

## TECHNICAL MEMORANDUM

July 17, 2023

TO: Shawn College, Strategic Planning, Environmental & Research Director, Plan Hillsborough  
FROM: Yassert A. Gonzalez, Economics, Demographics and Research Manager, Plan Hillsborough  
SUBJECT: Planning 2050 Population and Employment Projections for Hillsborough County

### Background

These are planning projections. We took the base projections and made modifications suggested by land use planners.

### Deliverable

*Parcels\_Polys\_2050* – This feature class includes parcel-level buildout and projections 2030-2050

### Data Sources

Here are the datasets used:

- 1) Feature classes
  - a. Tables of by geography (e.g., jurisdiction, planning area, utility service area)
  - b. Processed parcels with planning buildout estimates
  - c. Developable and redevelopable parcels subset with buildout estimate
  - d. Business centers polygons
  - e. Innovation district polygon
  - f. Road segments
  - g. Utility service areas
  - h. Public supply service areas
  - i. Hiking and biking trails
  - j. HART
    - i. Park and Ride lots
    - ii. Stops
    - iii. TECO Streetcar
    - iv. Transfer stations
  - k. Bike lanes
  - l. Rails
  - m. Wetlands (polygons)
  - n. Coastal High Hazard Area
  - o. Floodplains
  - p. Census 2020 Tract polygons

### Planning Scenario Elements

These planning projections are a modified version of the original on the base projections. Here are the changes we made:

- 1) Plant City's Public Supply Service Area
  - a. Double Median Growth Rate for Traffic Analysis Zones (TAZs) inside the Plant City Utility Service Area
  - b. Added FLU details from NE Master Plan to developable and redevelopable parcels.
  - c. For selected Block Groups wholly or partially in Plant City's PSAB:
    - i. Block Group '120570130011', developable and redevelopable parcels changed from Hillsborough R-1 or Transitional Area (Due to Annexation) to Plant City I
    - ii. Block Groups '120570101071', '120570128001', and '120570128002', developable and redevelopable parcels changed from Hillsborough R-1 or Transitional Area (Due to Annexation) to Plant City R-6
    - iii. All other Block Groups, developable and redevelopable parcels changed from Hillsborough R-1 or Transitional Area (Due to Annexation) to Plant City R-4
- 2) For developable and redevelopable parcels with FLU\_DESC = TRANSITIONAL AREA (DUE TO ANNEXATION)):
  - a. For developable and redevelopable parcels with FLUE = TAMPA\_TA (FLU\_DESC = TRANSITIONAL AREA (DUE TO ANNEXATION)) changed to Tampa R-10
  - b. For developable and redevelopable parcels with FLUE = TEMPLE TERRACE\_TA (FLU\_DESC = TRANSITIONAL AREA (DUE TO ANNEXATION)) changed to Temple Terrace R-20
- 3) Unincorporated Hillsborough County
  - a. RSA - For East Rural, Keystone Odessa, Lutz, and South Rural, TAZ-level growth rates were cut in half.

### Population Projections by Traffic Analysis Zones

Here are how we generated population projections for 1,024 TAZs:

- 1) We calculated the average annual growth in housing units (See Table 1a)
- 2) Use the 2010-2020 median annual growth in housing units to calculate linear projections of housing units by TAZ (See Table 1a)
  - a. TAZ 497 in Southeast Plant City:
    - i. 2020 housing units = 1,163 housing units
    - ii. Housing projections:
      1. 2030:  $1,163 * (1+(1.58%*(2030-2020))) = 1,347$  housing units
      2. 2050:  $1,693 * (1+(1.58%*(2050-2045))) = 1,827$  housing units

Table 1a. Descriptive Statistics for 2015-2020 Growth in Housing Units for Selected TAZs

TAZ2020	Minimum	First Quartile	Average	Median	Third Quartile	Maximum
489	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
490	0.00%	0.00%	0.08%	0.00%	0.00%	0.50%
491	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
492	0.00%	2.67%	6.88%	5.53%	10.50%	16.35%
493	0.00%	0.02%	0.19%	0.09%	0.15%	0.79%
494	2.56%	5.07%	9.65%	9.15%	12.95%	19.11%
495	0.00%	0.00%	0.06%	0.00%	0.13%	0.17%
496	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
497	0.61%	0.78%	0.92%	0.79%	0.87%	1.63%
894	0.20%	0.48%	3.15%	1.45%	5.90%	8.30%

Table 1b. Raw Housing Projections by TAZ

TAZ2020	Housing Units		Annual	Planning	Housing Units	Housing Units	Housing Units	Housing Units	Housing Units	Growth
	Estimate	Estimate	Growth		Projection	Projection	Projection	Projection	Projection	Projection
	2015	2020	Median	Median	2030	2035	2040	2045	2050	2020-2050
489	588	588	1.82%	3.64%	802	948	1,120	1,324	1,565	166%
490	200	201	1.82%	3.64%	274	324	383	453	535	166%
491	138	138	1.82%	3.64%	188	222	263	311	367	166%
492	325	445	5.53%	11.05%	937	1,454	2,258	3,505	5,442	1123%
493	1,155	1,159	0.19%	0.38%	1,203	1,225	1,248	1,272	1,296	12%
494	299	460	9.21%	18.43%	1,308	2,512	4,827	9,274	17,818	3773%
495	580	582	1.82%	3.64%	794	938	1,109	1,311	1,549	166%
496	219	219	1.82%	3.64%	299	353	417	493	583	166%
497	1,119	1,163	0.79%	1.58%	1,347	1,454	1,569	1,693	1,827	57%
894	926	1,027	1.45%	2.89%	1,324	1,515	1,735	1,985	2,272	121%

- 3) To generate raw population projections, we multiply the housing unit projection by the 2020 persons per dwellings for the TAZ.
  - a. 2020 population estimate = 758 persons
  - b. Persons per dwellings = 758 persons/1,163 dwellings = 0.6518 persons/dwelling
  - c. TAZ 497's 2030 raw population projections:
    - i. 2030 Raw Projection: 1,347 \* 0.6518 = 877 persons
  - d. TAZ 497's 2050 raw population projections:
    - i. 2050 Raw Projection: 1,827 \* 0.6518 = 1,190 persons

Table 1c. Raw Population Projections by TAZ

TAZ2020	Population	Population	Population	Population	Population	Population	Growth	Buildout	
	Estimate	Projection	Projection	Projection	Projection	Projection	Projection	Buildout	Exceeds Buildout by 2050?
	2020	2030	2035	2040	2045	2050	2020-2050		
489	57	78	92	109	129	152	166%	635	No
490	18	24	29	34	40	48	166%	452	No
491	278	380	449	530	627	741	166%	431	Yes
492	0	1,135	1,763	2,737	4,249	6,596	0%	11	Yes
493	87	90	92	94	95	97	12%	1,364	No
494	181	514	987	1,896	3,644	7,001	3773%	6,129	Yes
495	148	201	238	281	332	393	166%	1,391	No
496	99	134	159	188	222	262	166%	3,163	No
497	758	879	948	1,023	1,104	1,192	57%	15,370	No
894	463	597	683	782	895	1,024	121%	10,799	No

- 4) Next, we adjust the raw projections for buildout. As seen in Table 1d, TAZs 492 and 494 exceed buildout. Thus, for those periods where the raw population projection exceed buildout, the projection was set equal to buildout.

Table 1d. Buildout-adjusted Population Projections by TAZ

TAZ2020	2020	2030	2035	2040	2045	2050	2020-2050	Buildout	Built out on or before 2050?
489	57	78	92	109	129	152	166%	635	No
490	18	24	29	34	40	48	166%	452	No
491	278	380	431	431	431	431	55%	431	Yes
492	0	11	11	11	11	11	0%	11	Yes
493	87	90	92	94	95	97	12%	1,364	No
494	181	514	987	1,896	3,644	6,129	3291%	6,129	Yes
495	148	201	238	281	332	393	166%	1,391	No
496	99	134	159	188	222	262	166%	3,163	No
497	758	879	948	1,023	1,104	1,192	57%	15,370	No
894	463	597	683	782	895	1,024	121%	10,799	No

- 5) Lastly, for those TAZs not exceeding buildout, we increase their population projection until the countywide projection matches the BEBR Medium projection.

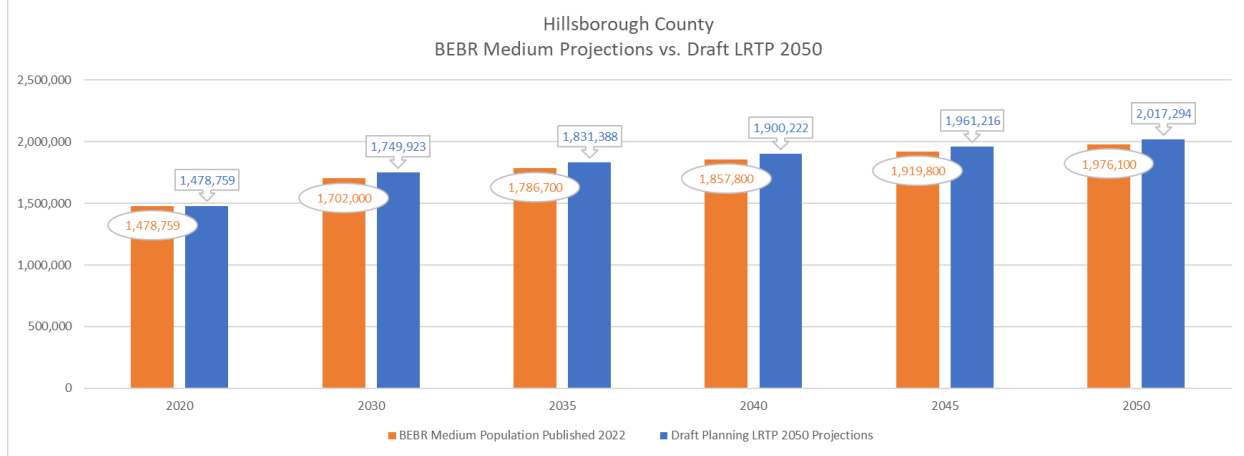
Table 1e. BEBR Medium-adjusted Population Projections by TAZ

TAZ2020	2020	2030	2035	2040	2045	2050	2020-2050	Buildout	Built out on or before 2050?
489	57	271	433	635	635	635	1010%	635	Yes
490	18	85	135	202	302	434	2326%	452	No
491	278	431	431	431	431	431	55%	431	Yes
492	0	11	11	11	11	11	0%	11	Yes
493	87	313	432	556	717	886	919%	1,364	No
494	181	1,783	4,636	6,129	6,129	6,129	3291%	6,129	Yes
495	148	698	1,117	1,391	1,391	1,391	842%	1,391	Yes
496	99	466	746	1,113	1,667	2,390	2326%	3,163	No
497	758	3,049	4,452	6,067	8,295	10,857	1332%	15,370	No
894	463	2,071	3,208	4,636	6,723	9,333	1916%	10,799	No

Figure 1 shows BEBR and planning population projections. The difference ranges from 2.14% (2050) to 2.96% (2030).



Figure 1. Comparison of Planning Projections to BEBR Medium Projections (Published in 2022)



### Employment Projections by TAZ

Here are how we generated employment projections by TAZ:

- 1) First, we calculated the median annual growth in employment locations' heated area (in square feet) (See Table 2a)

Table 2a. Descriptive Statistics for 2015-2020 Growth in Commercial Heated Area by TAZ

TAZ2020	Minimum	First Quartile	Average	Median	Third Quartile	Maximum
489	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
490	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
491	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
492	0.00%	0.00%	0.66%	0.00%	0.83%	2.83%
493	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
494	0.00%	0.00%	7.40%	0.00%	0.00%	44.39%
495	0.00%	0.00%	0.41%	0.35%	0.79%	0.97%
496	0.00%	0.00%	0.18%	0.00%	0.33%	0.62%
497	0.24%	1.81%	16.76%	13.46%	23.69%	48.38%
894	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

- 2) Use the 2010-2020 median annual growth in heated area to calculate a linear projections of heated area (See Table 2b)
  - a. For TAZ 497, employment locations' heated area (in millions of square feet) projections:
    - i. 2020: 2.98 million square feet
    - ii. 2030:  $2.98 * (1+(26.92\%^{1*}(2030-2020))) = 11.01$  million square feet
    - iii. 2050:  $127.43 * (1+(26.92\%^{2*}(2050-2045))) = 333.54$  million square feet

<sup>1</sup> TAZ 497 is in Plant City. Per land use planner feedback, growth rates were doubled from 13.46% to 26.92%.

<sup>2</sup> TAZ 497 is in Plant City. Per land use planner feedback, growth rates were doubled from 13.46% to 26.92%.

Table 2b. Raw Commercial Heated Area (millions of sq. ft.) Projections by TAZ

TAZ2020	2015	2020	Median	Median	2030	2035	2040	2045	2050	2020-2050
489	0.31	0.31	1.50%	3.00%	0.41	0.47	0.54	0.62	0.71	127%
490	0.08	0.08	1.50%	3.00%	0.10	0.12	0.14	0.16	0.18	127%
491	1.23	1.23	1.50%	3.00%	1.59	1.83	2.11	2.42	2.79	127%
492	0.36	0.36	0.66%	1.31%	0.41	0.43	0.46	0.49	0.53	46%
493	0.13	0.13	1.50%	3.00%	0.17	0.19	0.22	0.26	0.29	127%
494	0.16	0.23	7.40%	14.80%	0.57	0.99	1.71	2.98	5.19	2,172%
495	0.47	0.48	0.35%	0.69%	0.51	0.53	0.55	0.57	0.59	23%
496	1.33	1.34	0.18%	0.35%	1.39	1.41	1.44	1.46	1.49	11%
497	1.25	2.98	13.46%	26.92 <sup>3</sup> %	11.01	25.83	60.60	142.17	333.54	11,084%
894	0.12	0.12	1.50%	3.00%	0.15	0.18	0.20	0.23	0.27	127%

- 3) To generate raw employment projections, we multiply average jobs per square foot times the heated area projection.
  - a. For TAZ 497, 2030 raw employment projection:
    - i. 2020 employment estimate = 1,502 jobs
    - ii. 2020 nonresidential heated area estimate = 2.98 million square feet
    - iii. 2020 employment per nonresidential heated area =  $1,502 / (2.98 * 1,000,000) = 0.0005$  jobs per heated square feet
    - iv. 2030 heated area projection = 11.01 million square feet
    - v. 2030 employment projection =  $11.01 * 1,000,000 * 0.0005 = 5,505$  jobs
  - b. TAZ 497's 2050 raw employment projection:
    - i. 2050 heated area projection = 333.54 million square feet
    - ii. 2050 employment projection =  $333.54 * 1,000,000 * 0.0005 = 166,770$  jobs

Table 2c shows that the raw projections for TAZs 494 and 497 exceed buildout.

Table 2c. Raw Employment Projections by TAZ

TAZ2020	2020	Employment per Nonresidential Heated Squared Foot	2030	2035	2040	2045	2050	2020-2050	Buildout	Exceeds Buildout by 2050?
489	1,027	0.0033	1,335	1,535	1,766	2,031	2,335	127%	1,461	Yes
490	373	0.0048	486	558	642	739	850	127%	670	Yes
491	875	0.0007	1,137	1,308	1,504	1,730	1,989	127%	2,533	No
492	1,415	0.0039	1,600	1,705	1,817	1,936	2,063	46%	3,966	No
493	72	0.0006	94	108	124	143	165	127%	532	No
494	456	0.0020	1,130	1,965	3,419	5,949	10,350	2172%	1,353	Yes
495	1,959	0.0041	2,095	2,168	2,243	2,320	2,401	23%	2,451	No
496	2,527	0.0019	2,616	2,662	2,709	2,757	2,805	11%	4,083	No
497	1,502	0.0005	5,545	13,009	30,521	71,602	167,981	11084%	7,121	Yes
894	140	0.0012	182	209	241	277	319	127%	140	Yes

- 4) Then, if the raw employment projection exceeds buildout, it is set to match buildout. As seen in Table 2d, the raw projections for TAZs 489, 490 and 497 were set equal to buildout.

<sup>3</sup> TAZ 497 is in Plant City. Per land use planner feedback, growth rates were doubled from 13.46% to 26.92%.

Table 2d. Buildout-adjusted Employment Projections by TAZ

TAZ2020	2020	2030	2035	2040	2045	2050	2020-2050	Buildout	Exceeds Buildout by 2050?
489	815	1,143	1,251	1,251	1,251	1,251	54%	1,251	Yes
490	126	308	354	407	424	424	236%	424	Yes
491	801	1,105	1,270	1,461	1,680	1,933	141%	2,461	No
492	447	1,210	1,289	1,374	1,464	1,560	249%	2,999	No
493	2	82	94	108	124	143	5874%	462	No
494	149	874	1,047	1,047	1,047	1,047	600%	1,047	Yes
495	70	479	496	513	531	549	683%	560	No
496	691	1,441	1,467	1,493	1,519	1,546	124%	2,250	No
497	287	4,599	5,906	5,906	5,906	5,906	1960%	5,906	Yes
894	135	74	74	74	74	74	-46%	74	Yes

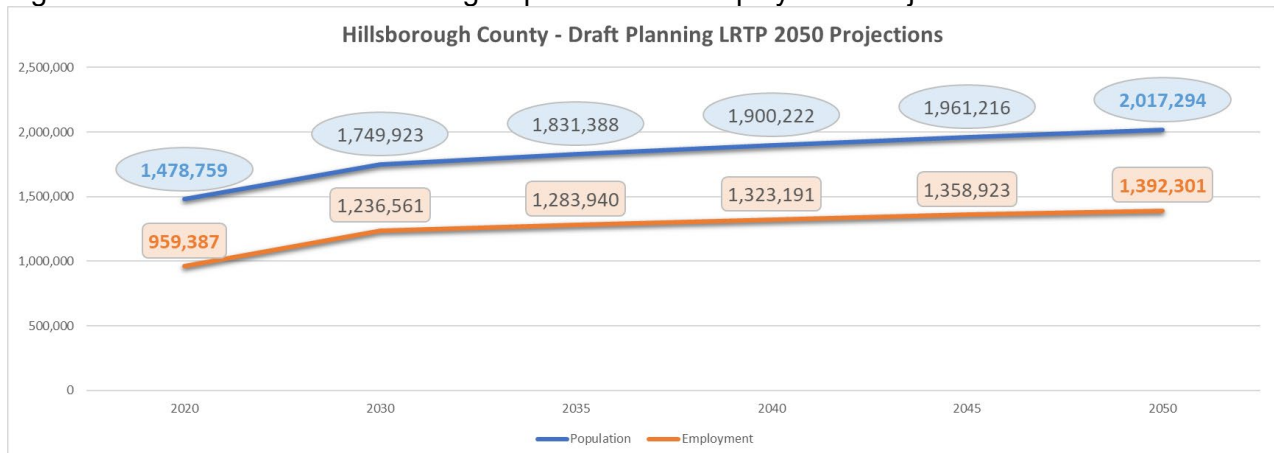
5) Lastly, if necessary, TAZ-level projections were adjusted to match the expected countywide total. (See Table 2e)

Table 2e. BEBR-adjusted Employment Projections by TAZ

TAZ2020	2020	2030	2035	2040	2045	2050	2020-2050	Buildout	Exceeds Buildout by 2050?
489	815	856	986	1,026	1,051	1,068	31%	1,251	No
490	126	230	279	334	356	362	187%	424	No
491	801	827	1,001	1,198	1,411	1,649	106%	2,461	No
492	447	906	1,016	1,126	1,230	1,331	198%	2,999	No
493	2	61	74	89	104	122	4997%	462	No
494	149	654	825	858	879	893	497%	1,047	No
495	70	359	391	421	446	468	569%	560	No
496	691	1,079	1,156	1,224	1,276	1,319	91%	2,250	No
497	287	3,443	4,654	4,842	4,960	5,039	1658%	5,906	No
894	135	55	58	60	62	63	-54%	74	No

Figure 2 shows planning population and employment projections.

Figure 2. Sum of TAZ-level Planning Population and Employment Projections



### Scoring Factors

Let's assume that we have two vacant parcels. They are both developable. One parcel is in Lutz and the other is in Riverview. Which parcel will be developed first? To answer this question, we must develop a ranking system for developable and redevelopable parcels. This ranking system would allow us to infer which parcel will likely be developed first.

Scoring factors are elements that make a developable or redevelopable parcel more or less likely to be develop next. For instance, parcels inside a utility service area are likely to develop first since there are water and sewer connections points available. Thus, distance from utility service area (*Factor\_PC\_TSA\_USA\_DIST*) is one of the factors that we consider. As seen in Table 3a, there are 25 factors that come into consideration.

### Ranking Parcels

For each scoring factors, we calculate a number. These numbers are then added together to generate a residential and commercial score. For parcels with commercial or mixed used future land uses (e.g., *HILLSBOROUGH\_COUNTY\_LI*, *HILLSBOROUGH\_COUNTY\_CMU-12*), factors such as proximity to intermodal transportation facilities (*Factor\_Intermodal\_DIST*) and proximity to Tampa International Airport (*Factors\_TIA\_DIST*) are considered more desirable. Thus, the distance is expressed as a negative number. The larger the distance, the lower the commercial score would be. For parcels with residential and mixed future land uses (e.g., *HILLSBOROUGH\_COUNTY\_R-4*, *HILLSBOROUGH\_COUNTY\_CMU-12*), factors such as proximity to hiking and biking trails (*Factor\_Trails\_DIST*) and proximity to schools (*Factors\_Schools\_DIST*) are considered more desirable. Thus, the distance is expressed as a negative number. The larger the distance, the lower the residential score would be.

As seen in Table 3a, below, the commercial score is calculated by adding up all 25 factors minus those factors only applicable to residential properties (i.e., bike lanes density, intersections density, distance to recreation sites, distance to schools, sidewalks density, distance to trails, and distance to water bodies). The residential score excludes only two factors: Distance to intermodal facilities and distance to rail lines.

Table 3a. Scoring Factors for Developable and Redevelopable Parcels

Parcel Scoring Factor	Definition	Example Score	Commercial	Residential
<b>Factor_2050_MINUS_ACT</b>	Projection year minus actual year built	60.00	YES	YES
<b>Factor_Arterials_DIST</b>	Negative distance to arterial road in miles	-0.29	YES	YES
<b>Factor_BEBR_POP_2020_ACRE</b>	Persons per acre	4.07	YES	YES
<b>Factor_BikeLanes_Density</b>	Tract-level bike lanes density	0.94	NO	YES
<b>Factor_Bus_Centers_DIST</b>	Negative distance to business centers in miles	-17.96	YES	YES
<b>Factor_CHHAs_DIST</b>	Distance to Coastal High Hazard Area	13.87	YES	YES
<b>Factor_EMPLOY_2020_ACRE</b>	Employment per acre	1.95	YES	YES
<b>Factor_Flood_100yr_DIST</b>	Distance to 100-year Floodplain	0.01	YES	YES

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Parcel Scoring Factor	Definition	Example Score	Commercial	Residential
<b>Factor_HART_ParkRide_DIST</b>	Negative distance to HART Park and Ride	-4.26	YES	YES
<b>Factor_HART_Routes_DIST</b>	Negative distance to HART routes	-9.62	YES	YES
<b>Factor_HART_Stops_DIST</b>	Negative distance to HART stops	-9.67	YES	YES
<b>Factor_HART_TECO_Street_Car_DIST</b>	Negative distance to HART TECO Streetcar	-21.59	YES	YES
<b>Factor_HART_Transfers_DIST</b>	Negative distance to HART transfers	-15.53	YES	YES
<b>Factor_Intermodal_DIST</b>	Negative distance to Intermodal Center	-2.15	YES	NO
<b>Factor_Intersections_Density</b>	Tract-level intersection density	0.00	NO	YES
<b>Factor_MAX_ACT</b>	Tract-level last year built	2,020.00	YES	YES
<b>Factor_PC_TSA_USA_DIST</b>	Negative distance to utility service area	0.00	YES	YES
<b>Factor_Rails_DIST</b>	Negative distance to railroad lines	-0.09	YES	NO
<b>Factor_Ramps_DIST</b>	Negative distance to highway ramps	-1.43	YES	YES
<b>Factor_Recreation_DIST</b>	Negative distance to recreation areas	-3.48	NO	YES
<b>Factor_Schools_DIST</b>	Negative distance to schools	-0.57	NO	YES
<b>Factor_Sidewalks_Density</b>	Tract-level sidewalk density	1.03	NO	YES
<b>Factor_TIA_DIST</b>	Negative distance to TIA	-25.62	YES	YES
<b>Factor_Trails_DIST</b>	Negative distance to hiking trails	-8.15	NO	YES
<b>Factor_Waterfront_DIST</b>	Negative distance to a water body	-1.08	NO	YES
<b>RESIDENTIAL_SCORE</b>	Sum of all 25 factors minus two factors that apply exclusively to commercial properties: Distance to intermodal facilities and distance to rail lines.	1,982.63	NO	YES
<b>BUSINESS_SCORE</b>	Sum of all 25 factors minus those factors only applicable to residential properties (i.e., bike lanes density, intersections density, distance to recreation sites, distance to schools, sidewalks density, distance to trails,	1,991.69	YES	NO

Parcel Scoring Factor	Definition	Example Score	Commercial	Residential
	and distance to water bodies).			

Table 3b lists scores for three developable or redevelopable properties in Plant City. These properties are arranged from left to right based on score. Folio Number 202913.4500 has the highest score (i.e., 2036.51) of the three parcels. It is a redevelopable parcel in Plant City. Folio Number 89874.0000 has the lowest score (i.e., 1971.97) of the three parcels. This is a developable parcel in northeast Plant City.

Table 3b. Scoring Developable and Redevelopable Parcels

FOLIO_NUMB	204708.5185	85133.0300	92216.0200
PAR_ACREAGE	6.24	9.80	4.28
DOR_DESC	TOWNHOUSE HOA	PASTURE	PASTURE
Sub_Area	Plant_City	Plant_City	Plant_City
FLUE	R-6	R-1	R-1
UNIQ_VAL	PLANT CITY_R-6	HILLSBOROUGH COUNTY_R-1	HILLSBOROUGH COUNTY_R-1
FLU_DESC	RESIDENTIAL-6 (6 DU/ACRE, FAR.25)	RESIDENTIAL-1 (.25 FAR)	RESIDENTIAL-1 (.25 FAR)
DEVELOPMENT_TYPE	REDEVELOPABLE	DEVELOPABLE - Excluding wetlands	DEVELOPABLE - Excluding wetlands
Factor_2050_MINUS_ACT	60.00	60.00	40.00
Factor_Arterials_DIST	-0.44	-0.25	-0.25
Factor_BEHR_POP_2020_ACRE	7.91	3.28	1.93
Factor_BikeLanes_Density	2.41	1.40	1.21
Factor_Bus_Centers_DIST	-14.86	-15.06	-17.39
Factor_CHHAs_DIST	10.50	7.67	10.01
Factor_EMPLOY_2020_ACRE	5.93	0.26	0.52
Factor_Flood_100yr_DIST	0.00	0.00	0.23
Factor_HART_ParkRide_DIST	-2.35	-3.50	-4.97
Factor_HART_Routes_DIST	-5.82	-3.48	-6.48
Factor_HART_Stops_DIST	-5.86	-3.52	-6.52
Factor_HART_TECO_Street_Car_DIST	-17.78	-16.55	-19.54
Factor_HART_Transfers_DIST	-11.62	-9.83	-12.86
Factor_Intermodal_DIST	-5.20	-6.83	-4.06
Factor_Intersections_Density	0.00	0.00	0.00
Factor_MAX_ACT	2,021.00	2,021.00	2,021.00
Factor_PC_TSA_USA_DIST	0.00	0.00	0.00
Factor_Rails_DIST	-0.24	-1.80	-0.69

FOLIO_NUMB	204708.5185	85133.0300	92216.0200
Factor_Ramps_DIST	-2.07	-4.82	-4.55
Factor_Recreation_DIST	0.00	-1.50	-2.23
Factor_Schools_DIST	-0.29	-0.60	-0.61
Factor_Sidewalks_Density	2.41	1.40	1.21
Factor_TIA_DIST	-21.88	-20.77	-23.74
Factor_Trails_DIST	-4.81	-2.27	-4.27
Factor_Waterfront_DIST	-0.16	-2.18	-2.18
RESIDENTIAL_SCORE	2,022.21	2,010.68	1,970.52
BUSINESS_SCORE	2,017.22	2,005.79	1,972.64

There are 19,452 developable and redevelopable commercial and mixed-use parcels. Their commercial scores ranged from 1,883.76 (for a developable agricultural parcel in rural southeast Hillsborough County) to 2,673.68 (for a redevelopable light commercial property in downtown Tampa). The median and average commercial scores were 2,051.36 and 2,062.67, respectively. There are 47,568 developable and redevelopable mixed and residential parcels. Their residential score ranged from 1,912.40 (a developable agricultural parcel located in rural southeast Hillsborough County) to 2,675.72 (parking lot in downtown Tampa). The median and average residential scores were 2,062.34 and 2,070.89, respectively.

#### **Sorting and Calculating Cumulative Sums by TAZs**

Again, since each TAZ has its own growth dynamics, we grouped the developable and redevelopable lands by TAZ and sorted the residential or business scores in descending order. Still focusing on Plant City, Tables 4a and 4b, in next two pages, show the first 15 highest scoring residential and commercial developable and redevelopable parcels with their individual and cumulative buildout population and employment.

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Table 4a. Sorted Developable and Redevelopable Mixed and Residential Parcels with Cumulative Buildout Population

Parcel Folio	Parcel Acreage	Sub Area	Future Land Use	Existing Land Use	Development Type	Residential Score (Descending Order)	Buildout Residential Units	Buildout Population	Cumulative Buildout Population
202913.4500	19.69	Plant_City	RESIDENTIAL - 12 (12 DU/ACRE, FAR.35)	Mobile Home Park	REDEVELOPABLE	2057.68	236	1,030	1,030
82346.0150	0.10	Plant_City	RESIDENTIAL-1 (.25 FAR)	Agricultural	DEVELOPABLE - Excluding wetlands	2056.87	0	0	0
202913.4100	18.51	Plant_City	RESIDENTIAL - 12 (12 DU/ACRE, FAR.35)	Agricultural	DEVELOPABLE - Excluding wetlands	2057.13	112	305	305
82238.0000	2.86	Plant_City	RESIDENTIAL-1 (.25 FAR)	Vacant	DEVELOPABLE - Excluding wetlands	2056.29	3	5	5
82256.0000	1.94	Plant_City	RESIDENTIAL-1 (.25 FAR)	Light Commercial	REDEVELOPABLE	2056.11	2	3	3
203263.5000	4.66	Plant_City	RESIDENTIAL - 12 (12 DU/ACRE, FAR.35)	Single Family / Mobile Home	REDEVELOPABLE	2056.63	28	77	77
82183.0050	4.98	Plant_City	RESIDENTIAL-6 (6 DU/ACRE, FAR.25)	Single Family / Mobile Home	REDEVELOPABLE	2056.04	29	95	95
82183.0000	1.08	Plant_City	RESIDENTIAL-6 (6 DU/ACRE, FAR.25)	Light Commercial	REDEVELOPABLE	2055.92	6	20	20
203263.6000	1.19	Plant_City	RESIDENTIAL - 12 (12 DU/ACRE, FAR.35)	Vacant	DEVELOPABLE - Excluding wetlands	2056.32	7	20	20
203263.0000	2.05	Plant_City	RESIDENTIAL - 12 (12 DU/ACRE, FAR.35)	Vacant	DEVELOPABLE - Excluding wetlands	2056.22	12	34	34
82166.0000	10.74	Plant_City	RESIDENTIAL-4 (.25 FAR)	Mobile Home Park	REDEVELOPABLE	2055.85	71	164	164
203244.2358	4.50	Plant_City	RESIDENTIAL - 12 (12 DU/ACRE, FAR.35)	Agricultural	DEVELOPABLE - Excluding wetlands	2055.93	27	74	74
203254.9000	0.12	Plant_City	RESIDENTIAL - 12 (12 DU/ACRE, FAR.35)	Vacant	DEVELOPABLE - Excluding wetlands	2055.99	1	3	3
203244.0714	0.16	Plant_City	RESIDENTIAL-6 (6 DU/ACRE, FAR.25)	Vacant	DEVELOPABLE - Excluding wetlands	2055.39	1	3	3



Table 4b. Sorted Developable and Redevelopable Mixed and Commercial Parcels with Cumulative Buildout Employment

Parcel Folio	Parcel Acreage	Sub Area	Future Land Use	Existing Land Use	Development Type	Commercial Score (Descending Order)	Buildout Heated Area (sq. ft.)	Buildout Employment	Cumulative Buildout Employment
203248.0200	1.05	Plant_City	COMMERCIAL (16 DU/ACRE, FAR.35)	Single Family / Mobile Home	REDEVELOPABLE	2057.23	38,360	154	154
203247.0650	1.20	Plant_City	COMMERCIAL (16 DU/ACRE, FAR.35)	Single Family / Mobile Home	REDEVELOPABLE	2056.74	43,950	176	330
203247.0700	0.42	Plant_City	COMMERCIAL (16 DU/ACRE, FAR.35)	Heavy Commercial	REDEVELOPABLE	2056.54	15,502	62	392
203266.5000	0.51	Plant_City	COMMERCIAL (16 DU/ACRE, FAR.35)	Light Commercial	REDEVELOPABLE	2056.12	18,795	75	467
203262.0000	5.41	Plant_City	COMMERCIAL (16 DU/ACRE, FAR.35)	Heavy Commercial	REDEVELOPABLE	2055.93	197,800	792	1,259
203258.0000	5.00	Plant_City	INDUSTRIAL (FAR.50)	Light Industrial	REDEVELOPABLE	2055.72	78,428	42	1,301
202888.0100	1.40	Plant_City	COMMERCIAL (16 DU/ACRE, FAR.35)	Multi-Family	REDEVELOPABLE	2054.92	51,372	206	1,507
203256.5000	0.65	Plant_City	COMMERCIAL (16 DU/ACRE, FAR.35)	Heavy Commercial	REDEVELOPABLE	2055.23	23,937	96	1,602
202869.0000	0.41	Plant_City	COMMERCIAL (16 DU/ACRE, FAR.35)	Single Family / Mobile Home	REDEVELOPABLE	2054.67	15,051	60	1,663
203259.5000	0.38	Plant_City	COMMERCIAL (16 DU/ACRE, FAR.35)	Vacant	DEVELOPABLE - Excluding wetlands	2055.09	14,082	56	1,719
202879.0000	2.65	Plant_City	COMMERCIAL (16 DU/ACRE, FAR.35)	Multi-Family	REDEVELOPABLE	2054.69	97,040	389	2,108
203259.0000	0.39	Plant_City	COMMERCIAL (16 DU/ACRE, FAR.35)	Single Family / Mobile Home	REDEVELOPABLE	2055.04	14,233	57	2,165
203261.5000	1.21	Plant_City	INDUSTRIAL (FAR.50)	Light Commercial	REDEVELOPABLE	2054.96	19,017	10	2,175
202978.0000	2.62	Plant_City	COMMERCIAL (16 DU/ACRE, FAR.35)	Light Commercial	REDEVELOPABLE	2053.71	95,971	384	2,559

### Developing Projections by Period

Back in Table 2a, we showed TAZ-level population projections adjusted for buildout. Here we will show how we project for developable and redevelopable parcels within a TAZ:

#### 1) Population

##### a. Let's assume that we have a redevelopable parcel in TAZ 489:

- i. Parcel size = 1 acre
- ii. Future Land Use = Residential-4
- iii. Population per Household = 2.5 persons
- iv. 2020 Population = 4 persons
- v. 2030 Projection
  1. Projection multiplier calculated =  $1,727/1,449 = 1.19$  (See Tables 1e and 5a)
  2. Population Projection =  $4 \text{ persons} * 1.19 = 4.76$
  3. Housing Unit Projection =  $4.76/2.5 = 1.9$
- vi. 2050 Projection
  1. Population Projection =  $4 \text{ persons} * 2.5 = 10 \text{ persons}$
  2. Housing Unit Projection =  $10/2.5 = 4 \text{ houses}$

##### b. Let's assume that we have a developable parcel in TAZ 894:

- i. Parcel size = 1 acre
- ii. Future Land Use = Residential-4
- iii. Population per Household = 2.87 persons
- iv. 2020 Population = 0 persons
- v. 2030 Projection
  1. Share of Buildout =  $4,585/13,438 = 0.34$  (See Tables 1e and 5b)
  2. Buildout Population =  $4 * 2.87 = 11.48$
  3. Population Projection =  $11.48 * 0.34 = 4.47 \text{ persons}$
  4. Housing Projection =  $4.47/2.87 = 1.56 \text{ houses}$
- vi. 2050 Projection
  1. Share of Buildout =  $13,438/13,438 = 1.00$  (See Tables 1e and 5b)
  2. Buildout Population =  $4 * 2.87 = 11.48$
  3. Population Projection =  $11.48 * 1.00 = 11.48 \text{ persons}$
  4. Housing Projection =  $11.48/2.87 = 4 \text{ houses}$

Table 5a. Population Projection Period Multipliers to Apply to Redevelopable Parcels

Traffic Analysis Zone	2030	2035	2040	2045	2050
489	1.19	1.33	1.42	1.42	1.42
490	1.21	1.37	1.59	1.85	1.85
491	1.19	1.33	1.42	1.42	1.42
492	1.13	1.13	1.13	1.13	1.13
493	1.24	1.41	1.45	1.45	1.45
494	3.37	5.32	5.32	5.32	5.32
495	1.21	1.36	1.58	1.89	1.94
496	1.19	1.33	1.54	1.84	2.29
497	1.38	1.66	2.08	2.67	3.59
894	1.54	1.97	2.60	3.55	4.50

Table 5b. Share of Buildout Population to Apply to Developable Parcels

Traffic Analysis Zone	2030	2035	2040	2045	2050
489	0.84	0.94	1.00	1.00	1.00
490	0.66	0.74	0.86	1.00	1.00
491	0.84	0.94	1.00	1.00	1.00
492	1.00	1.00	1.00	1.00	1.00
493	0.85	0.97	1.00	1.00	1.00
494	0.63	1.00	1.00	1.00	1.00
495	0.62	0.70	0.81	0.97	1.00
496	0.31	0.35	0.40	0.48	0.60
497	0.28	0.33	0.42	0.54	0.72
894	0.34	0.44	0.58	0.79	1.00

2) Employment

- a. Let's assume that we have a redevelopable parcel in TAZ 489:
  - i. Parcel size = 1 acre
  - ii. Future Land Use = Light Industrial
  - iii. Floor Area Ratio = 1.5
  - iv. Parcel Heated Area = 43,560 square feet\*1.5 = 65,340 square feet
  - v. Employees per Nonresidential Heated Square Feet = 0.0032
  - vi. Buildout Employment = 209 jobs
  - vii. 2020 Employment = 10 jobs
  - viii. 2030 Projection
    - 1. Projection multiplier calculated =  $1,187/1,014 = 1.17$  (See Tables 2e and 5c)
    - 2. Employment Projection = 10 jobs \* 1.17 = 11.7
  - ix. 2050 Projection
    - 1. Projection multiplier calculated =  $1,370/1,014 = 1.35$  (See Tables 2e and 5c)
    - 2. Employment Projection = 10 jobs \* 1.35 = 13.5
  
- b. Let's assume that we have a developable parcel in TAZ 497:
  - i. Parcel size = 1 acre
  - ii. Future Land Use = Light Industrial
  - iii. Floor Area Ratio = 1.5
  - iv. Parcel Heated Area = 43,560 square feet\*1.5 = 65,340 square feet
  - v. Employees per Nonresidential Heated Square Feet = 0.0005
  - vi. Buildout Employment = 33 jobs
  - vii. 2020 Employment = 0 jobs
  - viii. 2030 Projection
    - 1. Share of Buildout =  $5,833/6,978 = 0.84$  (See Tables 2e and 5d)
    - 2. Employment Projection = 32 \* 0.84 = 28 jobs
  - ix. 2050 Projection
    - 1. Share of Buildout =  $6,978/6,978 = 1.00$  (See Tables 2e and 5d)
    - 2. Employment Projection = 33 \* 1.00 = 32 persons

Table 5c. Employment Projection Period Multipliers to Apply to Redevelopable Parcels

Traffic Analysis Zone	2030	2035	2040	2045	2050
489	1.17	1.21	1.26	1.31	1.35
490	1.17	1.21	1.26	1.31	1.35
491	1.17	1.21	1.26	1.31	1.35
492	1.32	1.46	1.62	1.79	1.97
493	1.17	1.21	1.26	1.31	1.35
494	2.93	2.93	2.93	2.93	2.93
495	1.23	1.23	1.23	1.23	1.23
496	1.21	1.28	1.35	1.42	1.50
497	4.20	5.02	5.02	5.02	5.02
894	1.00	1.00	1.00	1.00	1.00

Table 5d. Share of Buildout Employment to Apply to Developable Parcels

Traffic Analysis Zone	2030	2035	2040	2045	2050
489	0.82	0.85	0.88	0.91	0.94
490	0.65	0.67	0.70	0.72	0.75
491	0.41	0.42	0.44	0.45	0.47
492	0.46	0.51	0.57	0.63	0.69
493	0.16	0.16	0.17	0.18	0.18
494	1.00	1.00	1.00	1.00	1.00
495	1.00	1.00	1.00	1.00	1.00
496	0.54	0.57	0.60	0.63	0.66
497	0.84	1.00	1.00	1.00	1.00
894	1.00	1.00	1.00	1.00	1.00

Lastly, Tables 6a-9c, and Figures 3a-10e, show projections by various geographies.

Table 6a. 2020 Housing Units Estimates, 2030-2050 Housing Unit Projections by Jurisdiction

Jurisdiction	2020 Housing Units	2030 Housing Units	2035 Housing Units	2040 Housing Units	2045 Housing Units	2050 Housing Units	2020-2050 Change	2020-2050 Percent Change	Share of Growth Through 2050
Plant City	17,231	22,348	24,512	26,525	28,523	30,678	13,447	78%	7%
Tampa	177,320	199,928	205,332	209,567	213,875	217,559	40,239	23%	20%
Temple Terrace	12,782	14,120	14,577	14,991	15,518	16,031	3,249	25%	2%
Unincorporated Hillsborough County	406,720	482,296	505,232	524,197	539,867	553,869	147,149	36%	72%
<b>Total</b>	<b>614,053</b>	<b>718,693</b>	<b>749,654</b>	<b>775,280</b>	<b>797,782</b>	<b>818,137</b>	<b>204,084</b>	<b>33%</b>	<b>100%</b>

Table 6b. 2020 Population Estimates, 2030-2050 Population Projections by Jurisdiction

Jurisdiction	2020 Population	2030 Population	2035 Population	2040 Population	2045 Population	2050 Population	2020-2050 Change	2020-2050 Percent Change	Share of Growth Through 2050
Plant City	39,846	54,203	60,165	65,637	70,960	76,677	36,831	92%	7%
Tampa	392,953	449,165	462,645	473,423	484,168	493,236	100,283	26%	19%
Temple Terrace	26,832	29,903	31,039	32,025	33,272	34,483	7,651	29%	1%
Unincorporated Hillsborough County	1,019,128	1,216,651	1,277,539	1,329,138	1,372,815	1,412,898	393,770	39%	73%
<b>Total</b>	<b>1,478,759</b>	<b>1,749,923</b>	<b>1,831,388</b>	<b>1,900,222</b>	<b>1,961,216</b>	<b>2,017,294</b>	<b>538,535</b>	<b>36%</b>	<b>100%</b>

Table 6c. 2020 Employment Estimates, 2030-2050 Employment Projections by Jurisdiction

Jurisdiction	2020 Employment	2030 Employment	2035 Employment	2040 Employment	2045 Employment	2050 Employment	2020-2050 Change	2020-2050 Percent Change	Share of Growth Through 2050
Plant City	33,939	53,644	60,791	63,958	66,800	69,565	35,626	105%	8%
Tampa	457,993	579,380	599,478	618,493	635,883	652,017	194,025	42%	45%
Temple Terrace	21,299	28,983	30,033	31,106	32,104	33,047	11,748	55%	3%
Unincorporated Hillsborough County	446,157	574,554	593,637	609,634	624,136	637,671	191,515	43%	44%
<b>Total</b>	<b>959,387</b>	<b>1,236,561</b>	<b>1,283,940</b>	<b>1,323,191</b>	<b>1,358,923</b>	<b>1,392,301</b>	<b>432,914</b>	<b>45%</b>	<b>100%</b>

Table 7a. 2020 Housing Units Estimates, 2030-2050 Housing Unit Projections by Tampa Planning District

Tampa Planning Districts	2020 Housing Units	2030 Housing Units	2035 Housing Units	2040 Housing Units	2045 Housing Units	2050 Housing Units	2020-2050 Change	2020-2050 Percent Change	Share of Growth Through 2050
Central Tampa	71,821	81,769	83,959	85,940	88,048	89,777	17,956	25%	45%
New Tampa	22,288	23,651	23,824	24,023	24,295	24,494	2,206	10%	5%
South Tampa	39,629	46,145	47,794	48,498	48,956	49,376	9,747	25%	24%
USF Institutional	35,366	39,266	40,492	41,650	42,853	43,887	8,521	24%	21%
Westshore TIA	8,216	9,097	9,263	9,456	9,722	10,025	1,809	22%	4%
<b>Total</b>	<b>177,320</b>	<b>199,928</b>	<b>205,332</b>	<b>209,567</b>	<b>213,875</b>	<b>217,559</b>	<b>40,239</b>	<b>23%</b>	<b>100%</b>

Table 7b. 2020 Population Estimates, 2030-2050 Population Projections, and Buildout Population by Tampa Planning District

Tampa Planning Districts	2020 Population	2030 Population	2035 Population	2040 Population	2045 Population	2050 Population	2020-2050 Change	2020-2050 Percent Change	Share of Growth Through 2050
Central Tampa	149,496	176,366	182,188	187,567	193,108	197,525	48,028	32%	48%
New Tampa	53,888	57,342	57,760	58,236	58,889	59,370	5,482	10%	5%
South Tampa	82,545	96,791	100,726	102,406	103,445	104,399	21,854	26%	22%
USF Institutional	93,519	103,001	105,886	108,645	111,496	113,962	20,443	22%	20%
Westshore TIA	13,505	15,665	16,085	16,568	17,230	17,980	4,475	33%	4%
<b>Total</b>	<b>392,953</b>	<b>449,165</b>	<b>462,645</b>	<b>473,423</b>	<b>484,168</b>	<b>493,236</b>	<b>100,283</b>	<b>26%</b>	<b>100%</b>

Table 7c. 2020 Employment Estimates, 2030-2050 Employment Projections, and Buildout Employment by Tampa Planning District

Tampa Planning Districts	2020 Employment	2030 Employment	2035 Employment	2040 Employment	2045 Employment	2050 Employment	2020-2050 Change	2020-2050 Percent Change	Share of Growth Through 2050
Central Tampa	172,880	228,899	238,445	247,848	256,803	265,441	92,561	54%	48%
New Tampa	25,218	27,595	27,904	28,160	28,385	28,572	3,355	13%	2%
South Tampa	72,874	87,544	90,112	92,786	95,262	97,206	24,331	33%	13%
USF Institutional	70,663	94,905	98,968	102,603	105,947	109,142	38,479	54%	20%
Westshore TIA	116,357	140,437	144,049	147,096	149,486	151,655	35,298	30%	18%
<b>Total</b>	<b>457,993</b>	<b>579,380</b>	<b>599,478</b>	<b>618,493</b>	<b>635,883</b>	<b>652,017</b>	<b>194,025</b>	<b>42%</b>	<b>100%</b>

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Table 8a. 2020 Housing Units Estimates, 2030-2050 Housing Unit Projections, and Buildout Housing Units by Unincorporated Hillsborough County Planning Areas

Unincorporated Hillsborough County Planning Areas	2020 Housing Units	2030 Housing Units	2035 Housing Units	2040 Housing Units	2045 Housing Units	2050 Housing Units	2020-2050 Change	2020-2050 Percent Change	Share of Growth Through 2050
Apollo Beach	13,326	23,847	26,999	27,438	27,693	27,808	14,482	109%	10%
Balm	1,326	2,317	2,515	2,847	3,508	4,743	3,417	258%	2%
Boyette	7,598	7,895	7,944	8,007	8,066	8,091	493	6%	0%
Brandon	50,287	55,503	56,489	57,408	58,234	59,086	8,799	17%	6%
Citrus Park Village	1,409	1,563	1,603	1,650	1,714	1,786	377	27%	0%
East Lake Orient Park	12,443	15,492	16,801	17,561	18,401	19,339	6,896	55%	5%
East Rural	23,734	36,683	42,400	47,743	52,979	58,134	34,400	145%	23%
Egypt Lake	14,631	15,207	15,422	15,660	15,874	16,089	1,458	10%	1%
Gibsonton	6,430	10,329	11,020	11,510	11,687	11,736	5,306	83%	4%
Greater Carrollwood Northdale	46,568	48,390	48,875	49,364	49,896	50,355	3,787	8%	3%
Greater Palm River	11,452	14,390	15,396	16,427	17,370	18,224	6,772	59%	5%
Keystone Odessa	4,924	5,834	6,092	6,330	6,590	6,650	1,726	35%	1%
Little Manatee South	3,757	5,195	5,397	5,474	5,535	5,535	1,778	47%	1%
Lutz	16,045	17,763	18,286	18,764	19,219	19,555	3,510	22%	2%
Northwest Hillsborough	33,088	35,087	35,214	35,353	35,542	35,698	2,610	8%	2%
Riverview	44,334	52,432	54,551	56,078	57,619	58,651	14,317	32%	10%
Ruskin	10,974	14,781	16,182	17,891	18,650	19,121	8,147	74%	6%
Seffner Mango	10,731	14,094	14,828	15,454	16,023	16,292	5,561	52%	4%
South Rural	1,491	2,229	2,470	2,715	3,023	3,299	1,808	121%	1%
Sun City Center	17,493	18,051	18,143	18,215	18,283	18,306	813	5%	1%
Thonotosassa	5,972	9,888	11,211	11,997	12,592	13,031	7,059	118%	5%
Town and Country	21,845	22,278	22,424	22,565	22,726	22,877	1,032	5%	1%
University Area Community	24,999	28,500	29,142	29,499	29,827	30,141	5,142	21%	3%
Valrico	18,729	20,100	20,593	21,049	21,465	21,851	3,122	17%	2%
Wimauma	3,134	4,451	5,235	7,198	7,353	7,469	4,335	138%	3%
<b>Total</b>	<b>406,720</b>	<b>482,296</b>	<b>505,232</b>	<b>524,197</b>	<b>539,867</b>	<b>553,869</b>	<b>147,149</b>	<b>36%</b>	<b>100%</b>



Table 8b. 2020 Population Estimates, 2030-2050 Population Projections, and Buildout Population by Unincorporated Hillsborough County Planning Areas

Unincorporated Hillsborough County Planning Areas	2020 Population	2030 Population	2035 Population	2040 Population	2045 Population	2050 Population	2020-2050 Change	2020-2050 Percent Change	Share of Growth Through 2050
Apollo Beach	32,424	59,200	66,971	67,935	68,690	69,124	36,700	113%	9%
Balm	4,054	7,628	8,271	9,358	11,529	15,601	11,547	285%	3%
Boyette	23,579	24,467	24,634	24,847	25,044	25,113	1,535	7%	0%
Brandon	130,968	146,272	150,152	154,075	158,477	163,339	32,371	25%	8%
Citrus Park Village	3,189	3,513	3,593	3,687	3,816	3,962	773	24%	0%
East Lake Orient Park	31,040	38,528	41,750	43,644	45,742	48,086	17,046	55%	4%
East Rural	64,615	98,897	114,122	128,307	142,190	155,859	91,244	141%	23%
Egypt Lake	33,398	34,775	35,282	35,845	36,347	36,852	3,454	10%	1%
Gibsonton	17,659	27,390	29,139	30,395	30,768	30,881	13,221	75%	3%
Greater Carrollwood Northdale	107,152	111,314	112,437	113,580	114,830	115,899	8,747	8%	2%
Greater Palm River	29,853	37,356	40,026	42,741	45,184	47,453	17,600	59%	4%
Keystone Odessa	12,502	14,663	15,314	15,915	16,563	16,714	4,212	34%	1%
Little Manatee South	7,326	10,924	11,352	11,510	11,637	11,637	4,311	59%	1%
Lutz	42,015	46,457	47,785	49,005	50,147	50,980	8,966	21%	2%
Northwest Hillsborough	80,702	85,936	86,245	86,579	87,033	87,403	6,701	8%	2%
Riverview	125,410	147,249	153,308	157,843	162,304	165,139	39,729	32%	10%
Ruskin	30,008	39,549	43,049	47,405	49,439	50,773	20,765	69%	5%
Seffner Mango	27,210	36,298	38,222	39,832	41,289	41,983	14,773	54%	4%
South Rural	4,034	6,099	6,745	7,395	8,213	8,951	4,917	122%	1%
Sun City Center	30,943	32,178	32,369	32,526	32,678	32,717	1,774	6%	0%
Thonotosassa	15,444	25,273	28,646	30,697	32,215	33,303	17,859	116%	5%
Town and Country	53,718	54,815	55,190	55,543	55,943	56,321	2,603	5%	1%
University Area Community	53,089	61,423	62,866	63,687	64,423	65,151	12,062	23%	3%
Valrico	49,714	53,397	54,694	55,881	56,979	57,990	8,276	17%	2%
Wimauma	9,083	13,050	15,378	20,906	21,334	21,669	12,586	139%	3%
<b>Total</b>	<b>1,019,128</b>	<b>1,216,651</b>	<b>1,277,539</b>	<b>1,329,138</b>	<b>1,372,815</b>	<b>1,412,898</b>	<b>393,770</b>	<b>39%</b>	<b>100%</b>

Table 8c. 2020 Employment Estimates, 2030-2050 Employment Projections, and Buildout Employment by Unincorporated Hillsborough County Planning Areas

Unincorporated Hillsborough County Planning Areas	2020 Employment	2030 Employment	2035 Employment	2040 Employment	2045 Employment	2050 Employment	2020-2050 Change	2020-2050 Percent Change	Share of Growth Through 2050
Apollo Beach	5,338	8,348	9,192	10,134	11,153	12,292	6,955	130%	4%
Balm	532	908	1,179	1,286	1,320	1,348	817	154%	0%
Boyette	3,665	3,768	3,774	3,778	3,781	3,783	118	3%	0%
Brandon	96,825	122,716	126,631	129,727	132,183	134,199	37,375	39%	20%
Citrus Park Village	1,695	1,921	1,940	1,955	1,967	1,977	283	17%	0%
East Lake Orient Park	51,240	70,071	72,158	74,208	75,931	77,565	26,325	51%	14%
East Rural	15,456	22,420	23,206	23,737	24,166	24,549	9,092	59%	5%
Egypt Lake	15,360	19,624	20,205	20,817	21,456	22,083	6,723	44%	4%
Gibsonton	9,429	12,052	12,390	12,693	12,926	13,113	3,684	39%	2%
Greater Carrollwood Northdale	44,414	50,637	51,596	52,548	53,390	54,132	9,718	22%	5%
Greater Palm River	21,208	31,139	32,236	33,245	34,150	35,007	13,799	65%	7%
Keystone Odessa	2,144	3,185	3,284	3,376	3,455	3,526	1,382	64%	1%
Little Manatee South	1,171	1,901	1,996	2,094	2,186	2,279	1,108	95%	1%
Lutz	10,533	12,044	12,189	12,312	12,407	12,491	1,958	19%	1%
Northwest Hillsborough	29,017	33,103	33,683	34,287	34,885	35,449	6,433	22%	3%
Riverview	28,520	38,956	41,144	43,029	45,192	47,366	18,846	66%	10%
Ruskin	7,384	11,117	11,640	12,084	12,507	12,936	5,553	75%	3%
Seffner Mango	8,803	13,990	15,678	16,044	16,302	16,493	7,690	87%	4%
South Rural	1,745	3,251	3,421	3,502	3,619	3,687	1,942	111%	1%
Sun City Center	6,089	7,029	7,171	7,302	7,446	7,596	1,507	25%	1%
Thonotosassa	7,249	8,855	8,986	9,107	9,208	9,298	2,049	28%	1%
Town and Country	44,331	53,989	55,169	56,361	57,442	58,463	14,132	32%	7%
University Area Community	25,492	31,979	32,947	33,928	34,756	35,518	10,026	39%	5%
Valrico	6,176	7,466	7,559	7,642	7,706	7,760	1,584	26%	1%
Wimauma	2,344	4,085	4,265	4,441	4,601	4,760	2,416	103%	1%
<b>Total</b>	<b>446,157</b>	<b>574,554</b>	<b>593,637</b>	<b>609,634</b>	<b>624,136</b>	<b>637,671</b>	<b>191,515</b>	<b>43%</b>	<b>100%</b>

Table 9a. 2020 Housing Units Estimates, 2030-2050 Housing Unit Projections, and Buildout Housing Units by Utility Service Areas

Utility Service Area	2020 Housing Units	2030 Housing Units	2035 Housing Units	2040 Housing Units	2045 Housing Units	2050 Housing Units	2020-2050 Change	2020-2050 Percent Change	Share of Growth Through 2050
Northwest Hillsborough Urban Service Area	108,303	112,375	113,136	113,888	114,741	115,510	7,207	7%	4%
Plant City Service Area	24,632	35,322	40,409	45,442	51,013	57,245	32,613	132%	16%
Rural Service Area	37,312	55,702	61,038	65,653	69,834	73,232	35,920	96%	18%
South Central Hillsborough Urban Service Area	181,131	218,266	229,179	237,173	241,971	245,487	64,356	36%	32%
Tampa Service Area	262,675	297,028	305,892	313,123	320,224	326,663	63,988	24%	31%
<b>Total</b>	<b>614,053</b>	<b>718,693</b>	<b>749,654</b>	<b>775,280</b>	<b>797,782</b>	<b>818,137</b>	<b>204,084</b>	<b>33%</b>	<b>100%</b>

Table 9b. 2020 Housing Units Estimates, 2030-2050 Housing Unit Projections, and Buildout Housing Units by Utility Service Areas

Jurisdiction	2020 Housing Units	2030 Housing Units	2035 Housing Units	2040 Housing Units	2045 Housing Units	2050 Housing Units	2020-2050 Change	2020-2050 Percent Change	Share of Growth Through 2050
Plant City	17,231	22,348	24,512	26,525	28,523	30,678	13,447	78%	7%
Northwest Hillsborough Urban Service Area	108,303	112,375	113,136	113,888	114,741	115,510	7,207	7%	4%
South Central Hillsborough Urban Service Area	181,131	218,266	229,179	237,173	241,971	245,487	64,356	36%	32%
Tampa Service Area	262,675	297,028	305,892	313,123	320,224	326,663	63,988	24%	31%
<b>Urban Service Area</b>	<b>569,340</b>	<b>650,017</b>	<b>672,720</b>	<b>690,709</b>	<b>705,458</b>	<b>718,338</b>	<b>148,998</b>	<b>26%</b>	<b>73%</b>
Rural Service Area	44,713	68,676	76,934	84,571	92,324	99,799	55,086	123%	27%
<b>Total</b>	<b>614,053</b>	<b>718,693</b>	<b>749,654</b>	<b>775,280</b>	<b>797,782</b>	<b>818,137</b>	<b>204,084</b>	<b>33%</b>	<b>100%</b>

USA Share of New Housing Units	N/A	77%	76%	75%	74%	73%
RSA Share of New Housing Units	N/A	23%	24%	25%	26%	27%
USA Share of Total Housing Units	93%	90%	90%	89%	88%	88%
RSA Share of Total Housing Units	7%	10%	10%	11%	12%	12%

Table 9c. 2020 Population Estimates, 2030-2050 Population Projections, and Buildout Population by Utility Service Areas

Utility Service Area	2020 Population	2030 Population	2035 Population	2040 Population	2045 Population	2050 Population	2020-2050 Change	2020-2050 Percent Change	Share of Growth Through 2050
Northwest Hillsborough Urban Service Area	262,764	272,972	274,807	276,607	278,640	280,454	17,691	7%	3%
Plant City Service Area	59,179	88,336	102,183	115,744	130,657	147,332	88,153	149%	16%
Rural Service Area	98,580	147,798	161,703	173,905	185,066	194,593	96,013	97%	18%
South Central Hillsborough Urban Service Area	462,907	559,671	588,899	611,265	625,542	636,572	173,665	38%	32%
Tampa Service Area	595,330	681,145	703,796	722,701	741,310	758,342	163,013	27%	30%
<b>Total</b>	<b>1,478,759</b>	<b>1,749,923</b>	<b>1,831,388</b>	<b>1,900,222</b>	<b>1,961,216</b>	<b>2,017,294</b>	<b>538,535</b>	<b>36%</b>	<b>100%</b>

Table 9d. 2020 Population Estimates, 2030-2050 Population Projections, and Buildout Population by Utility Service Areas

Jurisdiction	2020 Population	2030 Population	2035 Population	2040 Population	2045 Population	2050 Population	2020-2050 Change	2020-2050 Percent Change	Share of Growth Through 2050
Plant City	39,846	54,203	60,165	65,637	70,960	76,677	36,831	92%	7%
Northwest Hillsborough Urban Service Area	262,764	272,972	274,807	276,607	278,640	280,454	17,691	7%	3%
South Central Hillsborough Urban Service Area	462,907	559,671	588,899	611,265	625,542	636,572	173,665	38%	32%
Tampa Service Area	595,330	681,145	703,796	722,701	741,310	758,342	163,013	27%	30%
<b>Urban Service Area</b>	<b>1,360,846</b>	<b>1,567,991</b>	<b>1,627,668</b>	<b>1,676,210</b>	<b>1,716,453</b>	<b>1,752,045</b>	<b>391,199</b>	<b>29%</b>	<b>73%</b>
Rural Service Area	117,913	181,932	203,721	224,012	244,763	265,249	147,336	125%	27%
<b>Total</b>	<b>1,478,759</b>	<b>1,749,923</b>	<b>1,831,388</b>	<b>1,900,222</b>	<b>1,961,216</b>	<b>2,017,294</b>	<b>538,535</b>	<b>36%</b>	<b>100%</b>

USA Share of New Population	N/A	76%	76%	75%	74%	73%	
RSA Share of New Population	N/A	24%	24%	25%	26%	27%	
USA Share of Total Population	92%	90%	89%	88%	88%	87%	73%
RSA Share of Total Population	8%	10%	11%	12%	12%	13%	27%



Figure 3a. Current and Projected Housing Units by Jurisdiction

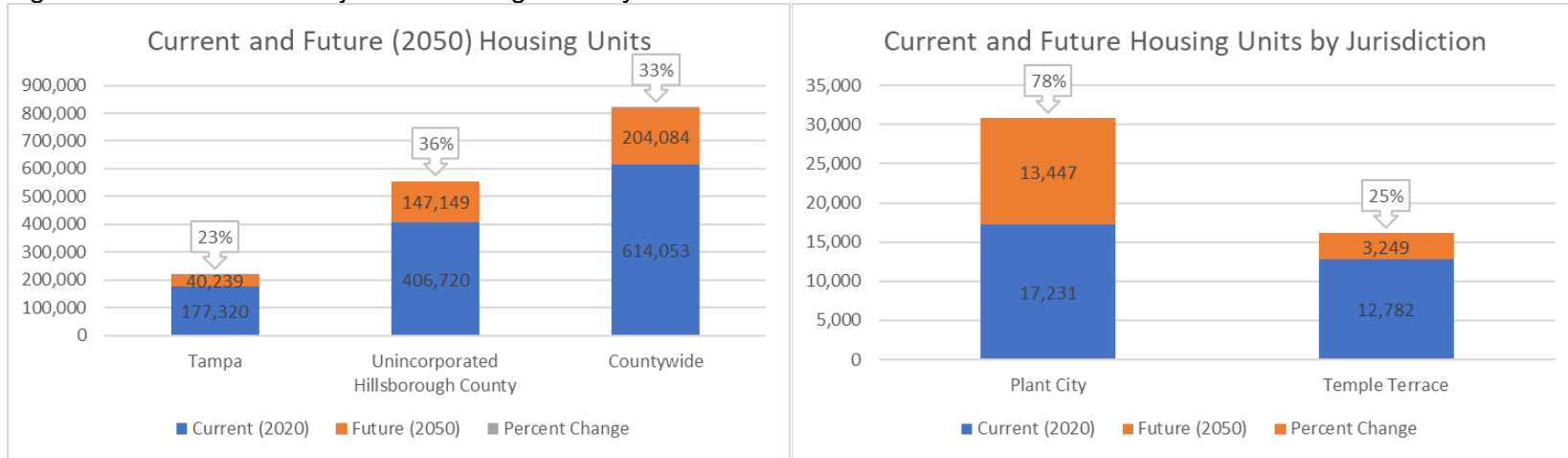


Figure 3b. Current and Projected Population by Jurisdiction

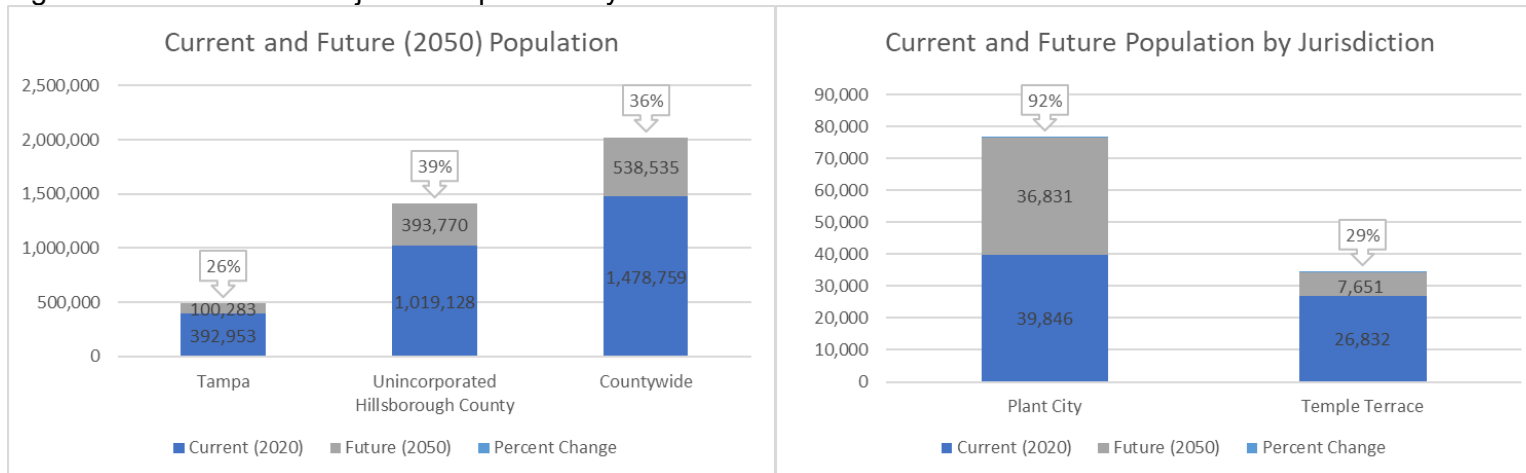


Figure 3c. Current and Projected Employment by Jurisdiction

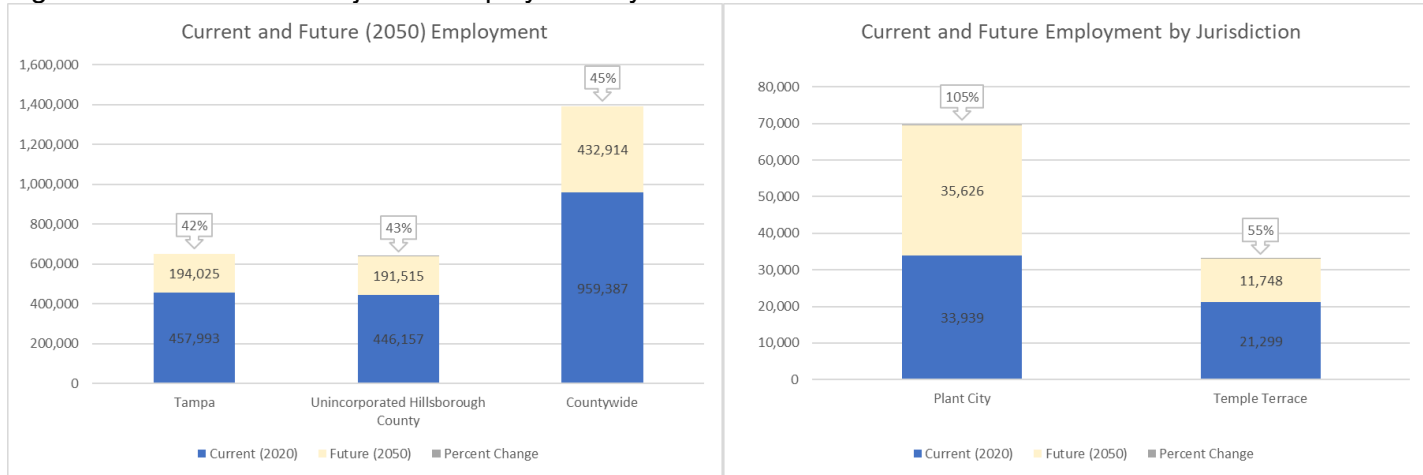


Figure 4a. Current and Future Housing Units by Utility Service Area

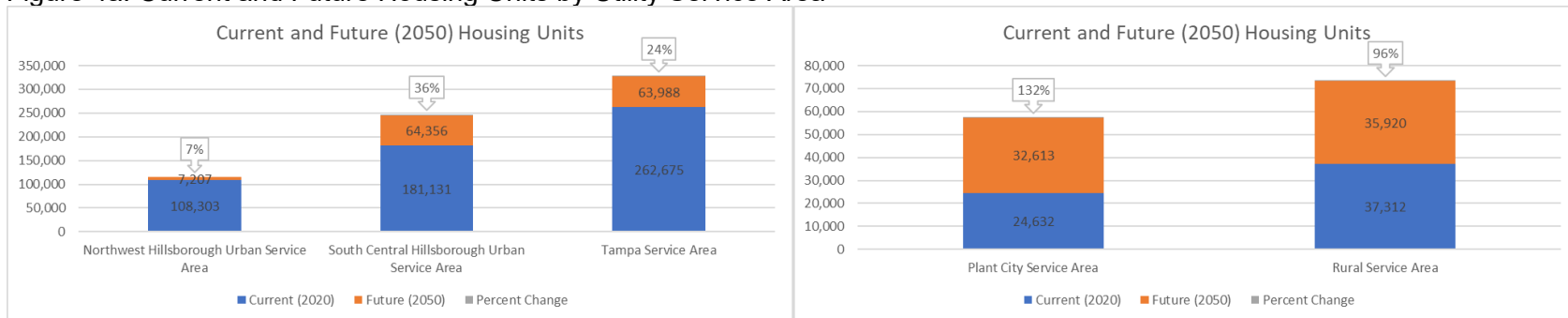


Figure 4b. Current and Future Population by Utility Service Area

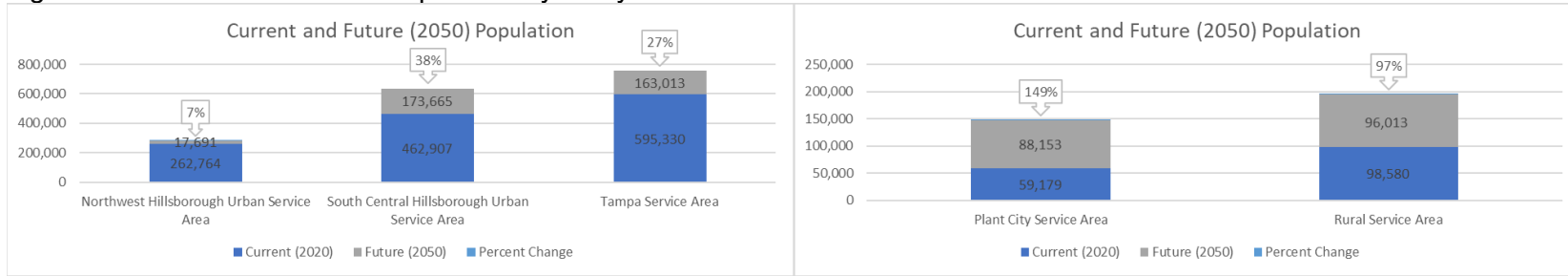


Figure 4c. Current and Future Employment by Utility Service Area

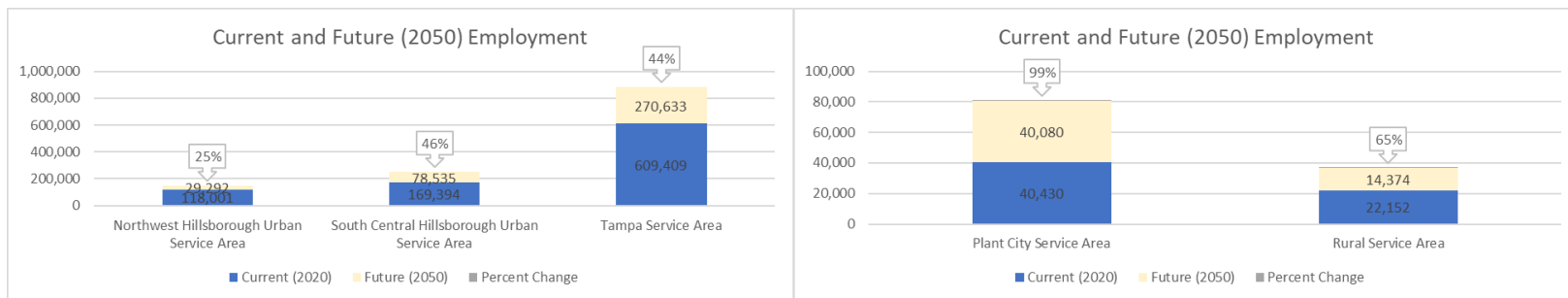




Figure 5a. 2020 Housing Units Estimates by TAZ

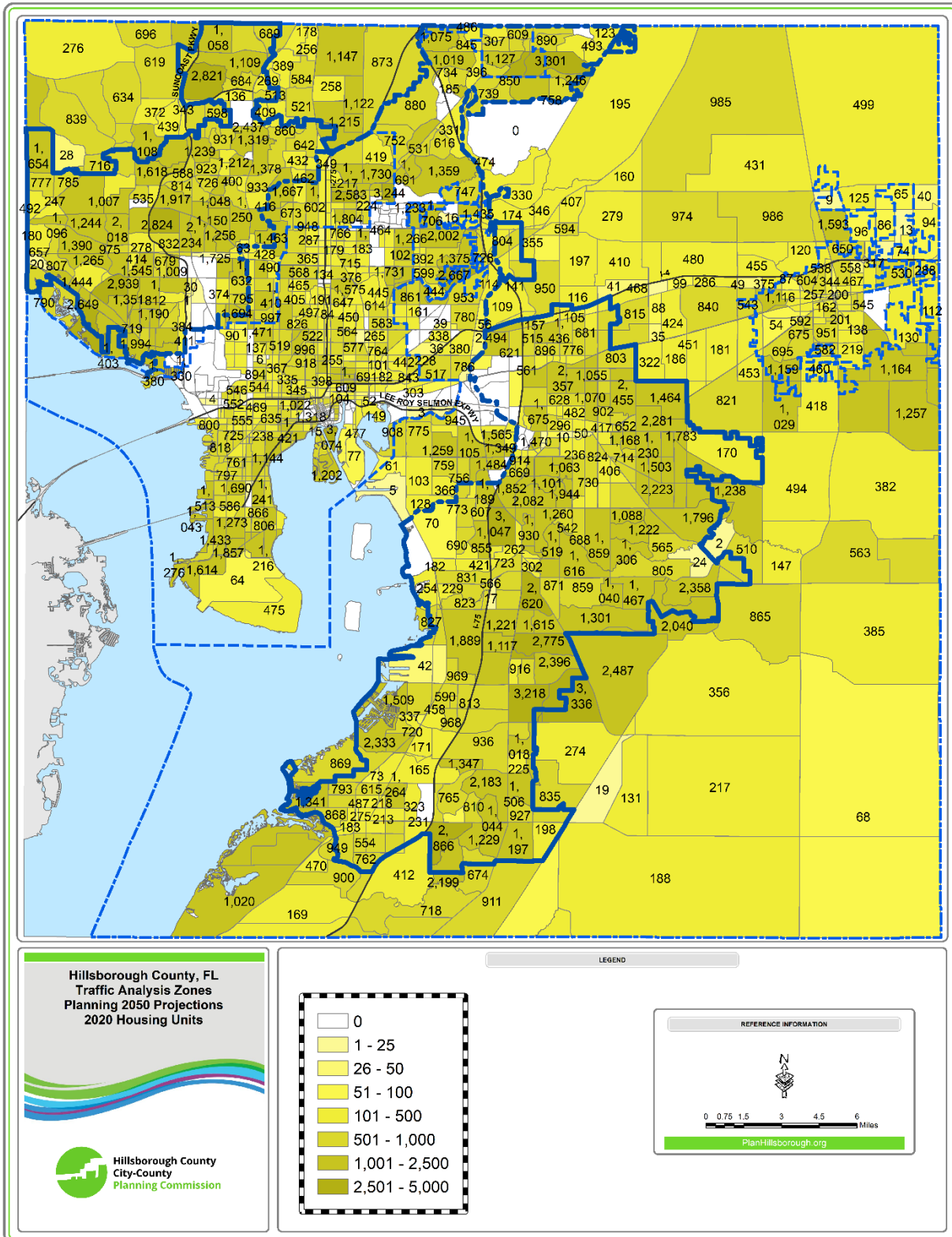


Figure 5b. 2020-2050 Change in Housing Units by TAZ

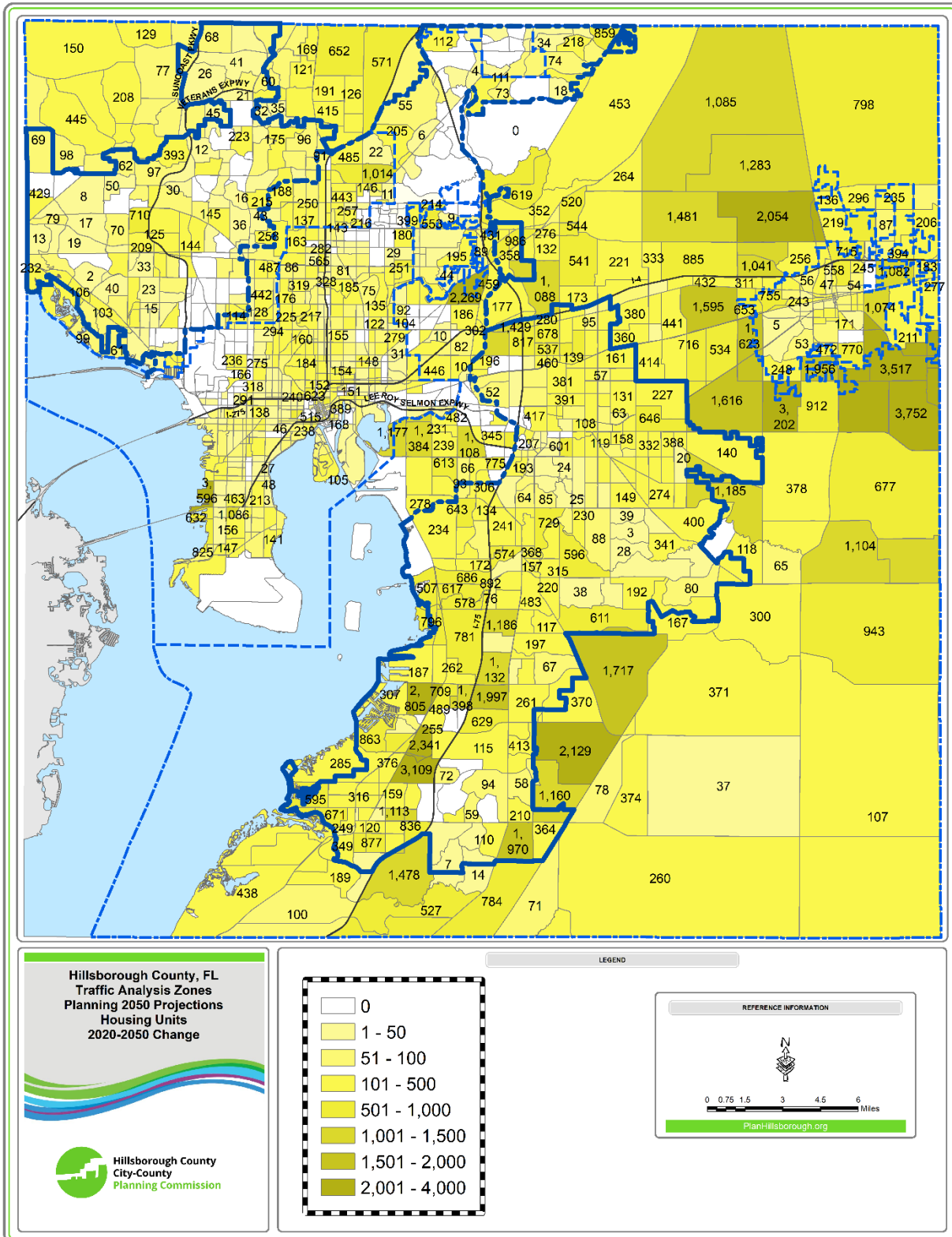


Figure 5c. 2020-2050 Percent Change in Housing Units by TAZ

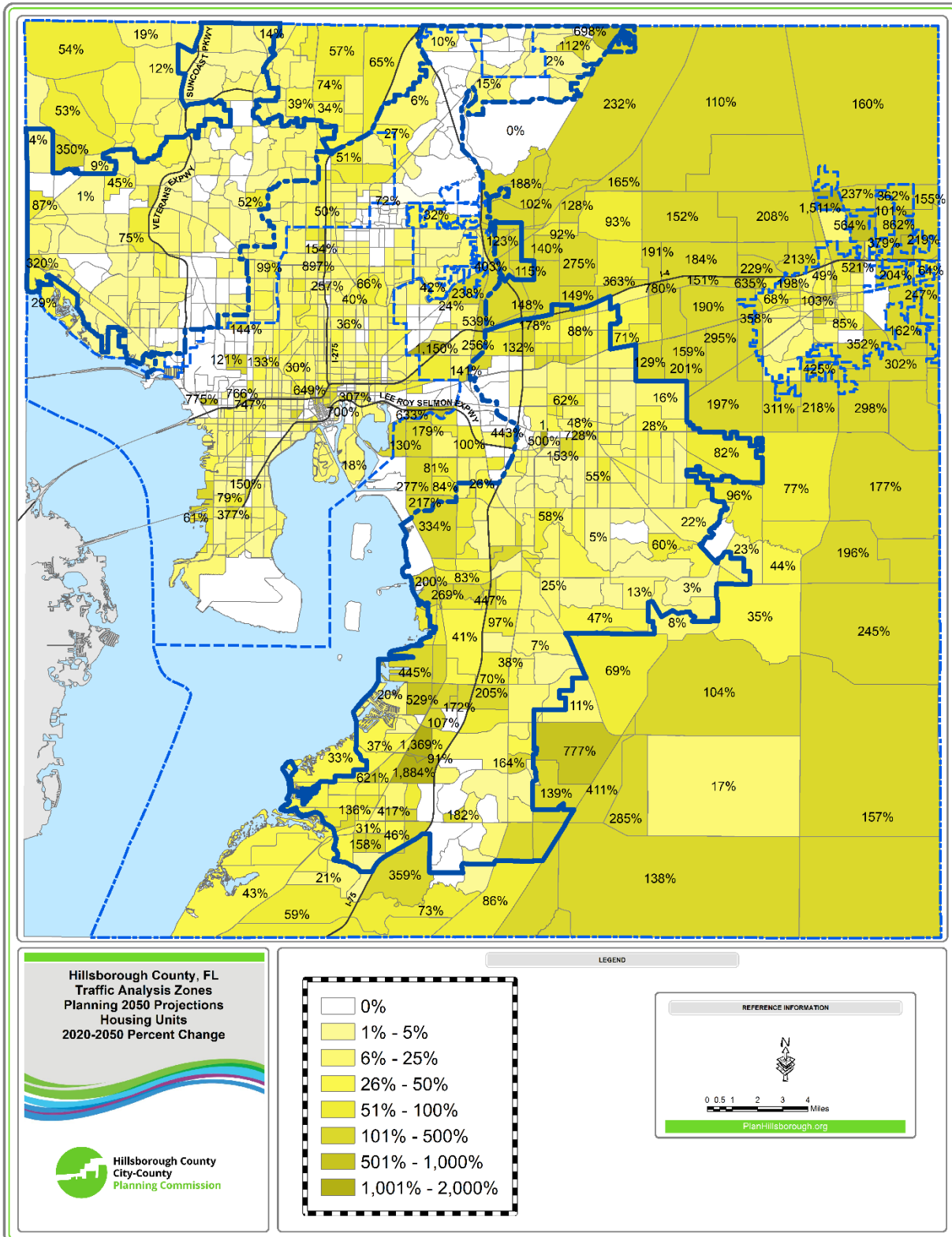


Figure 5d. 2050 Housing Units Projections by TAZ

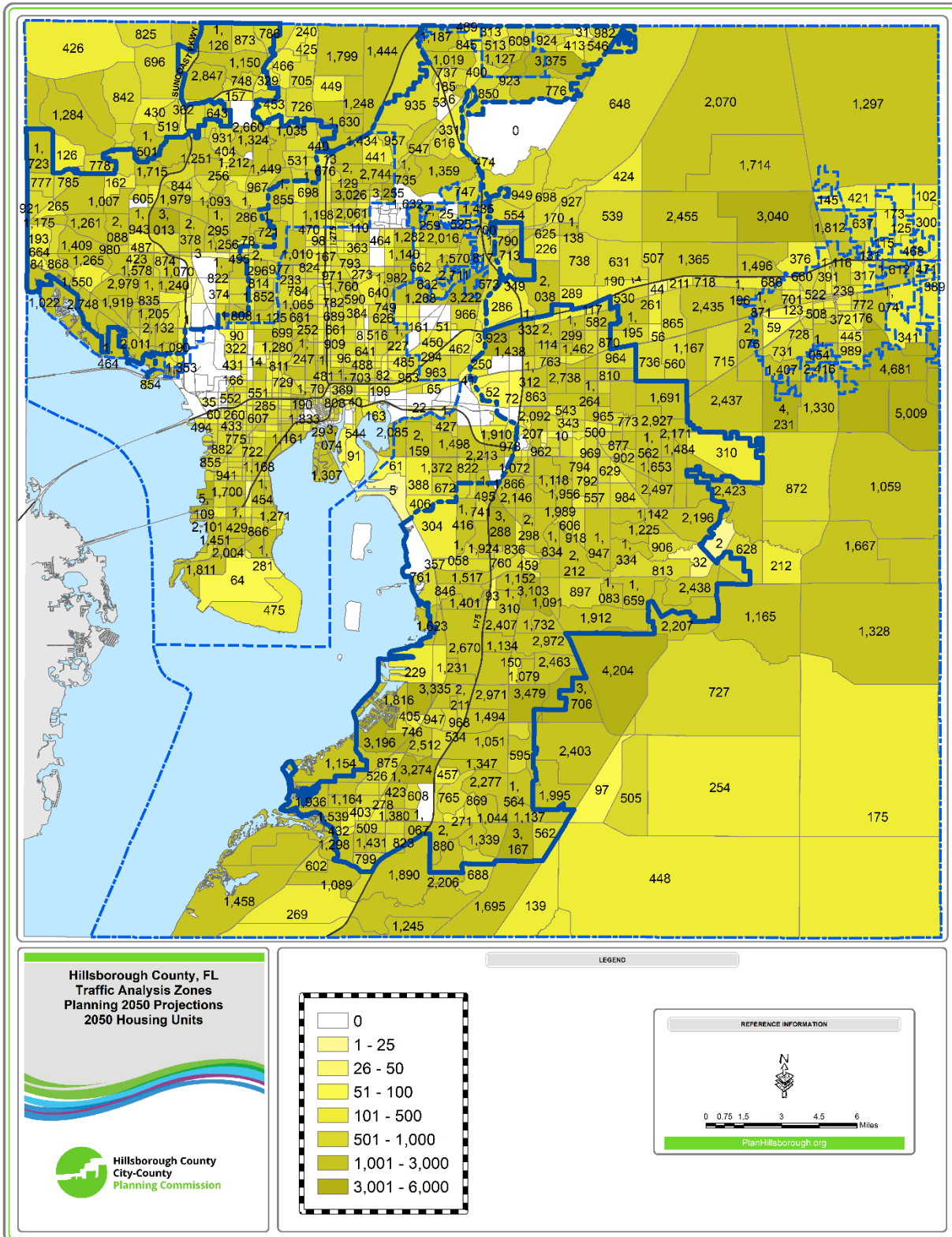




Figure 5e. Kernel Density of 2020-2050 Change in Housing Units by TAZ

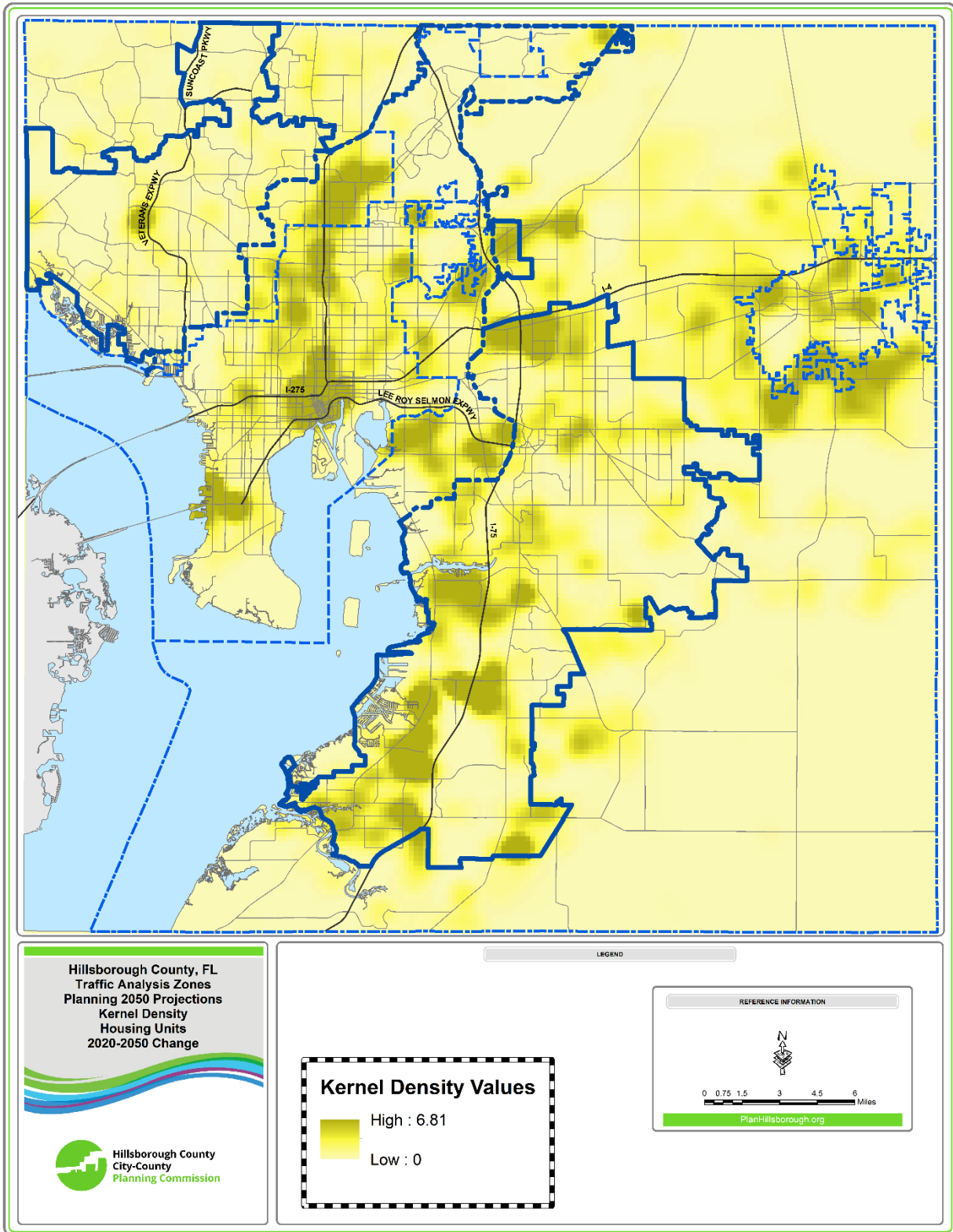


Figure 6a. 2020 Population Estimates by TAZ

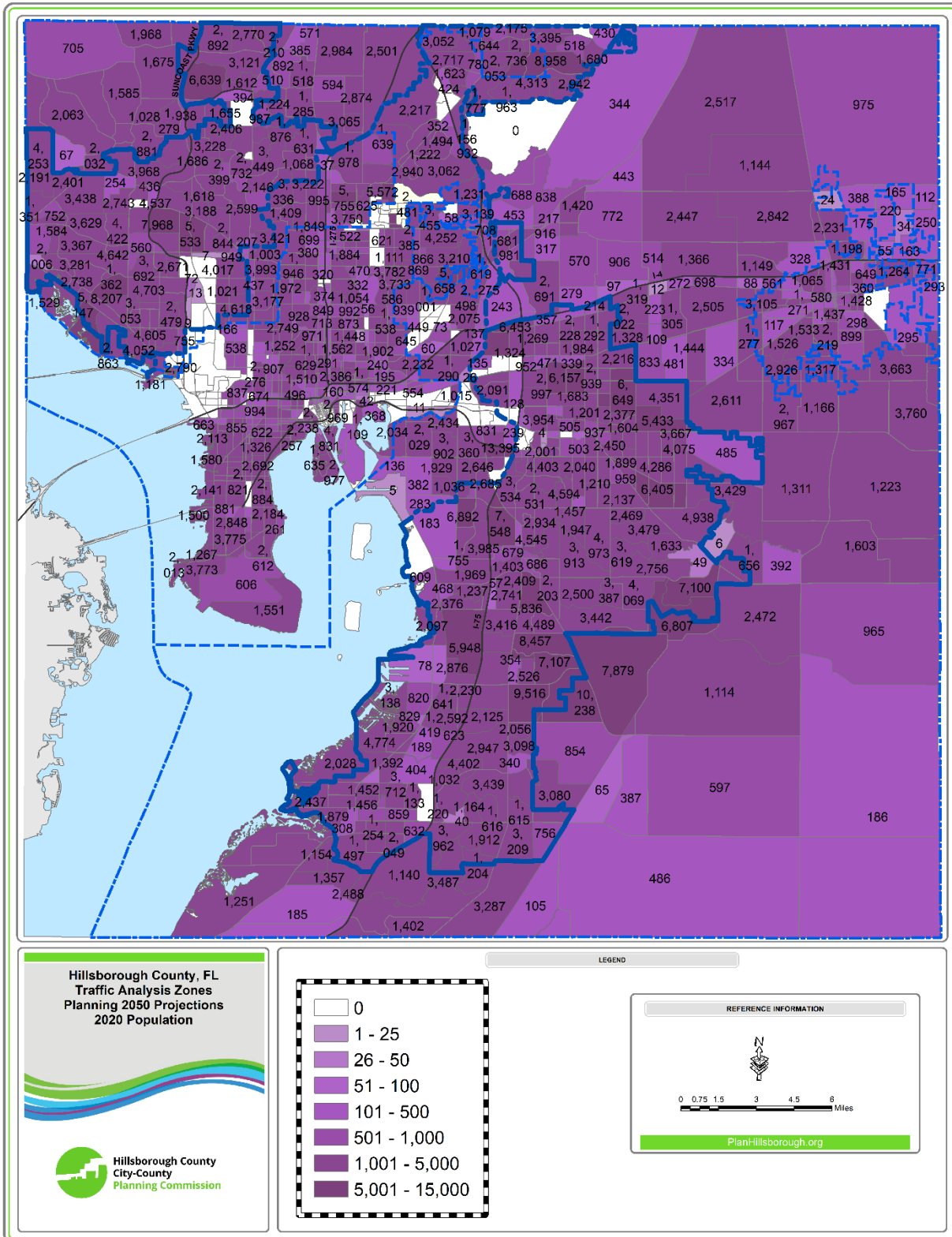


Figure 6b. 2020-2050 Change in Population by TAZ

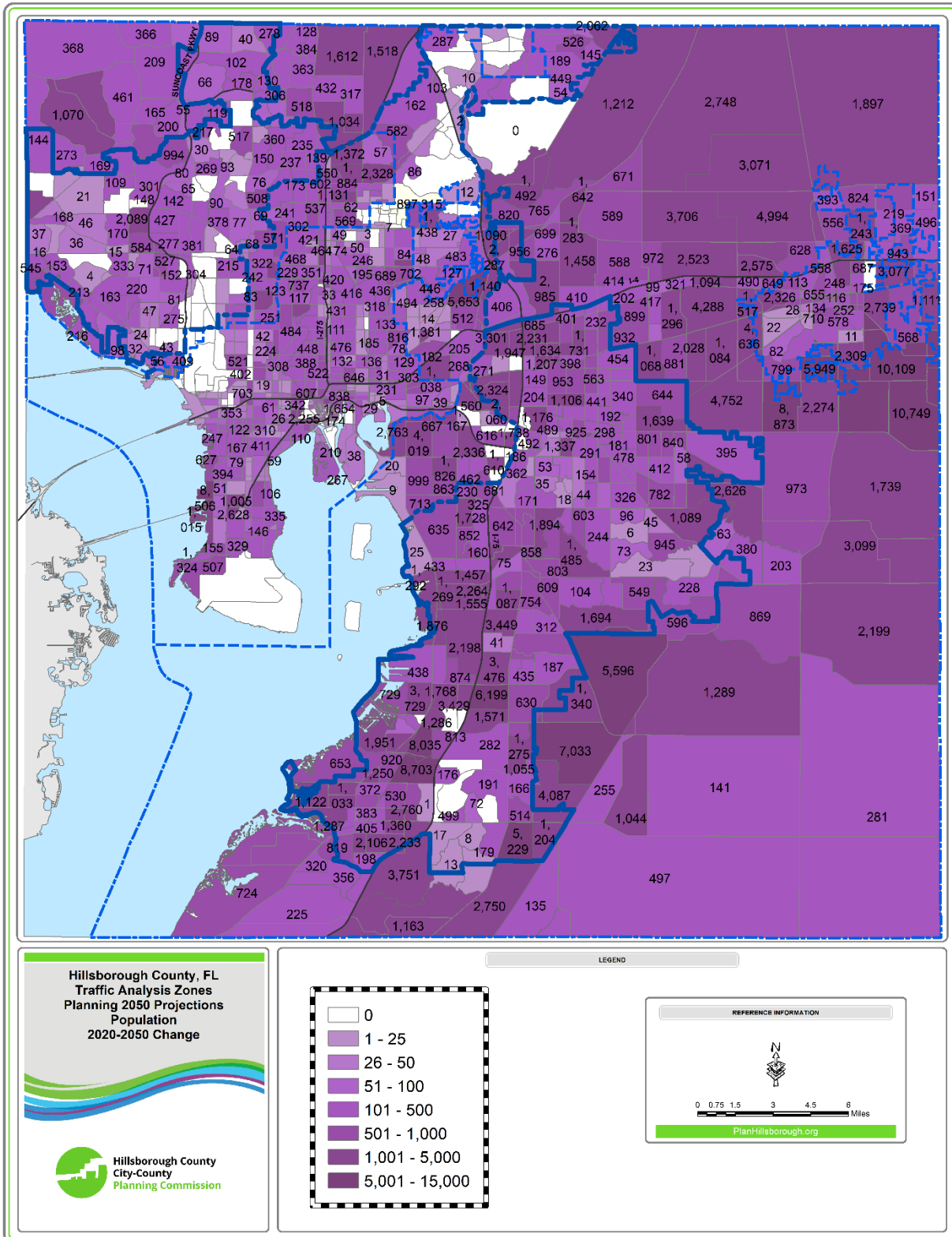


Figure 6c. 2020-2050 Percent Change in Population Estimate by TAZ

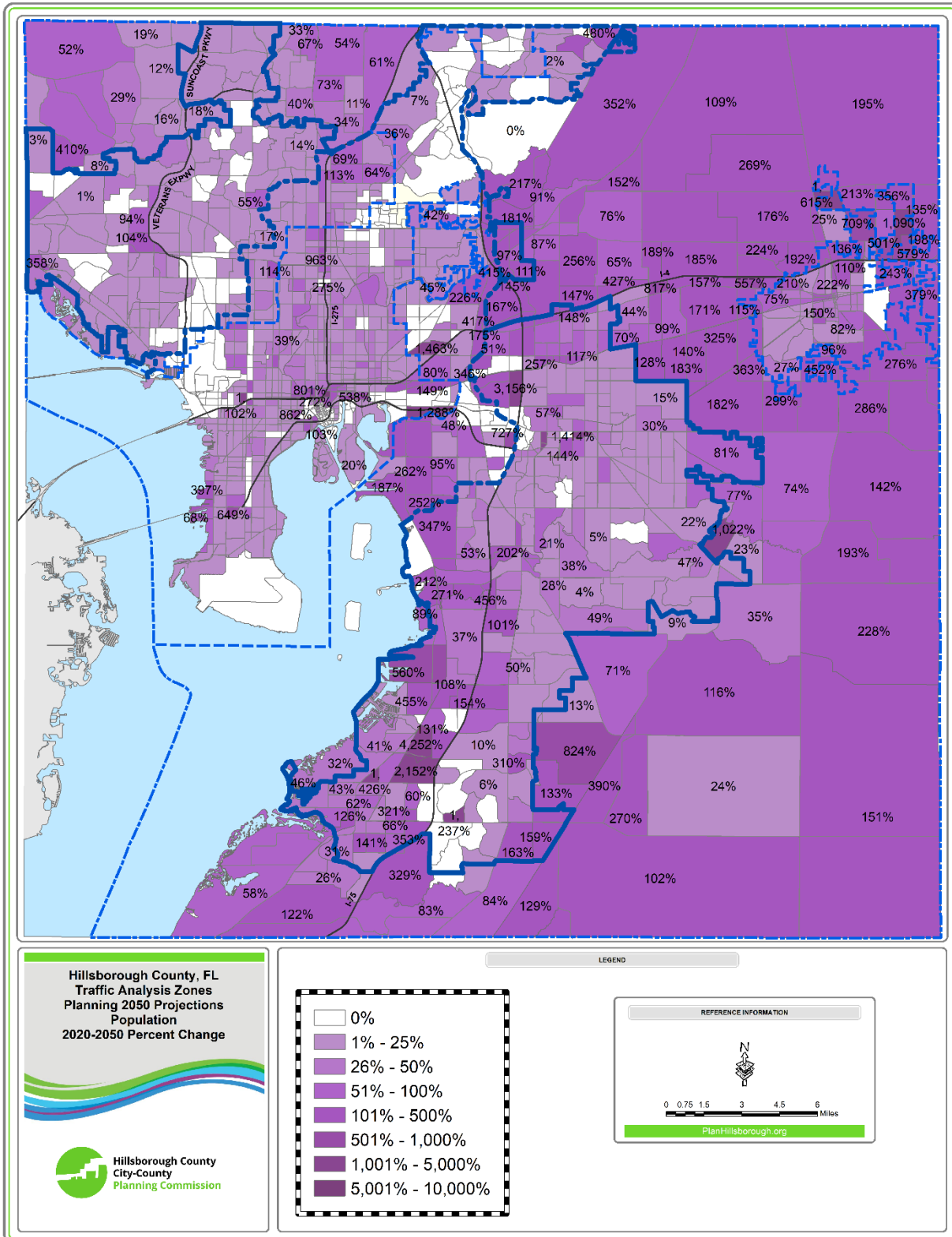




Figure 6d. 2050 Population Projections

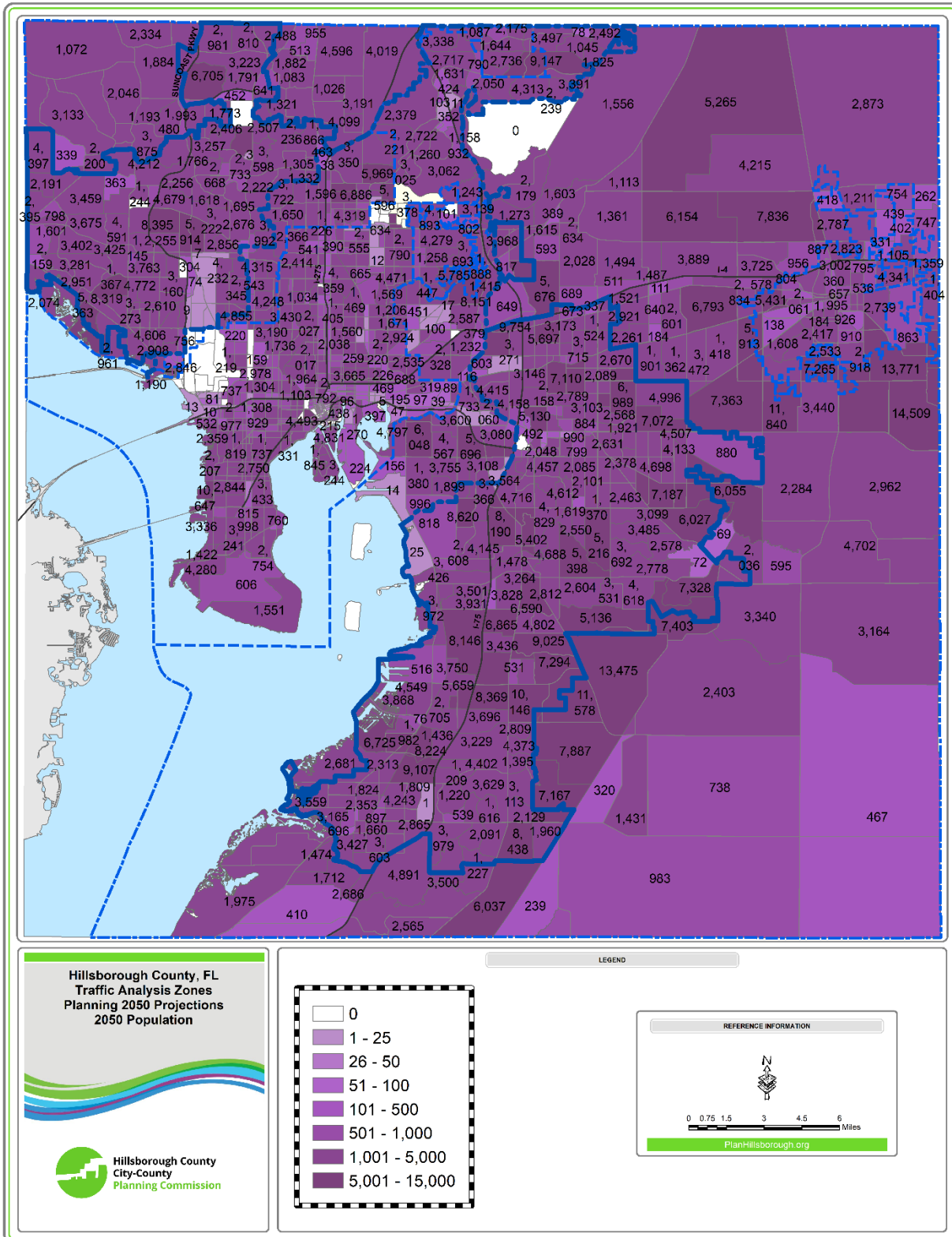


Figure 6e. 2020 Population Estimate by TAZ

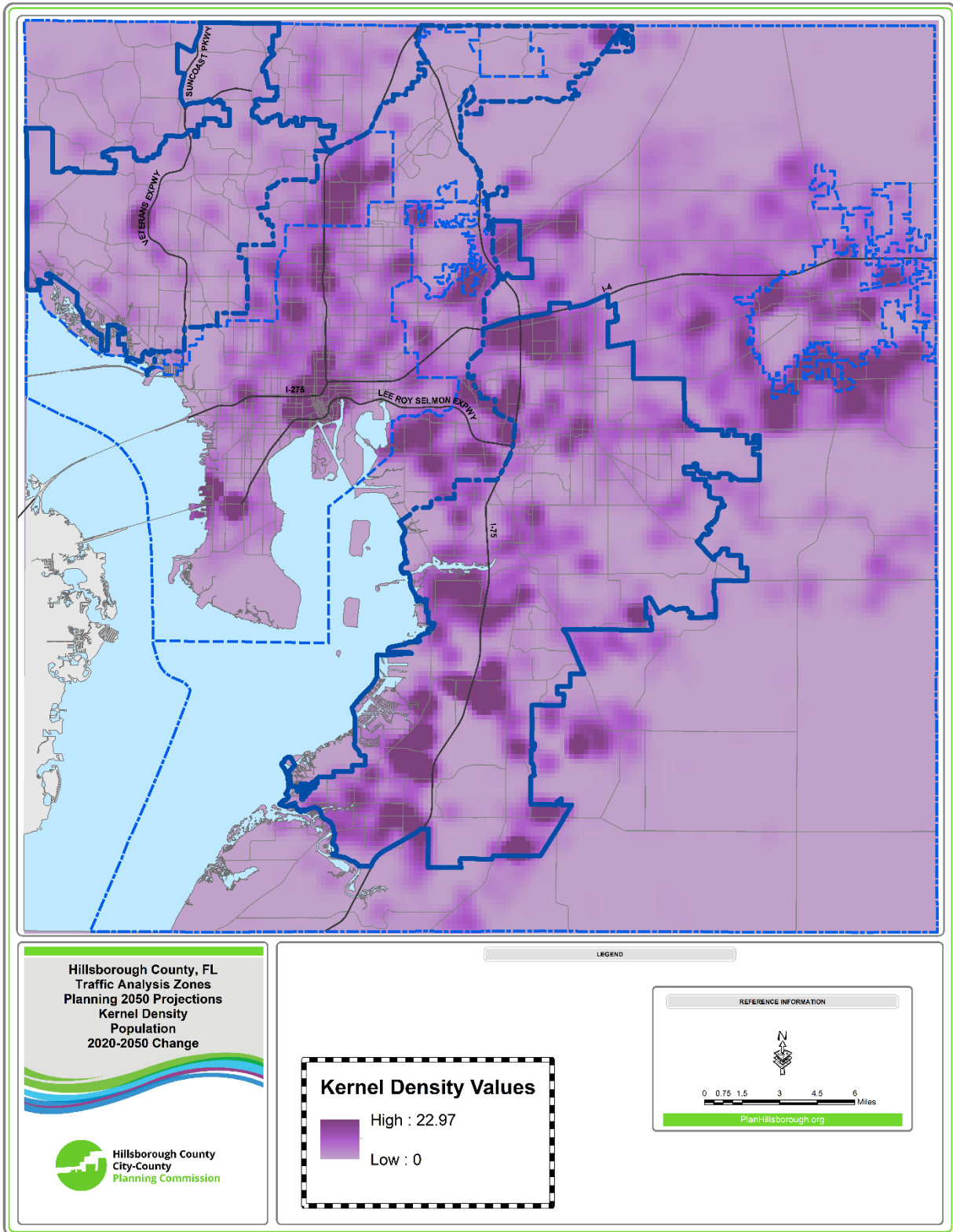


Figure 7a. 2020 Employment Estimate by TAZ

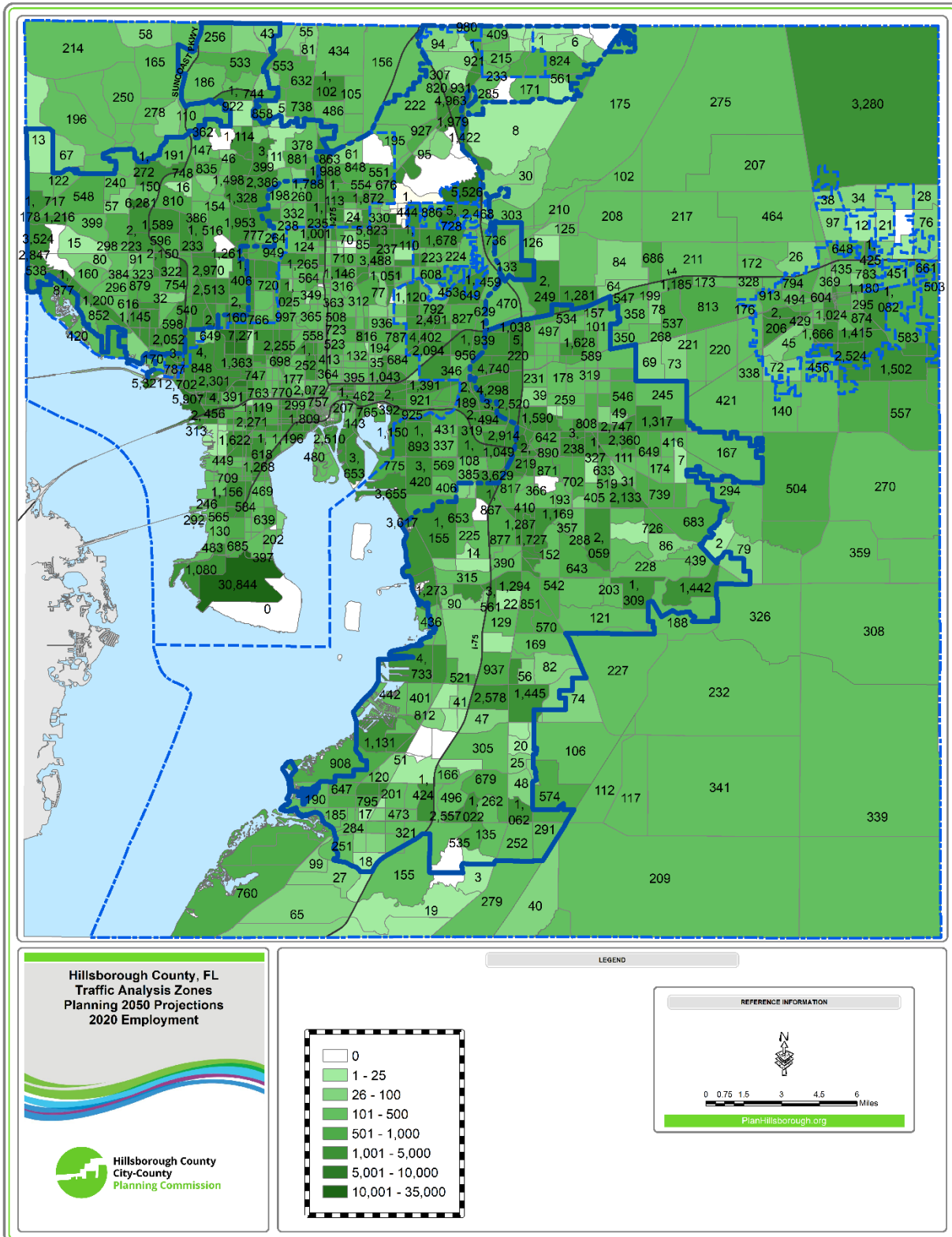


Figure 7b. 2020-2050 Change in Employment by TAZ

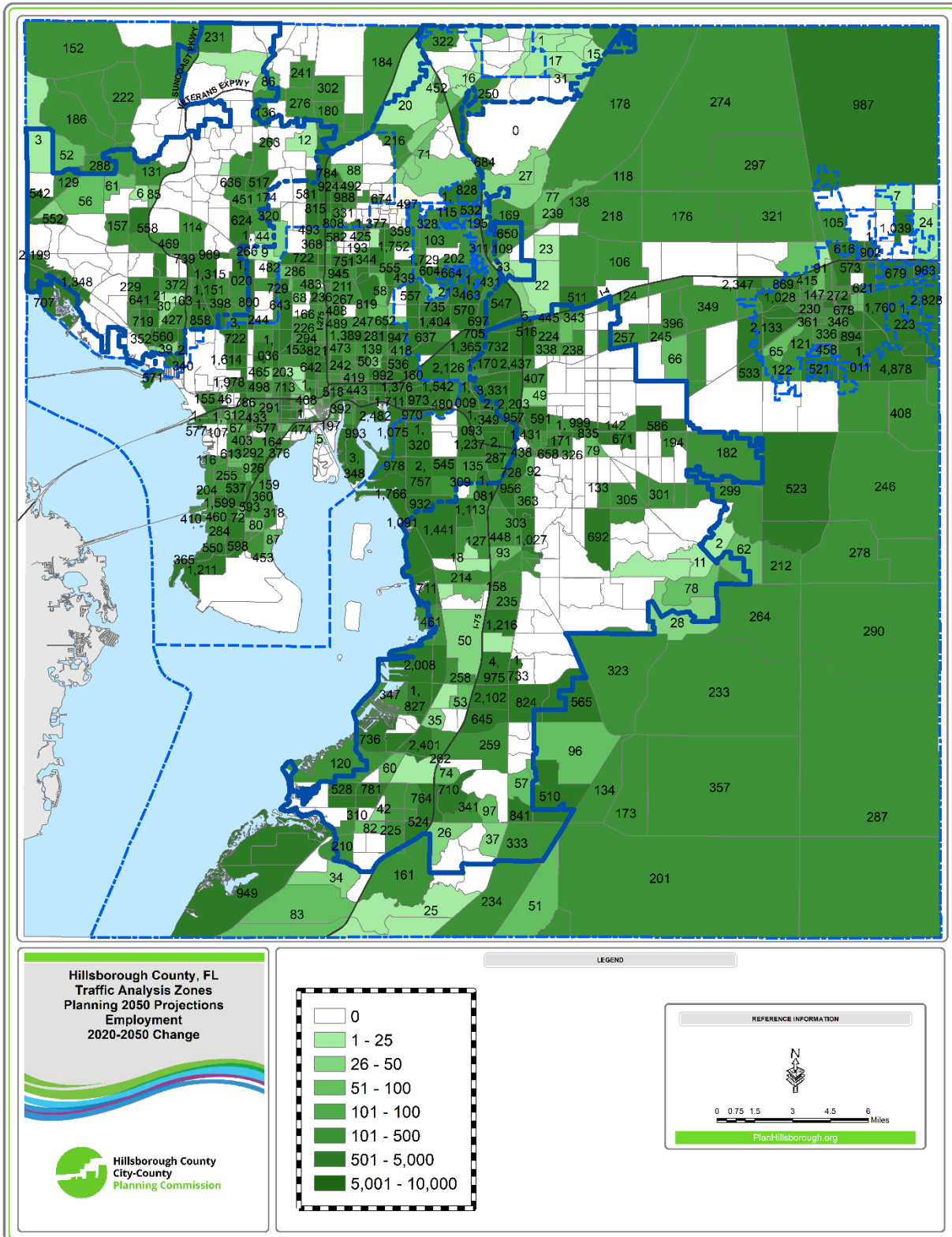




Figure 7c. 2020-2050 Percent Change in Employment by TAZ

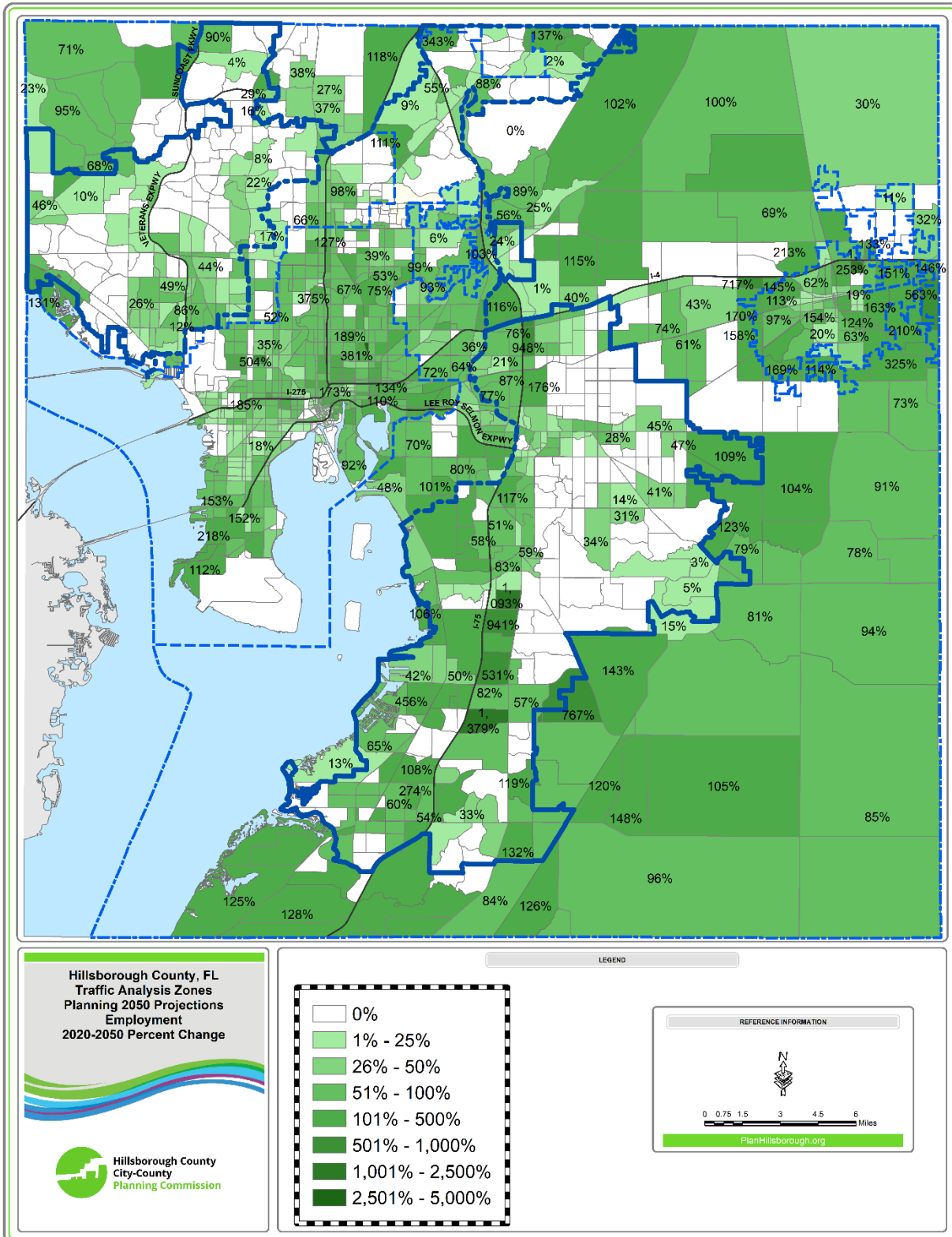


Figure 7e. 2050 Employment Projections by TAZ

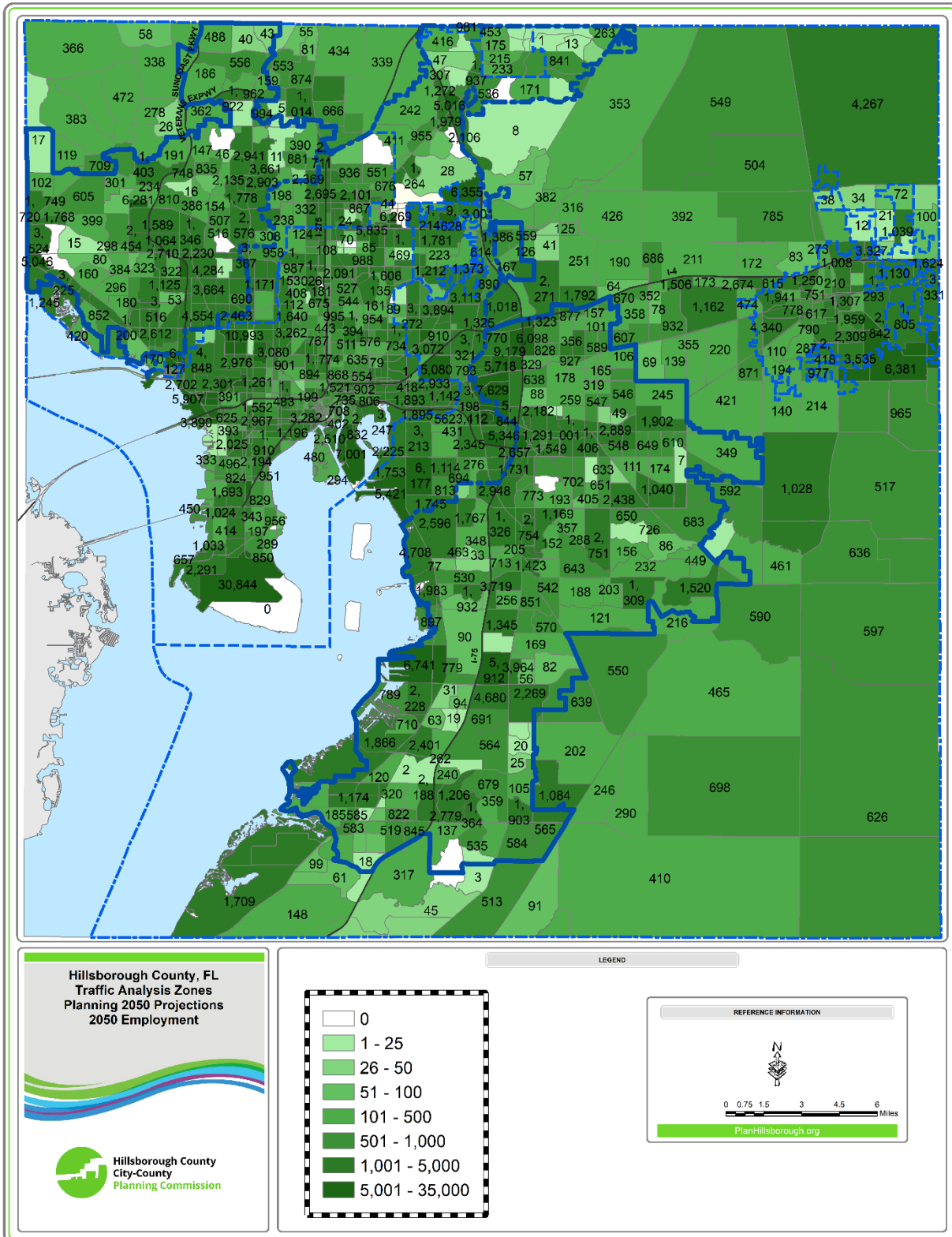
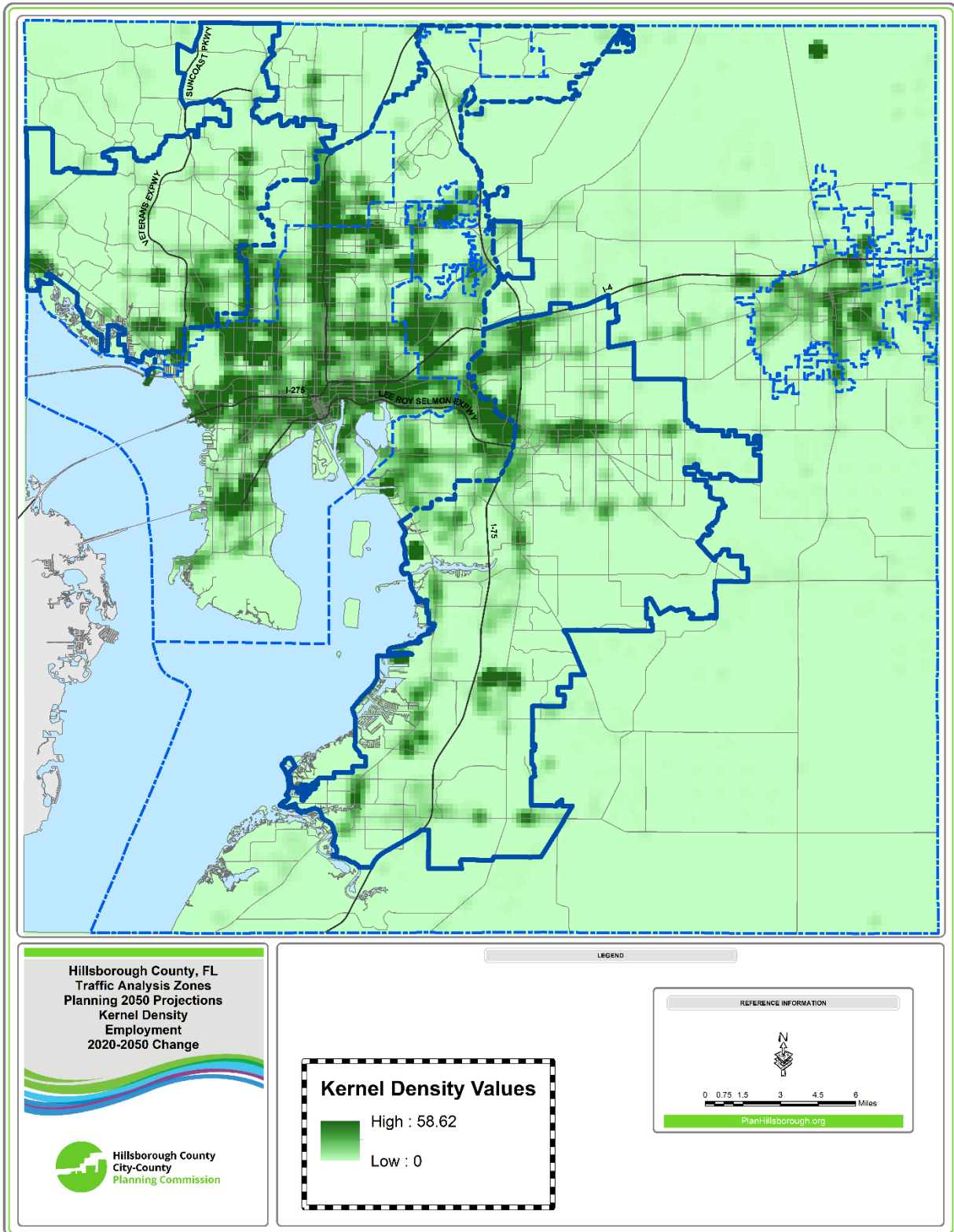


Figure 7e. Kernel Density of 2020-2050 New Employment by TAZ



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