

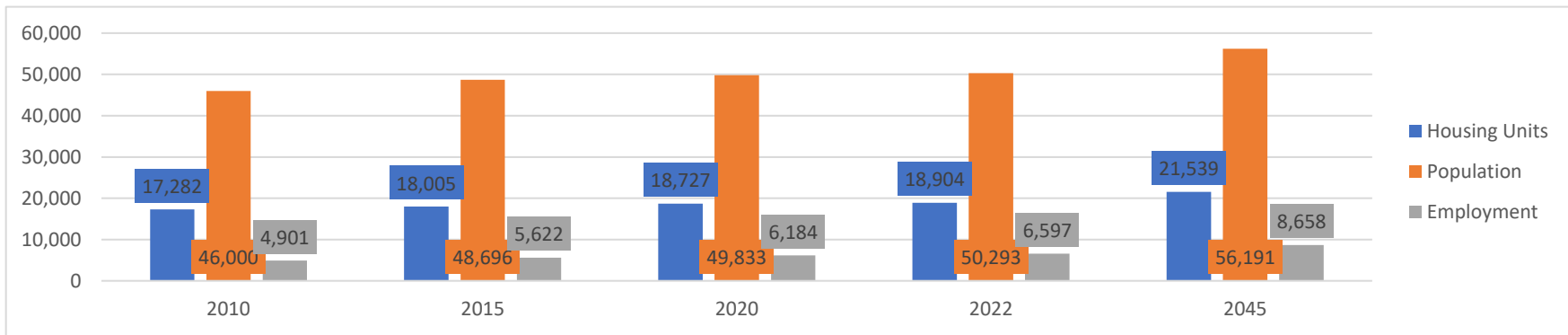
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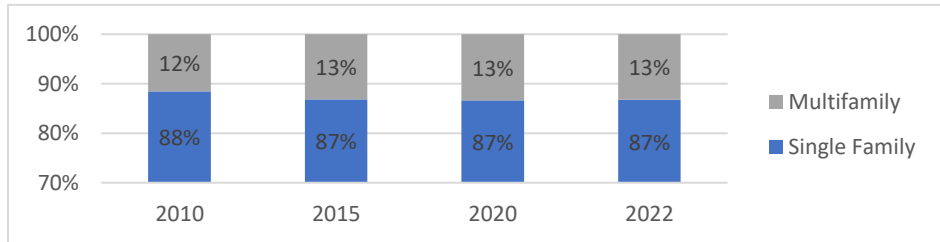
Area: **Valrico**

	2010	2015	2020	2022	2045	2022-2045 Change	2022-2045 Percent Change	2015-2022 Percent Change
Housing Units	17,282	18,005	18,727	18,904	21,539	2,635	14%	5%
Population	46,000	48,696	49,833	50,293	56,191	5,898	12%	3%
Employment	4,901	5,622	6,184	6,597	8,658	2,061	31%	17%



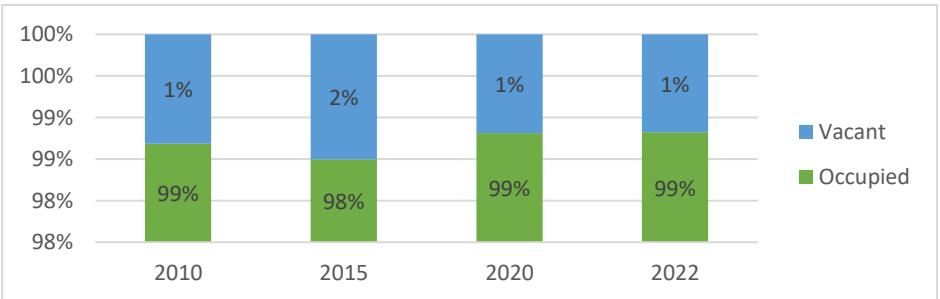
Residential Units by Type

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



Occupied and Vacant Housing Units

	2010	2015	2020	2022
Occupied	99%	98%	99%	99%
Vacant	1%	2%	1%	1%



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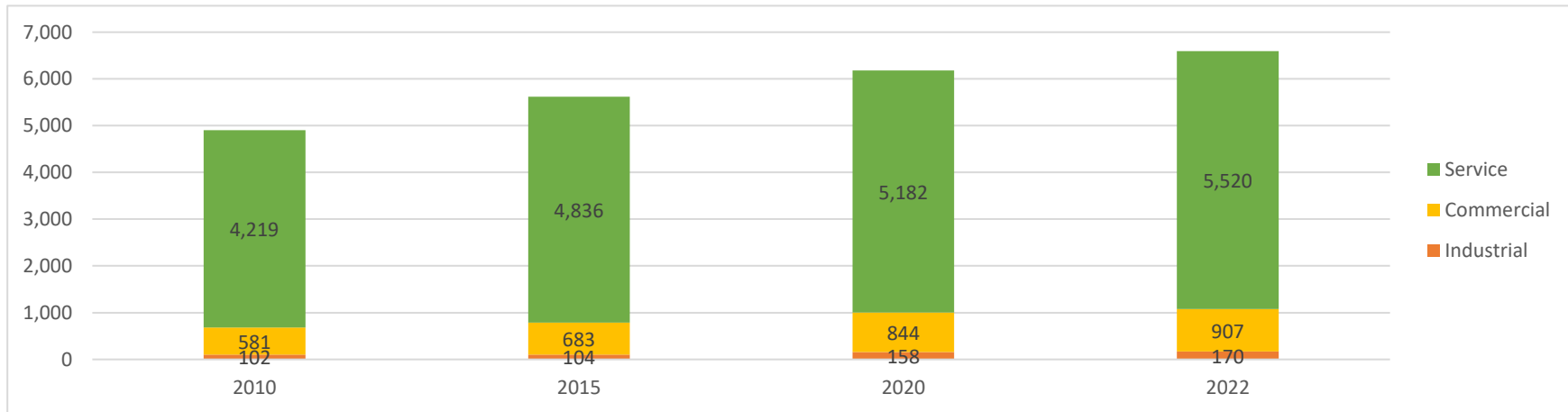
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Area: Valrico

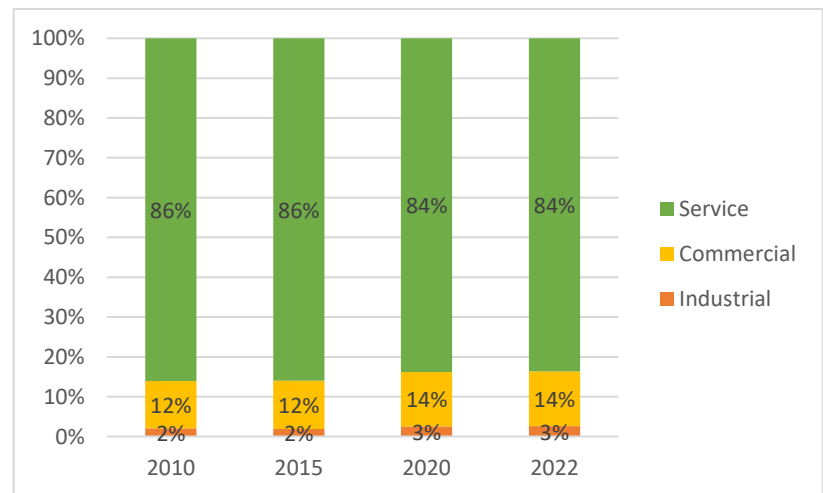
Employment by Type

	2010	2015	2020	2022
Industrial	102	104	158	170
Commercial	581	683	844	907
Service	4,219	4,836	5,182	5,520
Total	4,901	5,622	6,184	6,597



Employment by Type

	2010	2015	2020	2022
Industrial	2%	2%	3%	3%
Commercial	12%	12%	14%	14%
Service	86%	86%	84%	84%



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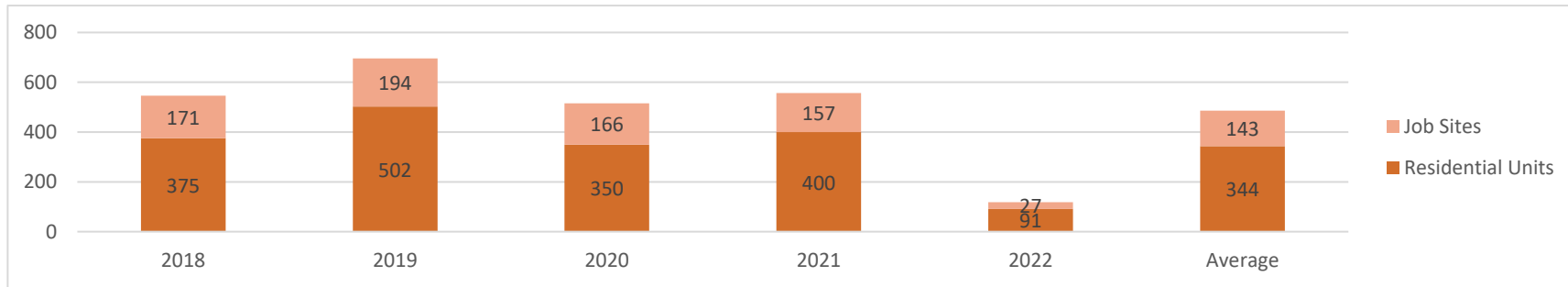
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Area: Valrico

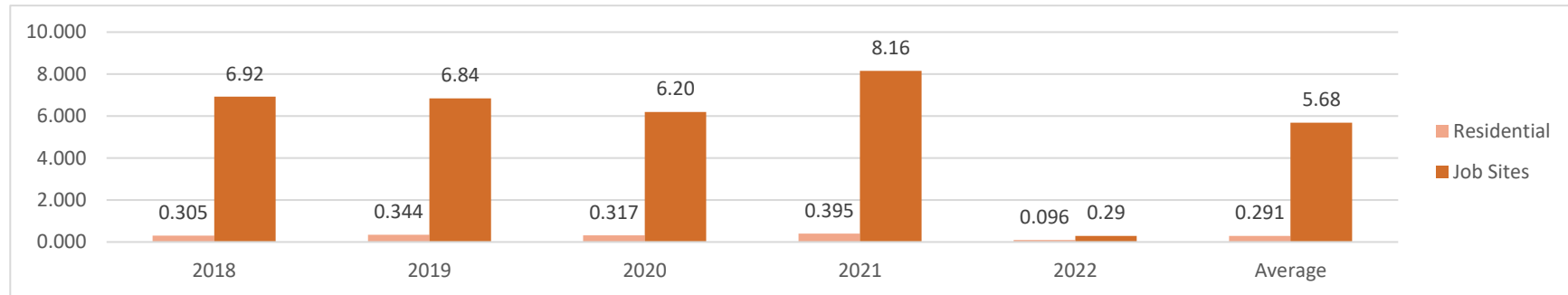
Newly Built or Rebuilt Parcels

	2018	2019	2020	2021	2022	Average
Residential Units	375	502	350	400	91	344
Job Sites	171	194	166	157	27	143



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

	2018	2019	2020	2021	2022	Average
Residential	0.305	0.344	0.317	0.395	0.096	0.291
Job Sites	6.92	6.84	6.20	8.16	0.29	5.68



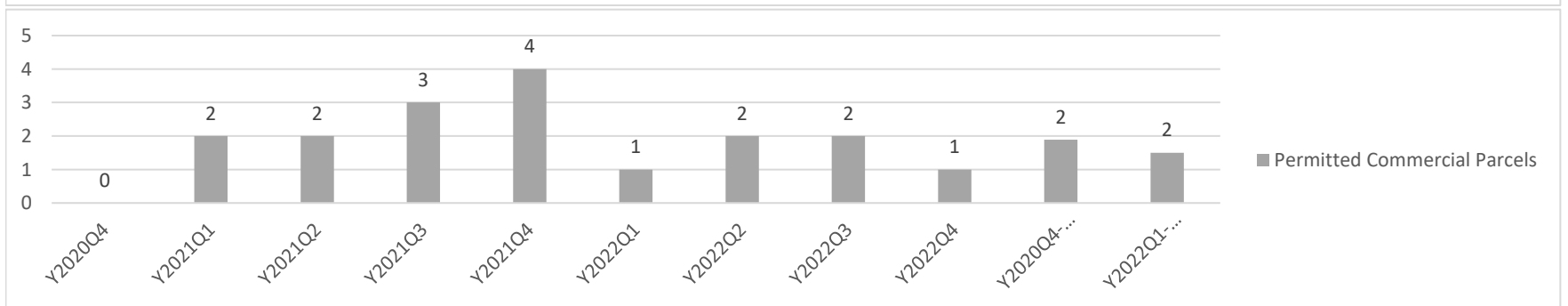
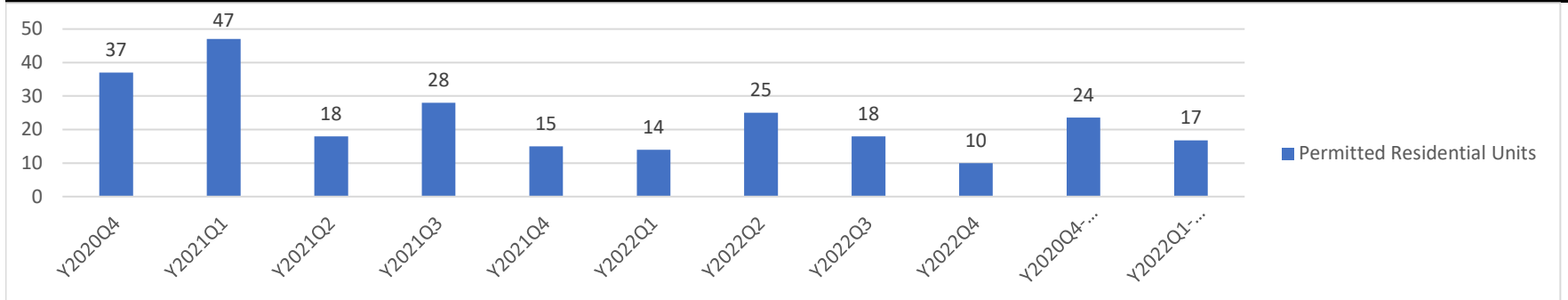
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Area: Valrico

Building Permit Type	Y2020Q4	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2020Q4-Y2022Q4	Y2022Q1-Y2022Q4
Permitted Residential Units	37	47	18	28	15	14	25	18	10	24	17
Permitted Commercial Parcels	0	2	2	3	4	1	2	2	1	2	2
Total Building Permits	37	49	20	31	19	15	27	20	11	25	18



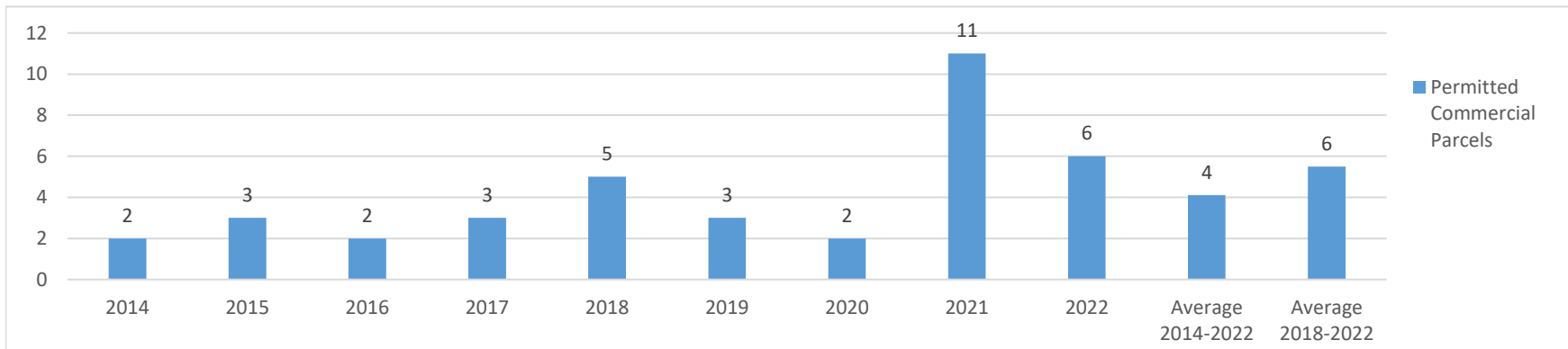
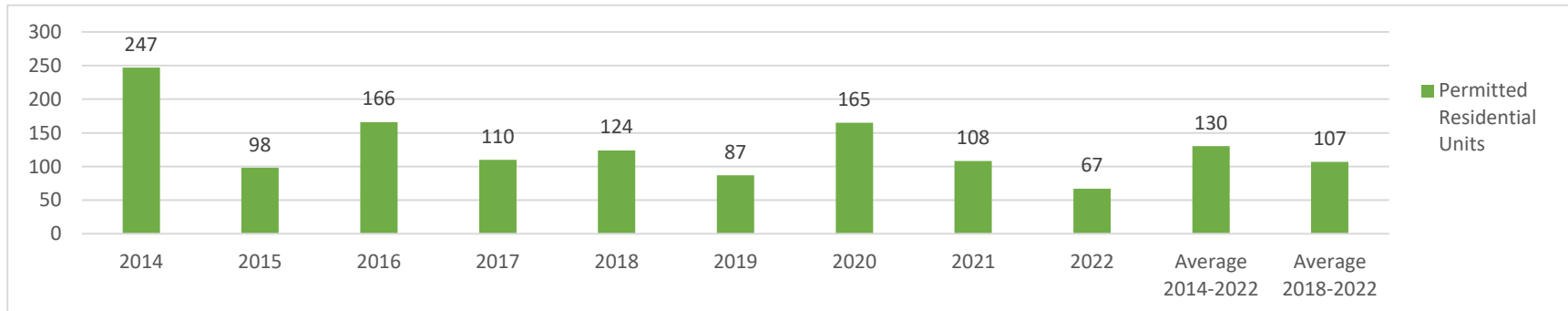
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Area: Valrico

Building Permit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	Average 2014-2022	Average 2018-2022
Permitted Residential Units	247	98	166	110	124	87	165	108	67	130	107
Permitted Commercial Parcels	2	3	2	3	5	3	2	11	6	4	6
Total Building Permits	249	101	168	113	129	90	167	119	73	134	112



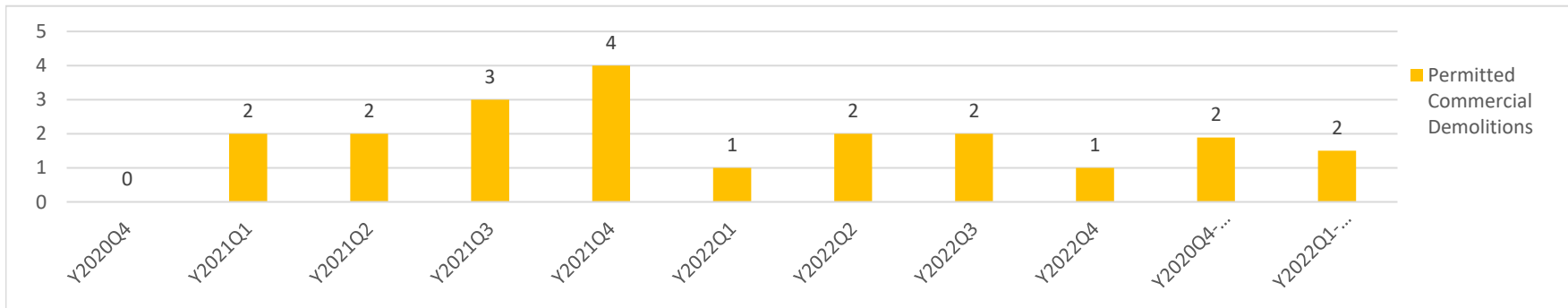
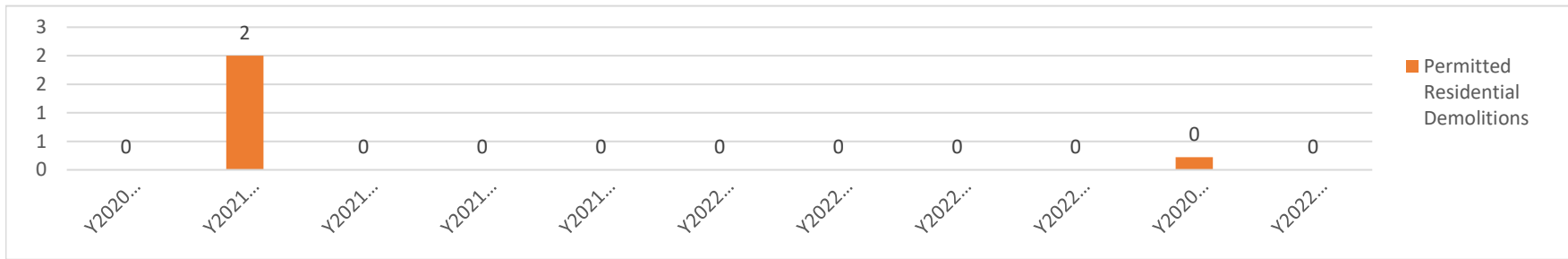
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Area: Valrico

Demolition Permits	Y2020Q4	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2022Q4	Y2020Q4-Y2022Q4 Quarterly	Y2022Q1-Y2022Q4 Quarterly
Permitted Residential Demolitions	0	2	0	0	0	0	0	0	0	0	0
Permitted Commercial Demolitions	0	2	2	3	4	1	2	2	1	2	2
Total Permitted Demolitions	0	4	2	3	4	1	2	2	1	2	2



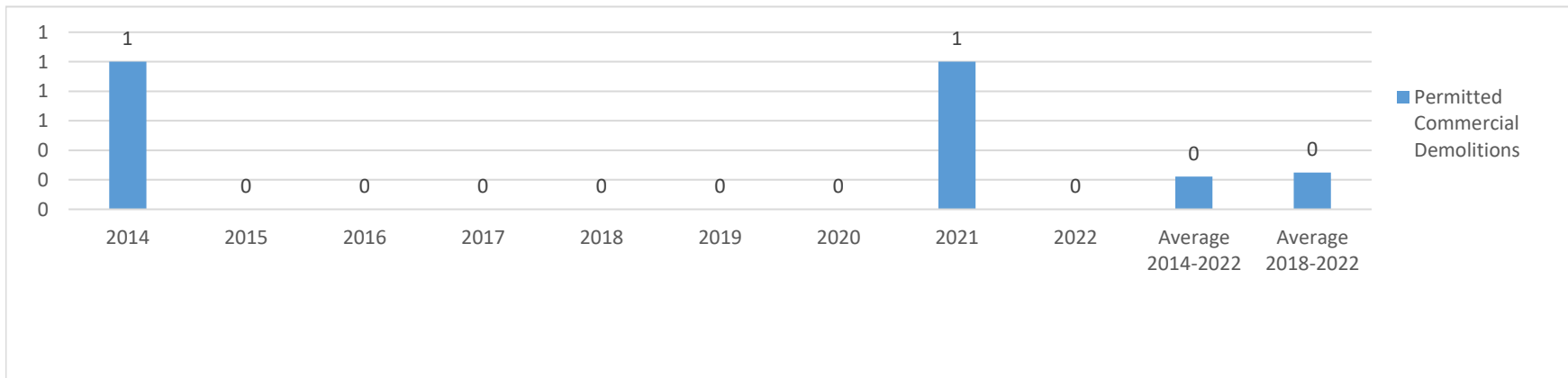
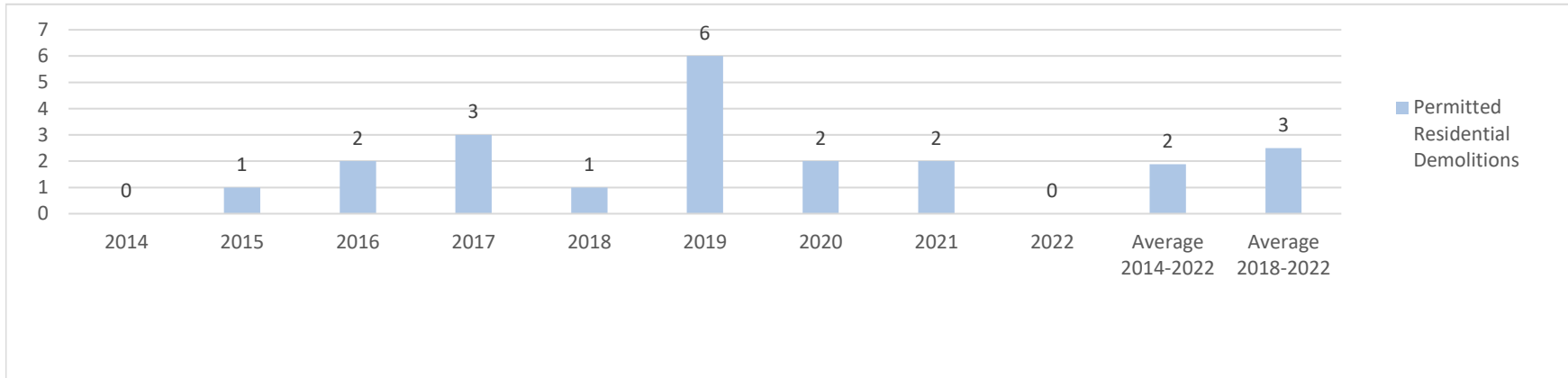
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Area: Valrico

	2014	2015	2016	2017	2018	2019	2020	2021	2022	Average 2014-2022	Average 2018-2022
Demolition Permitted											
Permitted Residential	0	1	2	3	1	6	2	2	0	2	3
Permitted Commercial	1	0	0	0	0	0	0	1	0	0	0
Total Permitted	1	1	2	3	1	6	2	3	0	2	3



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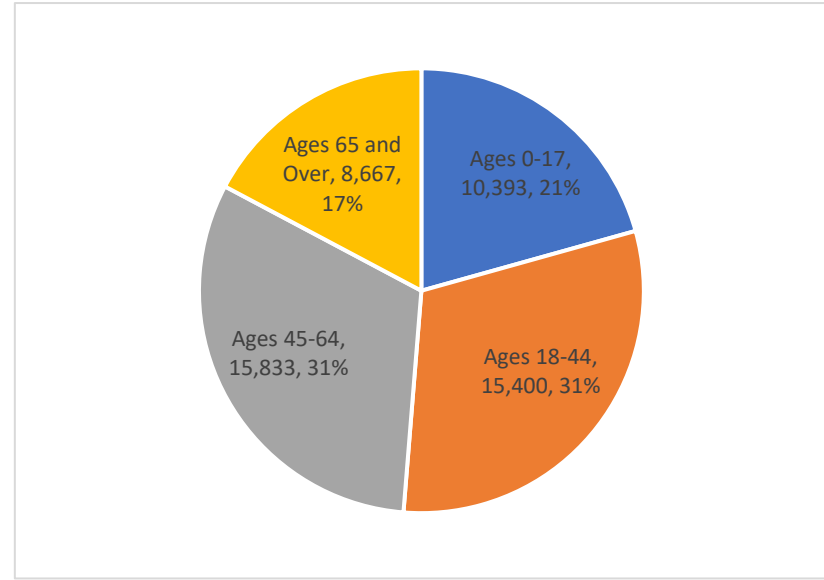
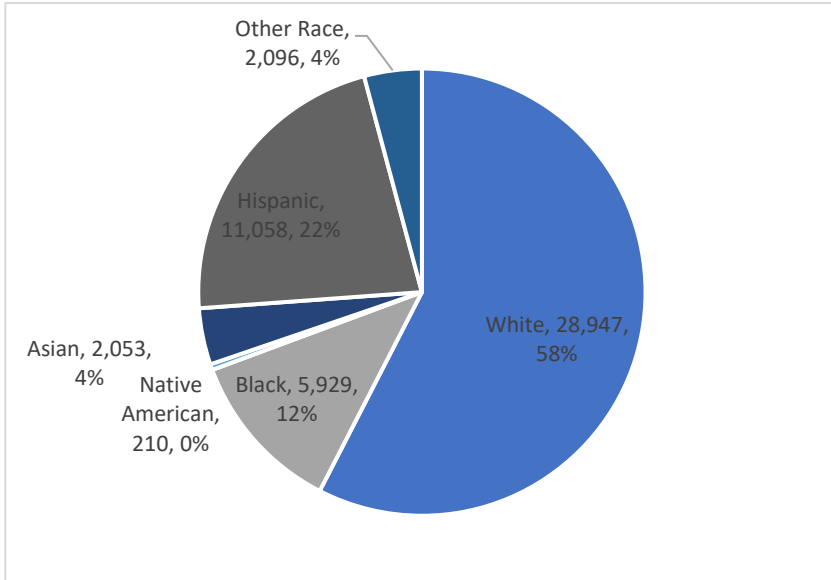
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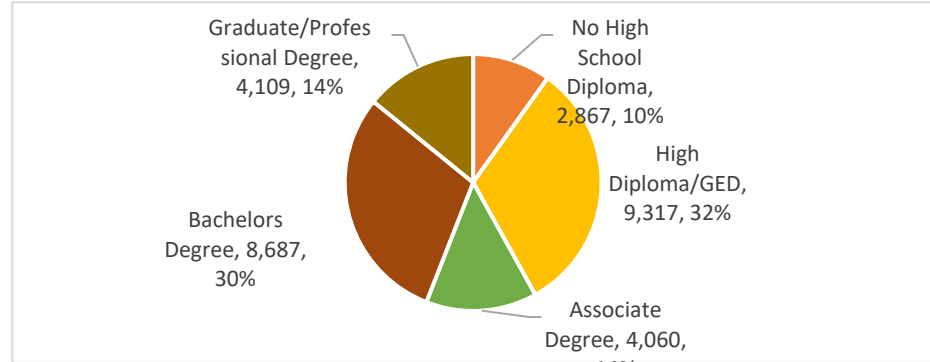
Area: **Valrico**

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
28,947	5,929	210	2,053	11,058	2,096	50,293
58%	12%	0%	4%	22%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
10,393	15,400	15,833	8,667
21%	31%	31%	17%



No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
2,867	9,317	4,060	8,687	4,109
10%	32%	14%	30%	14%



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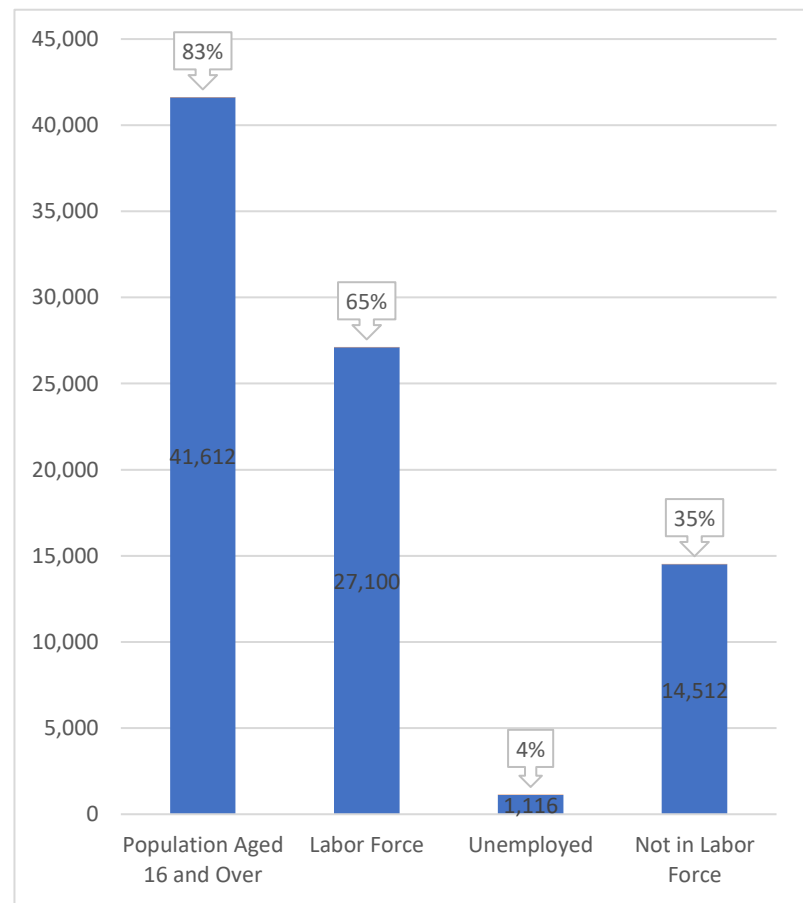
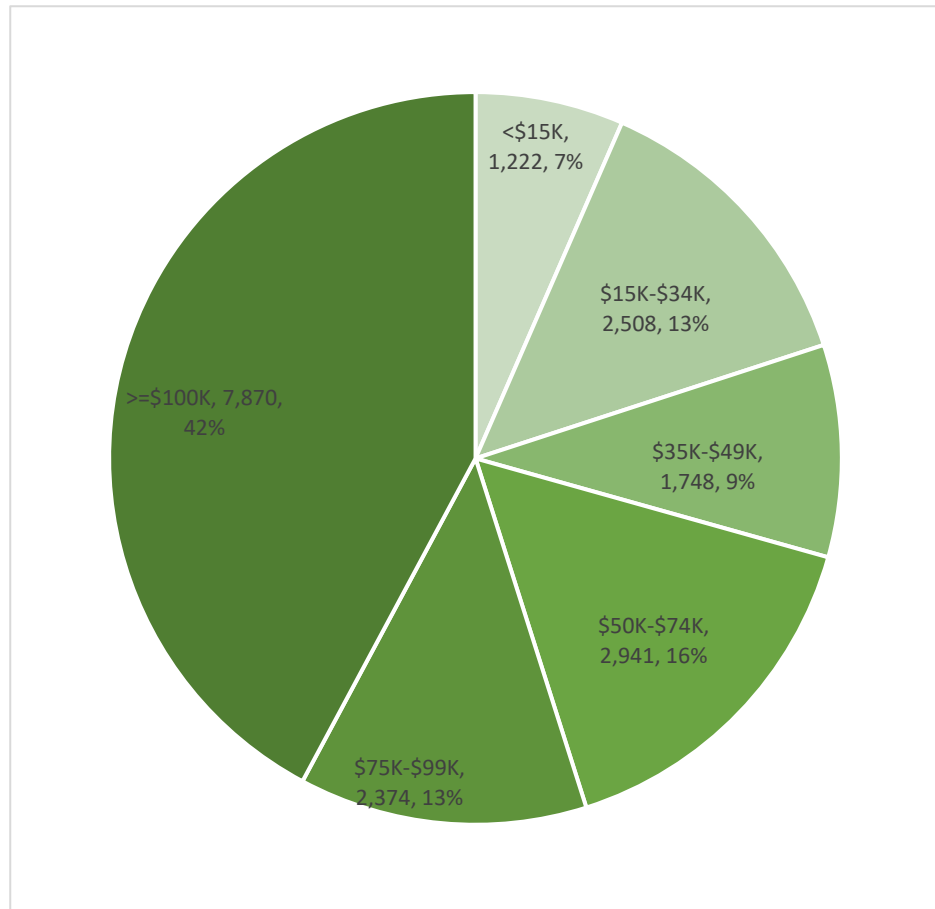
Demographic and Economic Profile



Area: Valrico

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

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



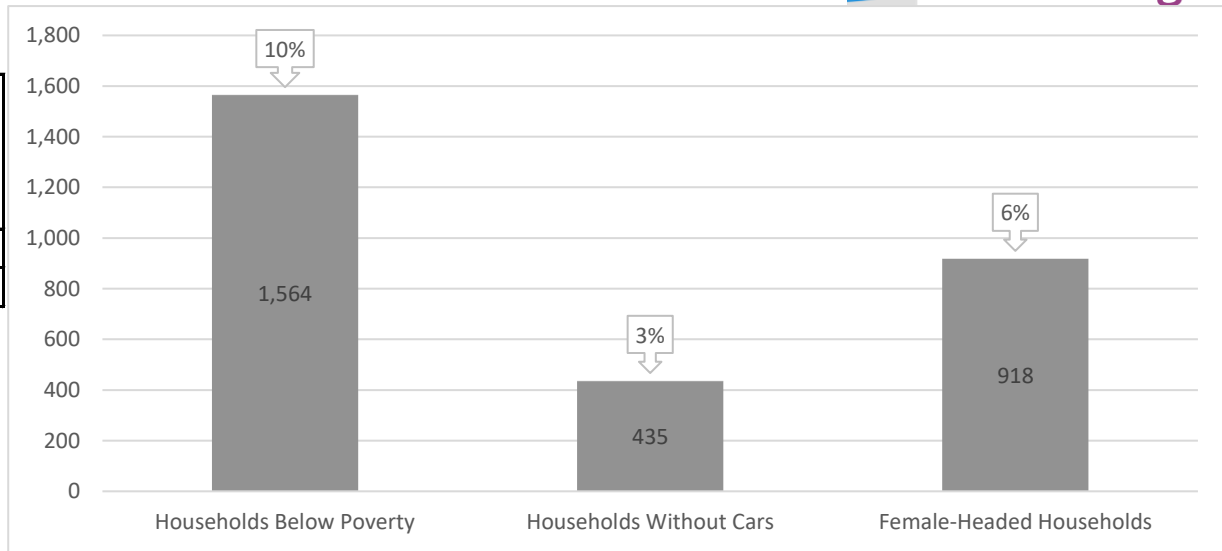
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Area: **Valrico**

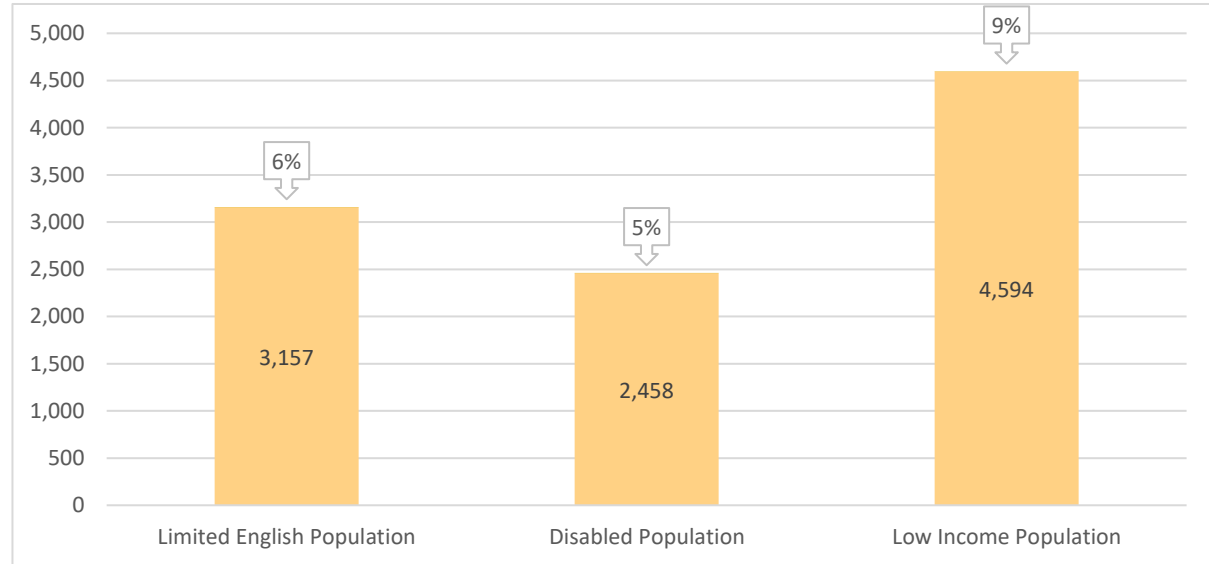
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Households Below Poverty	Households Without Cars	Female-Headed Households
1,564	435	918
10%	3%	6%



Limited English Population	Disabled Population	Low Income Population
3,157	2,458	4,594
6%	5%	9%



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Sources:

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

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