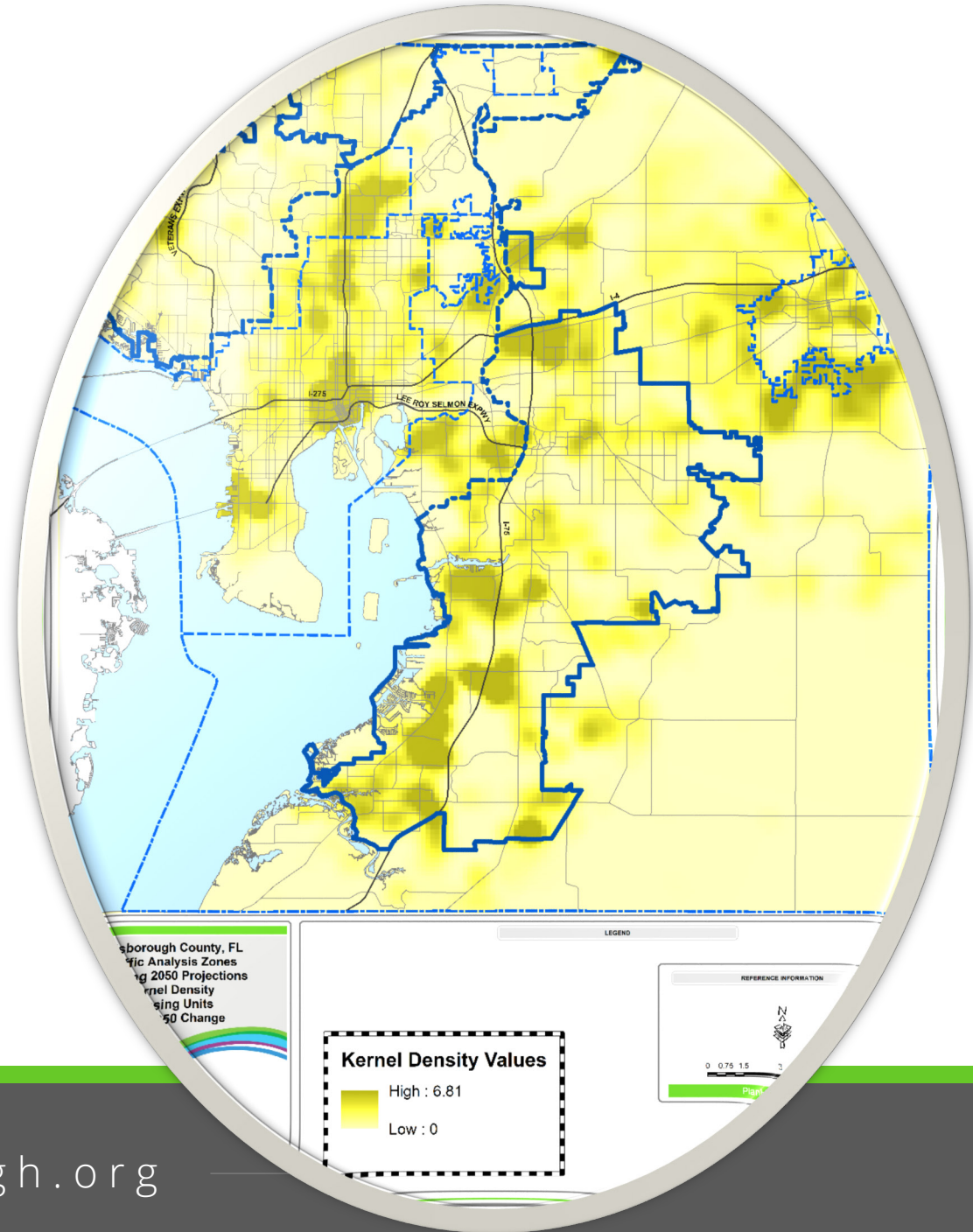


Hillsborough County
City-County
Planning Commission

Planning 2050 Projections Population and Employment Hillsborough County

Planning Commission Briefing
July 10, 2023



Last updated July 17, 2023



Overview

- Background
- Planning Scenario
- Projections
- Conclusions



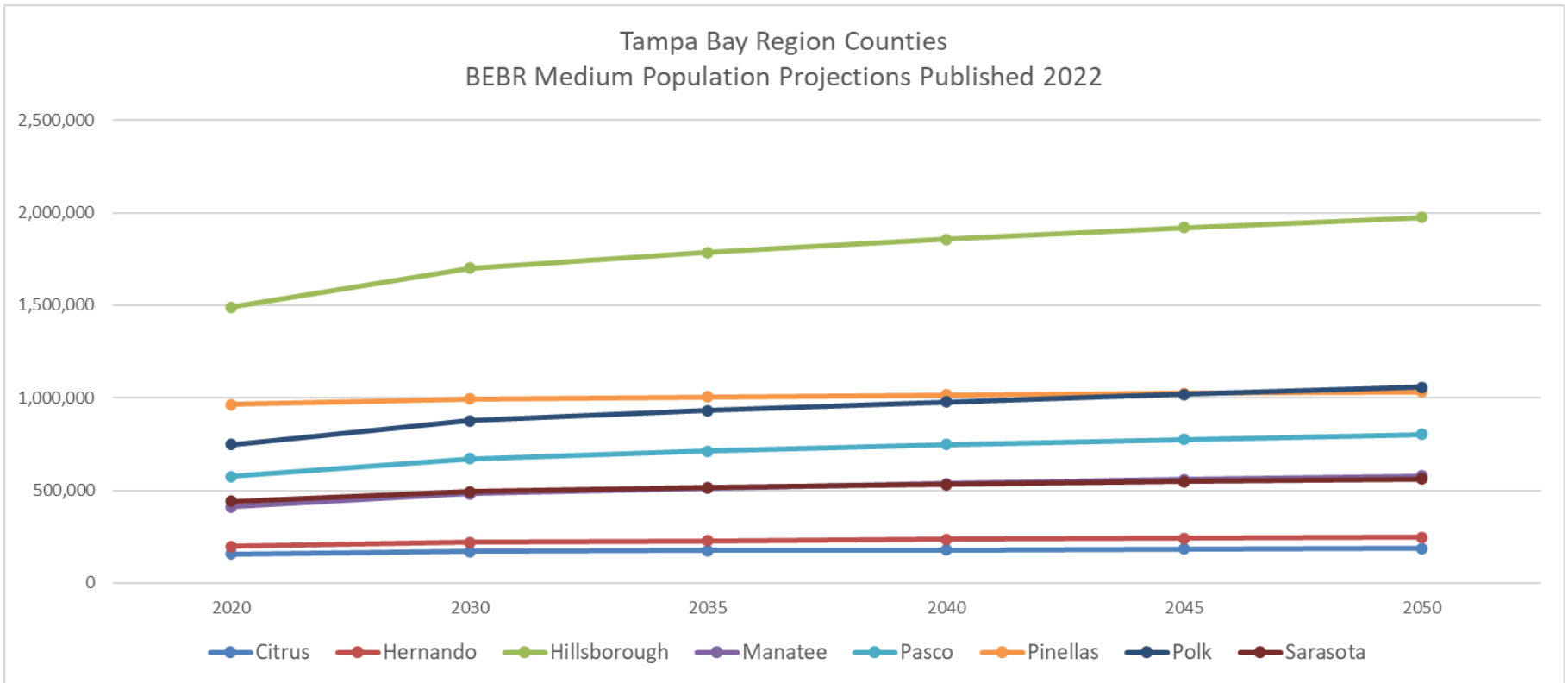
Background

- Planning projections generated every 5 years
 - Projection period: 2030-2050
- Sources:
 - BEBR medium projections published in 2022
 - Localized historical trends (e.g., growth in housing units)
 - Stakeholders (e.g., land use planners, municipal staff)
- Projections facilitate our state and federally mandated work and support myriad planning efforts

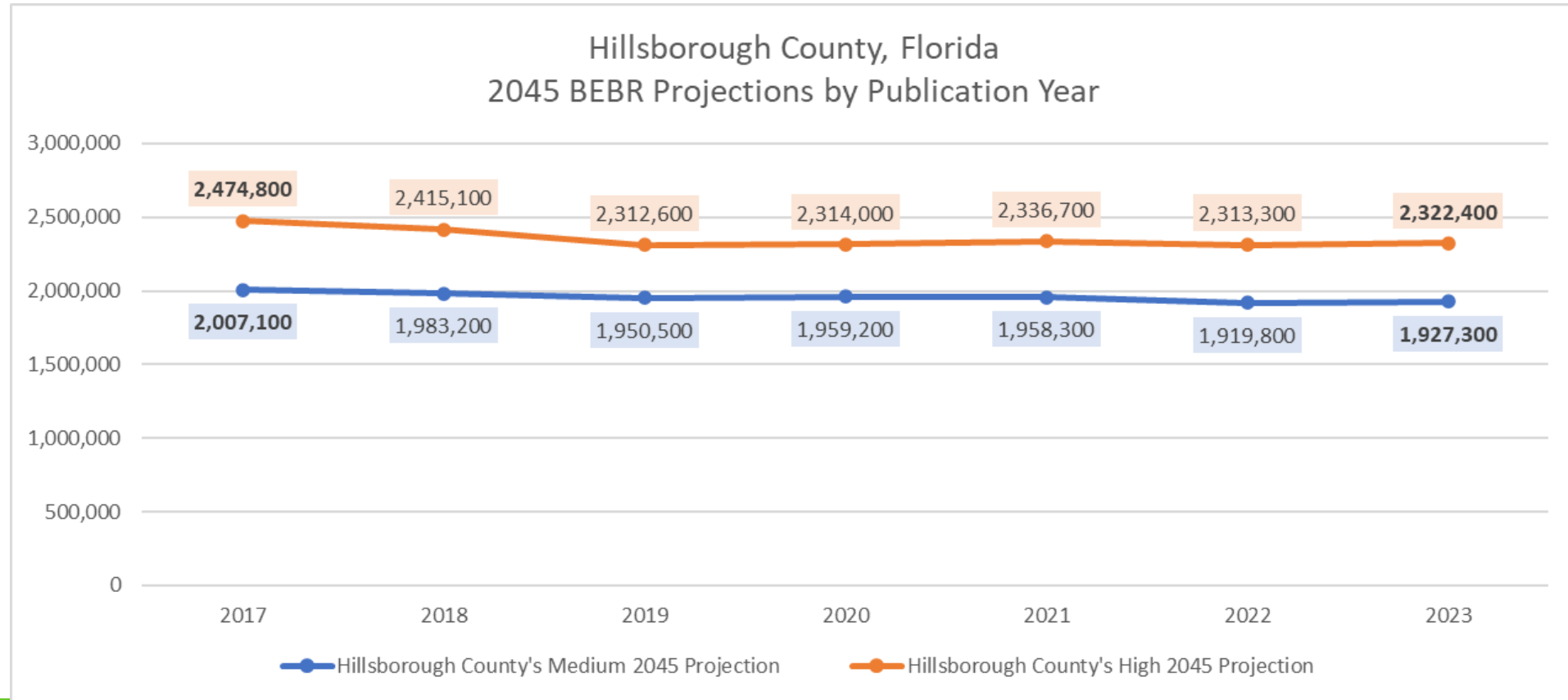




Hillsborough Most Populous County in Tampa Bay Region

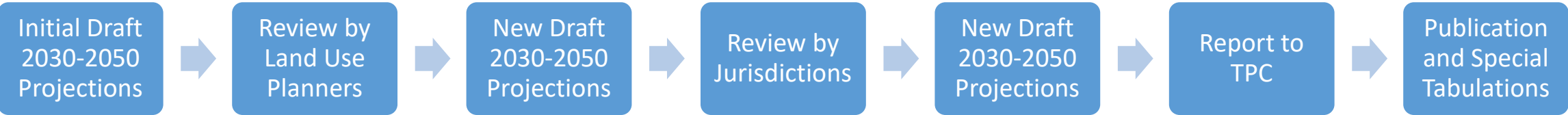


BEBR Hillsborough Forecast Trending Down





2030-2050 Projections for Small Areas Simplified Process



2050 Planning Projections

Base vs. Planning Projections

- Base Scenario – Historical Growth Rates by TAZ
- Planning Scenario – Historical Growth Rates + Land Use Planners' Recommendations



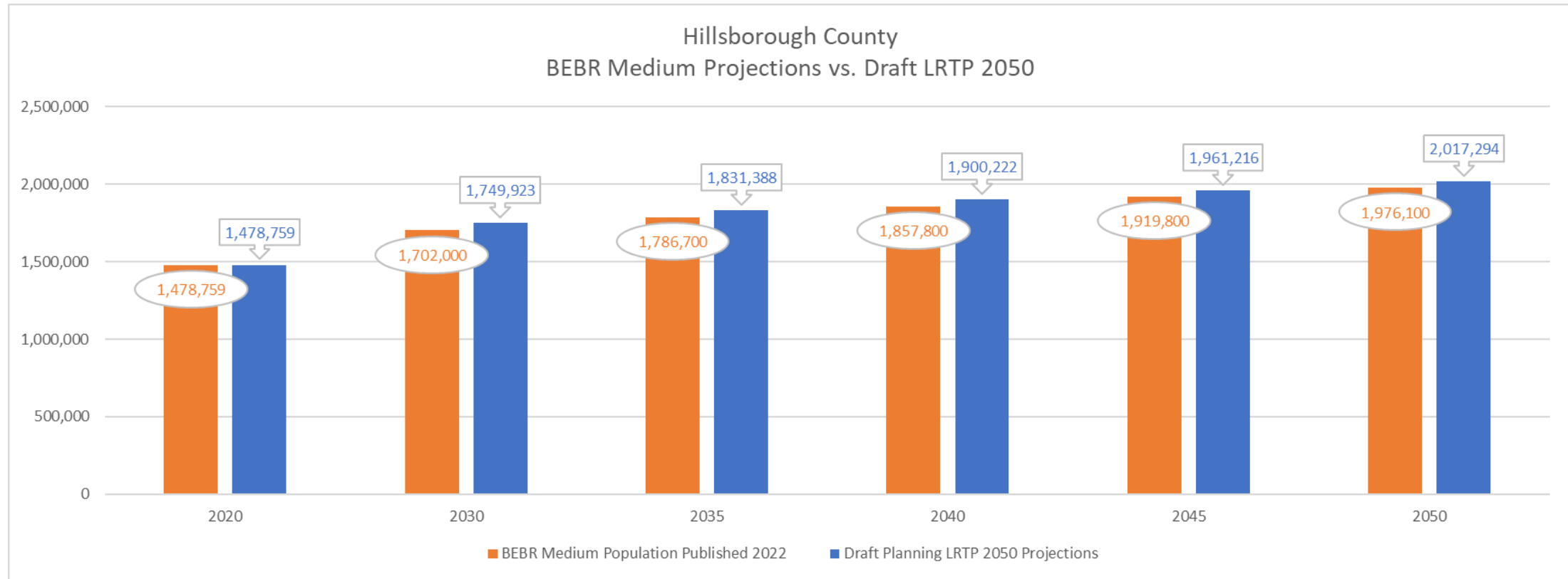


2030-2050 Planning Projections

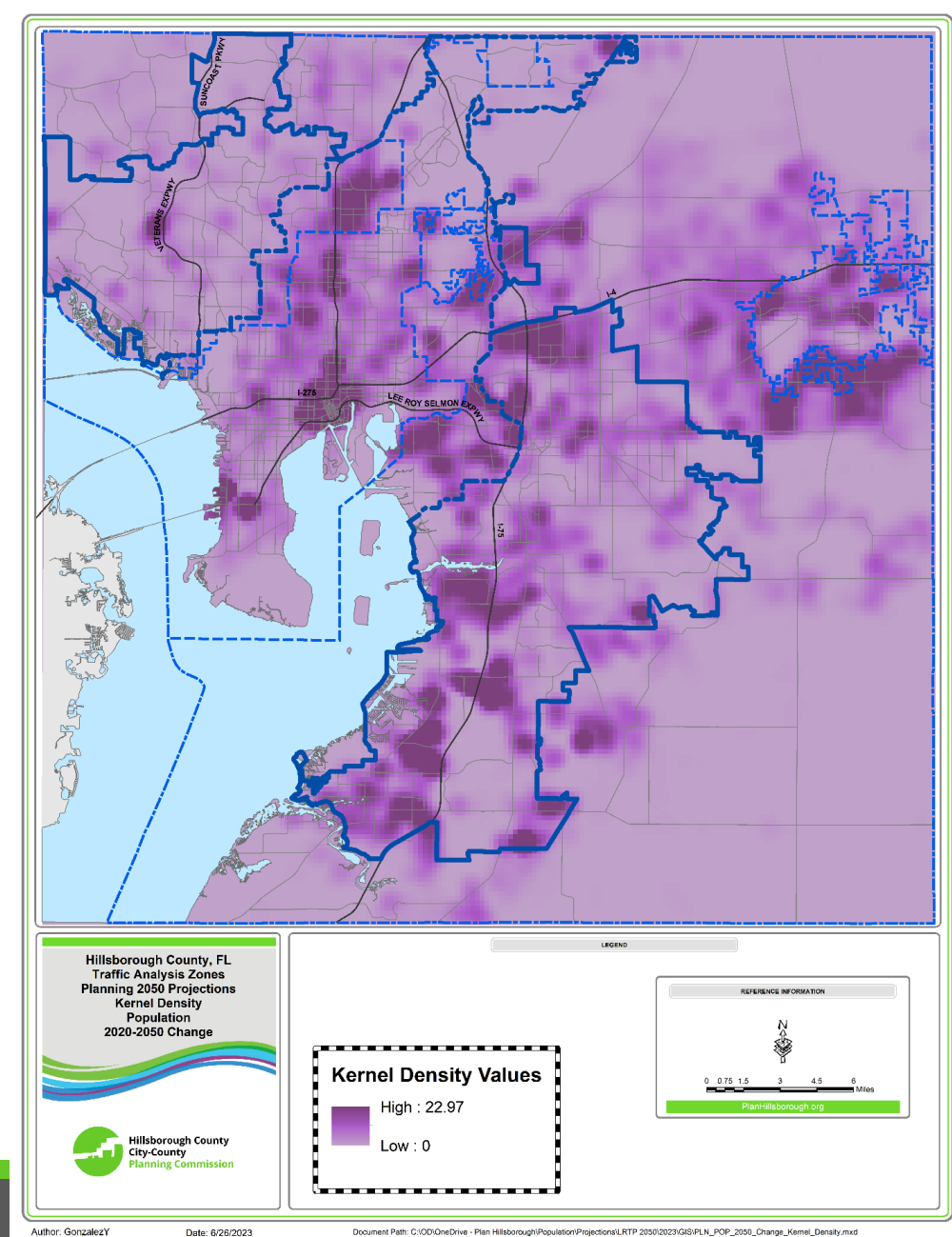
- After buildout is estimated, within each TAZ, developable and redevelopable parcels are populated using TAZ growth dynamics
 - Phased growth occurs simultaneously
 - Parcels grow until allowable buildout density
- Countywide BEBR Medium is used as control
 - Sum of TAZ-level projections approximate BEBR Medium



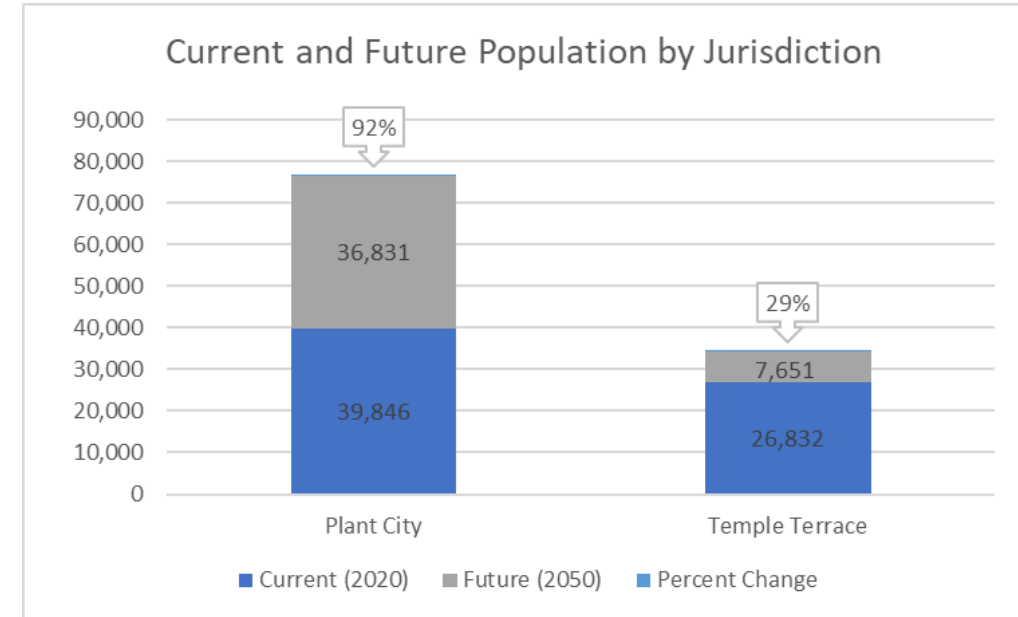
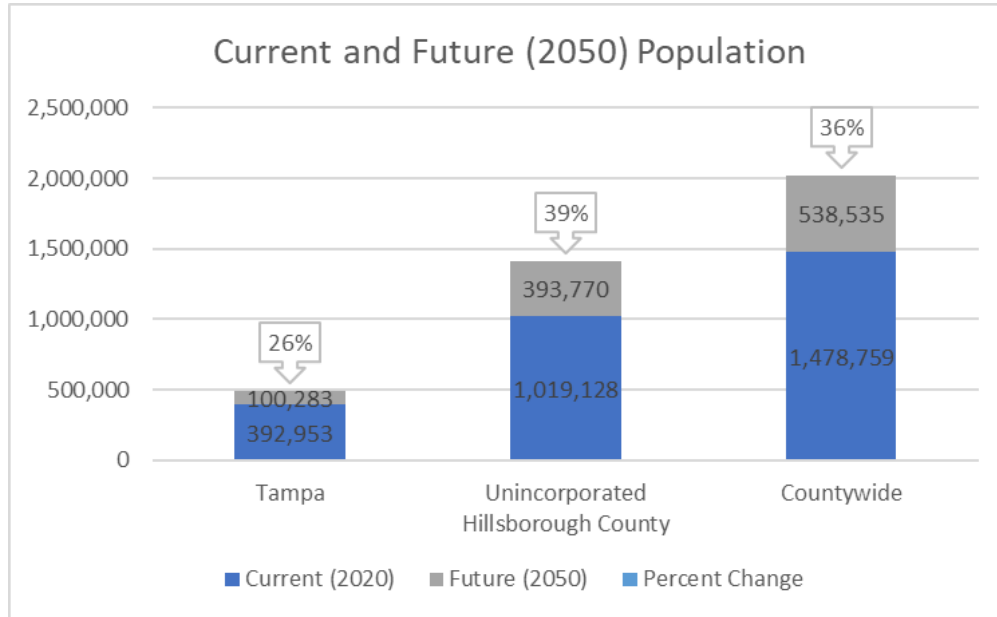
Draft Forecast 2% higher than BEBR



Density of New Population Through 2050

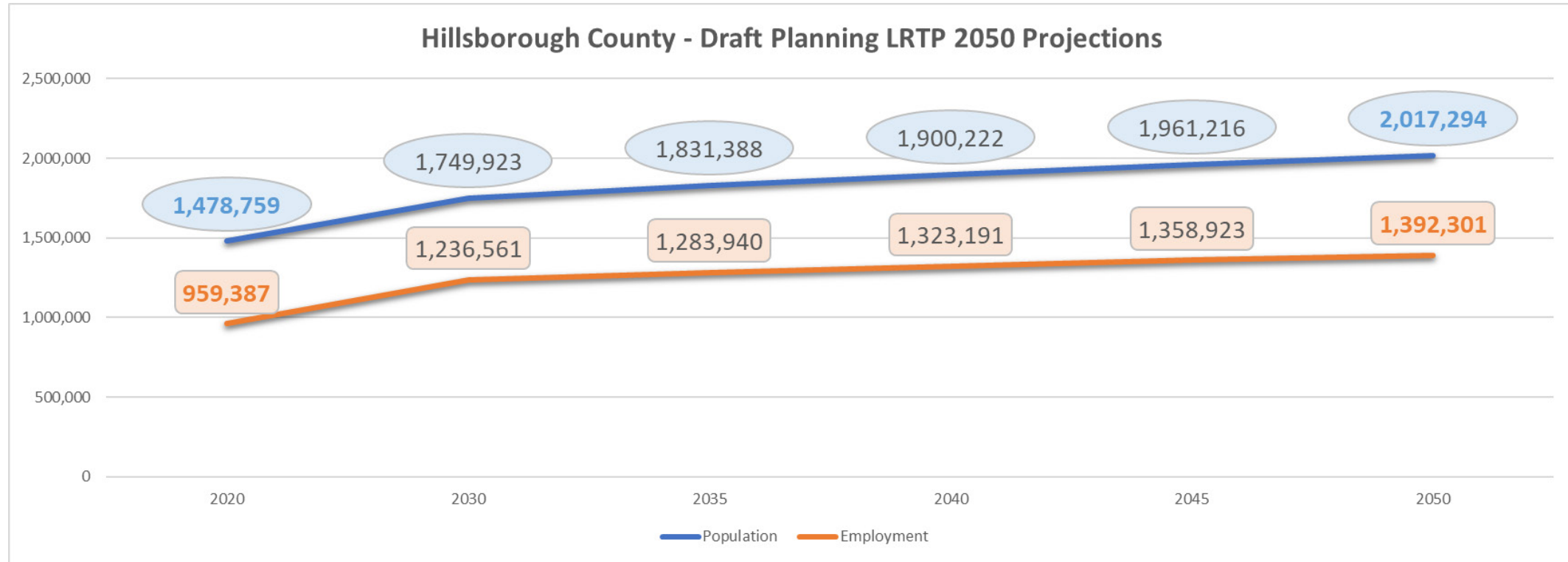


Draft 2050 Planning Projections

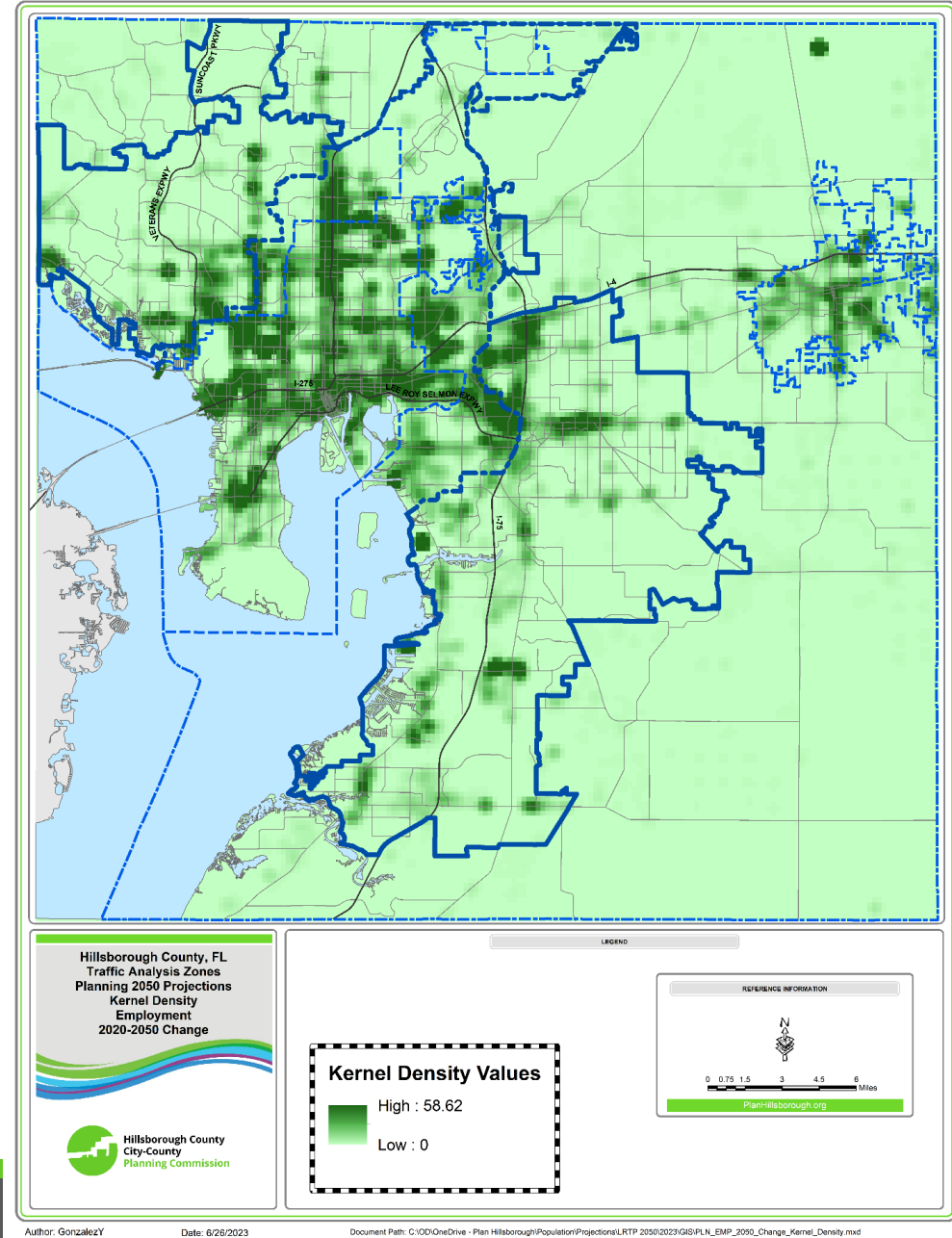


Draft 2050 Employment Projections

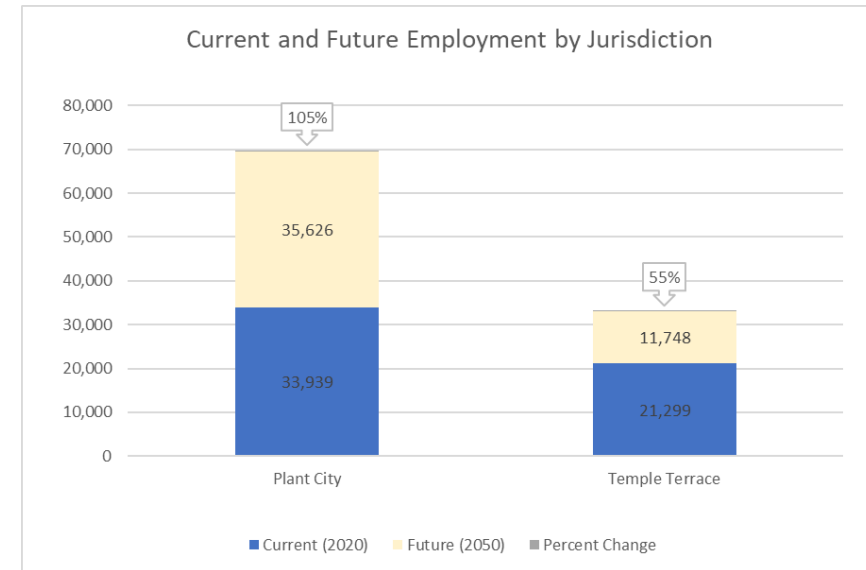
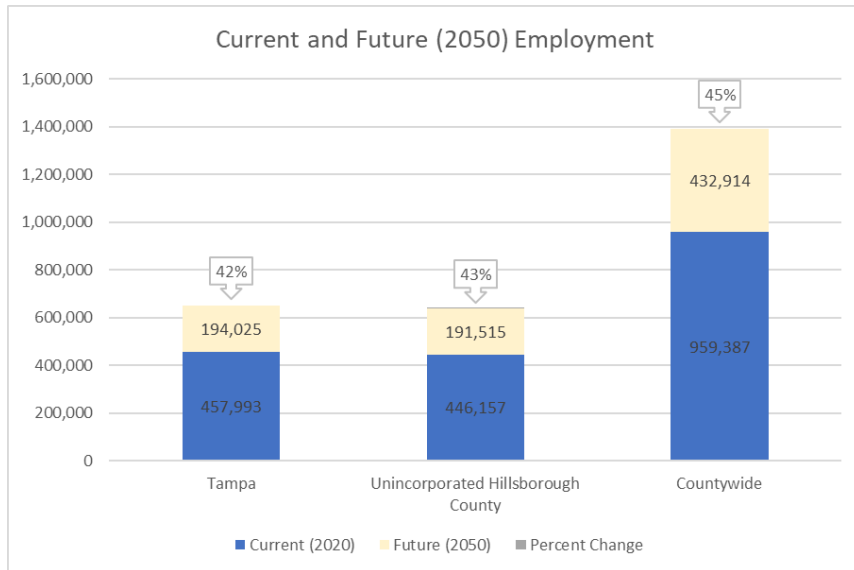
A function of Population Projections



Density of New Jobs Through 2050



Draft 2050 Projections



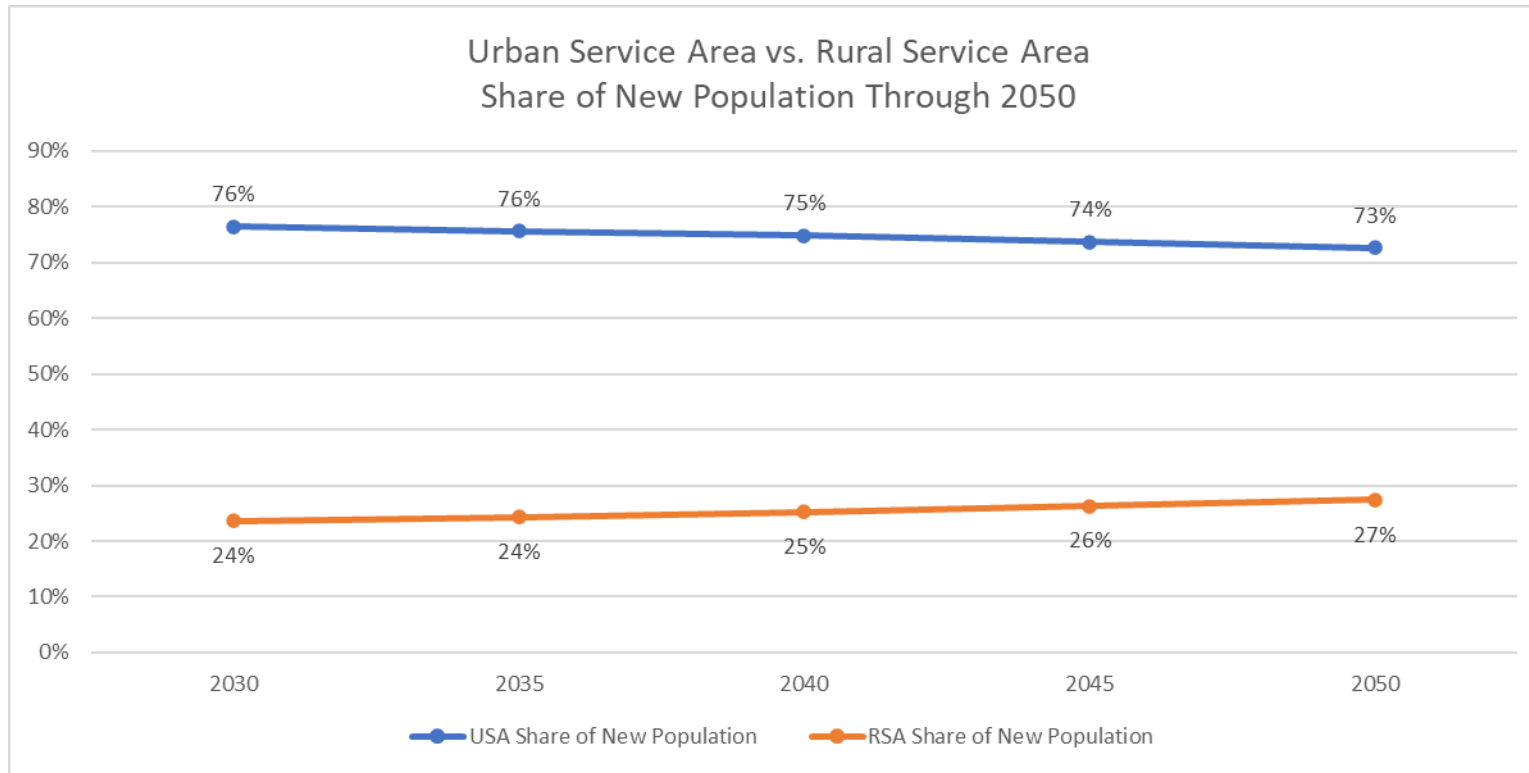
Planning Projections - Jurisdictions

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%
Total	1,478,759	1,749,923	1,831,388	1,900,222	1,961,216	2,017,294	538,535	36%	100%

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%
Total	959,387	1,236,561	1,283,940	1,323,191	1,358,923	1,392,301	432,914	45%	100%



Comprehensive Plan Goal: 80% of new growth directed to Urban Service Area



Conclusions

- 2050 Planning Projections
 - Historical growth rates + land use planner suggestions
 - Just 2% higher than BEBR Medium projections
 - By 2050, 2 million people and 1.4 million jobs
 - 73% of new residents will move to Urban Service Area
 - Next step is publication and special tabulations



Thank you kindly.
Any Questions?



Thank
You!



Backup Slides



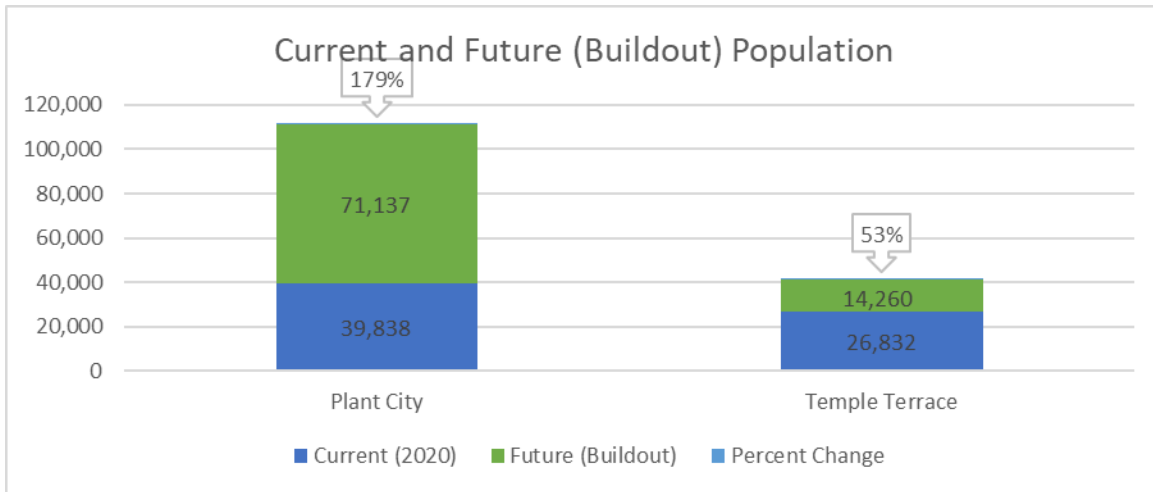
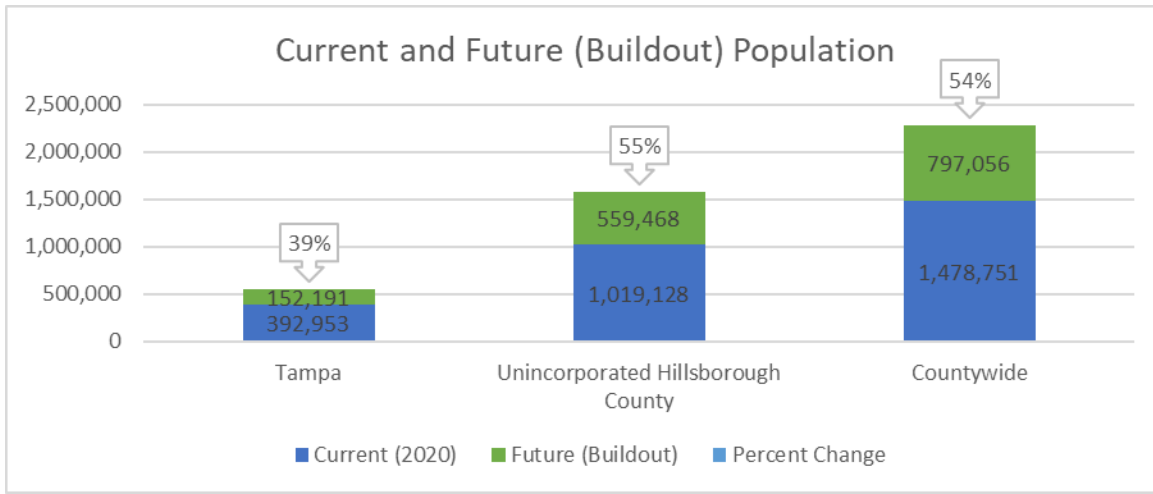
Buildout



Buildout Estimation Process

- Identify developable and redevelopable parcels
 - Developable parcels - vacant and agricultural lands
 - Redevelopable parcels - built parcels expected to redevelop (e.g., old parking lot)
- Apply adopted allowable densities (e.g., 4 dwellings/acre, 0.50 FAR)
- Modify based on stakeholder feedback (e.g., NE Plant City Master Plan)

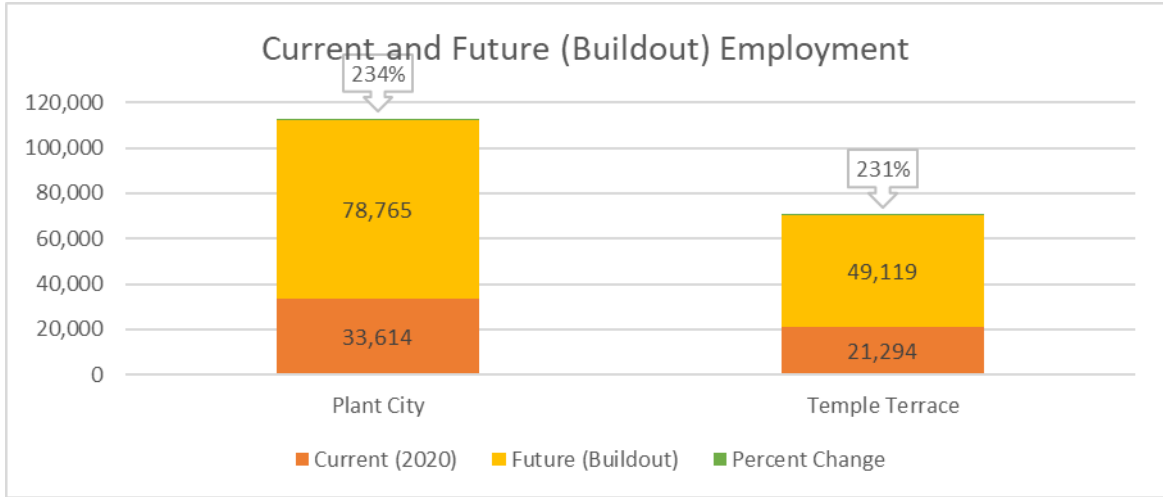
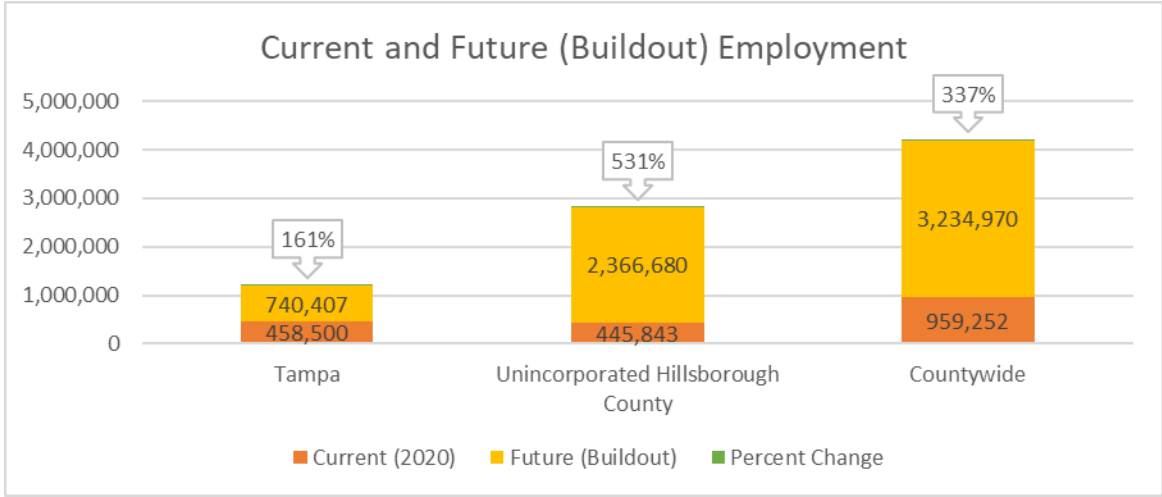




Estimated Population Buildout



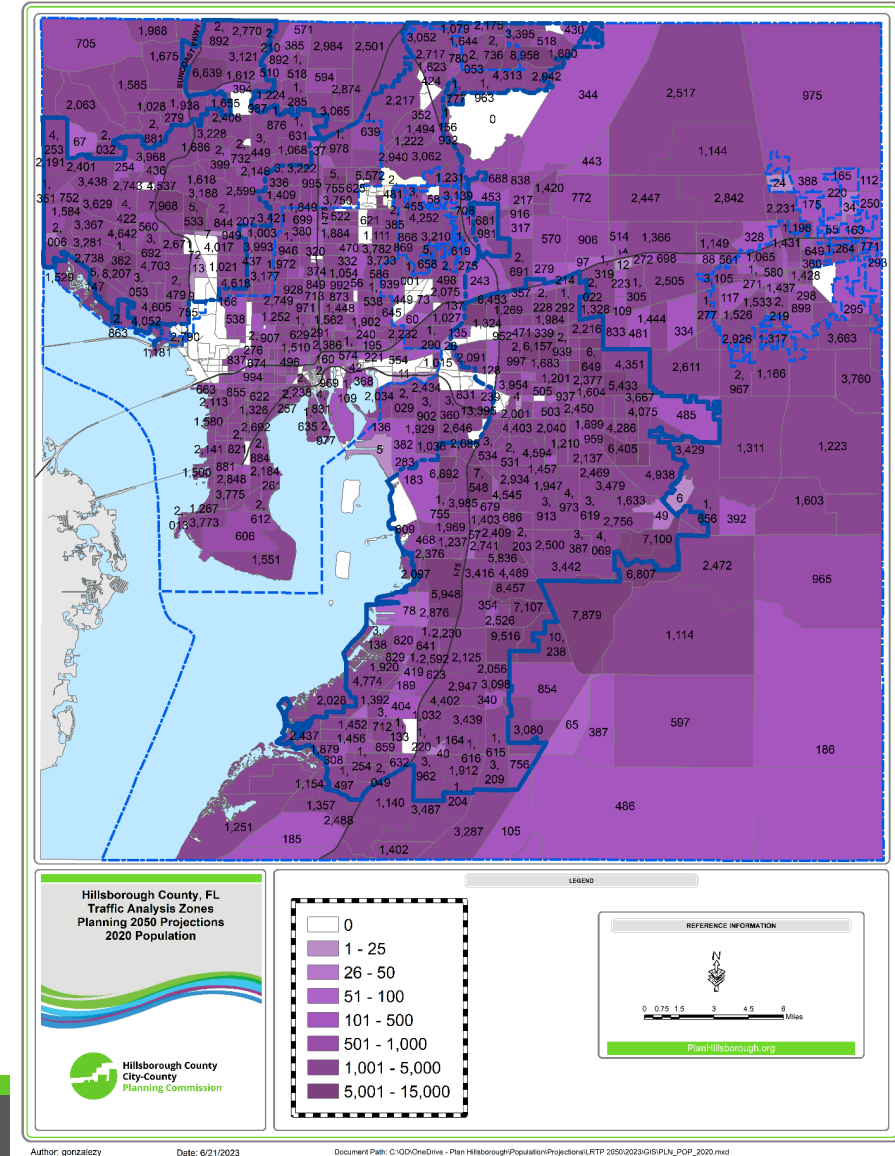
Estimated Employment Buildout



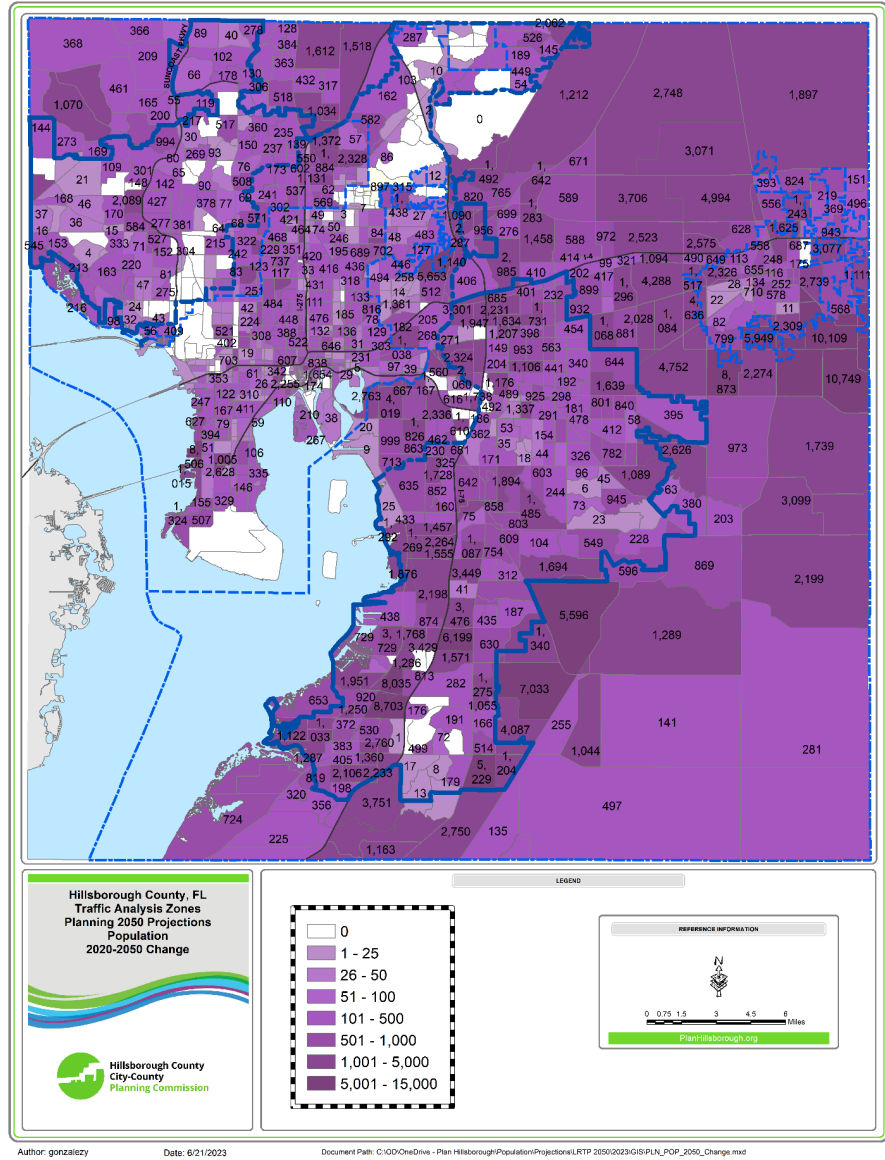
Population Maps



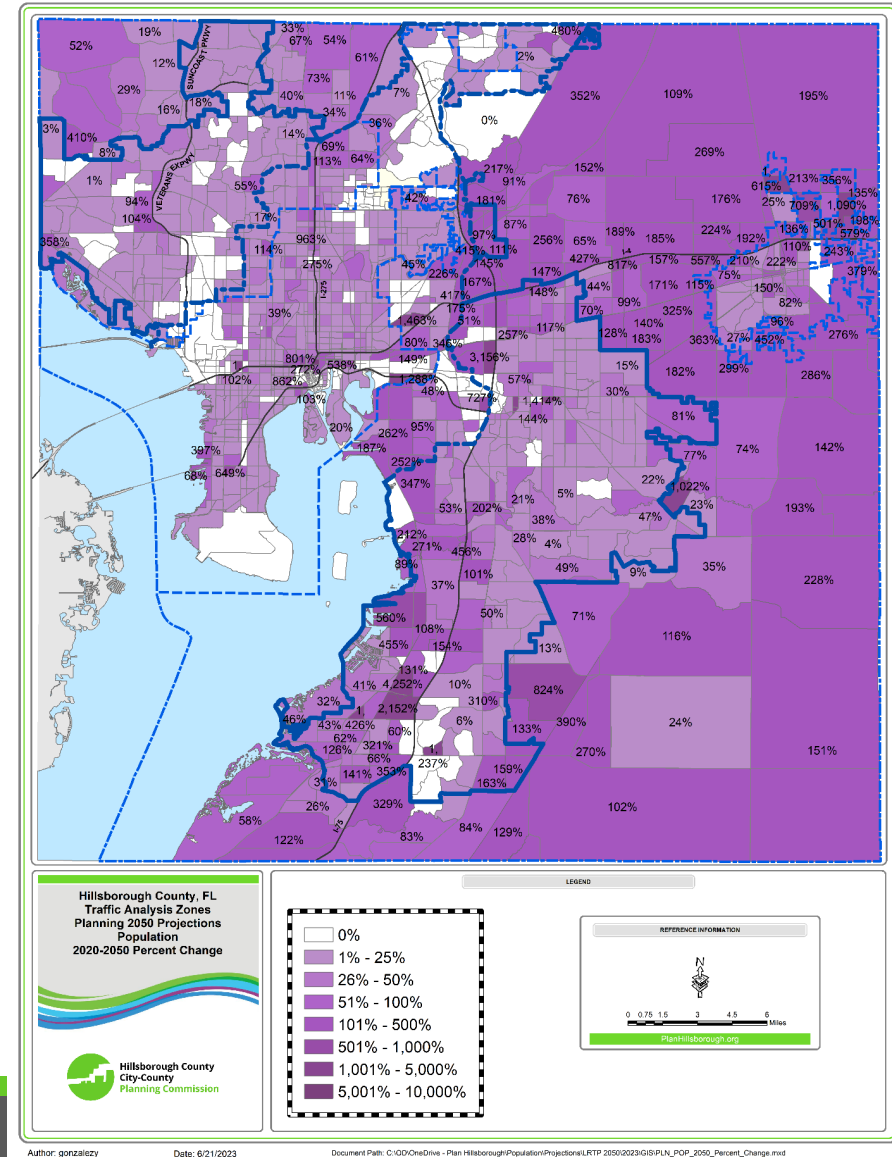
2020 Population Estimates by TAZ



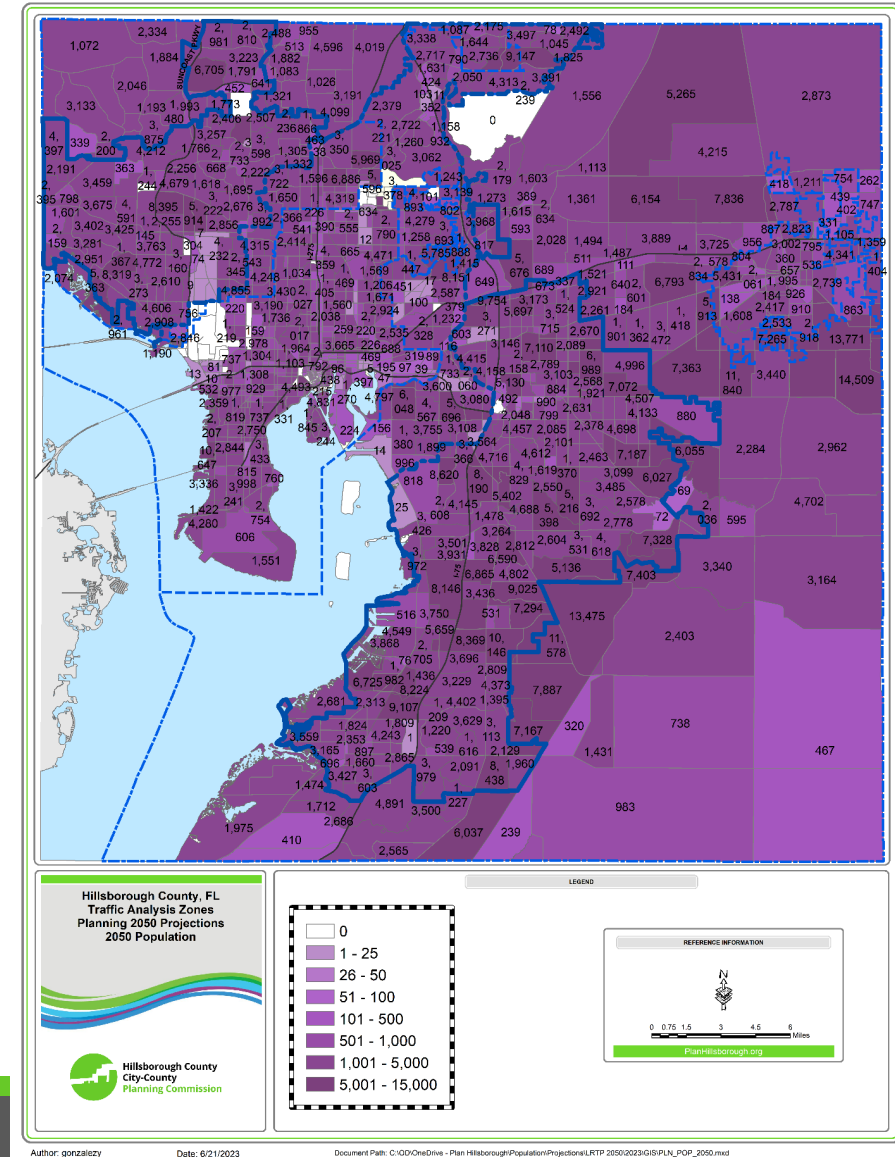
2020-2050 Population Change by TAZ



2020-2050 Population Percent Change by TAZ



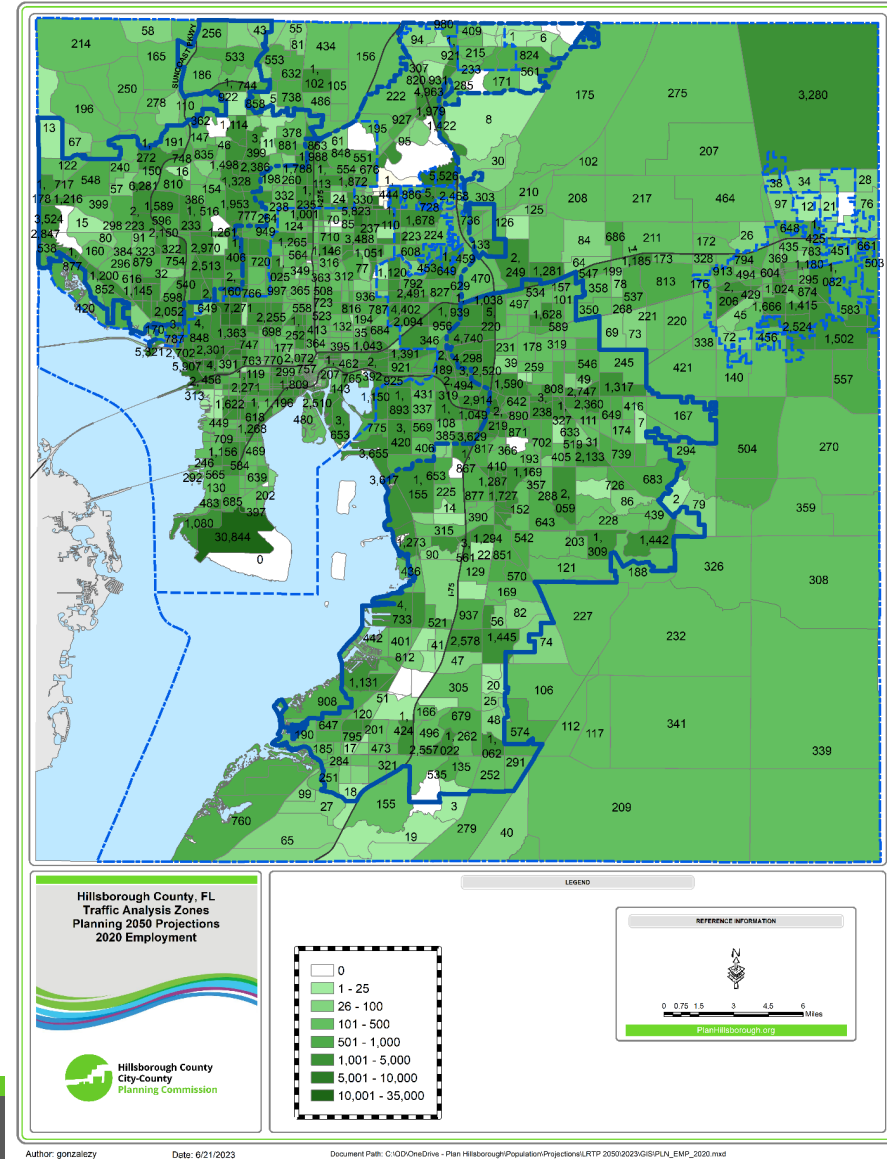
2050 Population Projections by TAZ



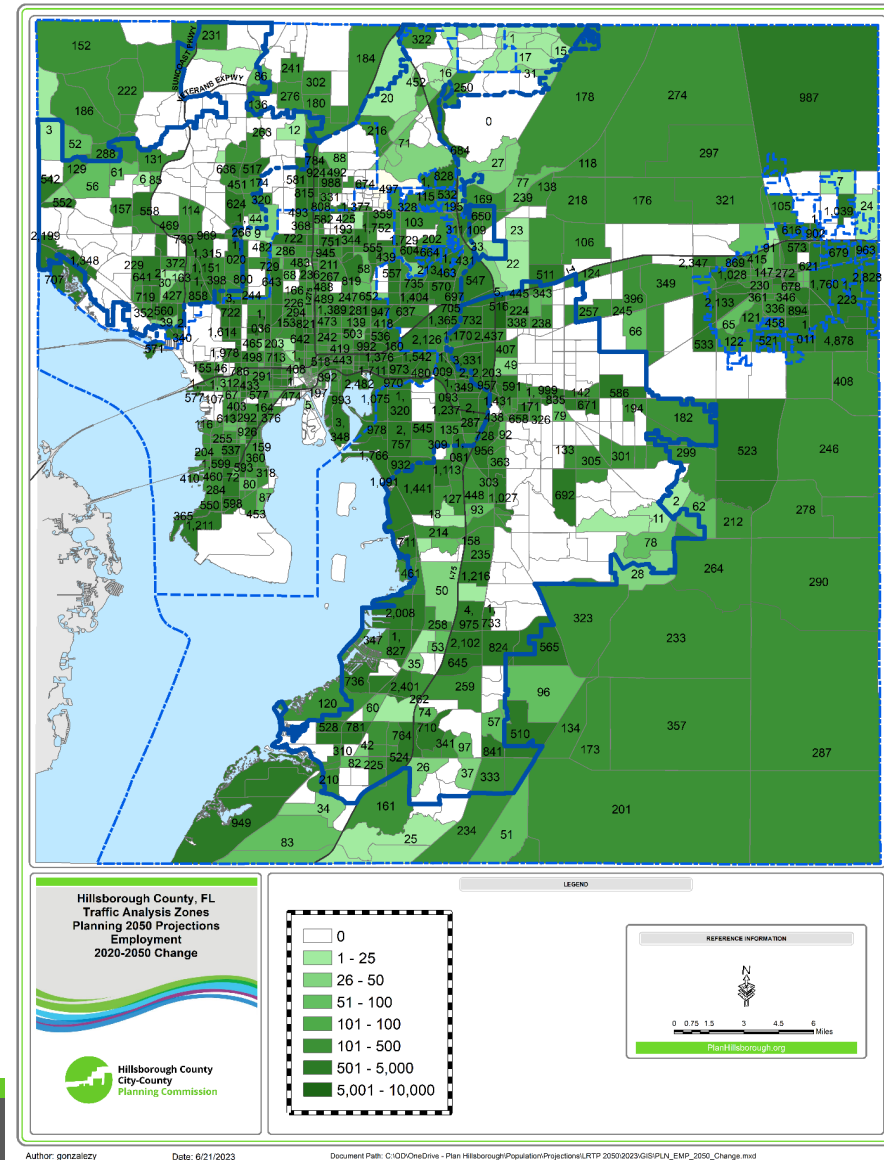
Employment Maps



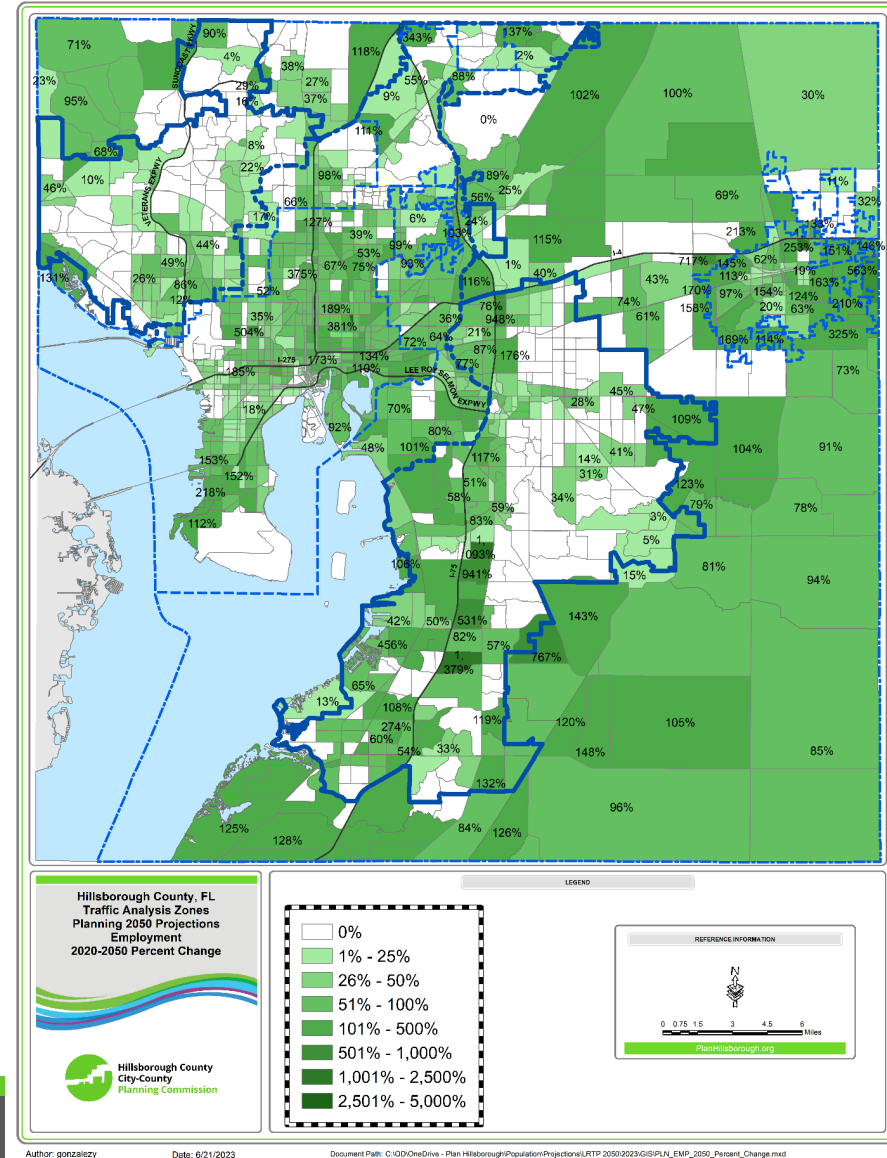
2020 Employment Estimates by TAZ



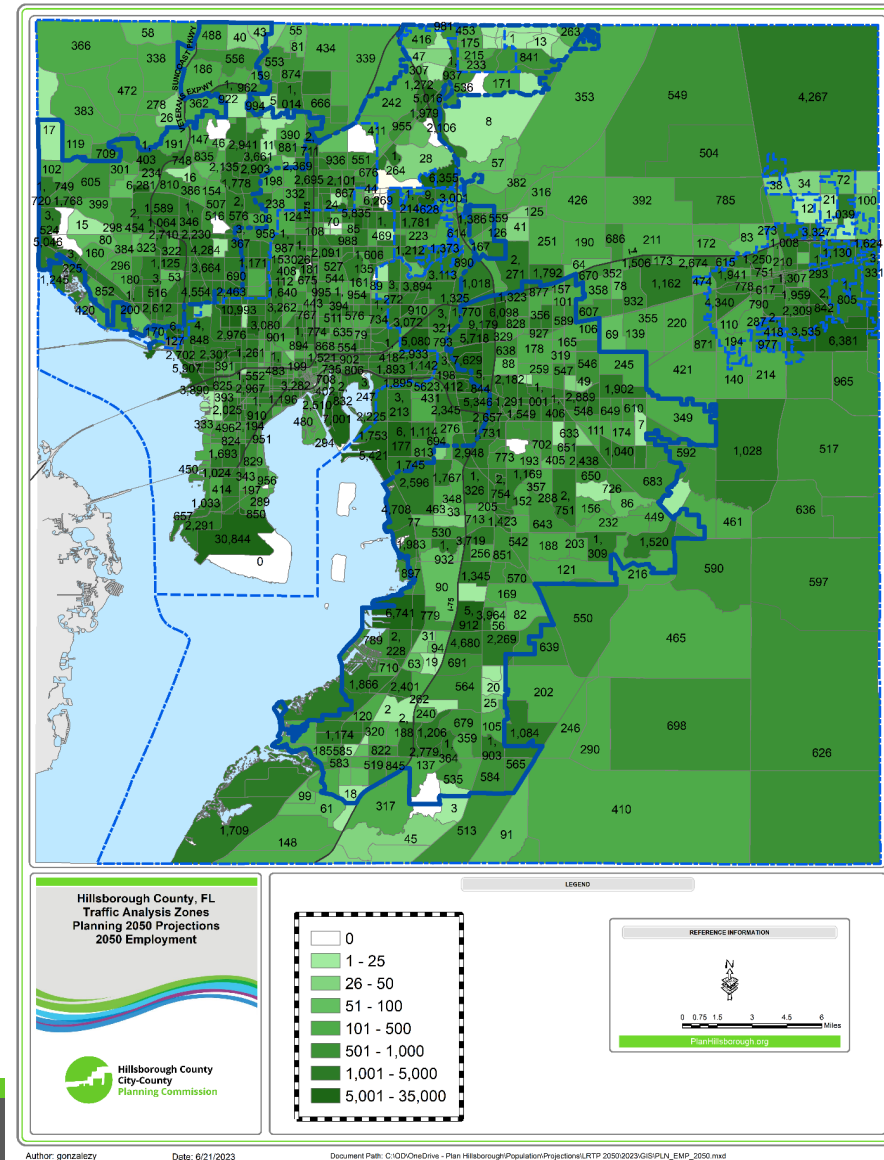
2020-2050 Employment Change by TAZ



2020-2050 Employment Percent Change by TAZ



2050 Employment Projections by TAZ



Tables



Projections 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%
Total	392,953	449,165	462,645	473,423	484,168	493,236	100,283	26%	100%

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%
Total	457,993	579,380	599,478	618,493	635,883	652,017	194,025	42%	100%



Population Projections by UHC 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%
Total	1,019,128	1,216,651	1,277,539	1,329,138	1,372,815	1,412,898	393,770	39%	100%



Employment Projections by UHC 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%
Total	446,157	574,554	593,637	609,634	624,136	637,671	191,515	43%	100%



Population Projections for USA and RSA

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%
Urban Service Area	1,360,846	1,567,991	1,627,668	1,676,210	1,716,453	1,752,045	391,199	29%	73%
Rural Service Area	117,913	181,932	203,721	224,012	244,763	265,249	147,336	125%	27%
Total	1,478,759	1,749,923	1,831,388	1,900,222	1,961,216	2,017,294	538,535	36%	100%
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%		



Employment Projections for USA and RSA

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%
Northwest Hillsborough Urban Service Area	118,001	137,781	140,325	142,872	145,184	147,294	29,292	25%	7%
South Central Hillsborough Urban Service Area	169,394	219,133	227,701	234,596	241,372	247,930	78,535	46%	18%
Tampa Service Area	609,409	783,459	810,806	836,226	859,001	880,042	270,633	44%	63%
Urban Service Area	930,745	1,194,017	1,239,623	1,277,651	1,312,357	1,344,831	414,087	44%	96%
Rural Service Area	28,642	42,545	44,317	45,539	46,567	47,470	18,827	66%	4%
Total	959,387	1,236,561	1,283,940	1,323,191	1,358,923	1,392,301	432,914	45%	100%
USA Share of New Employment	N/A	95%	95%	95%	96%	96%			
RSA Share of New Employment	N/A	5%	5%	5%	4%	4%			
USA Share of Employment	97%	97%	97%	97%	97%	97%	96%		
RSA Share of Employment	3%	3%	3%	3%	3%	3%	4%		





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