

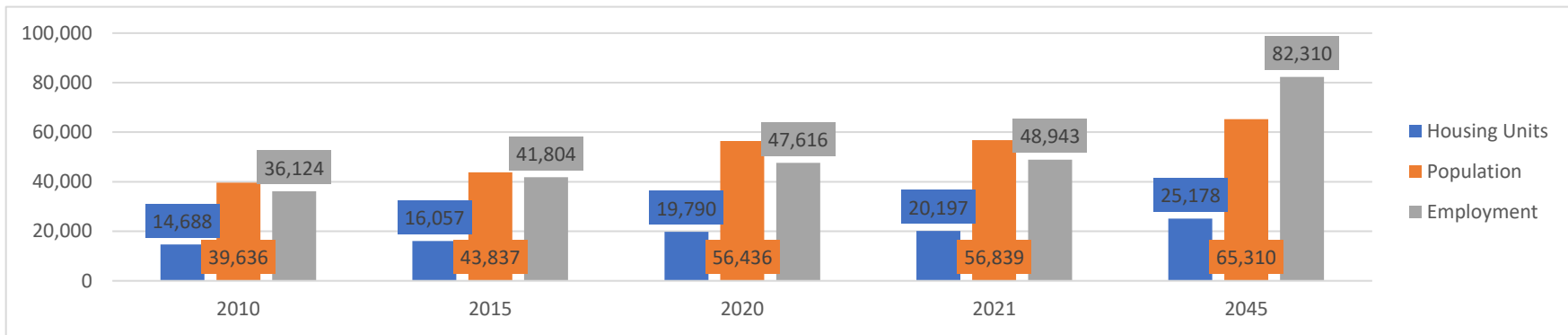
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Demographic and Economic Profile



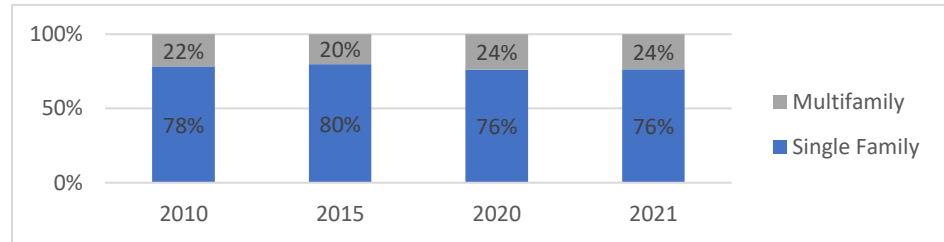
Area: **Palm_River**

	2010	2015	2020	2021	2045	2021-2045 Change	2021-2045 Percent Change	2015-2021 Percent Change
Housing Units	14,688	16,057	19,790	20,197	25,178	4,981	25%	26%
Population	39,636	43,837	56,436	56,839	65,310	8,471	15%	30%
Employment	36,124	41,804	47,616	48,943	82,310	33,367	68%	17%



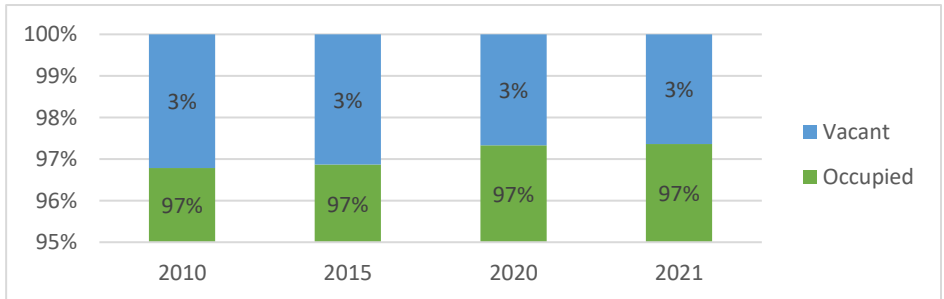
Residential Units by Type

	2010	2015	2020	2021
Single Family	78%	80%	76%	76%
Multifamily	22%	20%	24%	24%



Occupied and Vacant Housing Units

	2010	2015	2020	2021
Occupied	97%	97%	97%	97%
Vacant	3%	3%	3%	3%



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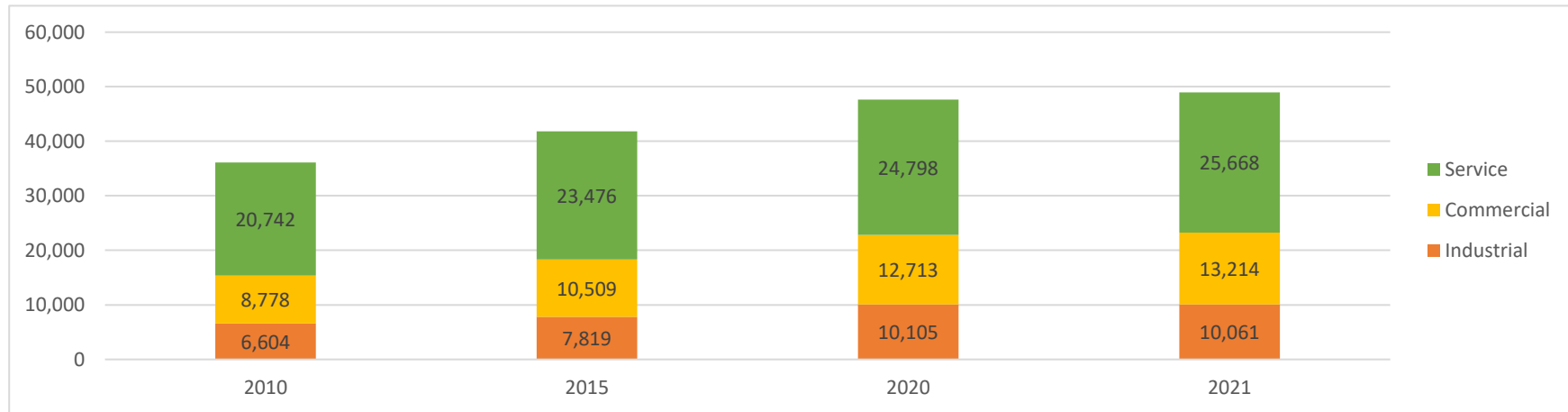
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Area: **Palm_River**

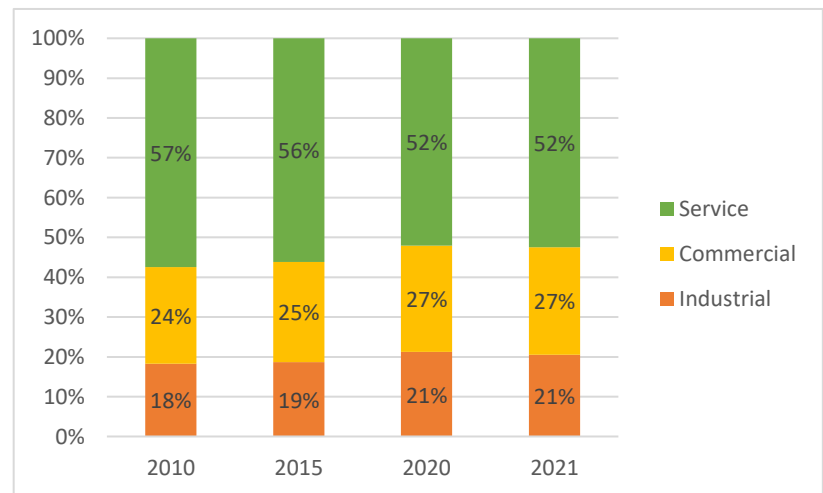
Employment by Type

	2010	2015	2020	2021
Industrial	6,604	7,819	10,105	10,061
Commercial	8,778	10,509	12,713	13,214
Service	20,742	23,476	24,798	25,668
Total	36,124	41,804	47,616	48,943



Employment by Type

	2010	2015	2020	2021
Industrial	18%	19%	21%	21%
Commercial	24%	25%	27%	27%
Service	57%	56%	52%	52%



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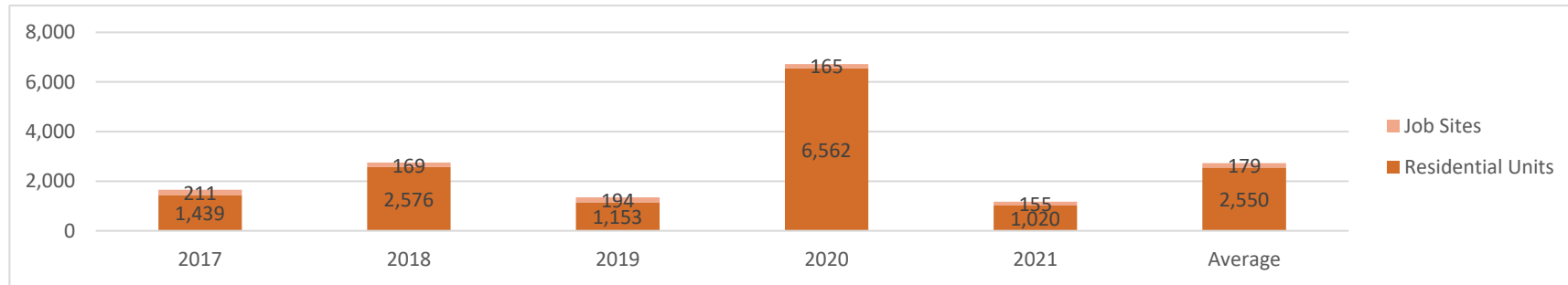
Demographic and Economic Profile



Area: Palm_River

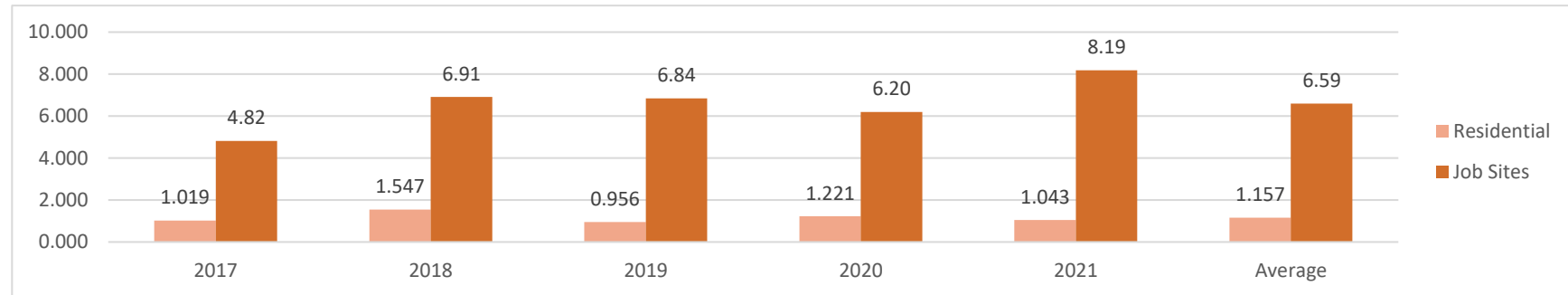
Newly Built or Rebuilt Parcels

	2017	2018	2019	2020	2021	Average
Residential Units	1,439	2,576	1,153	6,562	1,020	2,550
Job Sites	211	169	194	165	155	179



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

	2017	2018	2019	2020	2021	Average
Residential	1.019	1.547	0.956	1.221	1.043	1.157
Job Sites	4.82	6.91	6.84	6.20	8.19	6.59



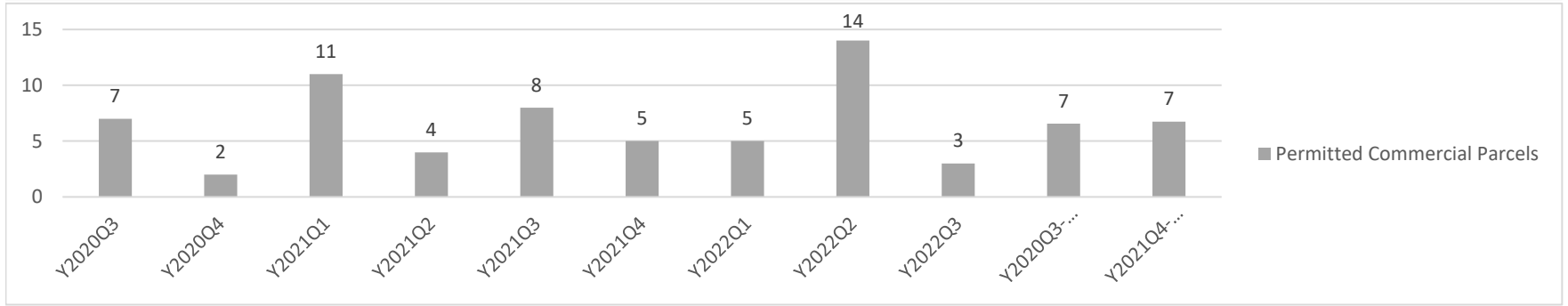
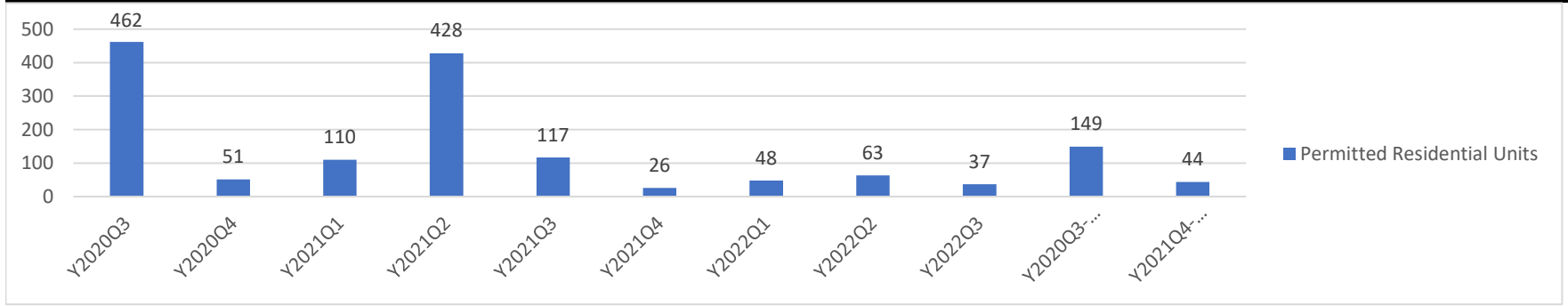
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Area: **Palm_River**

Building Permit Type	Y2020Q3	Y2020Q4	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2020Q3- Y2022Q3 Quarterly Average	Y2021Q4- Y2022Q3 Quarterly Average
Permitted Residential Units	462	51	110	428	117	26	48	63	37	149	44
Permitted Commercial Parcels	7	2	11	4	8	5	5	14	3	7	7
Total Building Permits	469	53	121	432	125	31	53	77	40	156	50



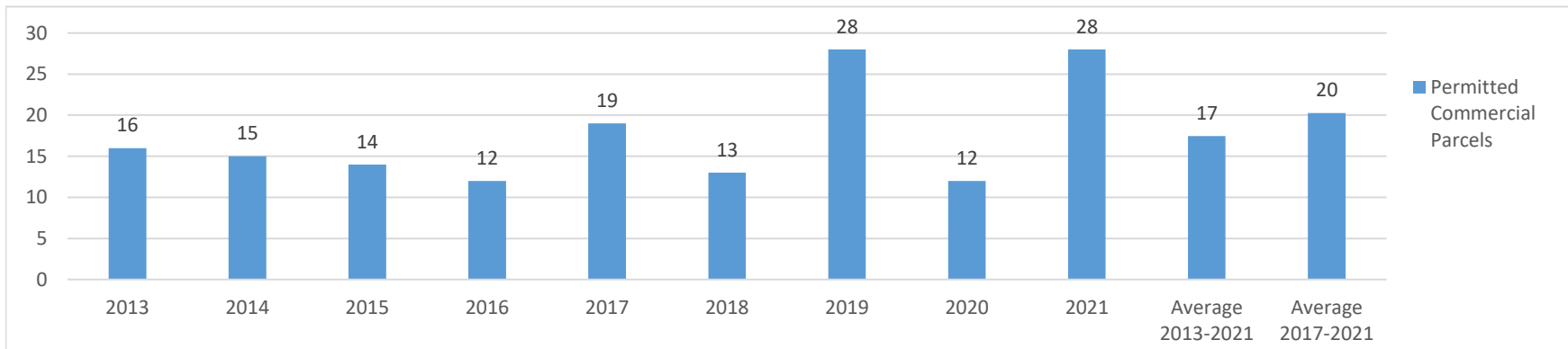
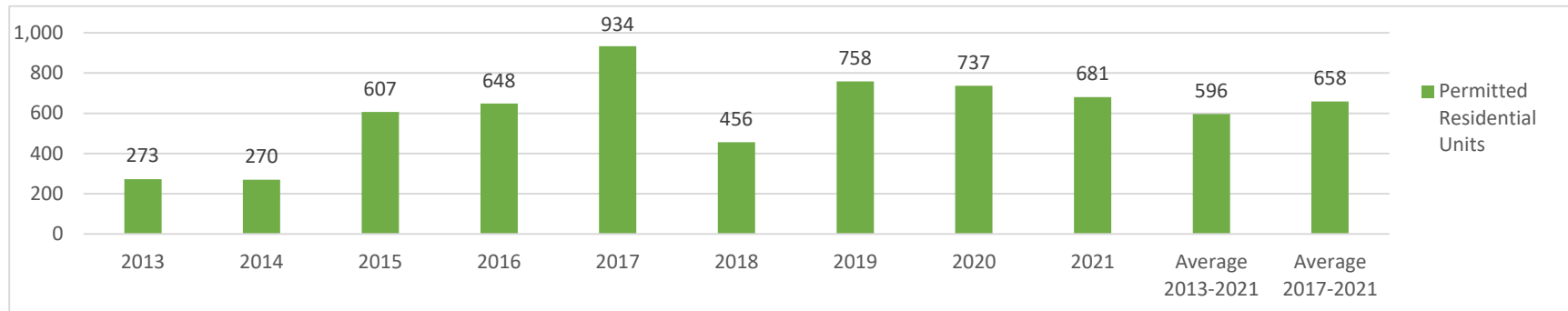
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Area: **Palm_River**

Building Permit Type	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average 2013-2021	Average 2017-2021
Permitted Residential Units	273	270	607	648	934	456	758	737	681	596	658
Permitted Commercial Parcels	16	15	14	12	19	13	28	12	28	17	20
Total Building Permits	289	285	621	660	953	469	786	749	709	613	678



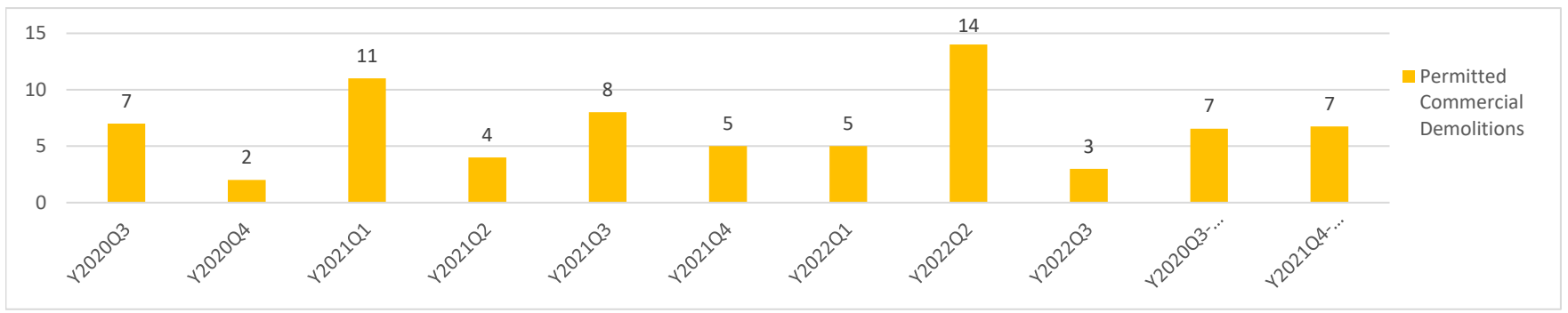
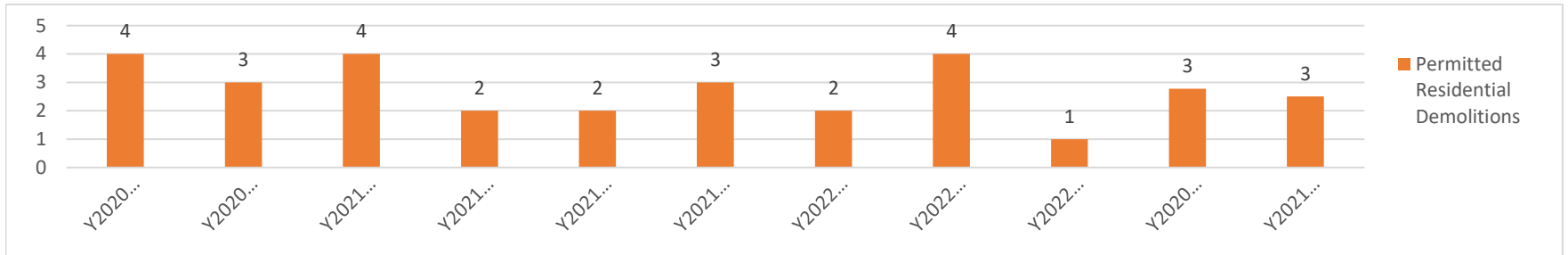
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Area: **Palm_River**

Demolition Permits	Y2020Q3	Y2020Q4	Y2021Q1	Y2021Q2	Y2021Q3	Y2021Q4	Y2022Q1	Y2022Q2	Y2022Q3	Y2020Q3- Y2022Q3 Quarterly Average	Y2021Q4- Y2022Q3 Quarterly Average
Permitted Residential Demolitions	4	3	4	2	2	3	2	4	1	3	3
Permitted Commercial Demolitions	7	2	11	4	8	5	5	14	3	7	7
Total Permitted Demolitions	11	5	15	6	10	8	7	18	4	9	9



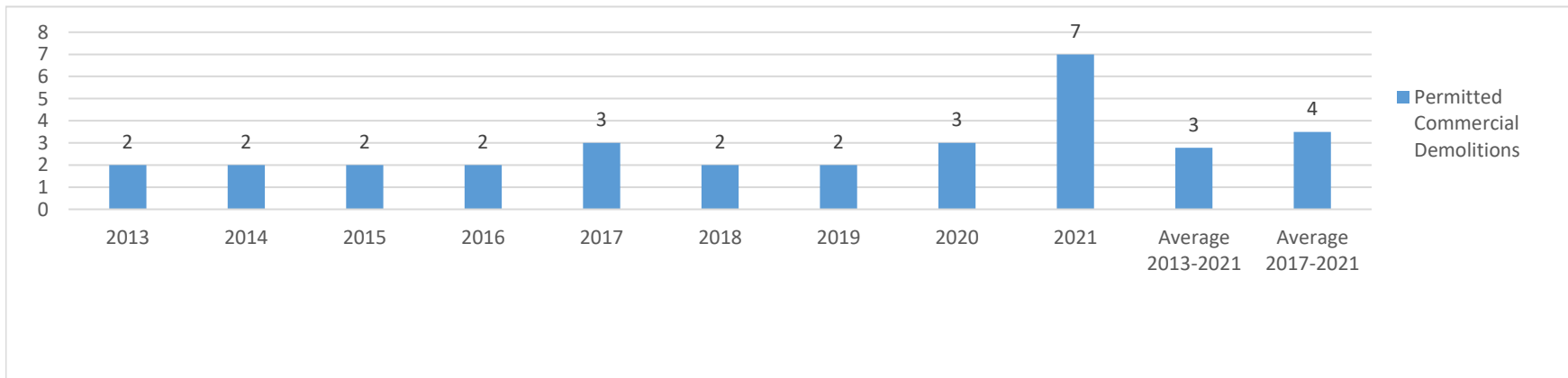
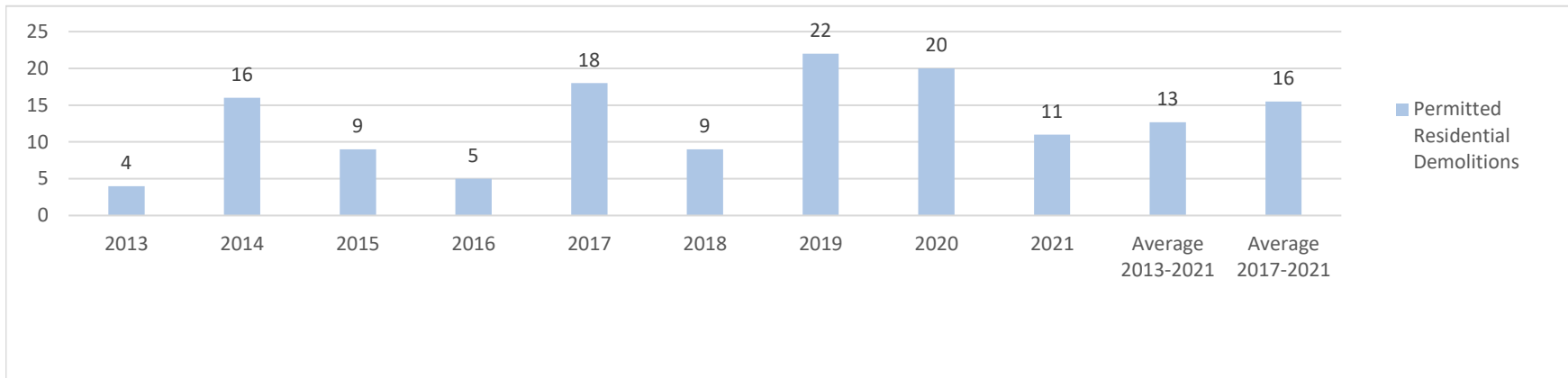
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Area: **Palm_River**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average 2013-2021	Average 2017-2021
Demolition Permitted											
Residential	4	16	9	5	18	9	22	20	11	13	16
Commercial	2	2	2	2	3	2	2	3	7	3	4
Total Permitted	6	18	11	7	21	11	24	23	18	15	19



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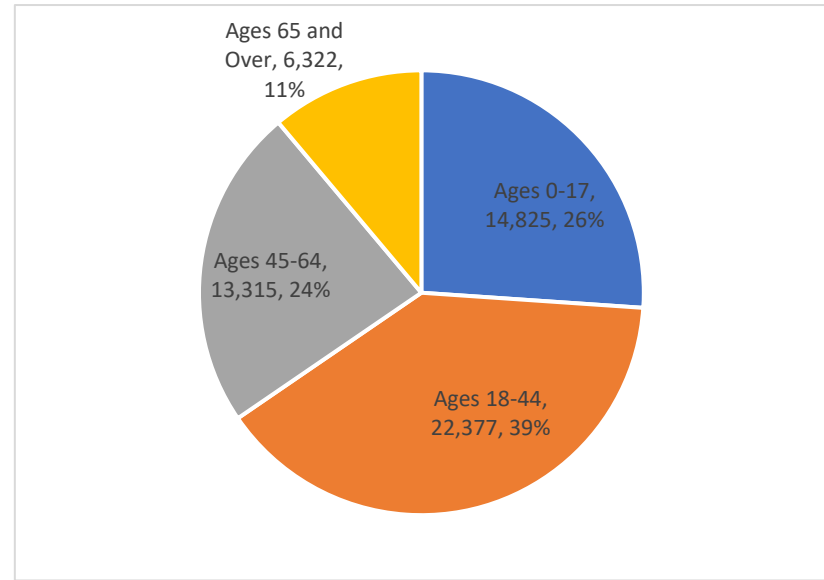
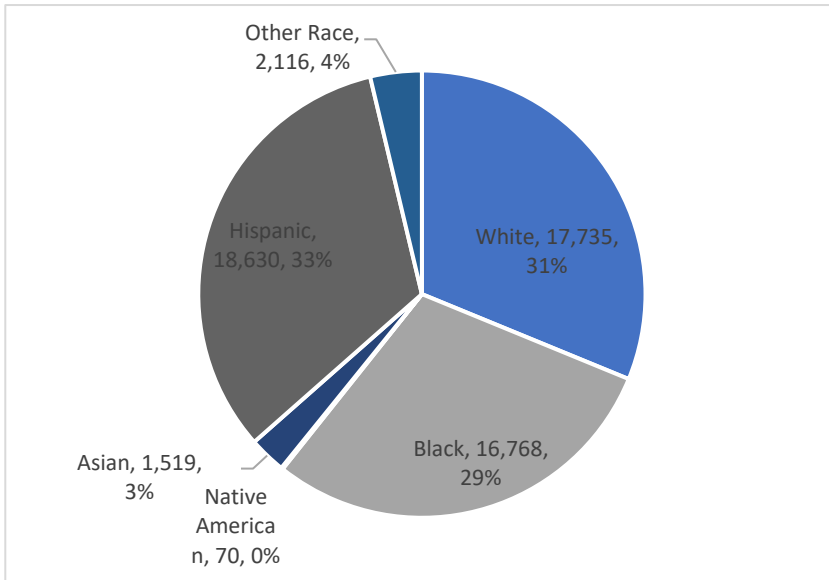
Demographic and Economic Profile



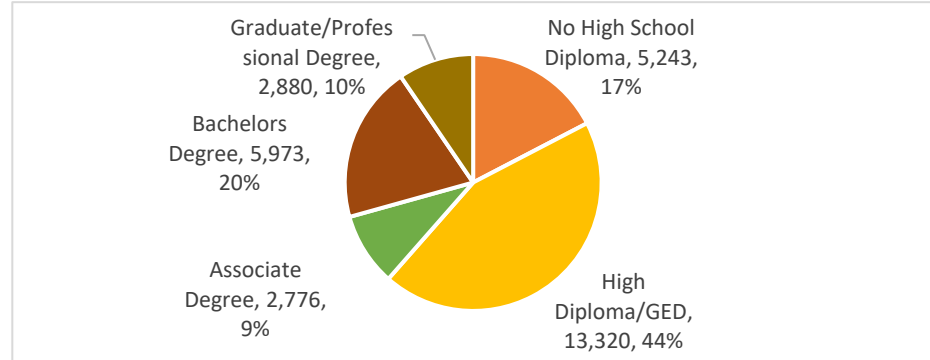
Area: **Palm_River**

White	Black	Native American	Asian	Hispanic	Other Race	Total Population
17,735	16,768	70	1,519	18,630	2,116	56,839
31%	30%	0%	3%	33%	4%	100%

Ages 0-17	Ages 18-44	Ages 45-64	Ages 65 and Over
14,825	22,377	13,315	6,322
26%	39%	23%	11%



No High School Diploma	High Diploma/GED	Associate Degree	Bachelors Degree	Graduate/Professional Degree
5,243	13,320	2,776	5,973	2,880
17%	44%	9%	20%	10%



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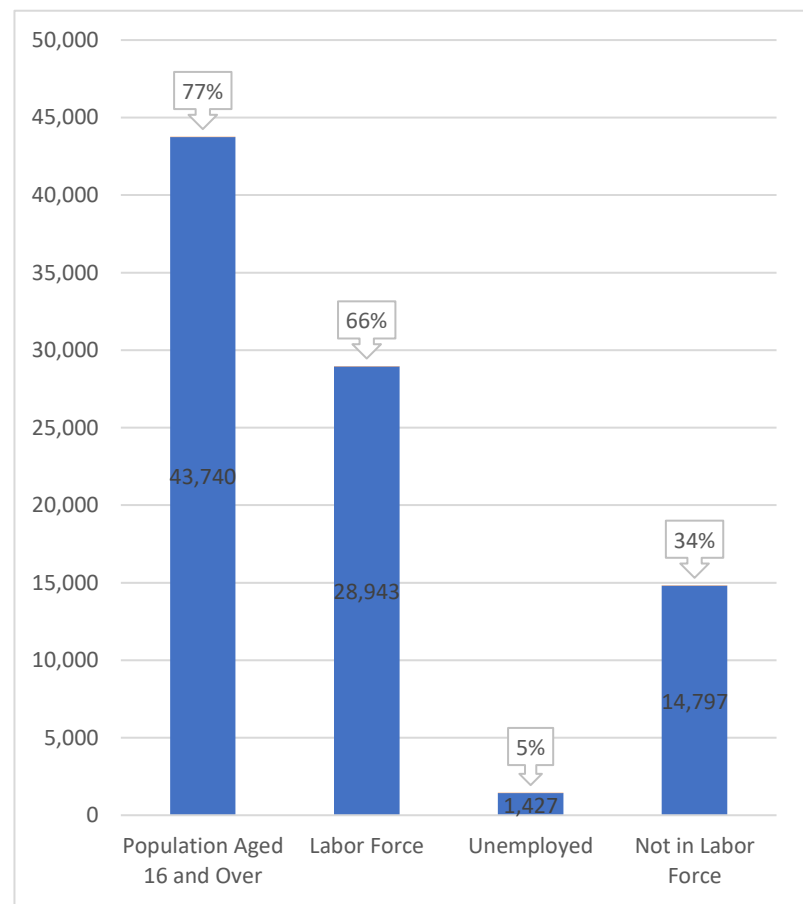
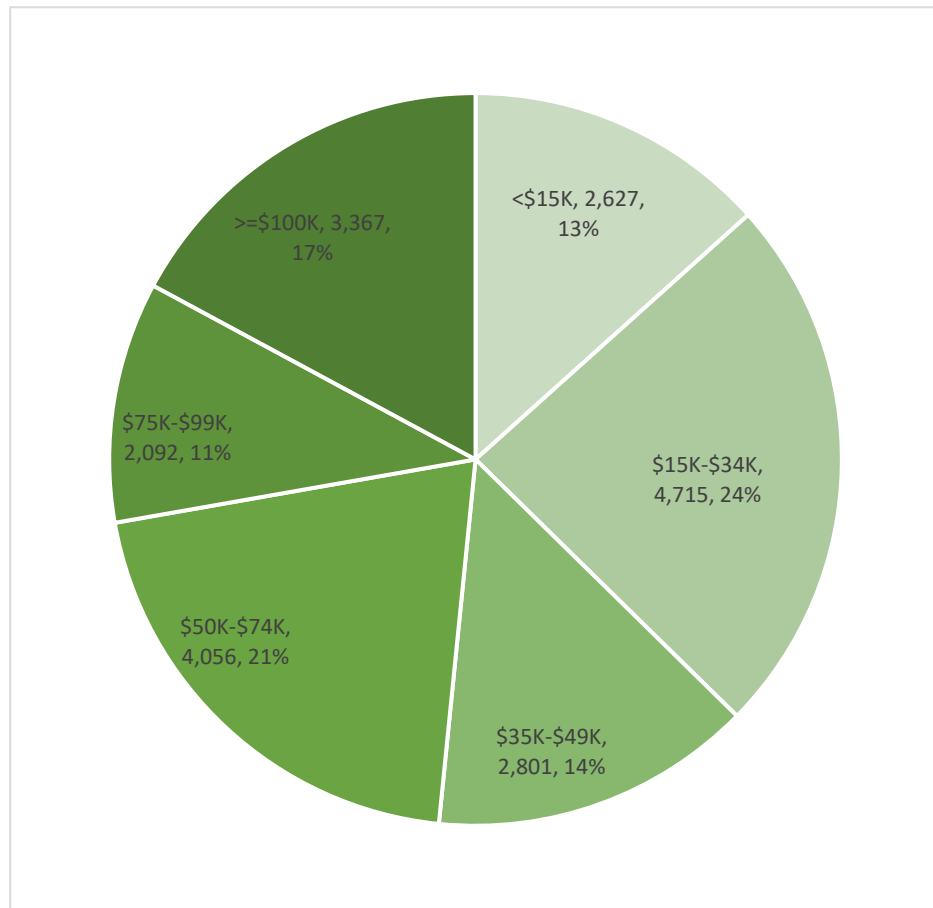
Demographic and Economic Profile

Area: **Palm_River**



<\$15K	\$15K-\$34K	\$35K-\$49K	\$50K-\$74K	\$75K-\$99K	>=\$100K
2,627	4,715	2,801	4,056	2,092	3,367
13%	24%	14%	21%	11%	17%

Population Aged 16 and Over	Labor Force	Unemployed	Not in Labor Force
43,740	28,943	1,427	14,797
77%	66%	5%	34%



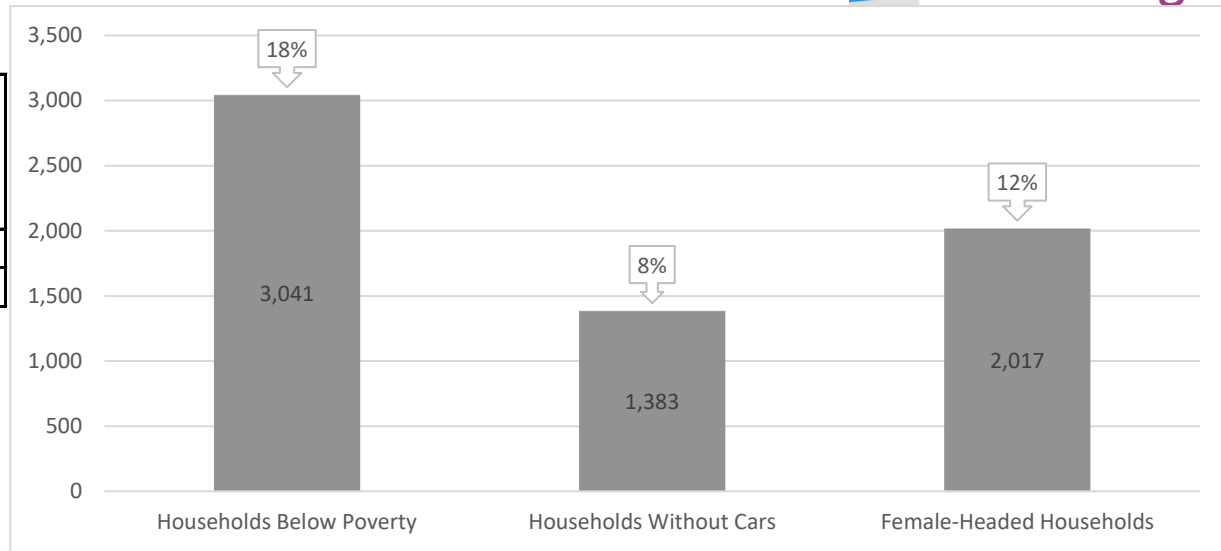
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Area: **Palm_River**

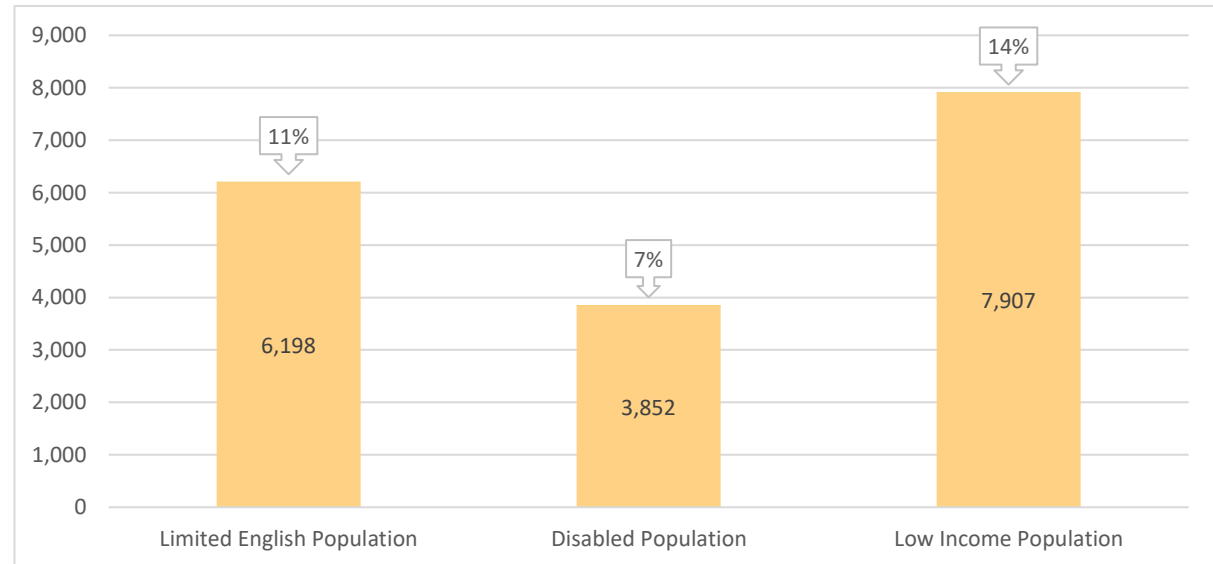
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Households Below Poverty	Households Without Cars	Female-Headed Households
3,041	1,383	2,017
18%	8%	12%



Limited English Population	Disabled Population	Low Income Population
6,198	3,852	7,907
11%	7%	14%



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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	2010-2021 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. 2010-2021 countywide employment distributed to commercial parcels using share of heated
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 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
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. 2016-2020. data.census.gov

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