and Country

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	1	2	1	3	0	3	3	1	2	2	2
Total Permitted Demolitions	1	2	1	3	0	3	3	1	2	2	2
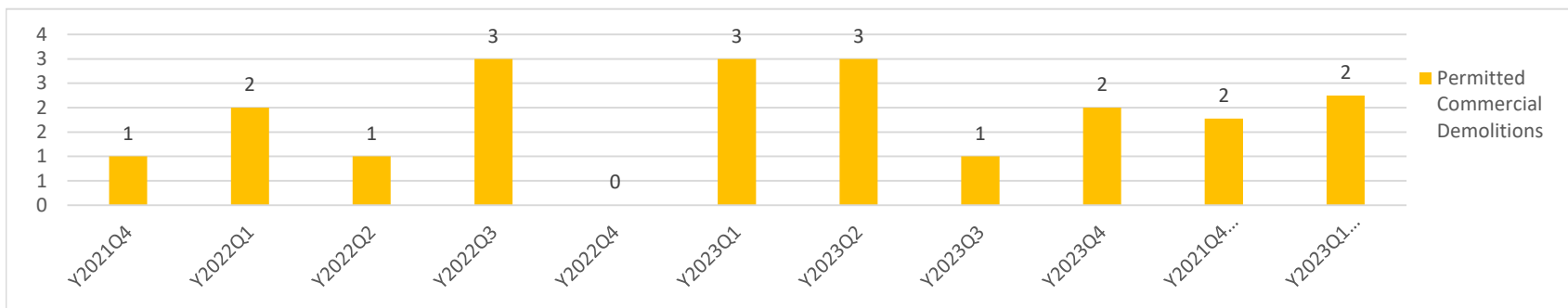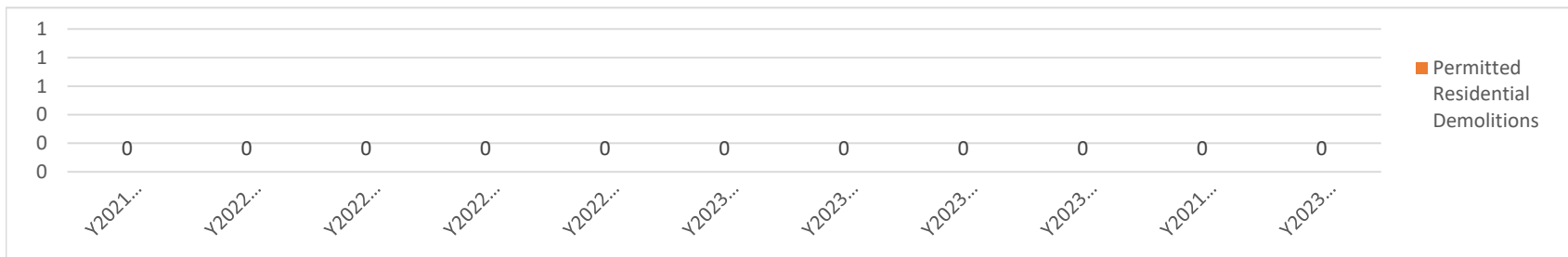
Last Updated: January 8, 2024   **Demographic and Economic Profile**

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: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough
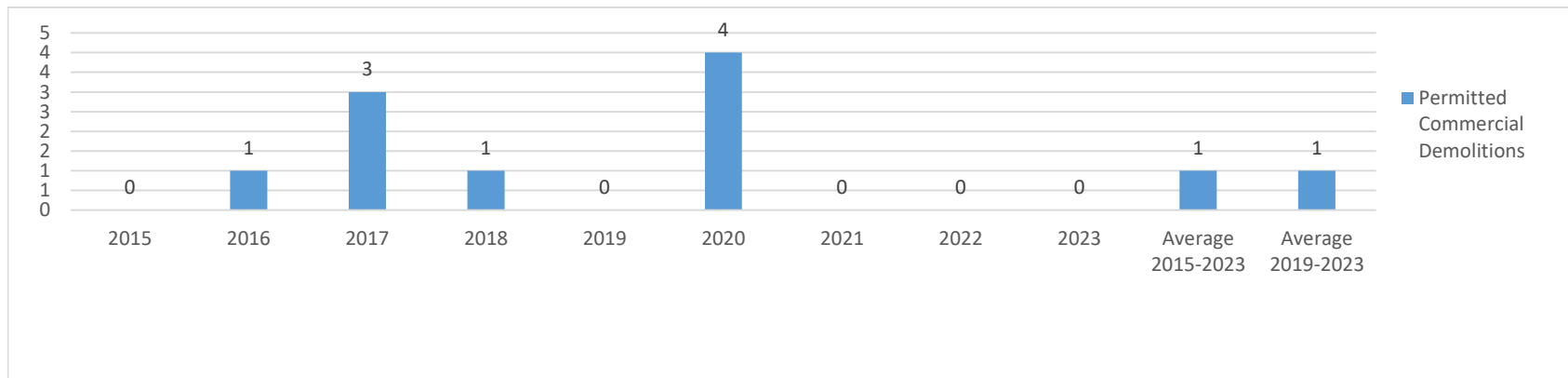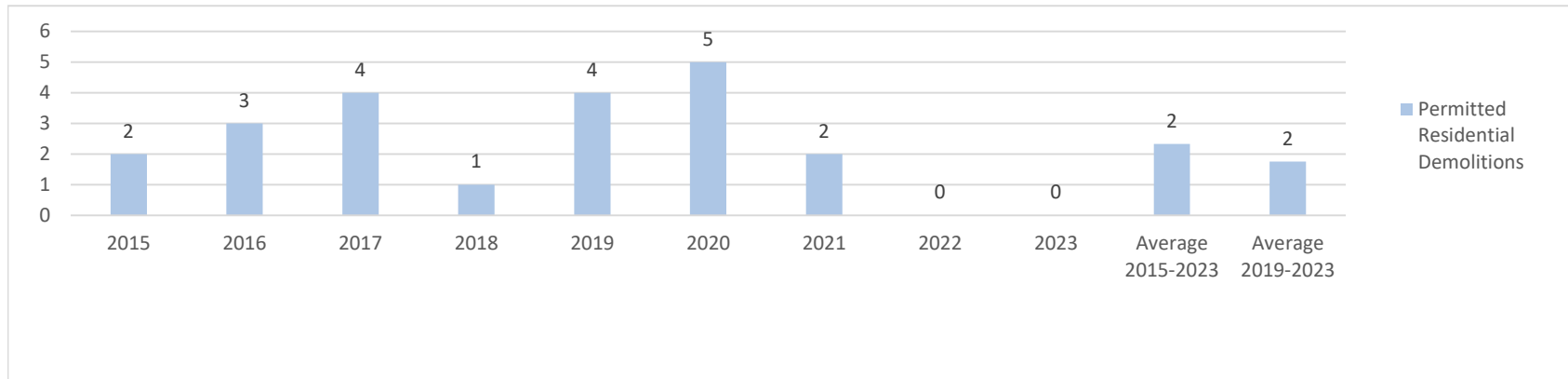
Area: Town and Country

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
14,617	3,134	21	1,371	33,317	1,720	54,181
27%	6%	0%	3%	61%	3%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
9,801	20,722	16,057	7,600
18%	38%	30%	14%
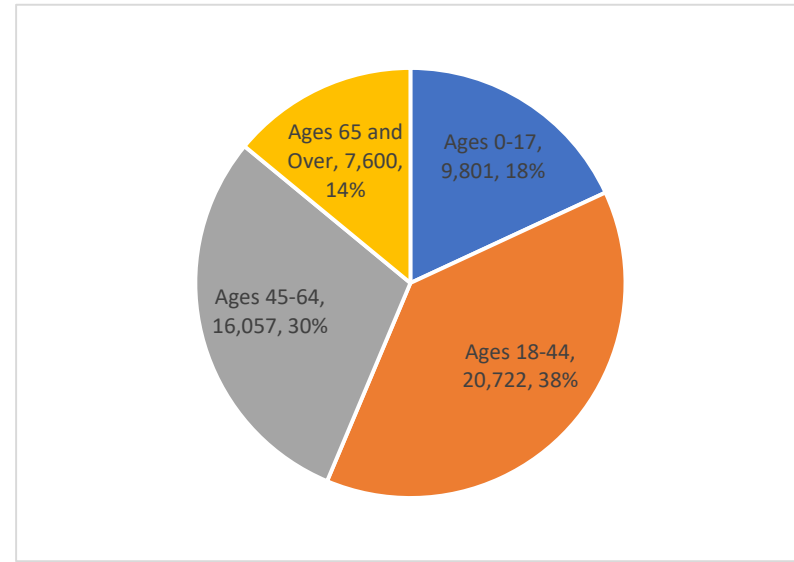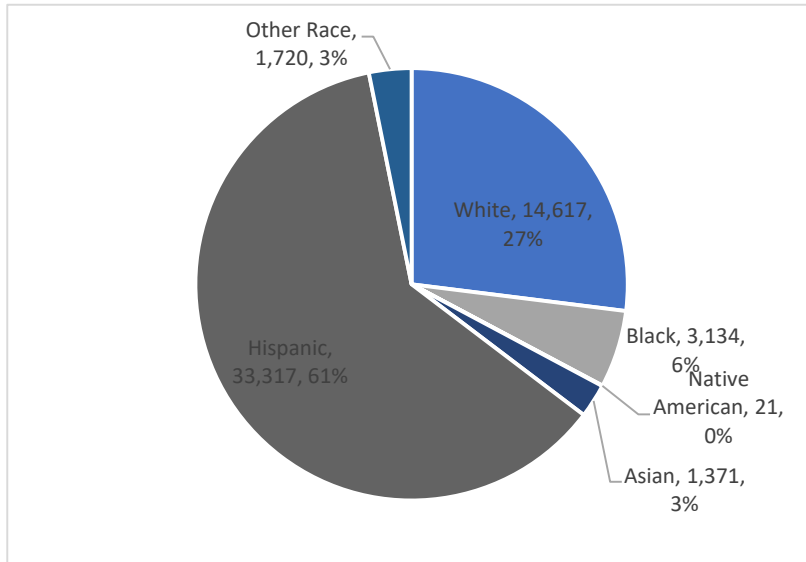
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
4,500	13,982	10,499	8,156	3,093
11%	35%	26%	20%	8%
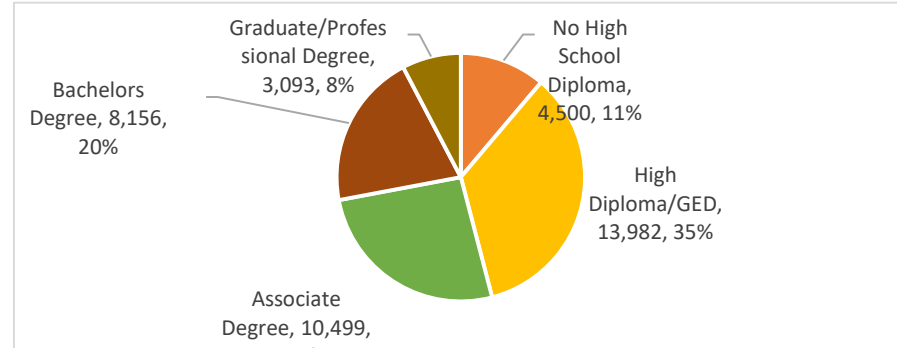
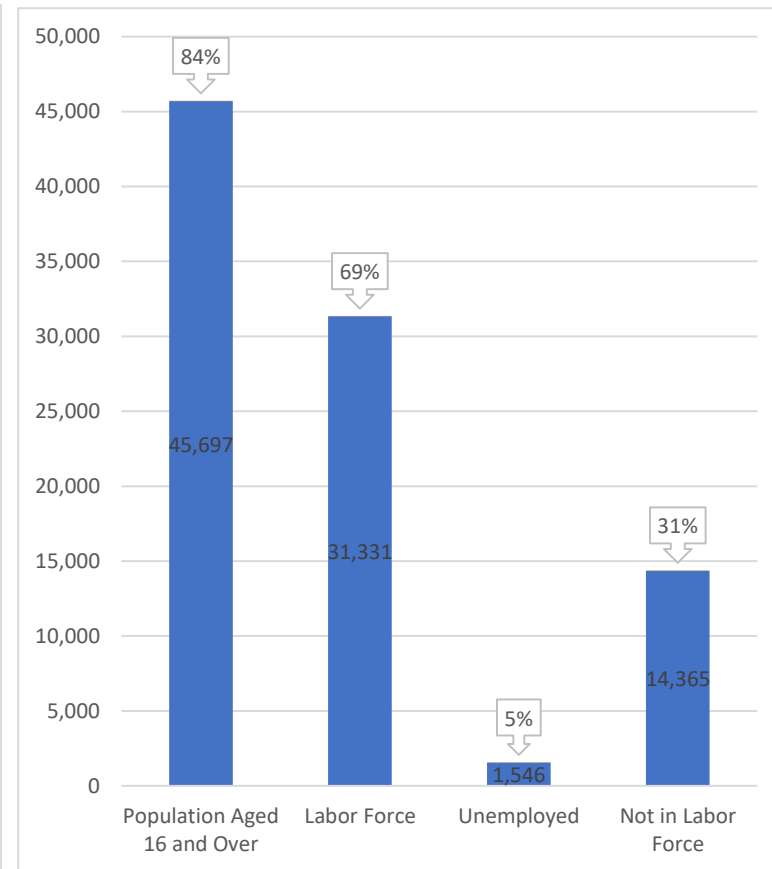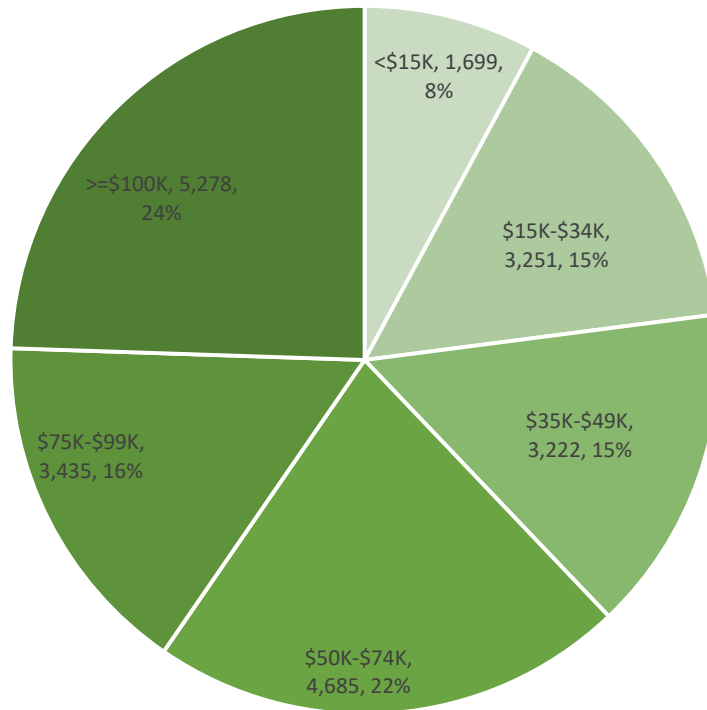Last Updated: January 8, 2024 **Demographic and Economic Profile**

Area: Town and Country

Plan Hillsborough

<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
1,699	3,251	3,222	4,685	3,435	5,278	$63,016	$83,744	45,697	31,331	1,546	14,365
8%	15%	15%	22%	16%	24%			84%	69%	5%	31%

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Demographic and Economic Profile

Area: **Town and Country**

Plan Hillsborough

	Households Without Cars	Female-Headed Households
Households Below Poverty		
2,644	1,092	3,206
12%	5%	15%
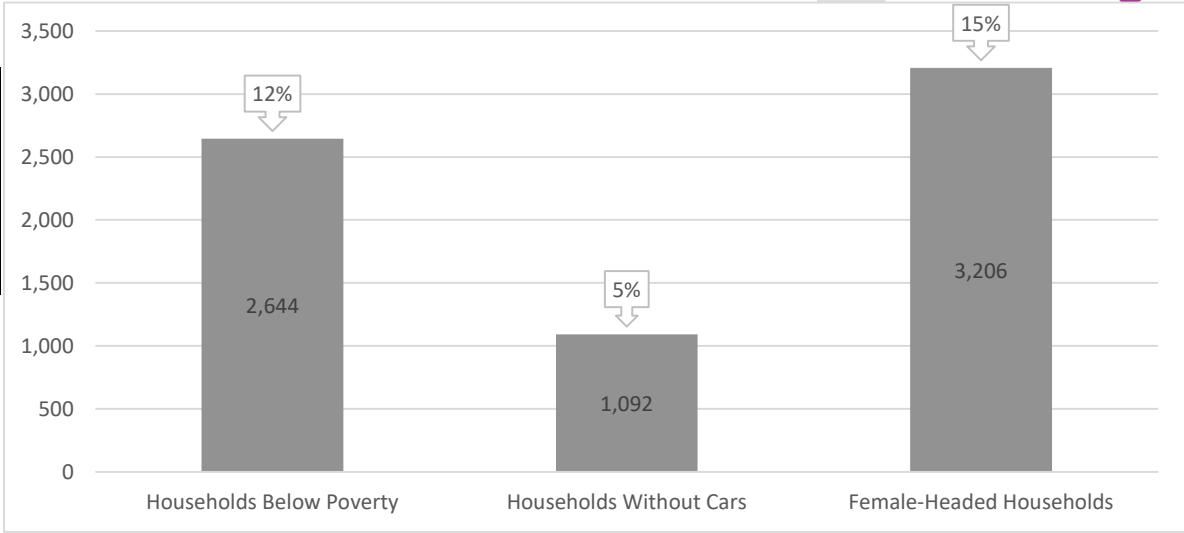
Limited English Population	Disabled Population	Low Income Population
9,775	3,246	6,632
18%	6%	12%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Sources:

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Demographic and Economic Profile

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Hillsborough

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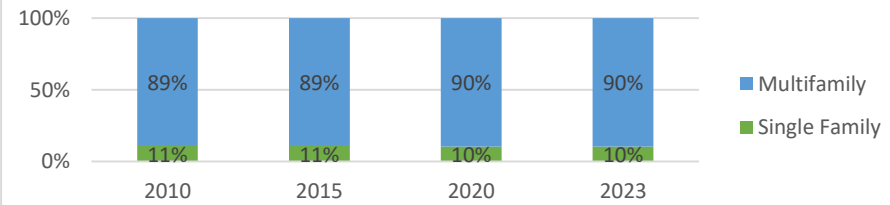Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **University Area Community**

Plan Hillsborough

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	22,724	23,110	24,199	24,426	30,141	5,715	23%	6%
Population	41,559	42,820	51,619	51,803	65,151	13,348	26%	21%
Employment	21,060	24,849	27,785	31,846	35,518	3,672	12%	28%
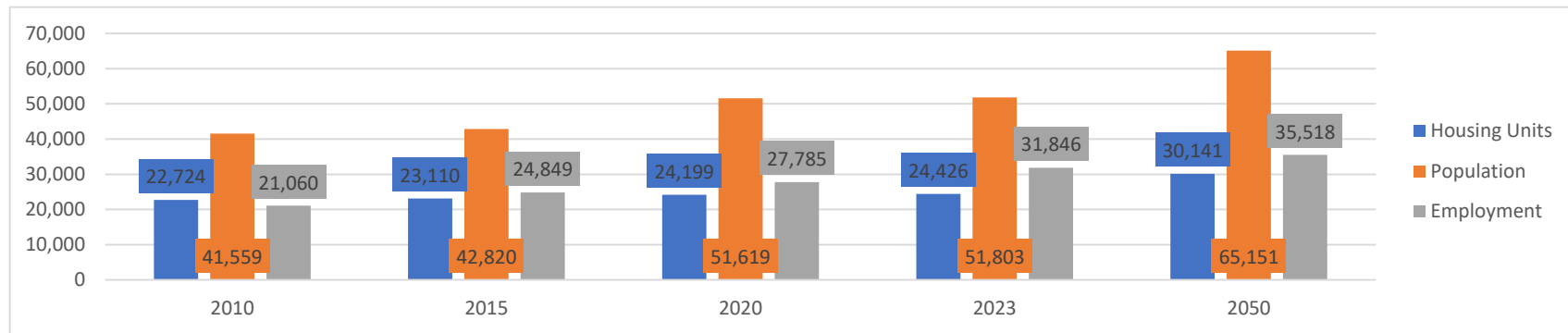
Residential Units by Type

	2010	2015	2020	2023
Single Family	2,467	2,504	2,532	2,542
Single Family	11%	11%	10%	10%
Multifamily	20,257	20,606	21,667	21,884
Multifamily	89%	89%	90%	90%

Occupied and Vacant Housing Units

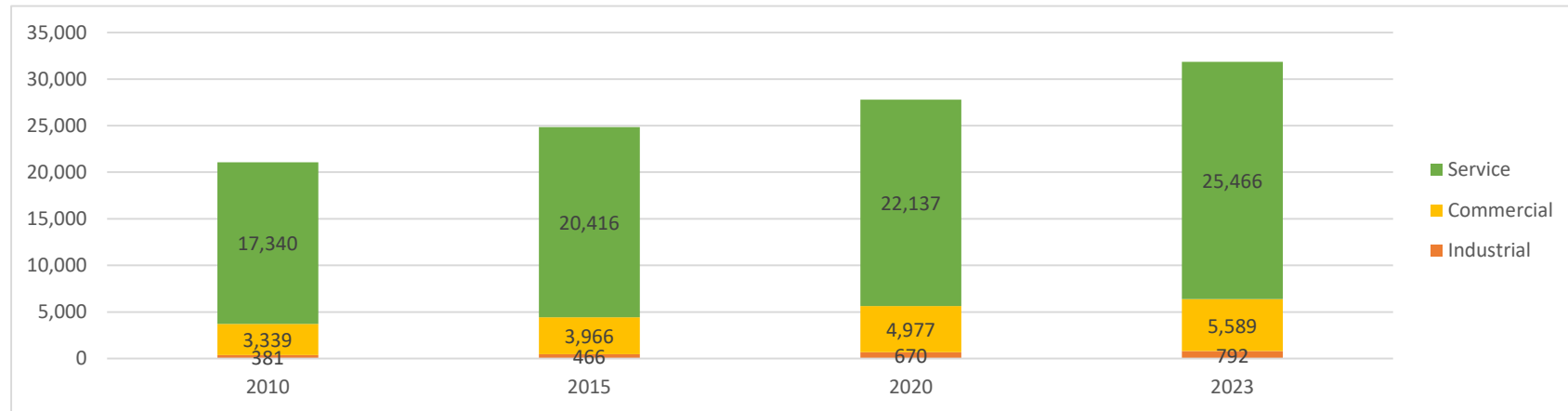|	2010	2015	2020	2023
Occupied	18,714	19,017	22,634	22,839
Occupied	82%	82%	94%	94%
Vacant	4,010	4,093	1,565	1,587
Vacant	18%	18%	6%	6%
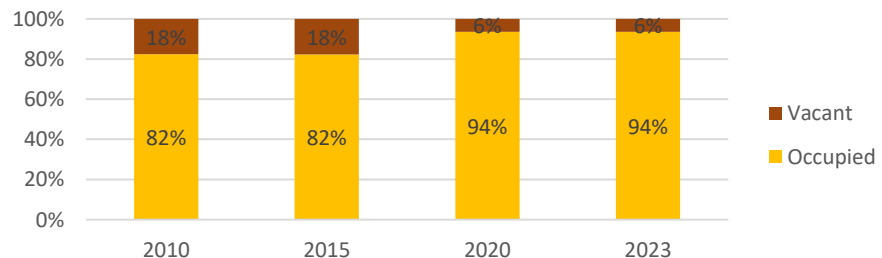
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **University Area Community**

Employment by Type

	2010	2015	2020	2023
Industrial	381	466	670	792
Commercial	3,339	3,966	4,977	5,589
Service	17,340	20,416	22,137	25,466
Total	21,060	24,849	27,785	31,846

Employment by Type

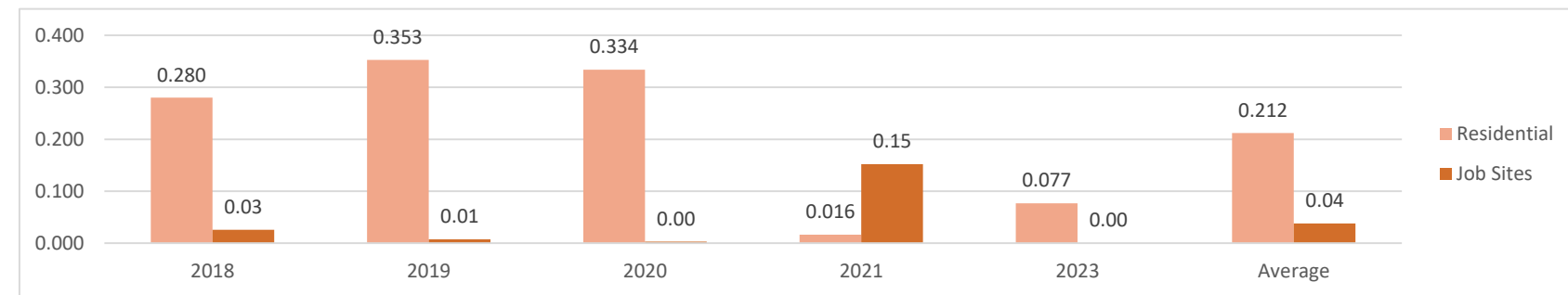|	2010	2015	2020	2023
Industrial	2%	2%	2%	2%
Commercial	16%	16%	18%	18%
Service	82%	82%	80%	80%
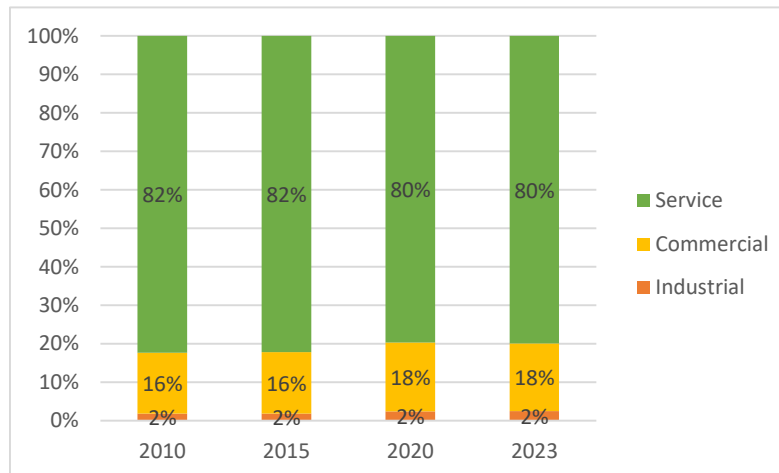
Last Updated: January 8, 2024 **Demographic and Economic Profile**

Area: University Area Community

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	180	245	234	8	61	146
Job Sites	3	1	1	4	0	0
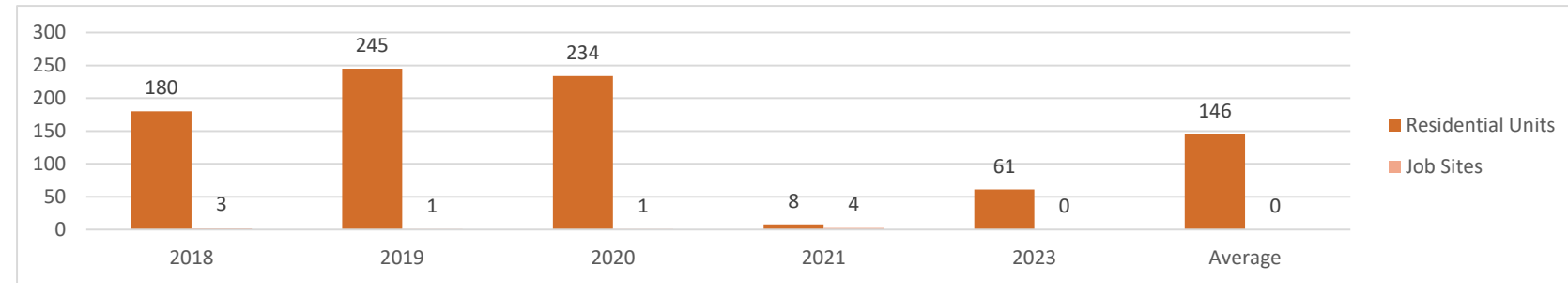
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential	0.280	0.353	0.334	0.016	0.077	0.212
Job Sites	0.03	0.01	0.00	0.15	0.00	0.04

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: University Area Community

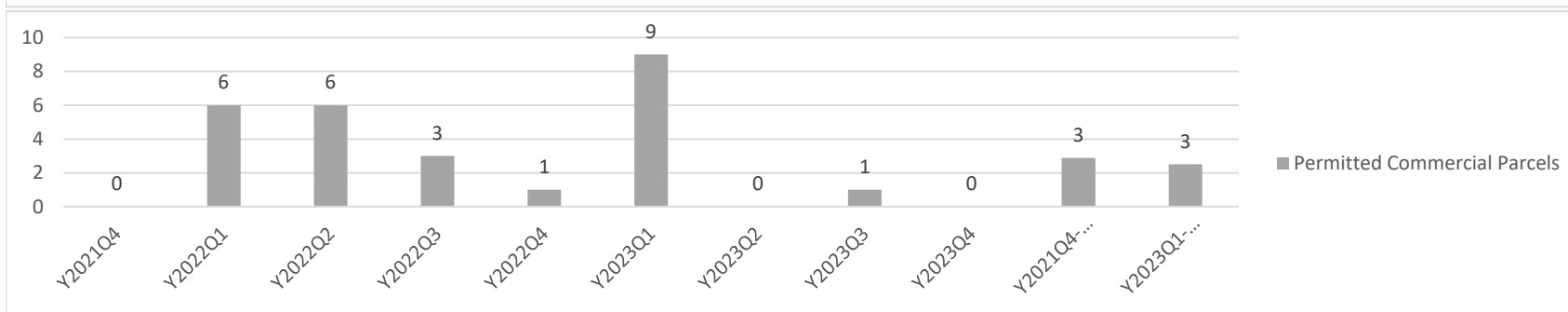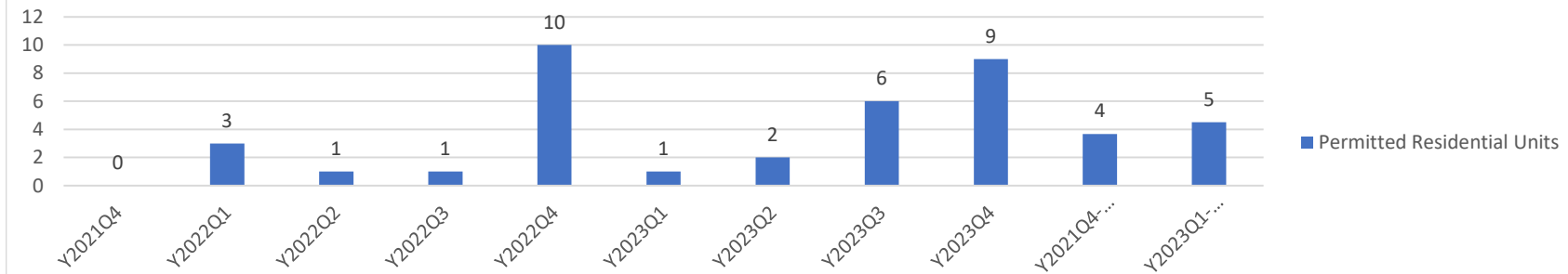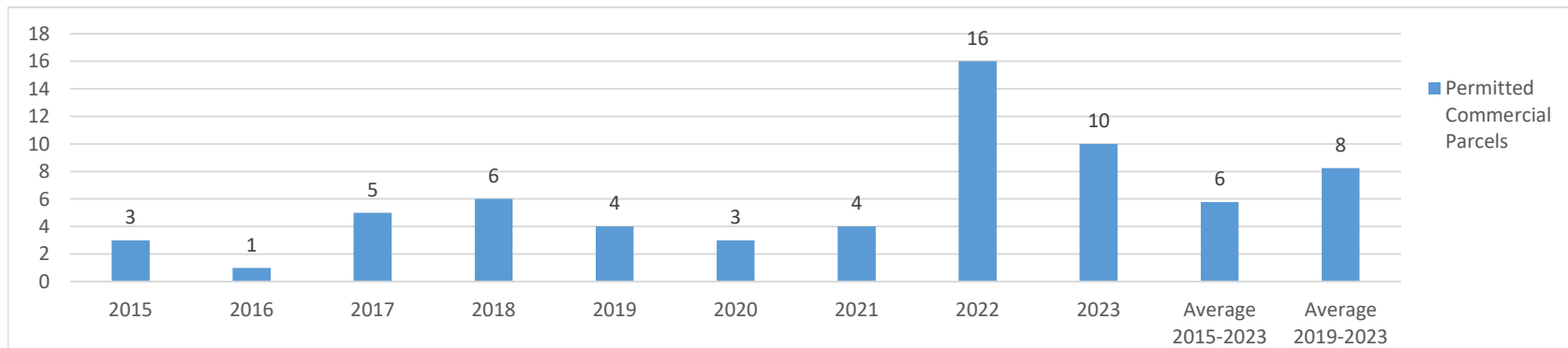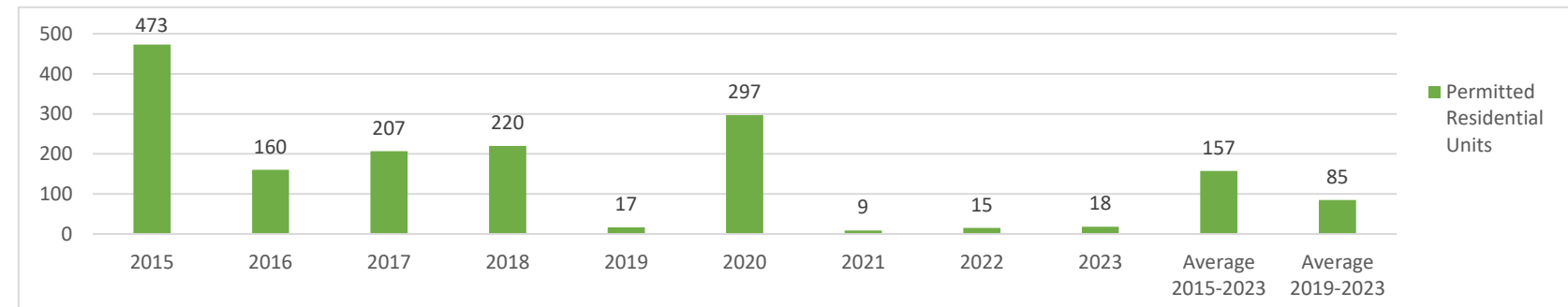| Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	0	3	1	1	10	1	2	6	9	4	5
Permitted Commercial Parcels	0	6	6	3	1	9	0	1	0	3	3
Total Building Permits	0	9	7	4	11	10	2	7	9	7	7

Last Updated: January 8, 2024   **Demographic and Economic Profile**

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	18	157	85
Permitted Commercial Parcels	3	1	5	6	4	3	4	16	10	6	8
Total Building Permits	476	161	212	226	21	300	13	31	28	163	93

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: University Area Community

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	0	6	6	3	1	9	0	1	0	3	3
Total Permitted Demolitions	0	6	6	3	1	9	0	1	0	3	3

Last Updated: January 8, 2024 **Demographic and Economic Profile**

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 Comn	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: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: University Area Community

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
13,558	14,938	18	2,157	18,390	2,740	51,803
26%	29%	0%	4%	36%	5%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
9,794	27,392	9,016	4,842
19%	53%	17%	9%
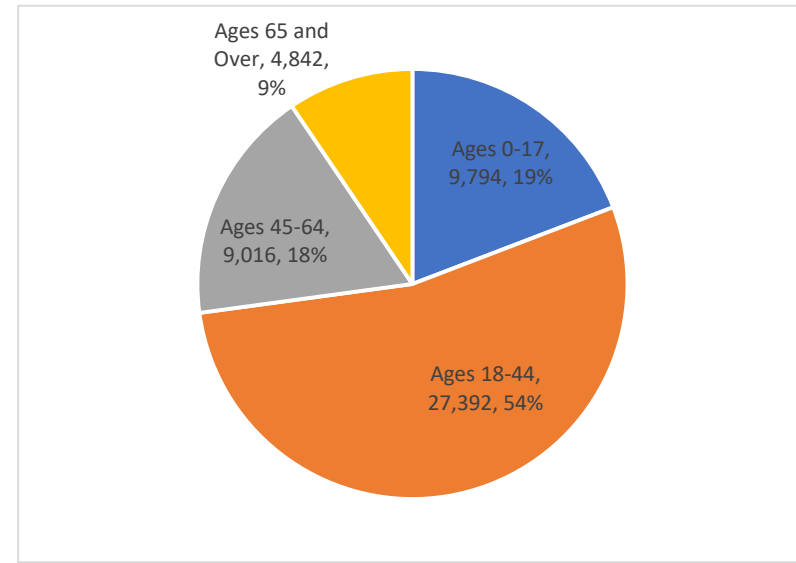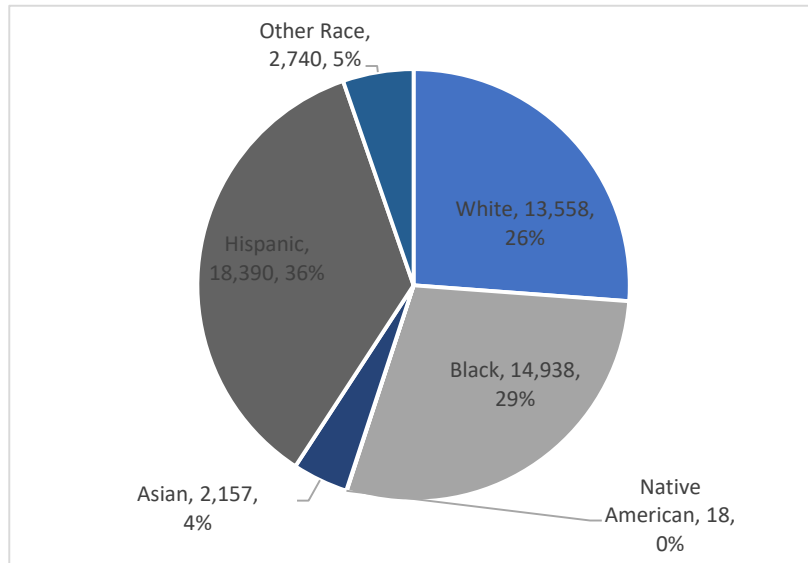
| No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
6,643	9,395	7,786	3,820	2,062
22%	32%	26%	13%	7%
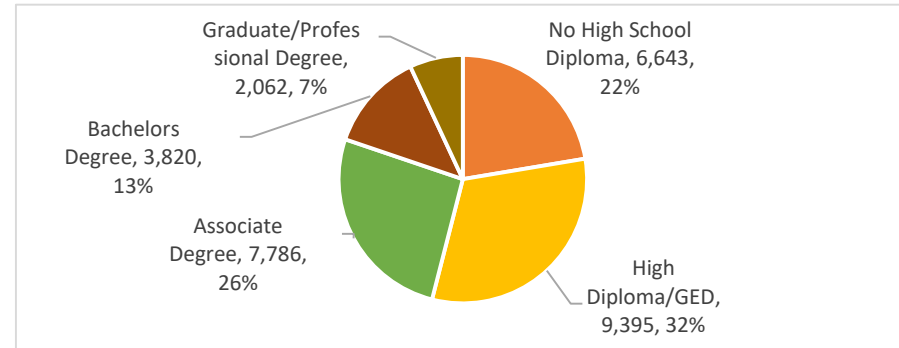
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **University Area Community**

						Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K						
4,795	6,276	4,181	3,521	2,141	1,925	$36,546	$46,594	41,896	27,100	1,633	14,796
21%	27%	18%	15%	9%	8%			81%	65%	6%	35%
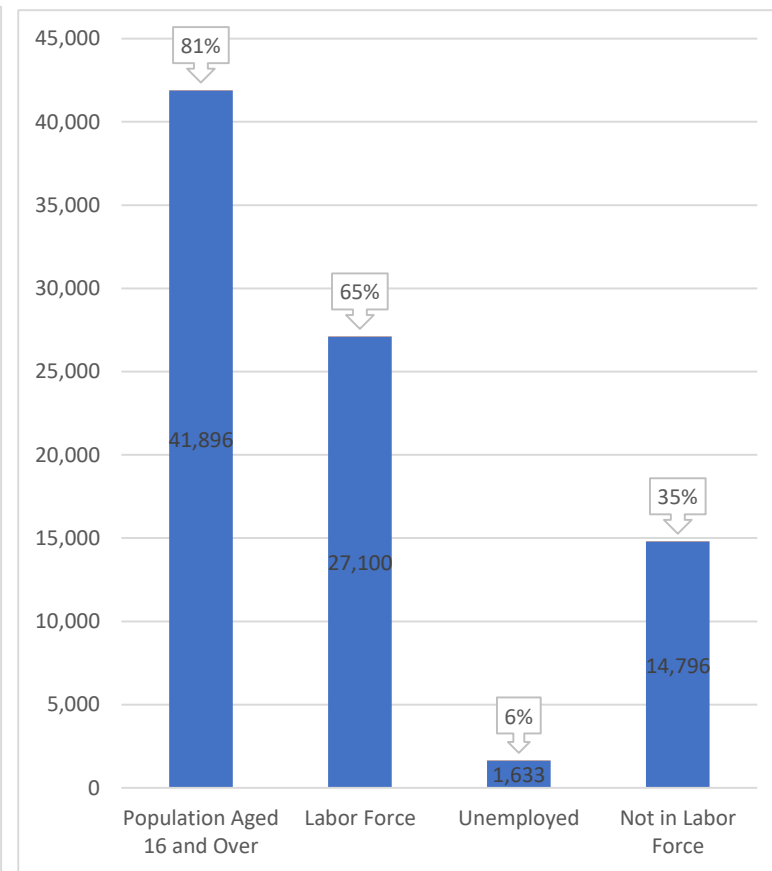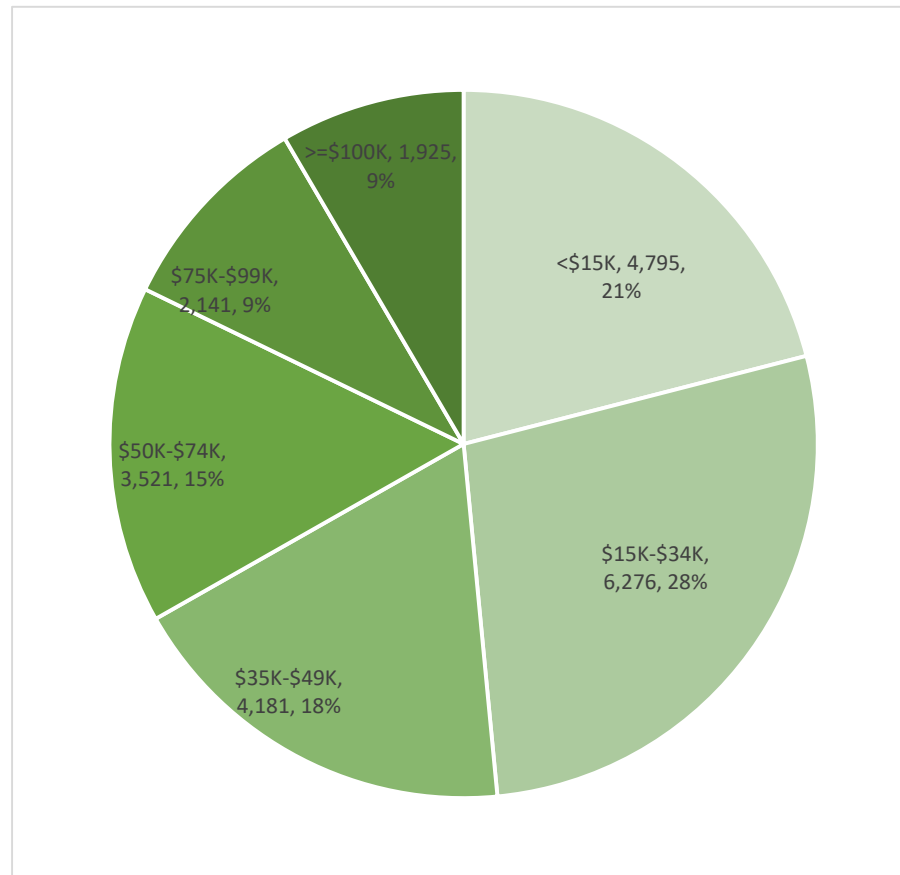
Last Updated: January 8, 2024

Demographic and Economic Profile

Area: **University Area Community**

Plan Hillsborough

Households Below Poverty	Households Without Cars	Female-Headed Households
7,909	4,745	3,846
35%	21%	17%
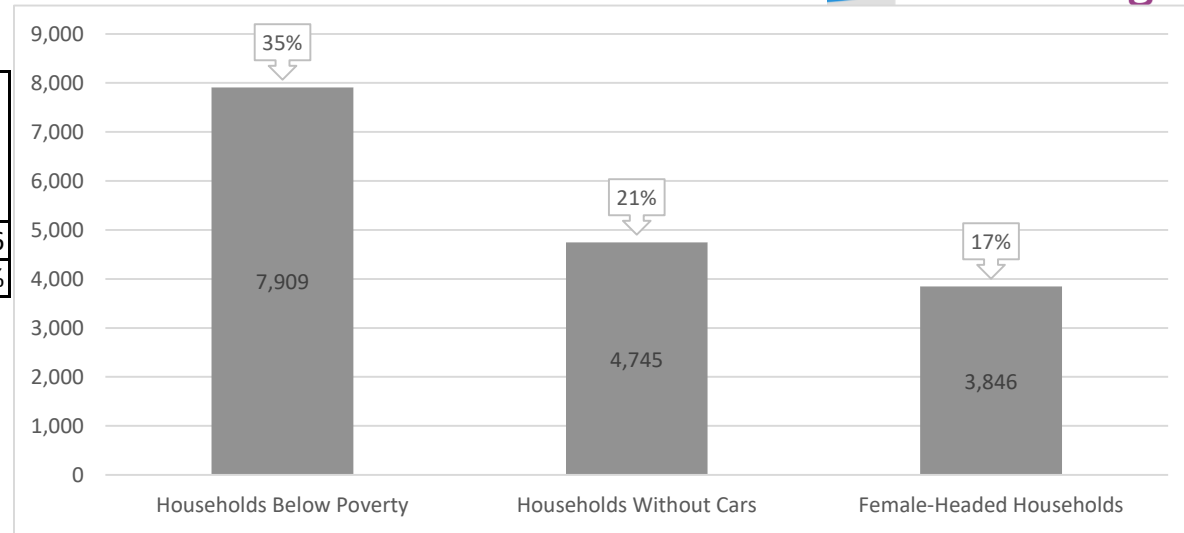
Limited English Population	Disabled Population	Low Income Population
6,084	3,986	17,284
12%	8%	33%

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Sources:

|	
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Population Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
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Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

Demographic and Economic Profile

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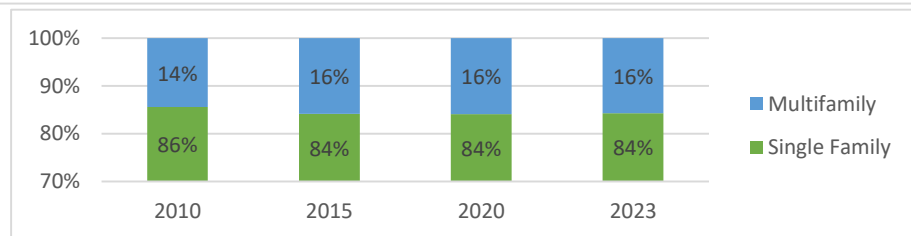Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Valrico**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	17,847	18,570	19,292	19,508	21,851	2,343	12%	5%
Population	46,776	49,507	50,783	51,102	57,990	6,888	13%	3%
Employment	5,191	6,003	6,770	7,772	7,760	-12	0%	29%
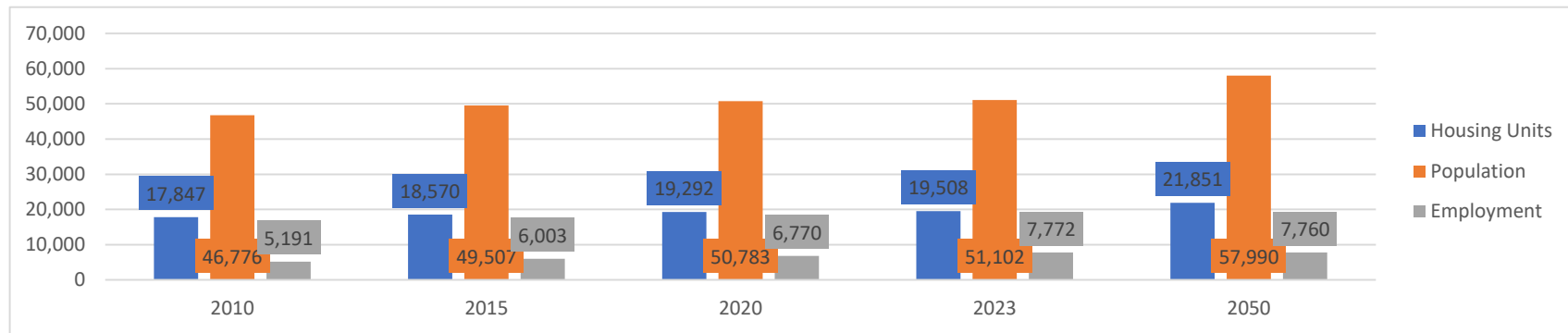
Residential Units by Type

	2010	2015	2020	2023
Single Family	15,278	15,633	16,221	16,437
Single Family	86%	84%	84%	84%
Multifamily	2,569	2,937	3,071	3,071
Multifamily	14%	16%	16%	16%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	17,595	18,274	19,055	19,271
Occupied	99%	98%	99%	99%
Vacant	252	296	237	237
Vacant	1%	2%	1%	1%
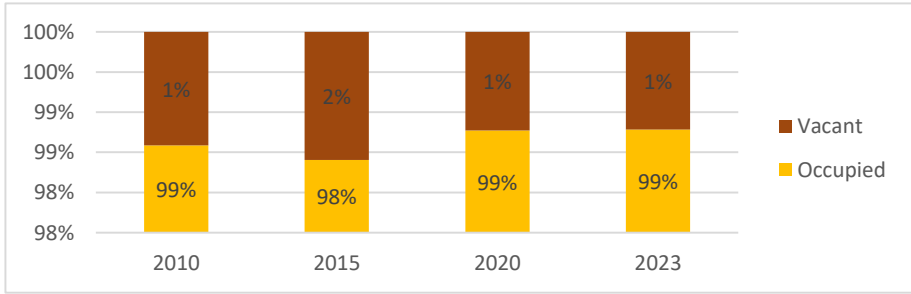
Last Updated: January 8, 2024 **Demographic and Economic Profile**

Area: **Valrico**

Employment by Type

	2010	2015	2020	2023
Industrial	108	111	175	195
Commercial	505	600	765	859
Service	4,579	5,292	5,829	6,718
Total	5,191	6,003	6,770	7,772
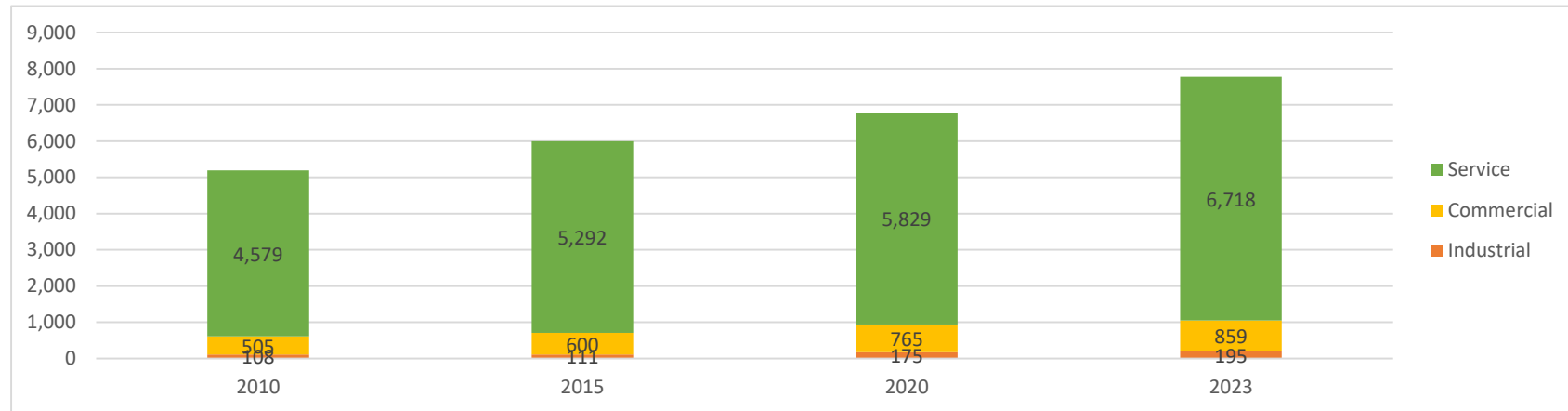
Employment by Type

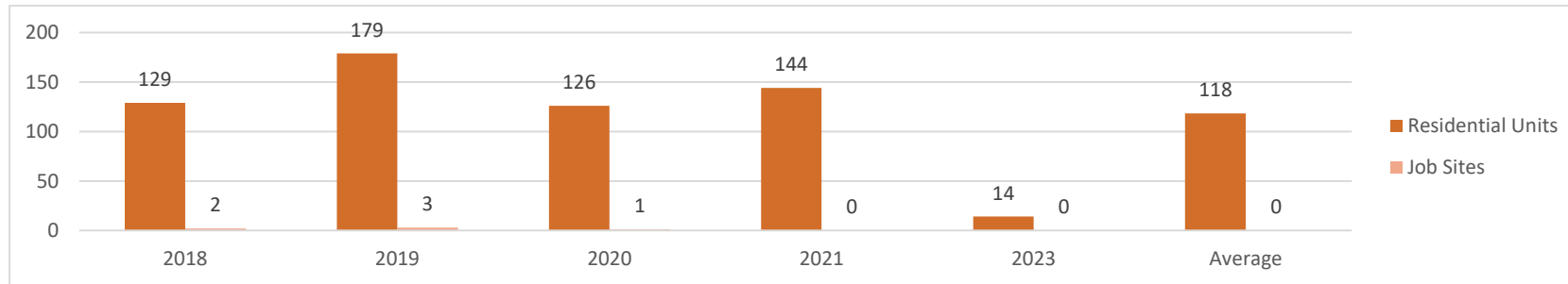|	2010	2015	2020	2023
Industrial	2%	2%	3%	3%
Commercial	10%	10%	11%	11%
Service	88%	88%	86%	86%
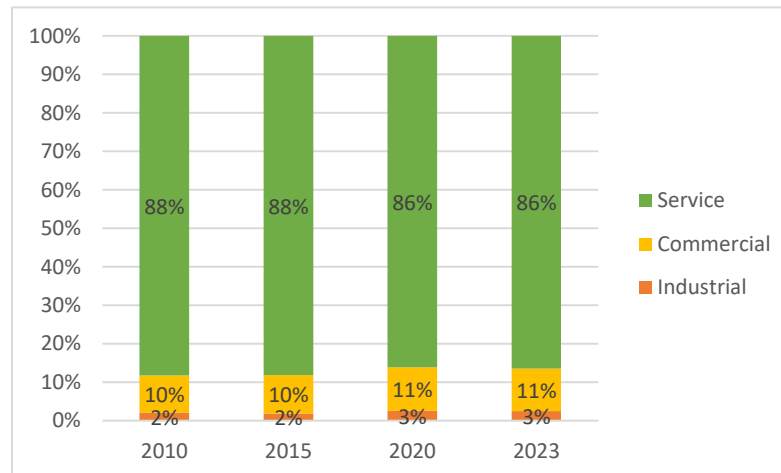
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Valrico**

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	129	179	126	144	14	118
Job Sites	2	3	1	0	0	0

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

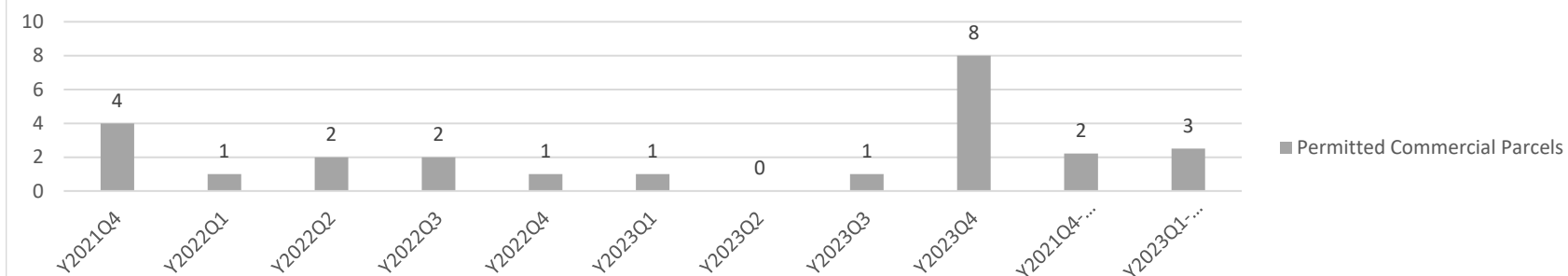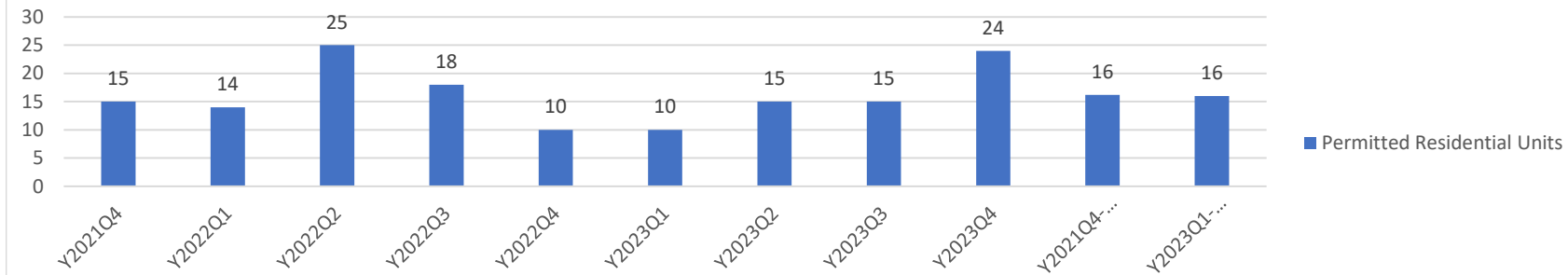|	2018	2019	2020	2021	2023	Average
Residential	0.305	0.347	0.317	0.394	0.043	0.281
Job Sites	0.01	0.13	0.00	0.00	0.00	0.03
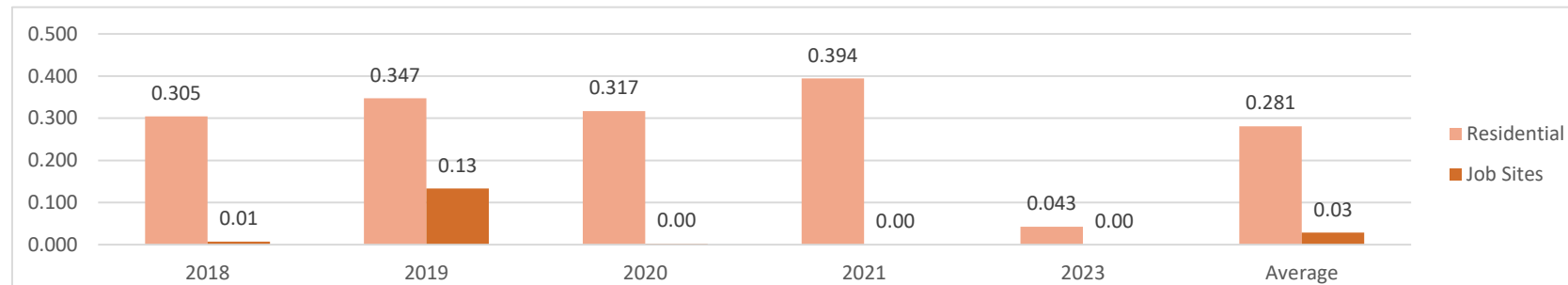
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Valrico

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	15	14	25	18	10	10	15	15	24	16	16
Permitted Commercial Parcels	4	1	2	2	1	1	0	1	8	2	3
Total Building Permits	19	15	27	20	11	11	15	16	32	18	19

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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	64	110	101
Permitted Commercial Parcels	3	2	3	5	3	2	11	6	10	5	7
Total Building Permits	102	167	114	129	89	167	119	73	74	115	108

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Plan Hillsborough

Area: Valrico

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	4	1	2	2	1	1	0	1	8	2	3
Total Permitted Demolitions	4	1	2	2	1	1	0	1	8	2	3

Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Valrico

Demolition Perm	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Reside	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: January 8, 2024   **Demographic and Economic Profile**

Plan
Hillsborough
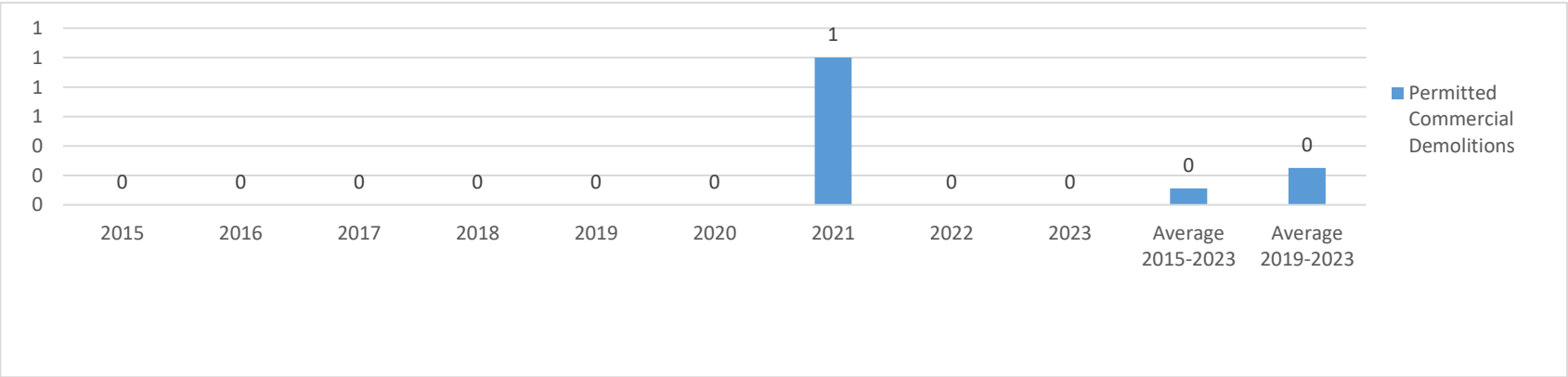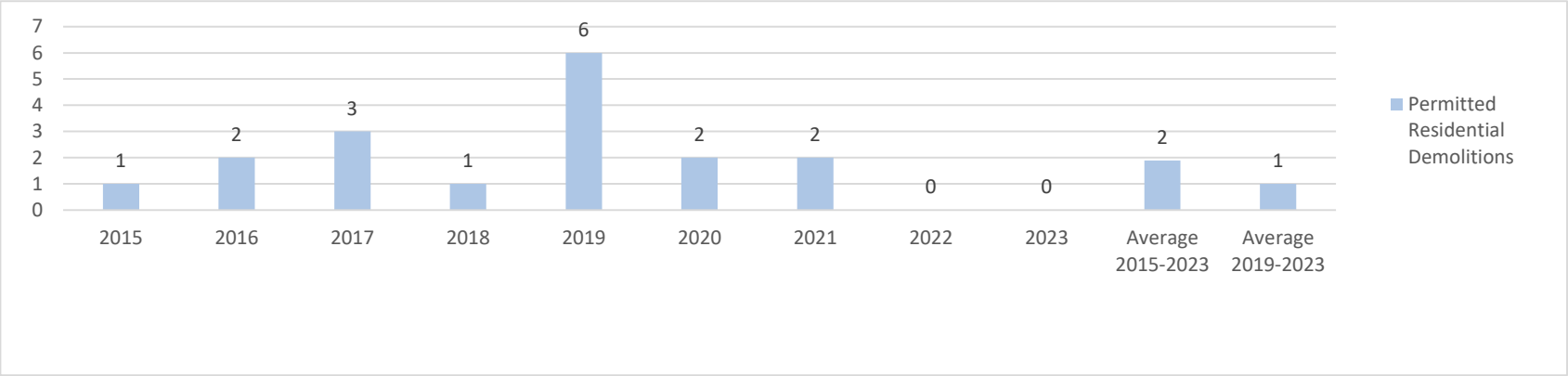
Area: Valrico

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
28,762	6,263	176	1,889	11,558	2,455	51,102
56%	12%	0%	4%	23%	5%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
10,038	15,934	15,884	9,246
20%	31%	31%	18%
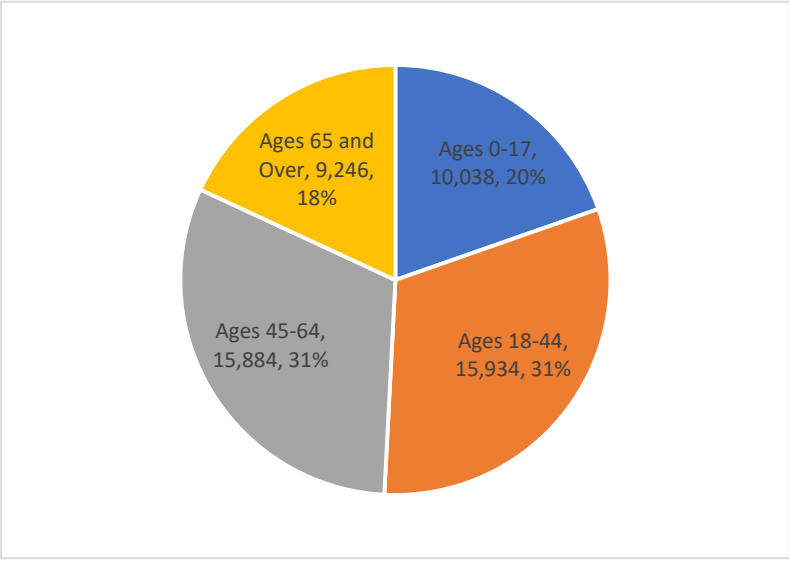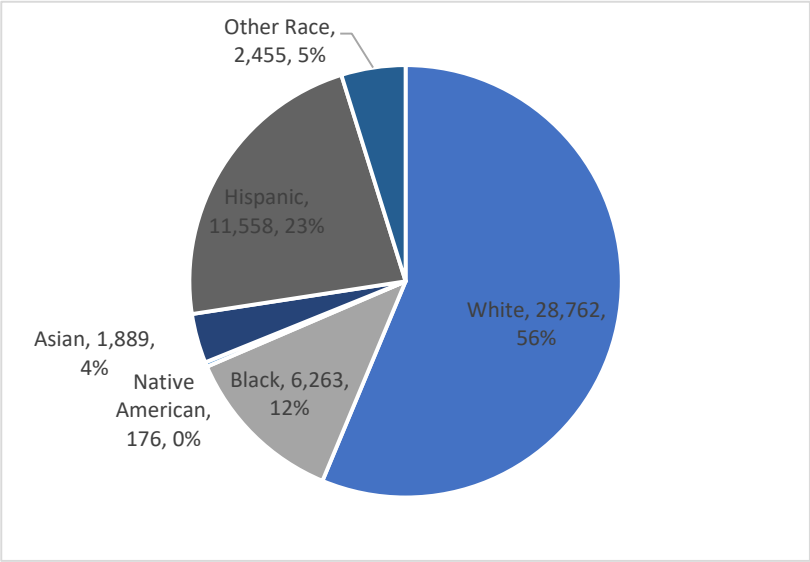
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
2,899	9,153	10,996	9,094	4,493
8%	25%	30%	25%	12%
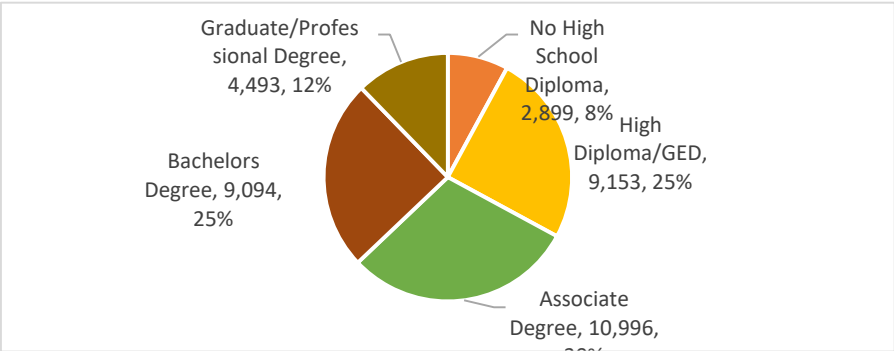
Last Updated: January 8, 2024   **Demographic and Economic Profile**
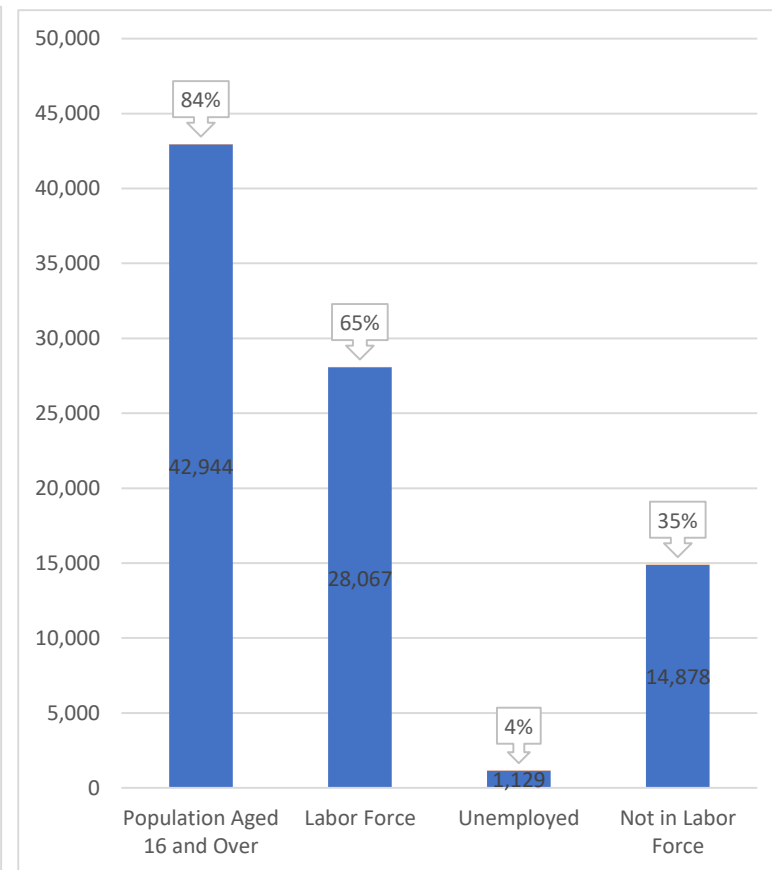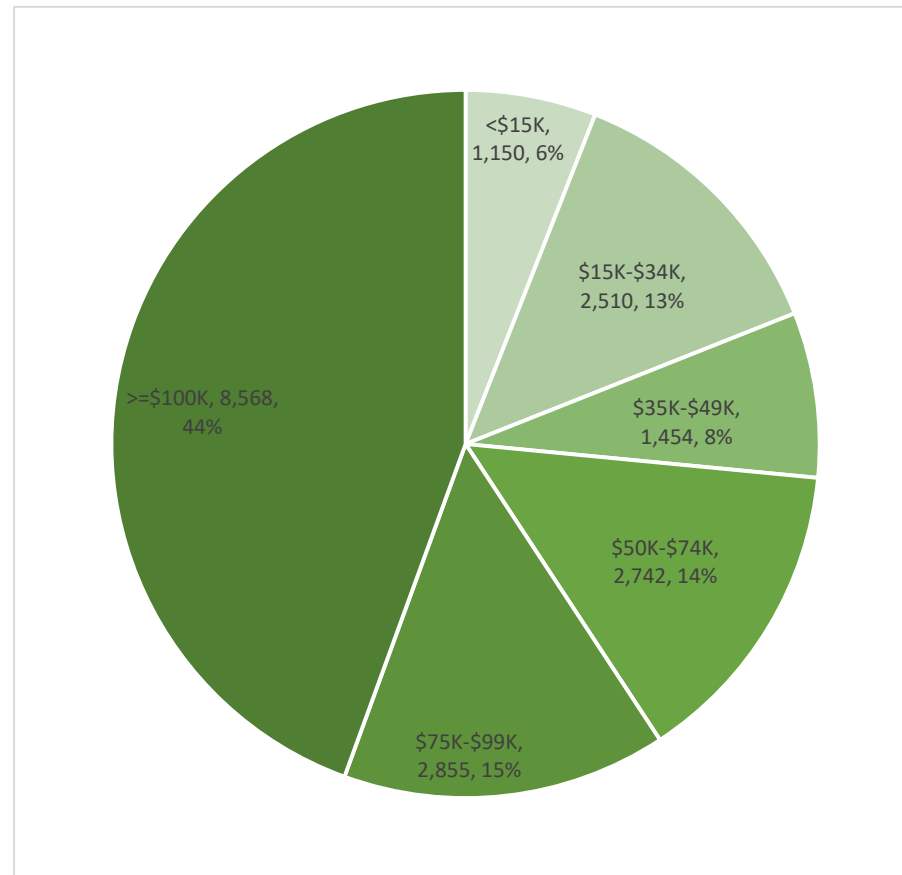
Area: **Valrico**

Plan Hillsborough

| <$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
1,150	2,510	1,454	2,742	2,855	8,568	$91,851	$110,336	42,944	28,067	1,129	14,878
6%	13%	8%	14%	15%	44%			84%	65%	4%	35%

Last Updated: January 8, 2024

Demographic and Economic Profile

Plan Hillsborough

Area: **Valrico**

	Households Without Cars	Female-Headed Households
Households Below Poverty		
1,658	443	2,033
9%	2%	11%
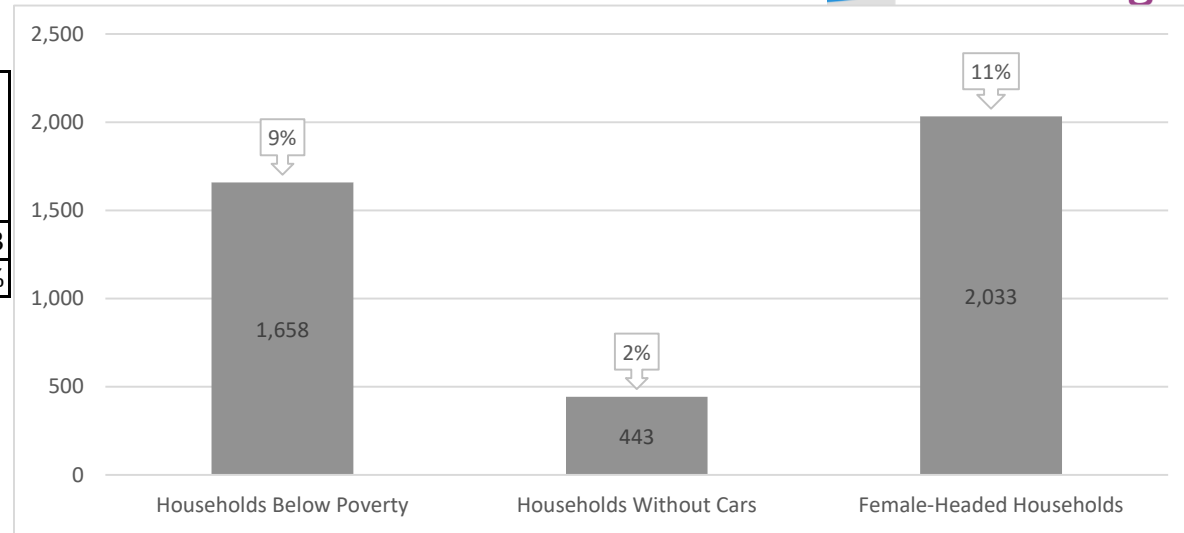
Limited English Population	Disabled Population	Low Income Population
1,578	2,732	4,428
3%	5%	9%

Last Updated: January 8, 2024   **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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Demographic and Economic Profile

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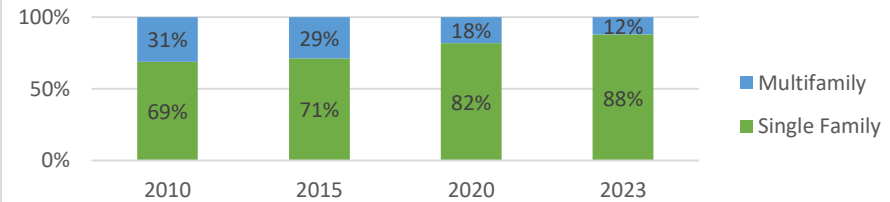Last Updated: January 8, 2024   **Demographic and Economic Profile**

Plan Hillsborough

Area: Wimauma

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	1,763	1,913	3,027	4,910	7,469	2,559	52%	157%
Population	6,625	7,200	9,060	17,461	21,669	4,207	24%	143%
Employment	2,182	2,457	2,569	2,924	4,760	1,836	63%	19%
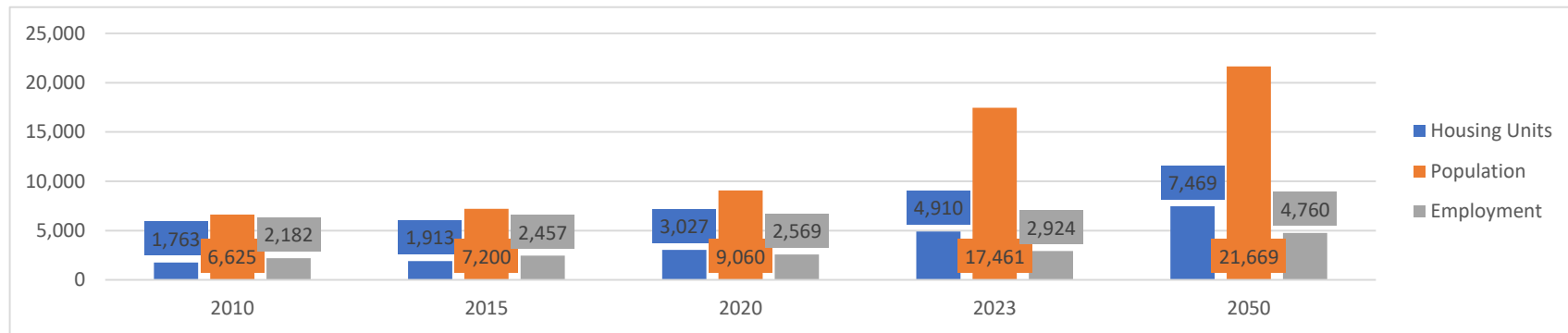
Residential Units by Type

	2010	2015	2020	2023
Single Family	1,214	1,364	2,478	4,317
Single Family	69%	71%	82%	88%
Multifamily	549	549	549	593
Multifamily	31%	29%	18%	12%

Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	1,632	1,782	2,827	4,677
Occupied	93%	93%	93%	95%
Vacant	131	131	200	233
Vacant	7%	7%	7%	5%
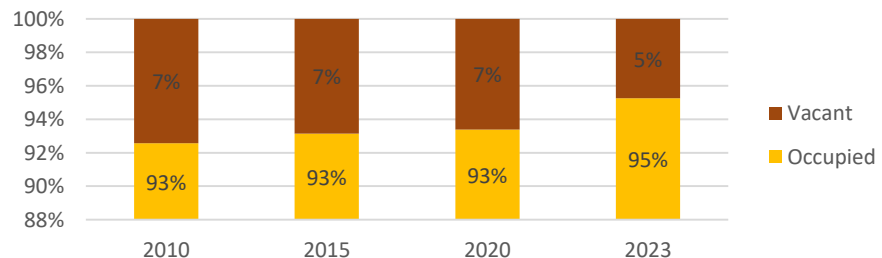
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Wimauma**

Employment by Type

	2010	2015	2020	2023
Industrial	397	415	314	284
Commercial	46	55	68	148
Service	1,738	1,987	2,186	2,492
Total	2,182	2,457	2,569	2,924
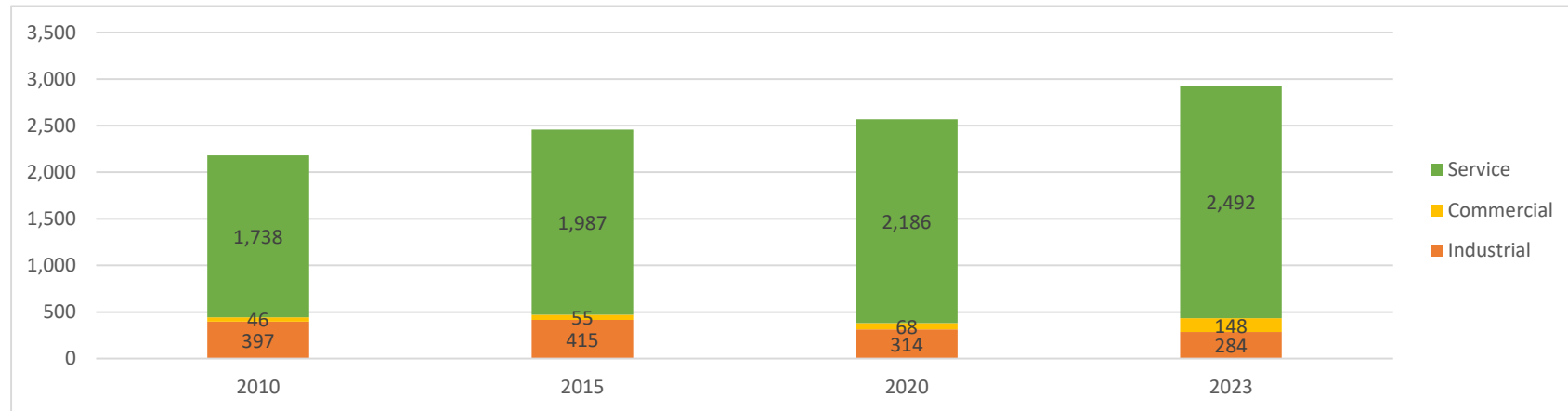
Employment by Type

|	2010	2015	2020	2023
Industrial	18%	17%	12%	10%
Commercial	2%	2%	3%	5%
Service	80%	81%	85%	85%
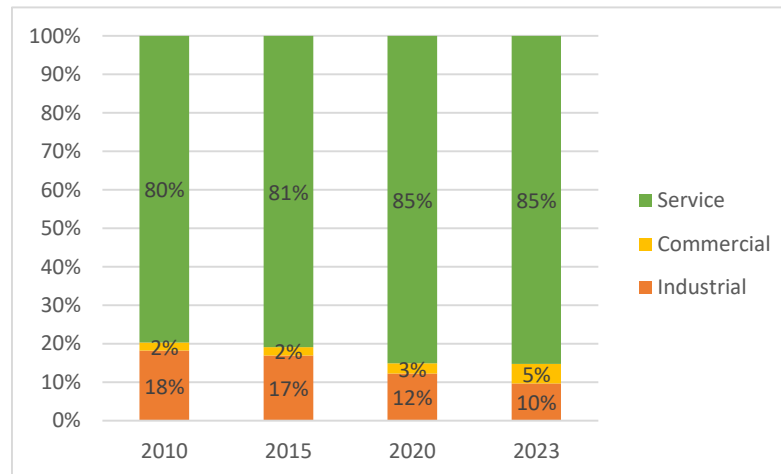
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Wimauma**

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	204	394	276	537	526	387
Job Sites	0	0	4	3	0	0
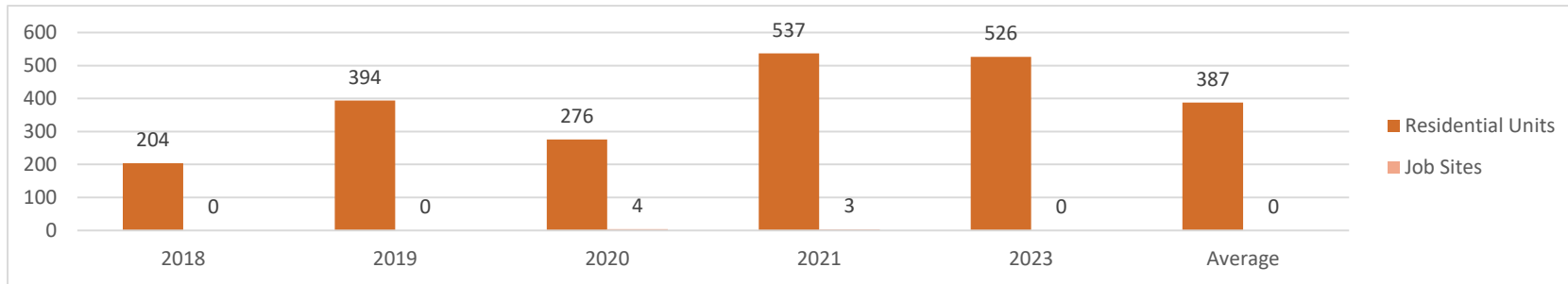
Heated Square Feet (millions) in Newly Built or Rebuilt Parcels

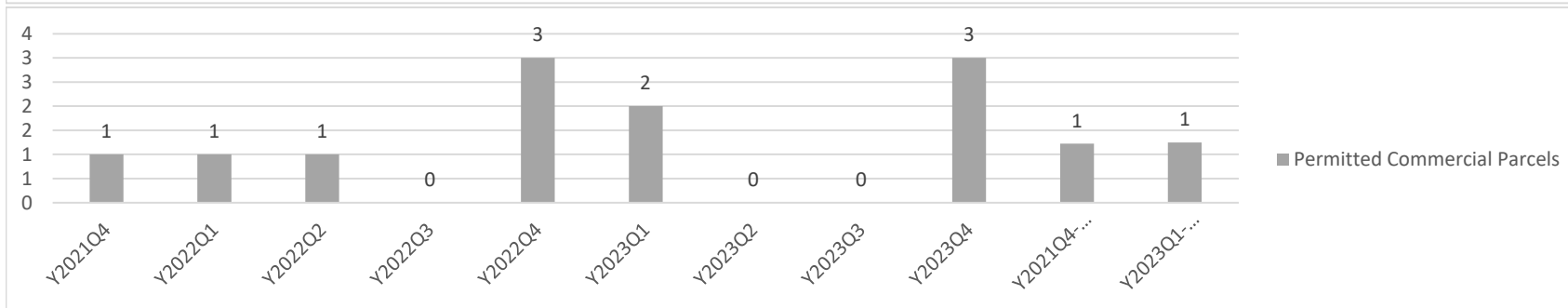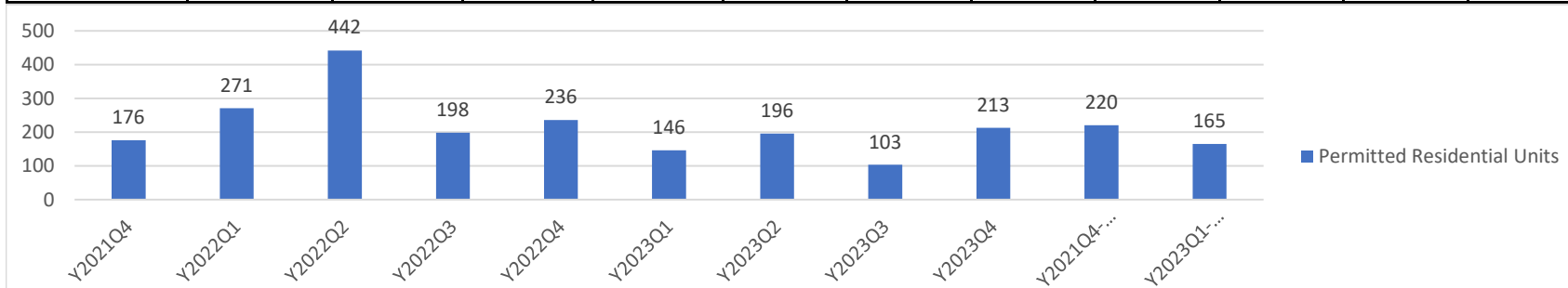|	2018	2019	2020	2021	2023	Average
Residential	0.434	0.848	0.585	1.132	1.197	0.839
Job Sites	0.00	0.00	0.02	0.01	0.00	0.01
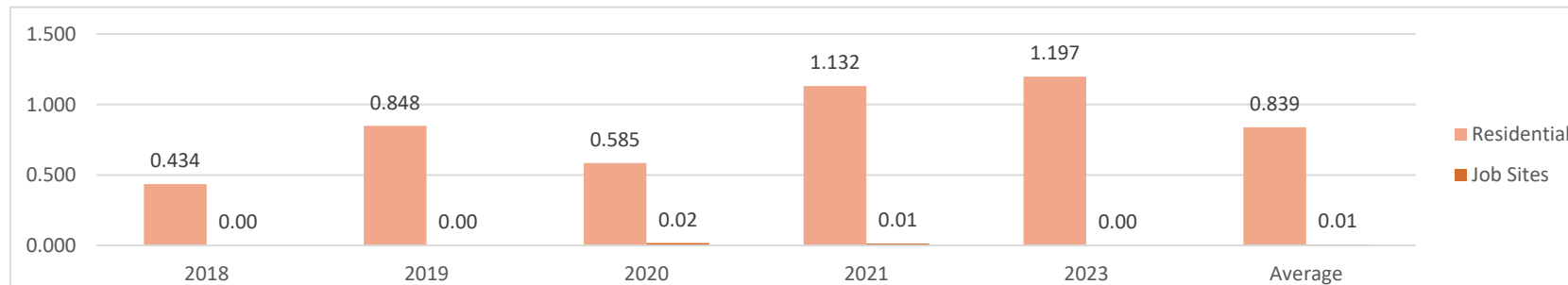
Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: Wimauma

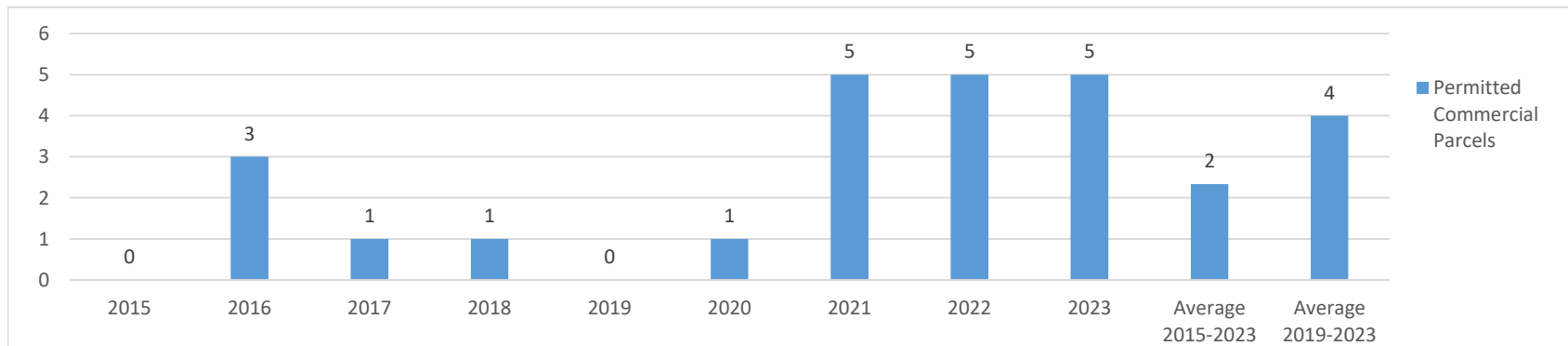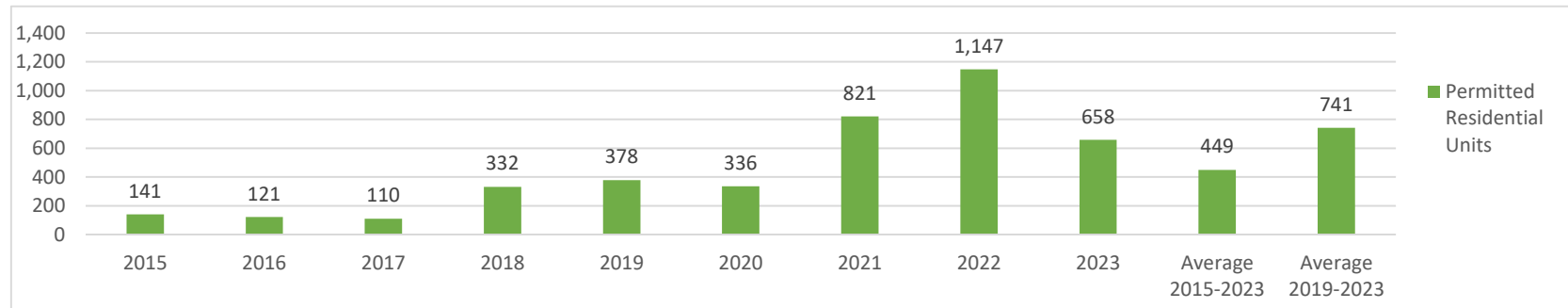| Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	176	271	442	198	236	146	196	103	213	220	165
Permitted Commercial Parcels	1	1	1	0	3	2	0	0	3	1	1
Total Building Permits	177	272	443	198	239	148	196	103	216	221	166

Last Updated: January 8, 2024   **Demographic and Economic Profile**

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	658	449	741
Permitted Commercial Parcels	0	3	1	1	0	1	5	5	5	2	4
Total Building Permits	141	124	111	333	378	337	826	1,152	663	452	745

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Plan Hillsborough

Area: Wimauma

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly	Y2023Q1-Y2023Q4 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	1	1	1	0	3	2	0	0	3	1	1
Total Permitted Demolitions	1	1	1	0	3	2	0	0	3	1	1

Last Updated: January 8, 2024   **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 Comm	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: January 8, 2024   **Demographic and Economic Profile**

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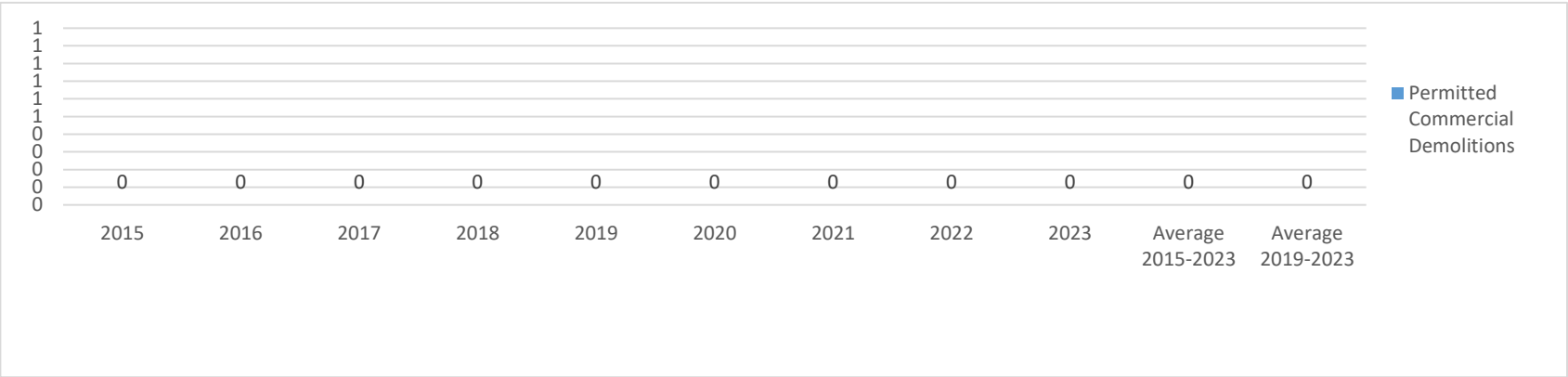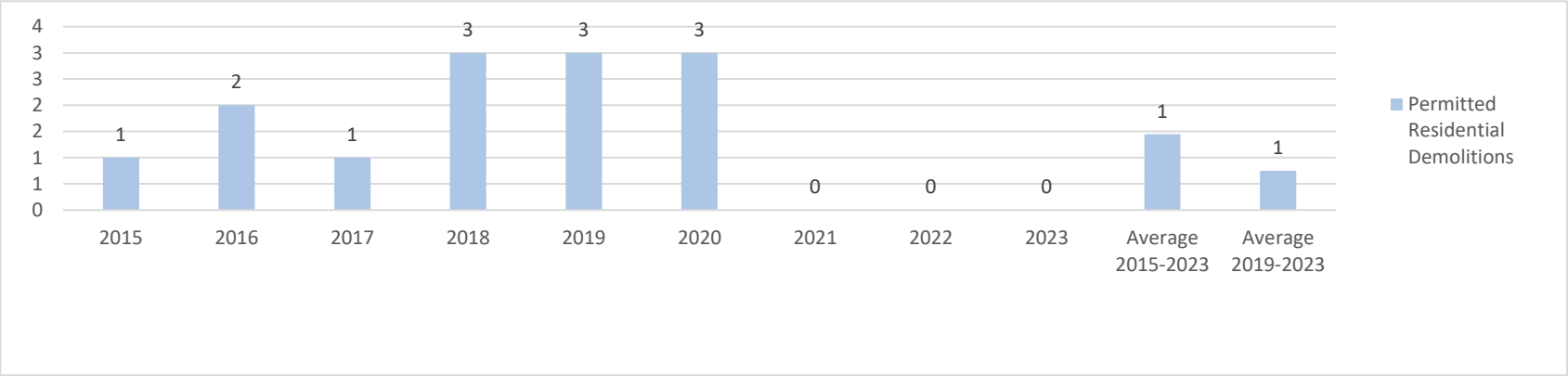
Area: **Wimauma**

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
4,366	1,491	1	314	10,423	867	17,461
25%	9%	0%	2%	60%	5%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
7,364	6,292	2,159	1,646
42%	36%	12%	9%
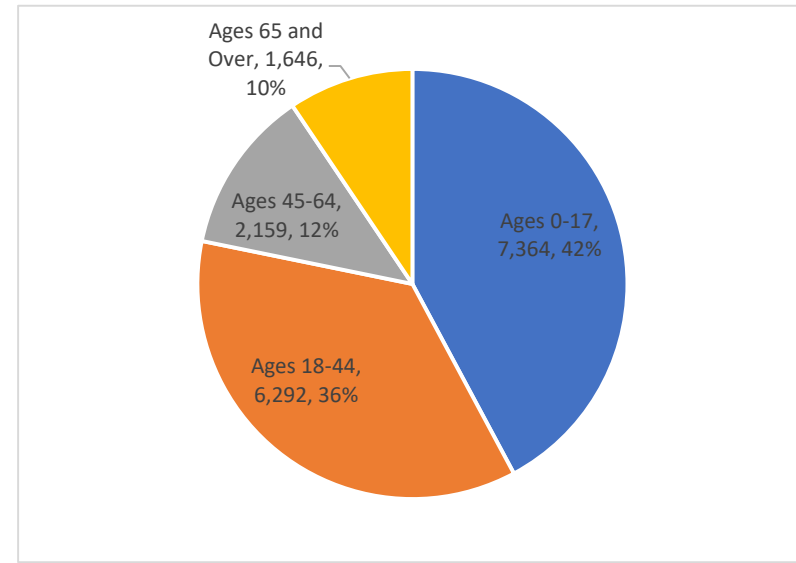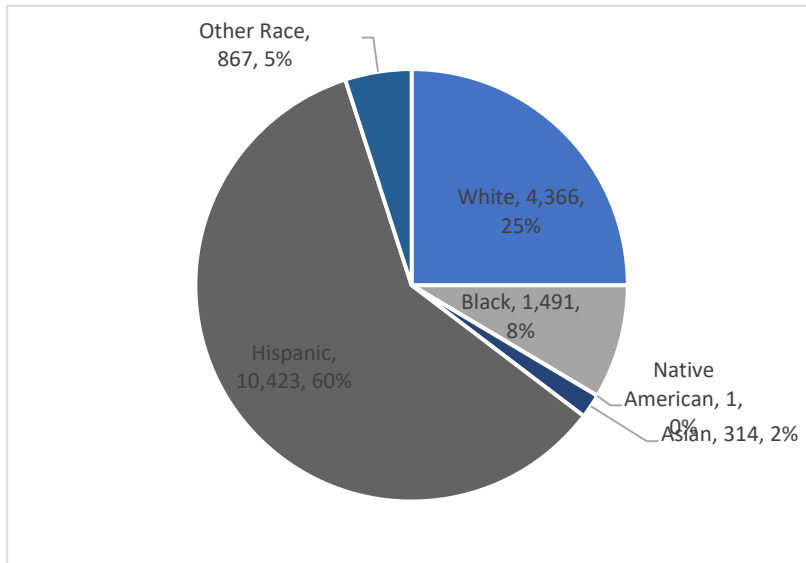
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
3,226	2,394	1,535	892	376
38%	28%	18%	11%	4%
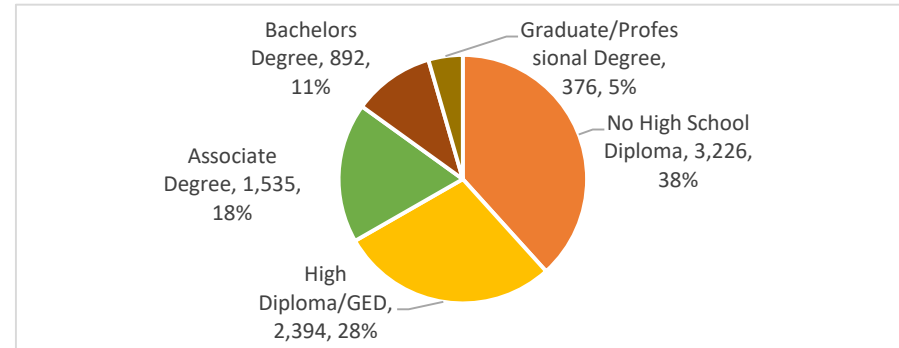
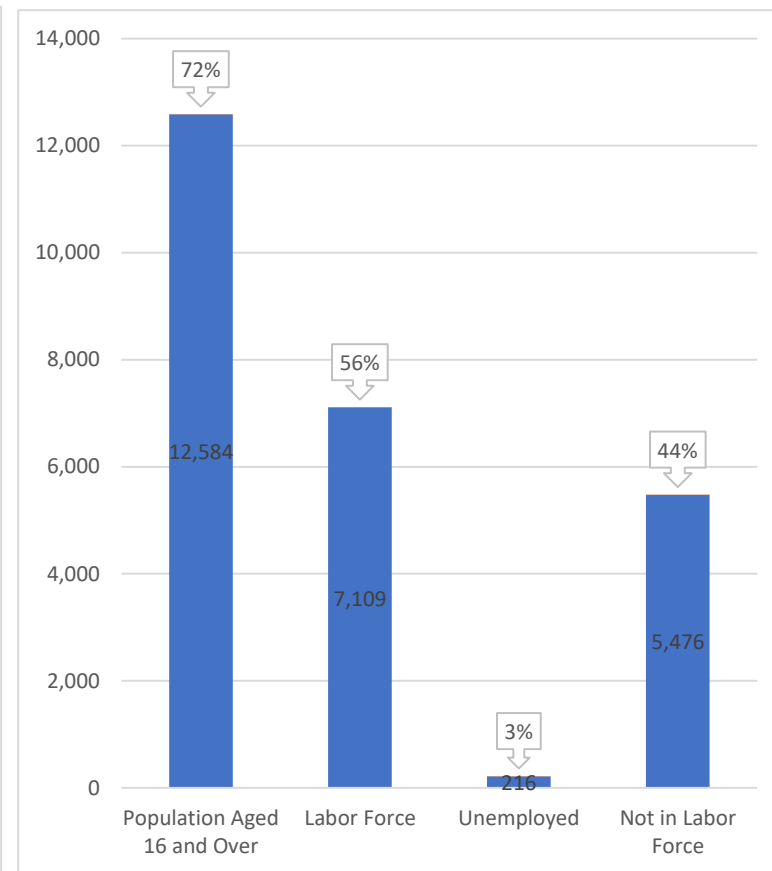Last Updated: January 8, 2024   **Demographic and Economic Profile**

Area: **Wimauma**

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<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
182	528	940	651	352	2,024	$70,507	$97,710	12,584	7,109	216	5,476
4%	11%	20%	14%	8%	43%			72%	56%	3%	44%

Last Updated: January 8, 2024

Demographic and Economic Profile

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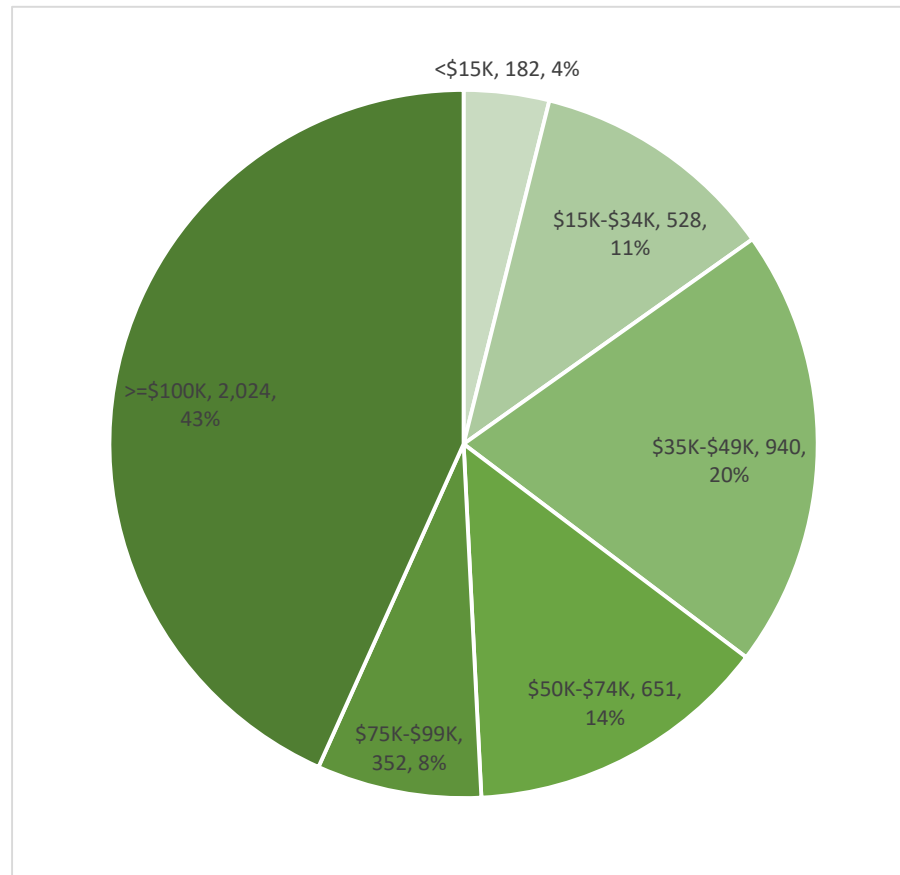
Area: **Wimauma**

Households Below Poverty	Households Without Cars	Female-Headed Households
908	82	851
19%	2%	18%
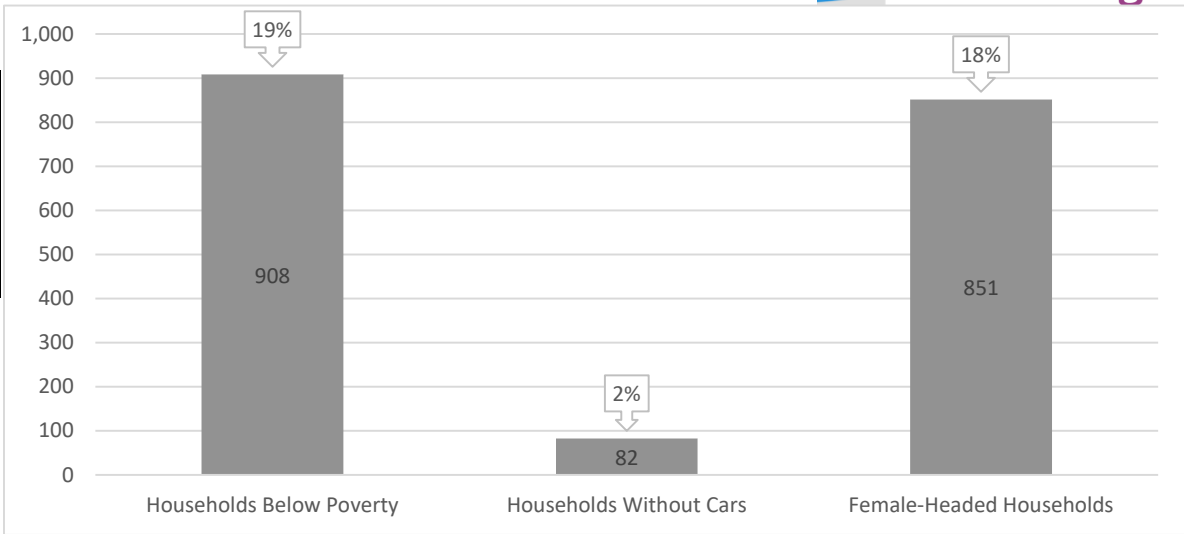
Limited English Population	Disabled Population	Low Income Population
2,719	585	3,689
16%	3%	21%

Last Updated: January 8, 2024   **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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Plan Hillsborough

Area: Unincorporated Hillsborough County

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	347,249	369,434	407,825	425,893	553,869	127,976	30%	15%
Population	834,255	905,007	1,019,128	1,066,961	1,412,898	345,937	32%	18%
Employment	353,664	417,039	490,504	563,056	637,671	74,615	13%	35%
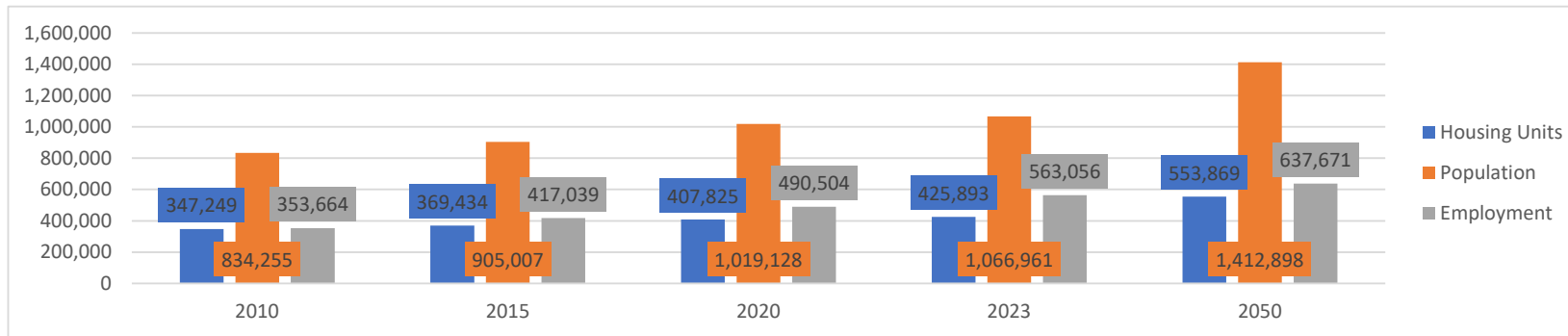
Residential Units by Type

	2010	2015	2020	2023
Single Family	226,927	243,167	274,949	289,272
Single Family	65%	66%	67%	68%
Multifamily	120,322	126,267	132,876	136,621
Multifamily	35%	34%	33%	32%
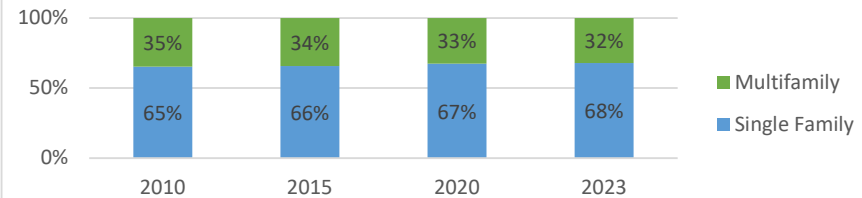
Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	331,529	352,842	394,825	411,705
Occupied	95%	96%	97%	97%
Vacant	15,720	16,592	13,000	14,188
Vacant	5%	4%	3%	3%
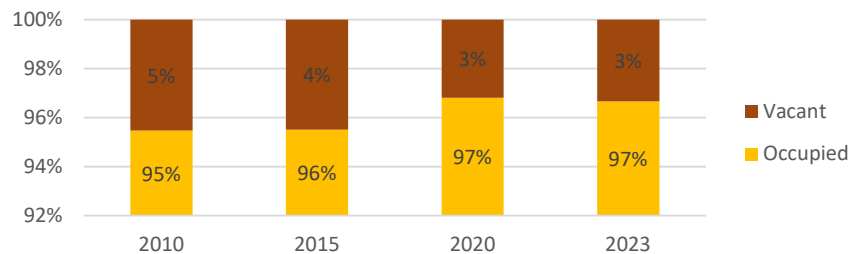
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Employment by Type

	2010	2015	2020	2023
Industrial	44,285	48,699	60,721	69,443
Commercial	38,003	47,196	61,327	69,639
Service	271,376	321,144	368,456	423,974
Total	353,664	417,039	490,504	563,056
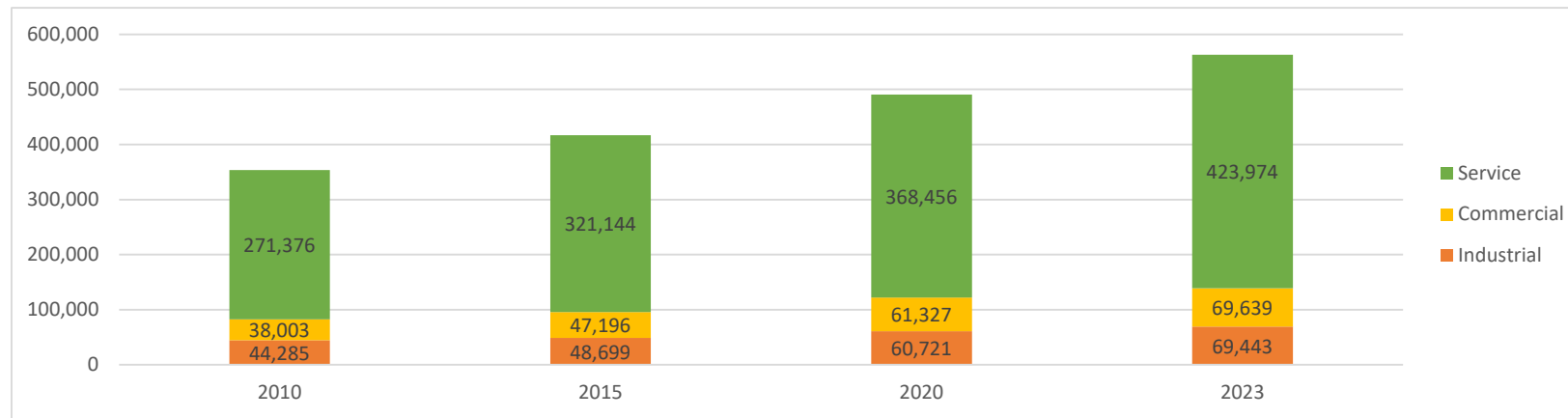
Employment by Type

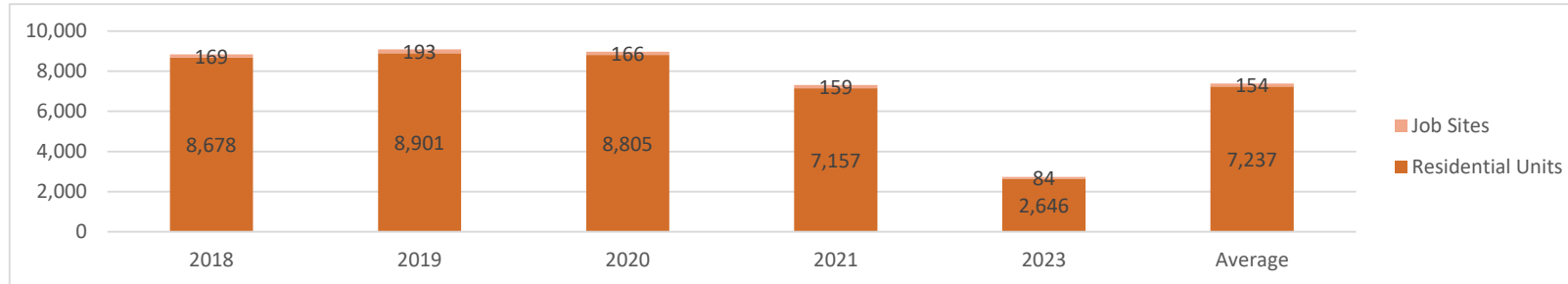|	2010	2015	2020	2023
Industrial	13%	12%	12%	12%
Commercial	11%	11%	13%	12%
Service	77%	77%	75%	75%
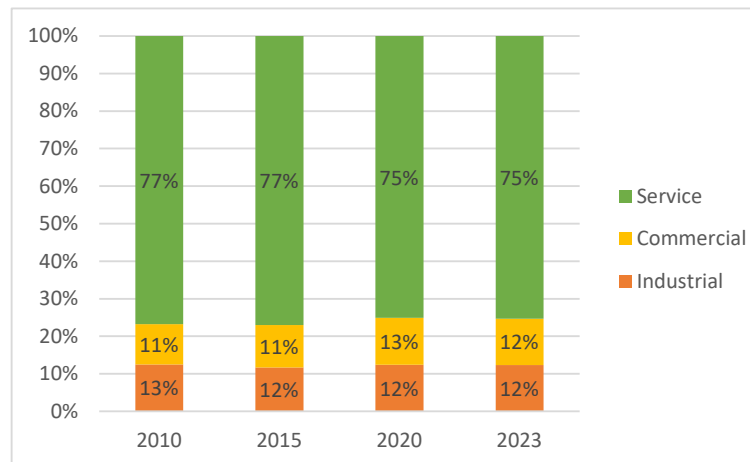
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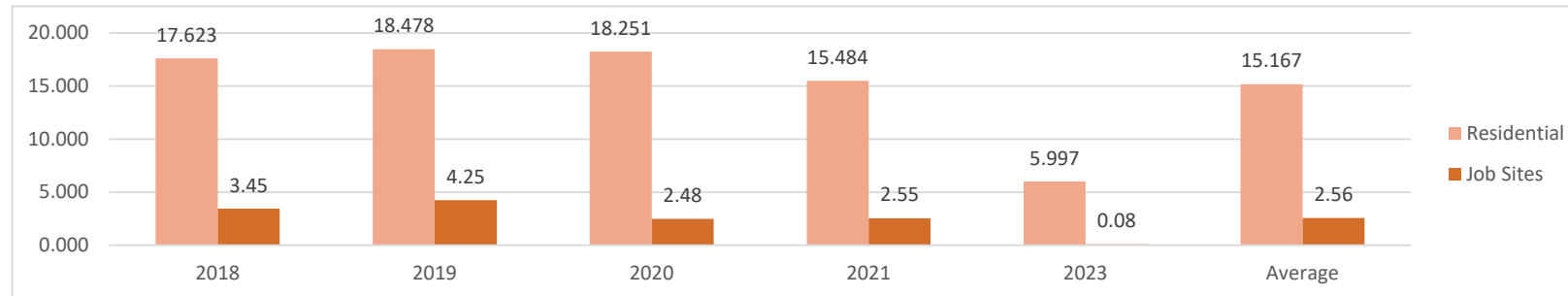**Area:** **Unincorporated Hillsborough County**

Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	8,678	8,901	8,805	7,157	2,646	7,237
Job Sites	169	193	166	159	84	154

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

	2018	2019	2020	2021	2023	Average
Residential	17.623	18.478	18.251	15.484	5.997	15.167
Job Sites	3.45	4.25	2.48	2.55	0.08	2.56

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Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	1,356	2,144	2,393	897	1,115	1,085	951	1,807	1,288	1,448	1,283
Permitted Commercial Parcels	85	48	62	54	39	48	62	38	41	53	47
Total Building Permits	1,441	2,192	2,455	951	1,154	1,133	1,013	1,845	1,329	1,501	1,330
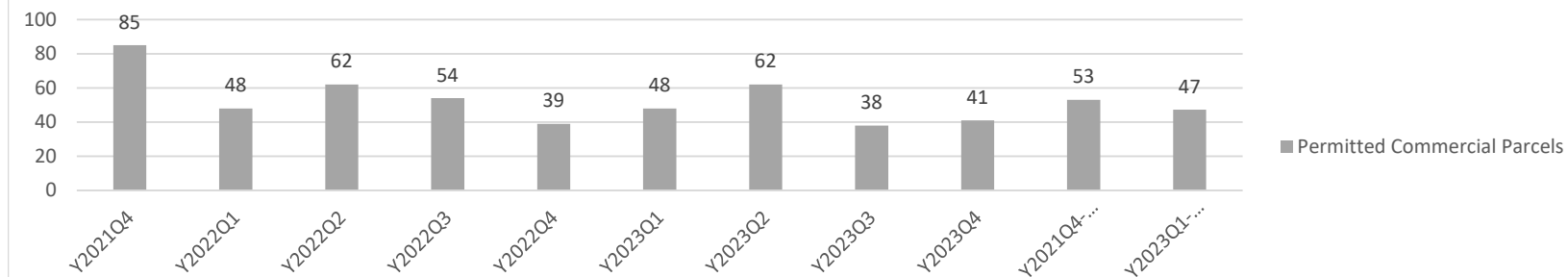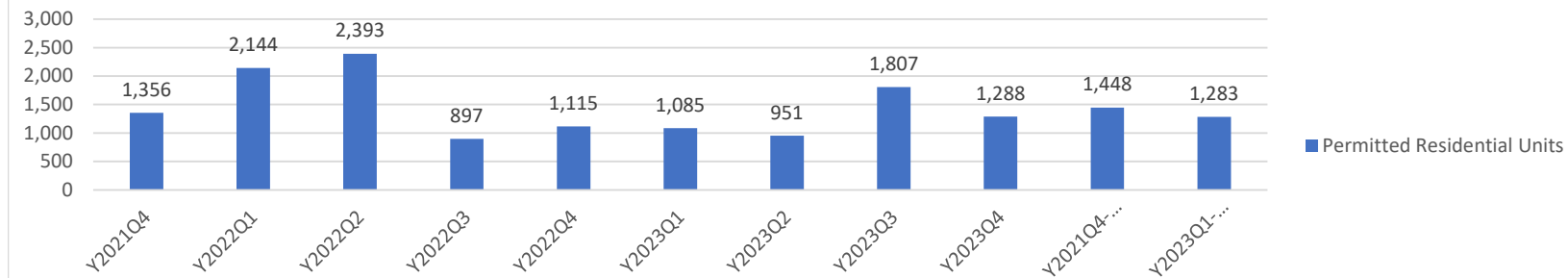
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Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	5,563	5,915	7,005	7,459	9,558	8,317	7,859	6,549	5,131	7,040	6,964
Permitted Commercial Parcels	158	146	143	160	129	106	273	203	189	167	193
Total Building Permits	5,721	6,061	7,148	7,619	9,687	8,423	8,132	6,752	5,320	7,207	7,157

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Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Demolitions	0	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	0	0	0	0	0	0	0	0	0	0	0

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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
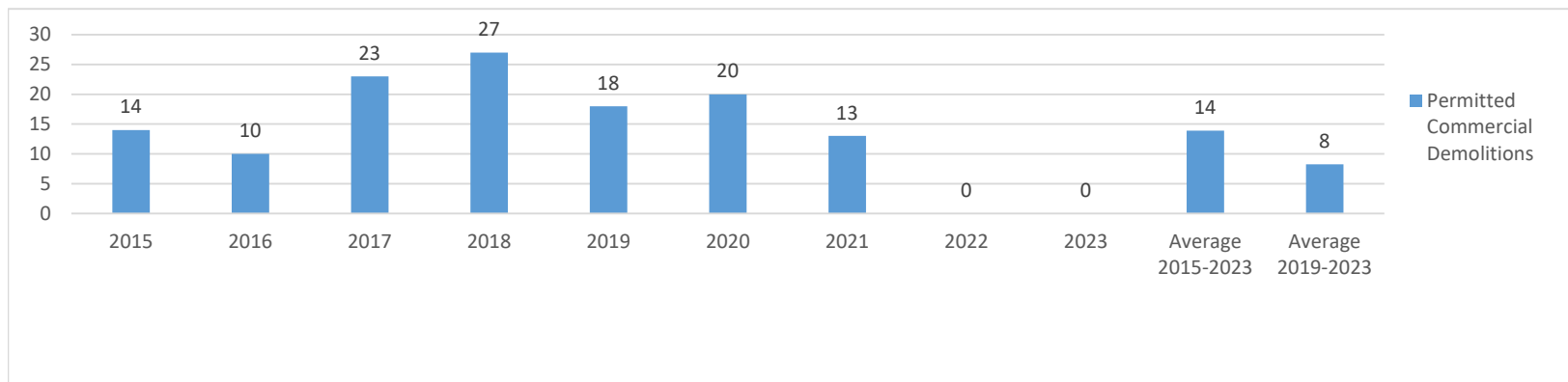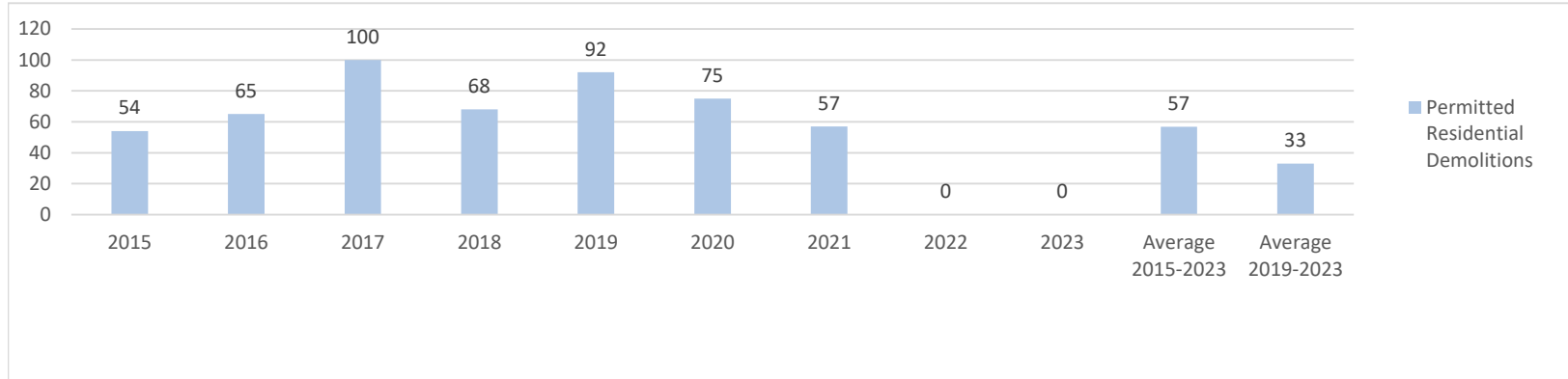
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White	Black	Native American	Asian	Hispanic	Other Race	Total Population
497,039	150,717	1,361	42,835	328,672	46,337	1,066,961
47%	14%	0%	4%	31%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
235,821	394,055	272,395	161,631
22%	37%	26%	15%
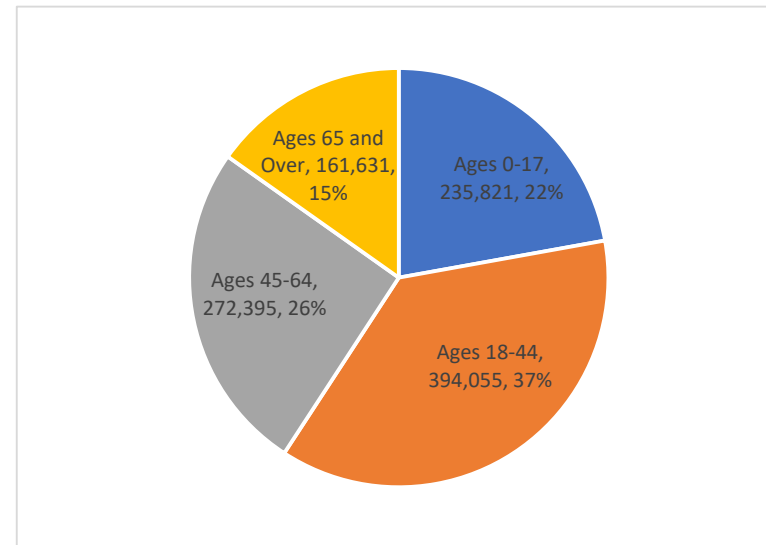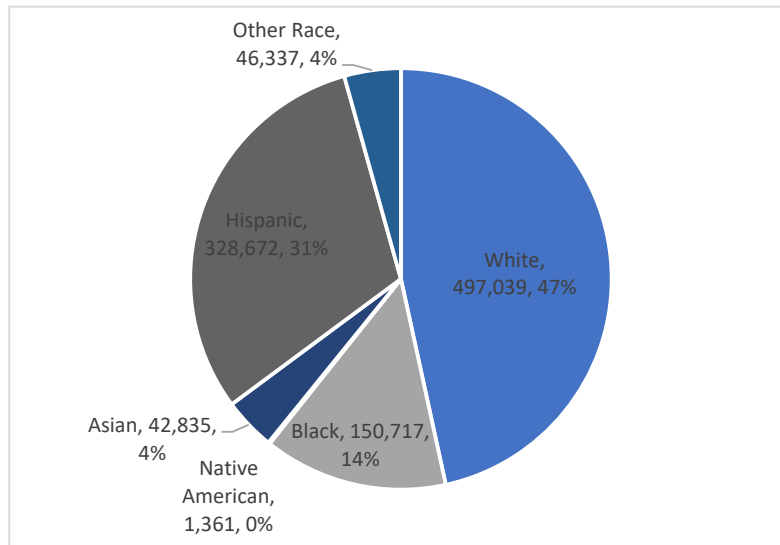
No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/ Professional Degree
75,544	196,750	212,497	164,139	90,243
10%	27%	29%	22%	12%
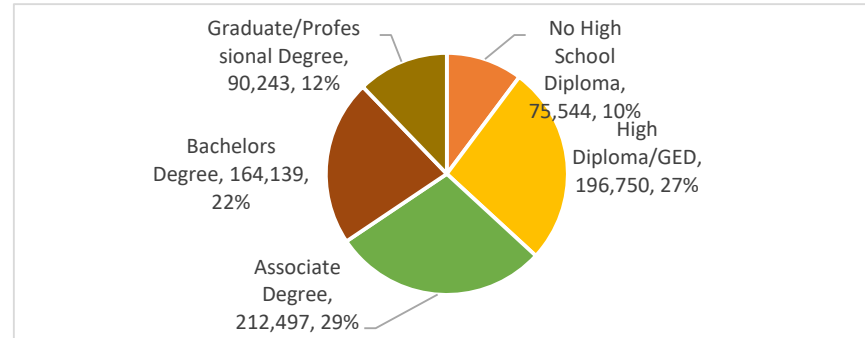
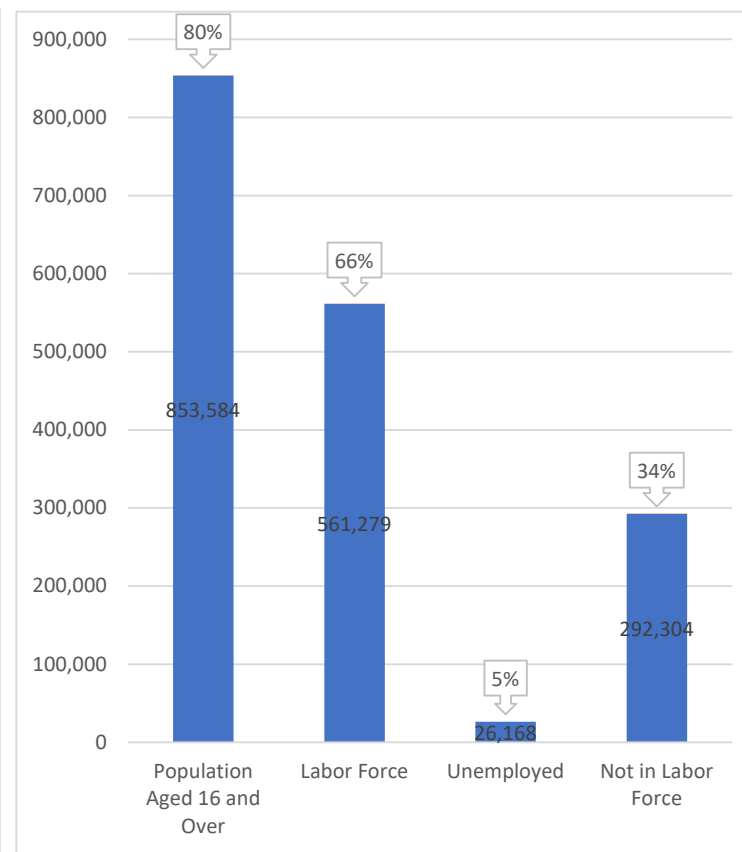Last Updated: January 8, 2024 **Demographic and Economic Profile**

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|	<$15K	$15K-$34K	$35K-$49K	$50K-$74K	$75K-$99K	>=$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
	31,908	57,931	47,604	71,483	56,328	146,461	$79,703	$98,241	853,584	561,279	26,168	292,304
	8%	14%	12%	17%	14%	36%			80%	66%	5%	34%
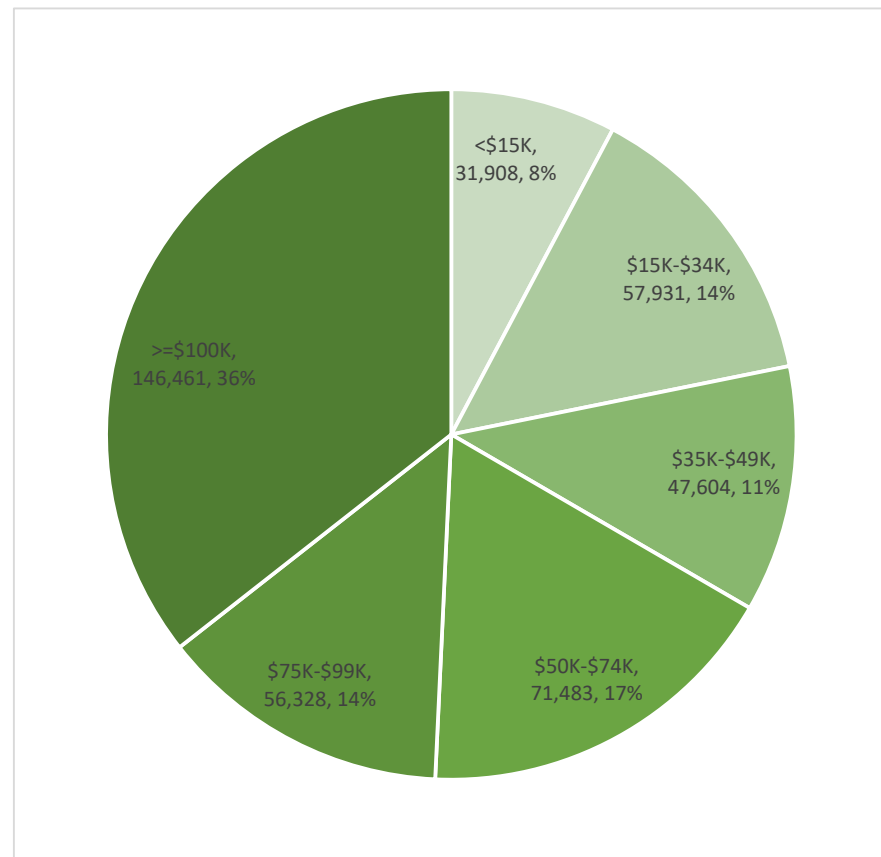
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Households Below Poverty	Households Without Cars	Female-Headed Households
48,851	20,326	54,940
12%	5%	13%
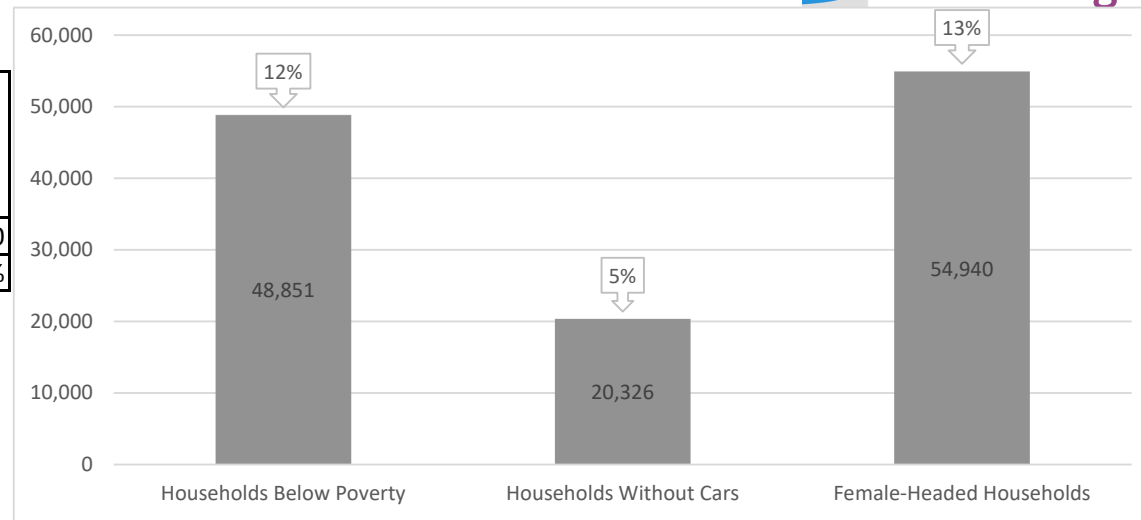
Limited English Population	Disabled Population	Low Income Population
65,116	61,892	129,276
6%	6%	12%

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Sources:

Housing Unit Estimate	Parcel-level housing unit estimates from Parcel Data from Hillsborough County Property Appraiser
Housing Unit Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
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, and 2023. 2010-2023 countywide employment distributed to commercial parcels using share of heated
Employment Projection	Small area projections from 2030-2050 Long Range Growth Forecasts (Socioeconomic Data). https://planhillsborough.org/2050-long-range-growth-forecasts/
New Parcels	Parcel Data from Hillsborough County Property Appraiser (Last accessed: January 8, 2024)
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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