

Plan Hillsborough

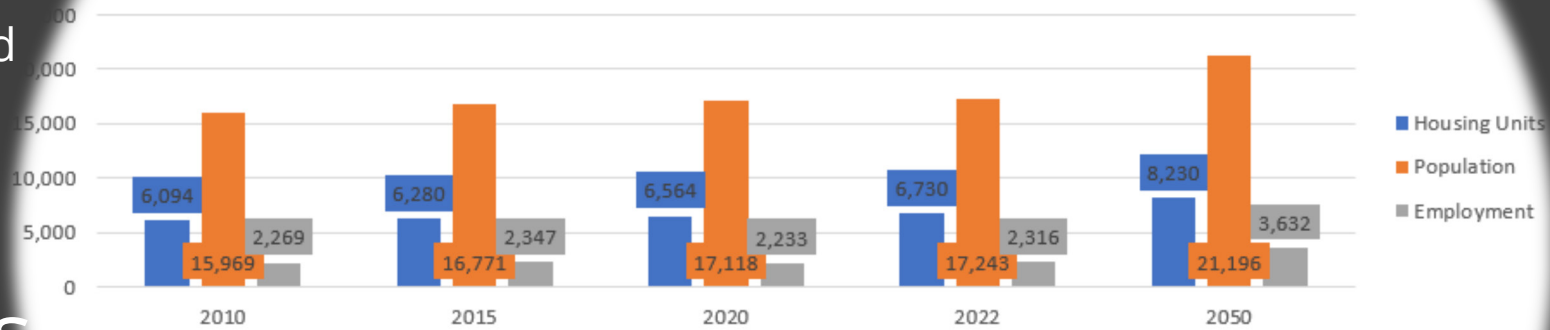
Strategic Planning, Environmental, and Research Division

Last updated: April 15, 2024

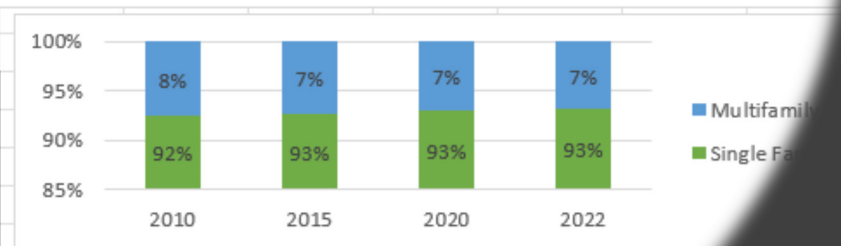
Utility Service Areas

Demographic & Economic Profiles

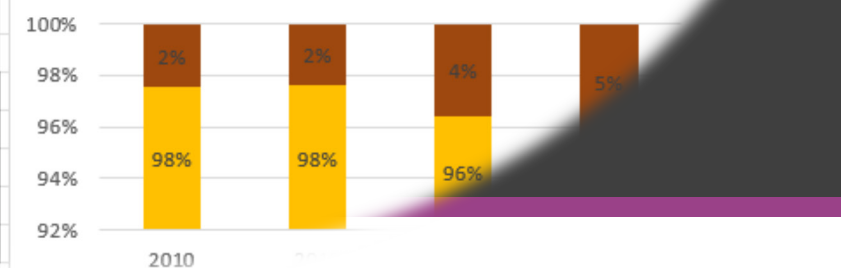
	2010	2015	2020	2022	2050	2022-2050 Change	2022-2050 Percent Change	2015-2022 Percent Change
Housing Units	6,094	6,280	6,564	6,730	8,230	1,500	22%	7%
Population	15,969	16,771	17,118	17,243	21,196	3,953	23%	3%
Employment	2,269	2,347	2,233	2,316	3,632	1,316	57%	-1%



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



Vacant Housing Units				
	2010	2015	2020	2022
Count	6,044	6,130	6,329	6,424
Percentage	98%	98%	96%	95%
Percentage	2%	2%	4%	5%



Contact

- Yassert A. Gonzalez
- Manager – Economics, Demographics & Research
- 813-582-7356
- gonzalez@plancom.org
- www.planhillsborough.org



Geographies

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



Data Elements

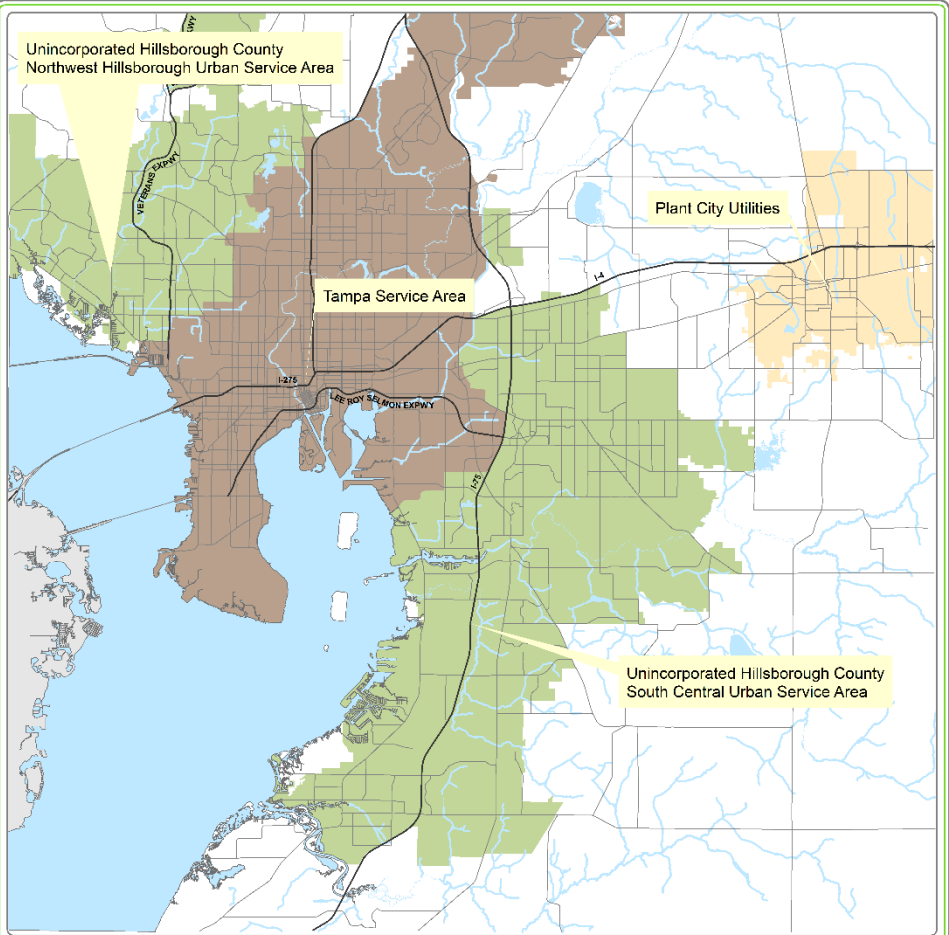
1. Housing Units
2. Population
3. Employment
4. Newly Built or Rebuilt Parcels
5. Issued Building Permits and Demolitions



Data Elements (Cont.)

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



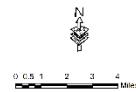


HILLSBOROUGH COUNTY, FLORIDA
Utility Service Areas



LEGEND

REFERENCE INFORMATION



PlanHillsborough.org



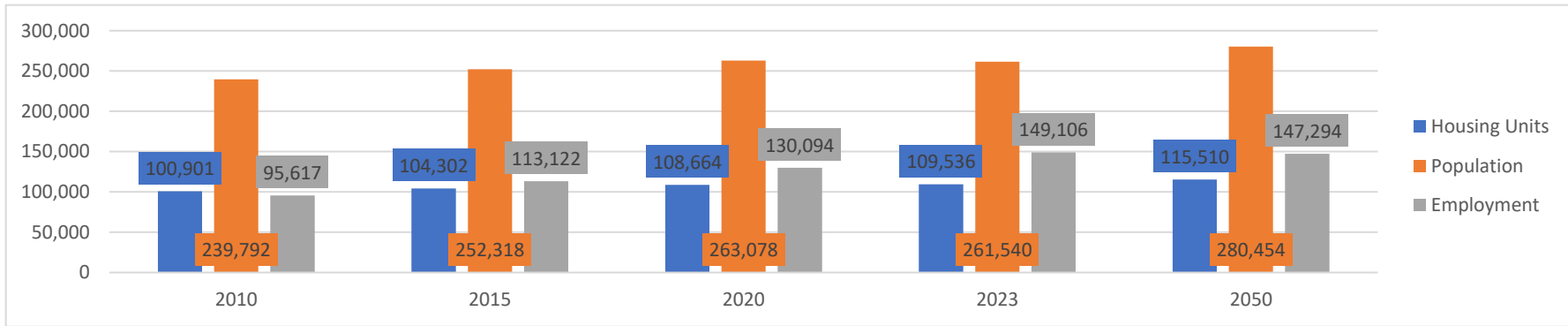
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Demographic and Economic Profile



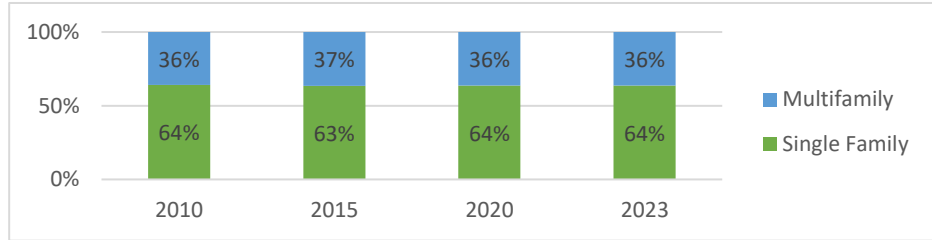
Area: Northwest Hillsborough Urban Service Area

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	100,901	104,302	108,664	109,536	115,510	5,974	5%	5%
Population	239,792	252,318	263,078	261,540	280,454	18,914	7%	4%
Employment	95,617	113,122	130,094	149,106	147,294	-1,812	-1%	32%



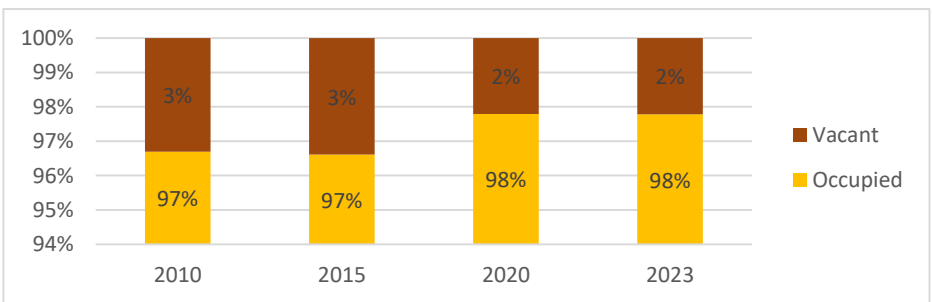
Residential Units by Type

	2010	2015	2020	2023
Single Family	64,650	66,215	69,118	69,689
Single Family	64%	63%	64%	64%
Multifamily	36,251	38,087	39,546	39,847
Multifamily	36%	37%	36%	36%



Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	97,565	100,765	106,267	107,112
Occupied	97%	97%	98%	98%
Vacant	3,336	3,537	2,397	2,424
Vacant	3%	3%	2%	2%



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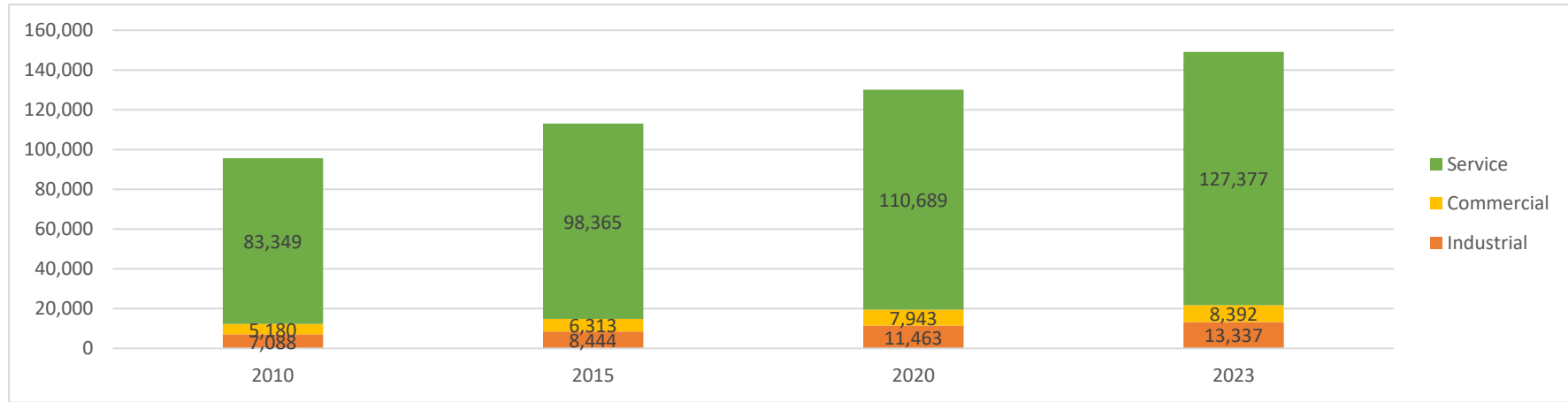
Demographic and Economic Profile

Area: Northwest Hillsborough Urban Service Area



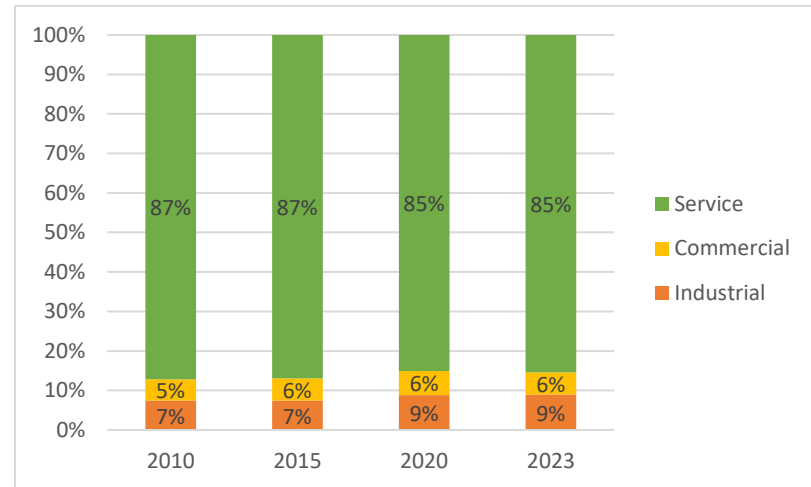
Employment by Type

	2010	2015	2020	2023
Industrial	7,088	8,444	11,463	13,337
Commercial	5,180	6,313	7,943	8,392
Service	83,349	98,365	110,689	127,377
Total	95,617	113,122	130,094	149,106



Employment by Type

	2010	2015	2020	2023
Industrial	7%	7%	9%	9%
Commercial	5%	6%	6%	6%
Service	87%	87%	85%	85%



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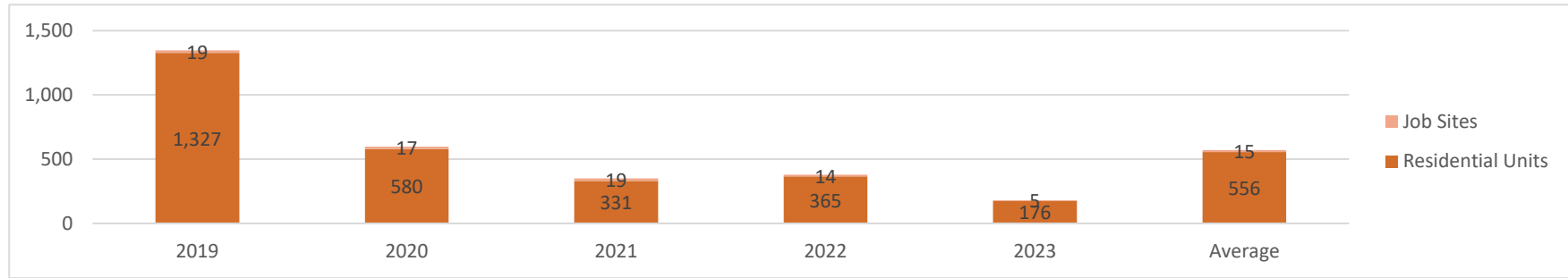
Demographic and Economic Profile

Area: Northwest Hillsborough Urban Service Area



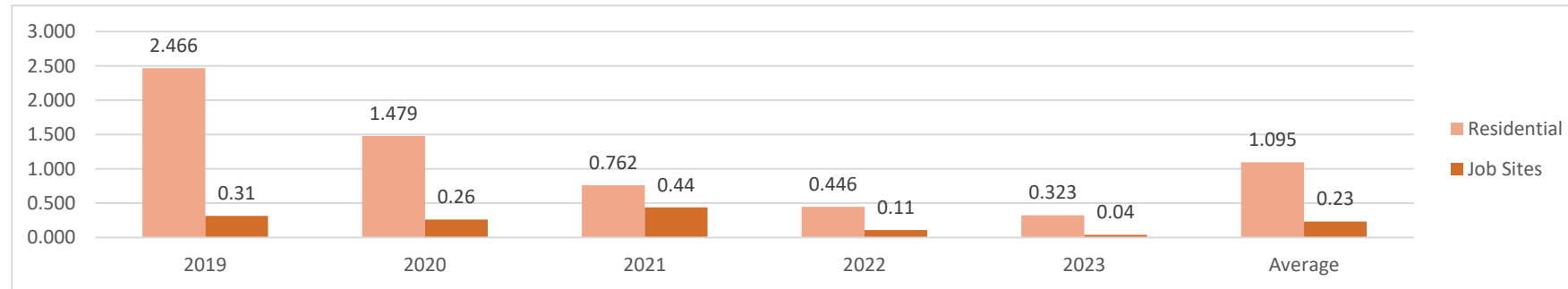
Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	1,327	580	331	365	176	556
Job Sites	19	17	19	14	5	15



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

	2019	2020	2021	2022	2023	Average
Residential	2.466	1.479	0.762	0.446	0.323	1.095
Job Sites	0.31	0.26	0.44	0.11	0.04	0.23



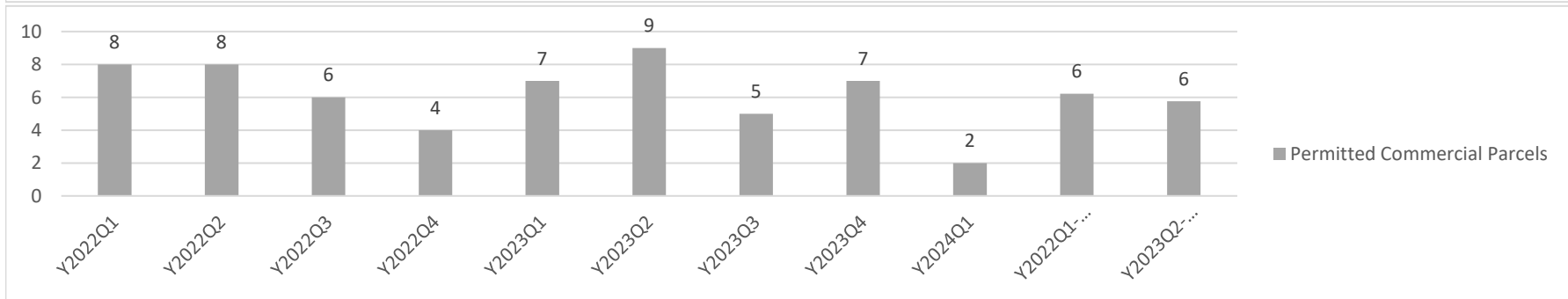
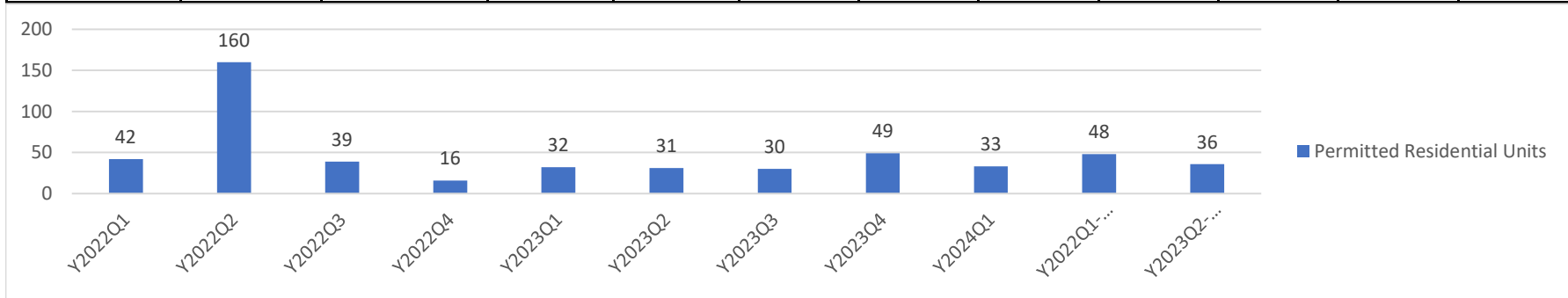
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Demographic and Economic Profile



Area: Northwest Hillsborough Urban Service Area

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	42	160	39	16	32	31	30	49	33	48	36
Permitted Commercial Parcels	8	8	6	4	7	9	5	7	2	6	6
Total Building Permits	50	168	45	20	39	40	35	56	35	54	42



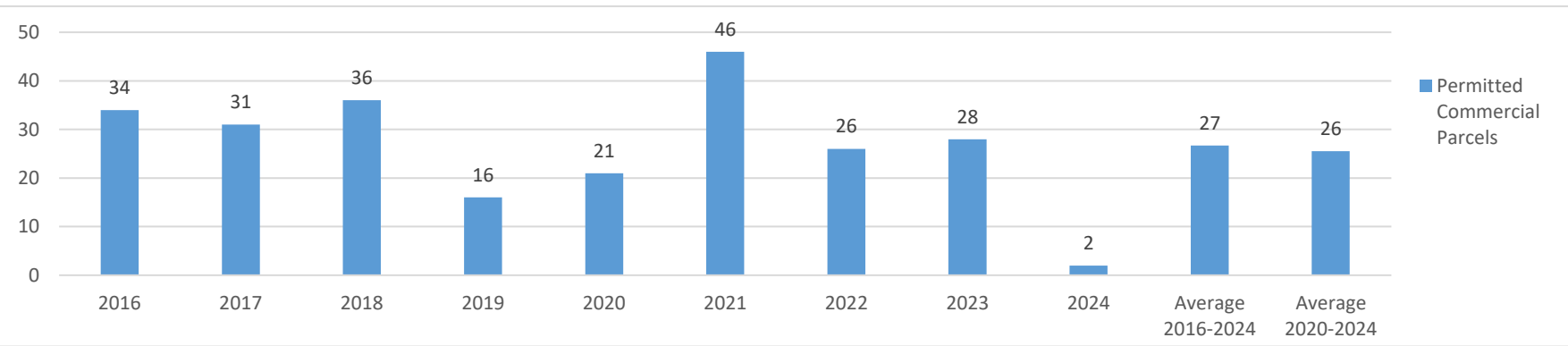
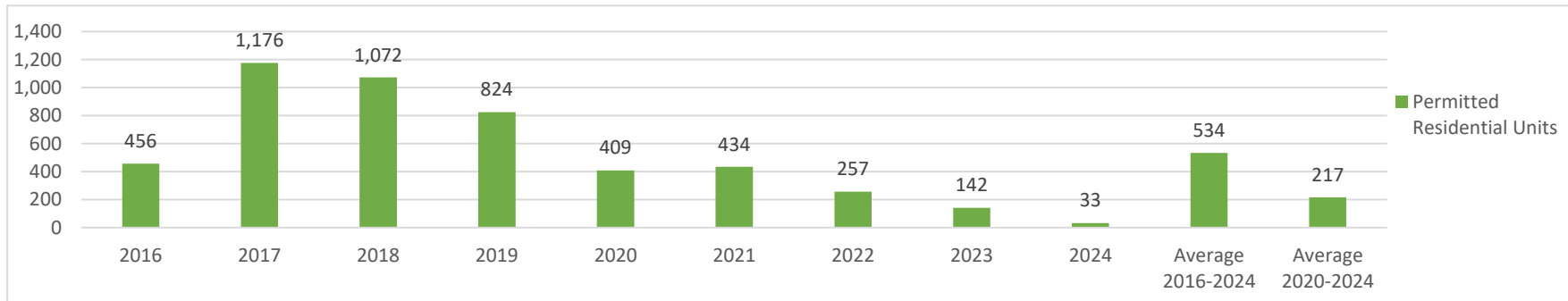
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Demographic and Economic Profile



Area: Northwest Hillsborough Urban Service Area

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	456	1,176	1,072	824	409	434	257	142	33	534	217
Permitted Commercial Parcels	34	31	36	16	21	46	26	28	2	27	26
Total Building Permits	490	1,207	1,108	840	430	480	283	170	35	560	242



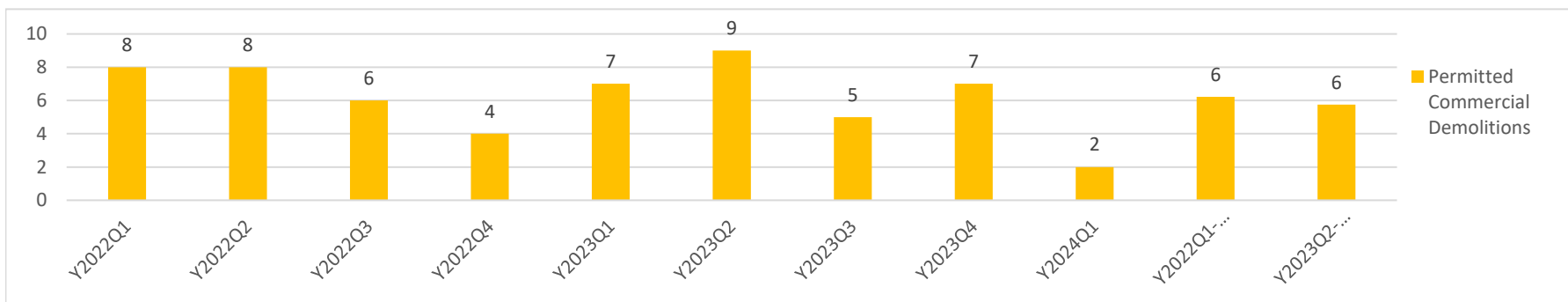
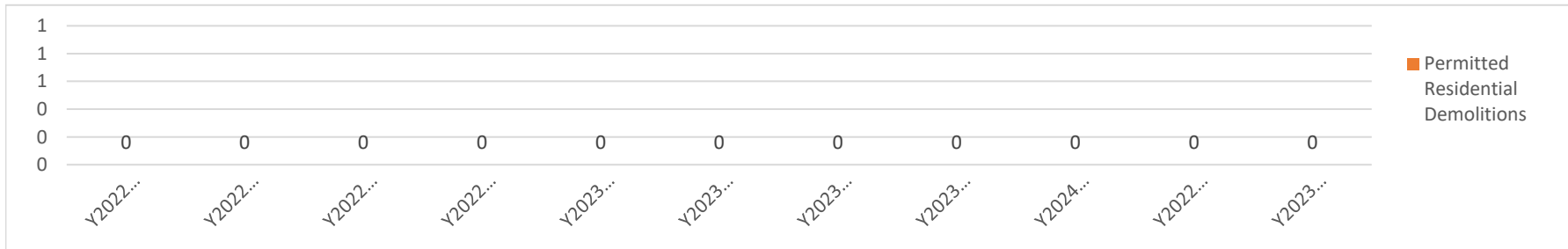
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Demographic and Economic Profile



Area: Northwest Hillsborough Urban Service Area

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2024Q1 Quarterly	Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	8	8	6	4	7	9	5	7	2	6	6
Total Permitted Demolitions	8	8	6	4	7	9	5	7	2	6	6



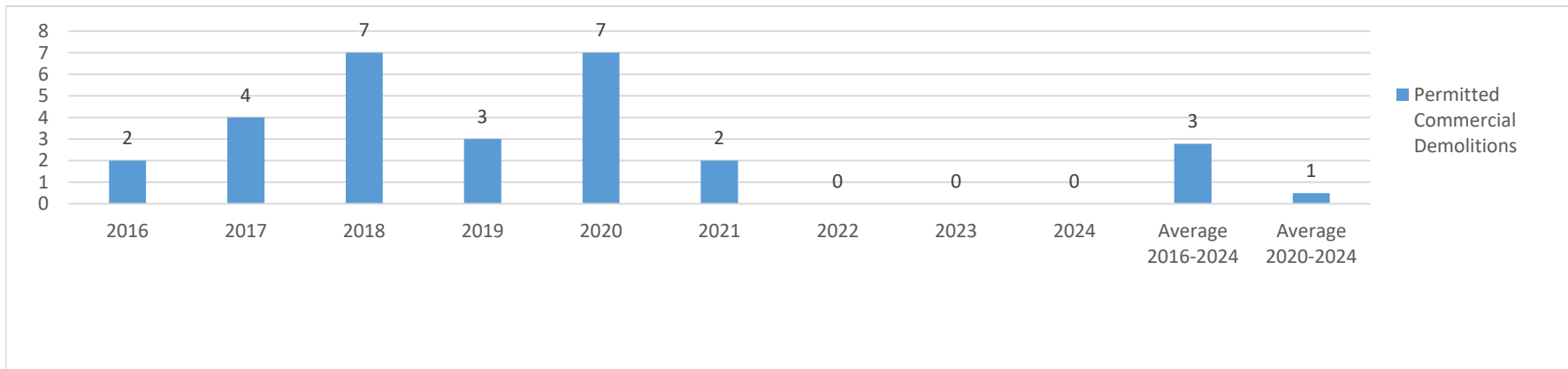
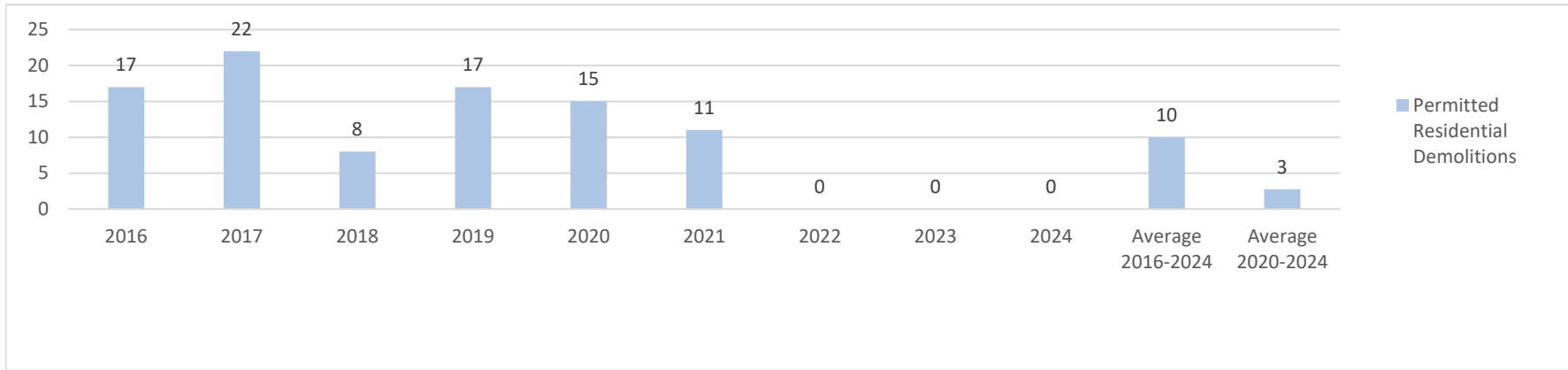
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Demographic and Economic Profile



Area: Northwest Hillsborough Urban Service Area

	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Demolition Permitted Residential	17	22	8	17	15	11	0	0	0	10	3
Demolition Permitted Commercial	2	4	7	3	7	2	0	0	0	3	1
Total Permitted	19	26	15	20	22	13	0	0	0	13	3



Last Updated: April 15, 2024

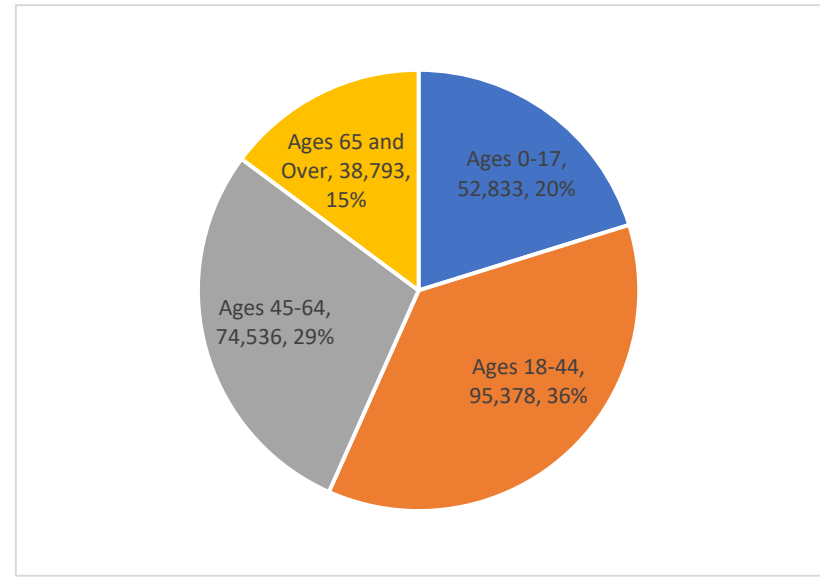
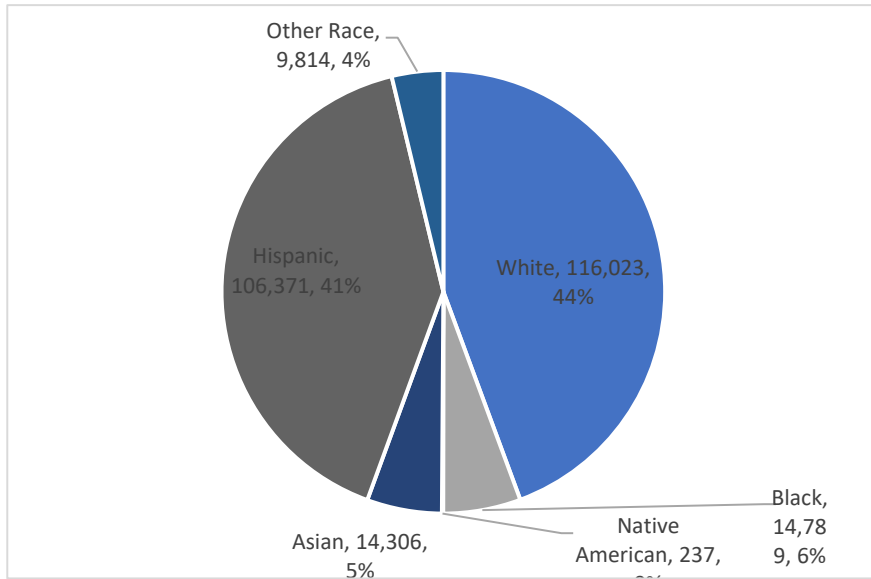
Demographic and Economic Profile



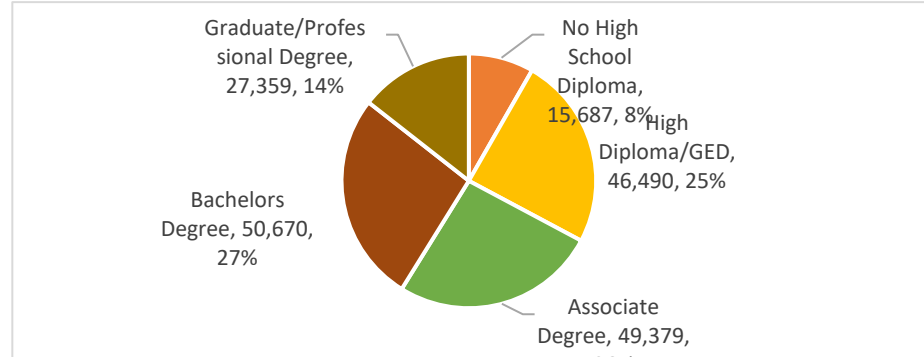
Area: Northwest Hillsborough Urban Service Area

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
116,023	14,789	237	14,306	106,371	9,814	261,540
44%	6%	0%	5%	41%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
52,833	95,378	74,536	38,793
20%	36%	28%	15%



No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
15,687	46,490	49,379	50,670	27,359
8%	25%	26%	27%	14%



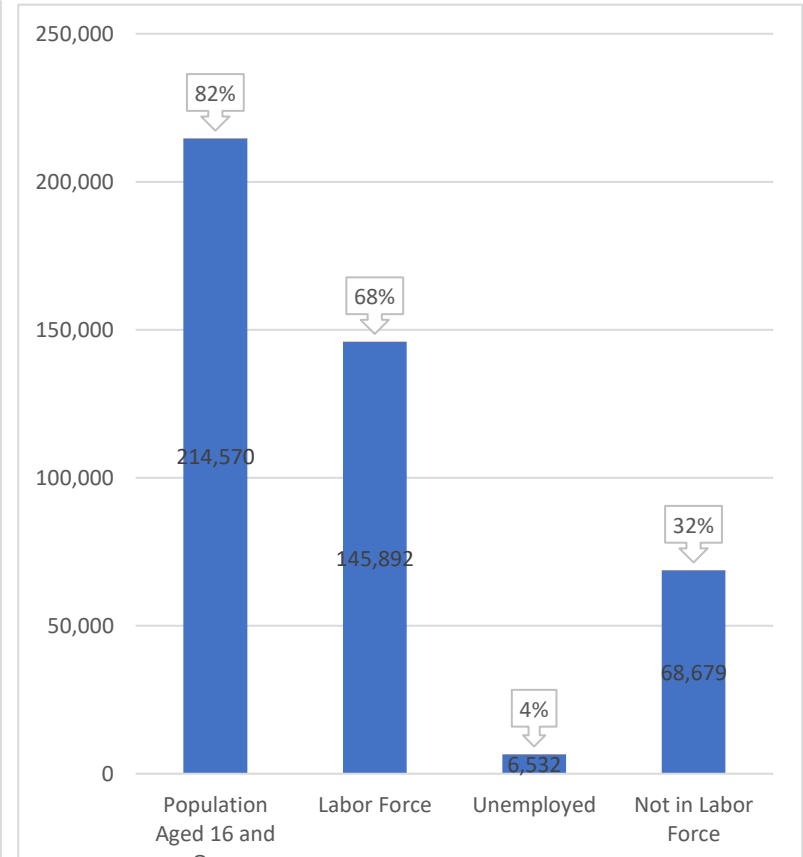
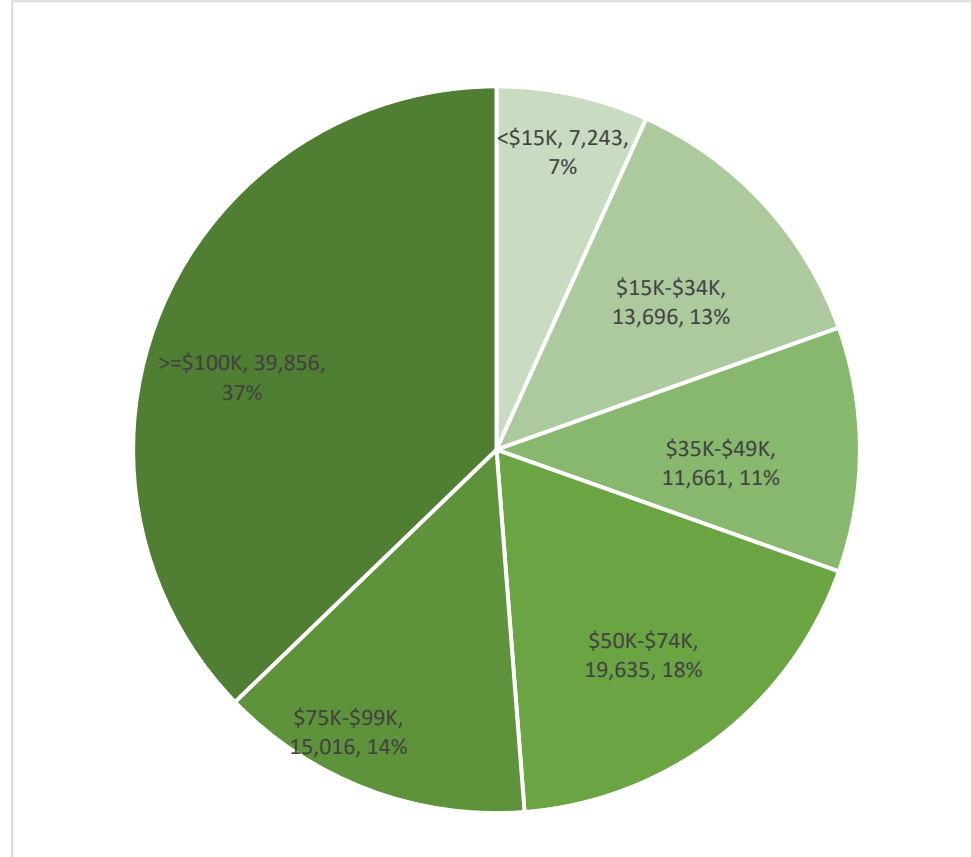
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Demographic and Economic Profile



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
7,243	13,696	11,661	19,635	15,016	39,856	\$85,158	\$107,618	214,570	145,892	6,532	68,679
7%	13%	11%	18%	14%	37%			82%	68%	4%	32%



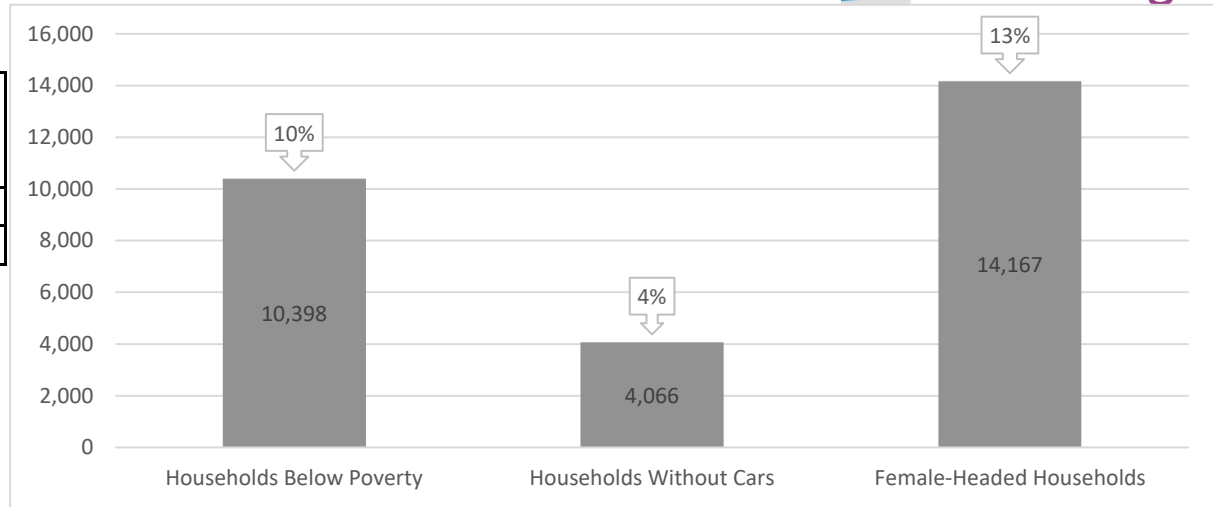
Last Updated: April 15, 2024

Demographic and Economic Profile

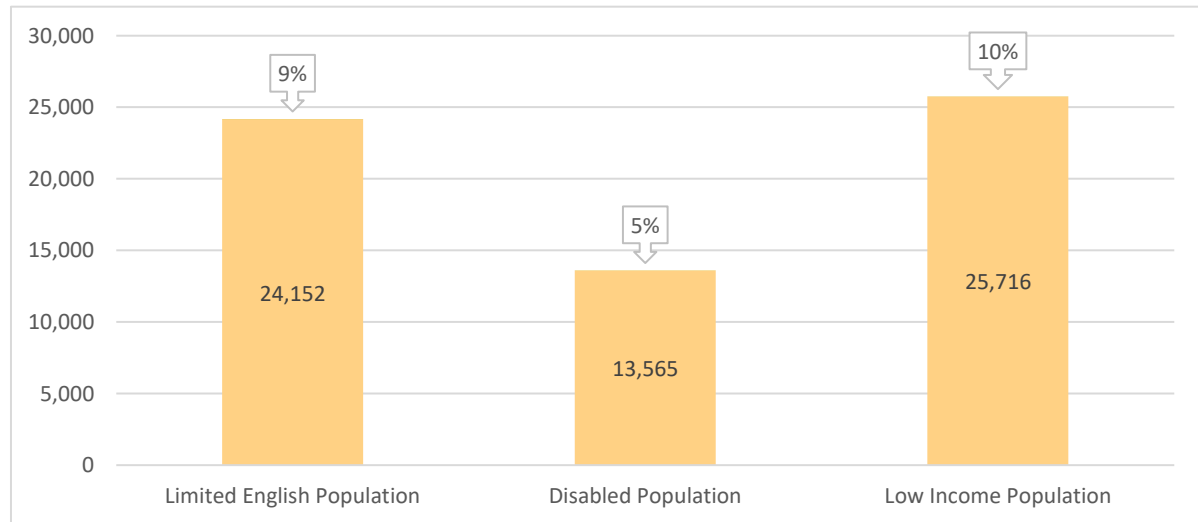


Area: Northwest Hillsborough Urban Service Area

Households Below Poverty	Households Without Cars	Female-Headed Households
10,398	4,066	14,167
10%	4%	13%



Limited English Population	Disabled Population	Low Income Population
24,152	13,565	25,716
9%	5%	10%





Last Updated: April 15, 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	2010-2023 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

Last Updated: April 15, 2024

Demographic and Economic Profile



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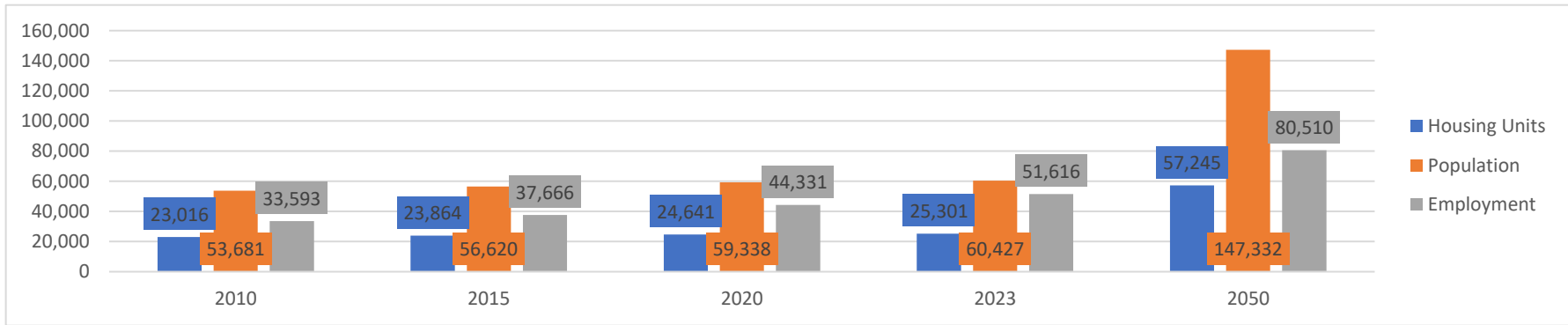
Last Updated: April 15, 2024

Demographic and Economic Profile



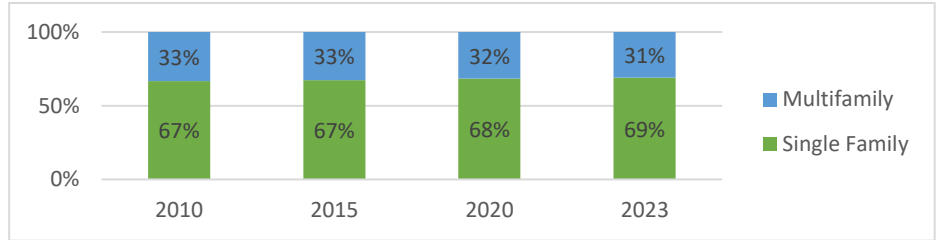
Area: **Plant City Service Area**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	23,016	23,864	24,641	25,301	57,245	31,944	126%	6%
Population	53,681	56,620	59,338	60,427	147,332	86,905	144%	7%
Employment	33,593	37,666	44,331	51,616	80,510	28,894	56%	37%



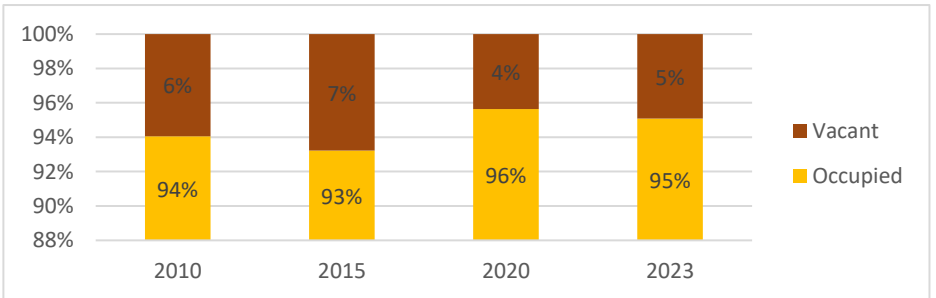
Residential Units by Type

	2010	2015	2020	2023
Single Family	15,353	16,070	16,841	17,497
Single Family	67%	67%	68%	69%
Multifamily	7,663	7,794	7,800	7,804
Multifamily	33%	33%	32%	31%



Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	21,649	22,246	23,568	24,056
Occupied	94%	93%	96%	95%
Vacant	1,367	1,618	1,073	1,245
Vacant	6%	7%	4%	5%



Last Updated: April 15, 2024

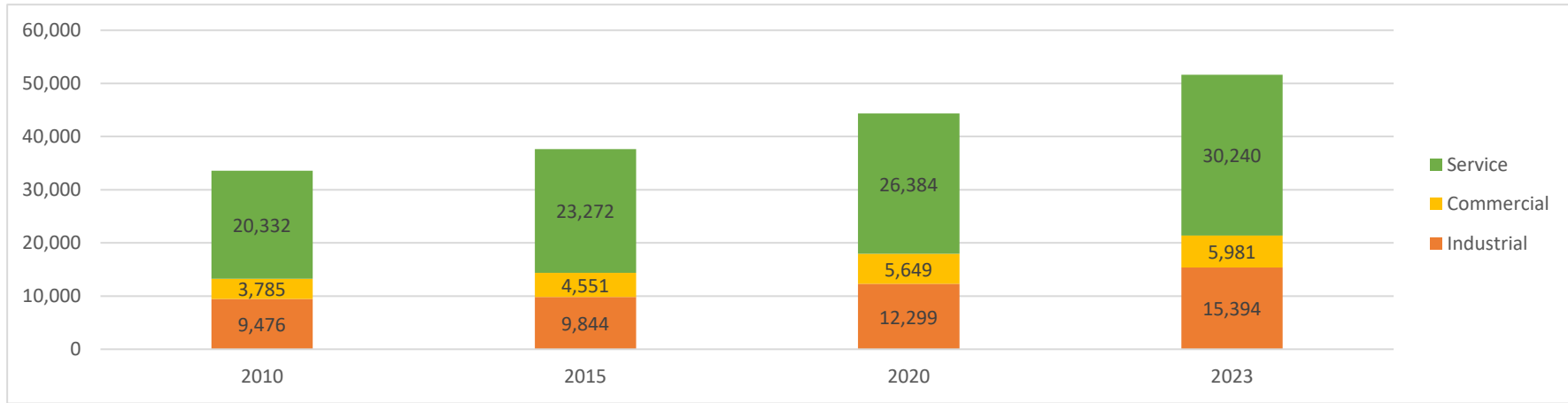
Demographic and Economic Profile



Area: **Plant City Service Area**

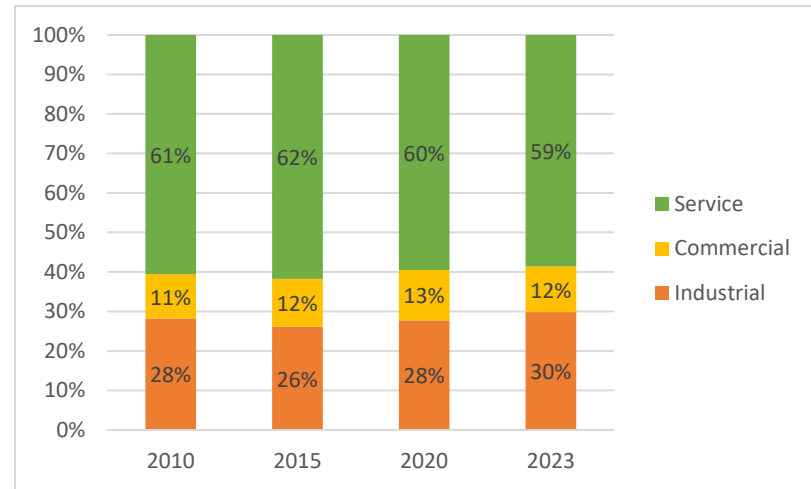
Employment by Type

	2010	2015	2020	2023
Industrial	9,476	9,844	12,299	15,394
Commercial	3,785	4,551	5,649	5,981
Service	20,332	23,272	26,384	30,240
Total	33,593	37,666	44,331	51,616



Employment by Type

	2010	2015	2020	2023
Industrial	28%	26%	28%	30%
Commercial	11%	12%	13%	12%
Service	61%	62%	60%	59%



Last Updated: April 15, 2024

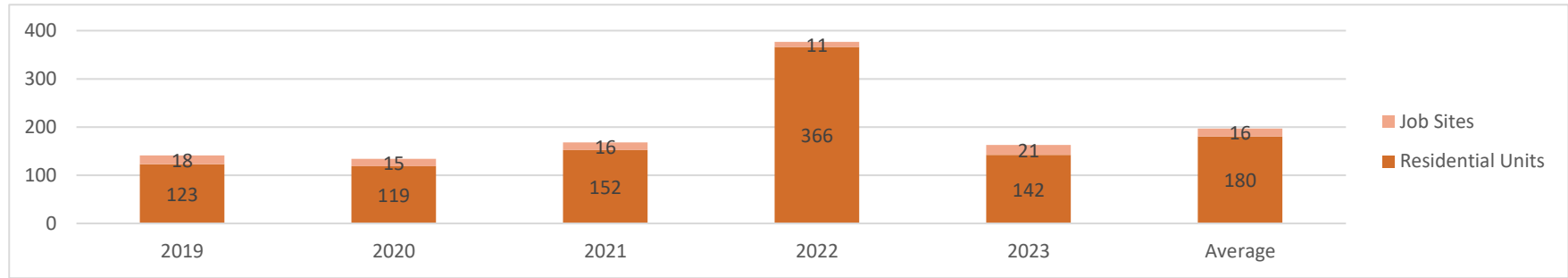
Demographic and Economic Profile



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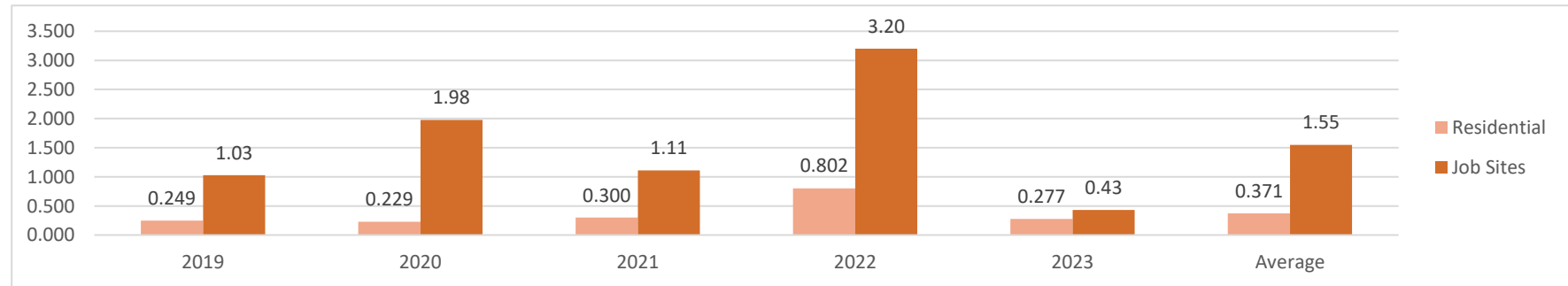
Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	123	119	152	366	142	180
Job Sites	18	15	16	11	21	16



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

	2019	2020	2021	2022	2023	Average
Residential	0.249	0.229	0.300	0.802	0.277	0.371
Job Sites	1.03	1.98	1.11	3.20	0.43	1.55



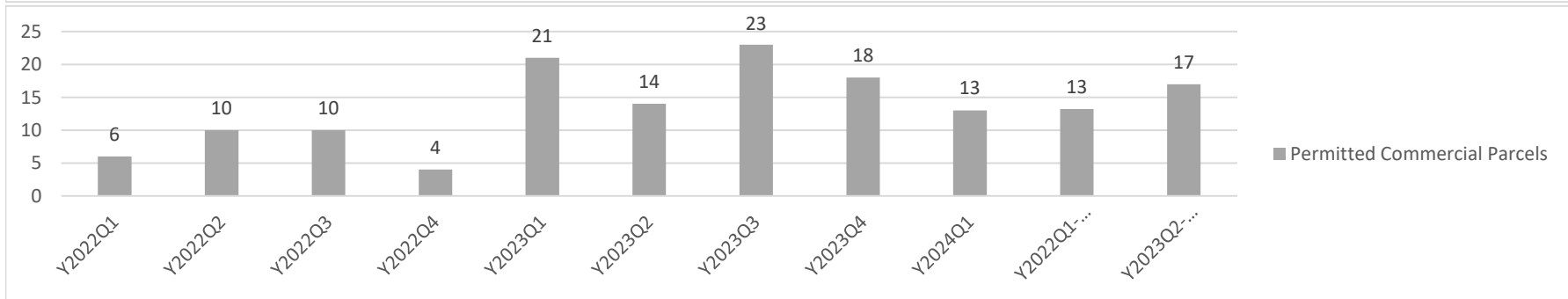
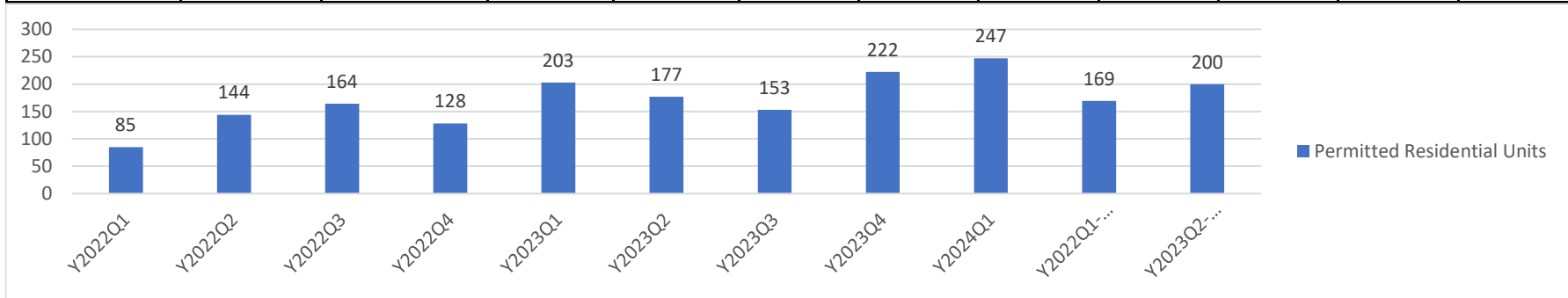
Last Updated: April 15, 2024

Demographic and Economic Profile



Area: **Plant City Service Area**

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	85	144	164	128	203	177	153	222	247	169	200
Permitted Commercial Parcels	6	10	10	4	21	14	23	18	13	13	17
Total Building Permits	91	154	174	132	224	191	176	240	260	182	217



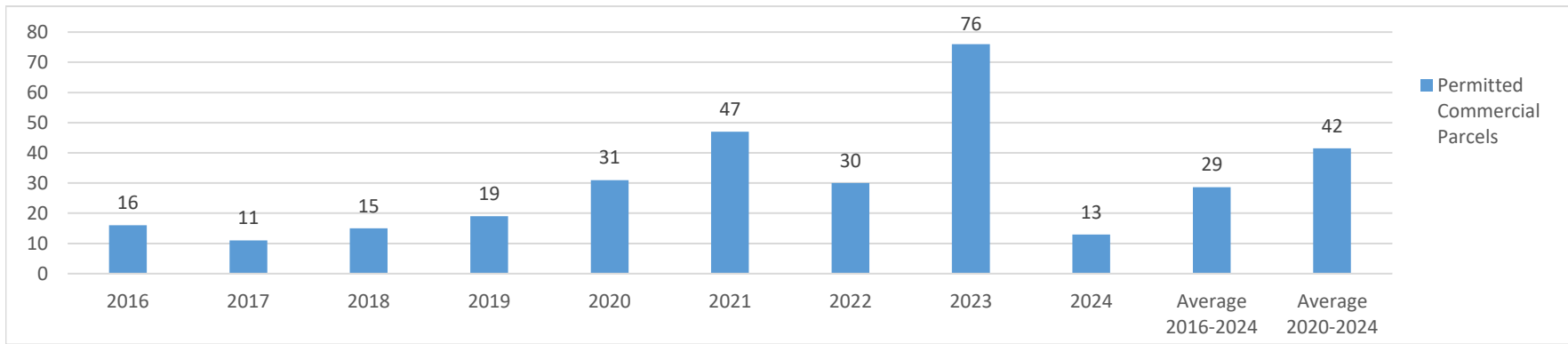
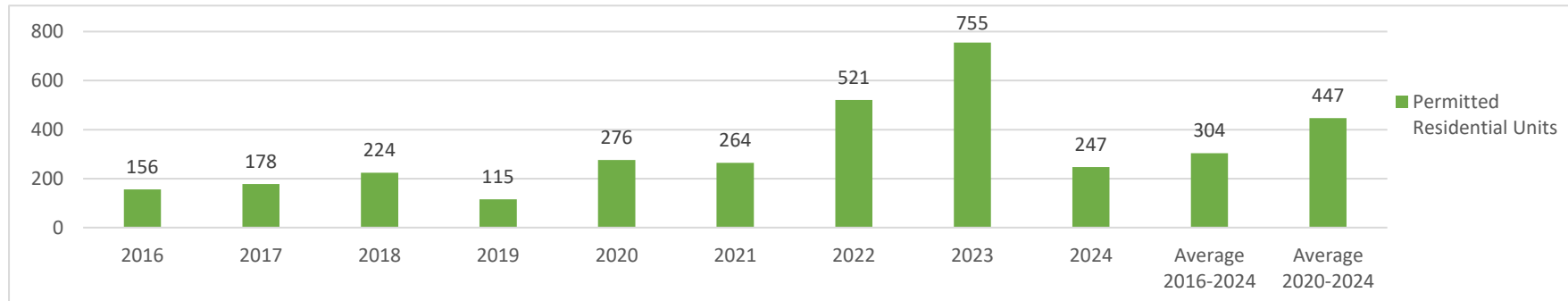
Last Updated: April 15, 2024

Demographic and Economic Profile



Area: **Plant City Service Area**

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	156	178	224	115	276	264	521	755	247	304	447
Permitted Commercial Parcels	16	11	15	19	31	47	30	76	13	29	42
Total Building Permits	172	189	239	134	307	311	551	831	260	333	488



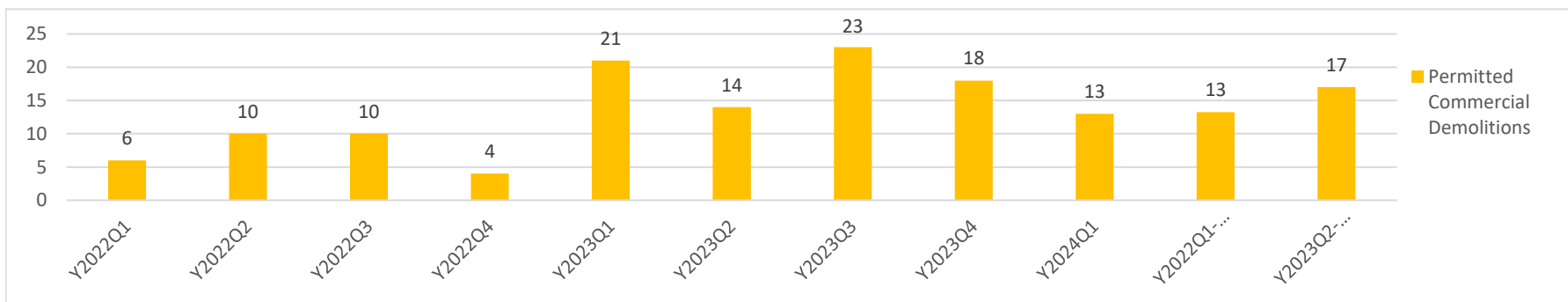
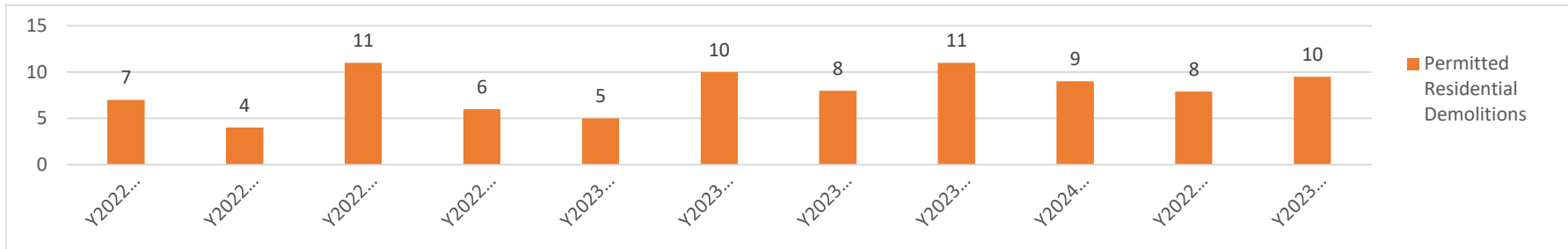
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Demographic and Economic Profile



Area: **Plant City Service Area**

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2024Q1 Quarterly	Y2024Q1 Quarterly
Permitted Residential Demolitions	7	4	11	6	5	10	8	11	9	8	10
Permitted Commercial Demolitions	6	10	10	4	21	14	23	18	13	13	17
Total Permitted Demolitions	13	14	21	10	26	24	31	29	22	21	27



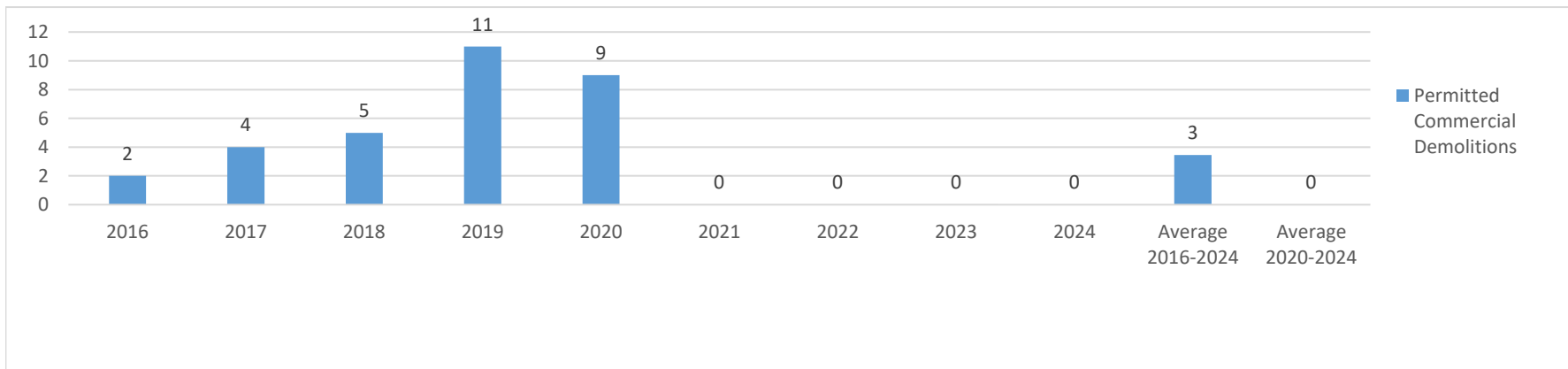
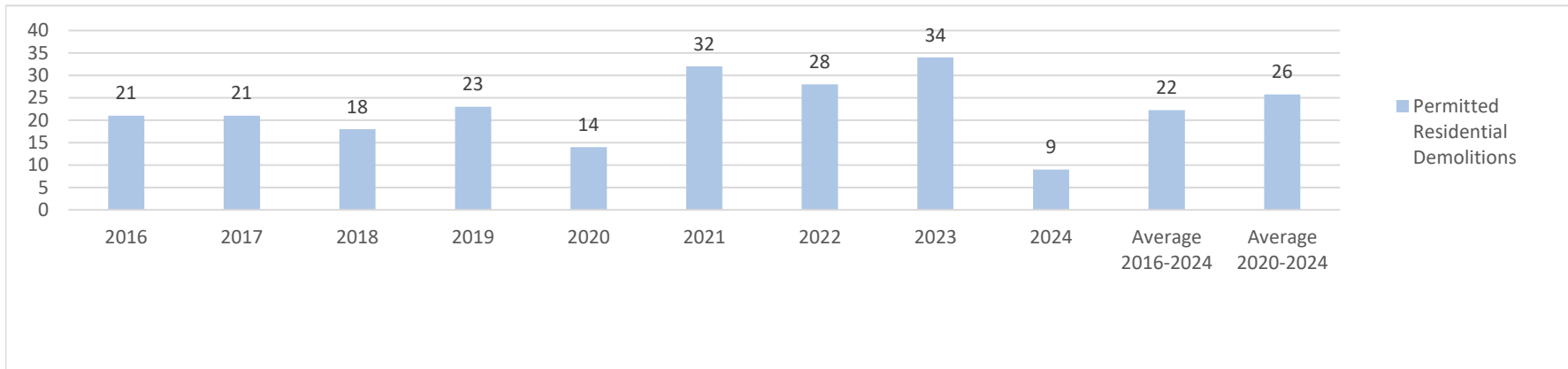
Last Updated: April 15, 2024

Demographic and Economic Profile



Area: **Plant City Service Area**

	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Demolition Permitted Residential	21	21	18	23	14	32	28	34	9	22	26
Demolition Permitted Commercial	2	4	5	11	9	0	0	0	0	3	0
Total Permitted	23	25	23	34	23	32	28	34	9	26	26



Last Updated: April 15, 2024

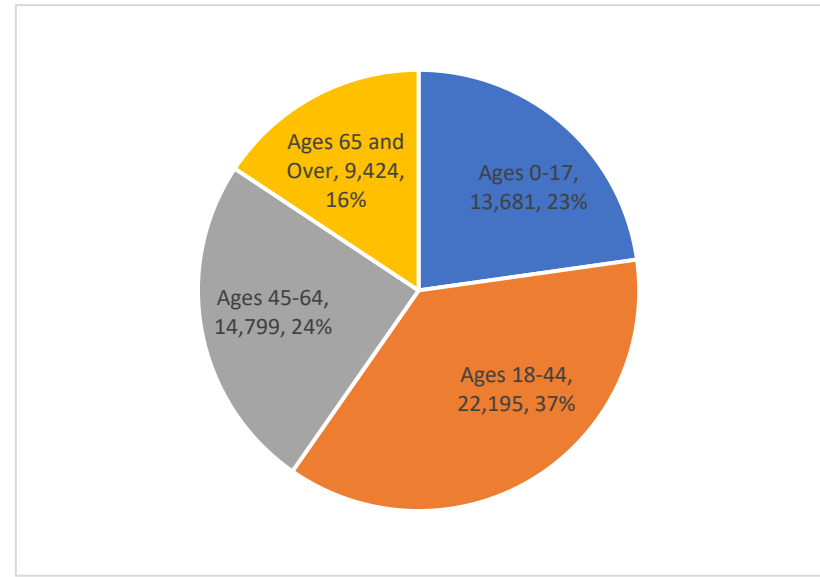
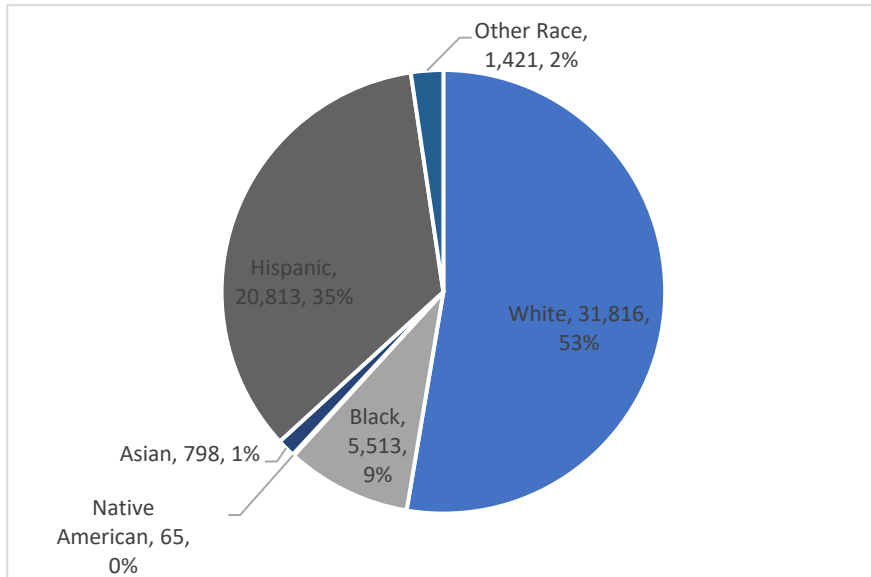
Demographic and Economic Profile

Area: **Plant City Service Area**

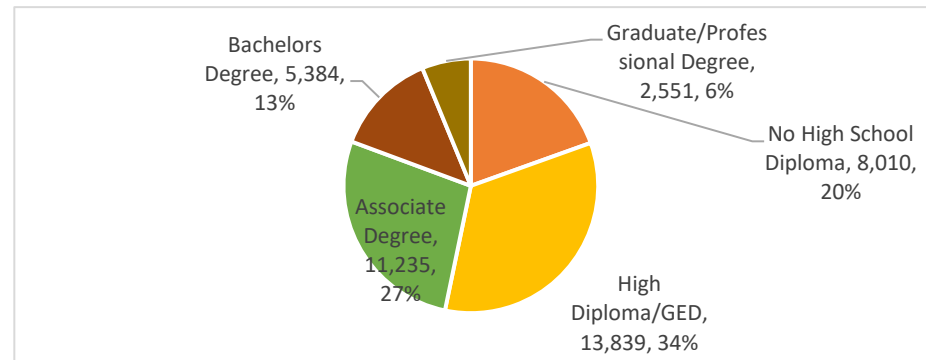


White	Black	Native American	Asian	Hispanic	Other Race	Total Population
31,816	5,513	65	798	20,813	1,421	60,427
53%	9%	0%	1%	34%	2%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
13,681	22,195	14,799	9,424
23%	37%	24%	16%



No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
8,010	13,839	11,235	5,384	2,551
20%	34%	27%	13%	6%



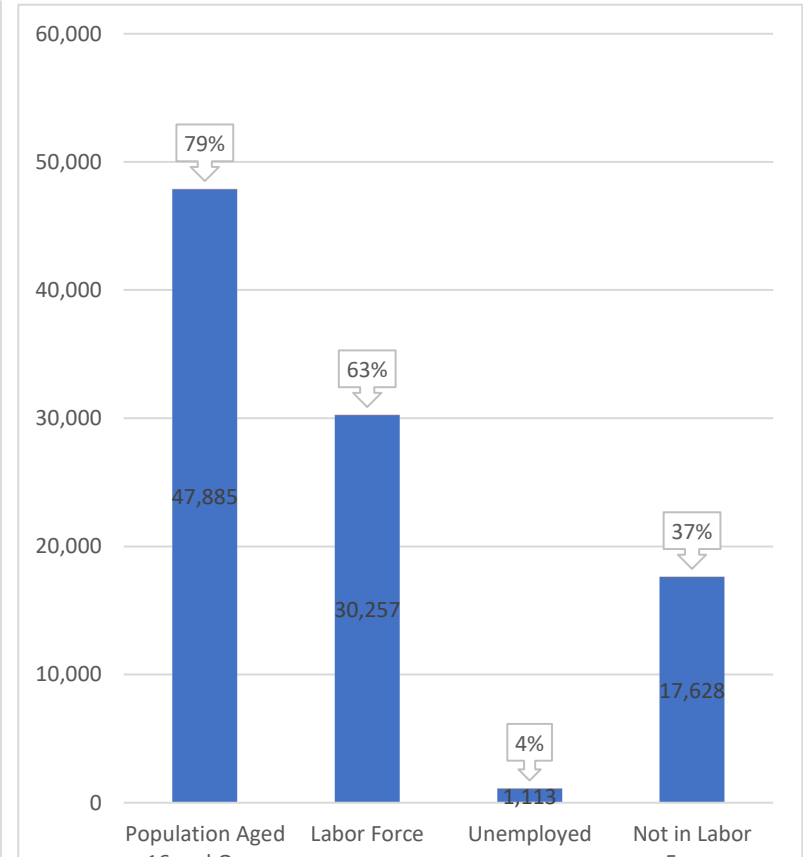
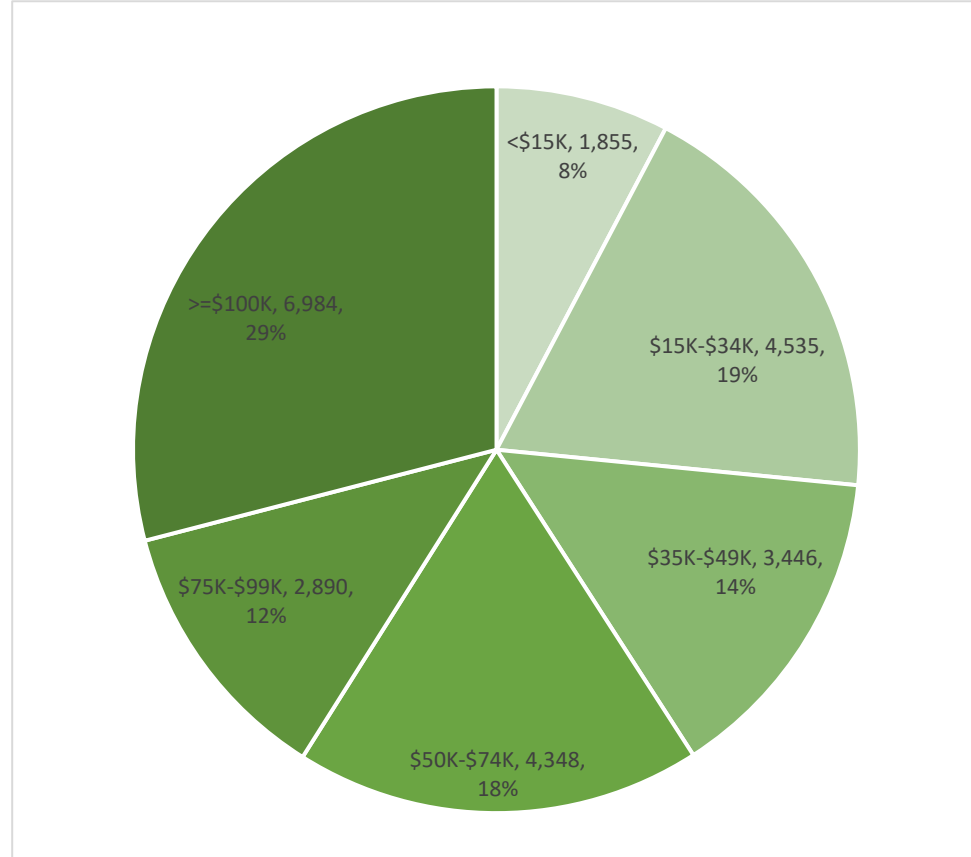
Last Updated: April 15, 2024

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
1,855	4,535	3,446	4,348	2,890	6,984	\$63,310	\$79,167	47,885	30,257	1,113	17,628
8%	19%	14%	18%	12%	29%			79%	63%	4%	37%



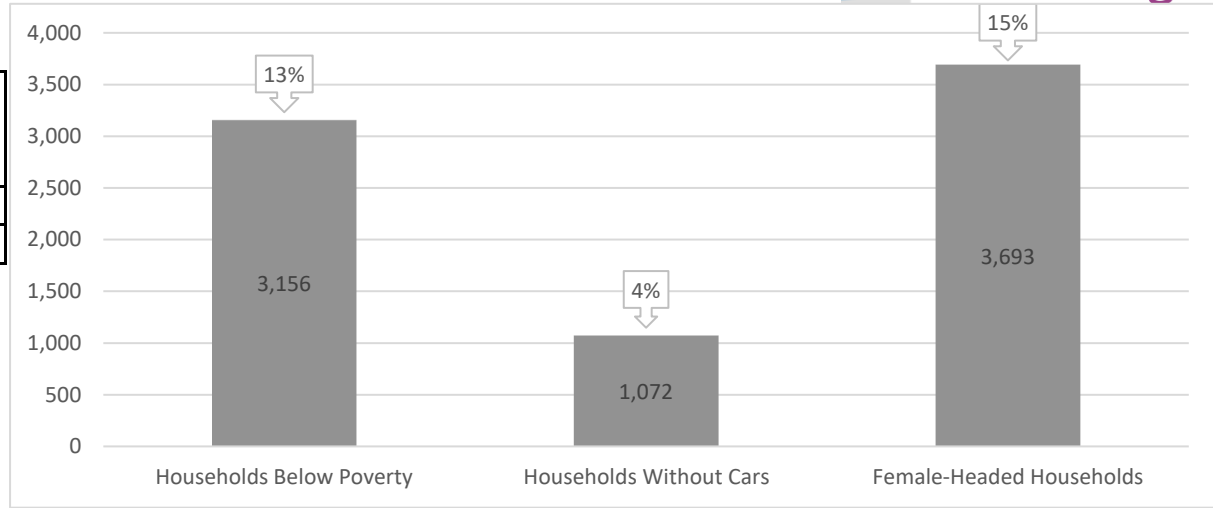
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Area: Plant City Service Area

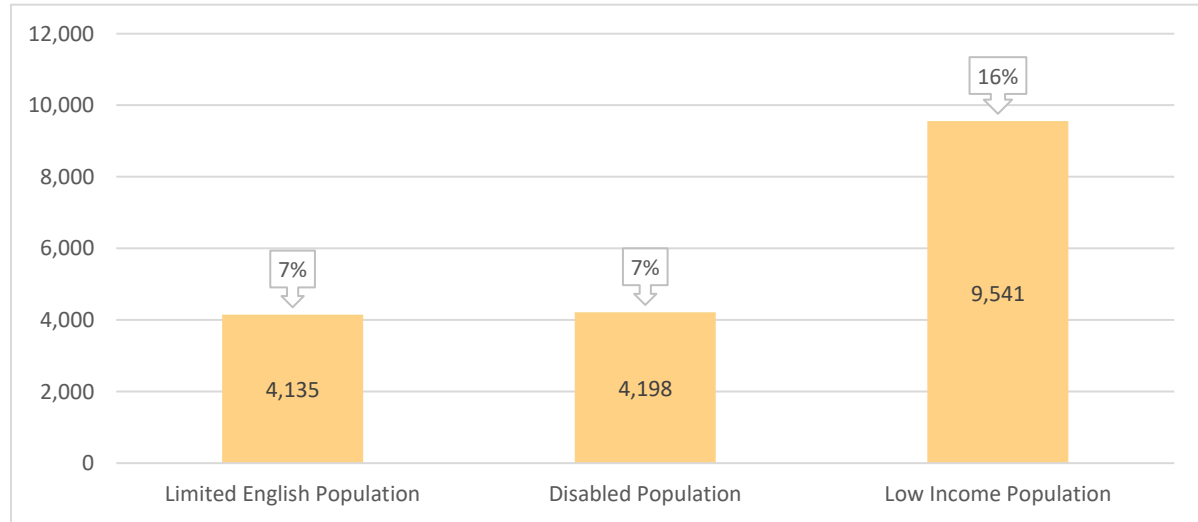
Demographic and Economic Profile



Households Below Poverty	Households Without Cars	Female-Headed Households
3,156	1,072	3,693
13%	4%	15%



Limited English Population	Disabled Population	Low Income Population
4,135	4,198	9,541
7%	7%	16%





Last Updated: April 15, 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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Demographic and Economic Profile



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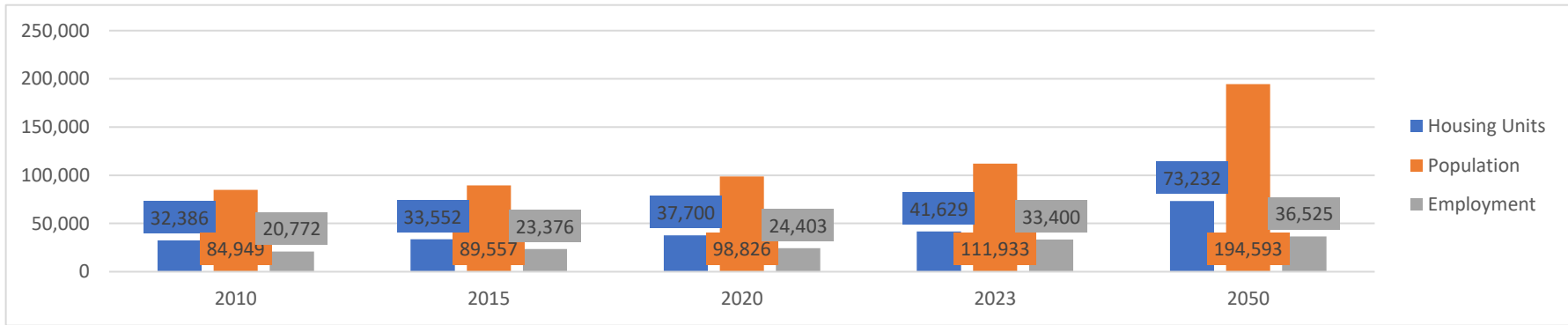
Last Updated: April 15, 2024

Demographic and Economic Profile



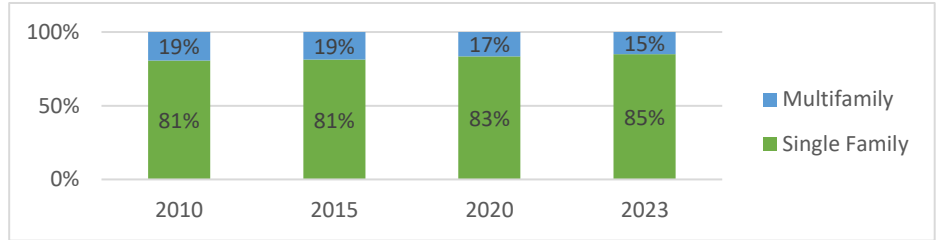
Area: Rural Service Area

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	32,386	33,552	37,700	41,629	73,232	31,603	76%	24%
Population	84,949	89,557	98,826	111,933	194,593	82,660	74%	25%
Employment	20,772	23,376	24,403	33,400	36,525	3,125	9%	43%



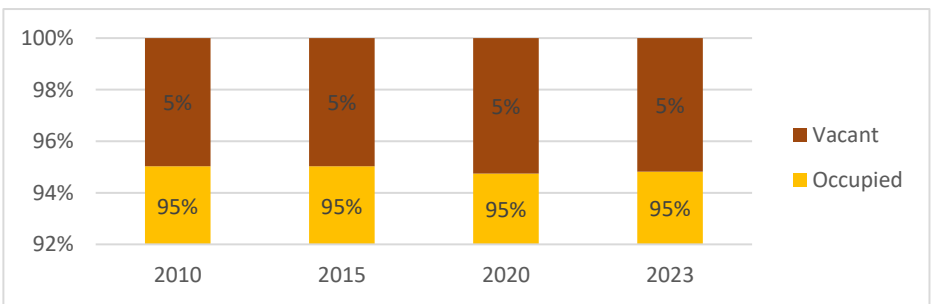
Residential Units by Type

	2010	2015	2020	2023
Single Family	26,141	27,305	31,447	35,376
Single Family	81%	81%	83%	85%
Multifamily	6,245	6,247	6,253	6,253
Multifamily	19%	19%	17%	15%



Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	30,776	31,885	35,718	39,470
Occupied	95%	95%	95%	95%
Vacant	1,610	1,667	1,982	2,159
Vacant	5%	5%	5%	5%



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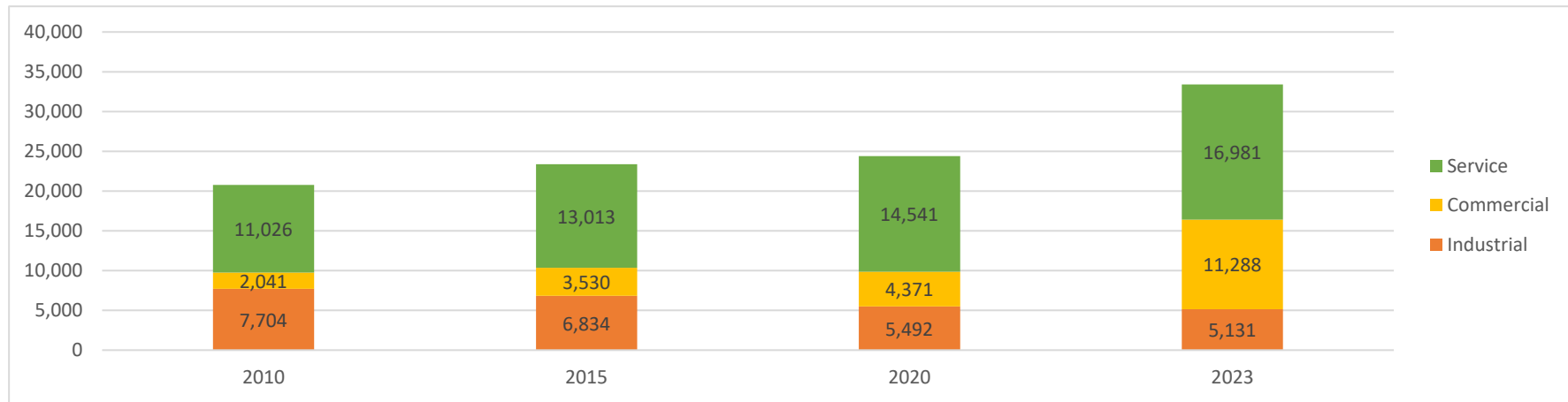
Demographic and Economic Profile



Area: Rural Service Area

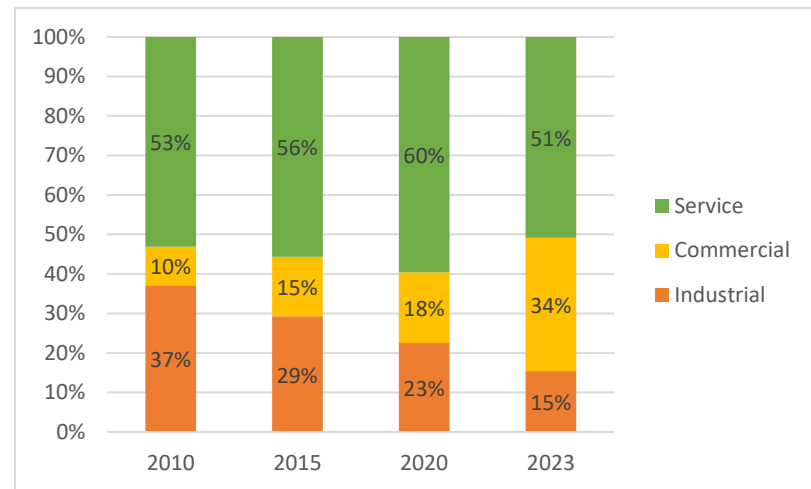
Employment by Type

	2010	2015	2020	2023
Industrial	7,704	6,834	5,492	5,131
Commercial	2,041	3,530	4,371	11,288
Service	11,026	13,013	14,541	16,981
Total	20,772	23,376	24,403	33,400



Employment by Type

	2010	2015	2020	2023
Industrial	37%	29%	23%	15%
Commercial	10%	15%	18%	34%
Service	53%	56%	60%	51%



Last Updated: April 15, 2024

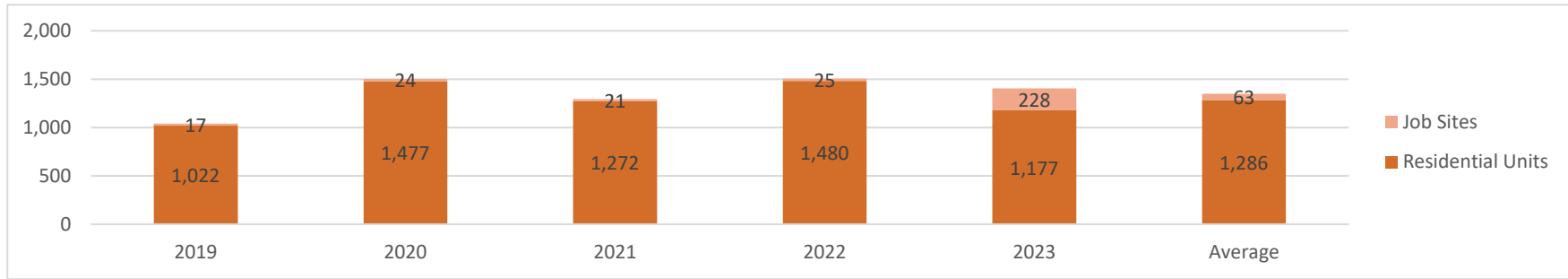
Demographic and Economic Profile



Area: Rural Service Area

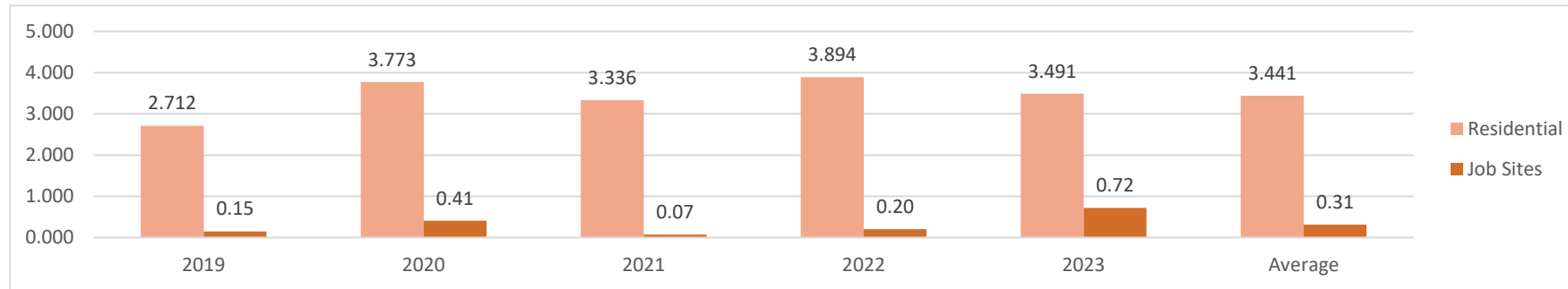
Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	1,022	1,477	1,272	1,480	1,177	1,286
Job Sites	17	24	21	25	228	63



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

	2019	2020	2021	2022	2023	Average
Residential	2.712	3.773	3.336	3.894	3.491	3.441
Job Sites	0.15	0.41	0.07	0.20	0.72	0.31



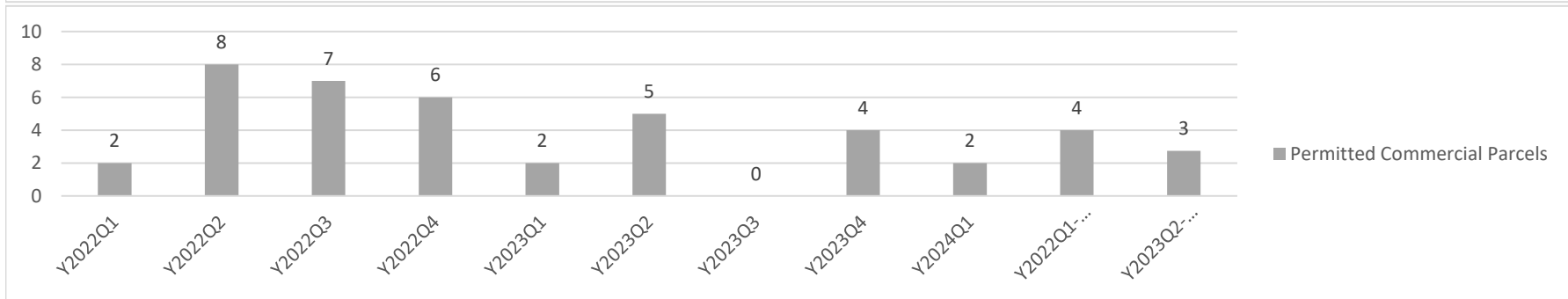
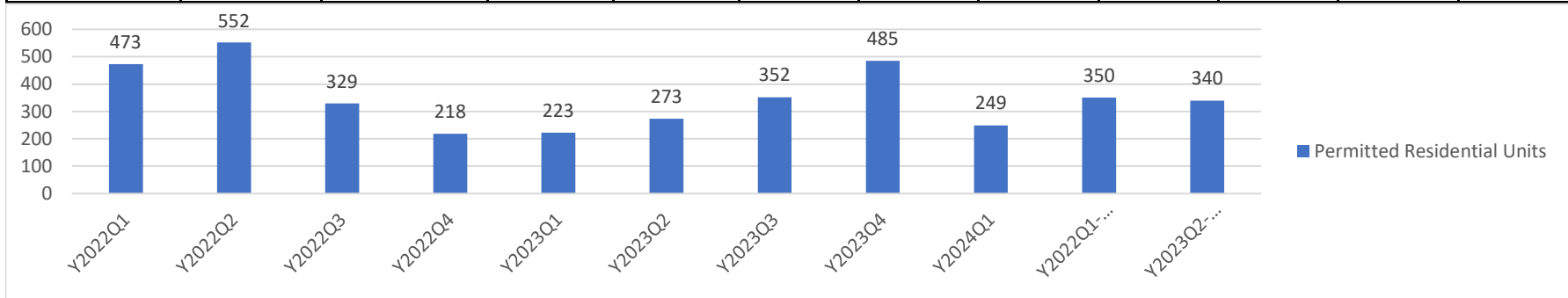
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Demographic and Economic Profile



Area: Rural Service Area

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	473	552	329	218	223	273	352	485	249	350	340
Permitted Commercial Parcels	2	8	7	6	2	5	0	4	2	4	3
Total Building Permits	475	560	336	224	225	278	352	489	251	354	343



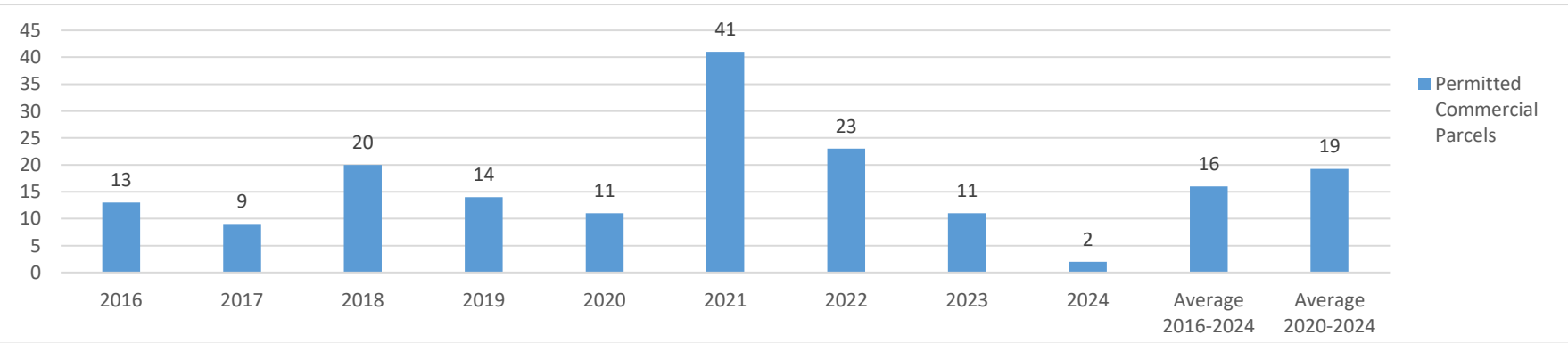
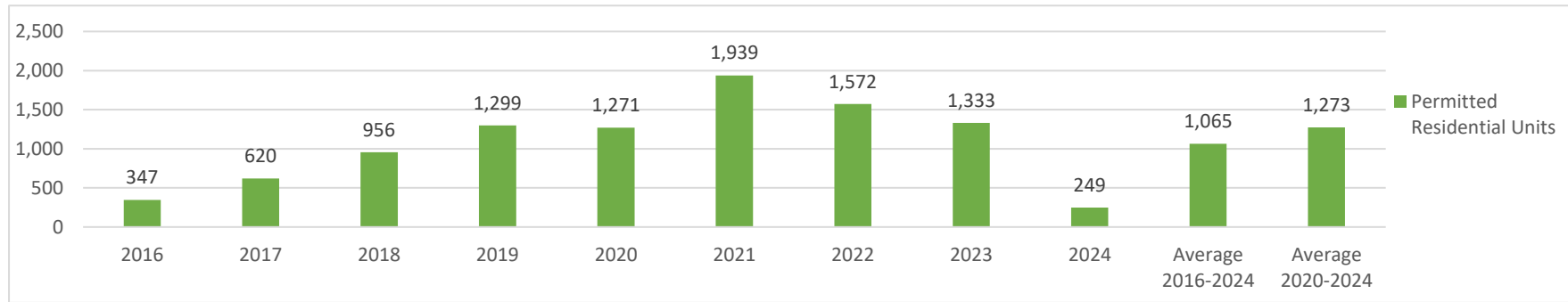
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Demographic and Economic Profile



Area: Rural Service Area

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	347	620	956	1,299	1,271	1,939	1,572	1,333	249	1,065	1,273
Permitted Commercial Parcels	13	9	20	14	11	41	23	11	2	16	19
Total Building Permits	360	629	976	1,313	1,282	1,980	1,595	1,344	251	1,081	1,293



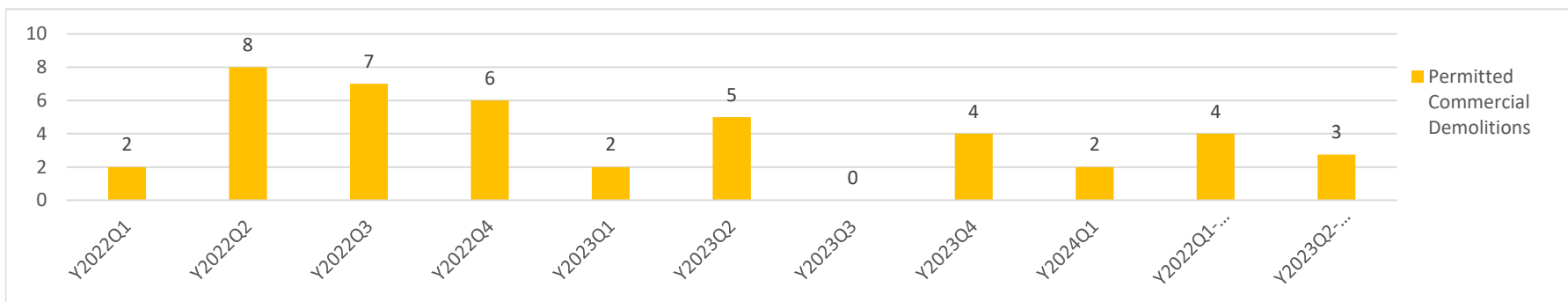
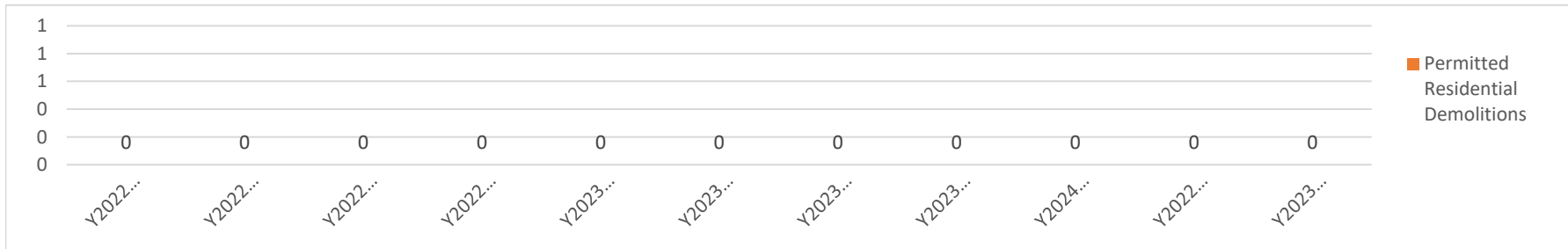
Last Updated: April 15, 2024

Demographic and Economic Profile



Area: Rural Service Area

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2024Q1 Quarterly	Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	2	8	7	6	2	5	0	4	2	4	3
Total Permitted Demolitions	2	8	7	6	2	5	0	4	2	4	3



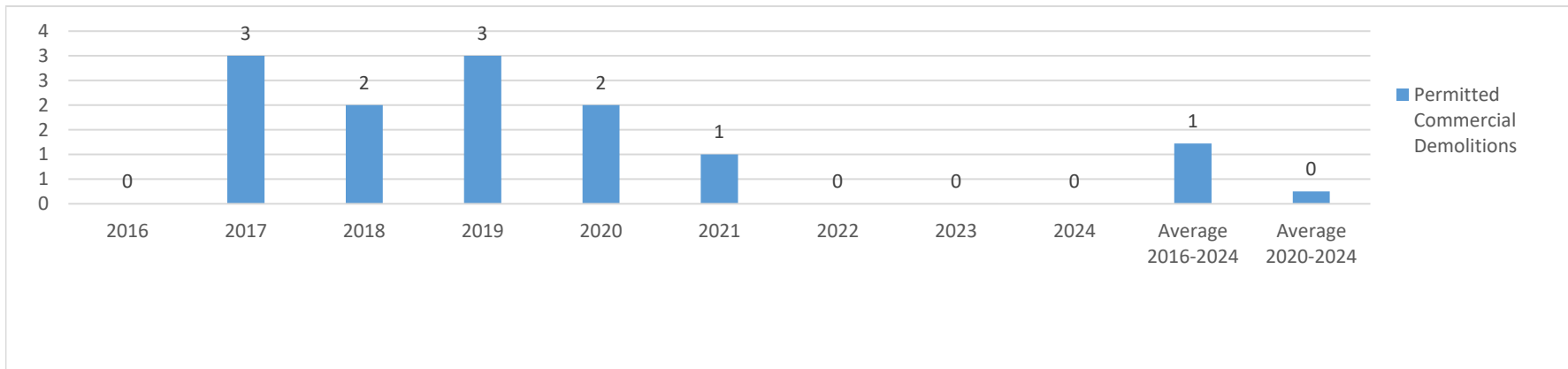
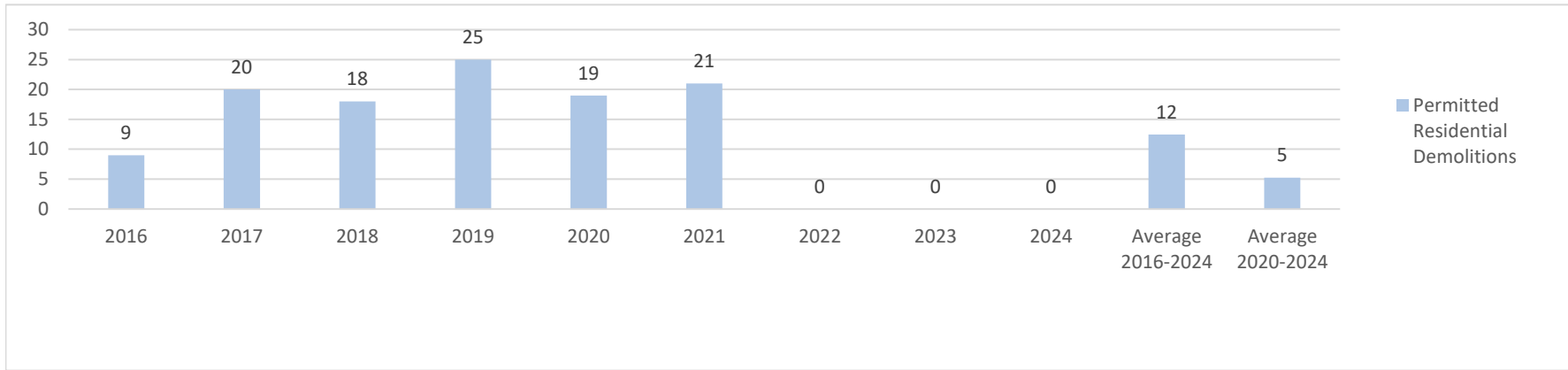
Last Updated: April 15, 2024

Demographic and Economic Profile



Area: Rural Service Area

	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Demolition Permitted Residential	9	20	18	25	19	21	0	0	0	12	5
Demolition Permitted Commercial	0	3	2	3	2	1	0	0	0	1	0
Total Permitted	9	23	20	28	21	22	0	0	0	14	6



Last Updated: April 15, 2024

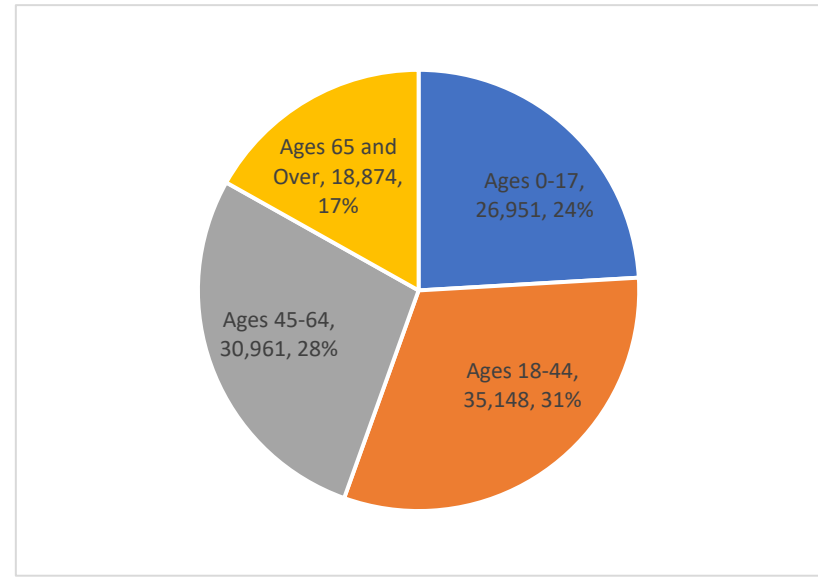
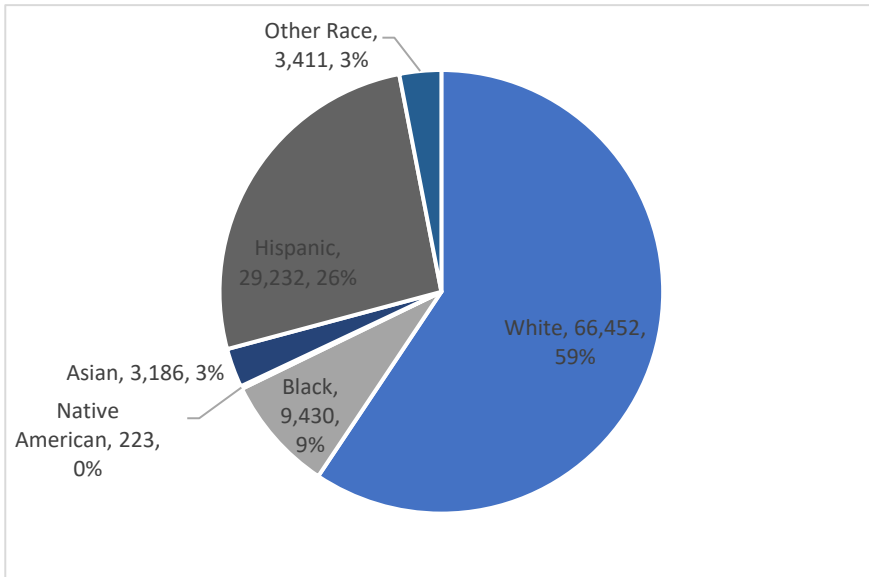
Demographic and Economic Profile



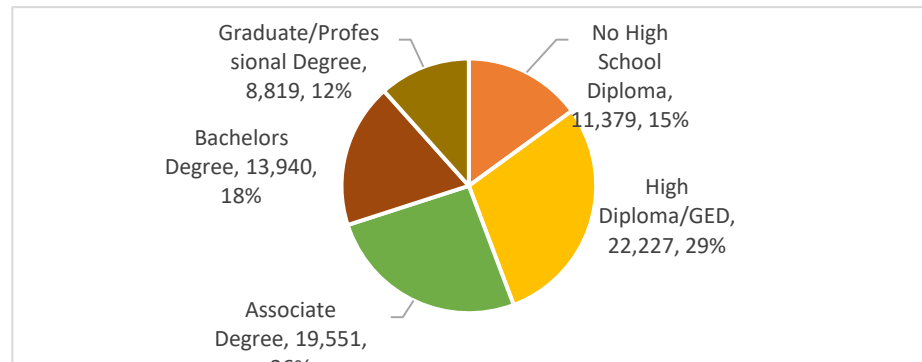
Area: Rural Service Area

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
66,452	9,430	223	3,186	29,232	3,411	111,933
59%	8%	0%	3%	26%	3%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
26,951	35,148	30,961	18,874
24%	31%	28%	17%



No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
11,379	22,227	19,551	13,940	8,819
15%	29%	26%	18%	12%



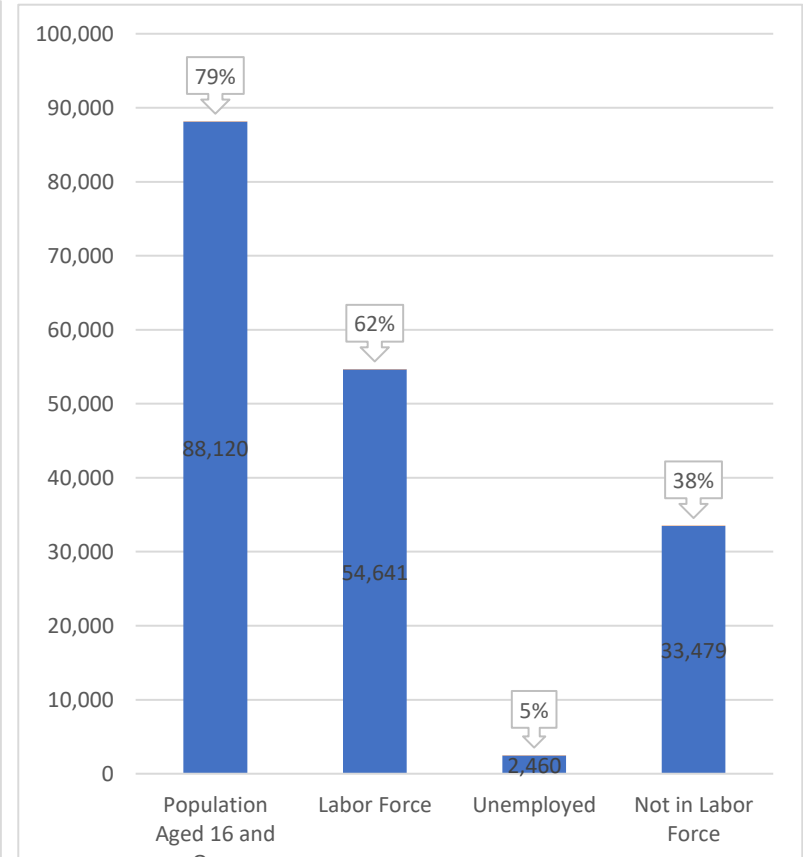
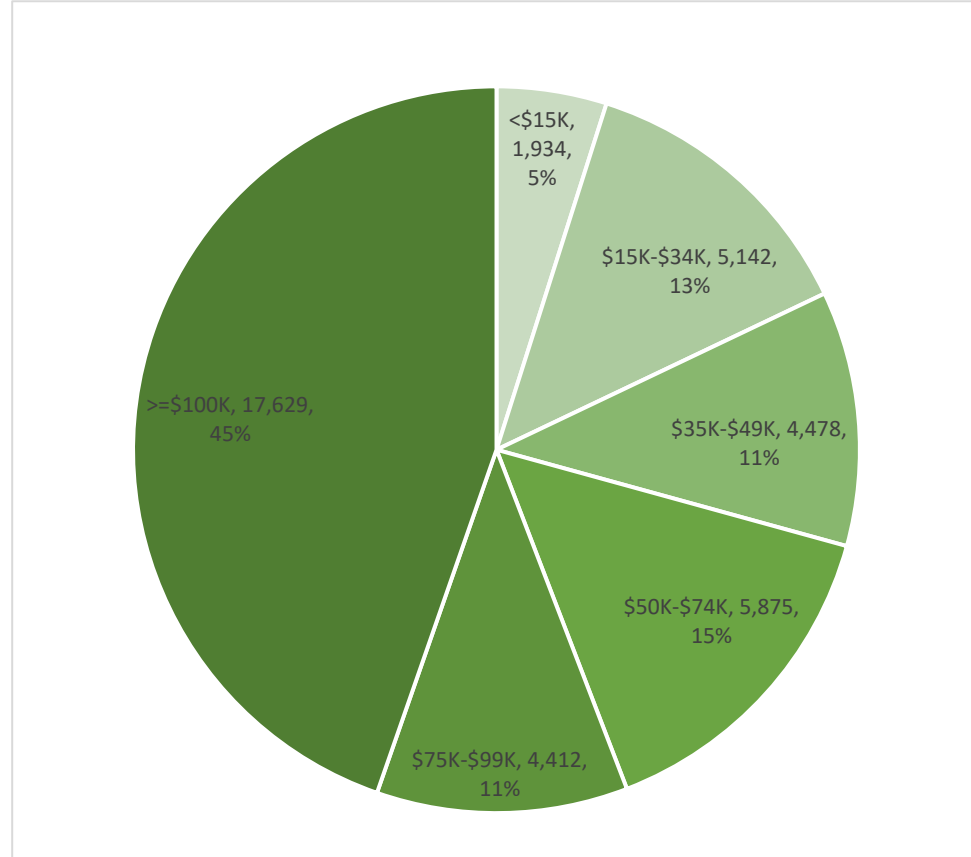
Last Updated: April 15, 2024

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
1,934	5,142	4,478	5,875	4,412	17,629	\$92,103	\$119,522	88,120	54,641	2,460	33,479
5%	13%	11%	15%	11%	45%			79%	62%	5%	38%



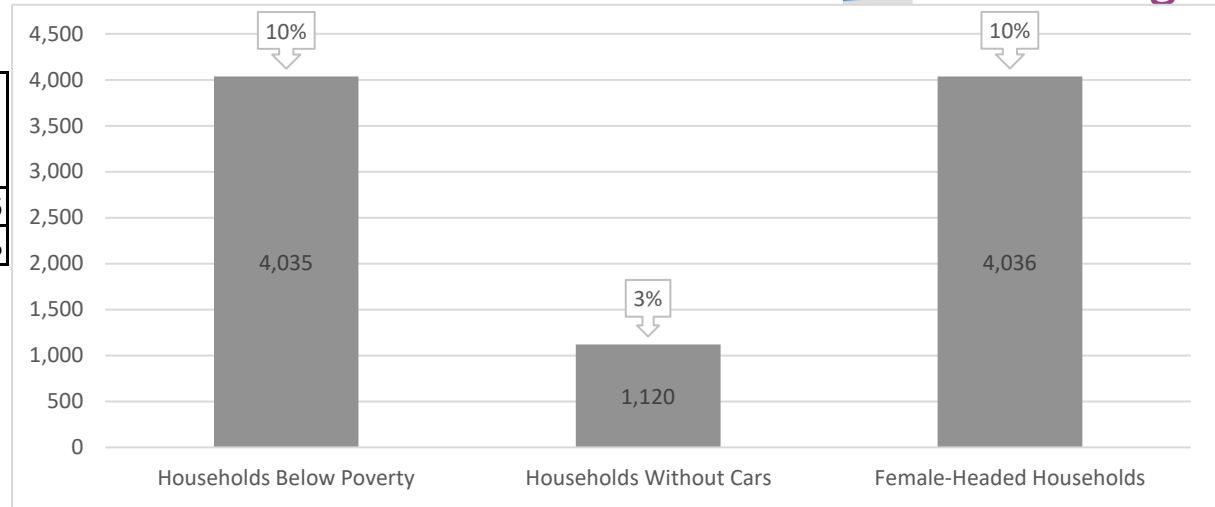
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Area: Rural Service Area

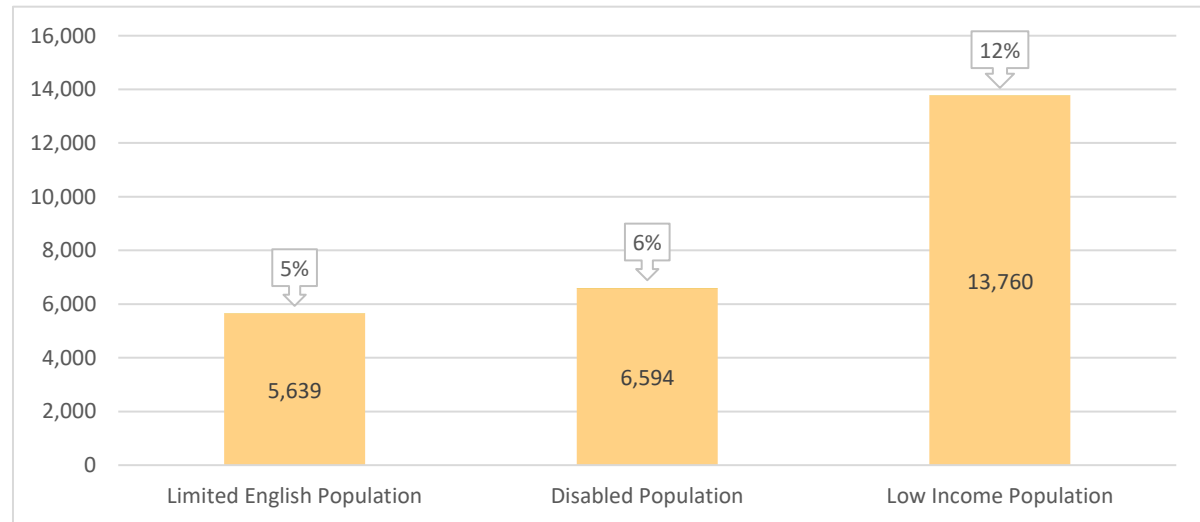
Demographic and Economic Profile



Households Below Poverty	Households Without Cars	Female-Headed Households
4,035	1,120	4,036
10%	3%	10%



Limited English Population	Disabled Population	Low Income Population
5,639	6,594	13,760
5%	6%	12%





Last Updated: April 15, 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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Last Updated: April 15, 2024

Demographic and Economic Profile



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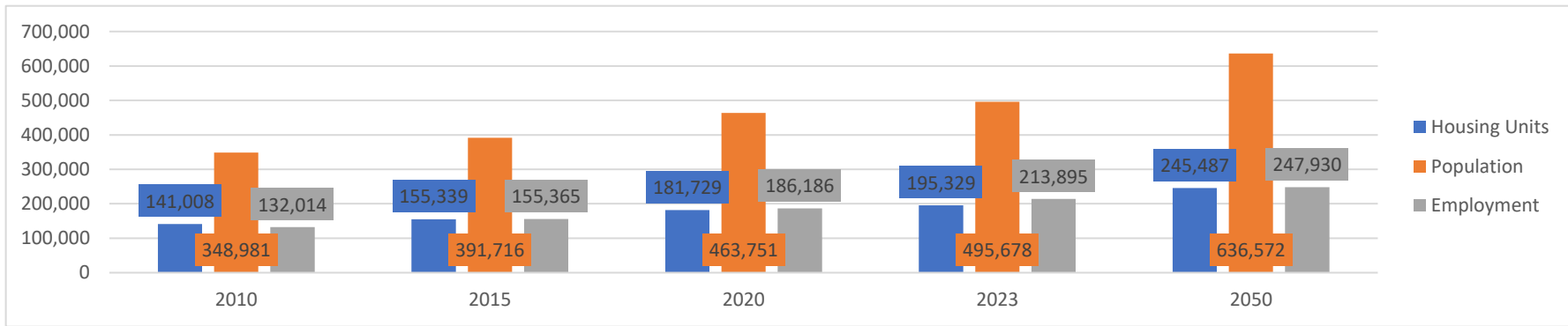
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Demographic and Economic Profile



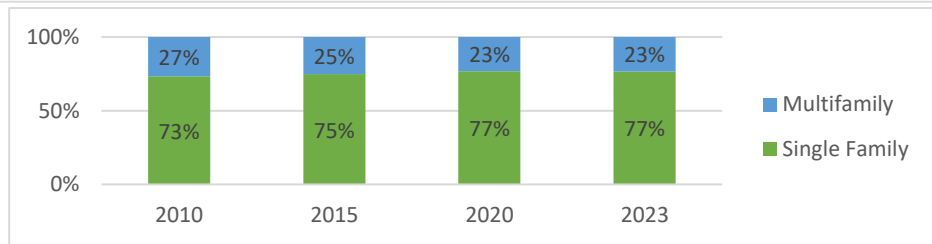
Area: **South Central Hillsborough Urban Service Area**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	141,008	155,339	181,729	195,329	245,487	50,158	26%	26%
Population	348,981	391,716	463,751	495,678	636,572	140,894	28%	27%
Employment	132,014	155,365	186,186	213,895	247,930	34,035	16%	38%



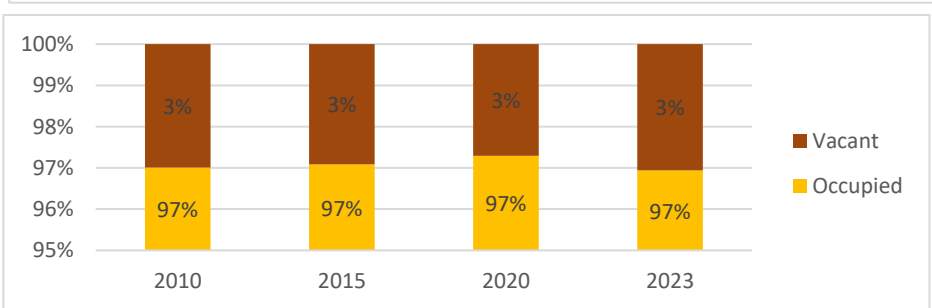
Residential Units by Type

	2010	2015	2020	2023
Single Family	103,582	116,128	139,682	149,775
Single Family	73%	75%	77%	77%
Multifamily	37,426	39,211	42,047	45,554
Multifamily	27%	25%	23%	23%



Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	136,791	150,808	176,812	189,356
Occupied	97%	97%	97%	97%
Vacant	4,217	4,531	4,917	5,973
Vacant	3%	3%	3%	3%



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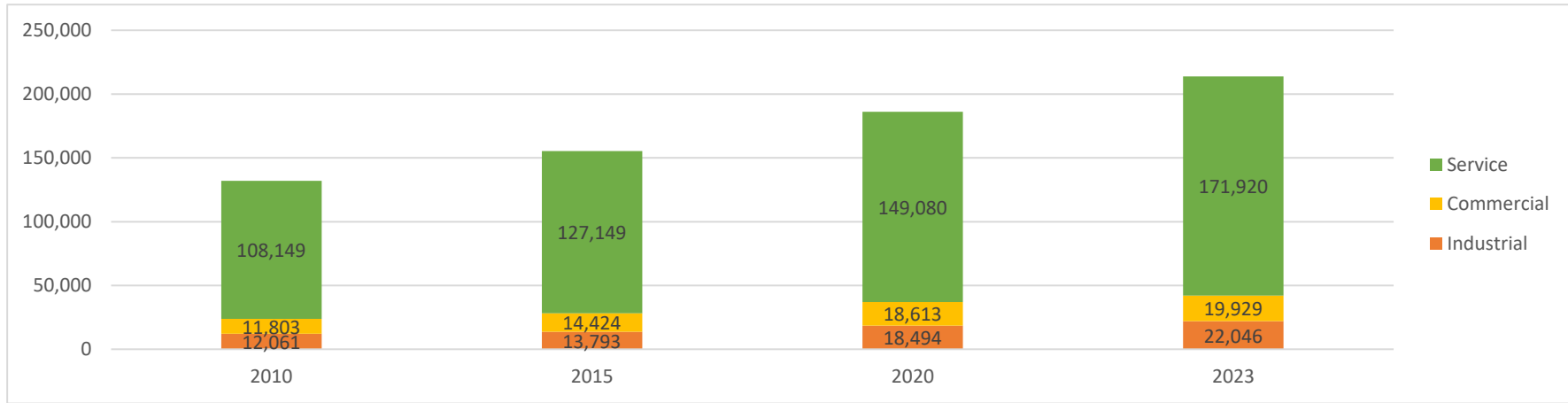
Demographic and Economic Profile

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



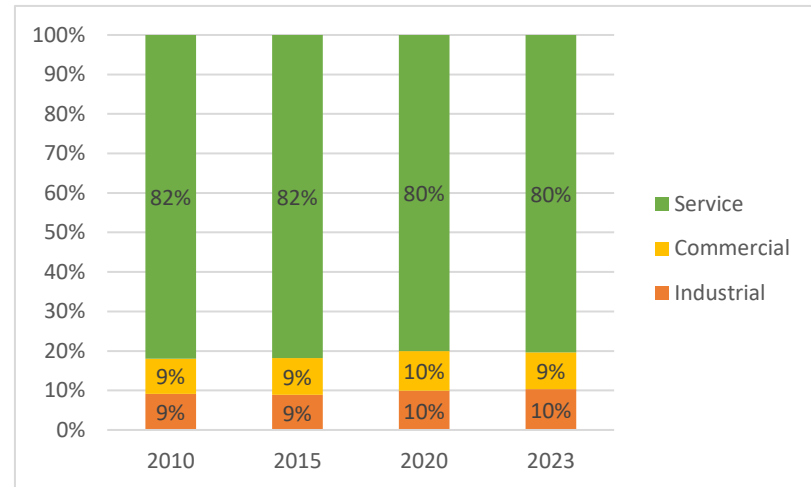
Employment by Type

	2010	2015	2020	2023
Industrial	12,061	13,793	18,494	22,046
Commercial	11,803	14,424	18,613	19,929
Service	108,149	127,149	149,080	171,920
Total	132,014	155,365	186,186	213,895



Employment by Type

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



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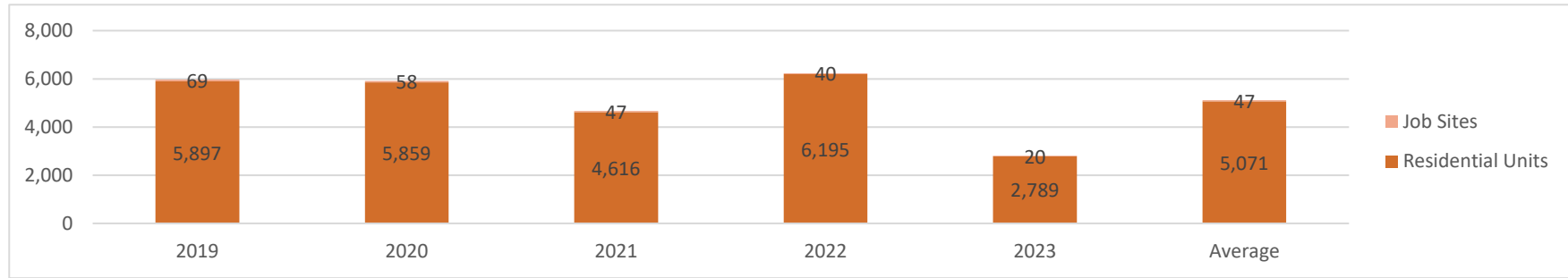
Demographic and Economic Profile

Area: South Central Hillsborough Urban Service Area



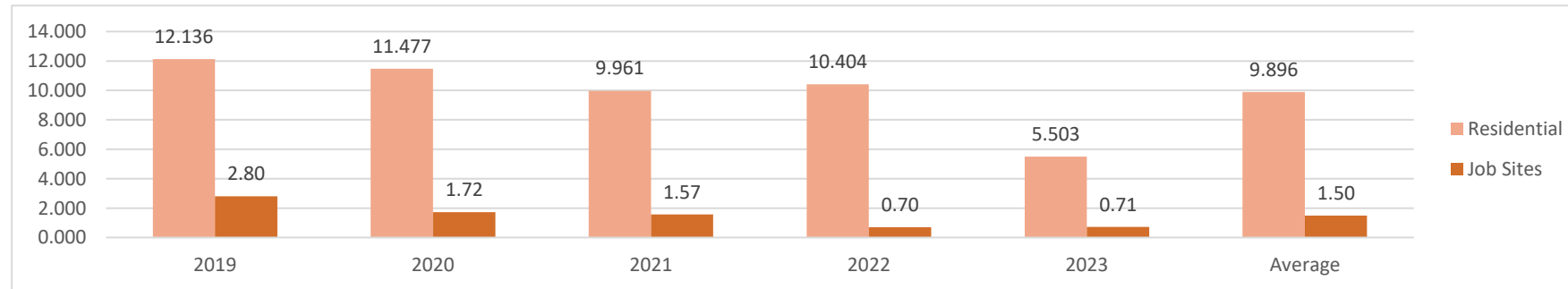
Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	5,897	5,859	4,616	6,195	2,789	5,071
Job Sites	69	58	47	40	20	47



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

	2019	2020	2021	2022	2023	Average
Residential	12.136	11.477	9.961	10.404	5.503	9.896
Job Sites	2.80	1.72	1.57	0.70	0.71	1.50



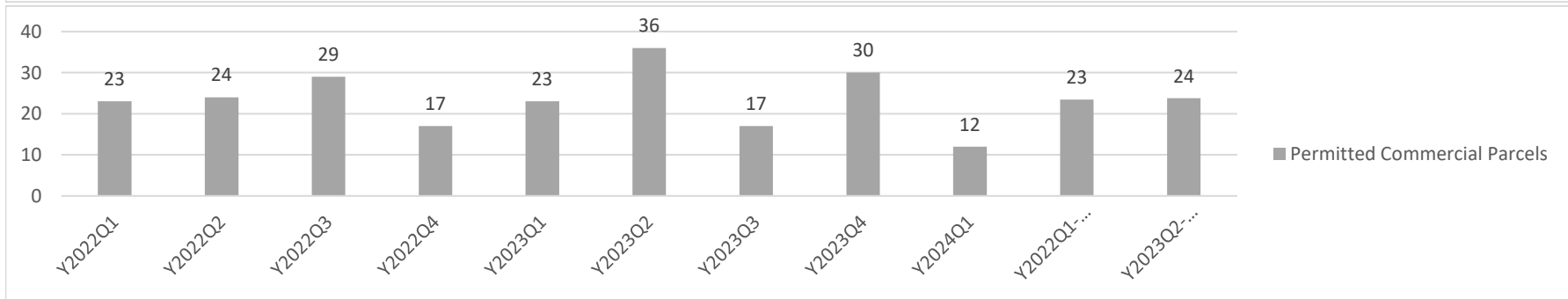
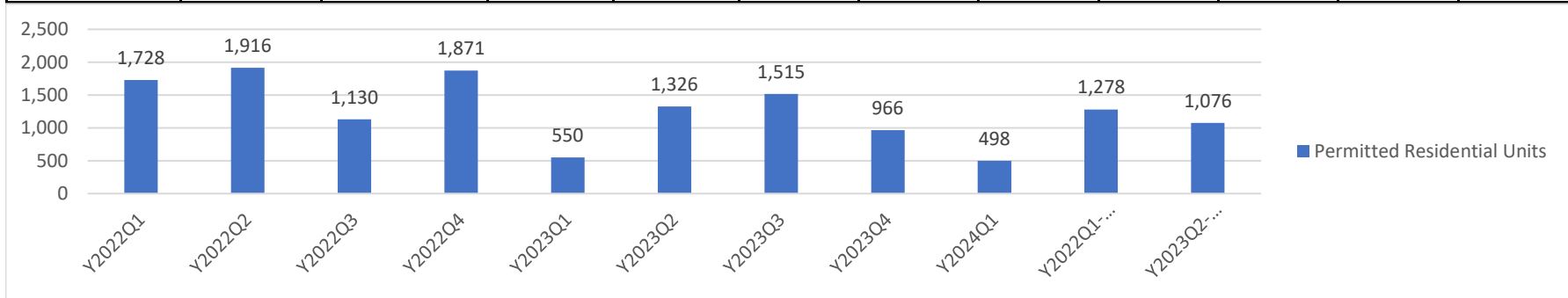
Last Updated: April 15, 2024

Demographic and Economic Profile



Area: South Central Hillsborough Urban Service Area

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1- Y2024Q1 Quarterly Average	Y2023Q2- Y2024Q1 Quarterly Average
Permitted Residential Units	1,728	1,916	1,130	1,871	550	1,326	1,515	966	498	1,278	1,076
Permitted Commercial Parcels	23	24	29	17	23	36	17	30	12	23	24
Total Building Permits	1,751	1,940	1,159	1,888	573	1,362	1,532	996	510	1,301	1,100



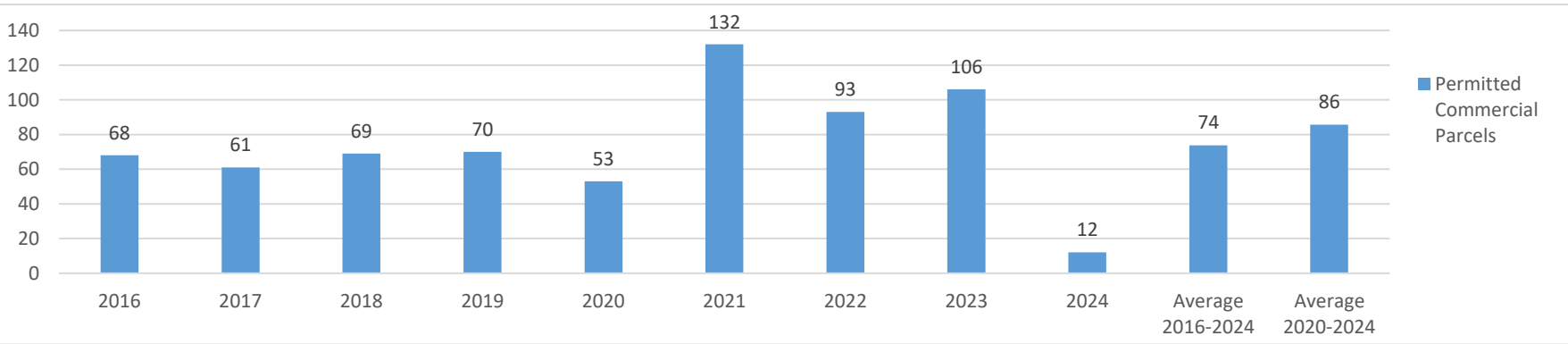
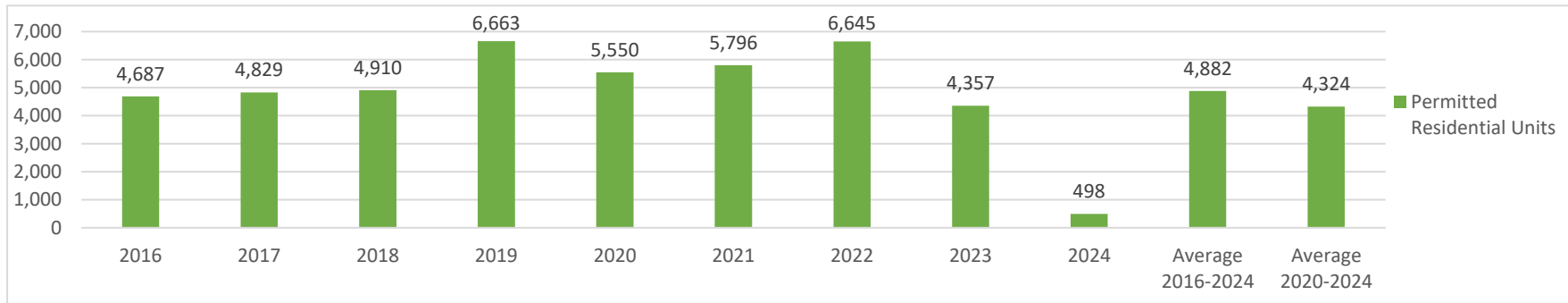
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Demographic and Economic Profile



Area: South Central Hillsborough Urban Service Area

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	4,687	4,829	4,910	6,663	5,550	5,796	6,645	4,357	498	4,882	4,324
Permitted Commercial Parcels	68	61	69	70	53	132	93	106	12	74	86
Total Building Permits	4,755	4,890	4,979	6,733	5,603	5,928	6,738	4,463	510	4,955	4,410



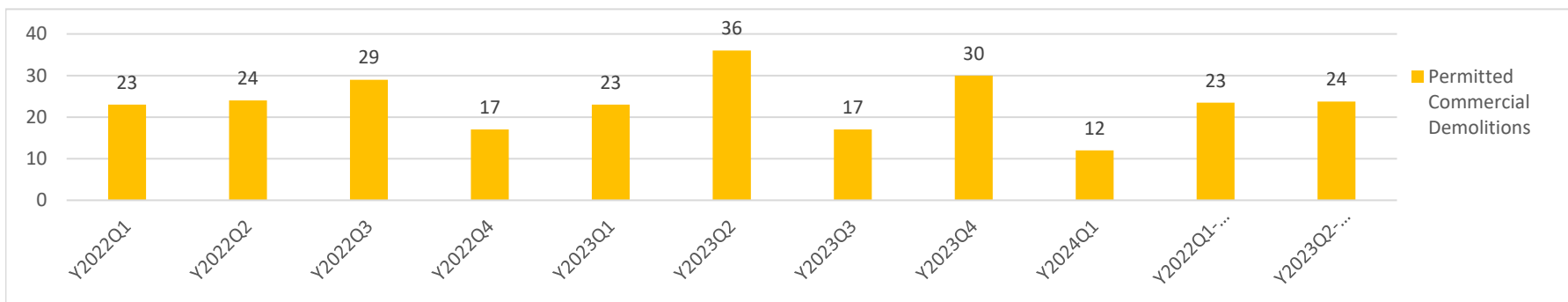
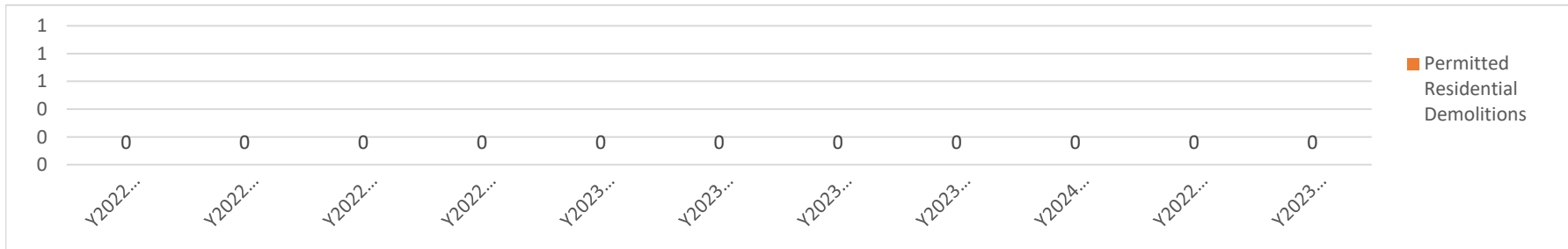
Last Updated: April 15, 2024

Demographic and Economic Profile



Area: South Central Hillsborough Urban Service Area

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2024Q1 Quarterly	Y2024Q1 Quarterly
Permitted Residential Demolitions	0	0	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	23	24	29	17	23	36	17	30	12	23	24
Total Permitted Demolitions	23	24	29	17	23	36	17	30	12	23	24



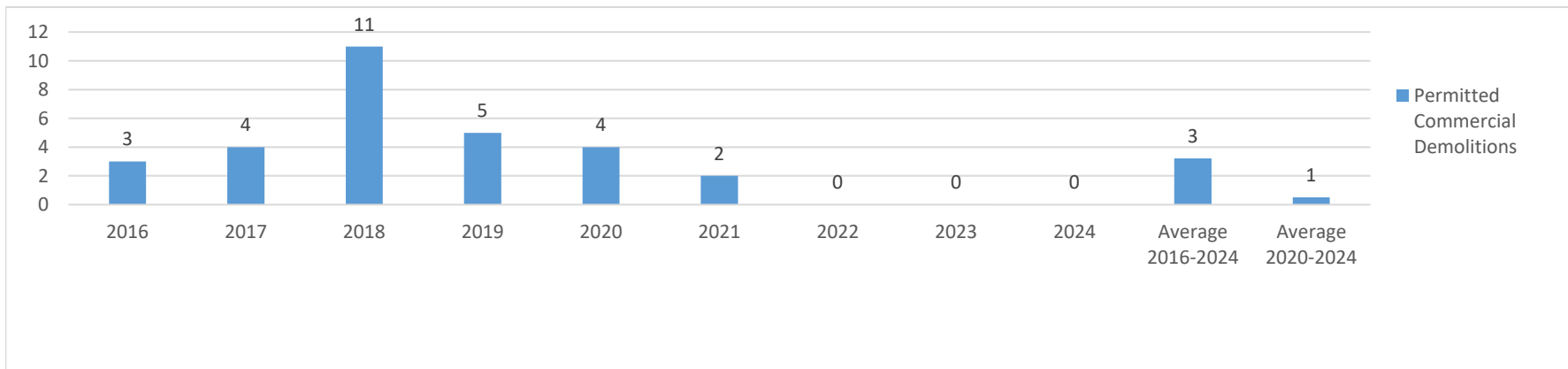
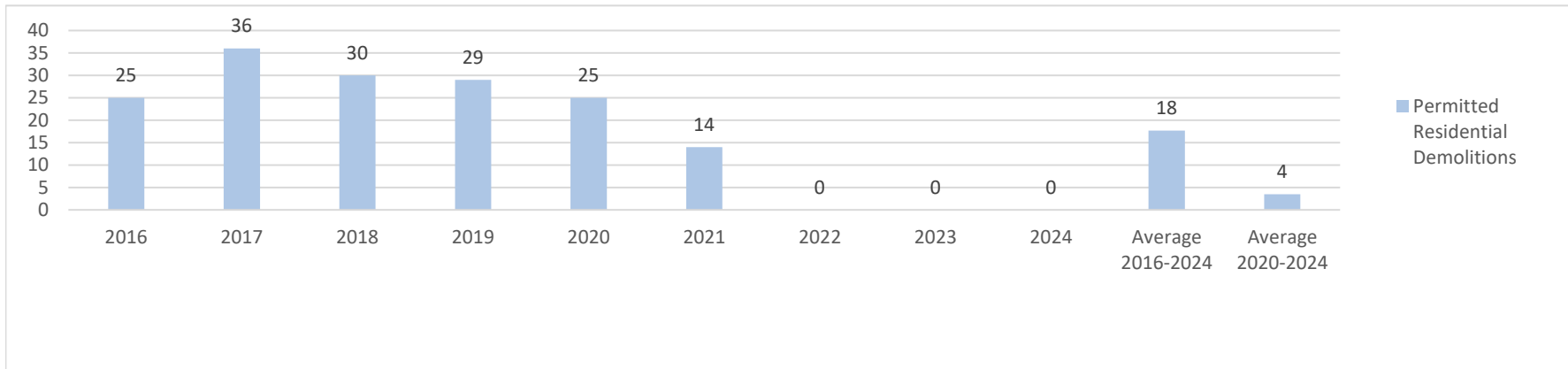
Last Updated: April 15, 2024

Demographic and Economic Profile



Area: South Central Hillsborough Urban Service Area

	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Demolition Permitted Residential	25	36	30	29	25	14	0	0	0	18	4
Demolition Permitted Commercial	3	4	11	5	4	2	0	0	0	3	1
Total Permitted Demolitions	28	40	41	34	29	16	0	0	0	21	4



Last Updated: April 15, 2024

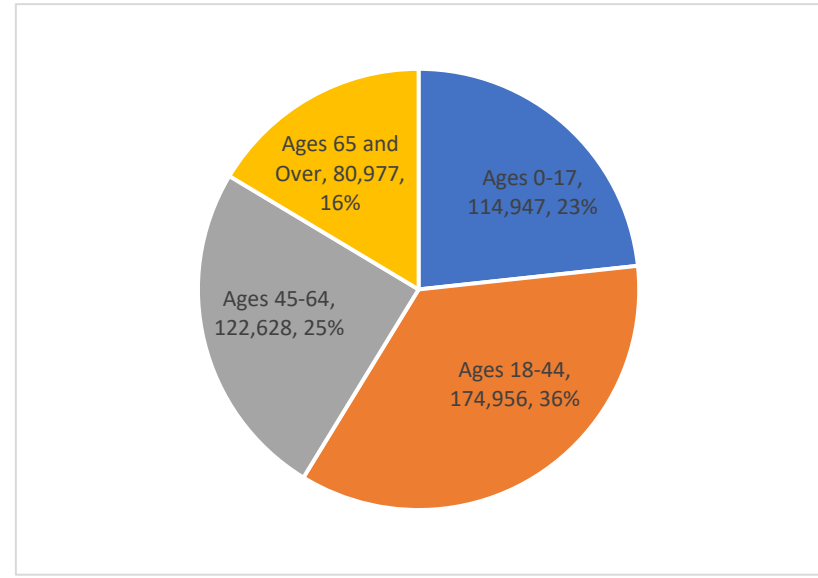
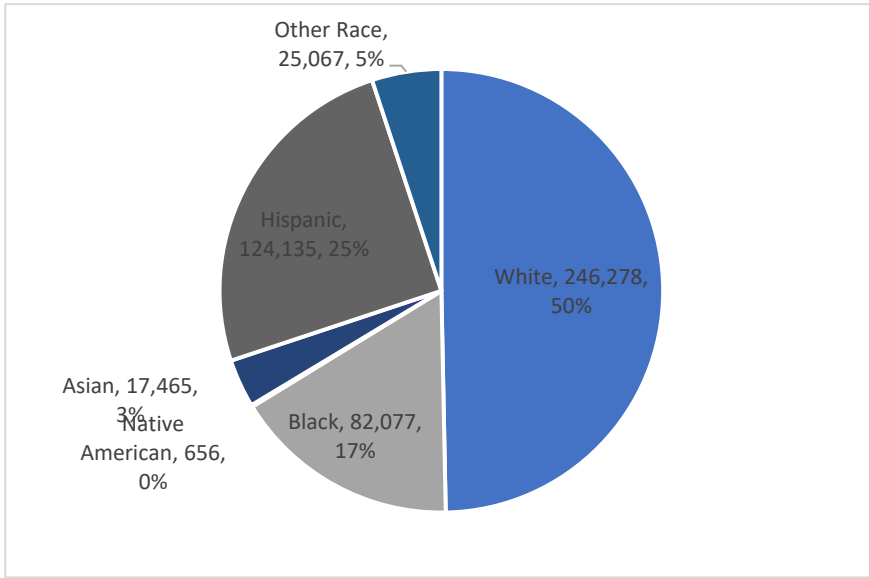
Demographic and Economic Profile

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

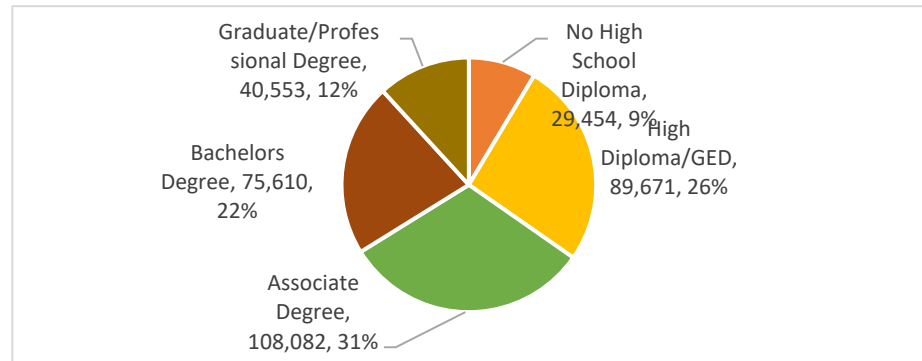


White	Black	Native American	Asian	Hispanic	Other Race	Total Population
246,278	82,077	656	17,465	124,135	25,067	495,678
50%	17%	0%	4%	25%	5%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
114,947	174,956	122,628	80,977
23%	35%	25%	16%



No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
29,454	89,671	108,082	75,610	40,553
9%	26%	31%	22%	12%



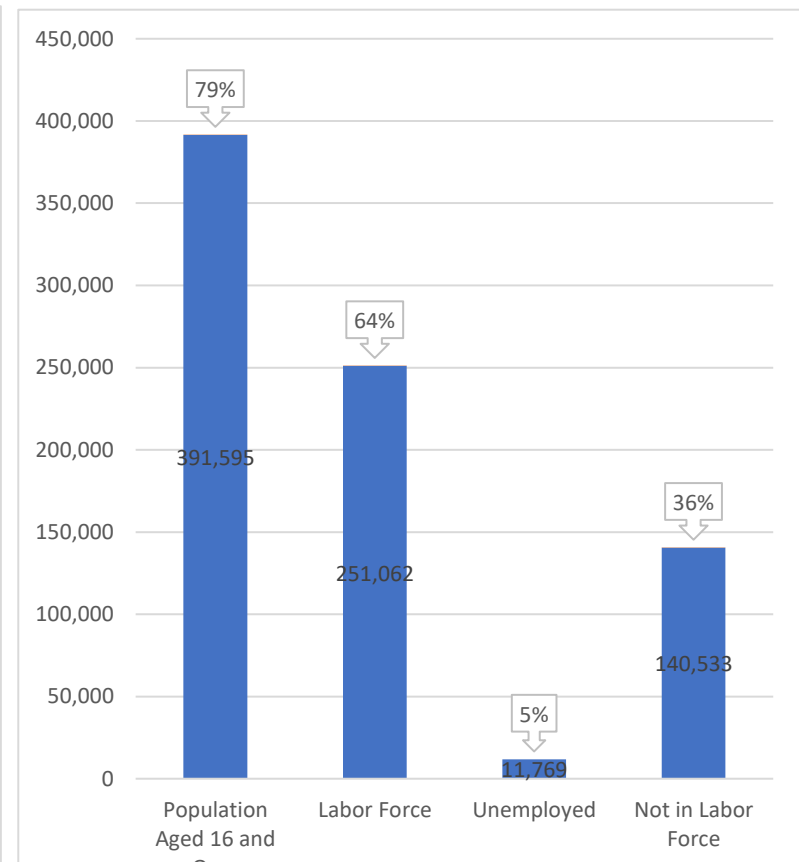
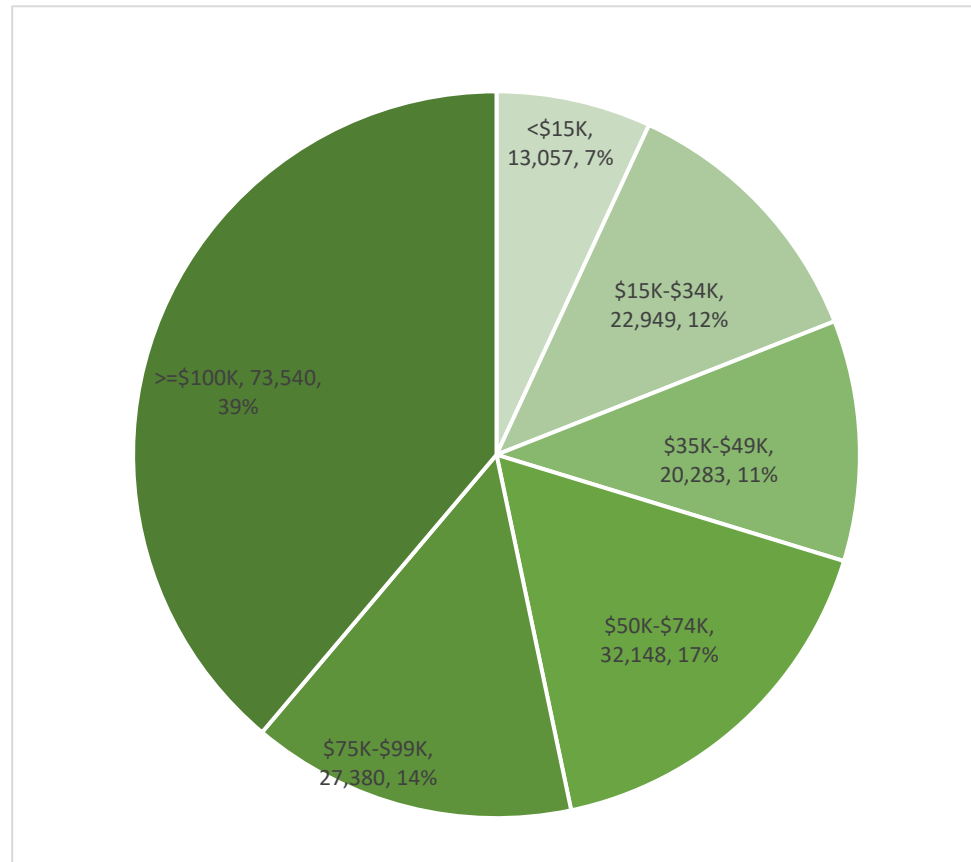
Last Updated: April 15, 2024

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
13,057	22,949	20,283	32,148	27,380	73,540	\$83,529	\$100,248	391,595	251,062	11,769	140,533
7%	12%	11%	17%	14%	39%			79%	64%	5%	36%



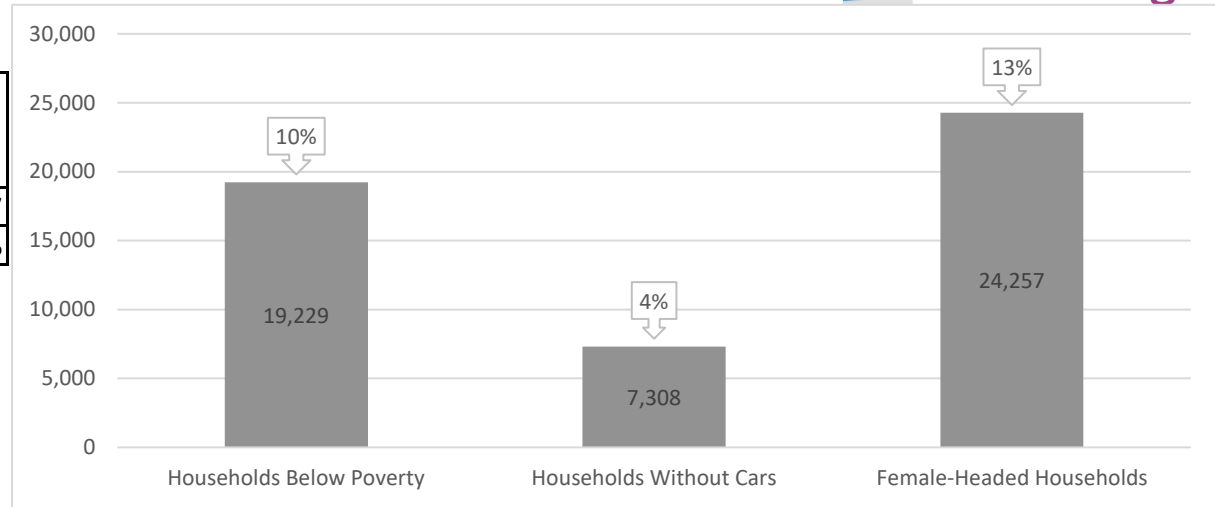
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Area: South Central Hillsborough Urban Service Area

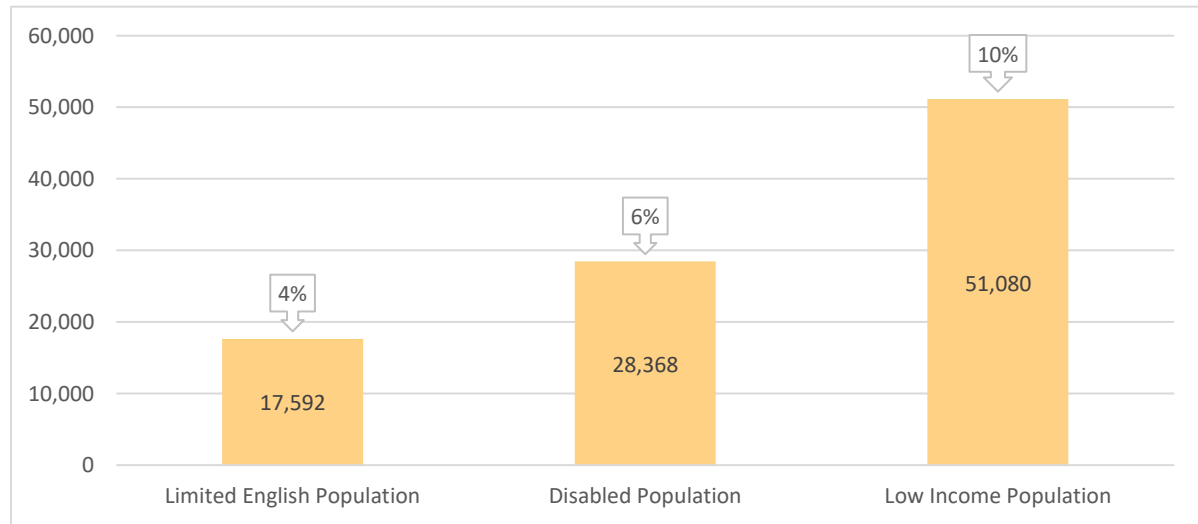


Demographic and Economic Profile

Households Below Poverty	Households Without Cars	Female-Headed Households
19,229	7,308	24,257
10%	4%	13%



Limited English Population	Disabled Population	Low Income Population
17,592	28,368	51,080
4%	6%	10%





Last Updated: April 15, 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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Demographic and Economic Profile



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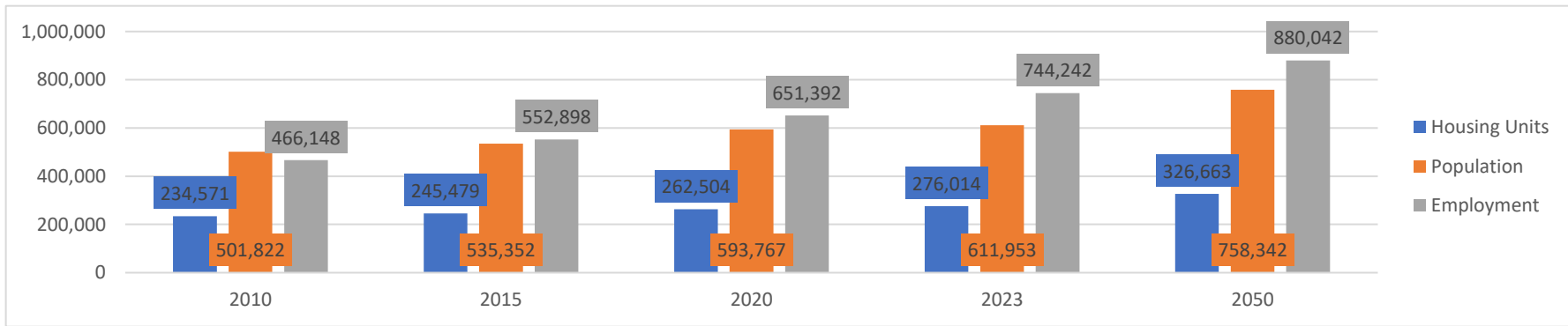
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Demographic and Economic Profile



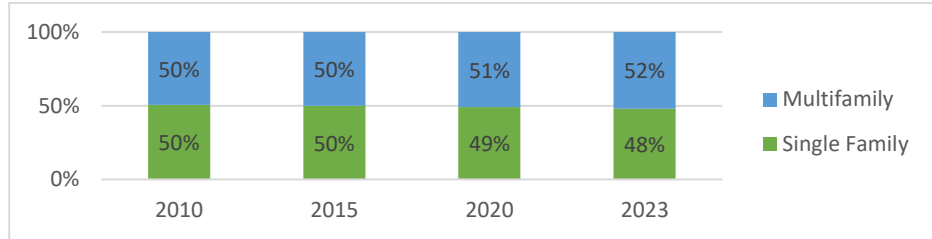
Area: **Tampa Service Area**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	234,571	245,479	262,504	276,014	326,663	50,649	18%	12%
Population	501,822	535,352	593,767	611,953	758,342	146,389	24%	14%
Employment	466,148	552,898	651,392	744,242	880,042	135,800	18%	35%



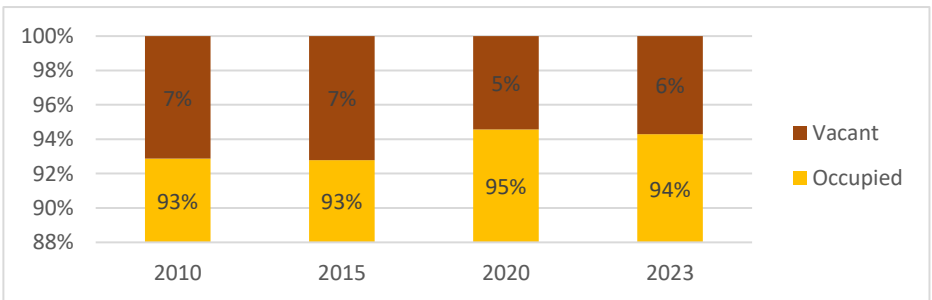
Residential Units by Type

	2010	2015	2020	2023
Single Family	118,451	122,601	128,641	132,776
Single Family	50%	50%	49%	48%
Multifamily	116,120	122,878	133,863	143,238
Multifamily	50%	50%	51%	52%



Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	217,842	227,784	248,229	260,275
Occupied	93%	93%	95%	94%
Vacant	16,729	17,695	14,275	15,739
Vacant	7%	7%	5%	6%



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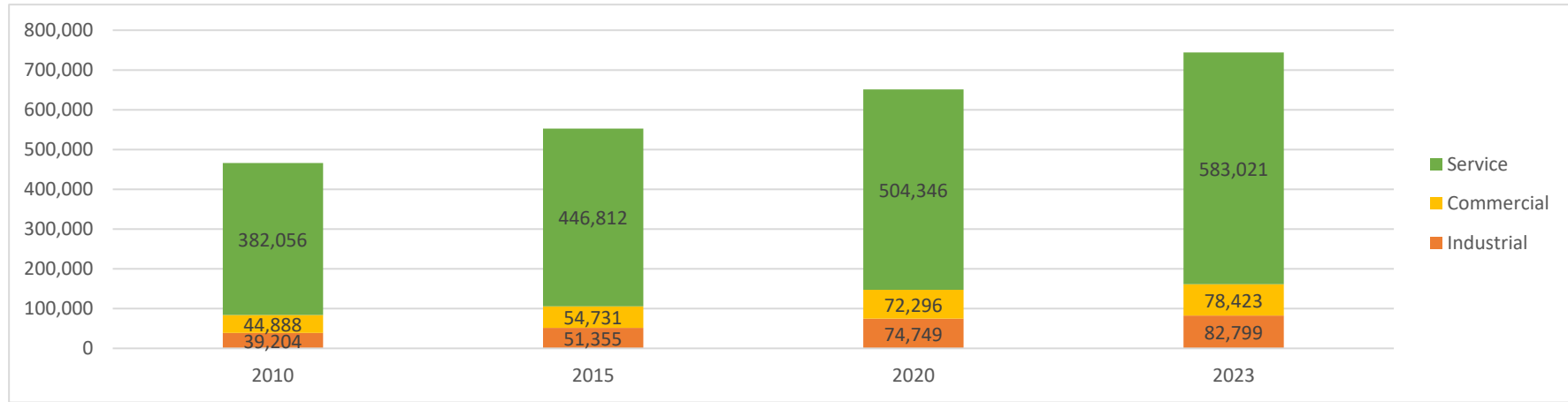
Demographic and Economic Profile



Area: **Tampa Service Area**

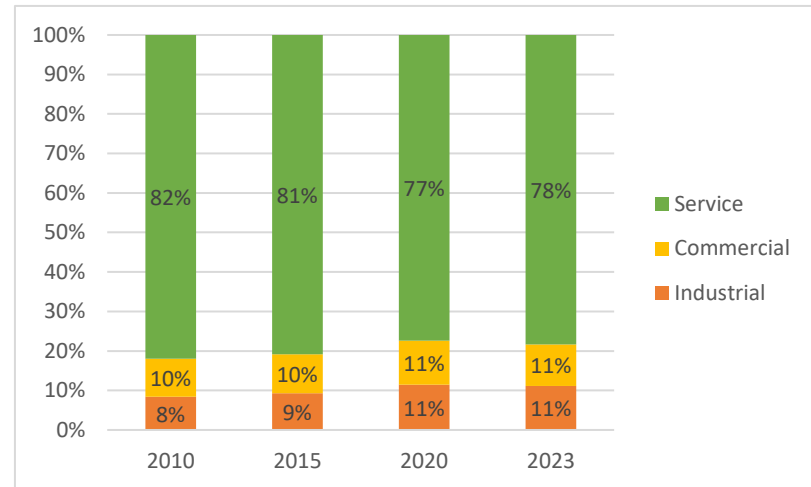
Employment by Type

	2010	2015	2020	2023
Industrial	39,204	51,355	74,749	82,799
Commercial	44,888	54,731	72,296	78,423
Service	382,056	446,812	504,346	583,021
Total	466,148	552,898	651,392	744,242



Employment by Type

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



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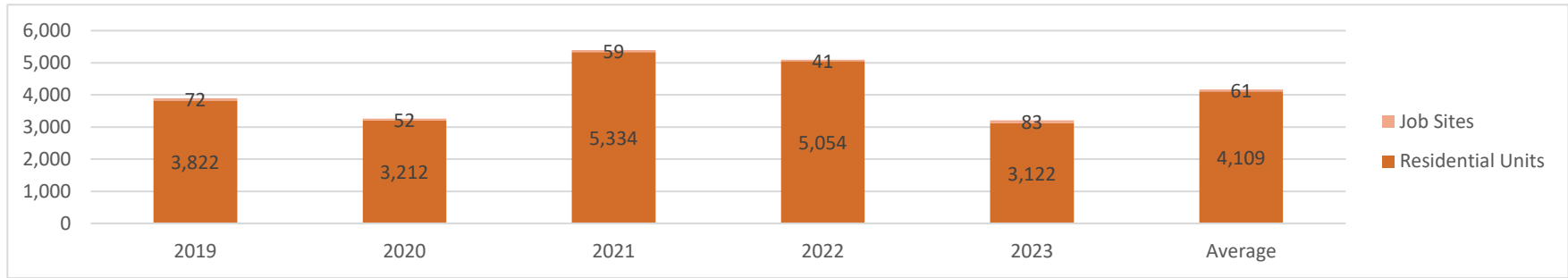
Demographic and Economic Profile



Area: **Tampa Service Area**

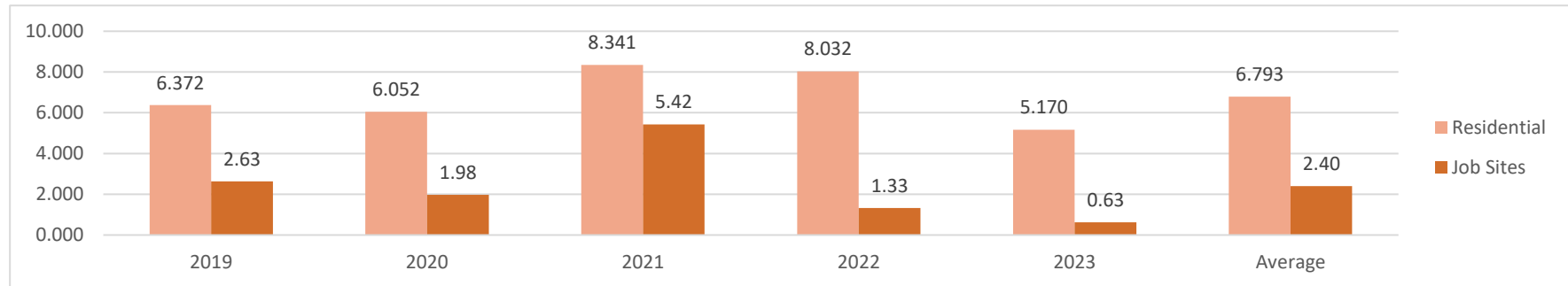
Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	3,822	3,212	5,334	5,054	3,122	4,109
Job Sites	72	52	59	41	83	61



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

	2019	2020	2021	2022	2023	Average
Residential	6.372	6.052	8.341	8.032	5.170	6.793
Job Sites	2.63	1.98	5.42	1.33	0.63	2.40



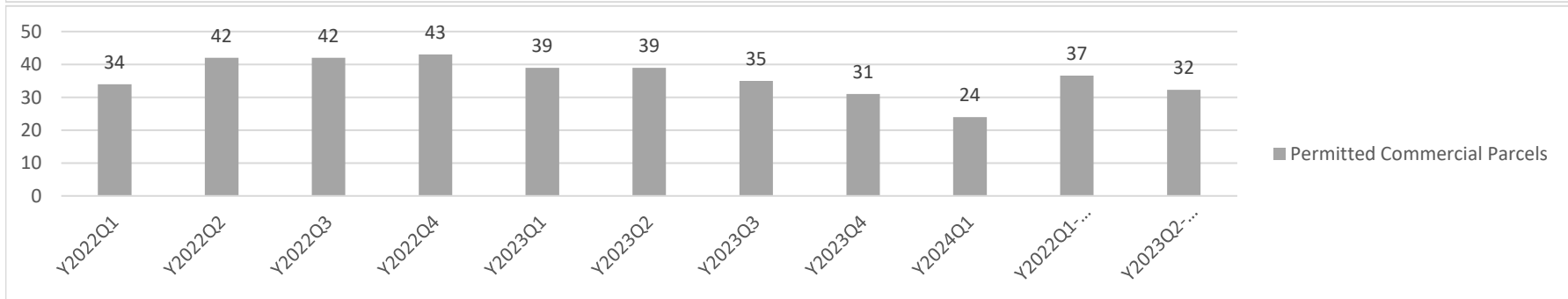
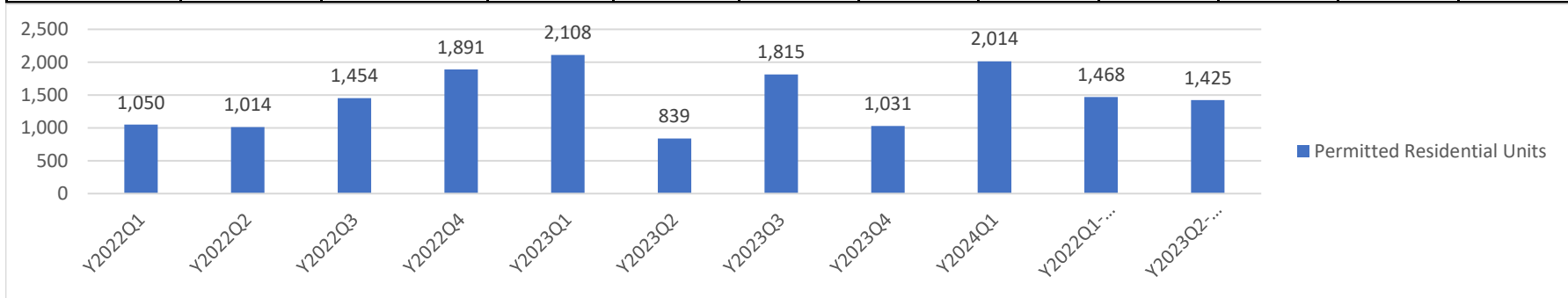
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Demographic and Economic Profile



Area: Tampa Service Area

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1-Y2024Q1 Quarterly Average	Y2023Q2-Y2024Q1 Quarterly Average
Permitted Residential Units	1,050	1,014	1,454	1,891	2,108	839	1,815	1,031	2,014	1,468	1,425
Permitted Commercial Parcels	34	42	42	43	39	39	35	31	24	37	32
Total Building Permits	1,084	1,056	1,496	1,934	2,147	878	1,850	1,062	2,038	1,505	1,457



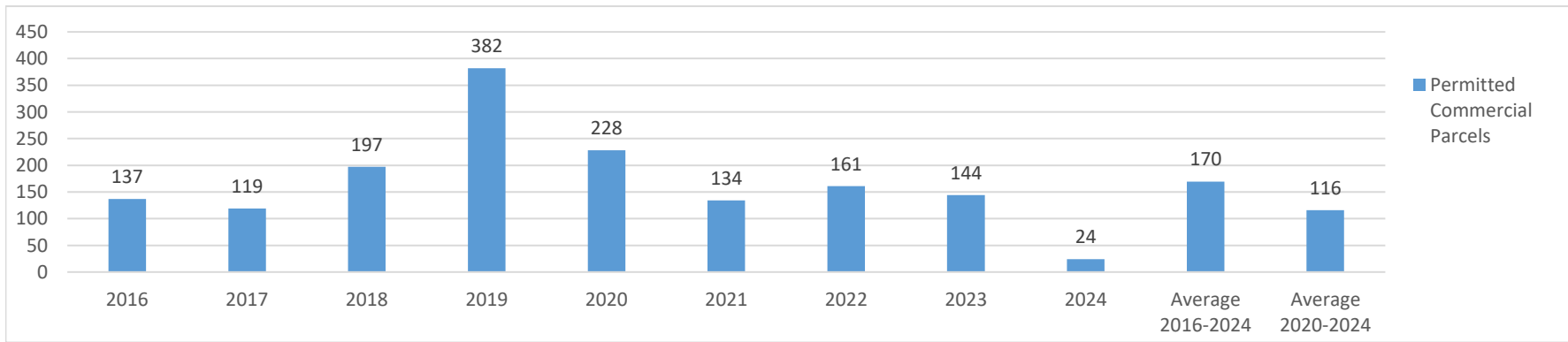
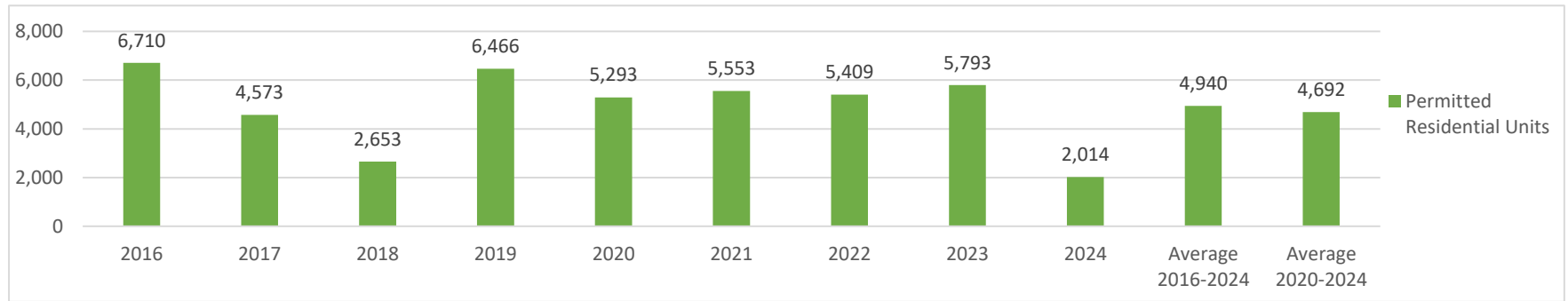
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Demographic and Economic Profile



Area: Tampa Service Area

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	6,710	4,573	2,653	6,466	5,293	5,553	5,409	5,793	2,014	4,940	4,692
Permitted Commercial Parcels	137	119	197	382	228	134	161	144	24	170	116
Total Building Permits	6,847	4,692	2,850	6,848	5,521	5,687	5,570	5,937	2,038	5,110	4,808



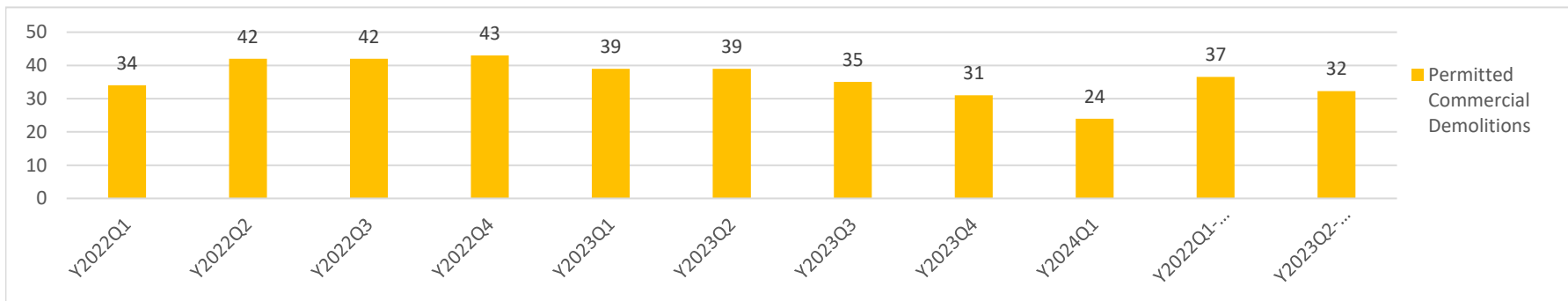
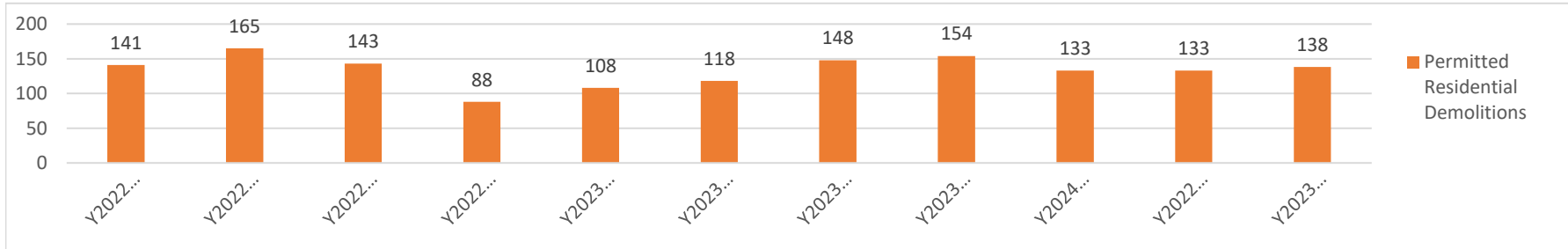
Last Updated: April 15, 2024

Demographic and Economic Profile



Area: Tampa Service Area

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2024Q1 Quarterly	Y2023Q2 Quarterly
Permitted Residential Demolitions	141	165	143	88	108	118	148	154	133	133	138
Permitted Commercial Demolitions	34	42	42	43	39	39	35	31	24	37	32
Total Permitted Demolitions	175	207	185	131	147	157	183	185	157	170	171



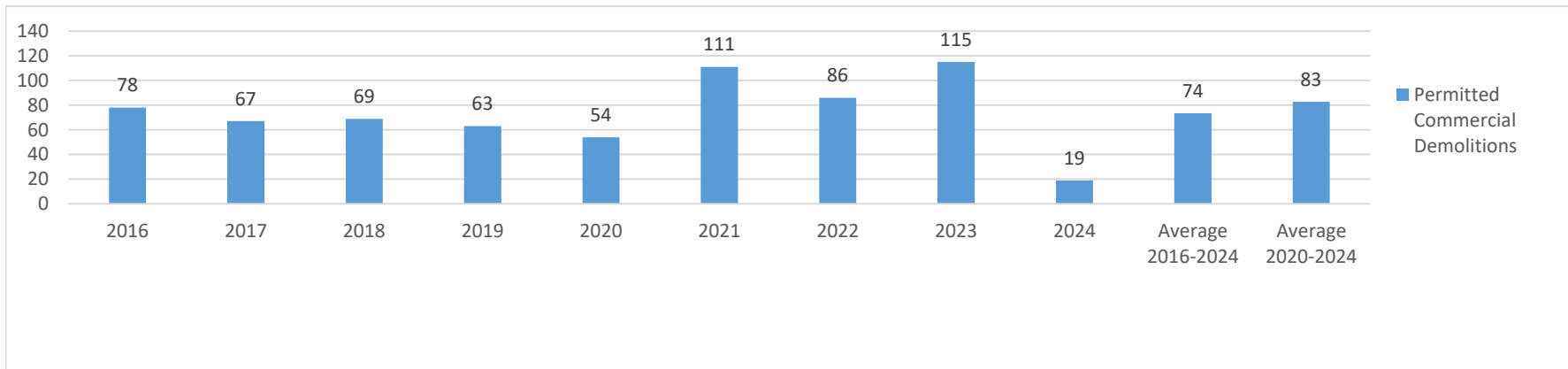
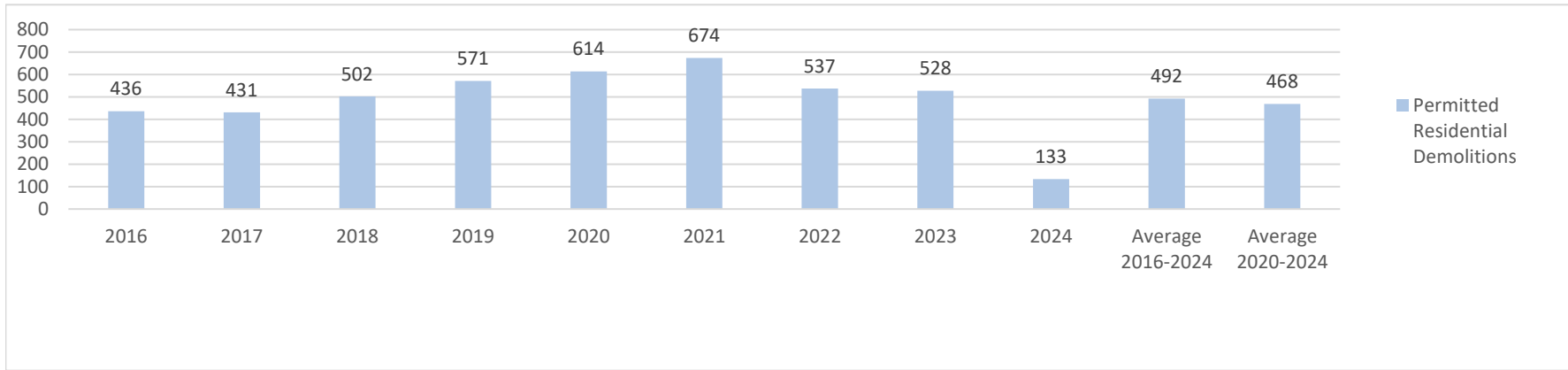
Last Updated: April 15, 2024

Demographic and Economic Profile



Area: Tampa Service Area

	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Demolition Permitted Residential	436	431	502	571	614	674	537	528	133	492	468
Demolition Permitted Commercial	78	67	69	63	54	111	86	115	19	74	83
Total Permitted	514	498	571	634	668	785	623	643	152	565	551



Last Updated: April 15, 2024

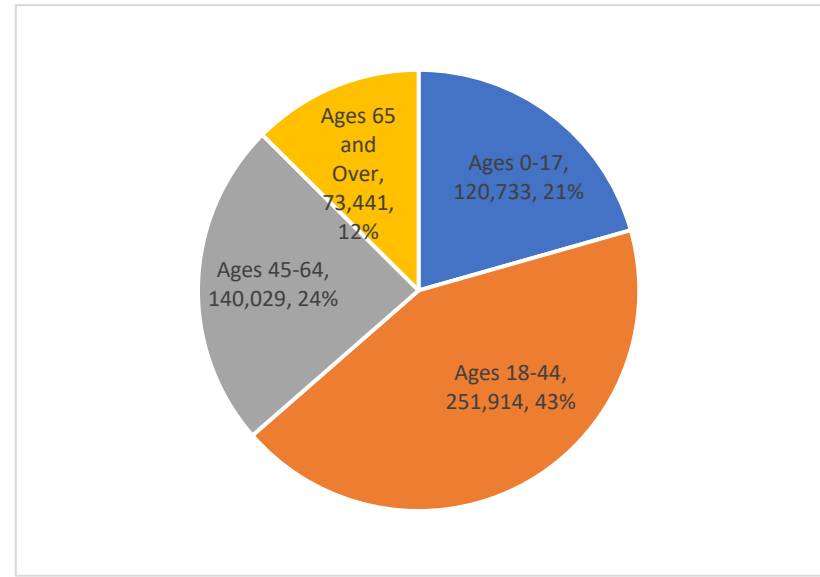
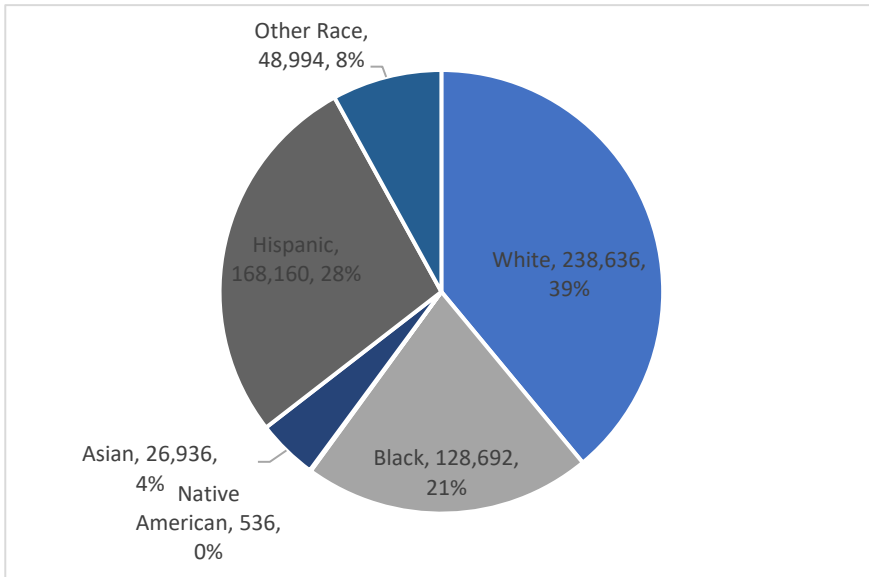
Demographic and Economic Profile



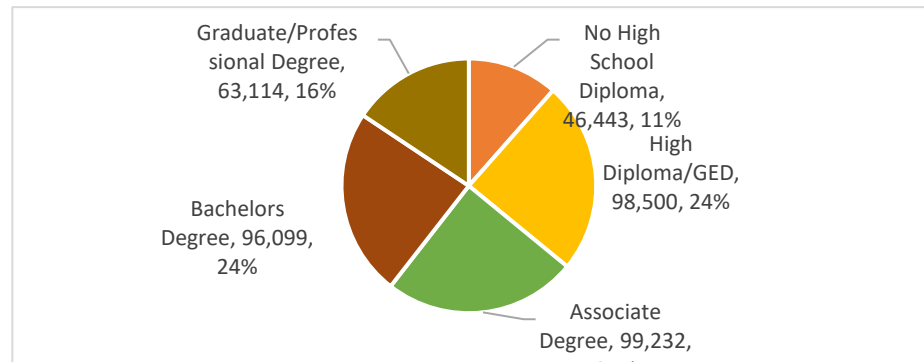
Area: Tampa Service Area

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
238,636	128,692	536	26,936	168,160	48,994	611,953
39%	21%	0%	4%	27%	8%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
120,733	251,914	140,029	73,441
20%	41%	23%	12%



No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
46,443	98,500	99,232	96,099	63,114
12%	24%	25%	24%	16%



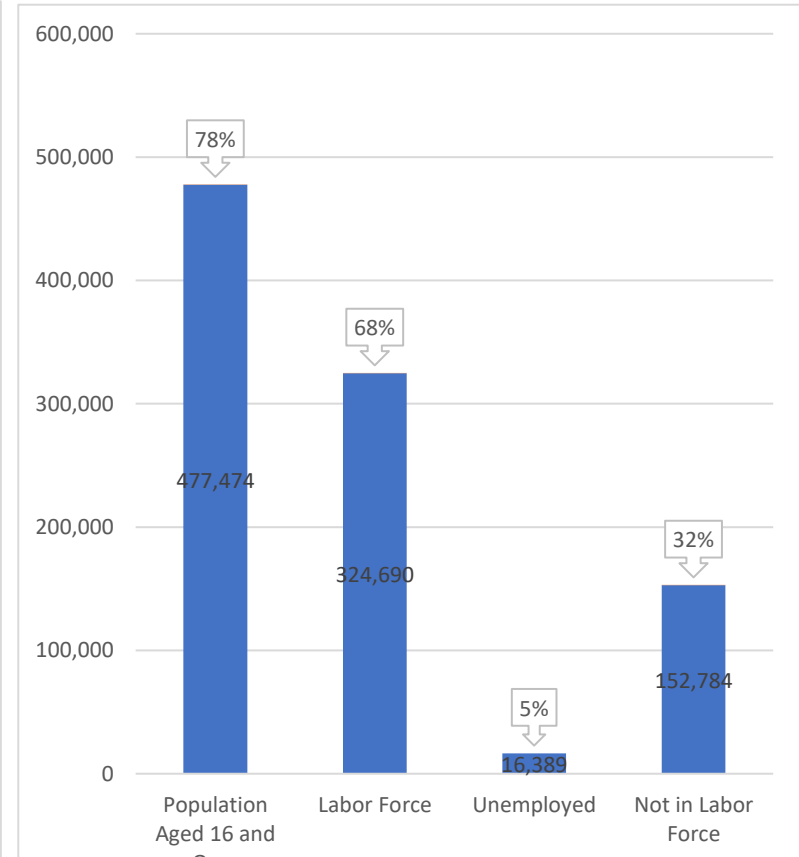
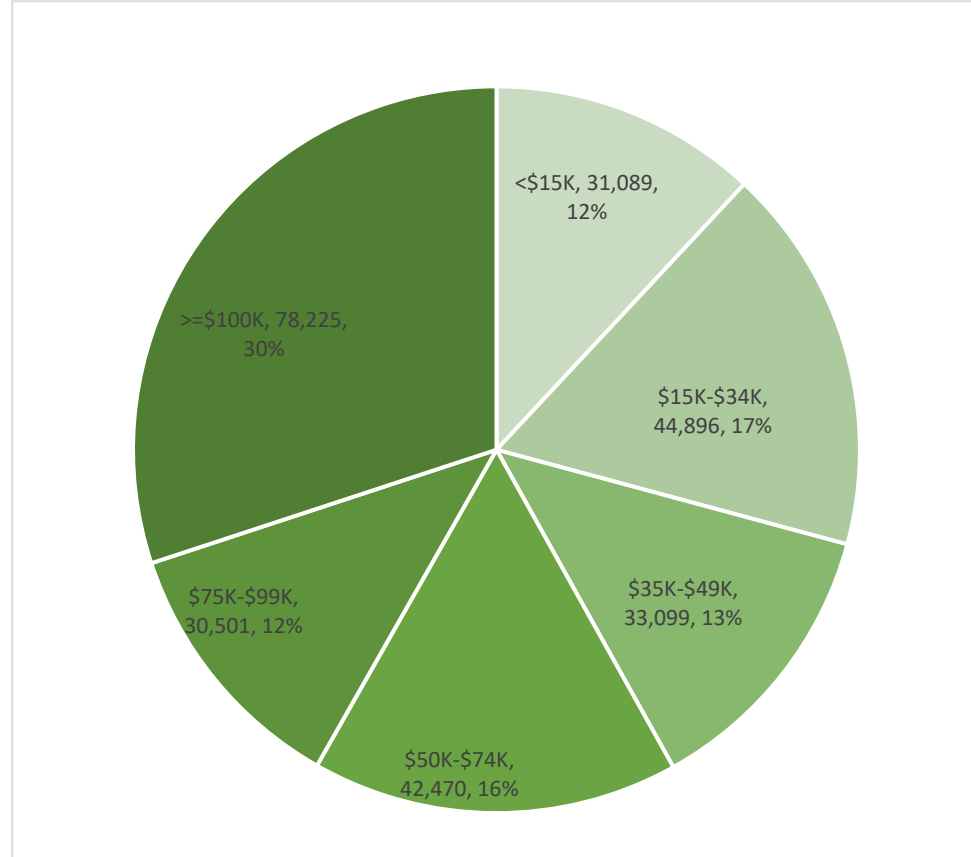
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Demographic and Economic Profile



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
31,089	44,896	33,099	42,470	30,501	78,225	\$70,921	\$97,107	477,474	324,690	16,389	152,784
12%	17%	13%	16%	12%	30%			78%	68%	5%	32%



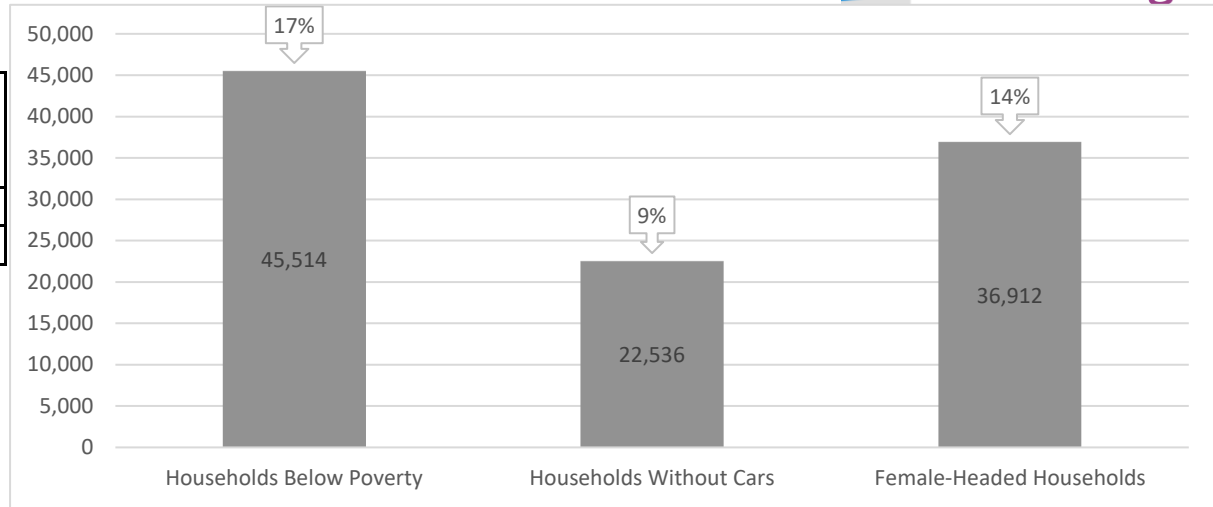
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Area: Tampa Service Area

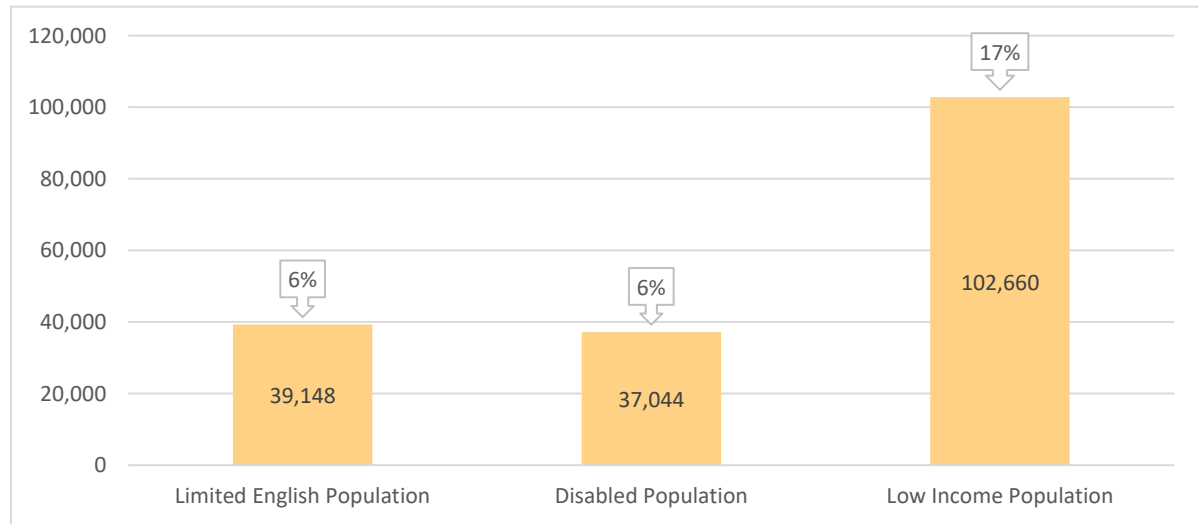
Demographic and Economic Profile



Households Below Poverty	Households Without Cars	Female-Headed Households
45,514	22,536	36,912
17%	9%	14%



Limited English Population	Disabled Population	Low Income Population
39,148	37,044	102,660
6%	6%	17%





Last Updated: April 15, 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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Demographic and Economic Profile



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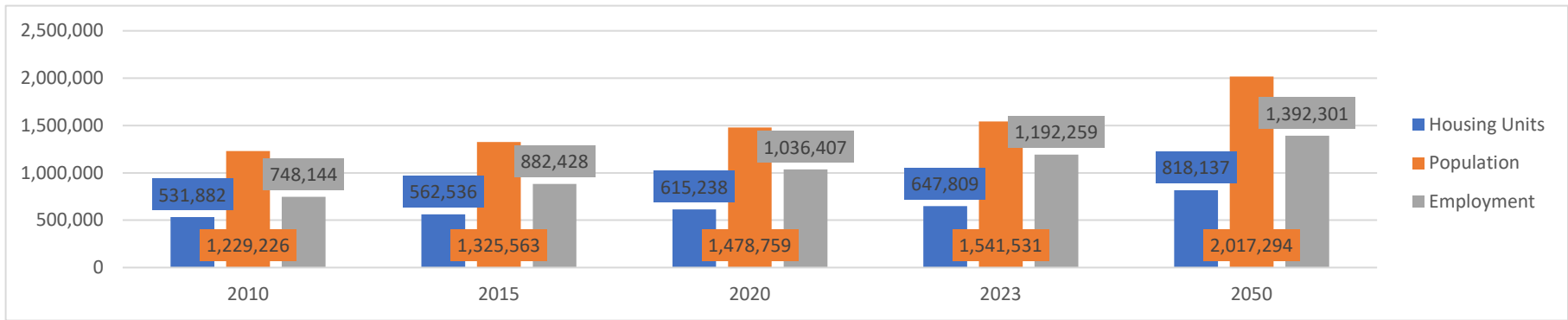
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Demographic and Economic Profile



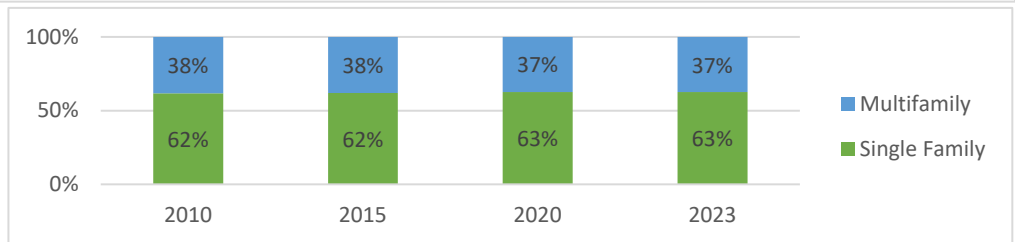
Area: **Countywide**

	2010	2015	2020	2023	2050	2023-2050 Change	2023-2050 Percent Change	2015-2023 Percent Change
Housing Units	531,882	562,536	615,238	647,809	818,137	170,328	26%	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%



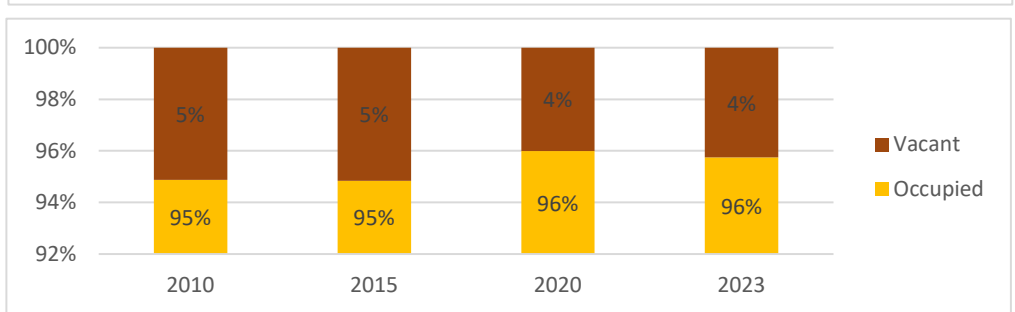
Residential Units by Type

	2010	2015	2020	2023
Single Family	328,177	348,319	385,729	405,113
Single Family	62%	62%	63%	63%
Multifamily	203,705	214,217	229,509	242,696
Multifamily	38%	38%	37%	37%



Occupied and Vacant Housing Units

	2010	2015	2020	2023
Occupied	504,623	533,488	590,594	620,269
Occupied	95%	95%	96%	96%
Vacant	27,259	29,048	24,644	27,540
Vacant	5%	5%	4%	4%



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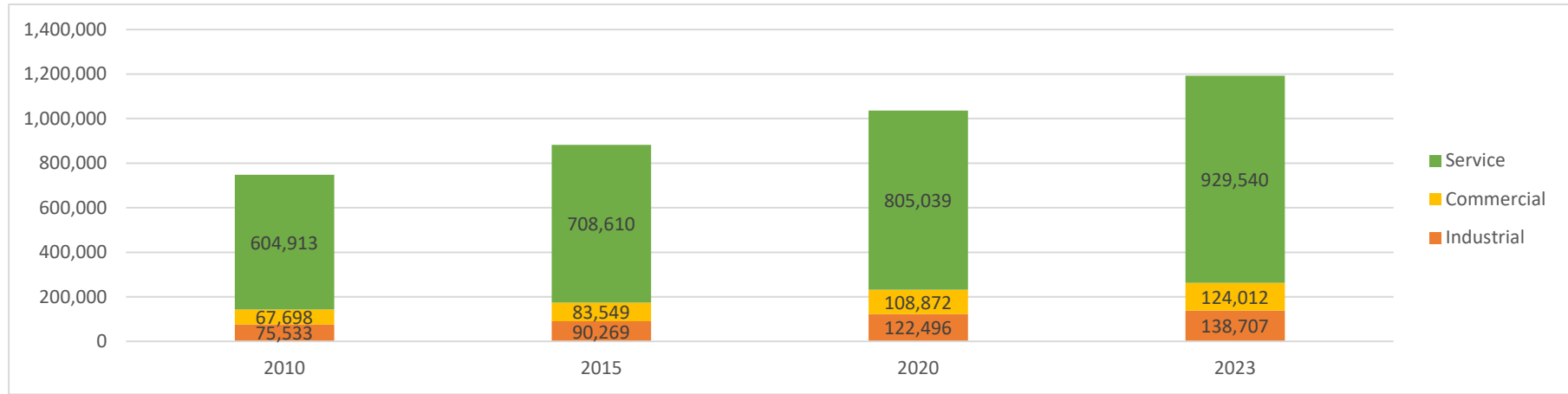
Demographic and Economic Profile



Area: **Countywide**

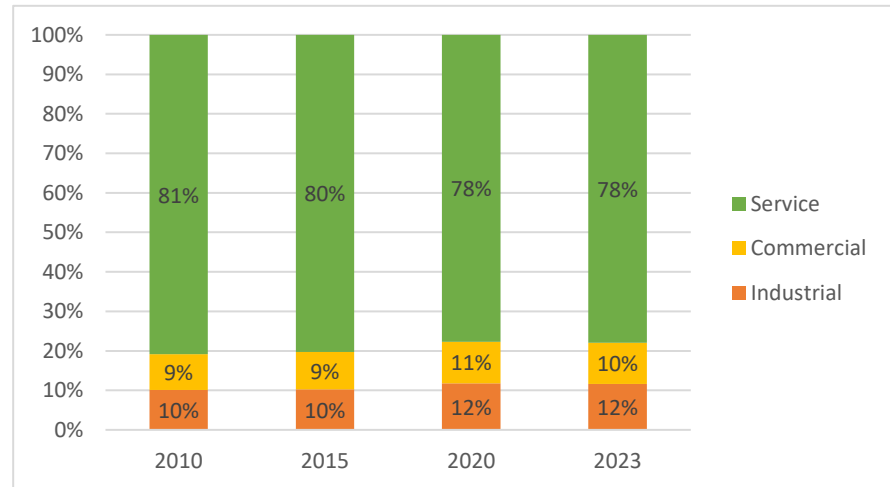
Employment by Type

	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%



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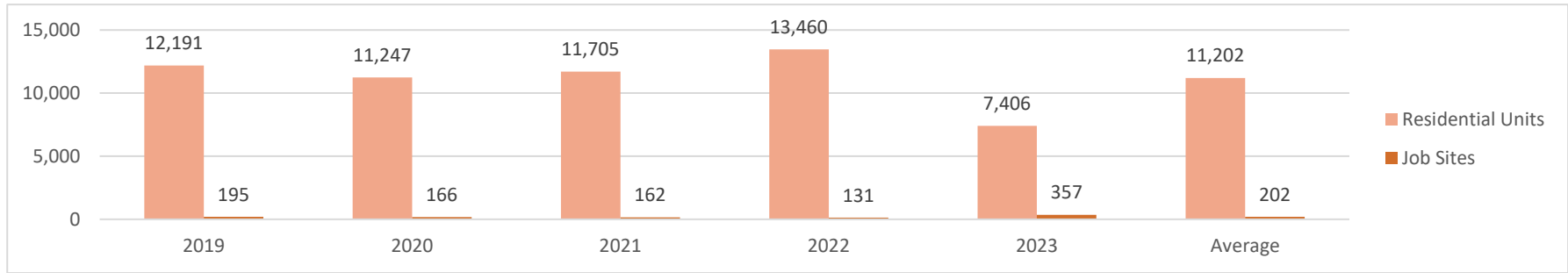
Demographic and Economic Profile



Area: **Countywide**

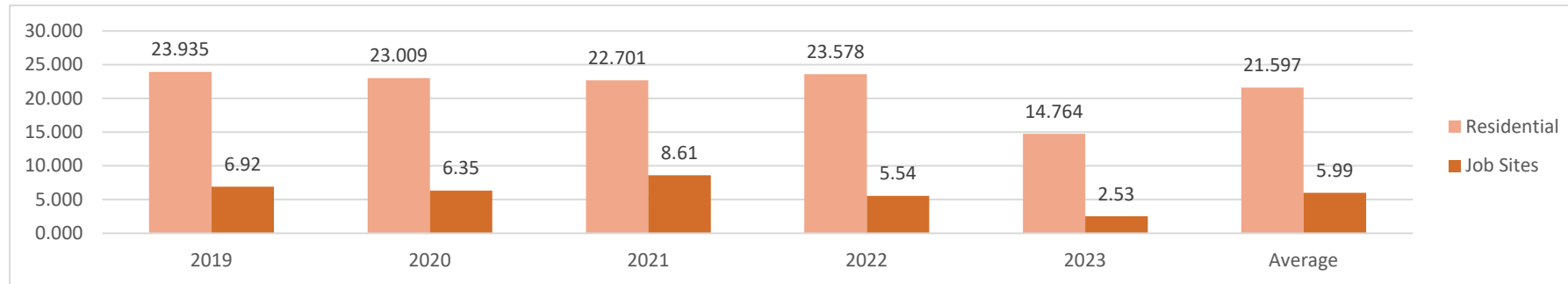
Newly Built or Rebuilt Parcels

	2019	2020	2021	2022	2023	Average
Residential Units	12,191	11,247	11,705	13,460	7,406	11,202
Job Sites	195	166	162	131	357	202



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

	2019	2020	2021	2022	2023	Average
Residential	23.935	23.009	22.701	23.578	14.764	21.597
Job Sites	6.92	6.35	8.61	5.54	2.53	5.99



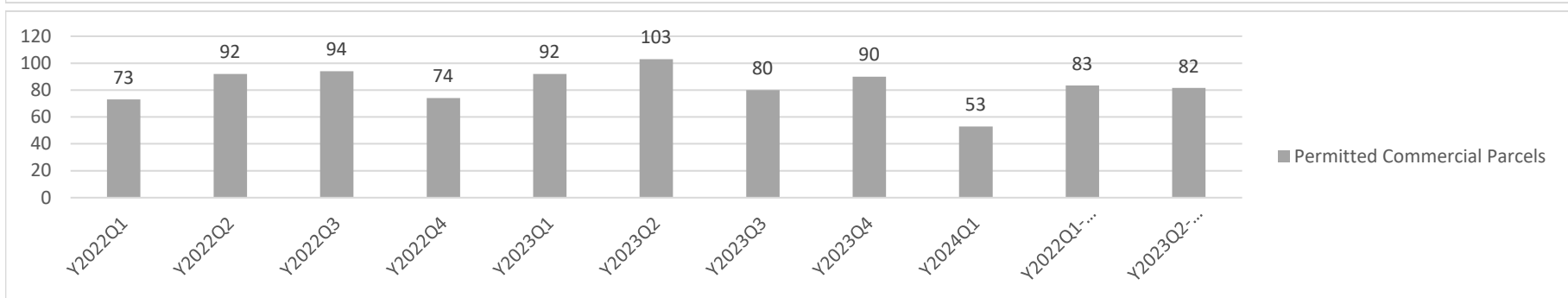
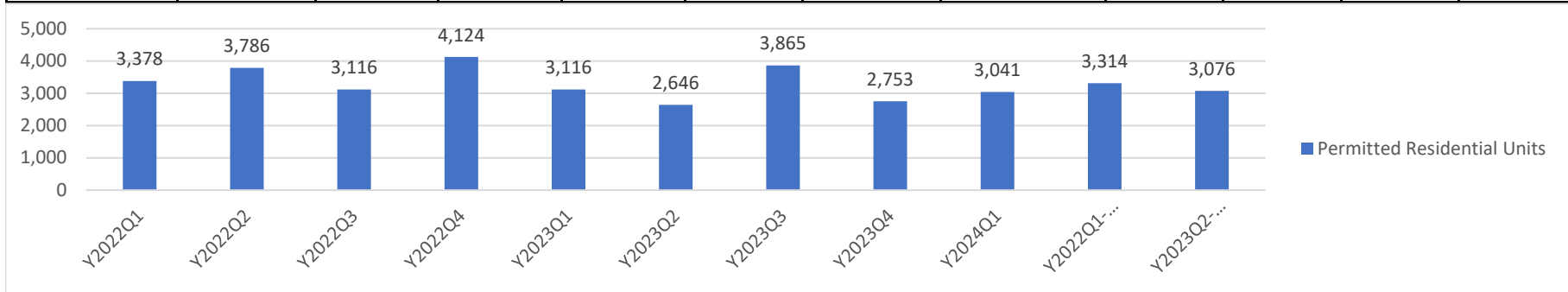
Last Updated: April 15, 2024

Demographic and Economic Profile



Area: **Countywide**

Building Permit Type	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1- Y2024Q1 Quarterly Average	Y2023Q2- Y2024Q1 Quarterly Average
Permitted Residential Units	3,378	3,786	3,116	4,124	3,116	2,646	3,865	2,753	3,041	3,314	3,076
Permitted Commercial Parcels	73	92	94	74	92	103	80	90	53	83	82
Total Building Permits	3,451	3,878	3,210	4,198	3,208	2,749	3,945	2,843	3,094	3,397	3,158



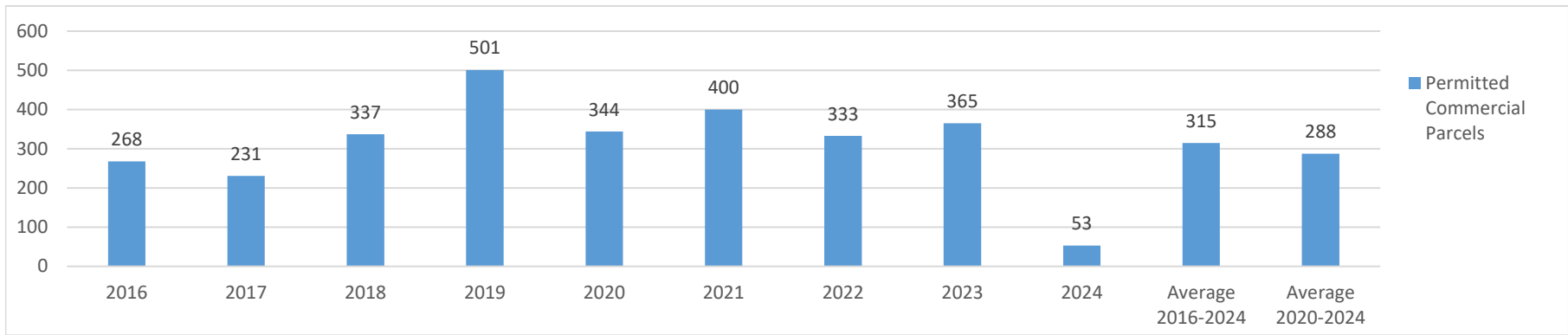
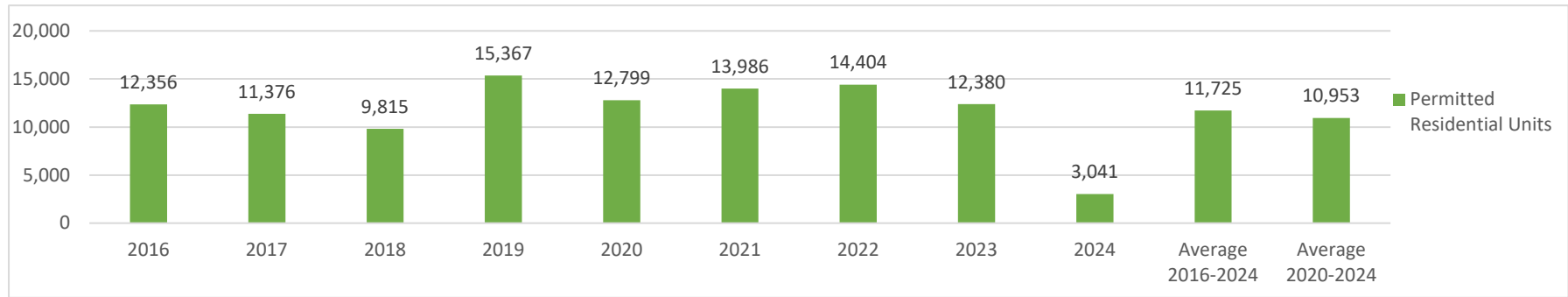
Last Updated: April 15, 2024

Demographic and Economic Profile



Area: **Countywide**

Building Permit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Permitted Residential Units	12,356	11,376	9,815	15,367	12,799	13,986	14,404	12,380	3,041	11,725	10,953
Permitted Commercial Parcels	268	231	337	501	344	400	333	365	53	315	288
Total Building Permits	12,624	11,607	10,152	15,868	13,143	14,386	14,737	12,745	3,094	12,040	11,241



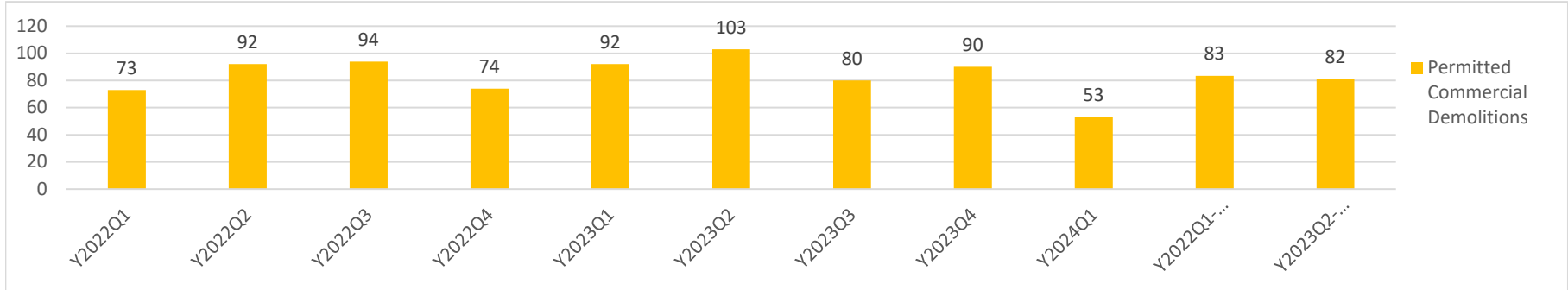
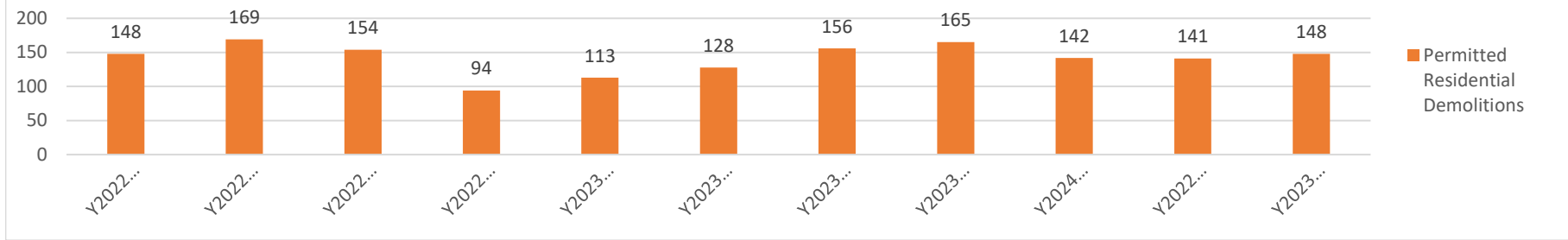
Last Updated: April 15, 2024

Demographic and Economic Profile



Area: **Countywide**

Demolition Permits	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2023Q1	Y2023Q2	Y2023Q3	Y2023Q4	Y2024Q1	Y2022Q1- Y2024Q1 Quarterly Average	Y2023Q2- Y2024Q1 Quarterly Average
Permitted Residential Demolitions	148	169	154	94	113	128	156	165	142	141	148
Permitted Commercial Demolitions	73	92	94	74	92	103	80	90	53	83	82
Total Permitted Demolitions	221	261	248	168	205	231	236	255	195	224	229



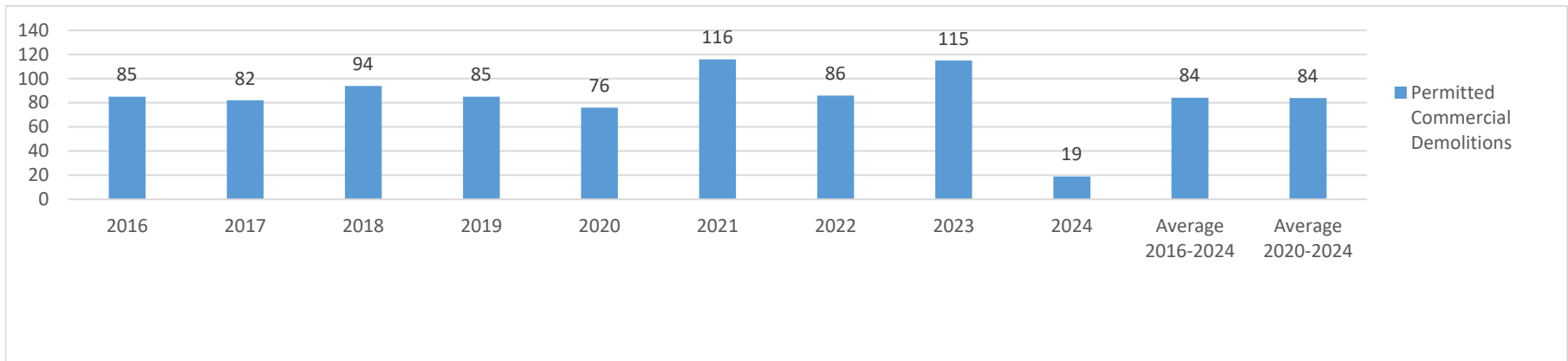
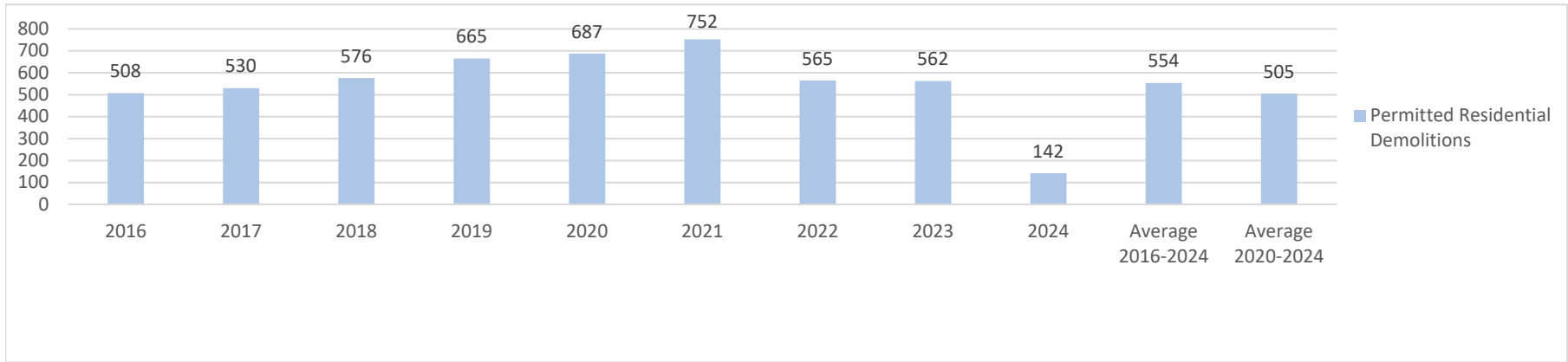
Last Updated: April 15, 2024

Demographic and Economic Profile



Area: **Countywide**

	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average 2016-2024	Average 2020-2024
Demolition Permitted Residential	508	530	576	665	687	752	565	562	142	554	505
Demolition Permitted Commercial	85	82	94	85	76	116	86	115	19	84	84
Total Permitted	593	612	670	750	763	868	651	677	161	638	589



Last Updated: April 15, 2024

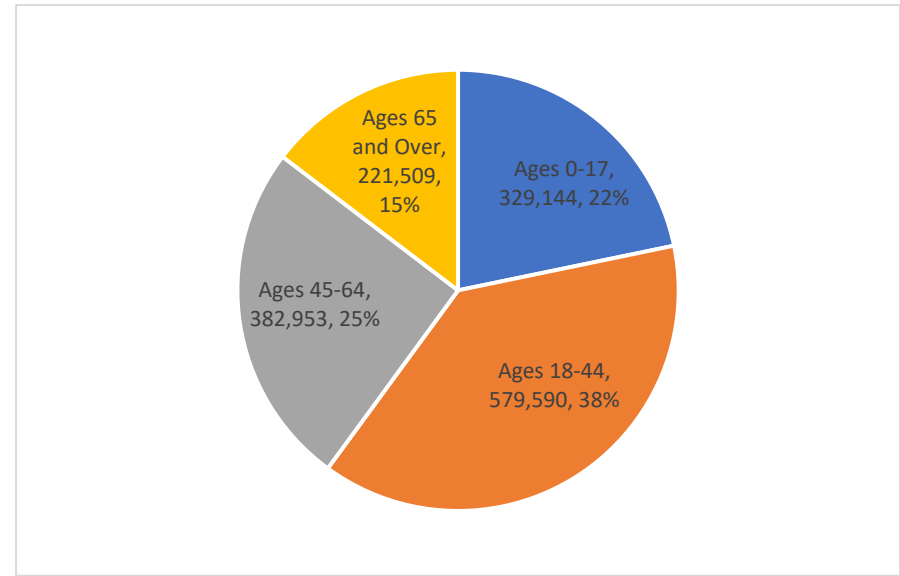
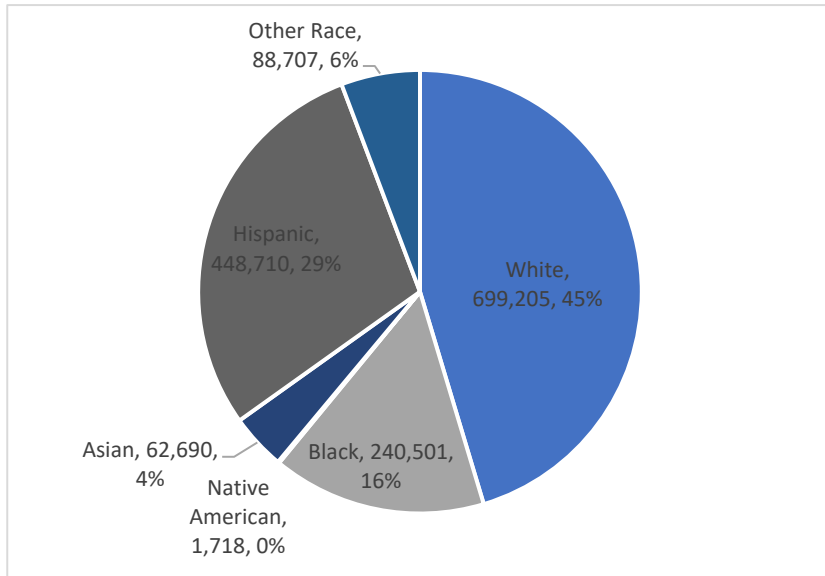
Demographic and Economic Profile



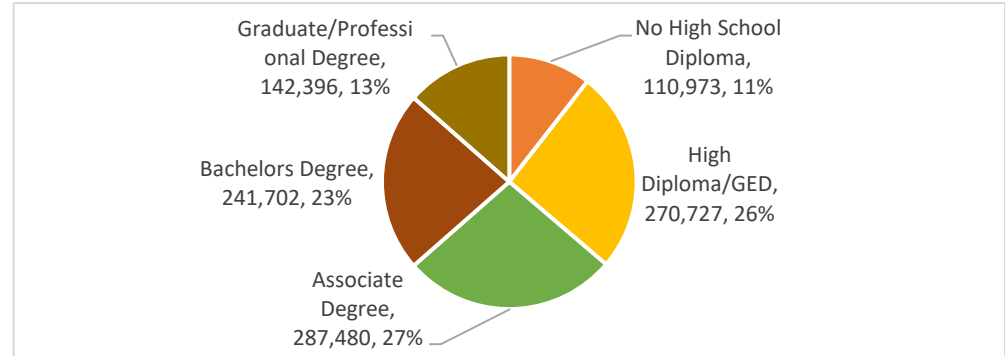
Area: **Countywide**

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
699,205	240,501	1,718	62,690	448,710	88,707	1,541,531
45%	16%	0%	4%	29%	6%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
329,144	579,590	382,953	221,509
21%	38%	25%	14%



No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
110,973	270,727	287,480	241,702	142,396
11%	26%	27%	23%	14%



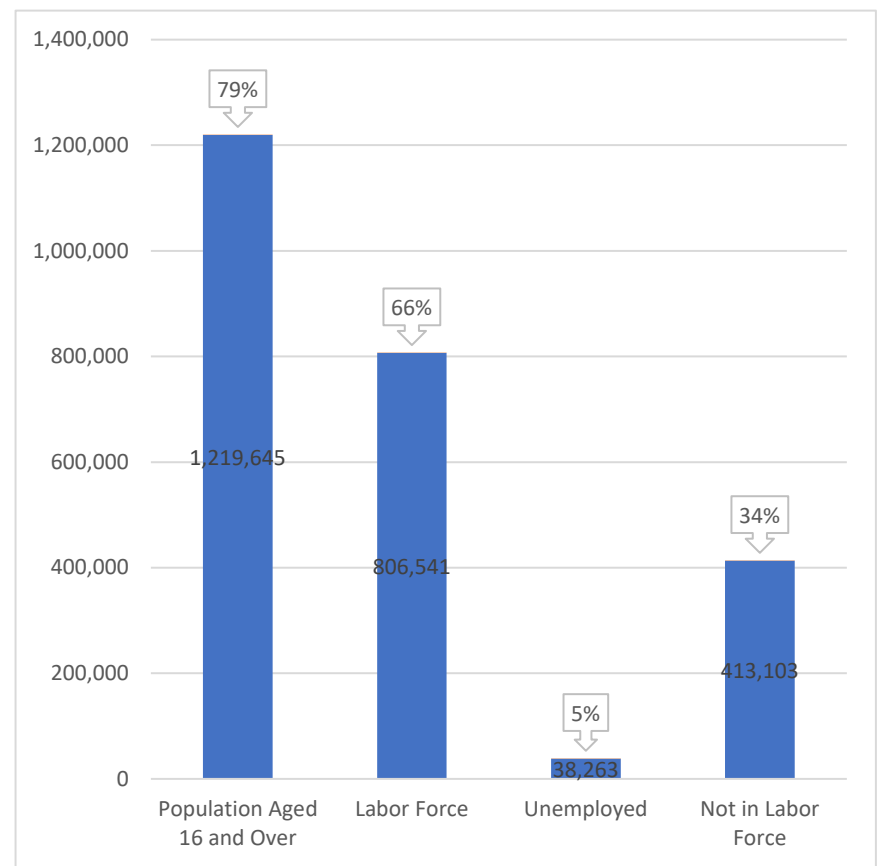
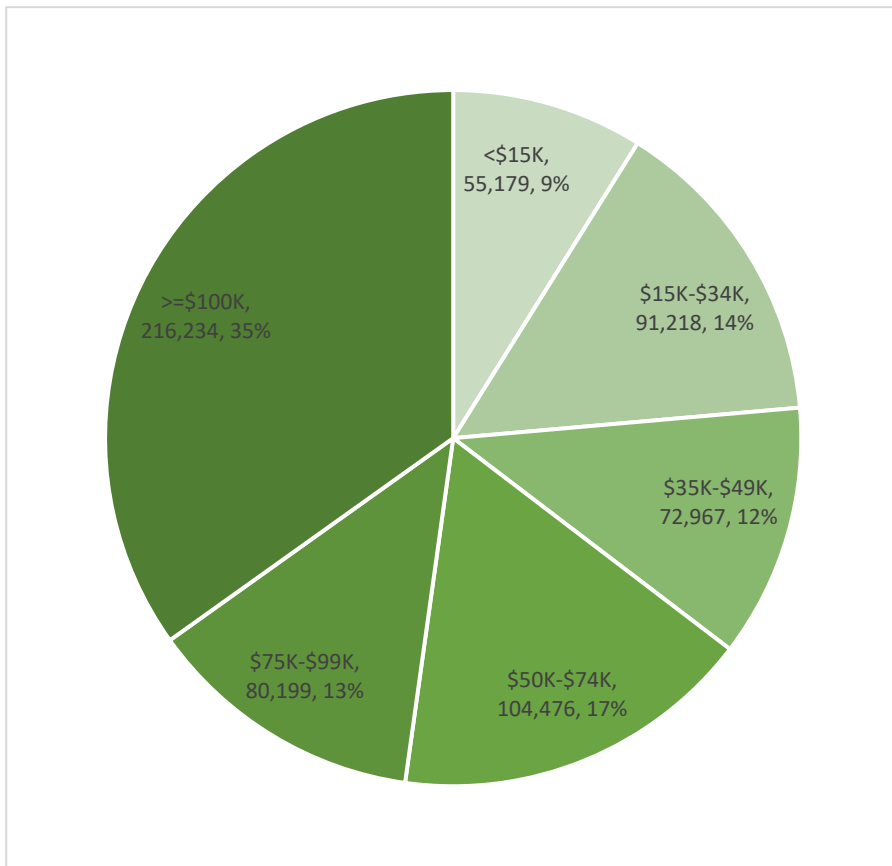
Last Updated: April 15, 2024

Demographic and Economic Profile



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
55,179	91,218	72,967	104,476	80,199	216,234	\$78,279	\$100,608	1,219,645	806,541	38,263	413,103
9%	15%	12%	17%	13%	35%			79%	66%	5%	34%



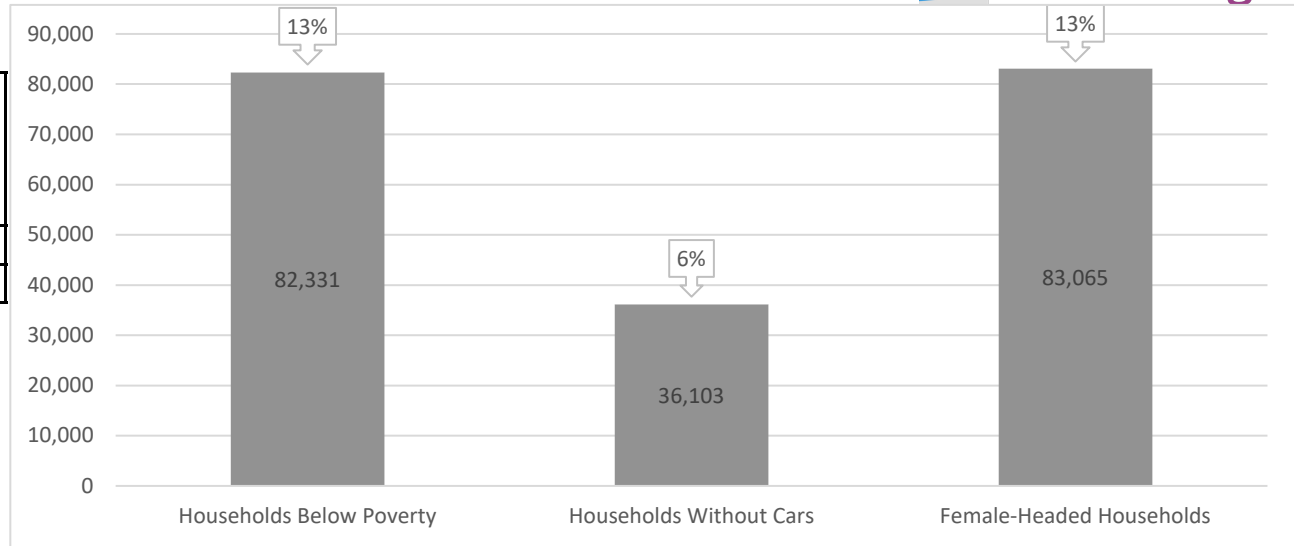
Last Updated: April 15, 2024

Area: **Countywide**

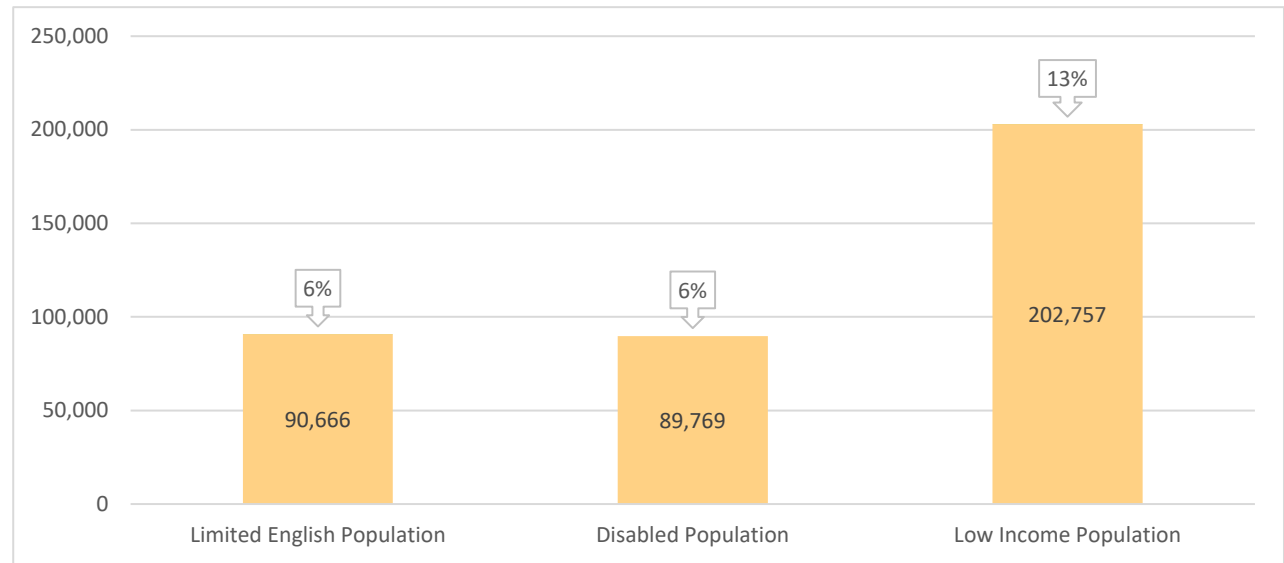
Demographic and Economic Profile



Households Below Poverty	Households Without Cars	Female-Headed Households
82,331	36,103	83,065
13%	6%	13%



Limited English Population	Disabled Population	Low Income Population
90,666	89,769	202,757
6%	6%	13%



Last Updated: April 15, 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	2010-2023 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

Last Updated: April 15, 2024

Demographic and Economic Profile



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