



Plan Hillsborough

Strategic Planning, Environmental, and Research Division

Last updated: January 8, 2024

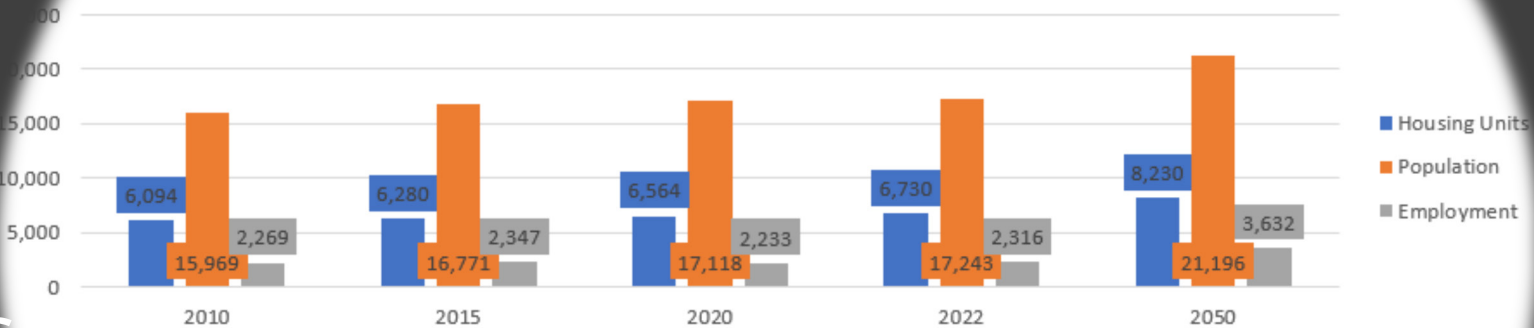
Utility Service Areas

Demographic & Economic Profiles

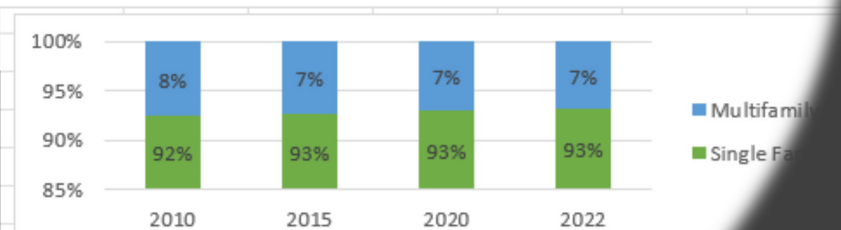


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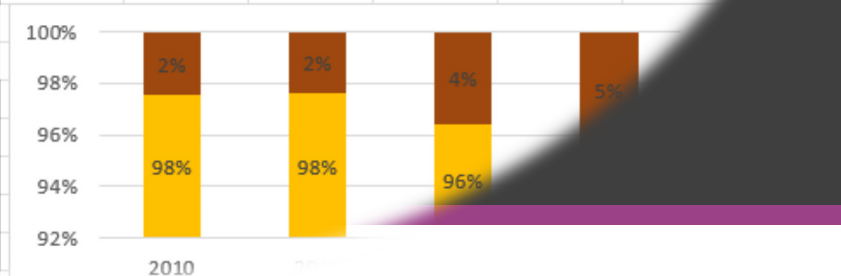
	2010	2015	2020	2022	2050	2022-2050 Change	2022-2050 Percent Change	2015-2022 Percent Change
Population	6,094	6,280	6,564	6,730	8,230	1,500	22%	7%
Employment	15,969	16,771	17,118	17,243	21,196	3,953	23%	3%
Housing Units	2,269	2,347	2,233	2,316	3,632	1,316	57%	-1%



Residential Units by Type				
	2010	2015	2020	2022
Single Family	5,633	5,819	6,103	6,269
Multifamily	92%	93%	93%	93%
Other	461	461	461	461
Percentage	8%	7%	7%	7%



Ancient Housing Units				
	2010	2015	2020	2022
Single Family	6,044	6,130	6,329	6,424
Multifamily	98%	98%	96%	95%
Other	150	150	235	306
Percentage	4%	4%	4%	5%



Contact

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Geographies

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



Data Elements

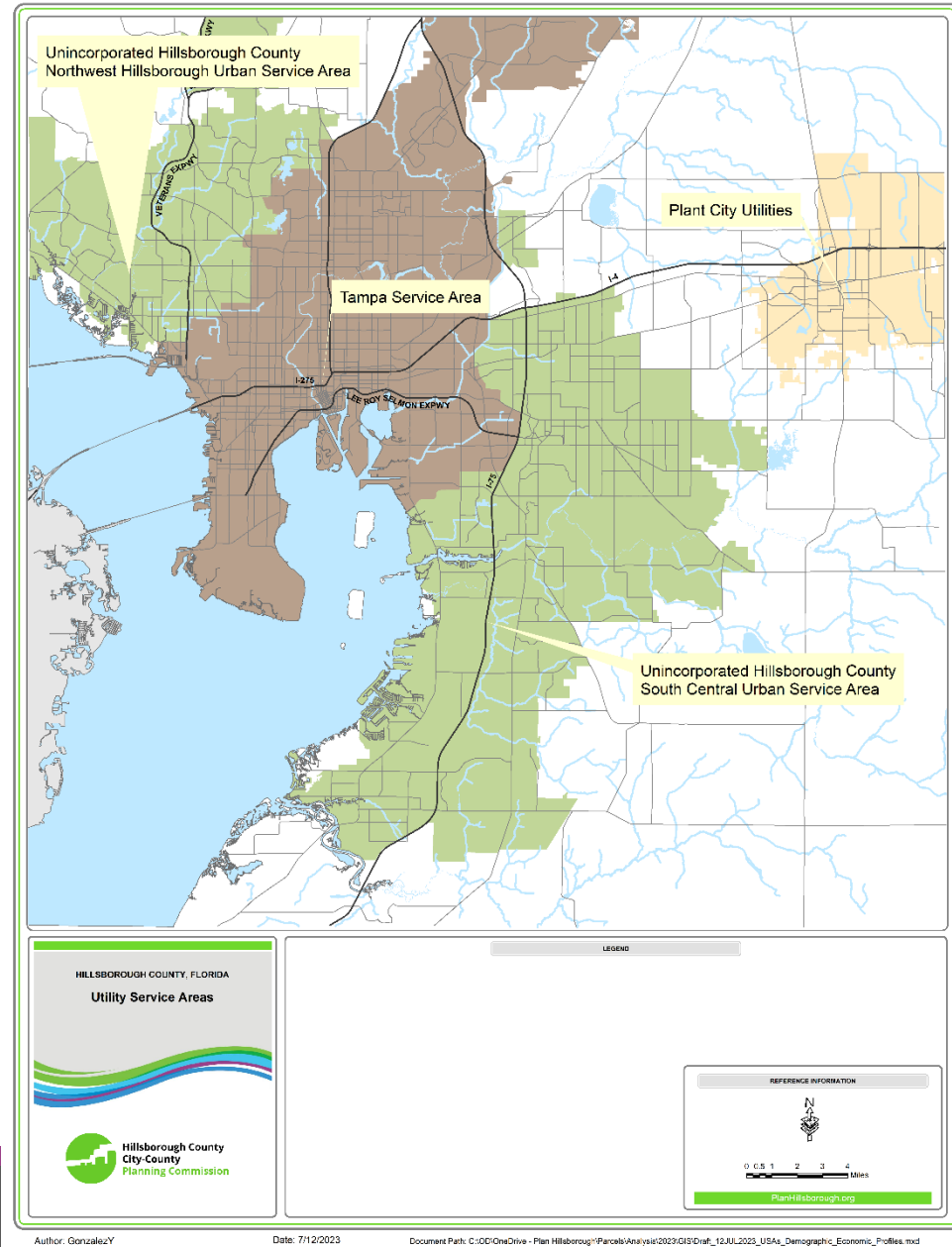
1. Housing Units
2. Population
3. Employment
4. Newly Built or Rebuilt Parcels
5. Issued Building Permits and Demolitions



Data Elements (Cont.)

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





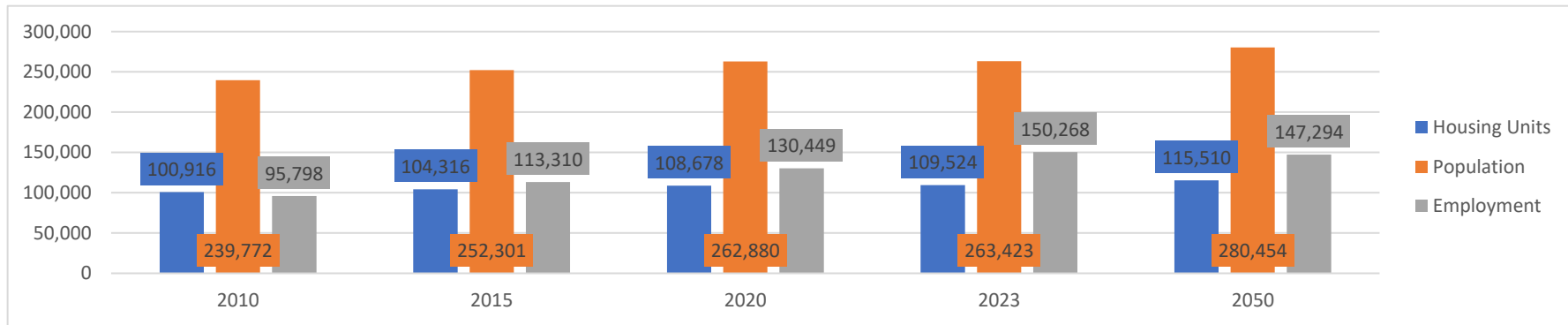
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Demographic and Economic Profile



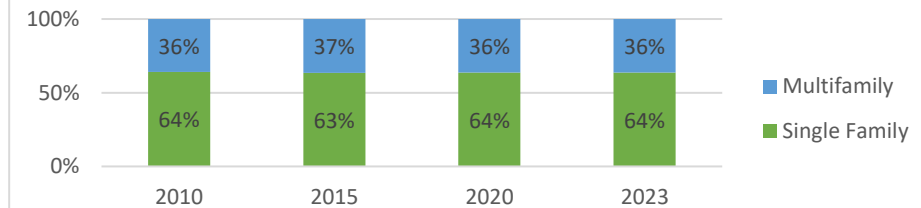
Area: Northwest Hillsborough Urban Service Area

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	100,916	104,316	108,678	109,524	115,510	5,986	5%	5%
Population	239,772	252,301	262,880	263,423	280,454	17,031	6%	4%
Employment	95,798	113,310	130,449	150,268	147,294	-2,974	-2%	33%



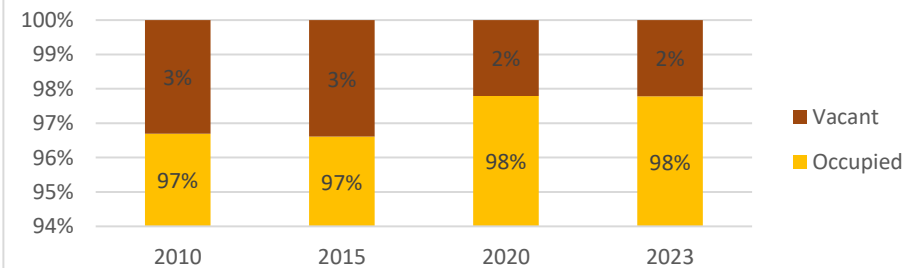
Residential Units by Type

	2010	2015	2020	2023
Single Family	64,662	66,226	69,129	69,676
Single Family	64%	63%	64%	64%
Multifamily	36,254	38,090	39,549	39,848
Multifamily	36%	37%	36%	36%



Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	97,579	100,778	106,280	107,099
Occupied	97%	97%	98%	98%
Vacant	3,337	3,538	2,398	2,425
Vacant	3%	3%	2%	2%



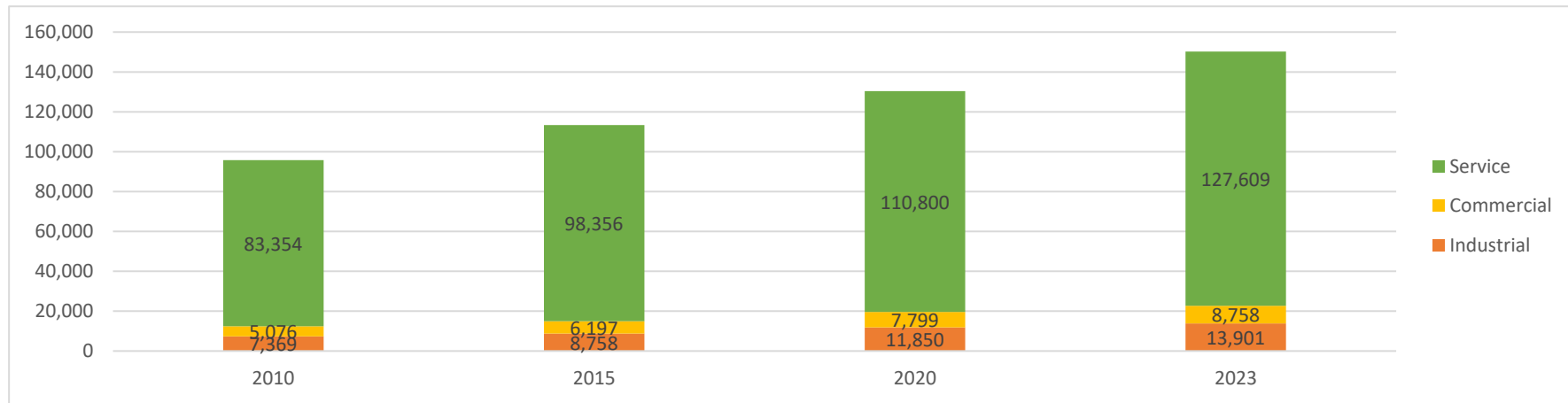
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Demographic and Economic Profile

Area: Northwest Hillsborough Urban Service Area

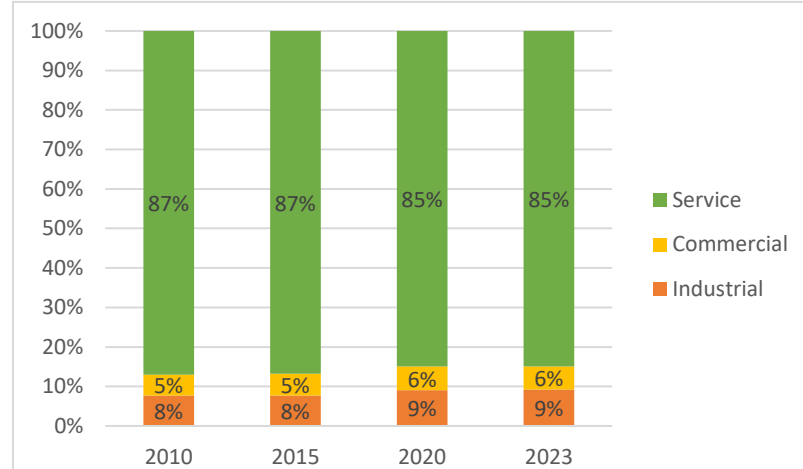
Employment by Type

	2010	2015	2020	2023
Industrial	7,369	8,758	11,850	13,901
Commercial	5,076	6,197	7,799	8,758
Service	83,354	98,356	110,800	127,609
Total	95,798	113,310	130,449	150,268



Employment by Type

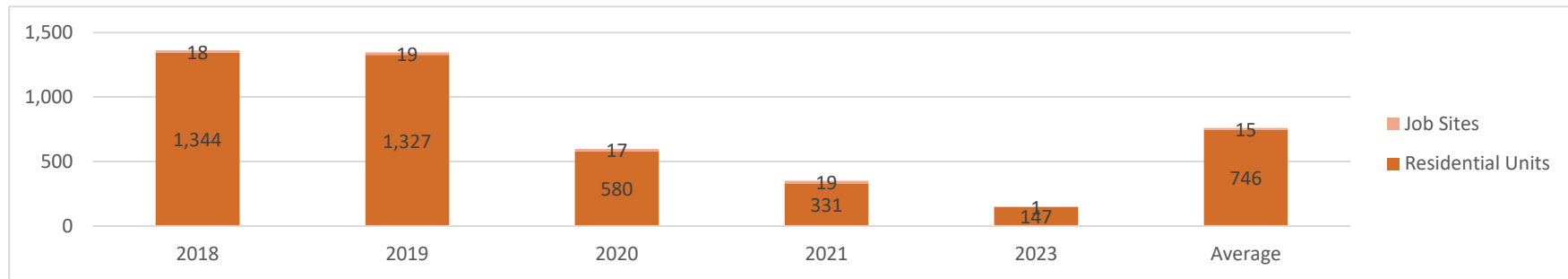
	2010	2015	2020	2023
Industrial	8%	8%	9%	9%
Commercial	5%	5%	6%	6%
Service	87%	87%	85%	85%



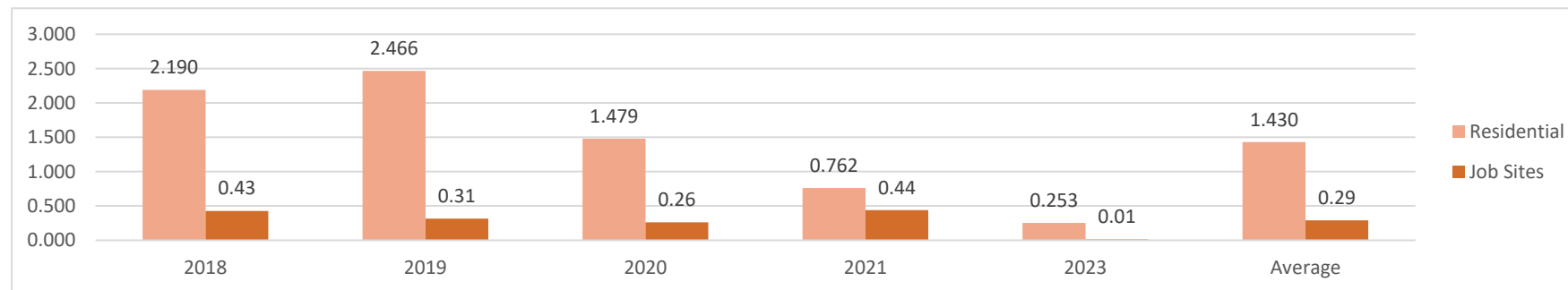
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Demographic and Economic Profile**Area: Northwest Hillsborough Urban Service Area****Newly Built or Rebuilt Parcels**

	2018	2019	2020	2021	2023	Average
Residential Units	1,344	1,327	580	331	147	746
Job Sites	18	19	17	19	1	15

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

	2018	2019	2020	2021	2023	Average
Residential	2.190	2.466	1.479	0.762	0.253	1.430
Job Sites	0.43	0.31	0.26	0.44	0.01	0.29

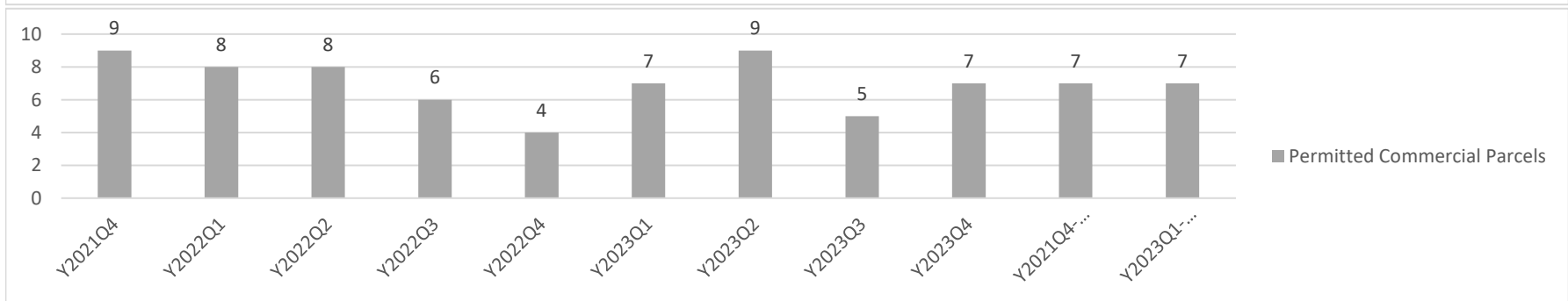
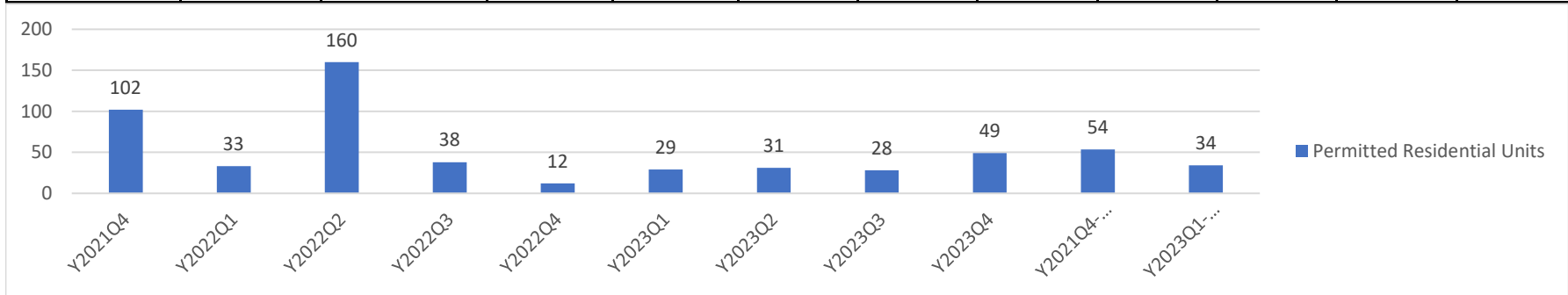


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Demographic and Economic Profile

**Area:** Northwest Hillsborough Urban Service Area

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	102	33	160	38	12	29	31	28	49	54	34
Permitted Commercial Parcels	9	8	8	6	4	7	9	5	7	7	7
Total Building Permits	111	41	168	44	16	36	40	33	56	61	41

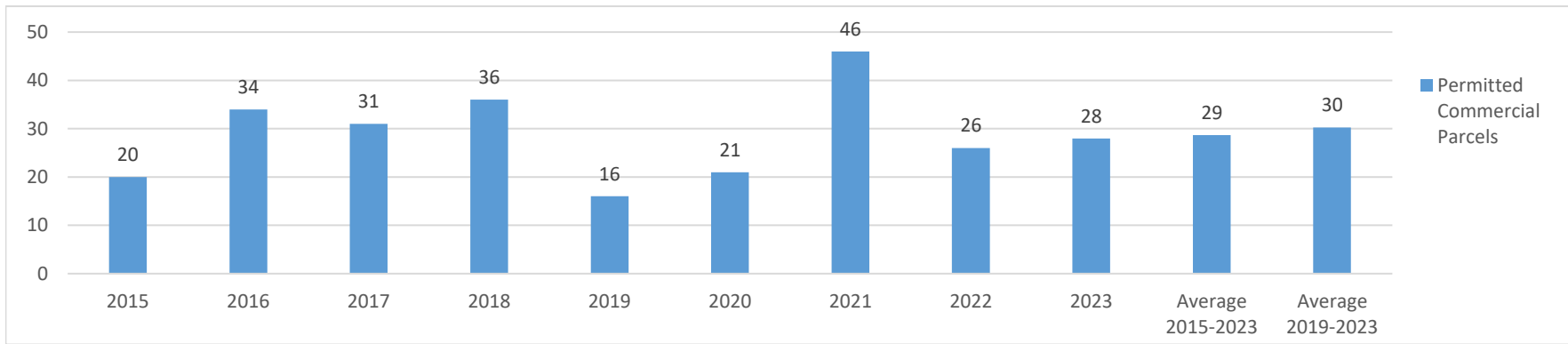
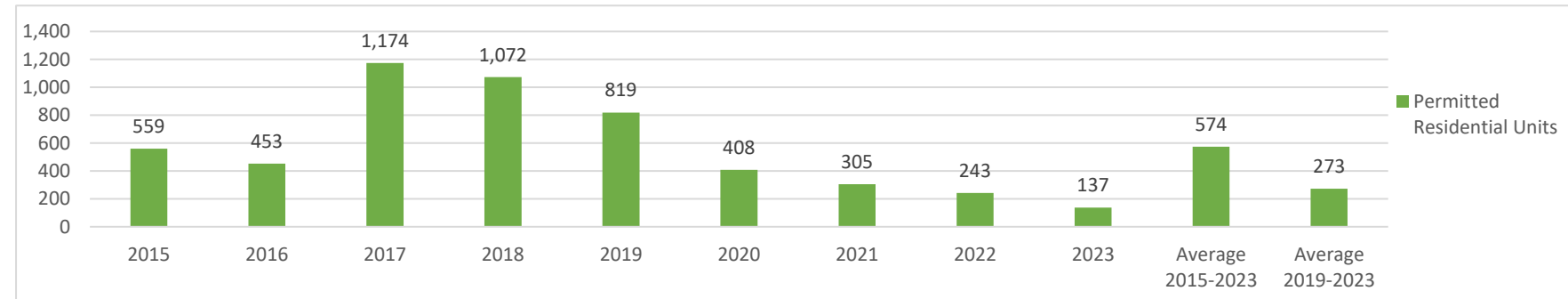


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Demographic and Economic Profile

**Area:** Northwest Hillsborough Urban Service Area

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	559	453	1,174	1,072	819	408	305	243	137	574	273
Permitted Commercial Parcels	20	34	31	36	16	21	46	26	28	29	30
Total Building Permits	579	487	1,205	1,108	835	429	351	269	165	603	304

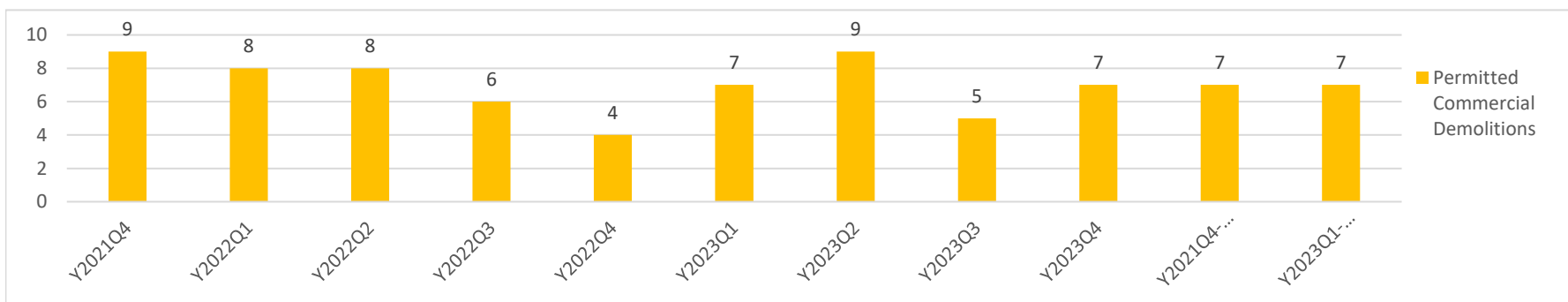
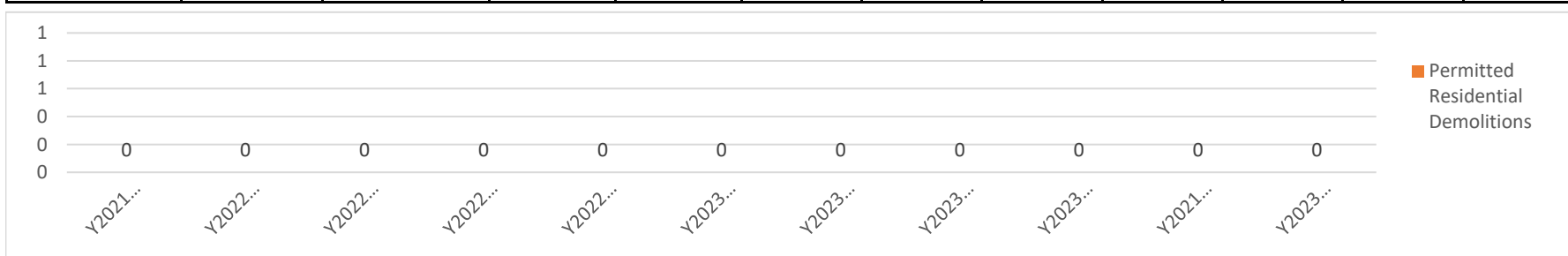


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Demographic and Economic Profile

**Area:** Northwest Hillsborough Urban Service Area

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4 Quarterly	Y2023Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	9	8	8	6	4	7	9	5	7	7	7
Total Permitted Demolitions	9	8	8	6	4	7	9	5	7	7	7

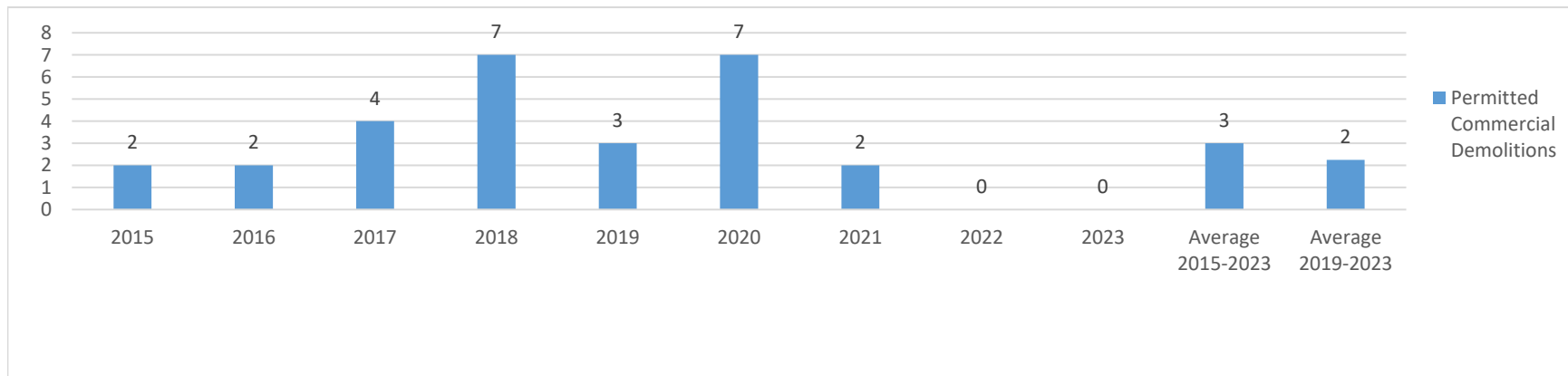
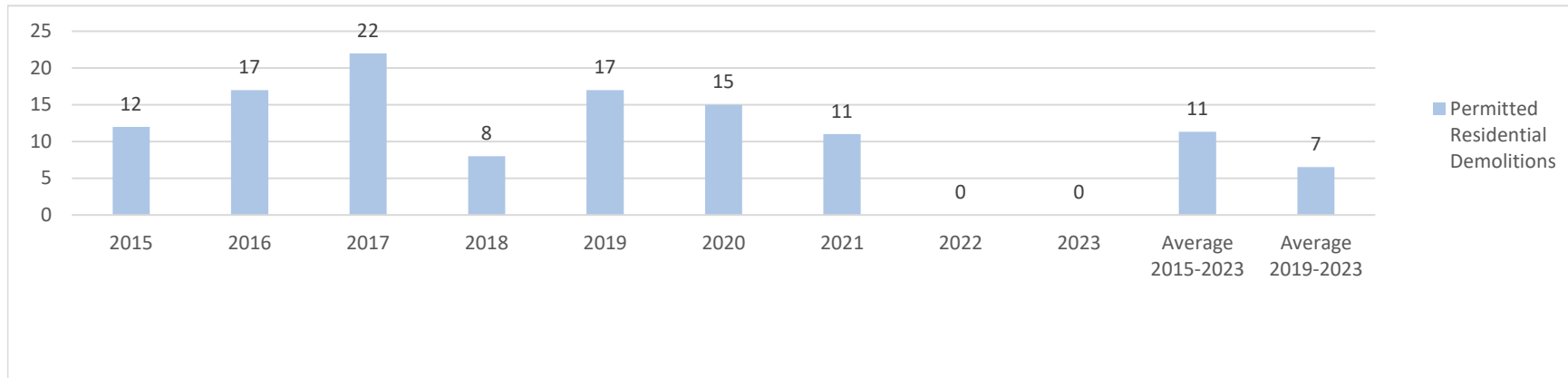


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Demographic and Economic Profile

**Area:** Northwest Hillsborough Urban Service Area

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



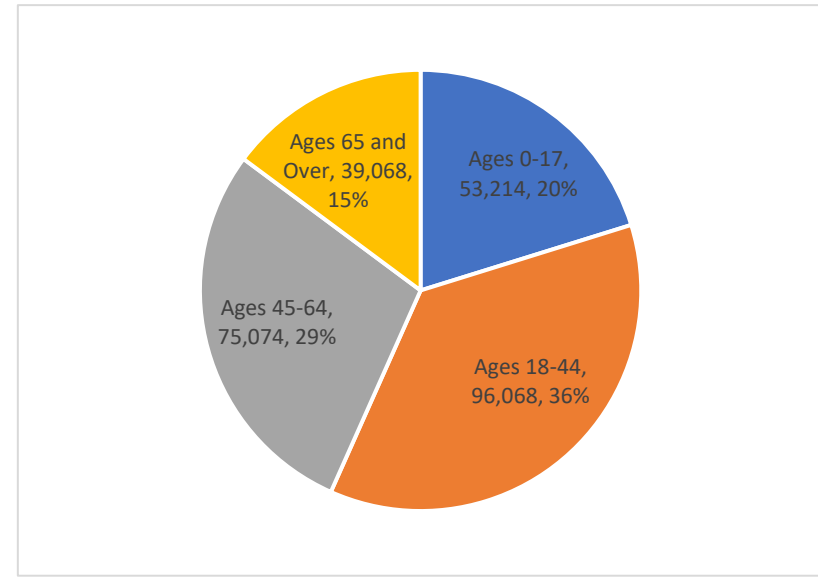
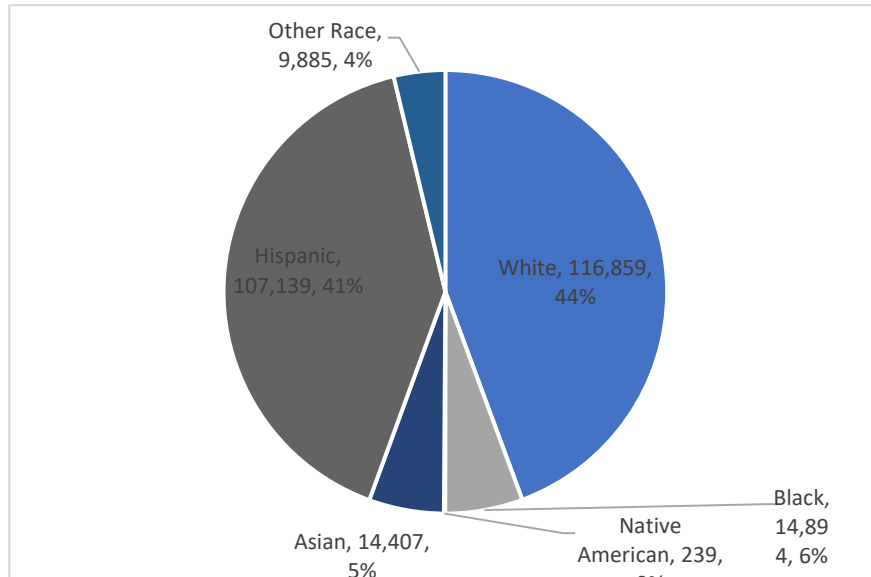
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Demographic and Economic Profile

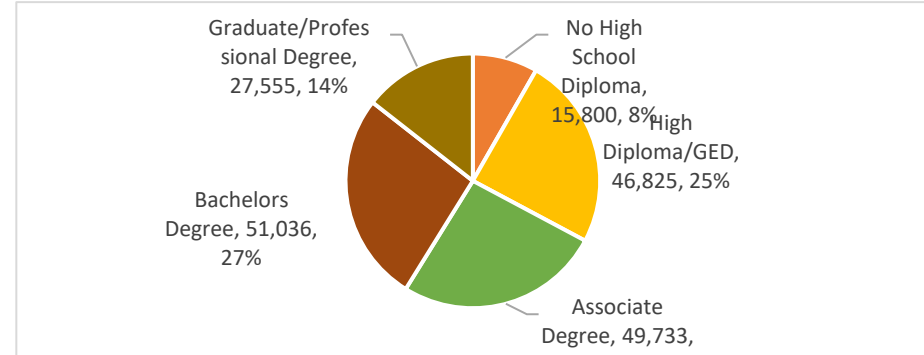
Area: Northwest Hillsborough Urban Service Area

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
116,859	14,894	239	14,407	107,139	9,885	263,423
44%	6%	0%	5%	41%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
53,214	96,068	75,074	39,068
20%	36%	28%	15%



No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
15,800	46,825	49,733	51,036	27,555
8%	25%	26%	27%	14%

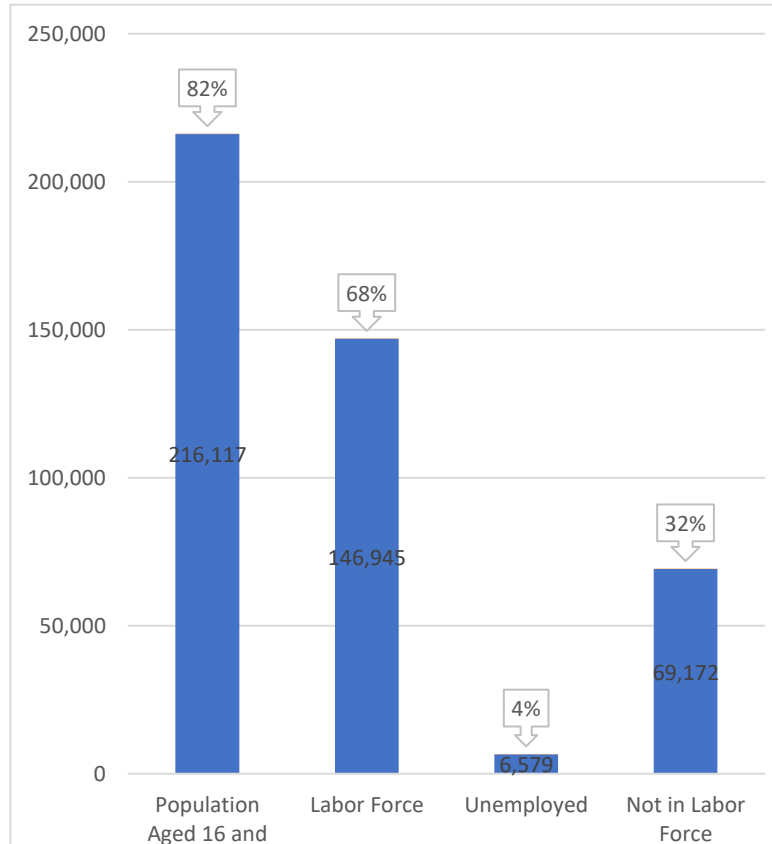
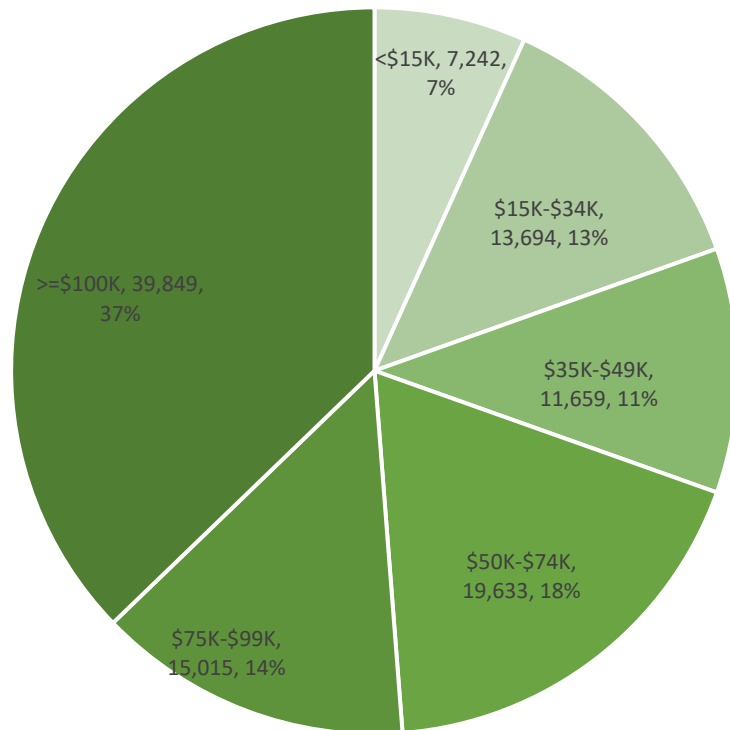


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Demographic and Economic Profile

Area: Northwest Hillsborough Urban Service Area

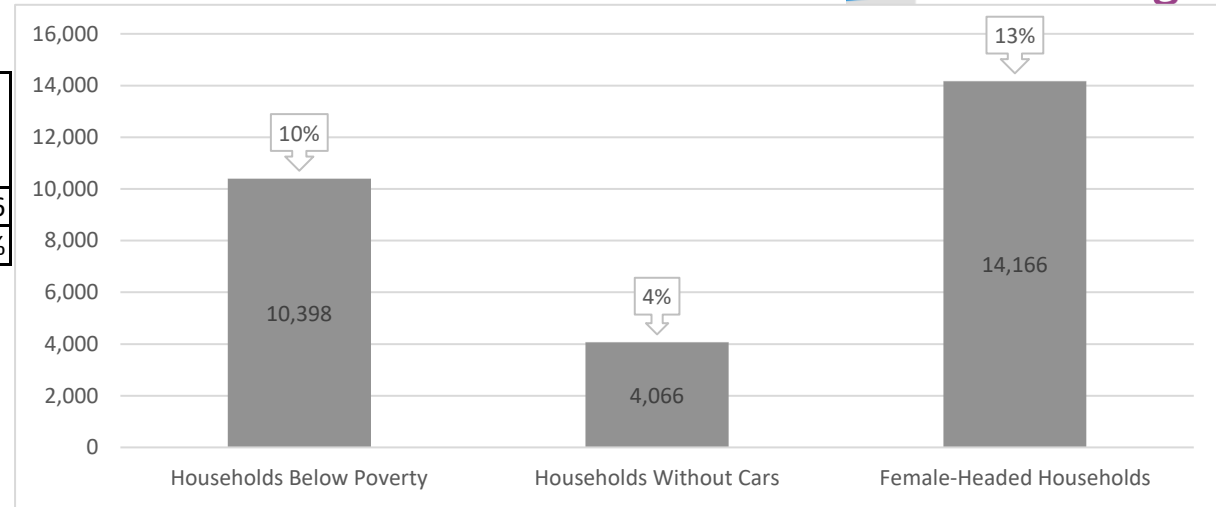
<\$15K	\$15K-\$34K	\$35K-\$49K	\$50K-\$74K	\$75K-\$99K	>=\$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
7,242	13,694	11,659	19,633	15,015	39,849	\$85,157	\$107,613	216,117	146,945	6,579	69,172
7%	13%	11%	18%	14%	37%			82%	68%	4%	32%



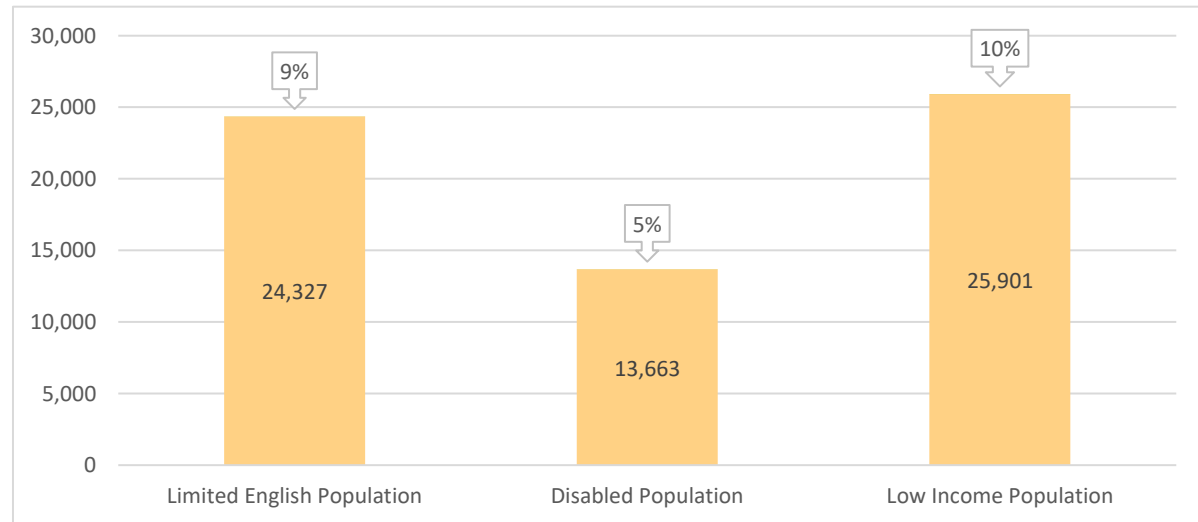
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Area: Northwest Hillsborough Urban Service Area

Households Below Poverty	Households Without Cars	Female-Headed Households
10,398	4,066	14,166
10%	4%	13%



Limited English Population	Disabled Population	Low Income Population
24,327	13,663	25,901
9%	5%	10%



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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 residential units in
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 area.
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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Demographic and Economic Profile



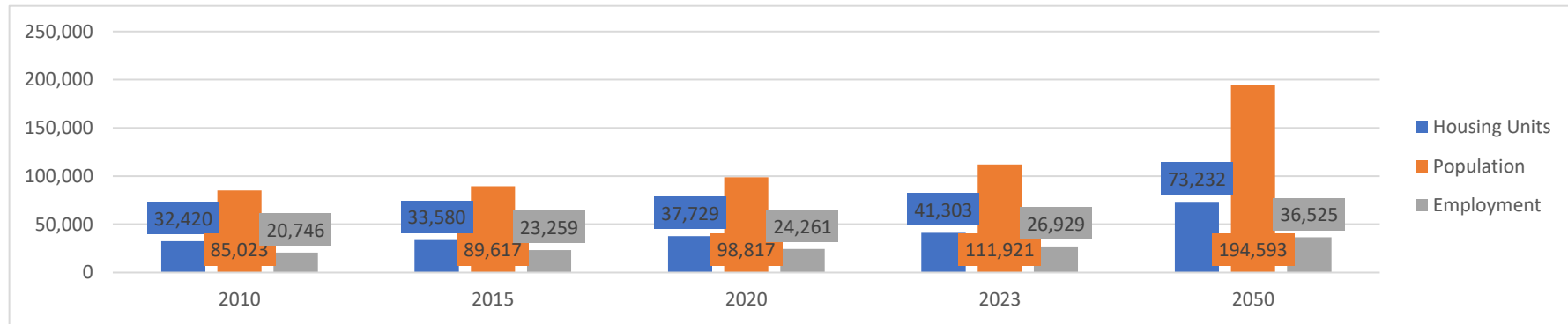
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Demographic and Economic Profile

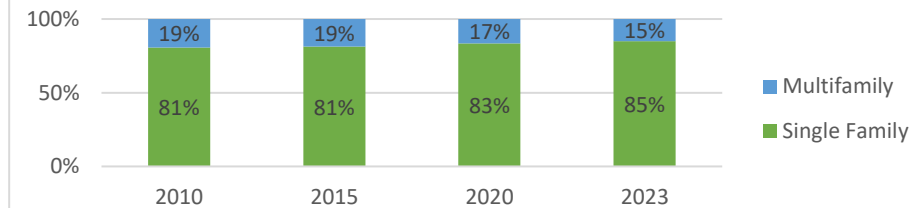
Area: **Rural Service Area**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	32,420	33,580	37,729	41,303	73,232	31,929	77%	23%
Population	85,023	89,617	98,817	111,921	194,593	82,672	74%	25%
Employment	20,746	23,259	24,261	26,929	36,525	9,596	36%	16%



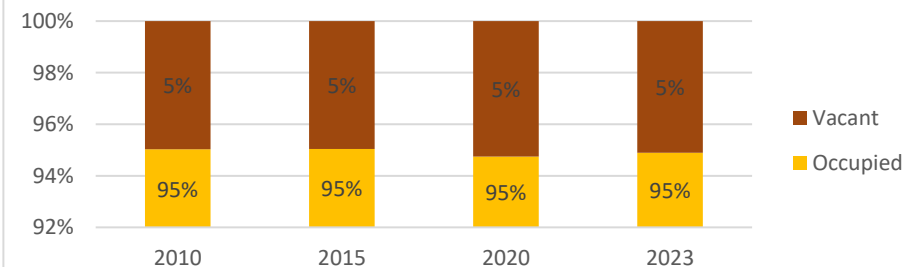
Residential Units by Type

	2010	2015	2020	2023
Single Family	26,175	27,334	31,477	35,051
Single Family	81%	81%	83%	85%
Multifamily	6,245	6,246	6,252	6,252
Multifamily	19%	19%	17%	15%



Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	30,810	31,913	35,748	39,194
Occupied	95%	95%	95%	95%
Vacant	1,610	1,667	1,981	2,109
Vacant	5%	5%	5%	5%

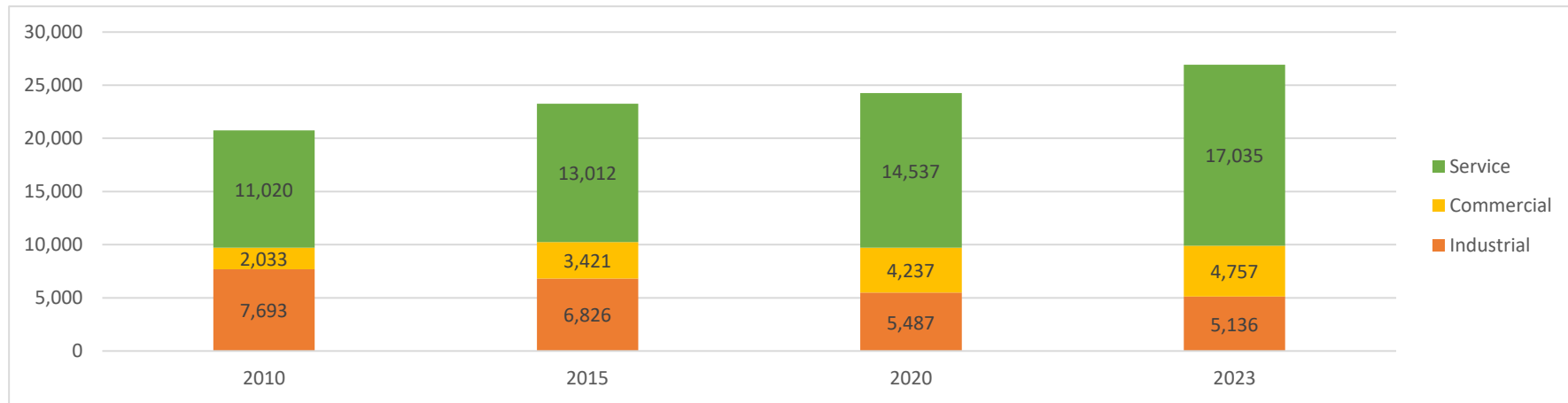


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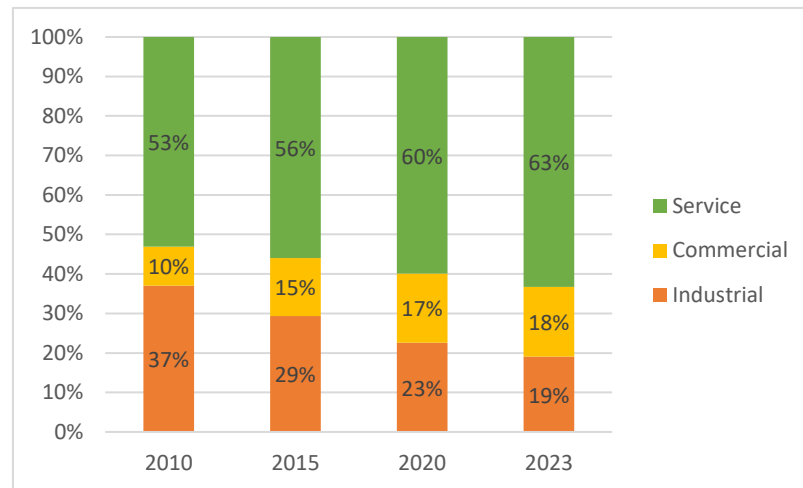
Demographic and Economic Profile

Area: Rural Service Area**Employment by Type**

	2010	2015	2020	2023
Industrial	7,693	6,826	5,487	5,136
Commercial	2,033	3,421	4,237	4,757
Service	11,020	13,012	14,537	17,035
Total	20,746	23,259	24,261	26,929

**Employment by Type**

	2010	2015	2020	2023
Industrial	37%	29%	23%	19%
Commercial	10%	15%	17%	18%
Service	53%	56%	60%	63%



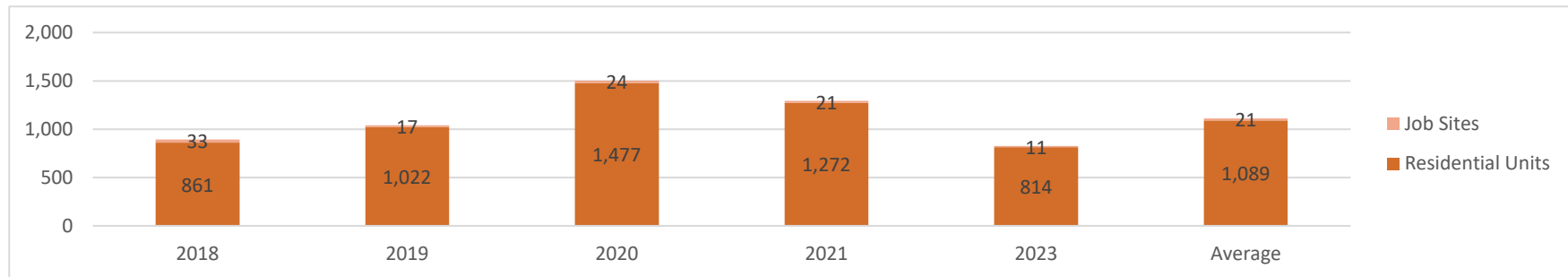
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Demographic and Economic Profile

Area: Rural Service Area

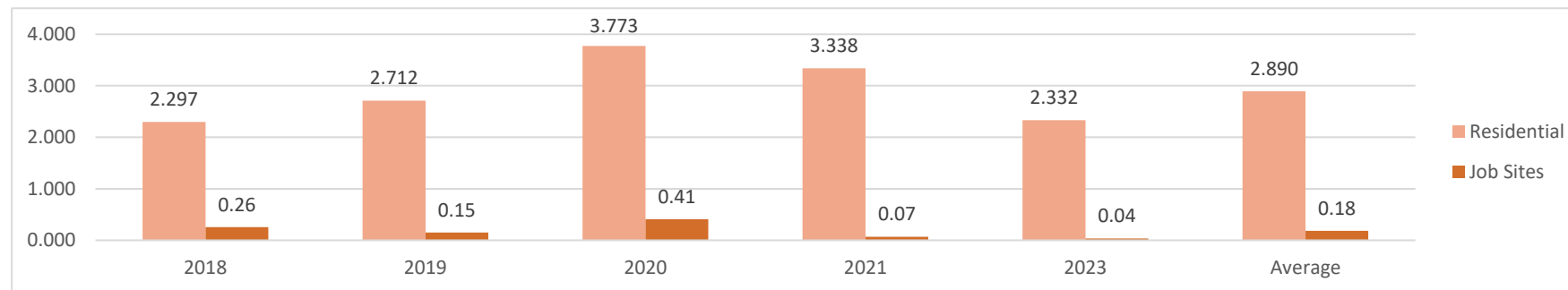
Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	861	1,022	1,477	1,272	814	1,089
Job Sites	33	17	24	21	11	21



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

	2018	2019	2020	2021	2023	Average
Residential	2.297	2.712	3.773	3.338	2.332	2.890
Job Sites	0.26	0.15	0.41	0.07	0.04	0.18

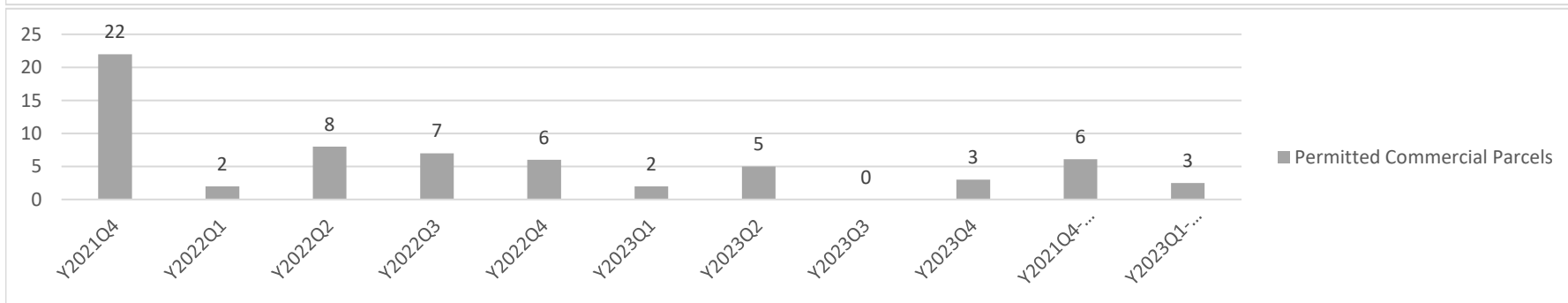
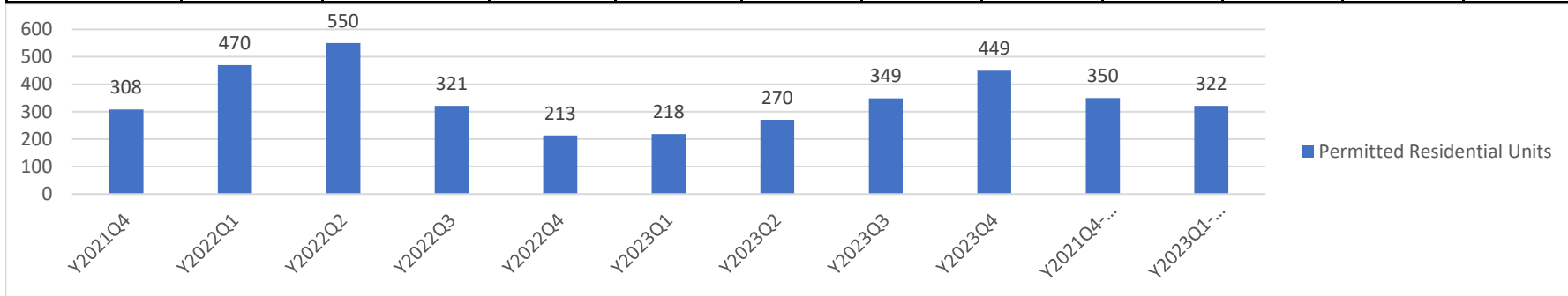


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Demographic and Economic Profile

**Area:** Rural Service Area

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	308	470	550	321	213	218	270	349	449	350	322
Permitted Commercial Parcels	22	2	8	7	6	2	5	0	3	6	3
Total Building Permits	330	472	558	328	219	220	275	349	452	356	324

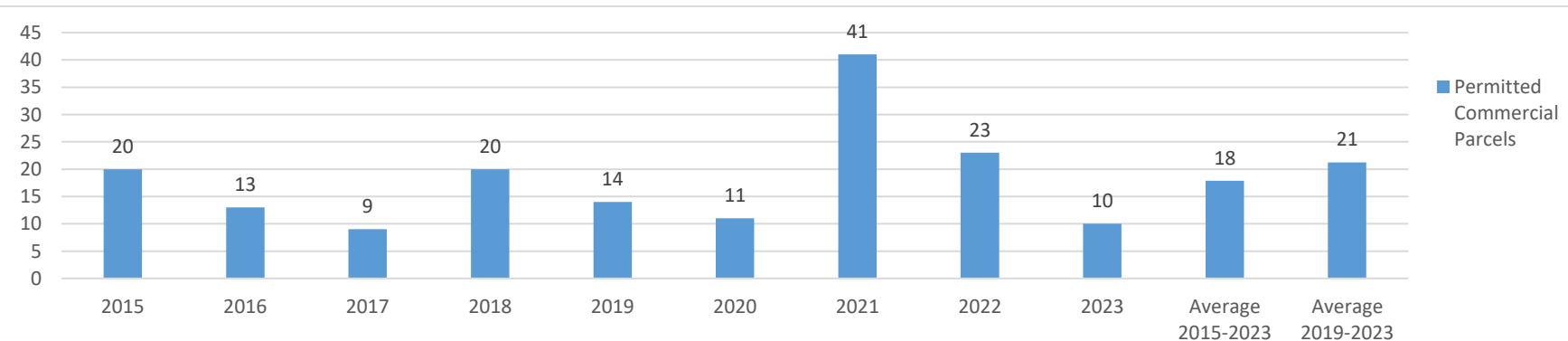
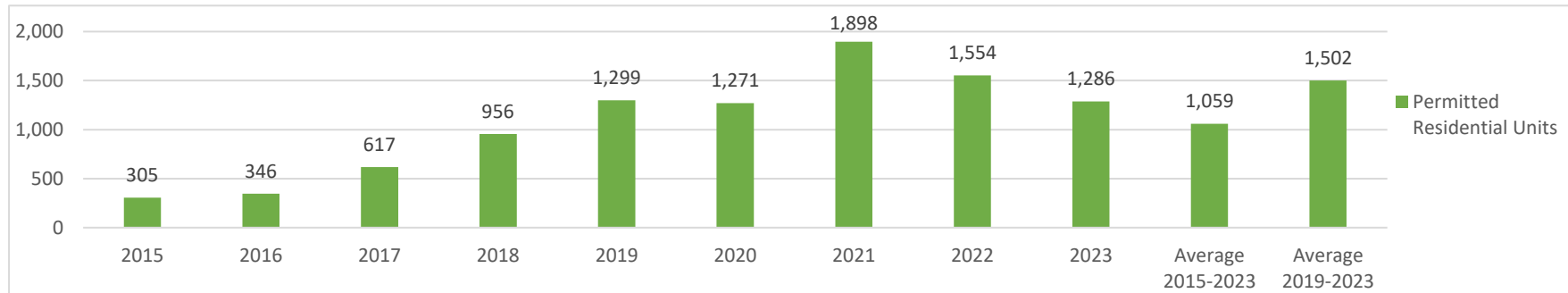


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Demographic and Economic Profile

**Area:** Rural Service Area

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	305	346	617	956	1,299	1,271	1,898	1,554	1,286	1,059	1,502
Permitted Commercial Parcels	20	13	9	20	14	11	41	23	10	18	21
Total Building Permits	325	359	626	976	1,313	1,282	1,939	1,577	1,296	1,077	1,524



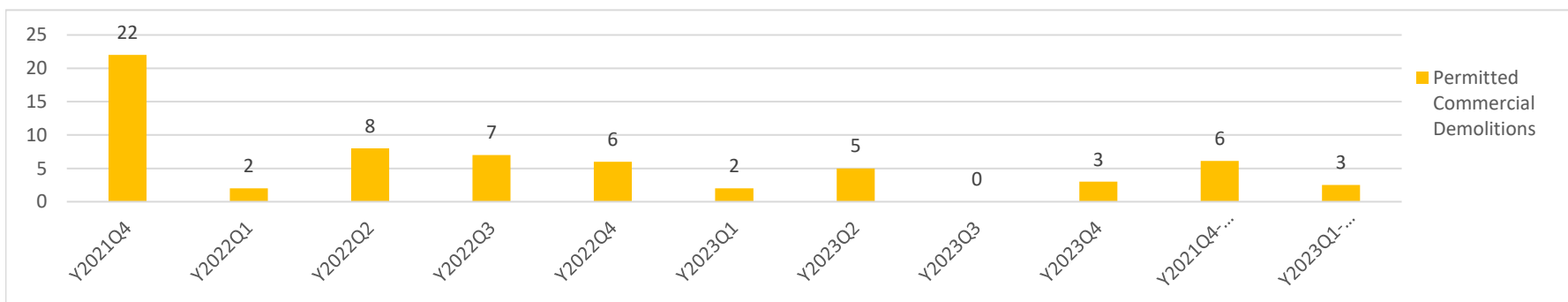
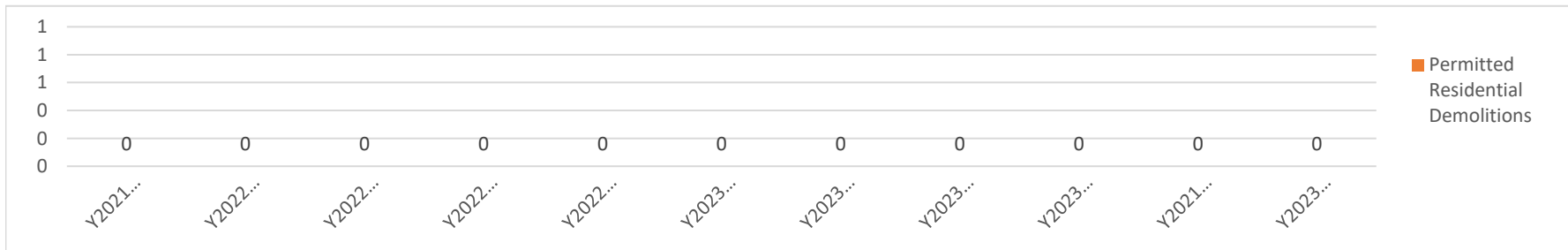
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Demographic and Economic Profile



Area: Rural Service Area

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4 Quarterly	Y2023Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	22	2	8	7	6	2	5	0	3	6	3
Total Permitted Demolitions	22	2	8	7	6	2	5	0	3	6	3

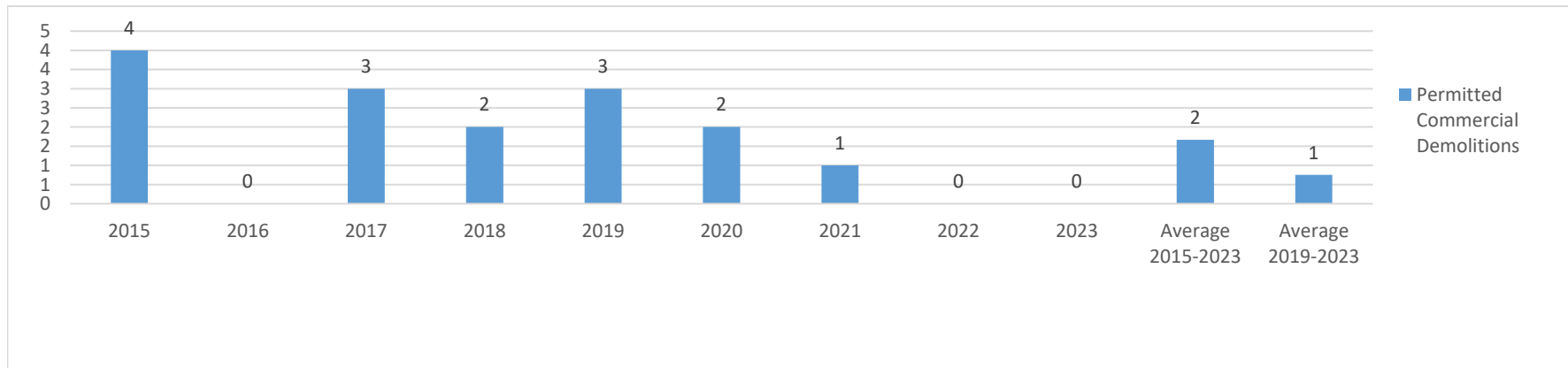
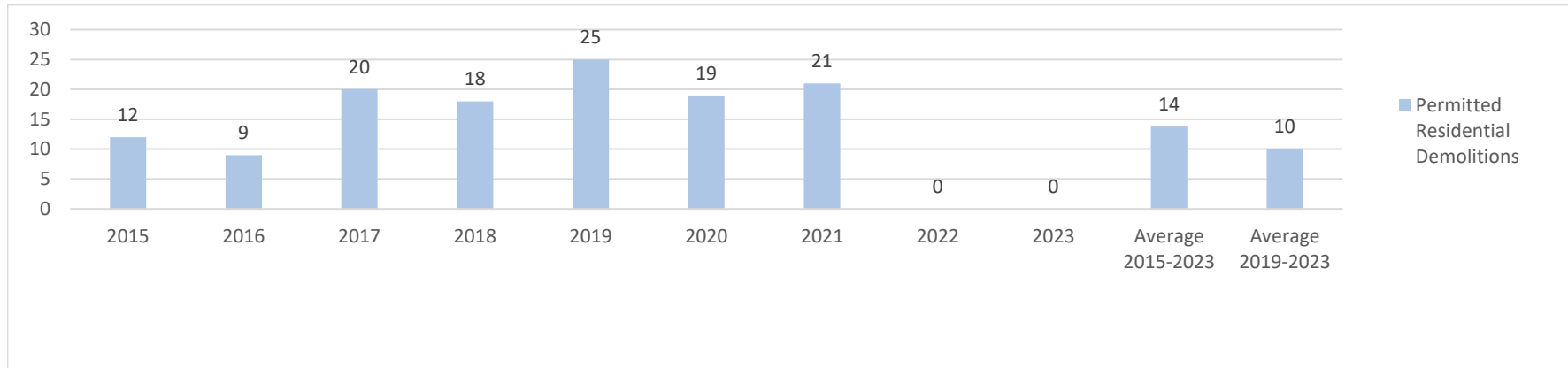


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Demographic and Economic Profile

**Area:** Rural Service Area

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



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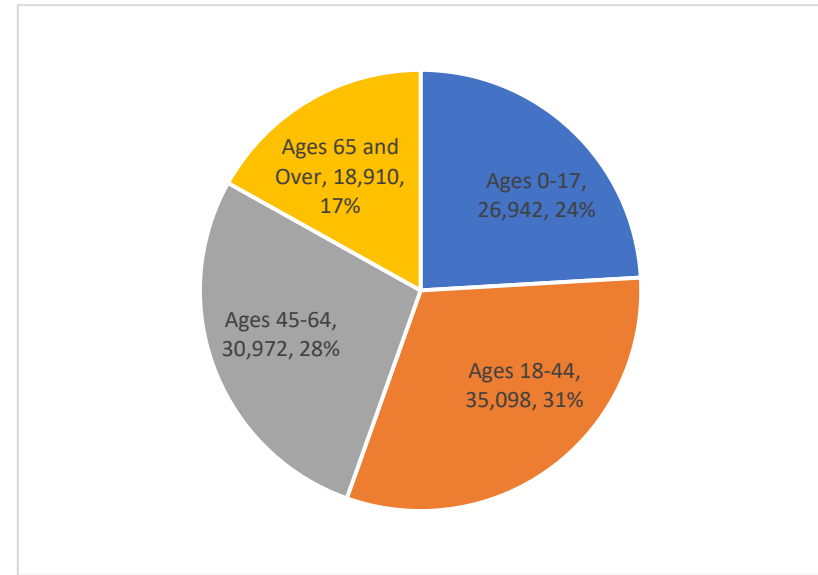
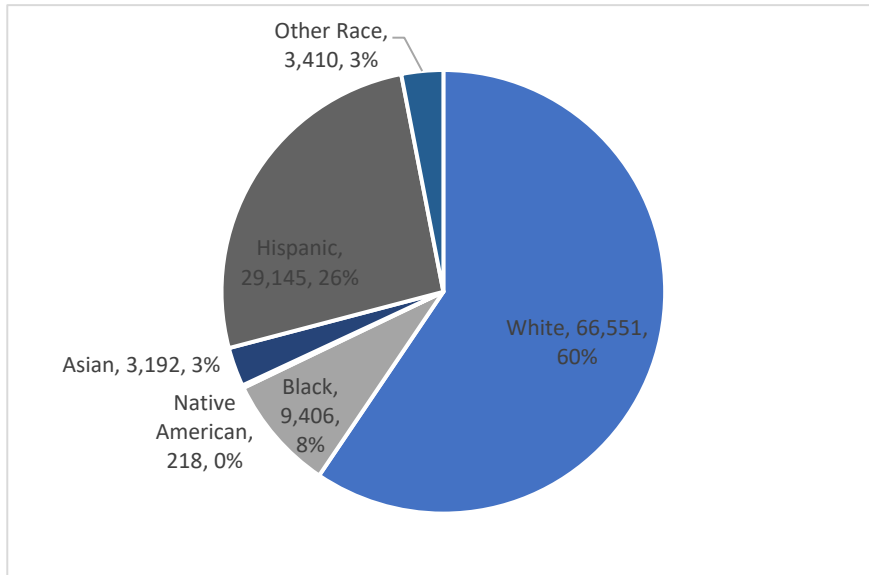
Demographic and Economic Profile



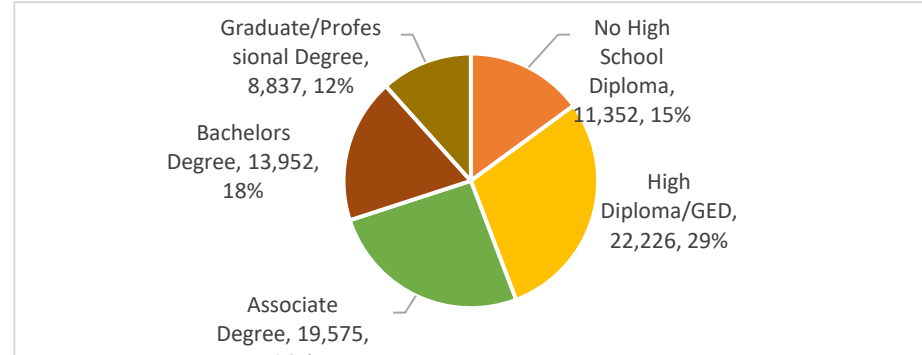
Area: Rural Service Area

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
66,551	9,406	218	3,192	29,145	3,410	111,921
59%	8%	0%	3%	26%	3%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
26,942	35,098	30,972	18,910
24%	31%	28%	17%



No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
11,352	22,226	19,575	13,952	8,837
15%	29%	26%	18%	12%



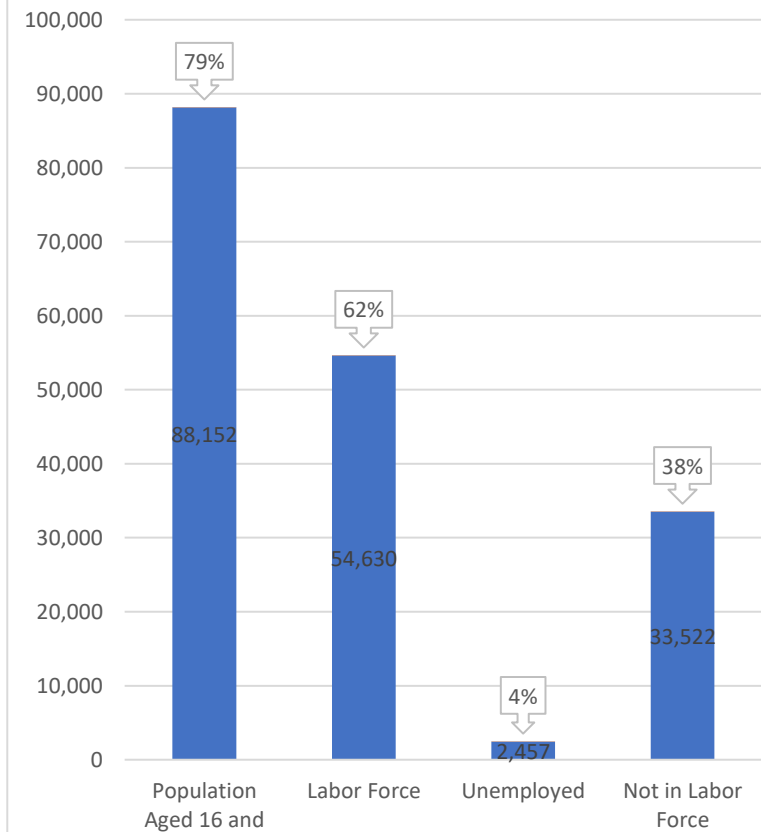
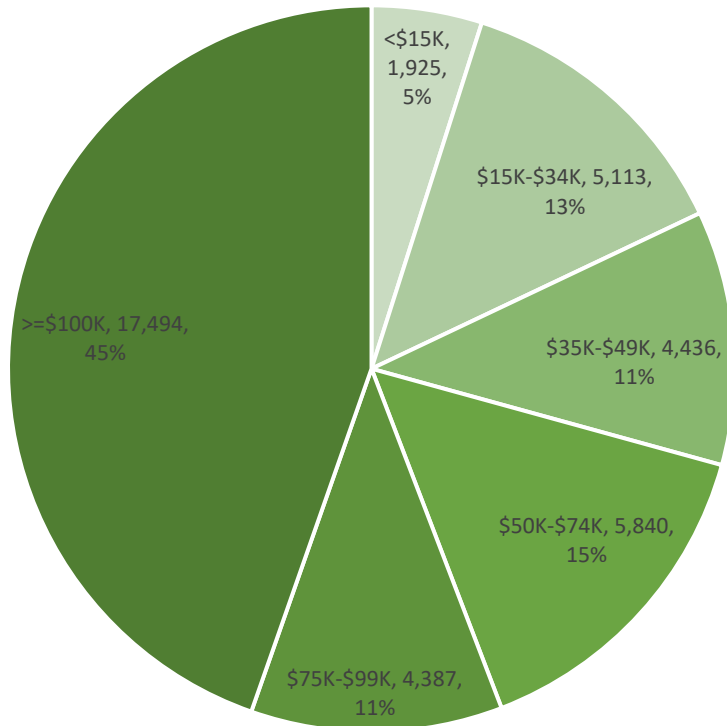
Last Updated: January 8, 2024

Demographic and Economic Profile

Area: Rural Service Area



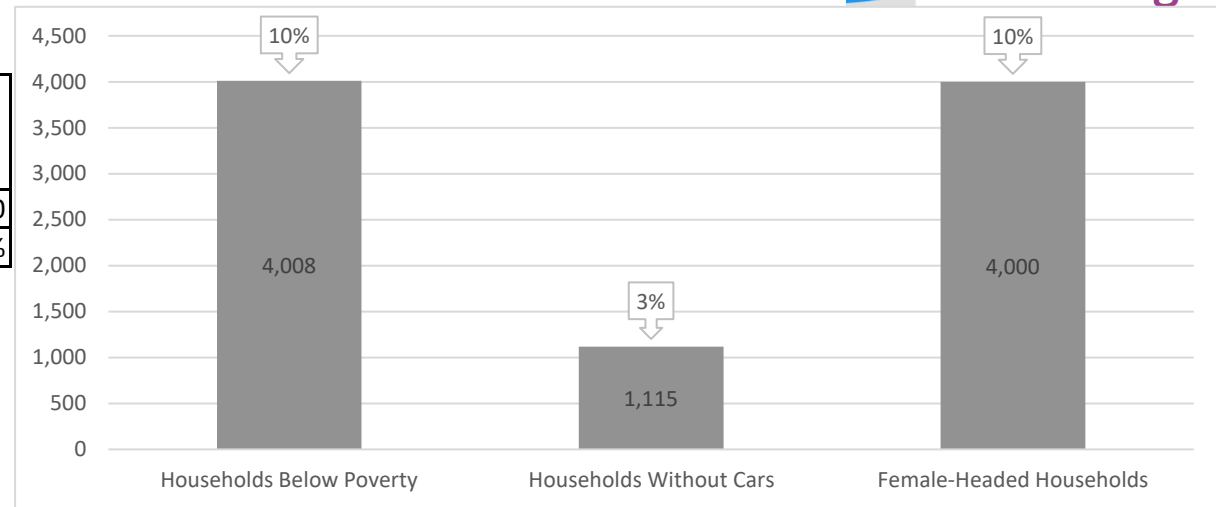
<\$15K	\$15K-\$34K	\$35K-\$49K	\$50K-\$74K	\$75K-\$99K	>=\$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
1,925	5,113	4,436	5,840	4,387	17,494	\$92,110	\$119,503	88,152	54,630	2,457	33,522
5%	13%	11%	15%	11%	45%			79%	62%	4%	38%



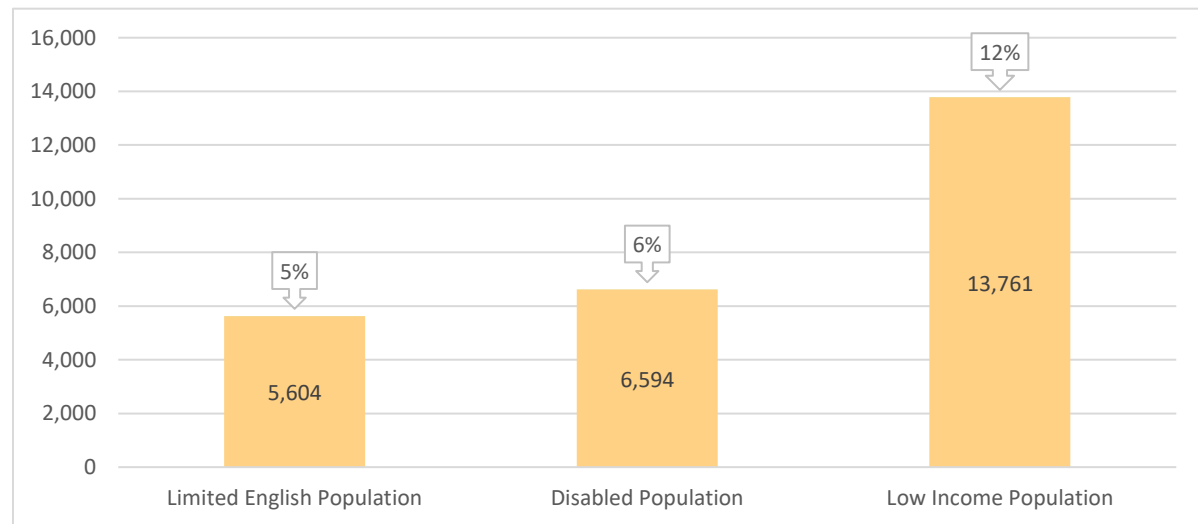
Last Updated: January 8, 2024

Area: Rural Service Area**Demographic and Economic Profile**

Households Below Poverty	Households Without Cars	Female-Headed Households
4,008	1,115	4,000
10%	3%	10%



Limited English Population	Disabled Population	Low Income Population
5,604	6,594	13,761
5%	6%	12%



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 residential units in
Population 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



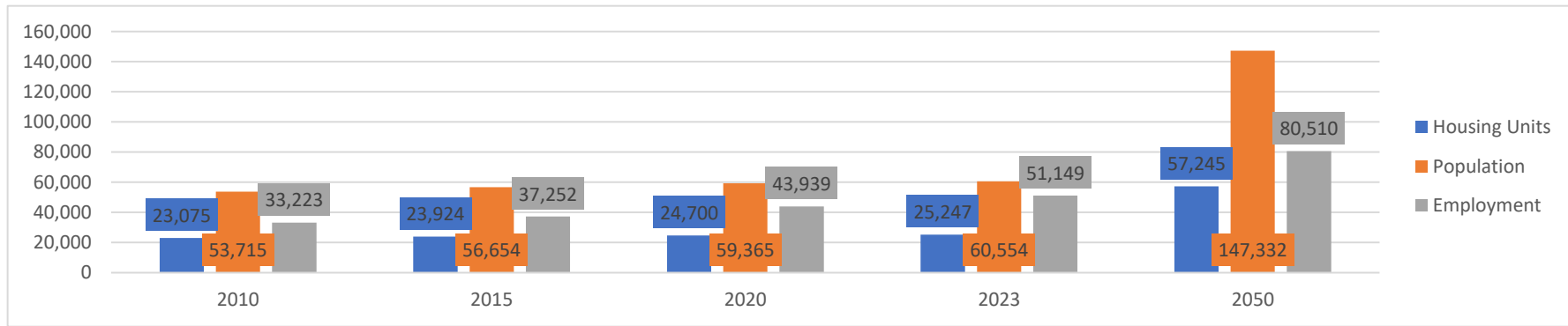
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Last Updated: January 8, 2024

Demographic and Economic Profile

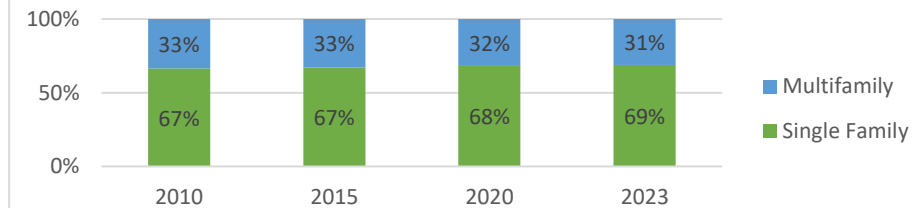
Area: **Plant City Service Area**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	23,075	23,924	24,700	25,247	57,245	31,998	127%	6%
Population	53,715	56,654	59,365	60,554	147,332	86,778	143%	7%
Employment	33,223	37,252	43,939	51,149	80,510	29,361	57%	37%



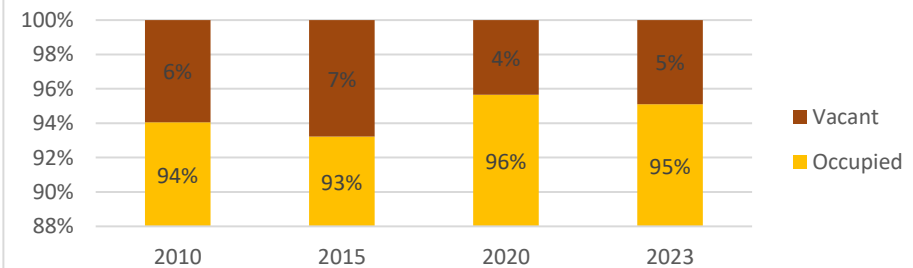
Residential Units by Type

	2010	2015	2020	2023
Single Family	15,362	16,079	16,850	17,393
Single Family	67%	67%	68%	69%
Multifamily	7,713	7,845	7,850	7,854
Multifamily	33%	33%	32%	31%



Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	21,705	22,303	23,626	24,011
Occupied	94%	93%	96%	95%
Vacant	1,370	1,621	1,074	1,236
Vacant	6%	7%	4%	5%



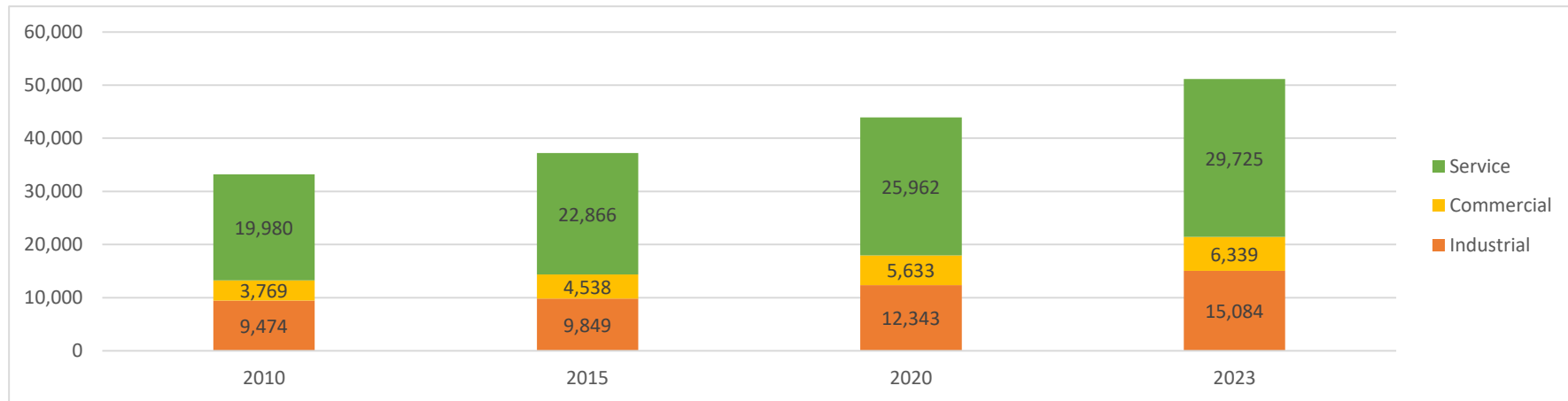
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Demographic and Economic Profile

Area: Plant City Service Area

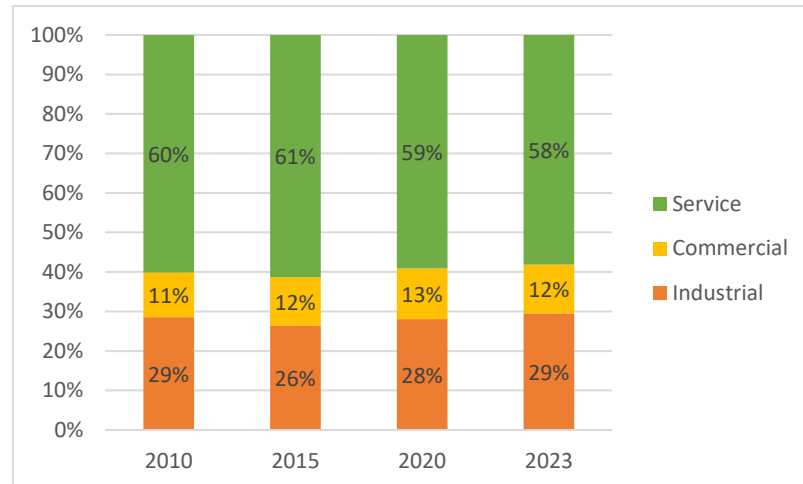
Employment by Type

	2010	2015	2020	2023
Industrial	9,474	9,849	12,343	15,084
Commercial	3,769	4,538	5,633	6,339
Service	19,980	22,866	25,962	29,725
Total	33,223	37,252	43,939	51,149



Employment by Type

	2010	2015	2020	2023
Industrial	29%	26%	28%	29%
Commercial	11%	12%	13%	12%
Service	60%	61%	59%	58%



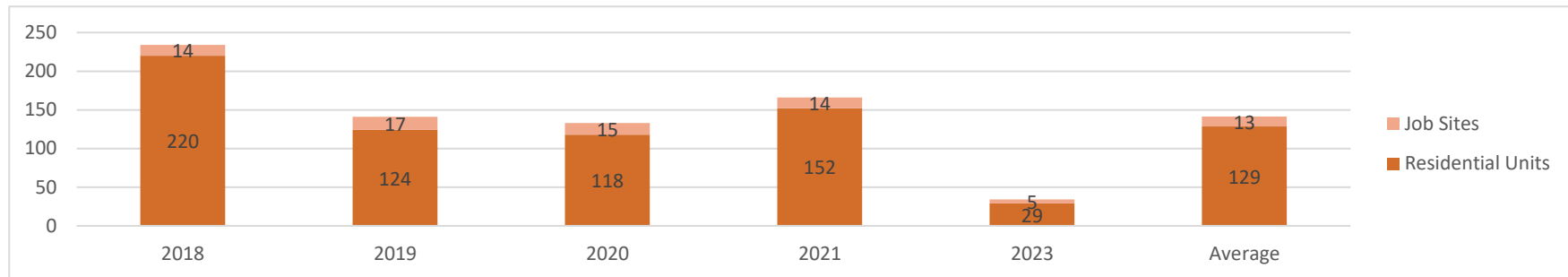
Last Updated: January 8, 2024

Demographic and Economic Profile

Area: Plant City Service Area

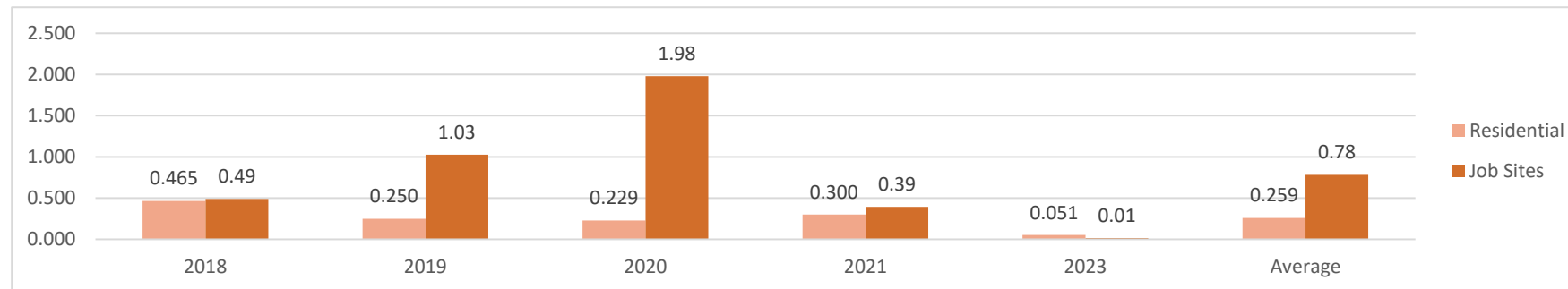
Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	220	124	118	152	29	129
Job Sites	14	17	15	14	5	13



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

	2018	2019	2020	2021	2023	Average
Residential	0.465	0.250	0.229	0.300	0.051	0.259
Job Sites	0.49	1.03	1.98	0.39	0.01	0.78

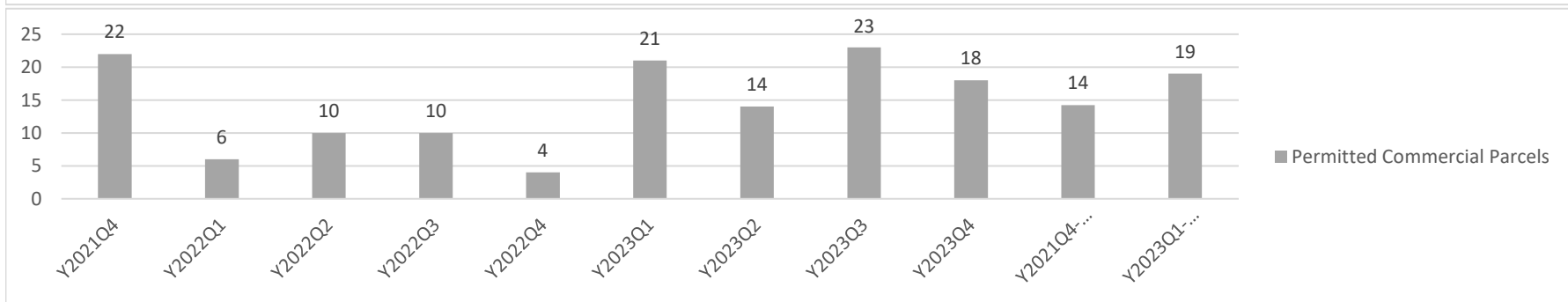
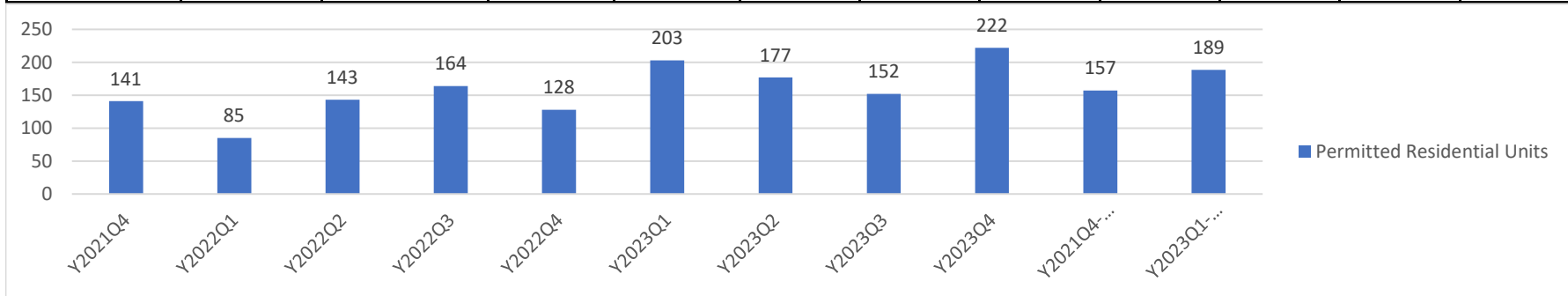


Last Updated: January 8, 2024

Demographic and Economic Profile

**Area:** Plant City Service Area

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	141	85	143	164	128	203	177	152	222	157	189
Permitted Commercial Parcels	22	6	10	10	4	21	14	23	18	14	19
Total Building Permits	163	91	153	174	132	224	191	175	240	171	208

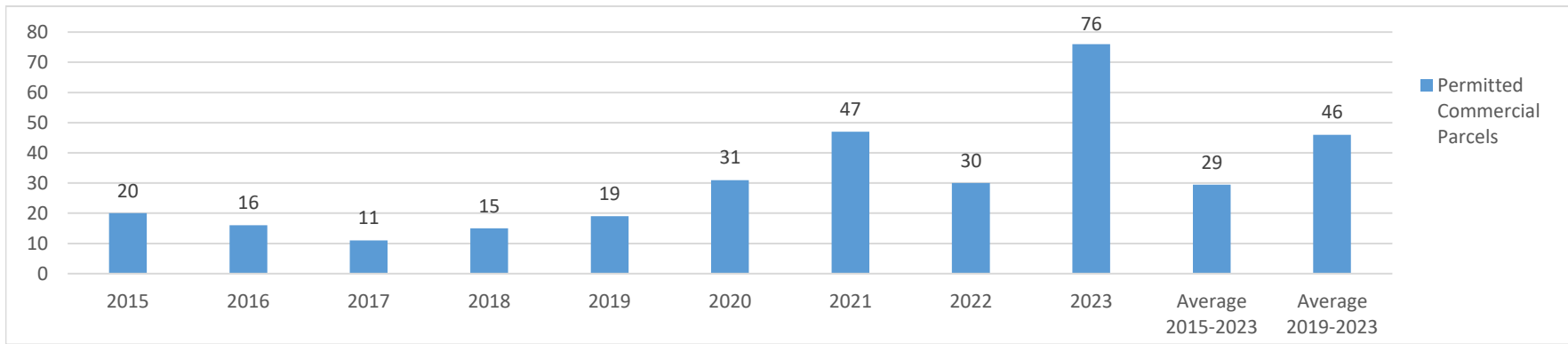
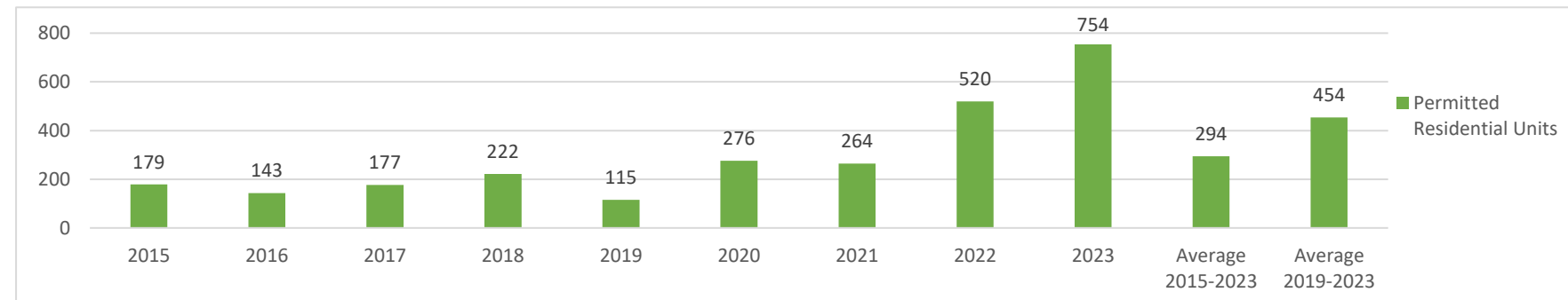


Last Updated: January 8, 2024

Demographic and Economic Profile

**Area:** Plant City Service Area

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	179	143	177	222	115	276	264	520	754	294	454
Permitted Commercial Parcels	20	16	11	15	19	31	47	30	76	29	46
Total Building Permits	199	159	188	237	134	307	311	550	830	324	500

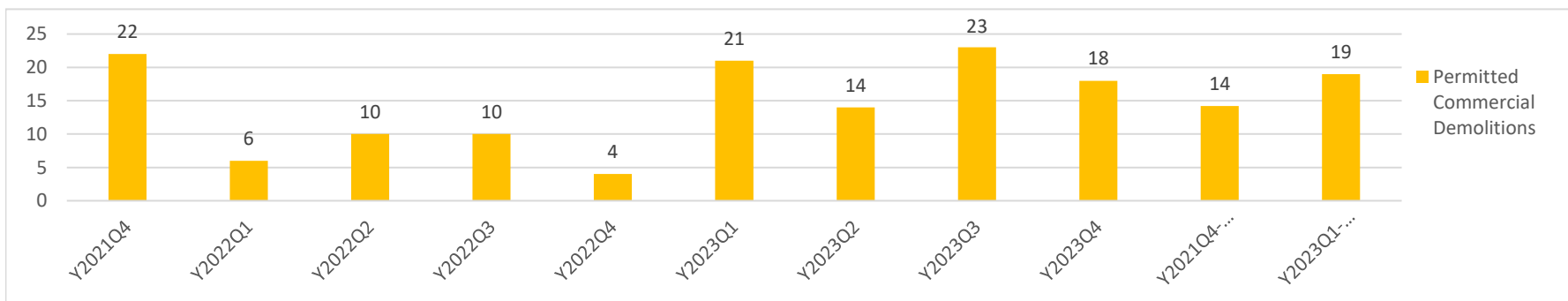
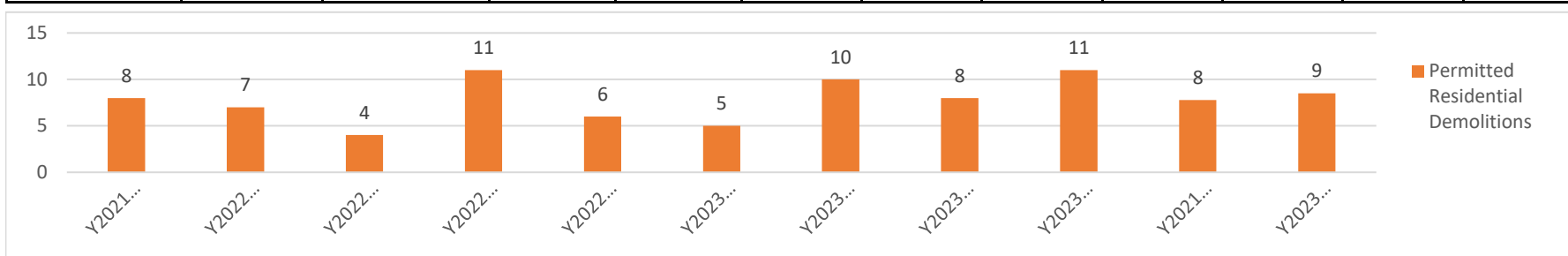


Last Updated: January 8, 2024

Demographic and Economic Profile

**Area:** Plant City Service Area

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4 Quarterly	Y2023Q1 Quarterly
Permitted Residential Demolitions	8	7	4	11	6	5	10	8	11	8	9
Permitted Commercial Demolitions	22	6	10	10	4	21	14	23	18	14	19
Total Permitted Demolitions	30	13	14	21	10	26	24	31	29	22	28

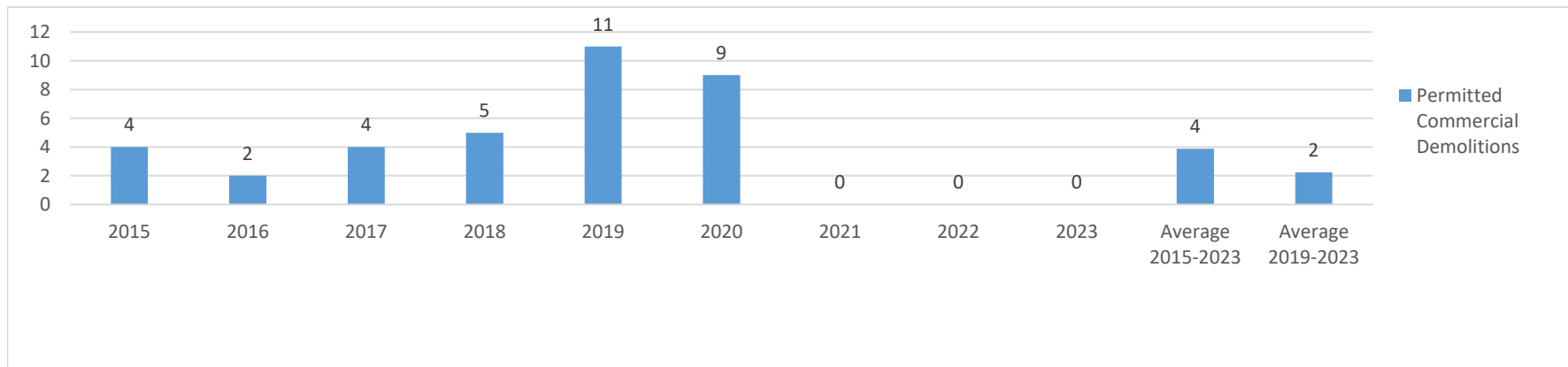
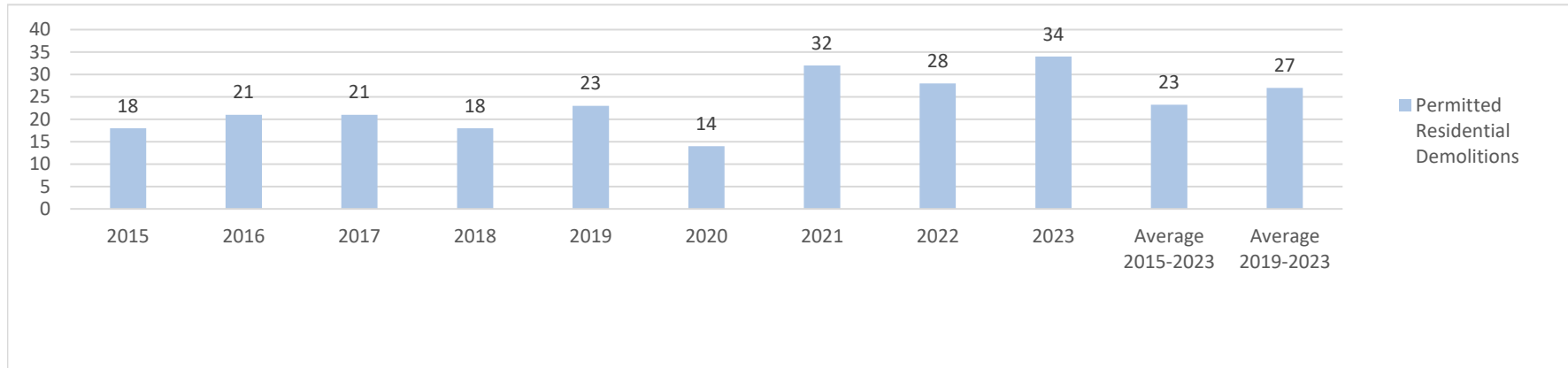


Last Updated: January 8, 2024

Demographic and Economic Profile

**Area:** Plant City Service Area

Demolition Permitted	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential	18	21	21	18	23	14	32	28	34	23	27
Permitted Commercial	4	2	4	5	11	9	0	0	0	4	2
Total Permitted	22	23	25	23	34	23	32	28	34	27	29



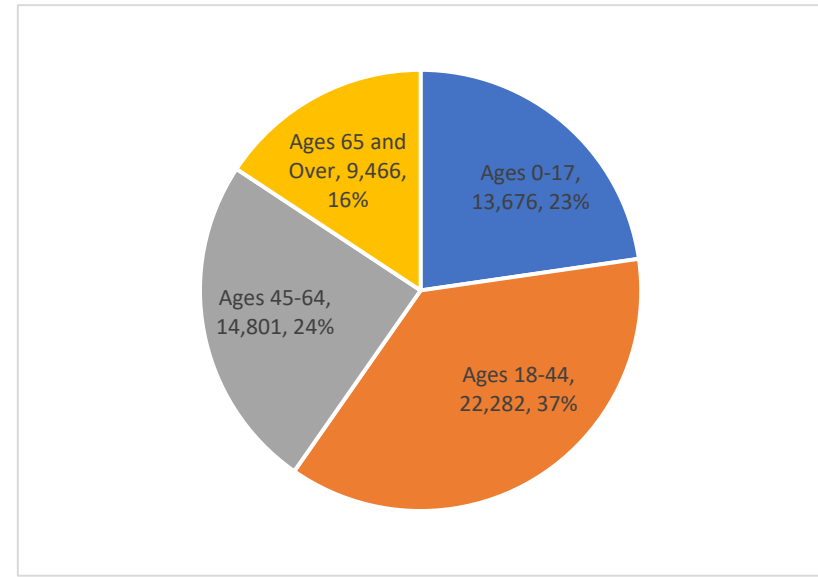
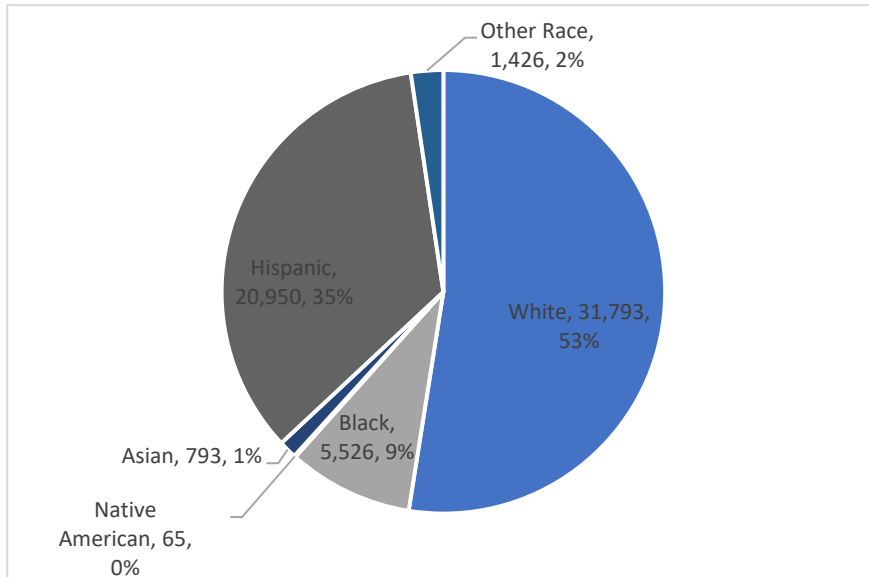
Last Updated: January 8, 2024

Demographic and Economic Profile

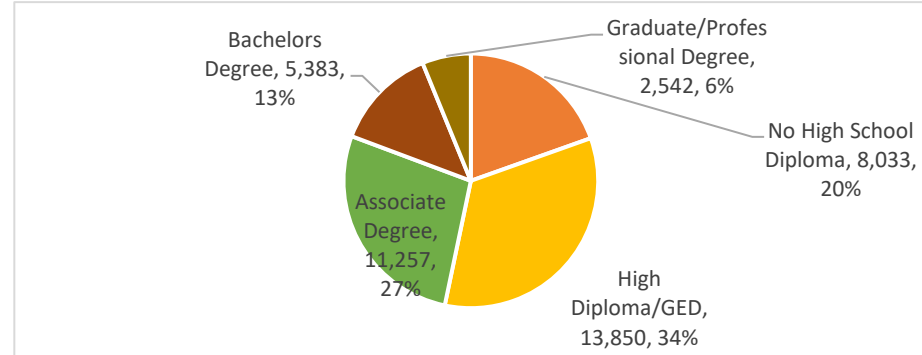
Area: **Plant City Service Area**

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
31,793	5,526	65	793	20,950	1,426	60,554
53%	9%	0%	1%	35%	2%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
13,676	22,282	14,801	9,466
23%	37%	24%	16%



No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
8,033	13,850	11,257	5,383	2,542
20%	34%	27%	13%	6%

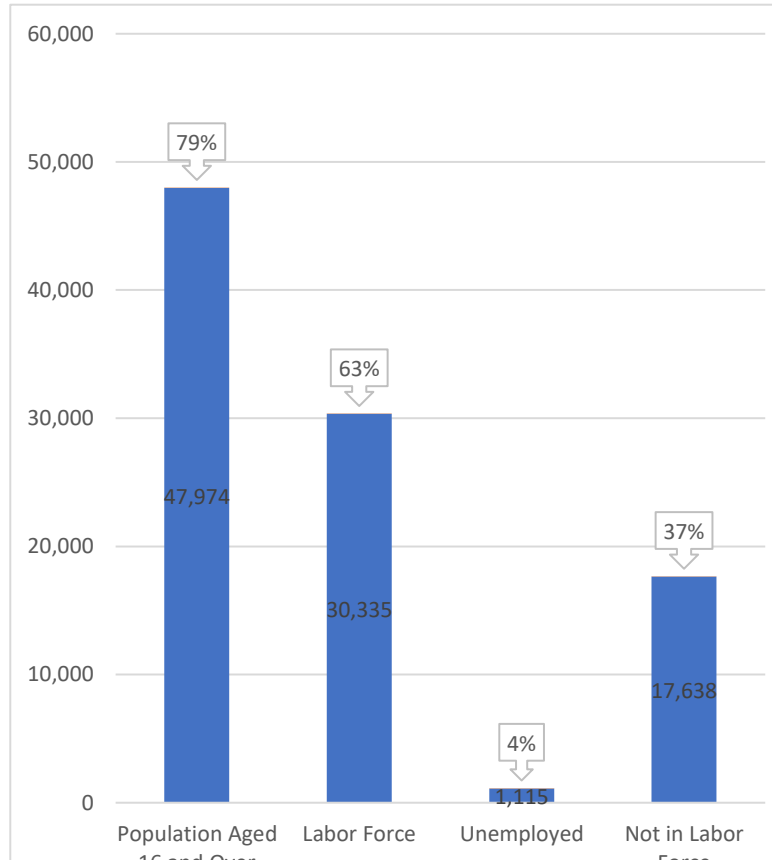
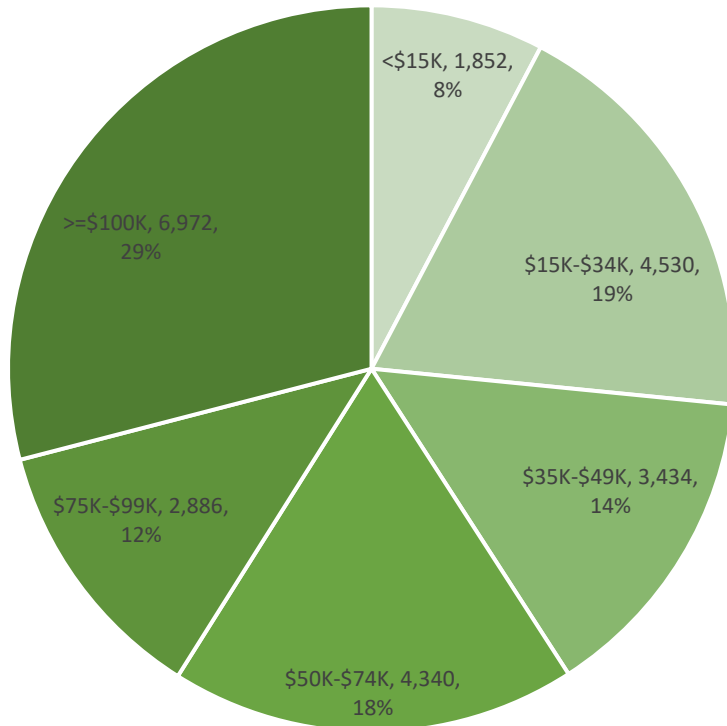


Last Updated: January 8, 2024

Demographic and Economic Profile

Area: **Plant City Service Area**

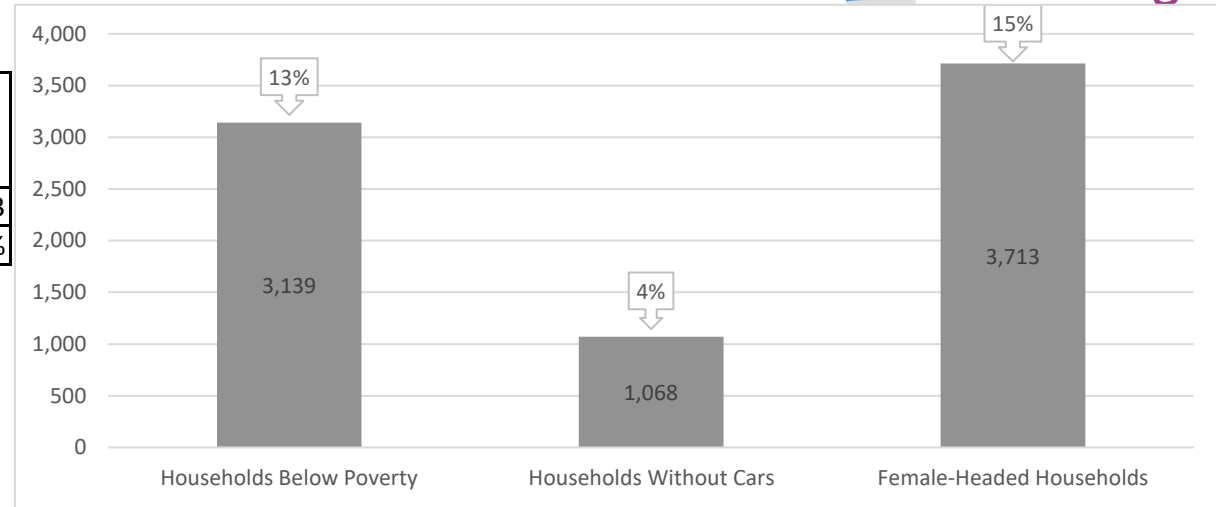
<\$15K	\$15K-\$34K	\$35K-\$49K	\$50K-\$74K	\$75K-\$99K	>=\$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
1,852	4,530	3,434	4,340	2,886	6,972	\$63,333	\$79,153	47,974	30,335	1,115	17,638
8%	19%	14%	18%	12%	29%			79%	63%	4%	37%



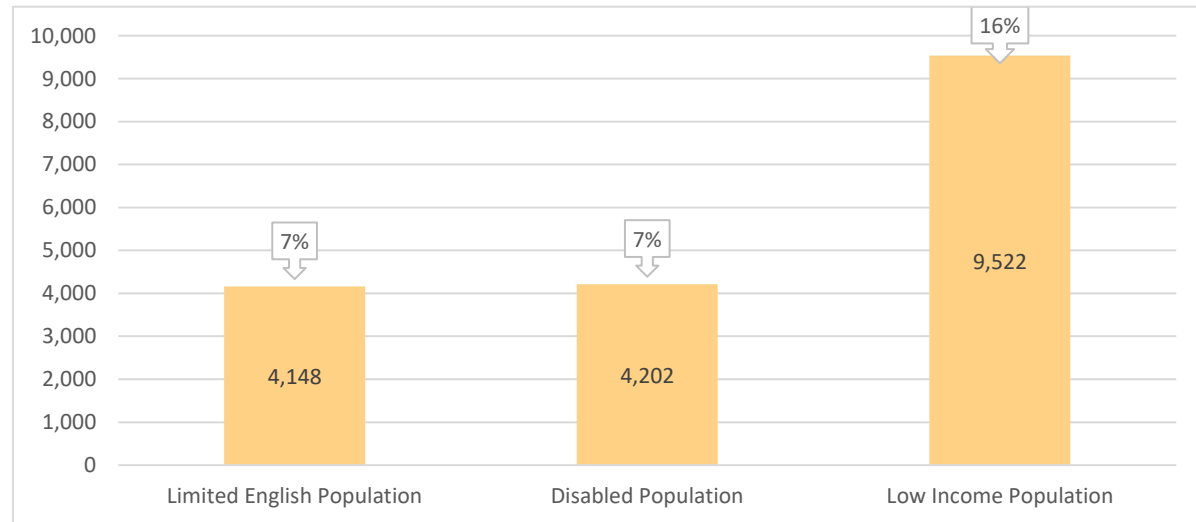
Last Updated: January 8, 2024

Area: Plant City Service Area**Demographic and Economic Profile**

Households Below Poverty	Households Without Cars	Female-Headed Households
3,139	1,068	3,713
13%	4%	15%



Limited English Population	Disabled Population	Low Income Population
4,148	4,202	9,522
7%	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/
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 residential units in
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Last Updated: January 8, 2024

Demographic and Economic Profile



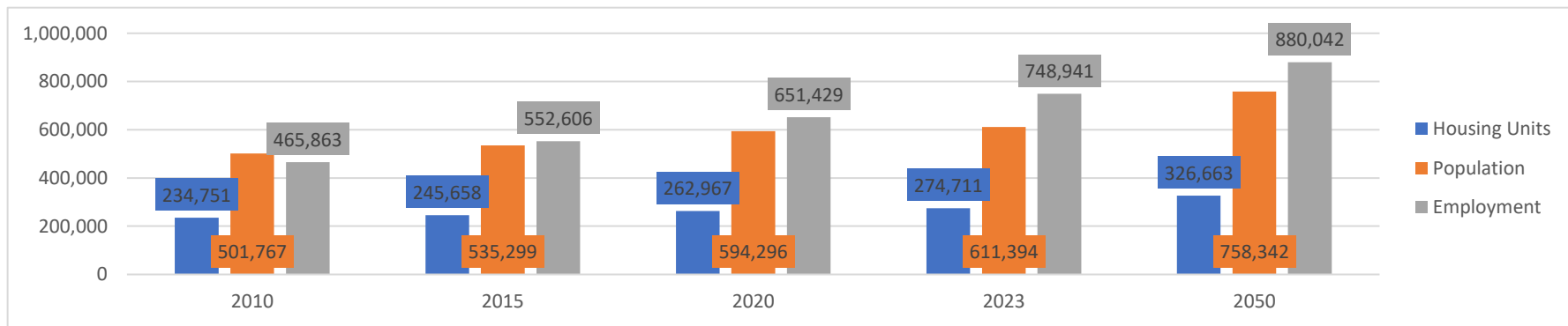
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Demographic and Economic Profile

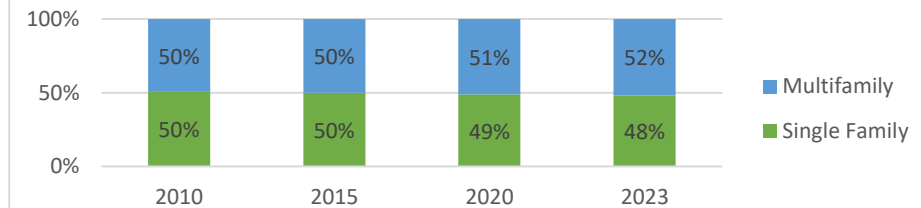
Area: **Tampa Service Area**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	234,751	245,658	262,967	274,711	326,663	51,952	19%	12%
Population	501,767	535,299	594,296	611,394	758,342	146,948	24%	14%
Employment	465,863	552,606	651,429	748,941	880,042	131,101	18%	36%



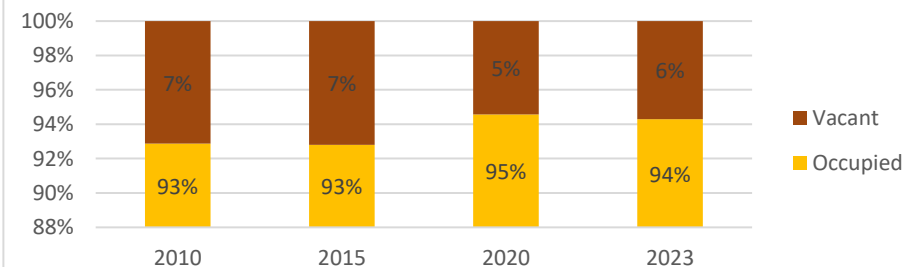
Residential Units by Type

	2010	2015	2020	2023
Single Family	118,543	122,693	128,733	132,461
Single Family	50%	50%	49%	48%
Multifamily	116,208	122,965	134,234	142,250
Multifamily	50%	50%	51%	52%



Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	218,016	227,957	248,672	259,052
Occupied	93%	93%	95%	94%
Vacant	16,735	17,701	14,295	15,659
Vacant	7%	7%	5%	6%



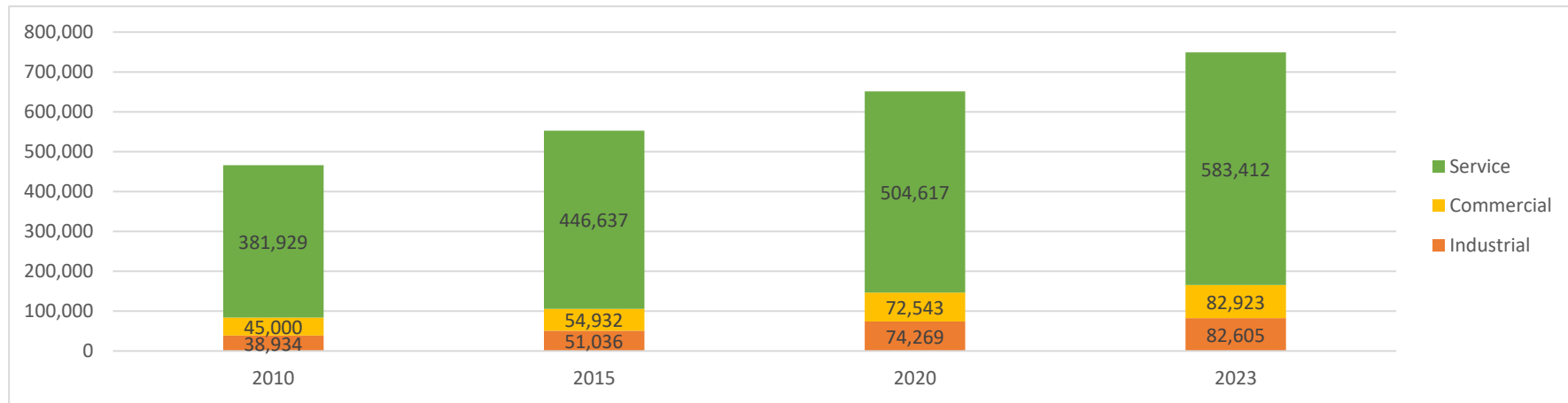
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Demographic and Economic Profile

Area: Tampa Service Area

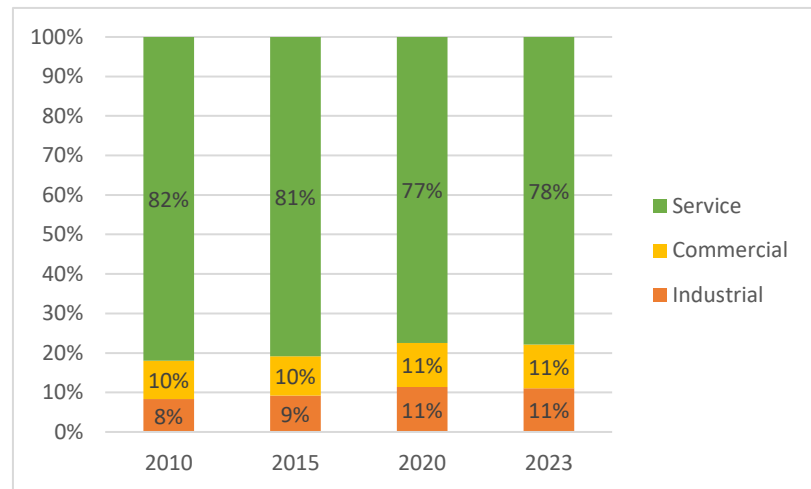
Employment by Type

	2010	2015	2020	2023
Industrial	38,934	51,036	74,269	82,605
Commercial	45,000	54,932	72,543	82,923
Service	381,929	446,637	504,617	583,412
Total	465,863	552,606	651,429	748,941



Employment by Type

	2010	2015	2020	2023
Industrial	8%	9%	11%	11%
Commercial	10%	10%	11%	11%
Service	82%	81%	77%	78%



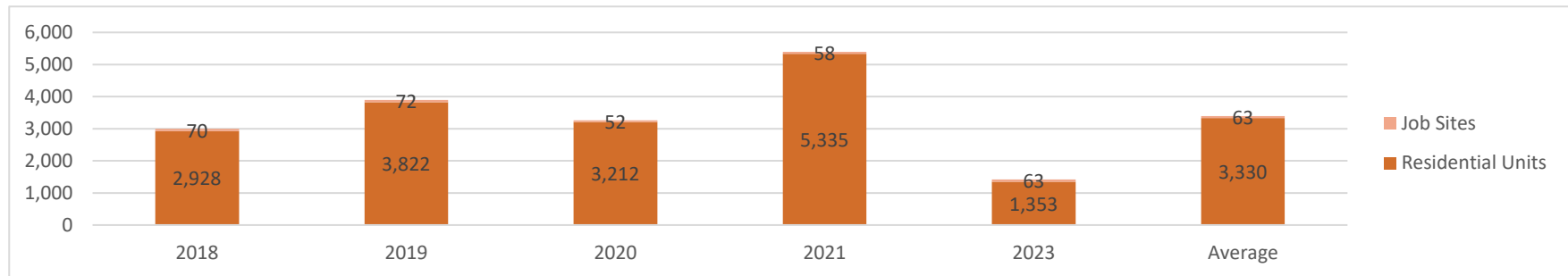
Last Updated: January 8, 2024

Demographic and Economic Profile

Area: Tampa Service Area

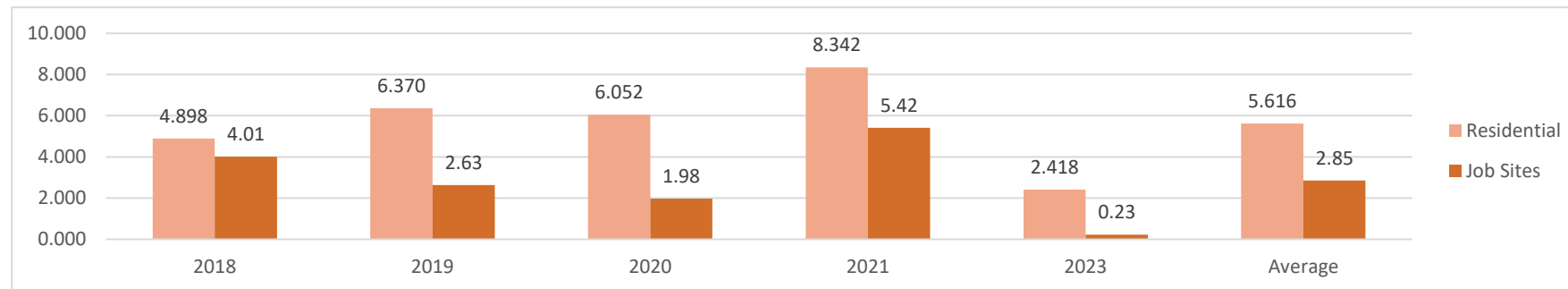
Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	2,928	3,822	3,212	5,335	1,353	3,330
Job Sites	70	72	52	58	63	63



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

	2018	2019	2020	2021	2023	Average
Residential	4.898	6.370	6.052	8.342	2.418	5.616
Job Sites	4.01	2.63	1.98	5.42	0.23	2.85

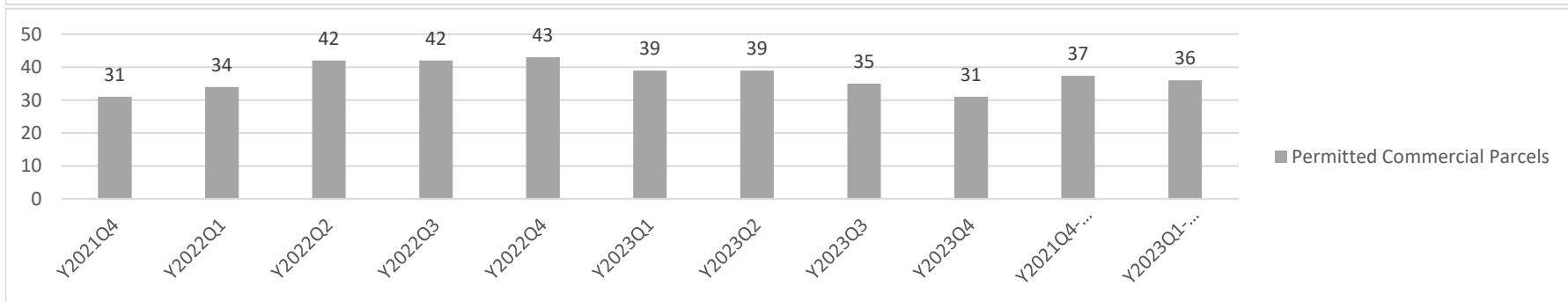
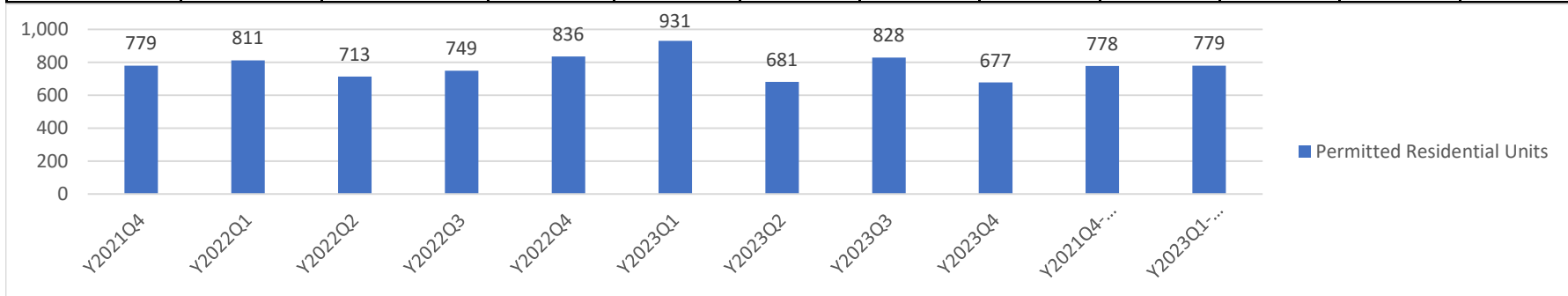


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Demographic and Economic Profile

**Area:** Tampa Service Area

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	779	811	713	749	836	931	681	828	677	778	779
Permitted Commercial Parcels	31	34	42	42	43	39	39	35	31	37	36
Total Building Permits	810	845	755	791	879	970	720	863	708	816	815

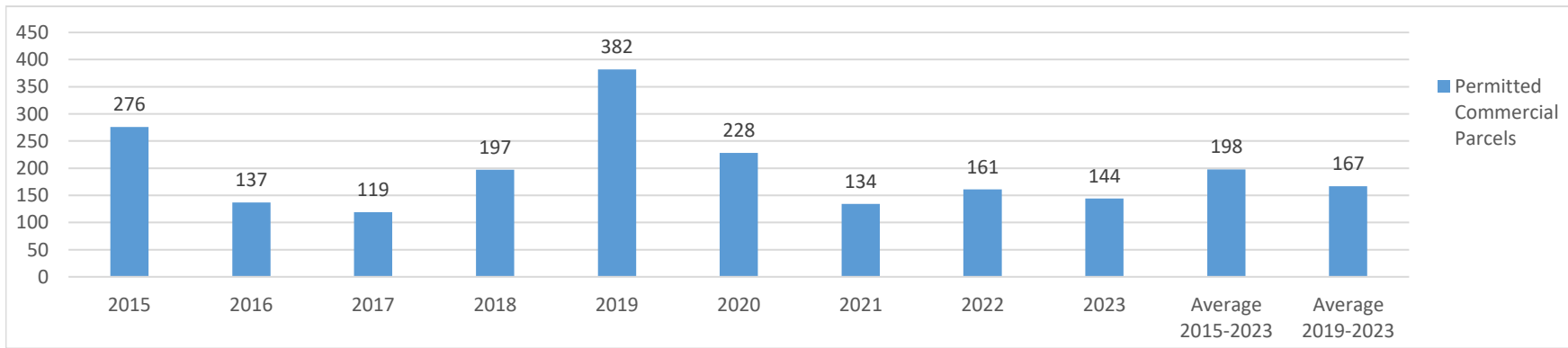
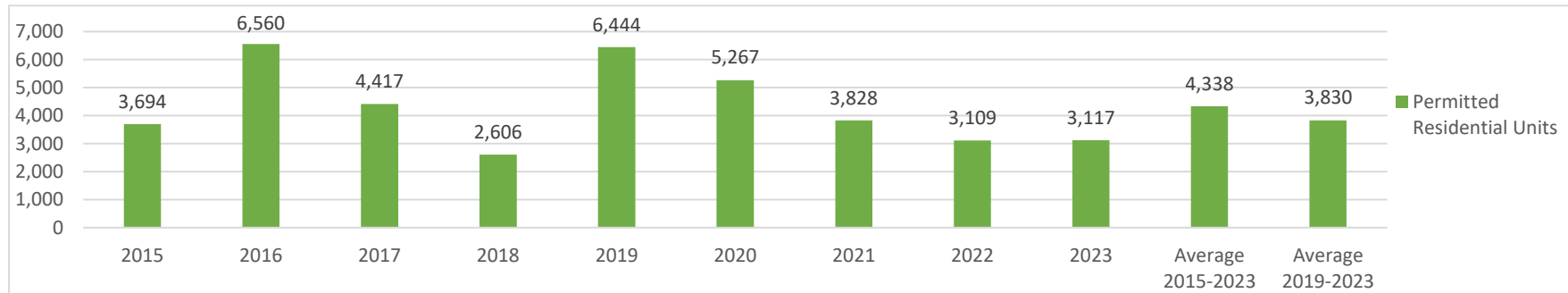


Last Updated: January 8, 2024

Demographic and Economic Profile

**Area:** Tampa Service Area

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	3,694	6,560	4,417	2,606	6,444	5,267	3,828	3,109	3,117	4,338	3,830
Permitted Commercial Parcels	276	137	119	197	382	228	134	161	144	198	167
Total Building Permits	3,970	6,697	4,536	2,803	6,826	5,495	3,962	3,270	3,261	4,536	3,997



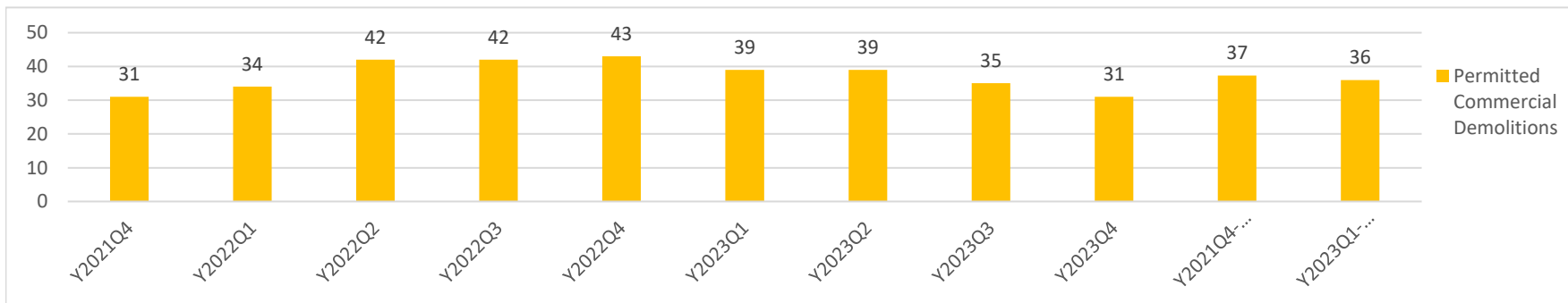
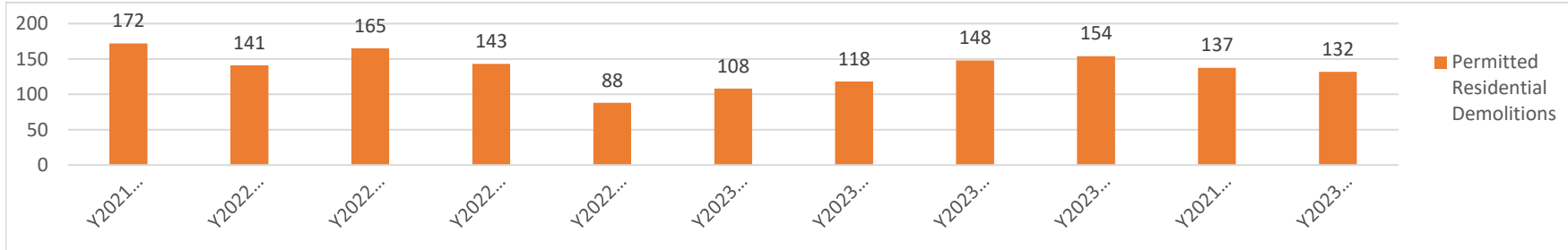
Last Updated: January 8, 2024

Demographic and Economic Profile



Area: Tampa Service Area

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4 Quarterly	Y2023Q1 Quarterly
Permitted Residential Demolitions	172	141	165	143	88	108	118	148	154	137	132
Permitted Commercial Demolitions	31	34	42	42	43	39	39	35	31	37	36
Total Permitted Demolitions	203	175	207	185	131	147	157	183	185	175	168

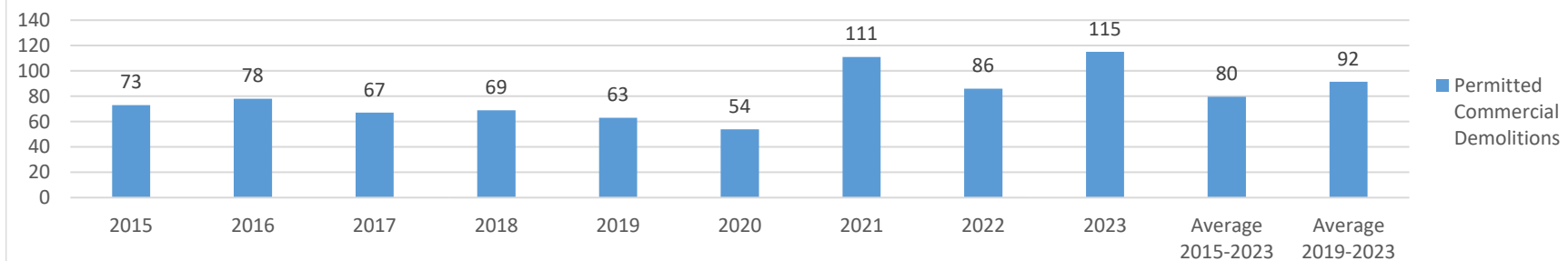
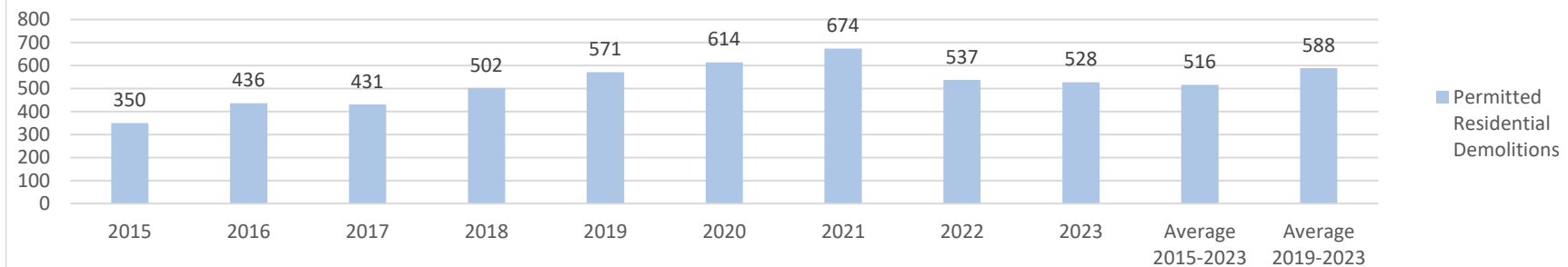


Last Updated: January 8, 2024

Demographic and Economic Profile

**Area:** Tampa Service Area

	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Demolition Permits											
Permitted Residential	350	436	431	502	571	614	674	537	528	516	588
Permitted Commercial	73	78	67	69	63	54	111	86	115	80	92
Total Permitted	423	514	498	571	634	668	785	623	643	595	680



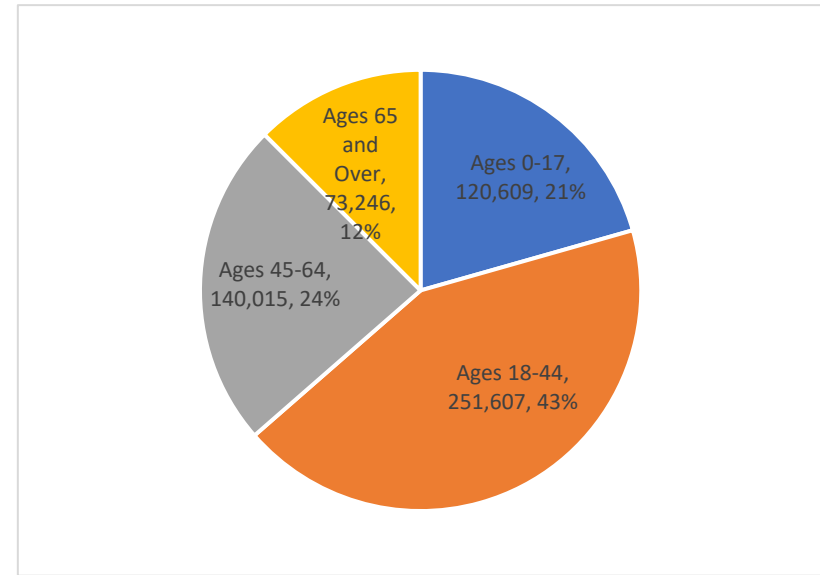
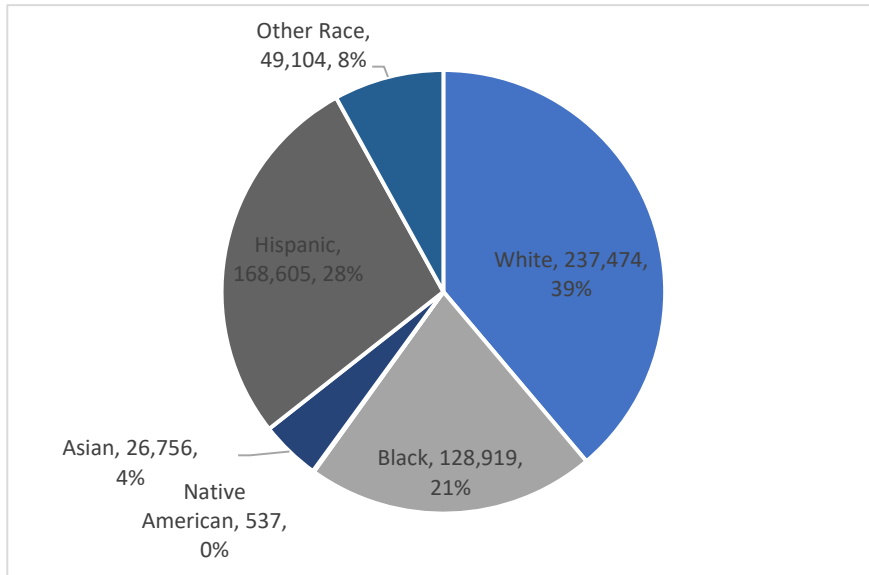
Last Updated: January 8, 2024

Demographic and Economic Profile

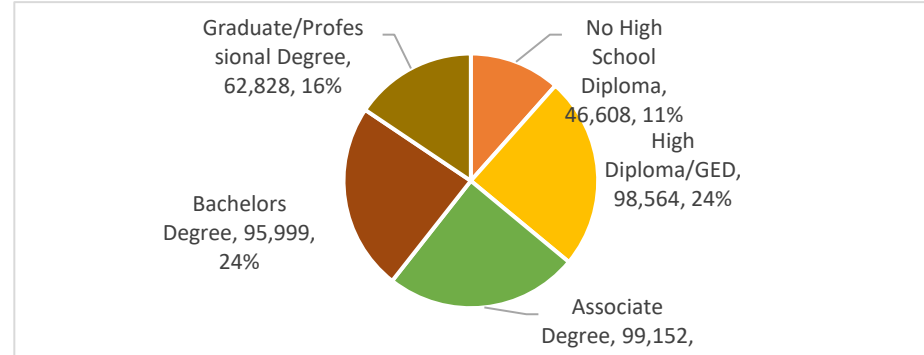
Area: **Tampa Service Area**

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
237,474	128,919	537	26,756	168,605	49,104	611,394
39%	21%	0%	4%	28%	8%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
120,609	251,607	140,015	73,246
20%	41%	23%	12%



No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
46,608	98,564	99,152	95,999	62,828
12%	24%	25%	24%	16%

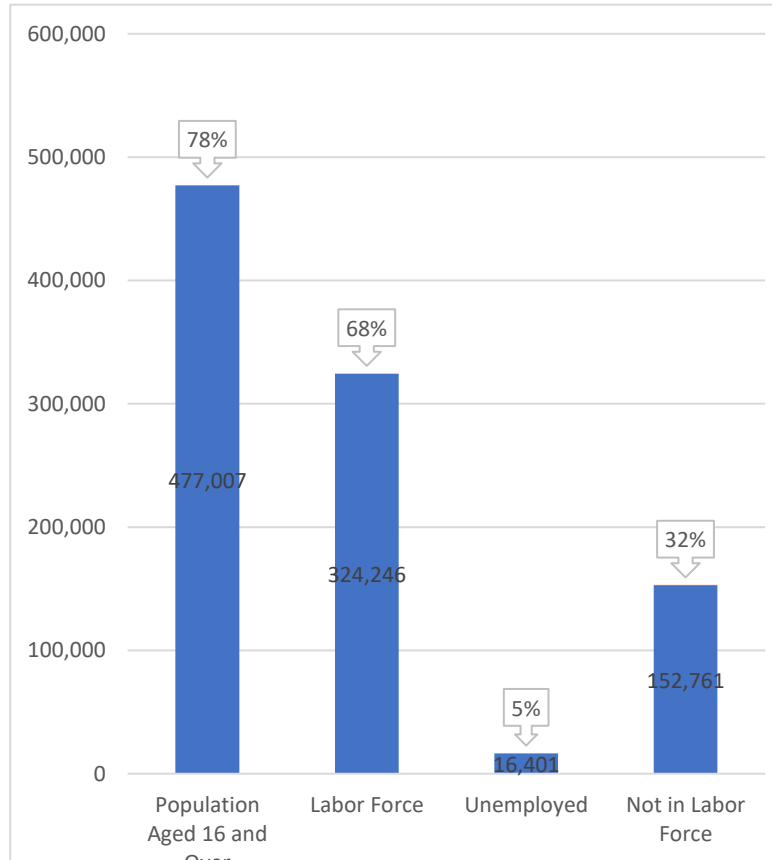
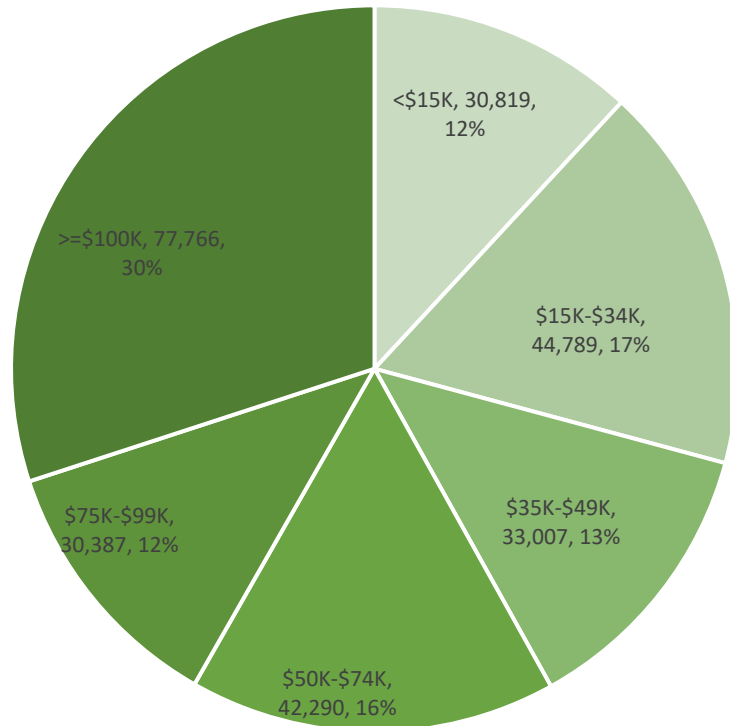


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Demographic and Economic Profile

Area: **Tampa Service Area**

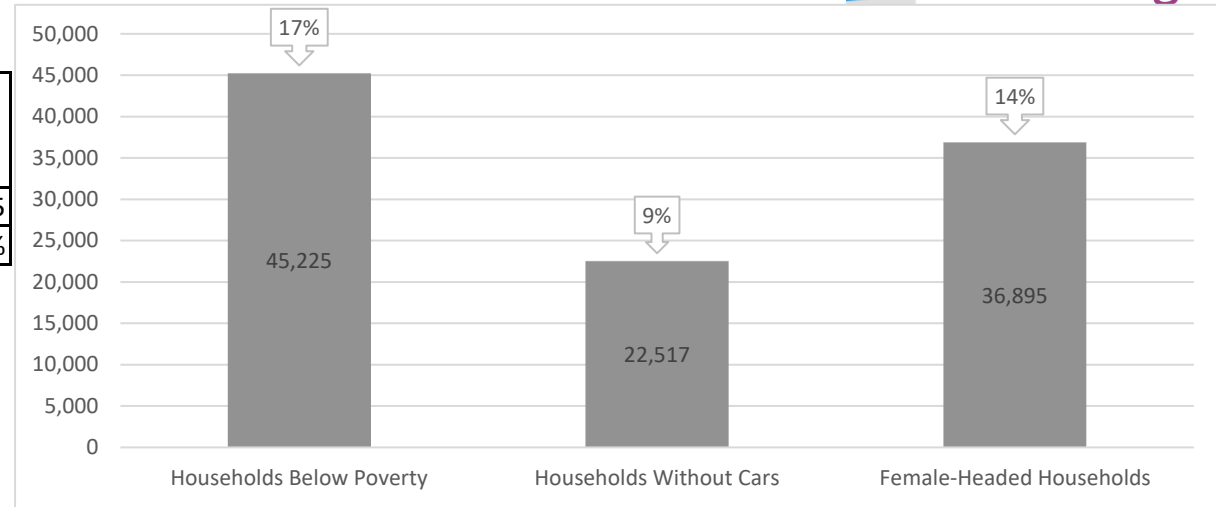
<\$15K	\$15K-\$34K	\$35K-\$49K	\$50K-\$74K	\$75K-\$99K	≥\$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
30,819	44,789	33,007	42,290	30,387	77,766	\$70,876	\$97,013	477,007	324,246	16,401	152,761
12%	17%	13%	16%	12%	30%			78%	68%	5%	32%



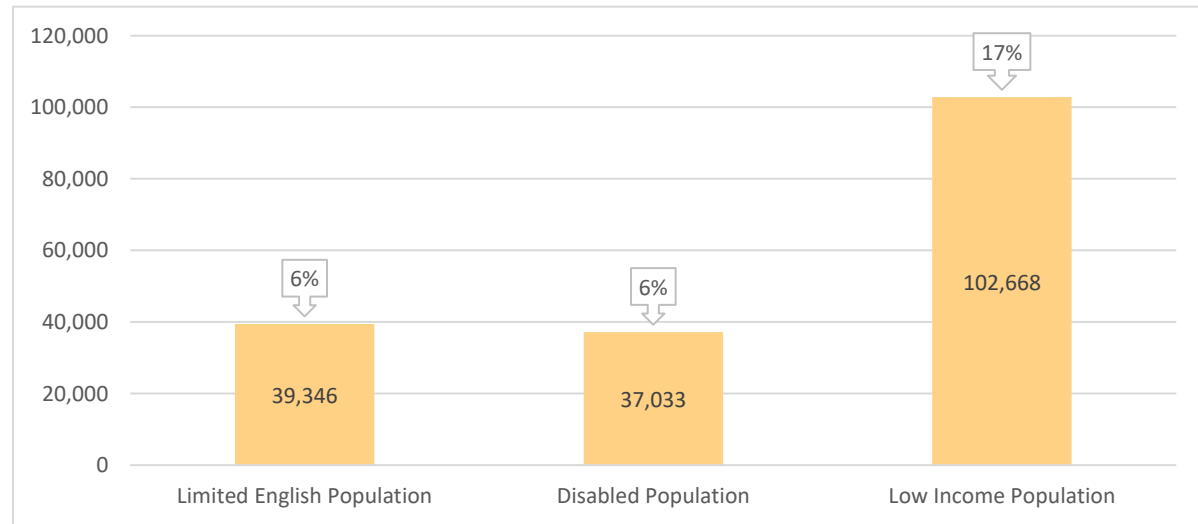
Last Updated: January 8, 2024

Area: Tampa Service Area**Demographic and Economic Profile**

Households Below Poverty	Households Without Cars	Female-Headed Households
45,225	22,517	36,895
17%	9%	14%



Limited English Population	Disabled Population	Low Income Population
39,346	37,033	102,668
6%	6%	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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Population 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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Demographic and Economic Profile



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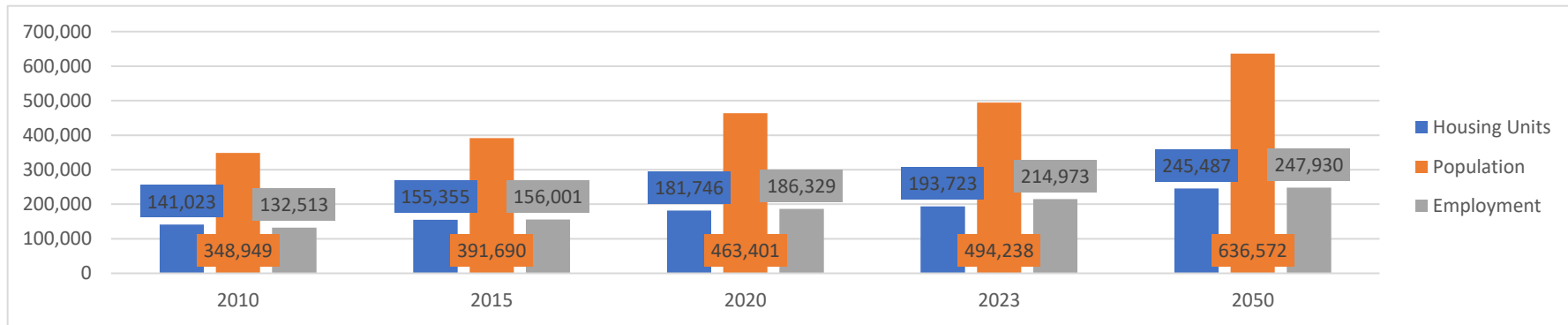
Last Updated: January 8, 2024

Demographic and Economic Profile



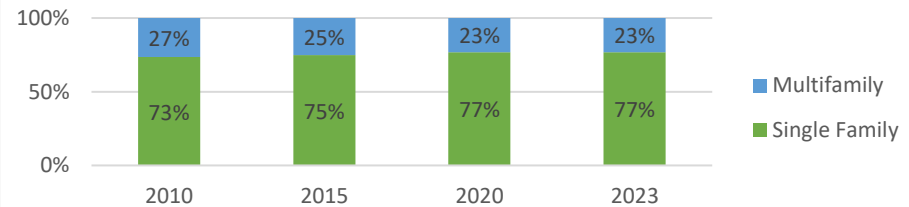
Area: South Central Hillsborough Urban Service Area

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	141,023	155,355	181,746	193,723	245,487	51,764	27%	25%
Population	348,949	391,690	463,401	494,238	636,572	142,334	29%	26%
Employment	132,513	156,001	186,329	214,973	247,930	32,957	15%	38%



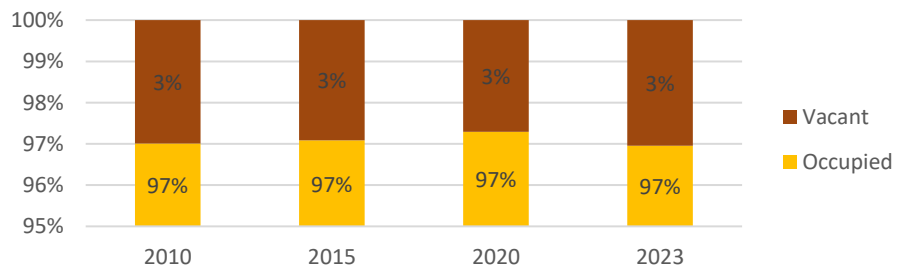
Residential Units by Type

	2010	2015	2020	2023
Single Family	103,603	116,149	139,704	148,947
Single Family	73%	75%	77%	77%
Multifamily	37,420	39,206	42,042	44,776
Multifamily	27%	25%	23%	23%



Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	136,807	150,825	176,828	187,816
Occupied	97%	97%	97%	97%
Vacant	4,216	4,530	4,918	5,907
Vacant	3%	3%	3%	3%



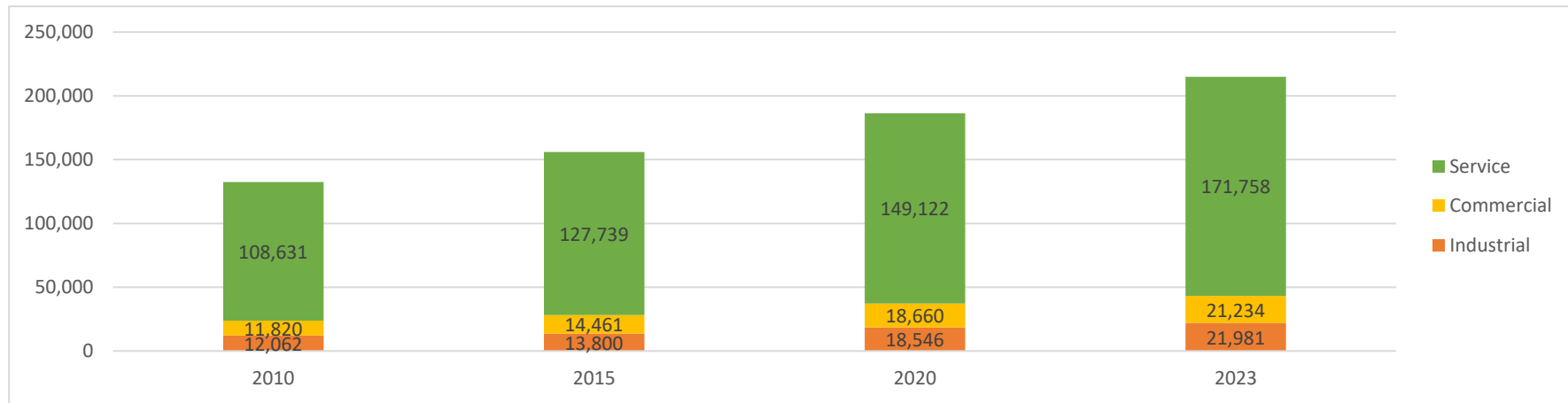
Last Updated: January 8, 2024

Demographic and Economic Profile

Area: South Central Hillsborough Urban Service Area

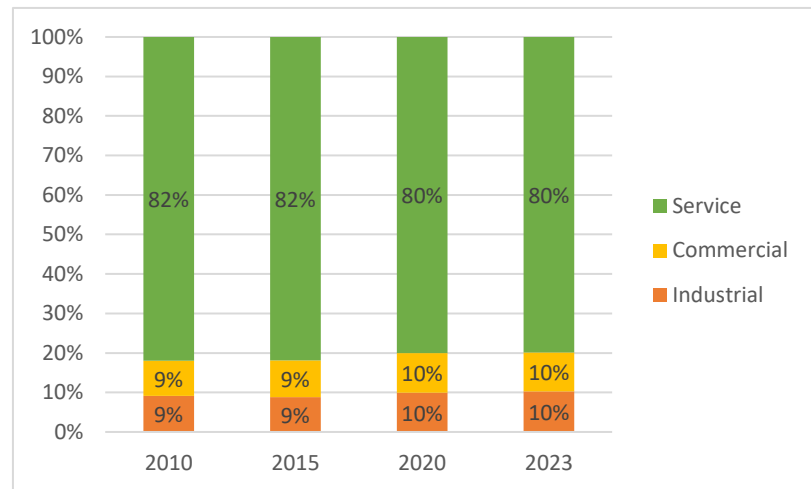
Employment by Type

	2010	2015	2020	2023
Industrial	12,062	13,800	18,546	21,981
Commercial	11,820	14,461	18,660	21,234
Service	108,631	127,739	149,122	171,758
Total	132,513	156,001	186,329	214,973



Employment by Type

	2010	2015	2020	2023
Industrial	9%	9%	10%	10%
Commercial	9%	9%	10%	10%
Service	82%	82%	80%	80%



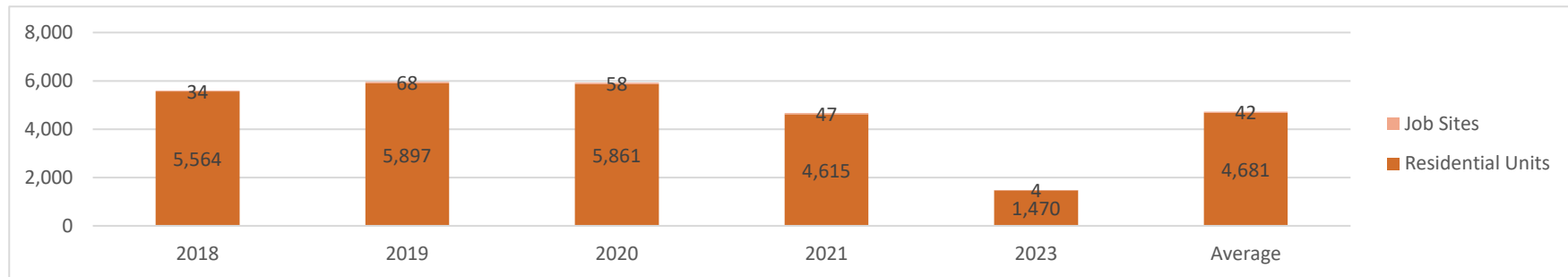
Last Updated: January 8, 2024

Demographic and Economic Profile

Area: South Central Hillsborough Urban Service Area

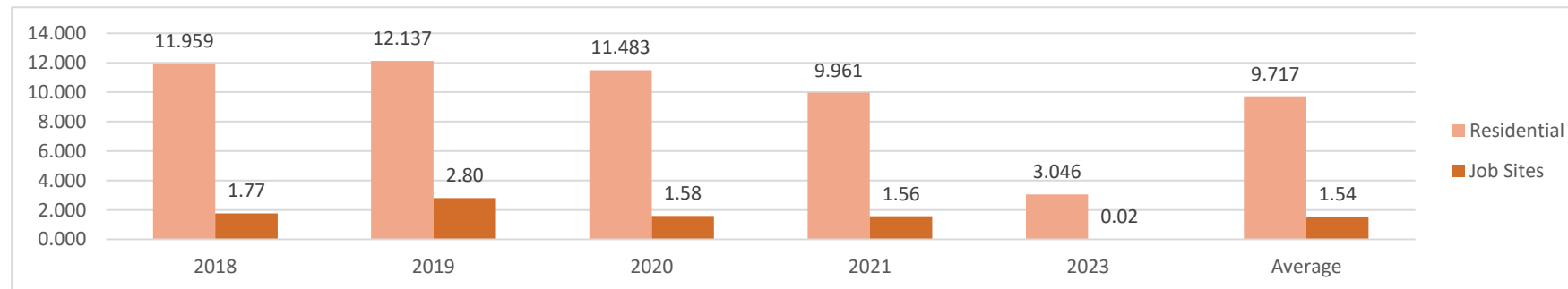
Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	5,564	5,897	5,861	4,615	1,470	4,681
Job Sites	34	68	58	47	4	42



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

	2018	2019	2020	2021	2023	Average
Residential	11.959	12.137	11.483	9.961	3.046	9.717
Job Sites	1.77	2.80	1.58	1.56	0.02	1.54

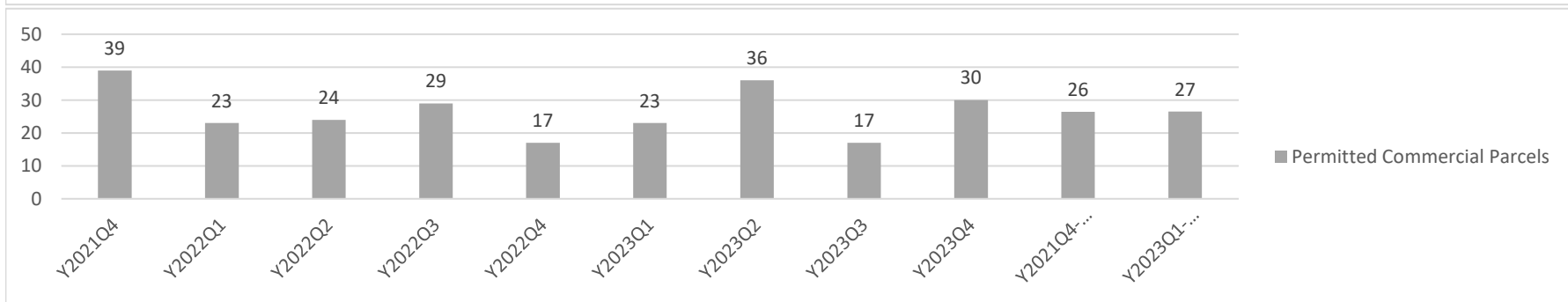
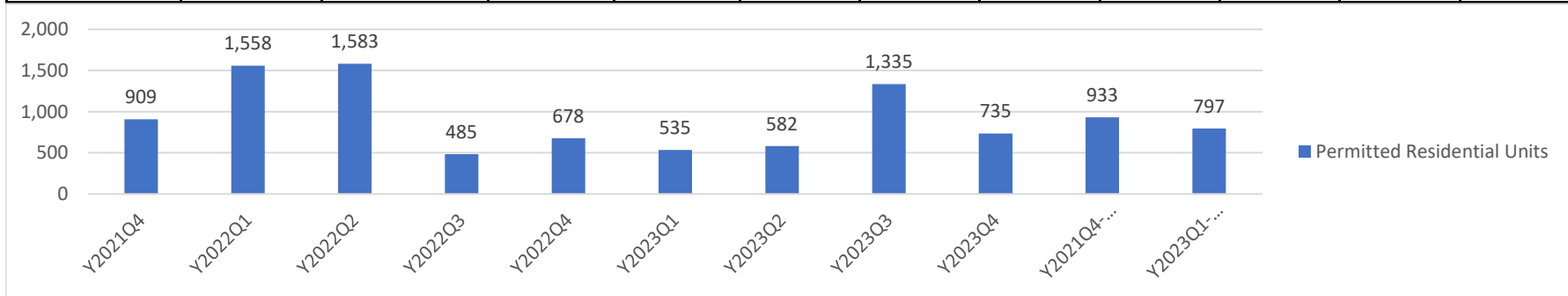


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Demographic and Economic Profile

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

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	909	1,558	1,583	485	678	535	582	1,335	735	933	797
Permitted Commercial Parcels	39	23	24	29	17	23	36	17	30	26	27
Total Building Permits	948	1,581	1,607	514	695	558	618	1,352	765	960	823

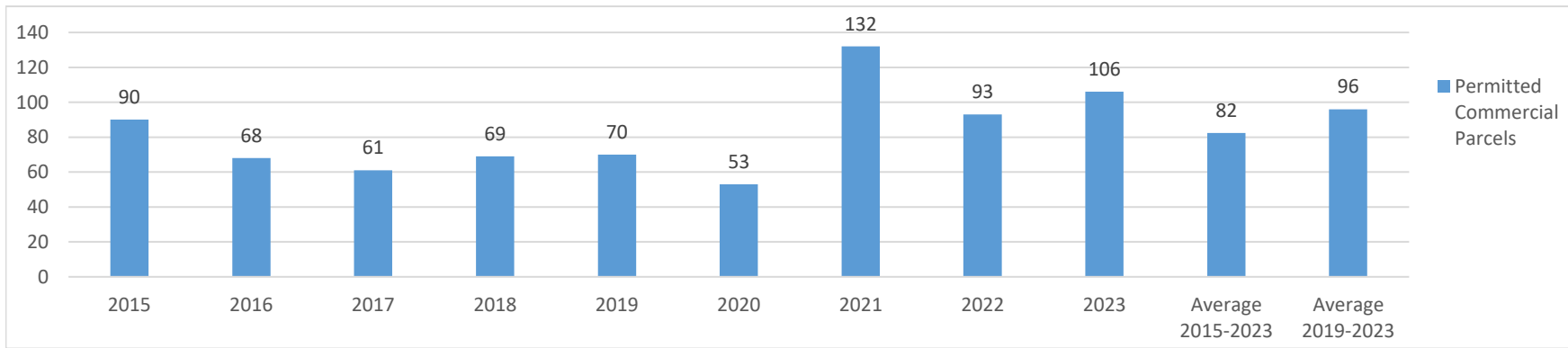
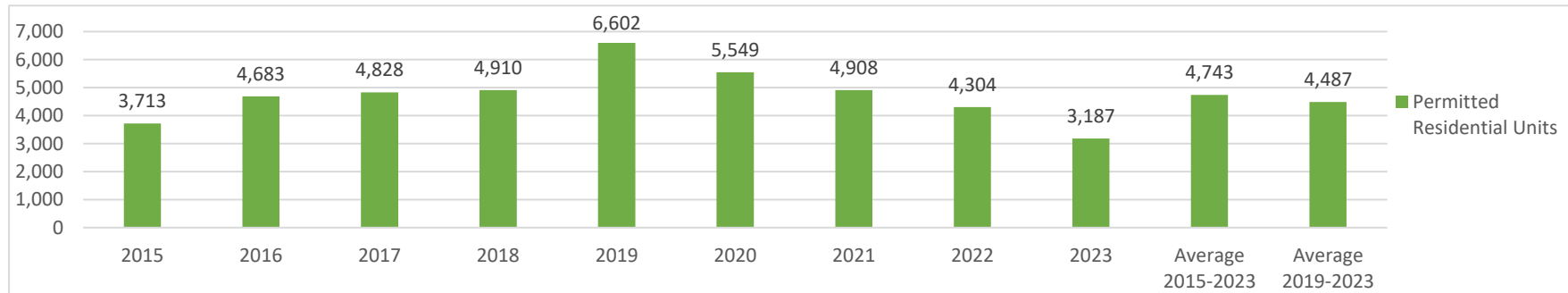


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Demographic and Economic Profile

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

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	3,713	4,683	4,828	4,910	6,602	5,549	4,908	4,304	3,187	4,743	4,487
Permitted Commercial Parcels	90	68	61	69	70	53	132	93	106	82	96
Total Building Permits	3,803	4,751	4,889	4,979	6,672	5,602	5,040	4,397	3,293	4,825	4,583

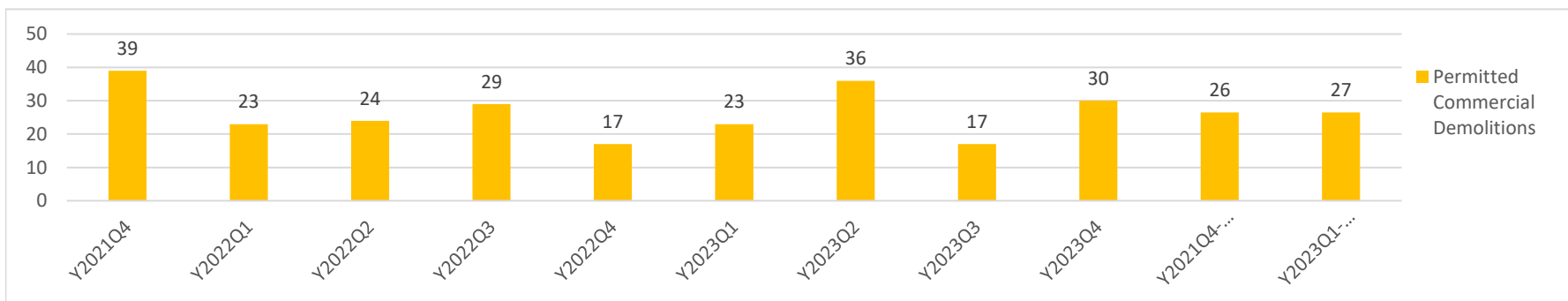
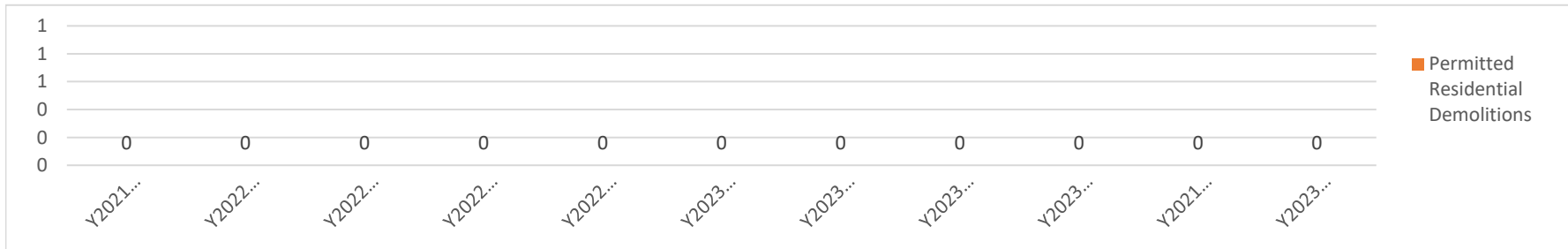


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Demographic and Economic Profile

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

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4 Quarterly	Y2023Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	39	23	24	29	17	23	36	17	30	26	27
Total Permitted Demolitions	39	23	24	29	17	23	36	17	30	26	27

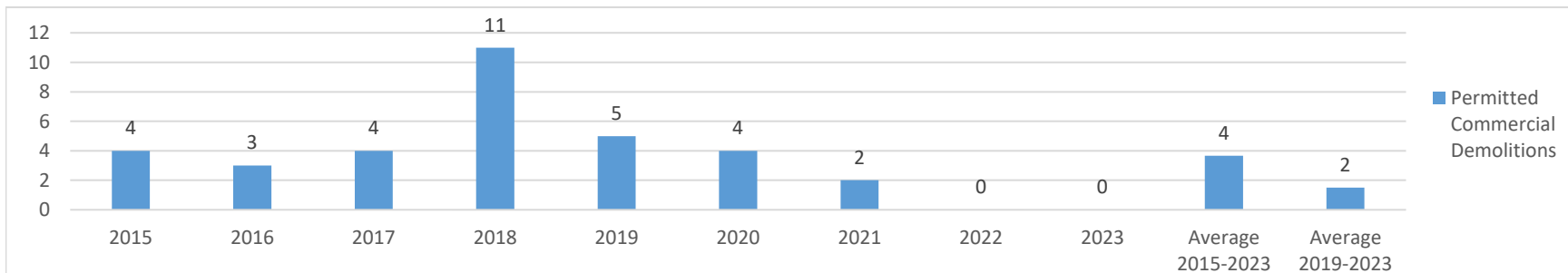
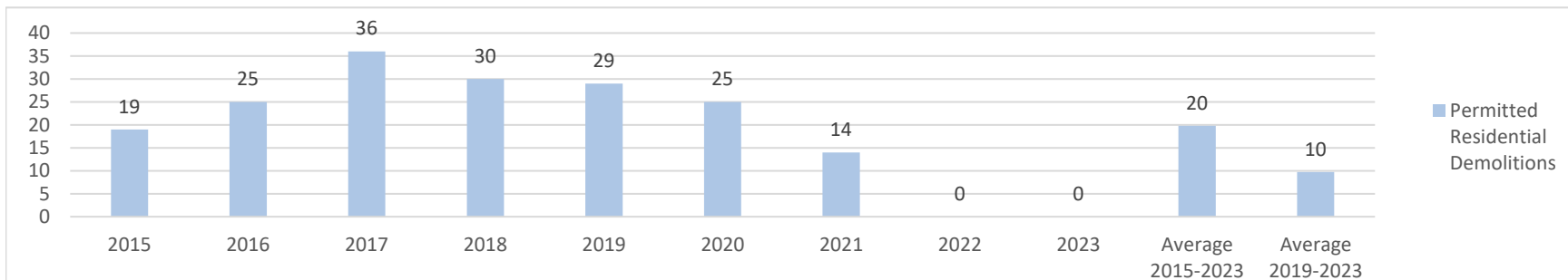


Last Updated: January 8, 2024

Demographic and Economic Profile

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

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



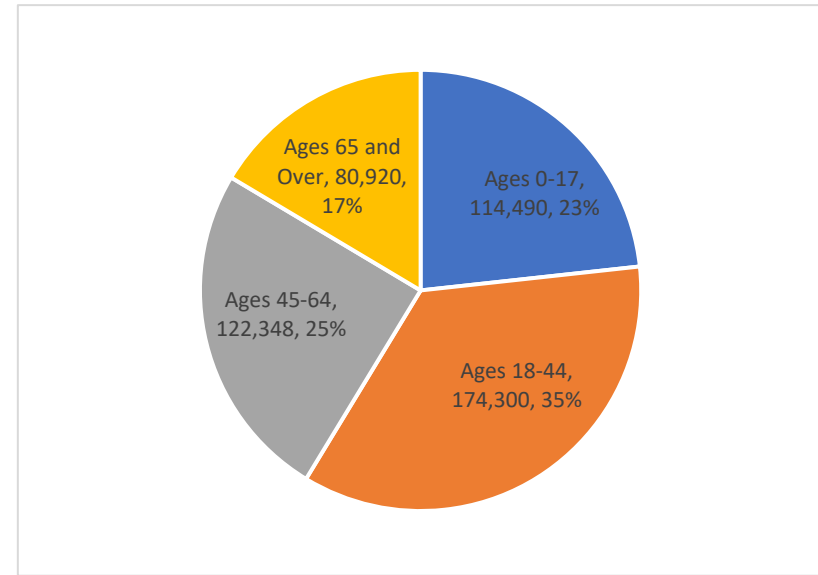
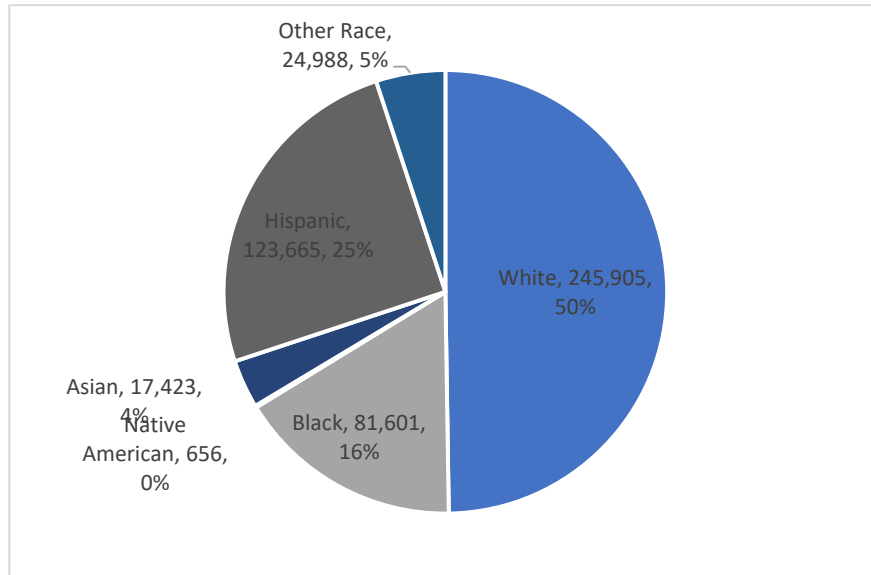
Last Updated: January 8, 2024

Demographic and Economic Profile

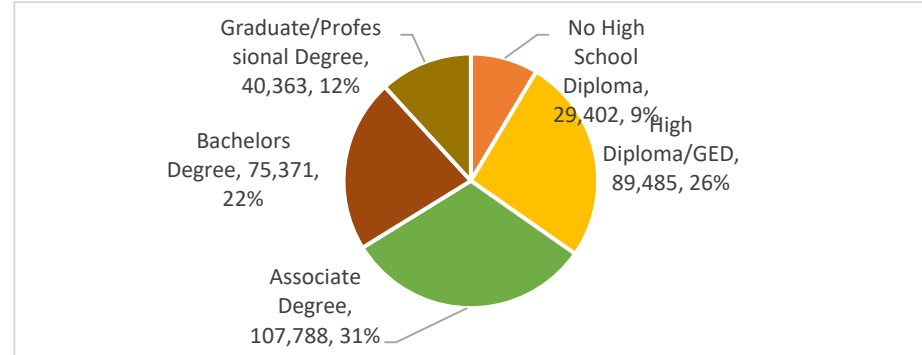
Area: South Central Hillsborough Urban Service Area

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
245,905	81,601	656	17,423	123,665	24,988	494,238
50%	17%	0%	4%	25%	5%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
114,490	174,300	122,348	80,920
23%	35%	25%	16%



No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
29,402	89,485	107,788	75,371	40,363
9%	26%	31%	22%	12%

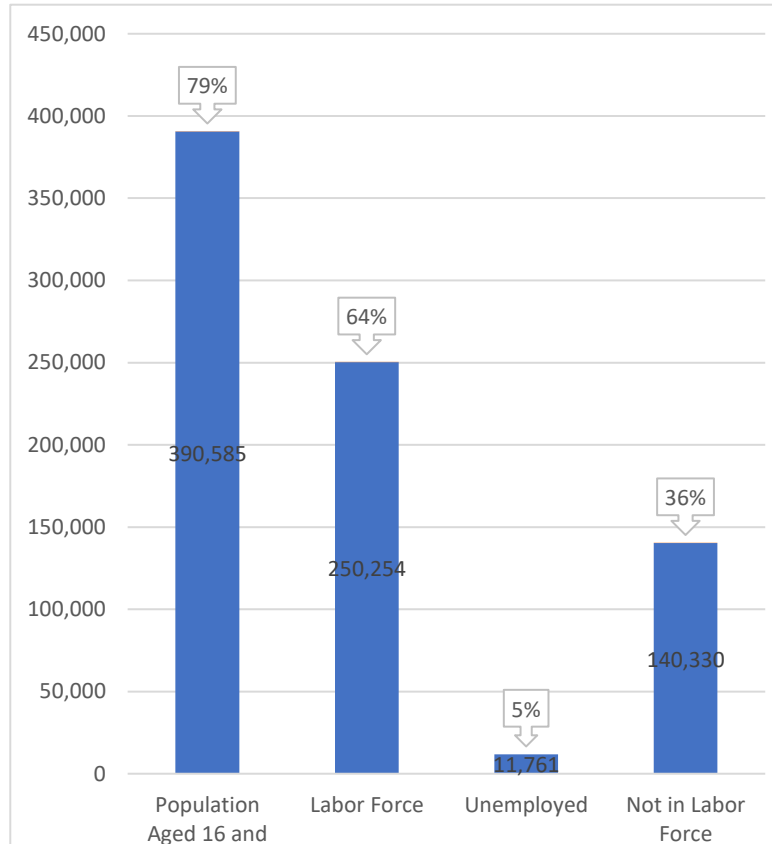
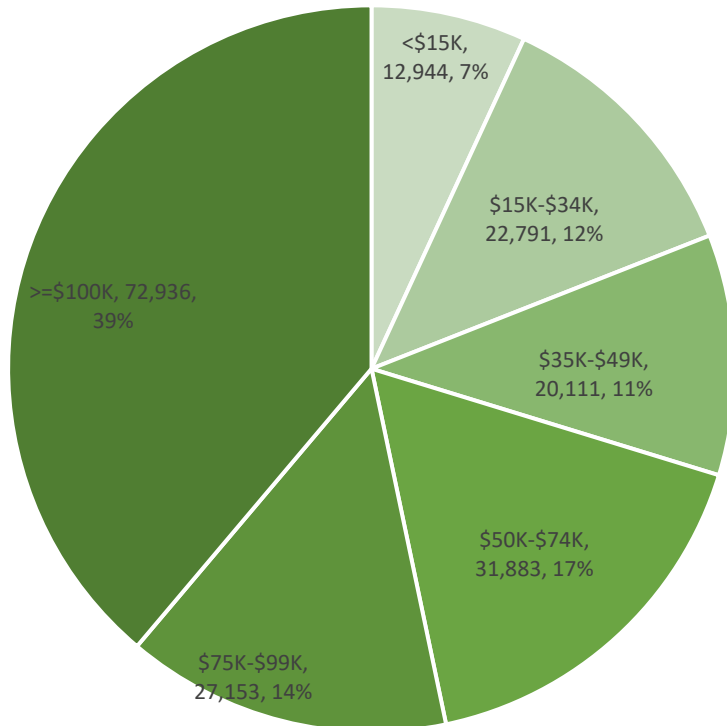


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Demographic and Economic Profile

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

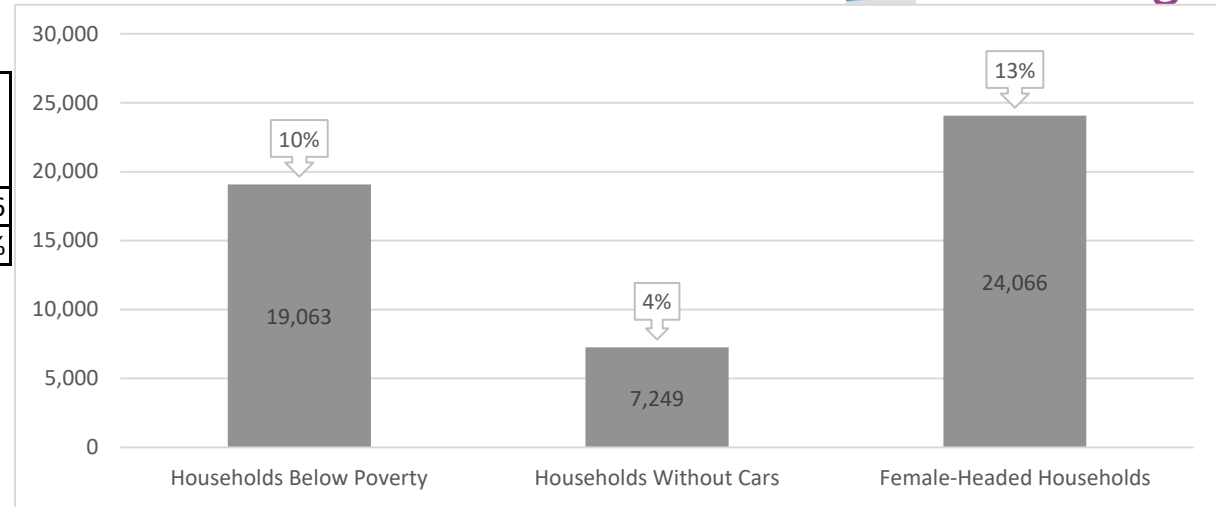
<\$15K	\$15K-\$34K	\$35K-\$49K	\$50K-\$74K	\$75K-\$99K	≥\$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
12,944	22,791	20,111	31,883	27,153	72,936	\$83,552	\$100,226	390,585	250,254	11,761	140,330
7%	12%	11%	17%	14%	39%			79%	64%	5%	36%



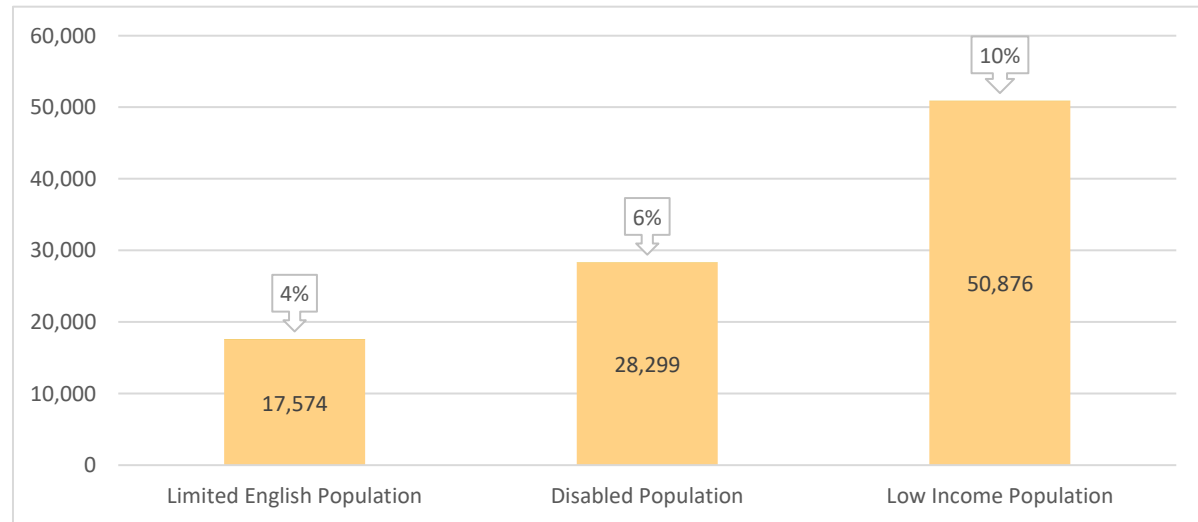
Last Updated: January 8, 2024

Area: South Central Hillsborough Urban Service Area

Households Below Poverty	Households Without Cars	Female-Headed Households
19,063	7,249	24,066
10%	4%	13%



Limited English Population	Disabled Population	Low Income Population
17,574	28,299	50,876
4%	6%	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 residential units in
Population 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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Demographic and Economic Profile



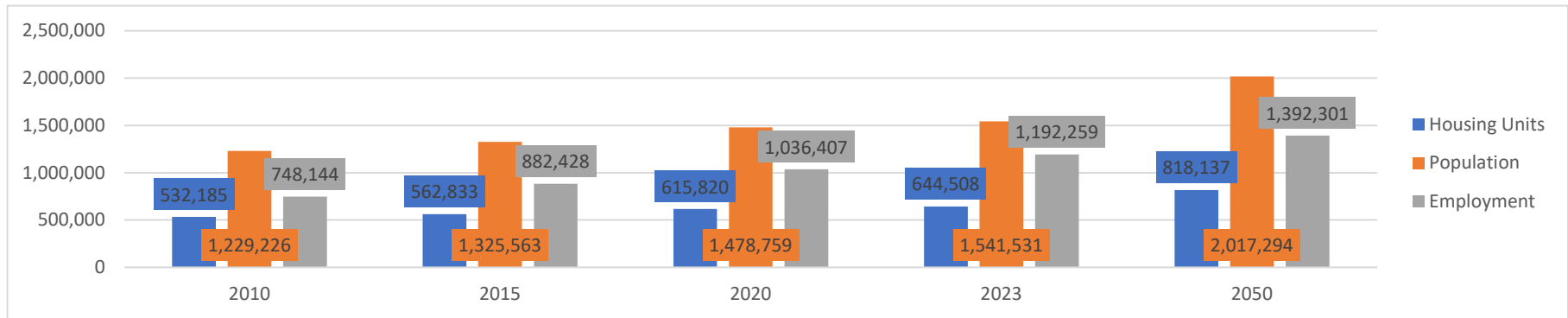
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Demographic and Economic Profile

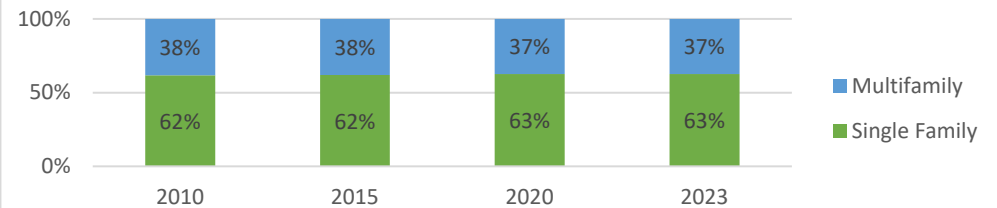
Area: **Countywide**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	532,185	562,833	615,820	644,508	818,137	173,629	27%	15%
Population	1,229,226	1,325,563	1,478,759	1,541,531	2,017,294	475,763	31%	16%
Employment	748,144	882,428	1,036,407	1,192,259	1,392,301	200,042	17%	35%



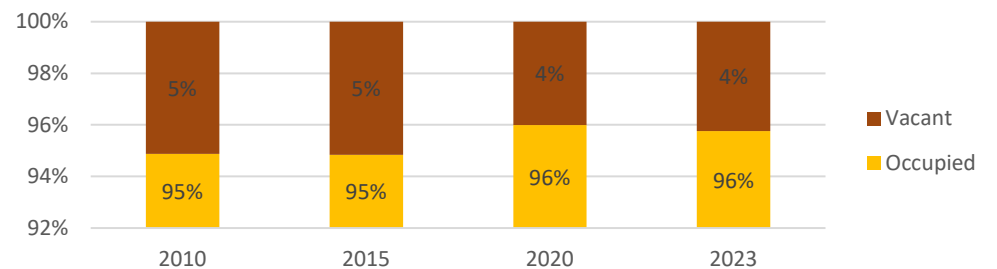
Residential Units by Type

	2010	2015	2020	2023
Single Family	328,345	348,481	385,893	403,528
Single Family	62%	62%	63%	63%
Multifamily	203,840	214,352	229,927	240,980
Multifamily	38%	38%	37%	37%



Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	504,917	533,776	591,154	617,172
Occupied	95%	95%	96%	96%
Vacant	27,268	29,057	24,666	27,336
Vacant	5%	5%	4%	4%



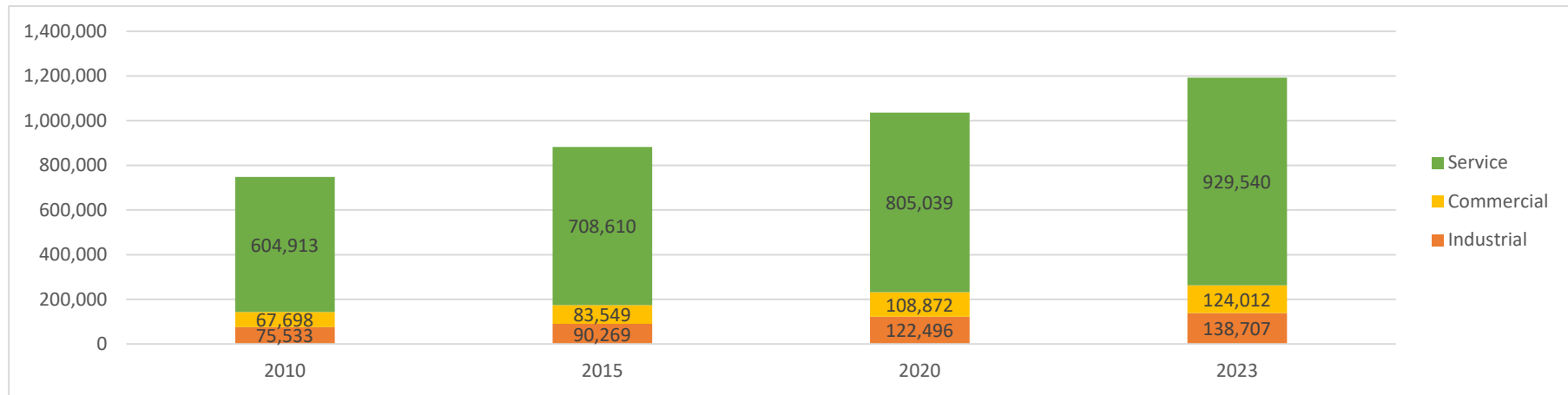
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Demographic and Economic Profile

Area: **Countywide**

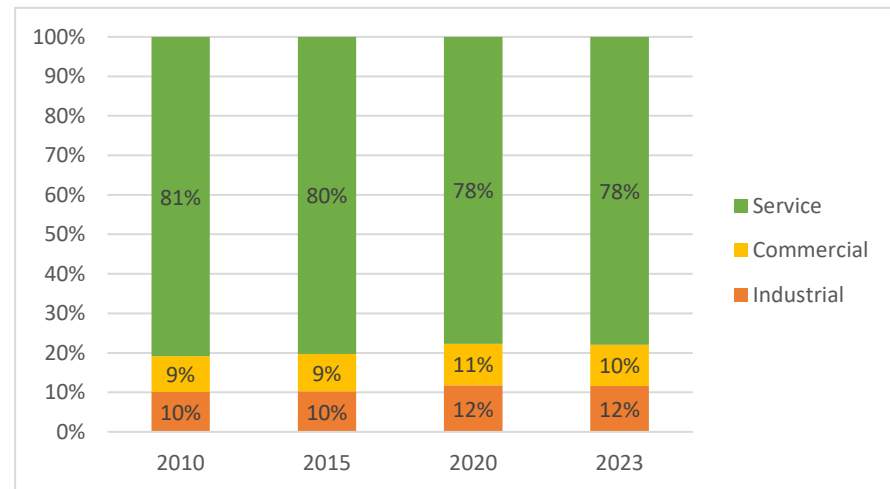
Employment by Type

	2010	2015	2020	2023
Industrial	75,533	90,269	122,496	138,707
Commercial	67,698	83,549	108,872	124,012
Service	604,913	708,610	805,039	929,540
Total	748,144	882,428	1,036,407	1,192,259



Employment by Type

	2010	2015	2020	2023
Industrial	10%	10%	12%	12%
Commercial	9%	9%	11%	10%
Service	81%	80%	78%	78%



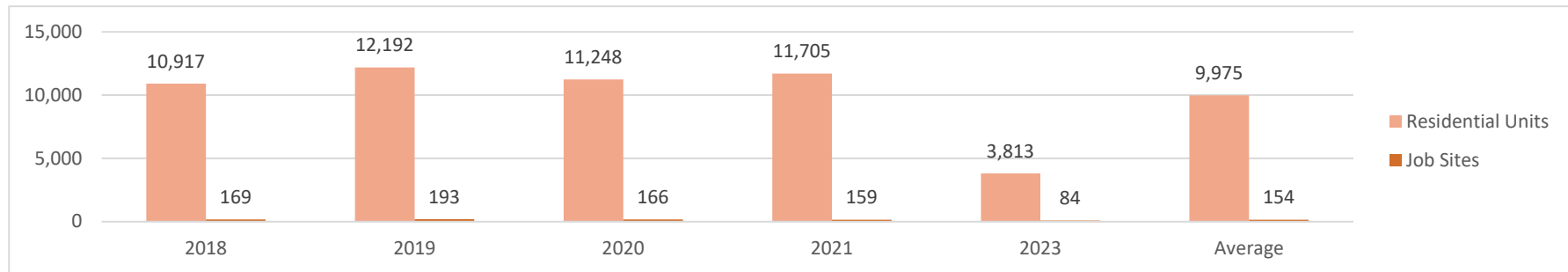
Last Updated: January 8, 2024

Demographic and Economic Profile

Area: Countywide

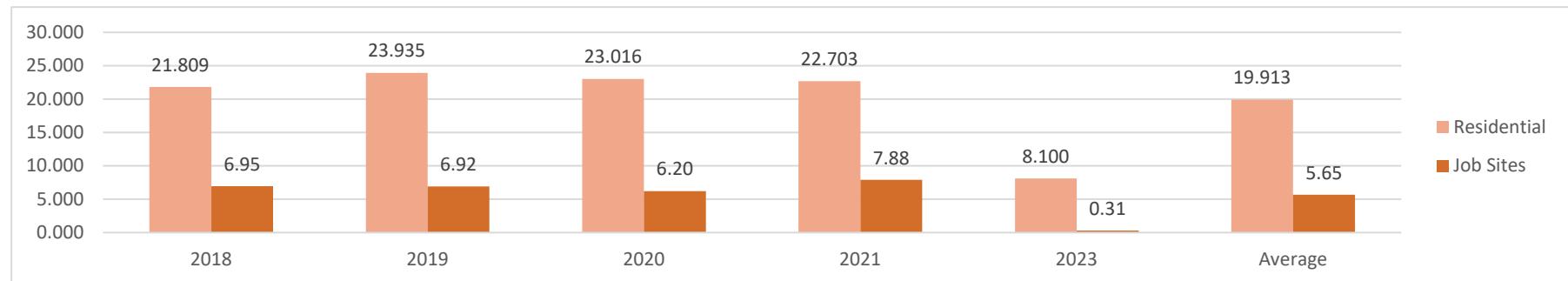
Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2023	Average
Residential Units	10,917	12,192	11,248	11,705	3,813	9,975
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	21.809	23.935	23.016	22.703	8.100	19.913
Job Sites	6.95	6.92	6.20	7.88	0.31	5.65

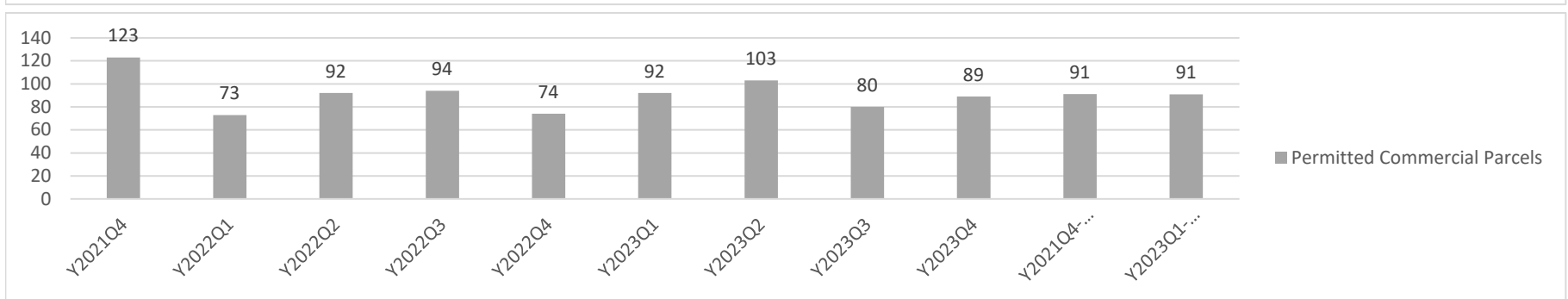
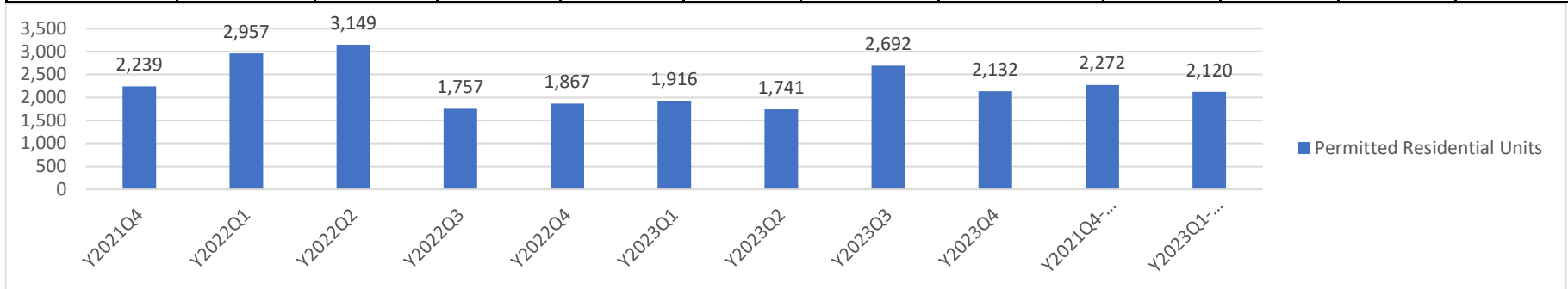


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Demographic and Economic Profile

Area: **Countywide**

Building Permit Type	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Units	2,239	2,957	3,149	1,757	1,867	1,916	1,741	2,692	2,132	2,272	2,120
Permitted Commercial Parcels	123	73	92	94	74	92	103	80	89	91	91
Total Building Permits	2,362	3,030	3,241	1,851	1,941	2,008	1,844	2,772	2,221	2,363	2,211

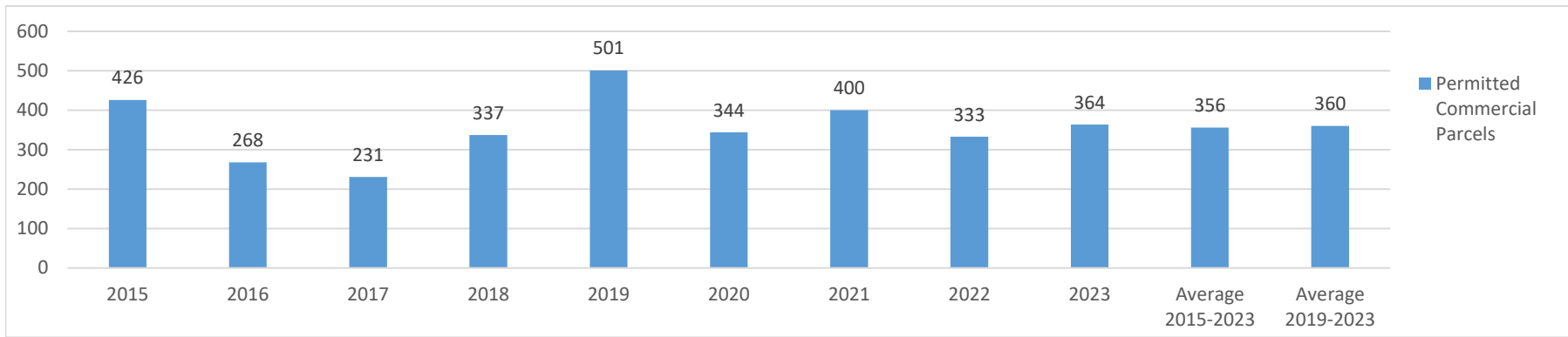
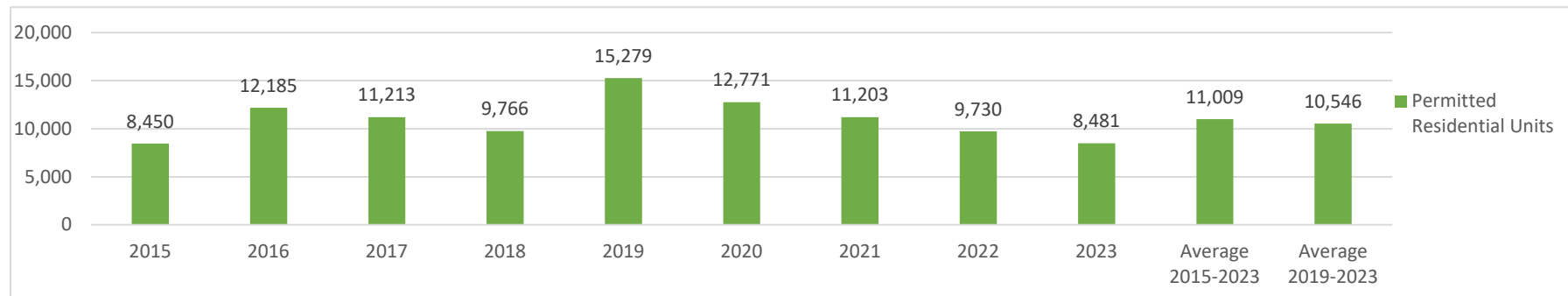


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Demographic and Economic Profile

Area: **Countywide**

Building Permit Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Permitted Residential Units	8,450	12,185	11,213	9,766	15,279	12,771	11,203	9,730	8,481	11,009	10,546
Permitted Commercial Parcels	426	268	231	337	501	344	400	333	364	356	360
Total Building Permits	8,876	12,453	11,444	10,103	15,780	13,115	11,603	10,063	8,845	11,365	10,907

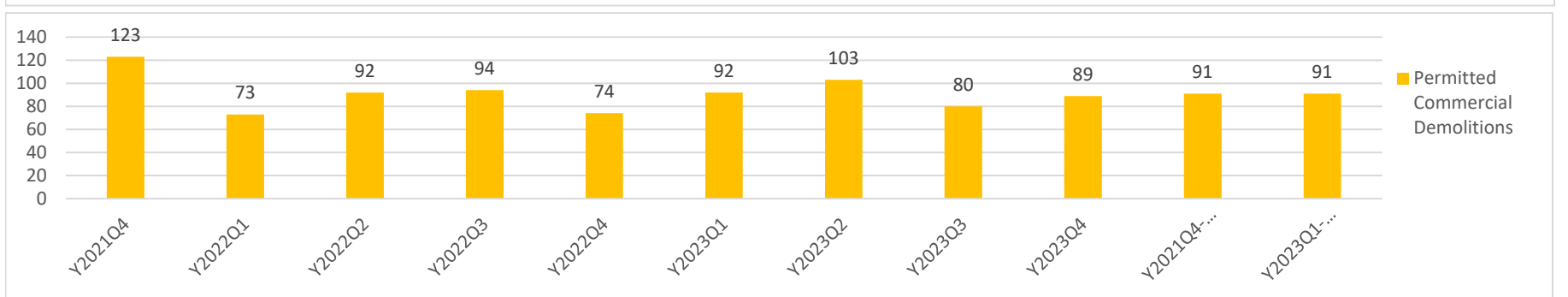
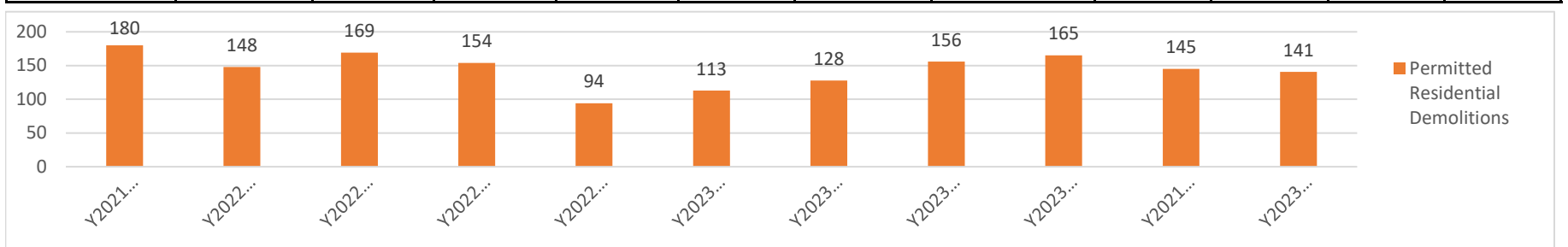


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Demographic and Economic Profile

Area: **Countywide**

Demolition Permits	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2021Q4-Y2023Q4 Quarterly Average	Y2023Q1-Y2023Q4 Quarterly Average
Permitted Residential Demolitions	180	148	169	154	94	113	128	156	165	145	141
Permitted Commercial Demolitions	123	73	92	94	74	92	103	80	89	91	91
Total Permitted Demolitions	303	221	261	248	168	205	231	236	254	236	232

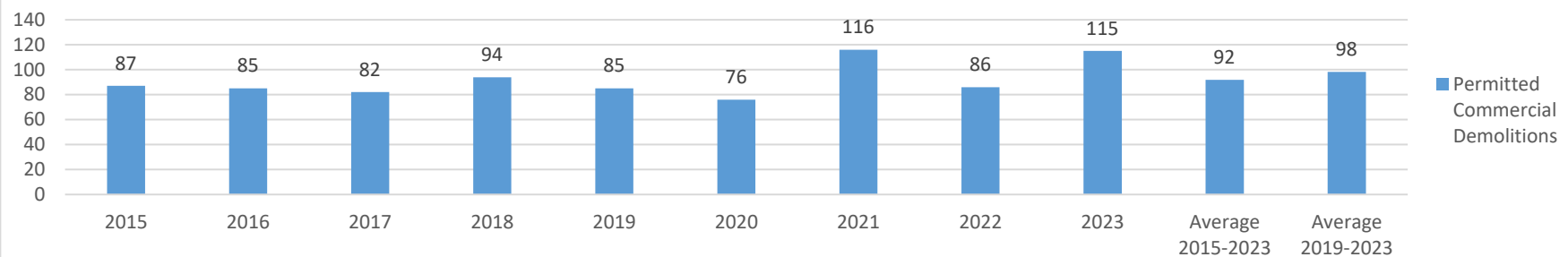
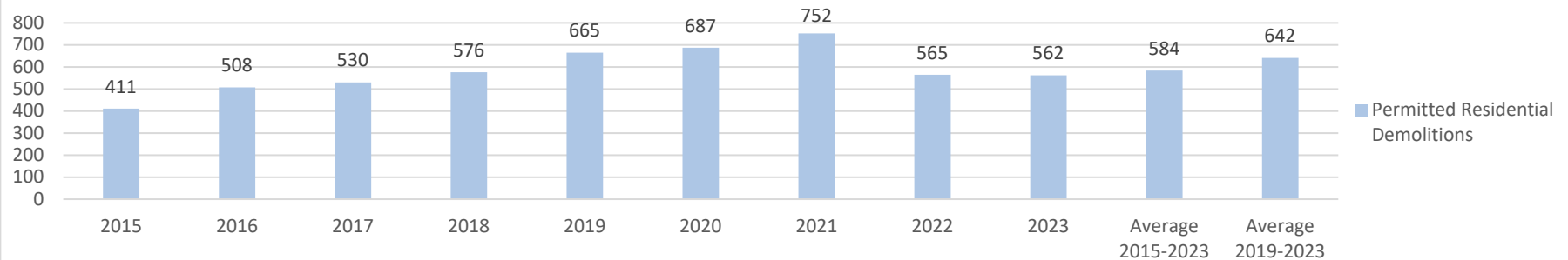


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Demographic and Economic Profile

Area: **Countywide**

	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average 2015-2023	Average 2019-2023
Demolition Permits											
Permitted Residential	411	508	530	576	665	687	752	565	562	584	642
Permitted Commercial	87	85	82	94	85	76	116	86	115	92	98
Total Permitted	498	593	612	670	750	763	868	651	677	676	740



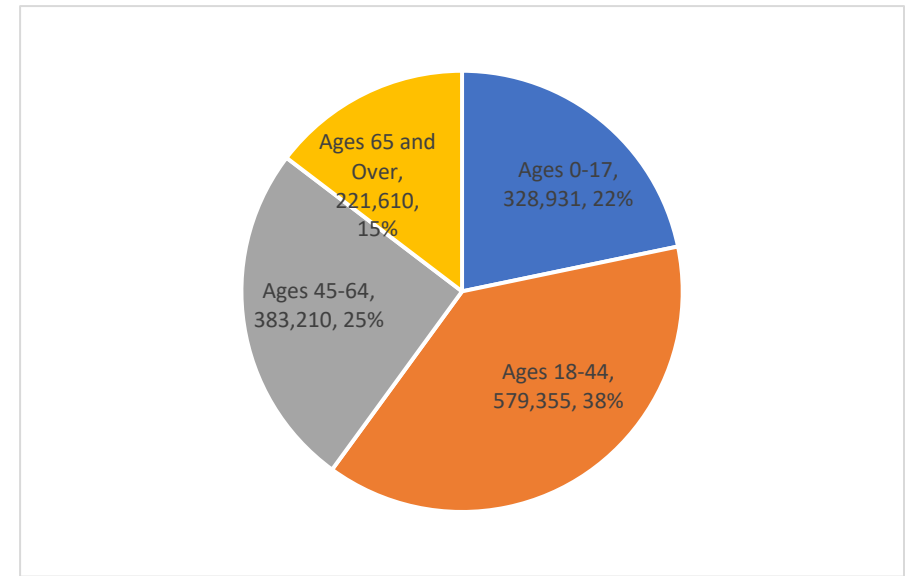
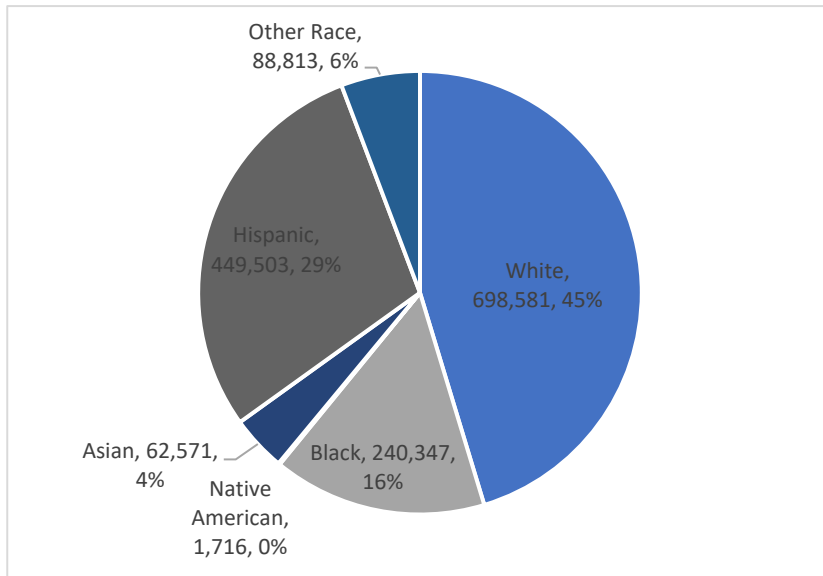
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Demographic and Economic Profile

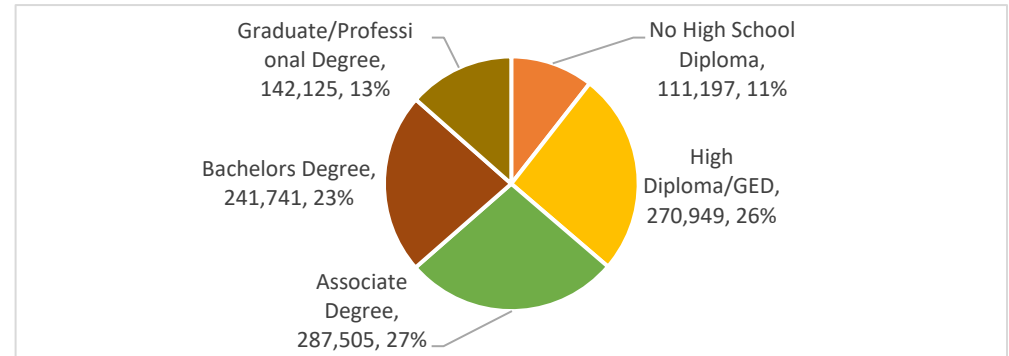
Area: **Countywide**

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
698,581	240,347	1,716	62,571	449,503	88,813	1,541,531
45%	16%	0%	4%	29%	6%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
328,931	579,355	383,210	221,610
21%	38%	25%	14%



No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
111,197	270,949	287,505	241,741	142,125
11%	26%	27%	23%	13%

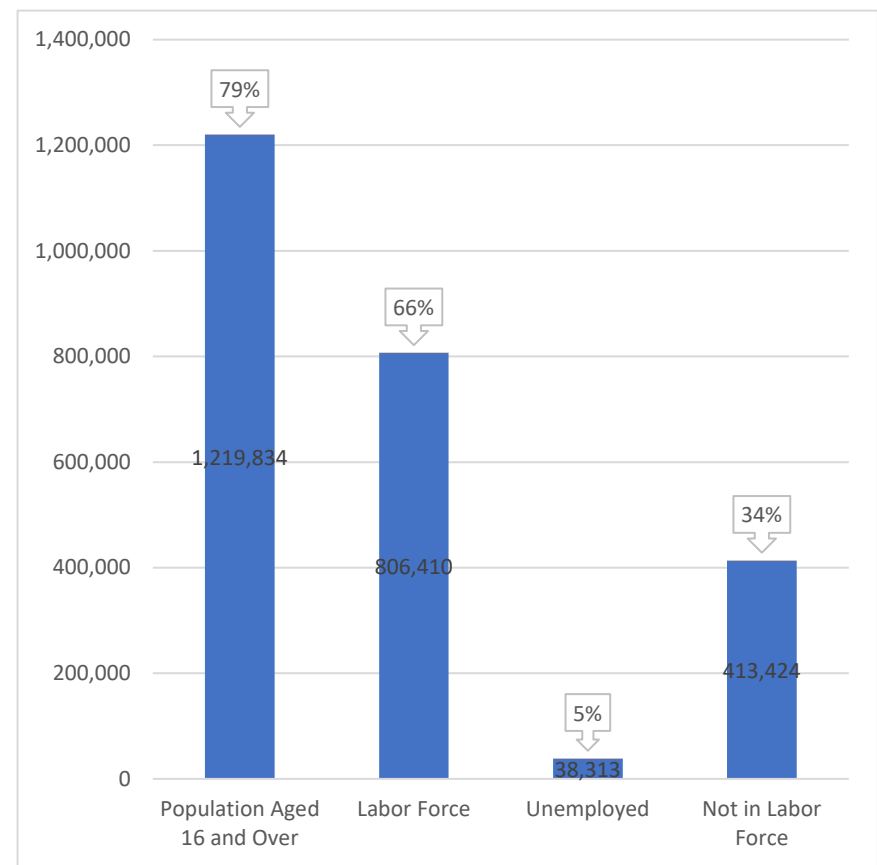
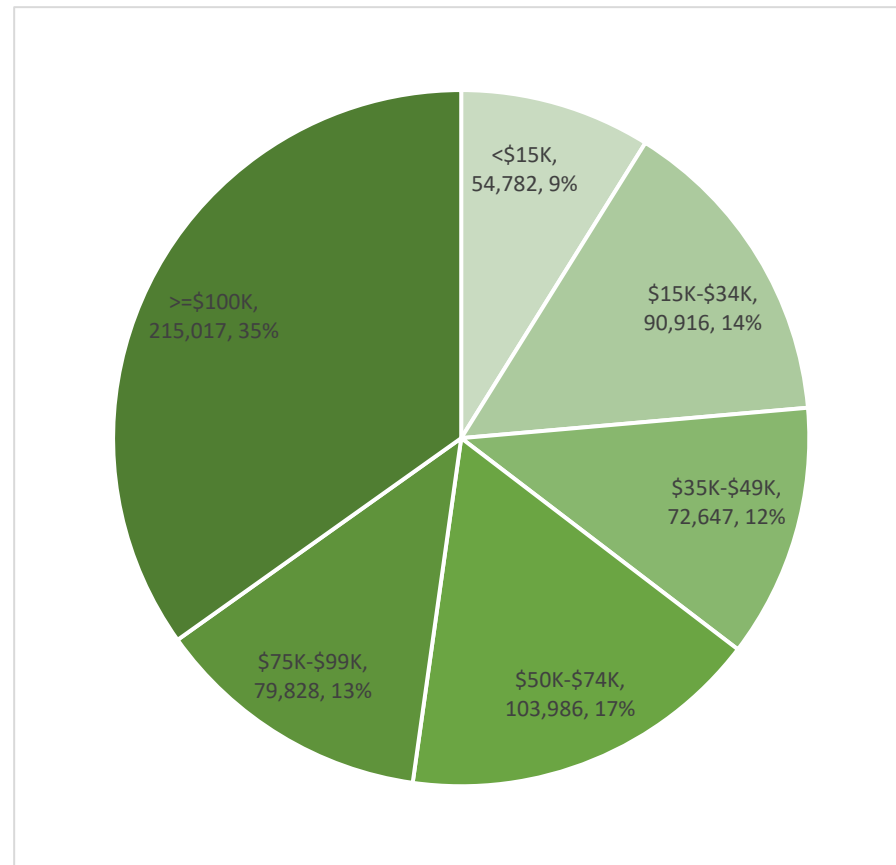


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Area: **Countywide**

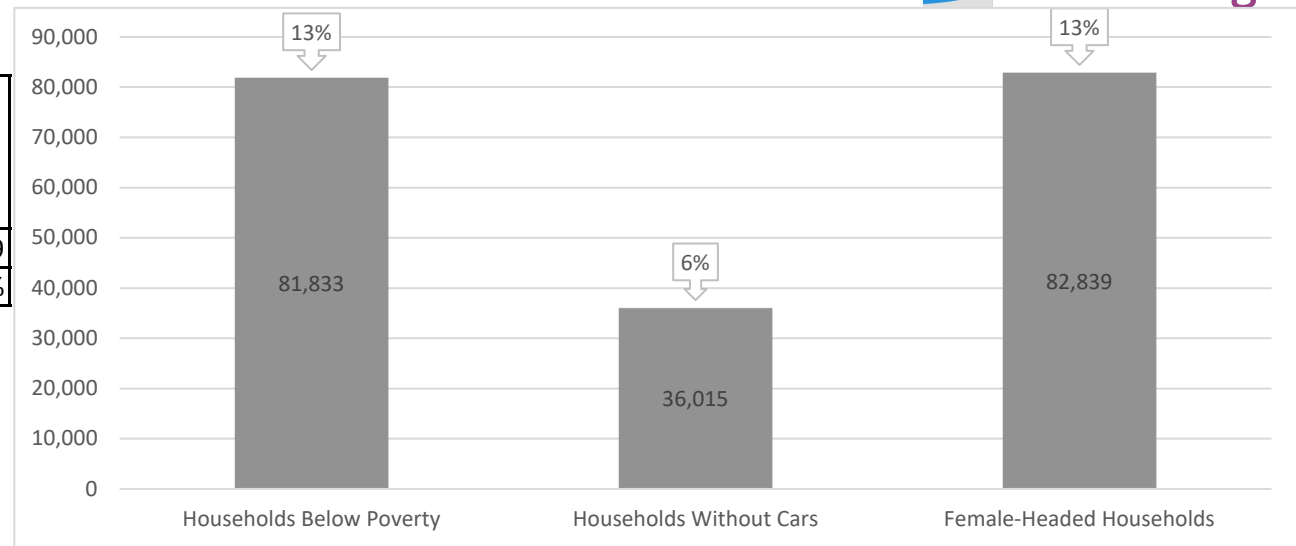
<\$15K	\$15K-\$34K	\$35K-\$49K	\$50K-\$74K	\$75K-\$99K	>=\$100K	Weighted Median Household Income	Weighted Mean Household Income	Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
54,782	90,916	72,647	103,986	79,828	215,017	\$78,264	\$100,560	1,219,834	806,410	38,313	413,424
9%	15%	12%	17%	13%	35%			79%	66%	5%	34%



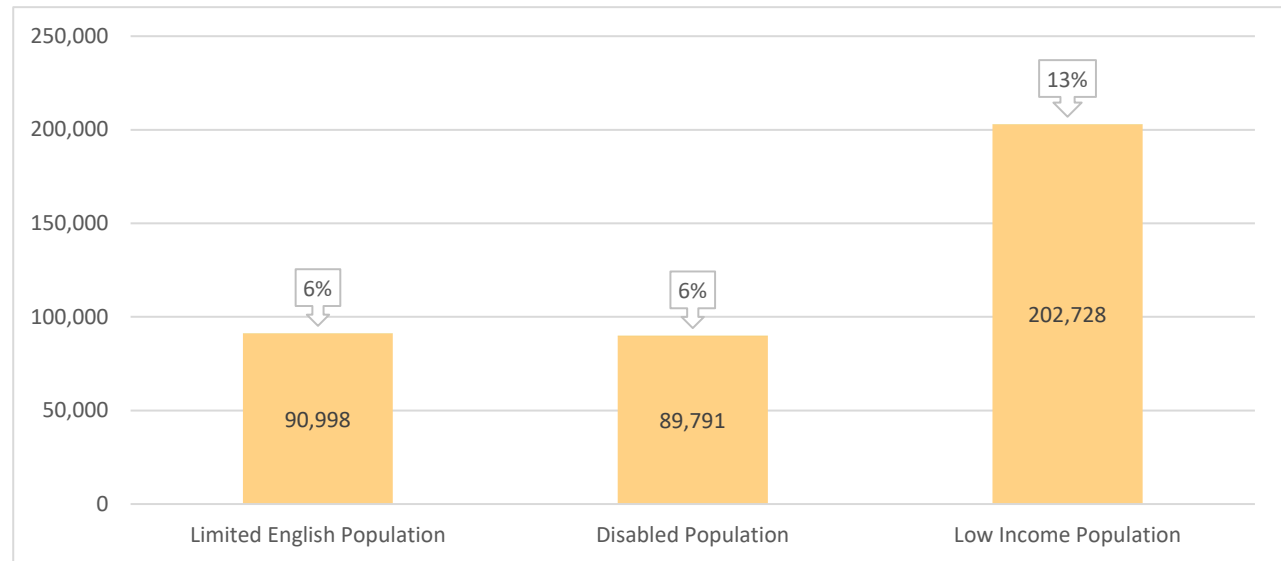
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Area: Countywide**Demographic and Economic Profile**

Households Below Poverty	Households Without Cars	Female-Headed Households
81,833	36,015	82,839
13%	6%	13%



Limited English Population	Disabled Population	Low Income Population
90,998	89,791	202,728
6%	6%	13%



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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 residential units in
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 area.
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	New construction excluding demolitions, remodeling, additions and any alterations to existing buildings. Raw quarterly building permit data from all four jurisdictions: Plant City, Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Demolition Permits	Permitted demolitions of existing buildings. Raw quarterly buildingpermit data from all four jurisdictions: Plant City, Tampa, Temple Terrace, and Unincorporated Hillsborough County. Raw data was processed by Plan Hillsborough.
Race, Age, Education, Income, etc.	American Community Survey. Link: data.census.gov

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Demographic and Economic Profile



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