

TAMPA AREA ECONOMIC SUMMARY

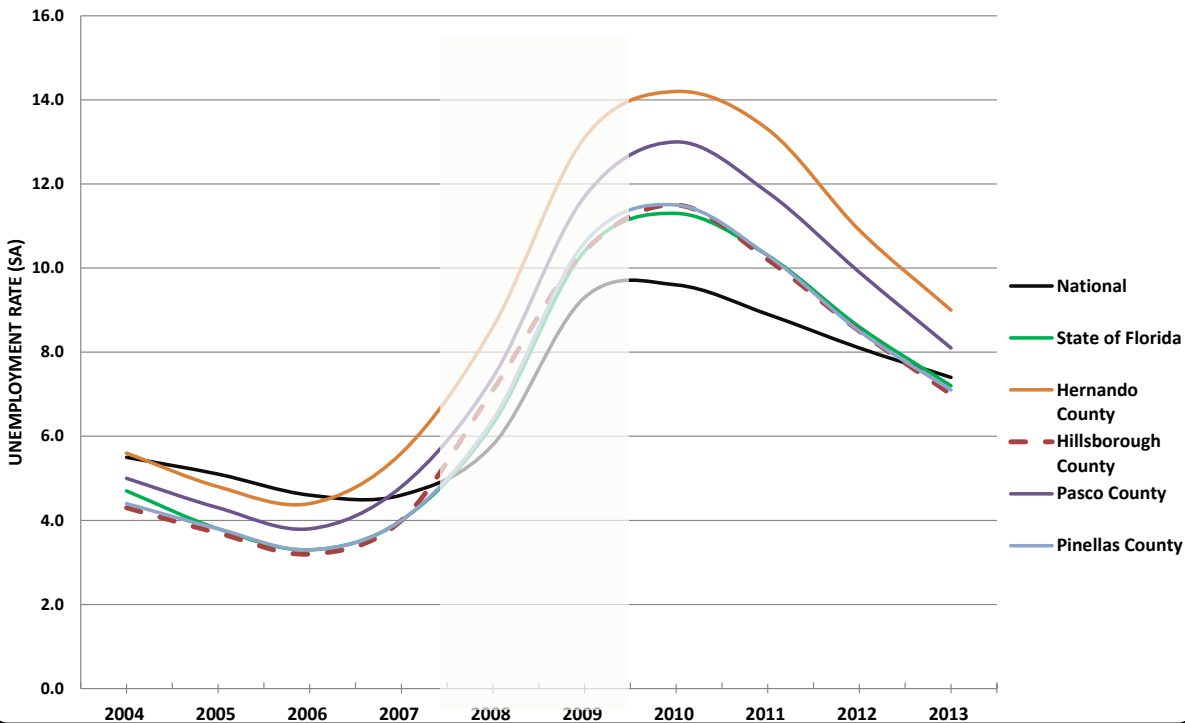
This summary presents a sampling of economic information and indicators for both Hillsborough County and the Tampa Bay Metropolitan Statistical Area (MSA). These economic indicators provide perspective on past economic performance as well as indicators for possible future performance. The goal of this report is to identify the smallest political jurisdiction and if data at the MSA level can be broken down into its respective counties, that has been done. Alongside the use of the Tampa MSA, comparisons to other Sun Belt Cities have been made to highlight trends and differences.

PERCENT UNEMPLOYMENT: YEARLY AVERAGE (2004-2013)

| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
|---------------------|------|------|------|------|------|-------|-------|-------|-------|------|
| JURISDICTION | | | | | | | | | | |
| National | 5.5% | 5.1% | 4.6% | 4.6% | 5.8% | 9.3% | 9.6% | 8.9% | 8.1% | 7.4% |
| State of Florida | 4.7% | 3.8% | 3.3% | 4.0% | 6.3% | 10.4% | 11.3% | 10.3% | 8.6% | 7.2% |
| Hernando County | 5.6% | 4.8% | 4.4% | 5.6% | 8.6% | 13.1% | 14.2% | 13.2% | 10.9% | 9.0% |
| Hillsborough County | 4.3% | 3.7% | 3.2% | 4.0% | 7.1% | 10.4% | 11.5% | 10.2% | 8.5% | 7.0% |
| Pasco County | 5.0% | 4.3% | 3.8% | 4.8% | 7.4% | 11.7% | 13.0% | 11.8% | 9.9% | 8.1% |
| Pinellas County | 4.4% | 3.8% | 3.3% | 4.0% | 6.4% | 10.6% | 11.5% | 10.3% | 8.5% | 7.1% |

Source: Florida Department of Economic Opportunity, Local Area Unemployment Statistics, Statewide and All Areas: 2004-2012. <http://www.floridajobs.org/labor-market-information/data-center/statistical-programs/local-area-unemployment-statistics>

PERCENT UNEMPLOYMENT: YEARLY AVERAGE



Date included in this brochure reflects the recession occurring from Dec. 2007-Jun. 2009.

THE PLANNING COMMISSION

LABOR FORCE TRENDS IN HILLSBOROUGH COUNTY

| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
|-------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Labor Force | 565,184 | 565,617 | 578,731 | 597,742 | 598,657 | 597,220 | 604,896 | 620,466 | 629,444 | 634,531 |
| Employment | 540,761 | 544,731 | 559,983 | 573,816 | 560,753 | 534,961 | 535,621 | 557,138 | 576,055 | 589,954 |
| Unemployment | 24,423 | 20,886 | 18,748 | 23,656 | 37,904 | 62,259 | 69,275 | 63,328 | 53,389 | 44,577 |
| Unemployment Rate | 4.3% | 3.7% | 3.2% | 4.0% | 6.3% | 10.4% | 11.5% | 10.2% | 8.5% | 7.0% |

Source: Florida Department of Economic Opportunity, Local Area Unemployment Statistics, Statewide and All Areas: 2004-2012. <http://www.floridajobs.org/labor-market-information/data-center/statistical-programs/local-area-unemployment-statistics>

HILLSBOROUGH AREA EMPLOYMENT (NUMBERS IN THOUSANDS)

| Industry | 2013 AVERAGE | Average annual change: 2012 to 2013 | |
|-----------------------------------|-----------------|--|----------------|
| | | Numeric change | Percent change |
| Natural resources and mining | 10.5 | 0.4 | 3.4% |
| Construction | 29.7 | 2.5 | 8.3% |
| Manufacturing | 24.3 | 0.5 | 2.0% |
| Trade, transportation & utilities | 117.8 | 2.1 | 1.8% |
| Information | 16.6 | 0.3 | 1.7% |
| Financial activities | 59.7 | 2.8 | 4.7% |
| Professional & business services | 110.6 | 3.1 | 2.8% |
| Education & health services | 123.1 | 3.0 | 2.4% |
| Leisure & hospitality | 69.1 | 3.1 | 4.5% |
| Other services | 17.2 | 0.4 | 2.6% |
| Public administration | 25.1 | -0.4 | -1.8% |
| Unclassified | 0.1 | 0.0 | -2.9% |

Sources: Florida Department of Economic Opportunity, Labor Market Statistics Center, Quarterly Census of Employment and Wages, 2012 Annual Data; 2013 Quarterly Data. Compiled by the Hillsborough County City-County Planning Commission.

HILLSBOROUGH COUNTY: WHERE WORKERS LIVE (ALL JOBS)

| | Count |
|--|----------------|
| Tampa city, FL | 94,074 |
| Brandon, FL | 31,726 |
| Town 'n' Country, FL | 21,684 |
| Riverview, FL | 20,643 |
| St. Petersburg, FL | 15,597 |
| Carrollwood, FL | 11,164 |
| Valrico, FL | 10,396 |
| Wesley Chapel, FL | 9,987 |
| Egypt Lake-Leto, FL | 9,757 |
| Lake Magdalene, FL | 9,013 |
| All other locations | 355,641 |
| Total all jobs | 589,682 |
| Total working in Hills. but living elsewhere | 42.1% |
| Total working & living in Hills. | 57.9% |

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Hillsborough County Inflow-Outflow Analysis, 2011.

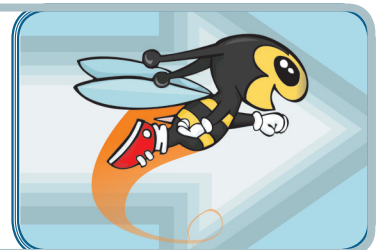
HOURLY WAGES FOR SELECTED OCCUPATIONS

| | Average Wage |
|----------------------------------|--------------|
| Accountants and auditors | \$31.71 |
| Librarians | \$26.78 |
| Registered nurses | \$30.28 |
| Customer service representatives | \$14.90 |
| Construction laborers | \$12.92 |
| Surgeons | \$103.26 |
| Real estate sales agents | \$18.11 |
| Clergy | \$21.38 |
| Air traffic controllers | \$56.38 |
| Roofers | \$15.51 |
| Chief executives | \$96.90 |
| Dishwashers | \$8.96 |
| Preschool teachers | \$12.08 |

Source: Bureau of Labor Statistics, May 2013 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Estimates for the Tampa-St.Petersburg-Clearwater, Florida Metropolitan Area.

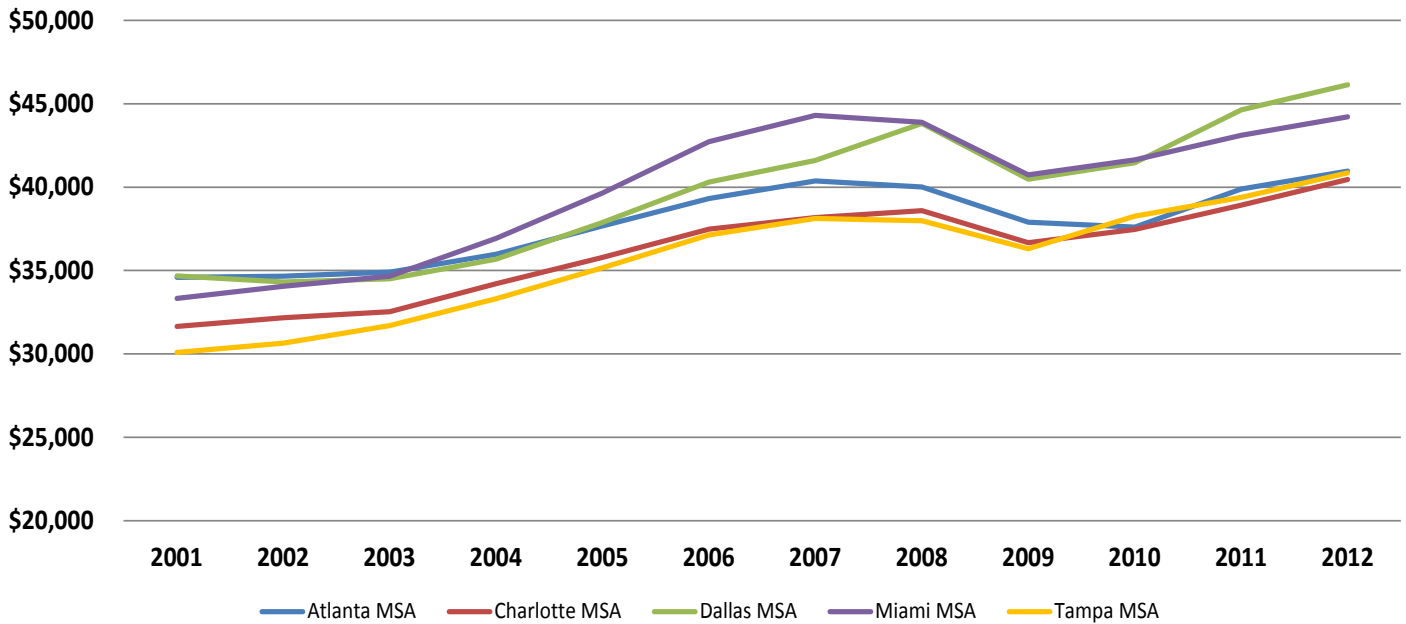
68%

Percent of county residents living and working in the county.



PERSONAL INCOME SUMMARY: PER CAPITA PERSONAL INCOME

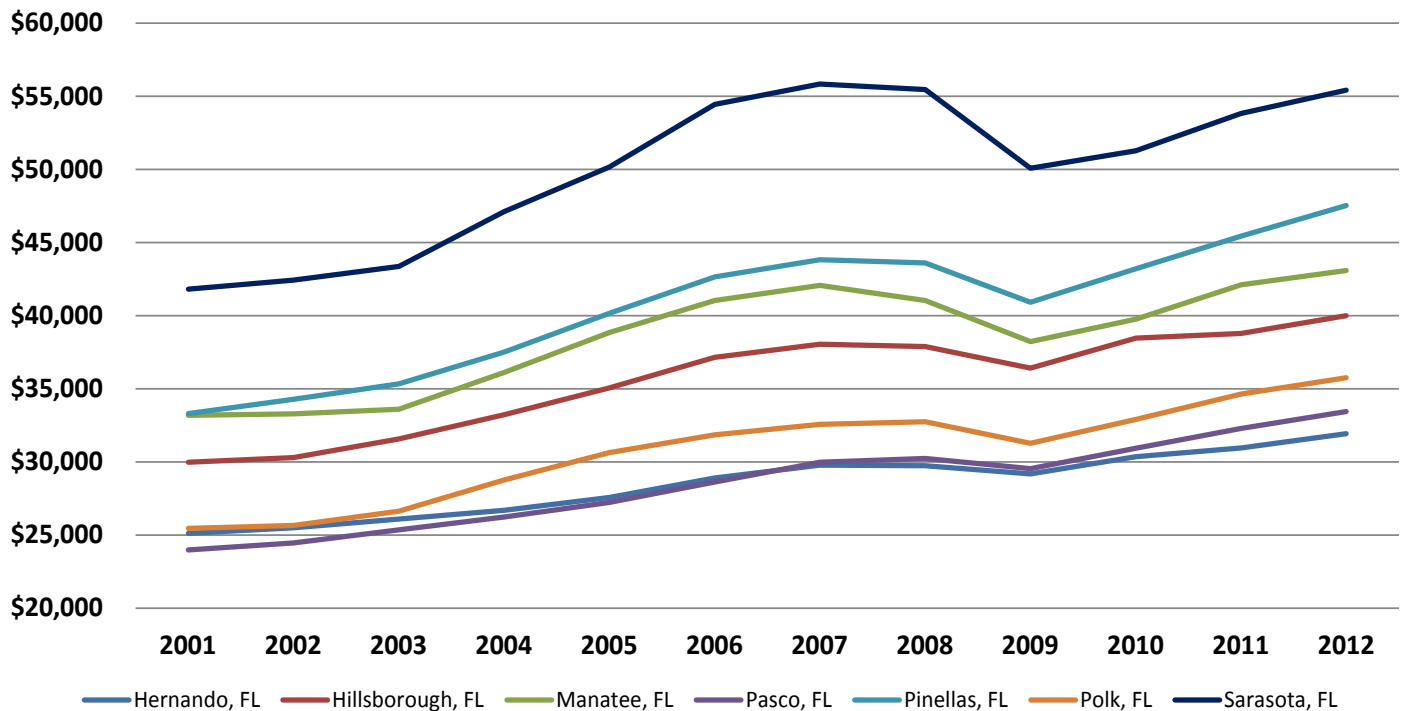
(breakdown by select Metropolitan Statistical Areas)



U.S. Department of Commerce, Bureau of Economic Analysis, Regional Data: Table CA1-3: Personal Income Summary, Per Capital Personal Income. Metropolitan Statistical Areas. Last updated May 30, 2014.

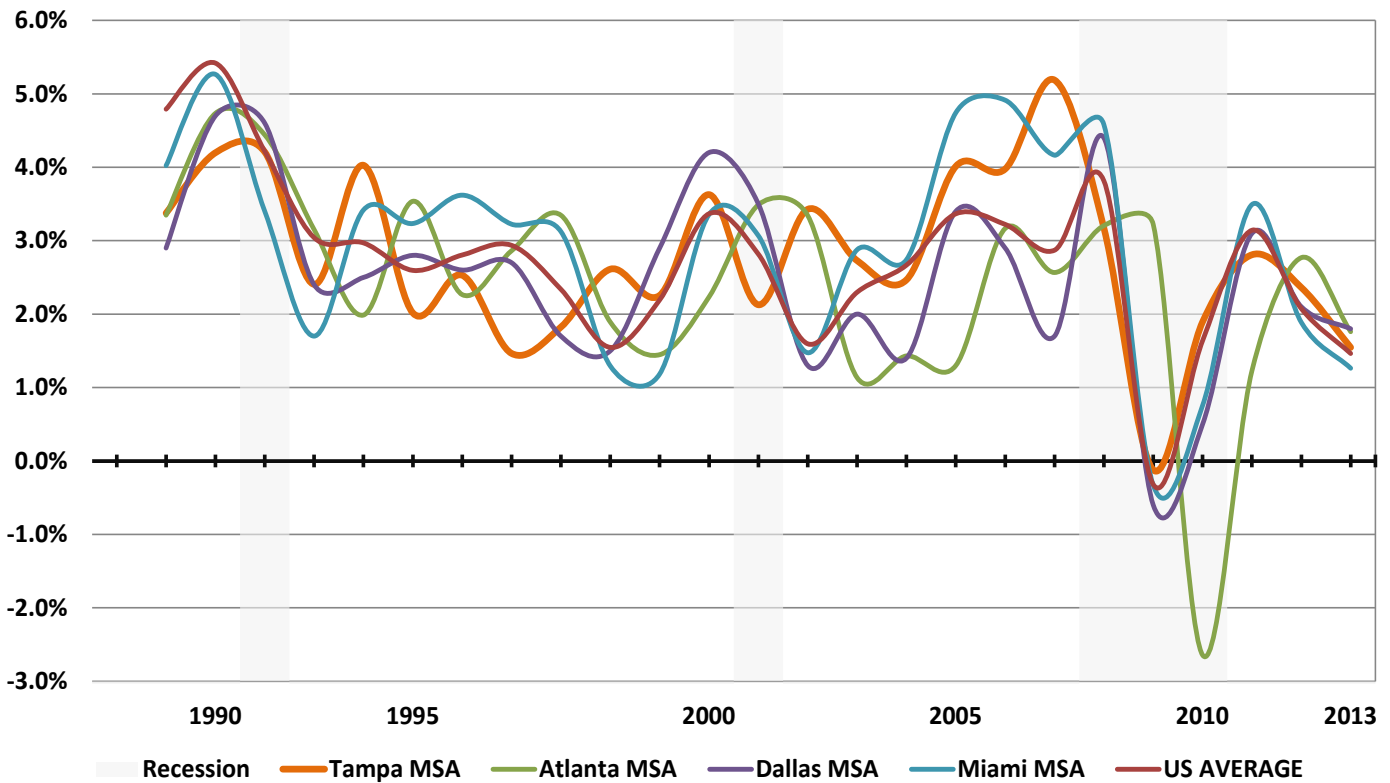
PERSONAL INCOME SUMMARY: PER CAPITA PERSONAL INCOME

(BREAKDOWN BY TAMPA METROPOLITAN STATISTICAL AREA COUNTIES)



U.S. Department of Commerce, Bureau of Economic Analysis, Regional Data: Table CA1-3: Personal Income Summary, Per Capital Personal Income. Metropolitan Statistical Areas. Last updated May 30, 2014.

CONSUMER PRICE INDEX FOR SELECTED METROPOLITAN STATISTICAL AREAS PERCENT YEAR-TO-YEAR CHANGE



Federal Reserve Bank of St. Louis, Federal Reserve Economic Data, Annual Consumer Price Index (Not Seasonally Adjusted). Compiled by the Planning Commission.

CONSUMER CONFIDENCE INDEX: HILLSBOROUGH COUNTY

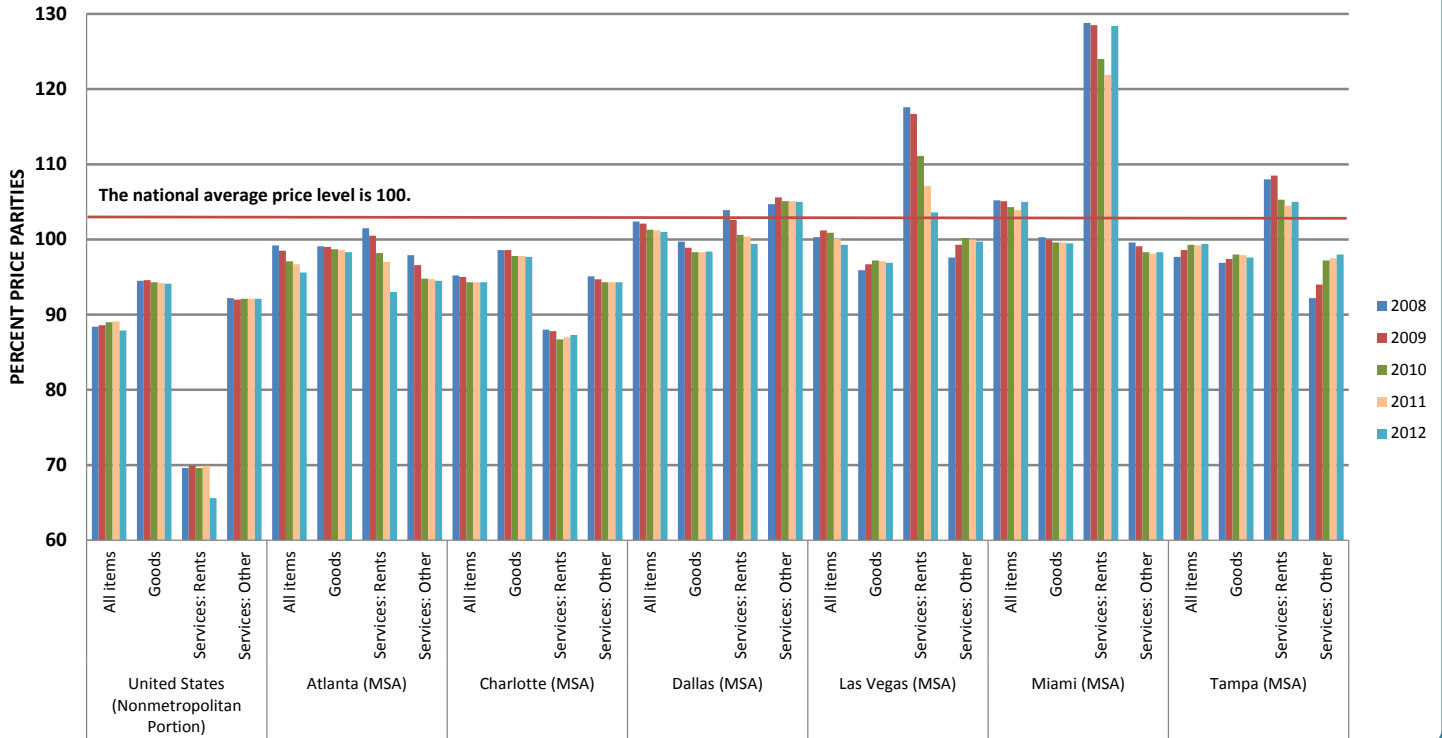
| | Jan. 2013 | Feb. 2013 | Mar. 2013 | Apr. 2013 | May 2013 | Jun. 2013 | Jul. 2013 | Aug. 2013 | Sept. 2013 | Oct. 2013 | Nov. 2013 | Dec. 2013 |
|-----------------------|-----------|-----------|-----------|-----------|----------|-----------|-----------|-----------|------------|-----------|-----------|-----------|
| Florida | 75 | 74 | 76 | 79 | 81 | 82 | 77 | 77 | 78 | 71 | 77 | 77 |
| Men | 75 | 72 | 78 | 77 | 82 | 84 | 79 | 76 | 82 | 72 | 82 | 79 |
| Women | 74 | 75 | 75 | 81 | 79 | 80 | 74 | 78 | 74 | 71 | 72 | 75 |
| Under age 60 | 80 | 76 | 77 | 87 | 85 | 91 | 80 | 81 | 82 | 79 | 79 | 84 |
| Over age 60 | 72 | 76 | 75 | 72 | 78 | 75 | 75 | 73 | 74 | 65 | 77 | 72 |
| Income under \$30,000 | 74 | 73 | 67 | 61 | 73 | 75 | 75 | 68 | 69 | 62 | 65 | 71 |
| Income over \$30,000 | 74 | 75 | 81 | 85 | 88 | 87 | 87 | 80 | 82 | 76 | 83 | 78 |

Source: University of Florida, Warrington College of Business Administration, Bureau of Economic and Business Research, Florida Consumer Confidence Index. <http://www.bebr.ufl.edu/cci>

NOTE: The Consumer Confidence Index (CCI) is an indicator of consumer's perception of the economy and how they are expressing confidence through their spending choices and/or savings and investments. The lowest index possible is a 2; the highest is 150.

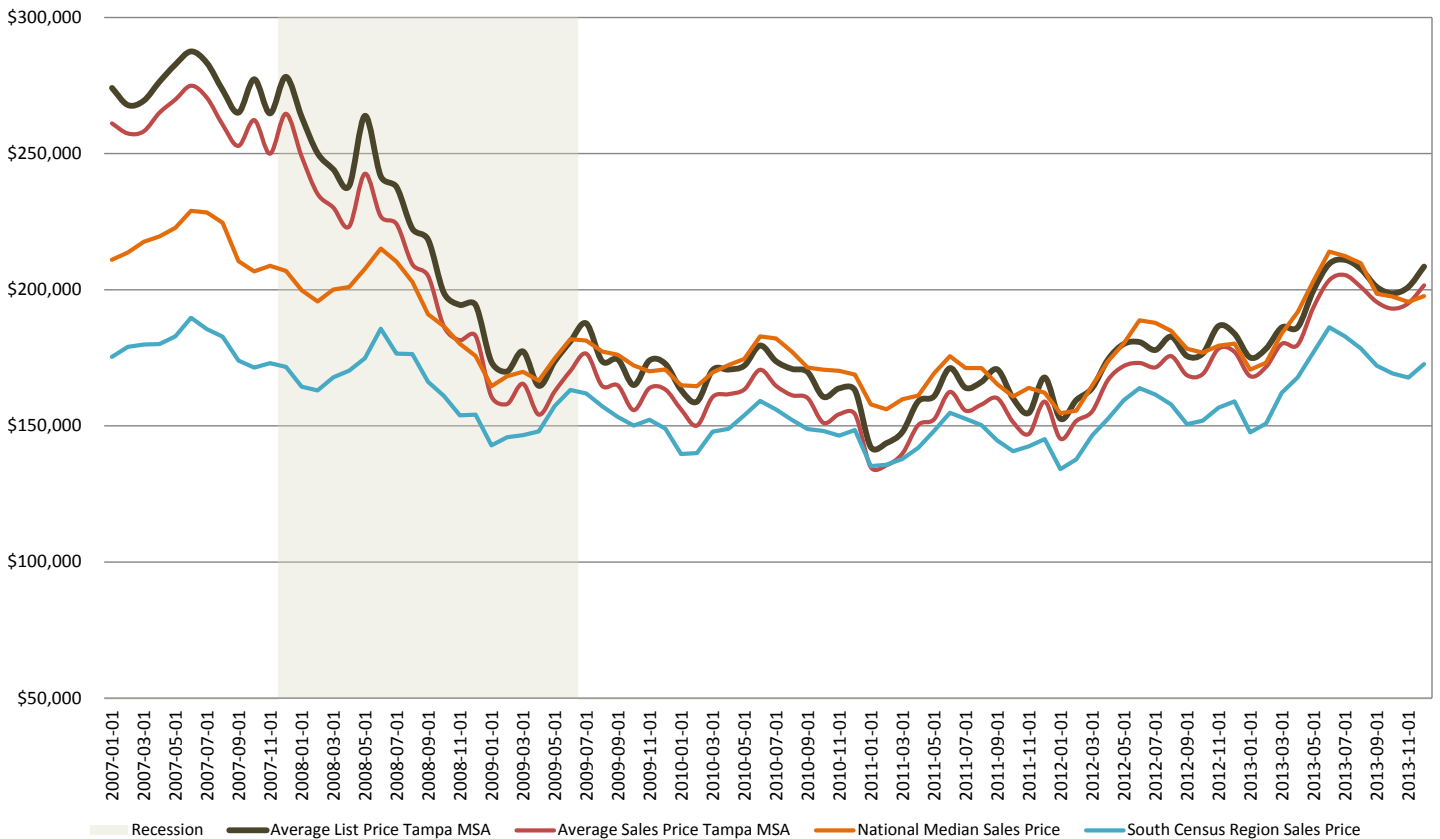
REGIONAL PRICE PARITIES: SELECT METROPOLITAN STATISTICAL AREAS & THE UNITED STATES

(Regional Price Parities are regional price levels expressed as a percentage of the overall national price level for a given year.)



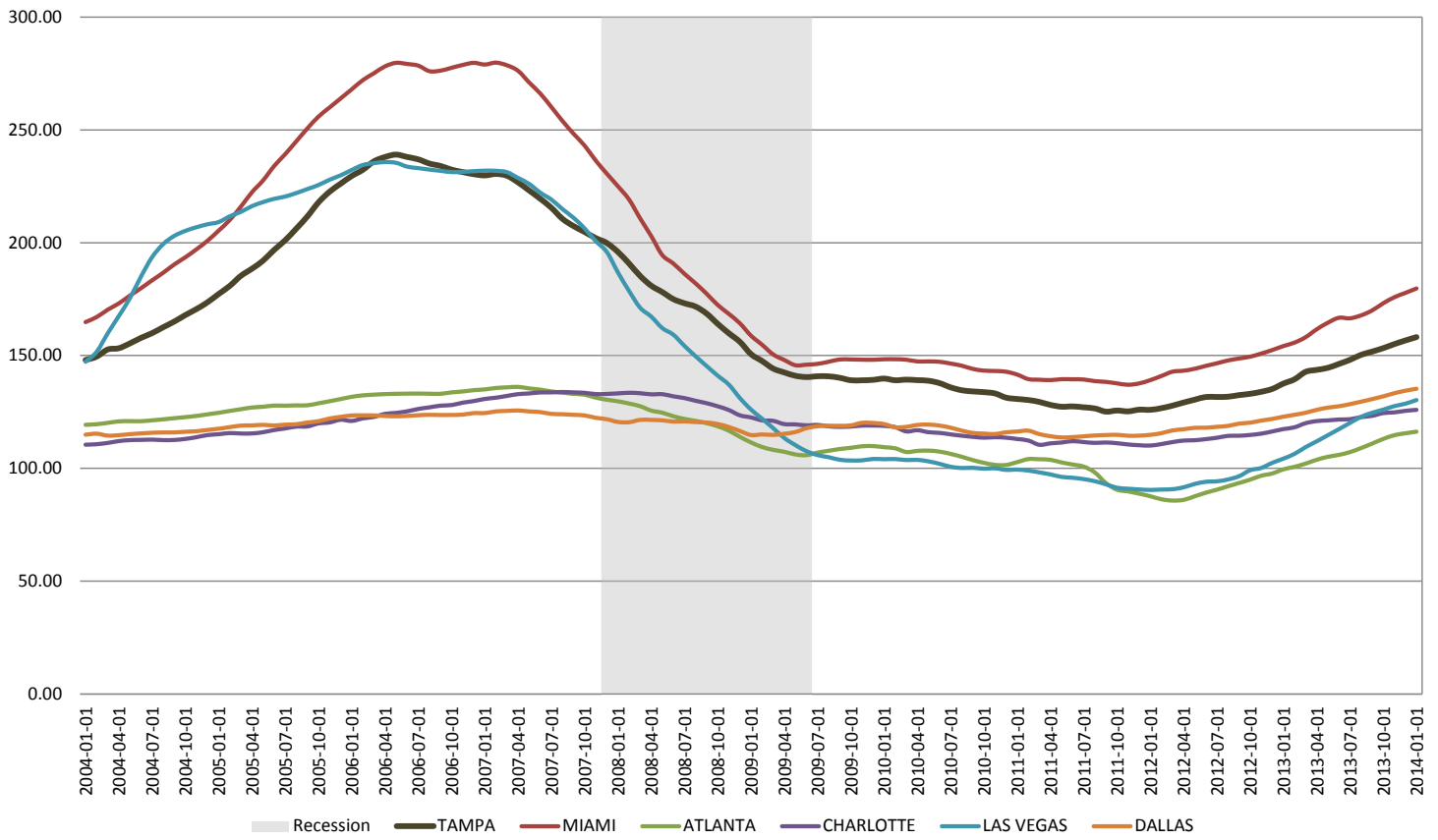
U.S. Department of Commerce, Bureau of Economic Analysis, *Regional Price Parities by Select Metropolitan Areas and the United States excluding all Metropolitan Areas, 2008-2012.* <http://www.bea.gov/itable/>

MEDIAN SALES PRICES OF EXISTING HOMES (2007-2013)



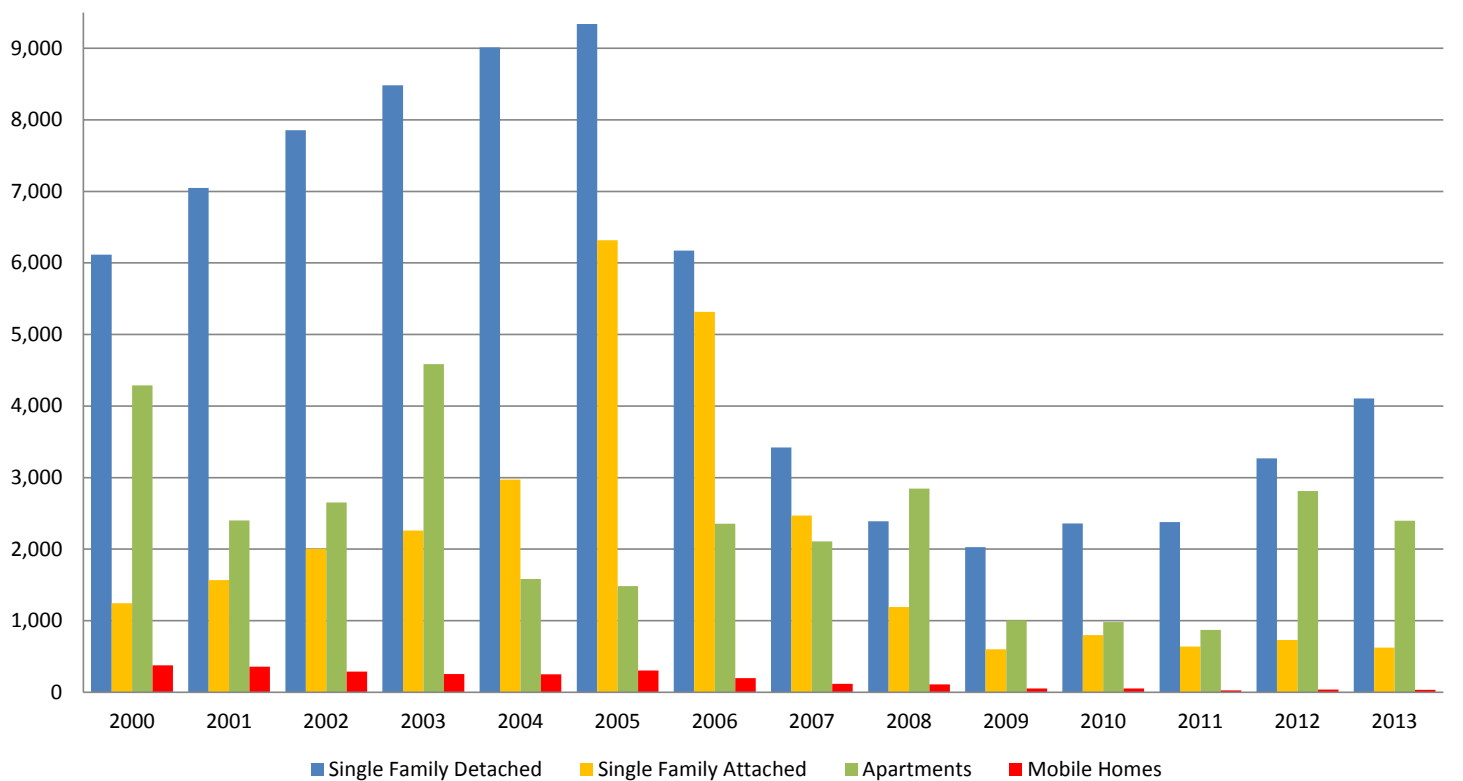
Sources: Greater Tampa Bay Association of Realtors®, *Four Year Sales and Inventory History 2006-2010*; *Four Year Sales and Inventory History 2010-2014.* Federal Reserve Bank of St. Louis, *Federal Reserve Economic Data*, National Association of Realtors, *National Median Sales Price, 2007-2013*; South Census Region Sales Price.©

CASE-SCHILLER HOUSING PRICE INDEX: SELECTED SUNBELT CITIES (2004-2014)



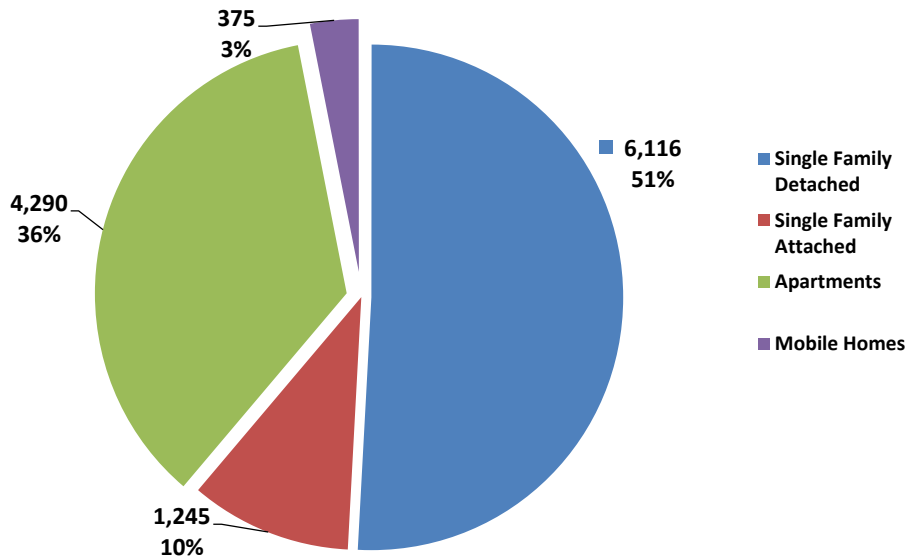
Sources: Federal Reserve Bank of St. Louis, Federal Reserve Economic Data, Case-Schiller Housing Price Index (Seasonally Adjusted). Compiled by the Planning Commission.

RESIDENTIAL UNITS PERMITTED ANNUALLY BY HOUSING TYPE

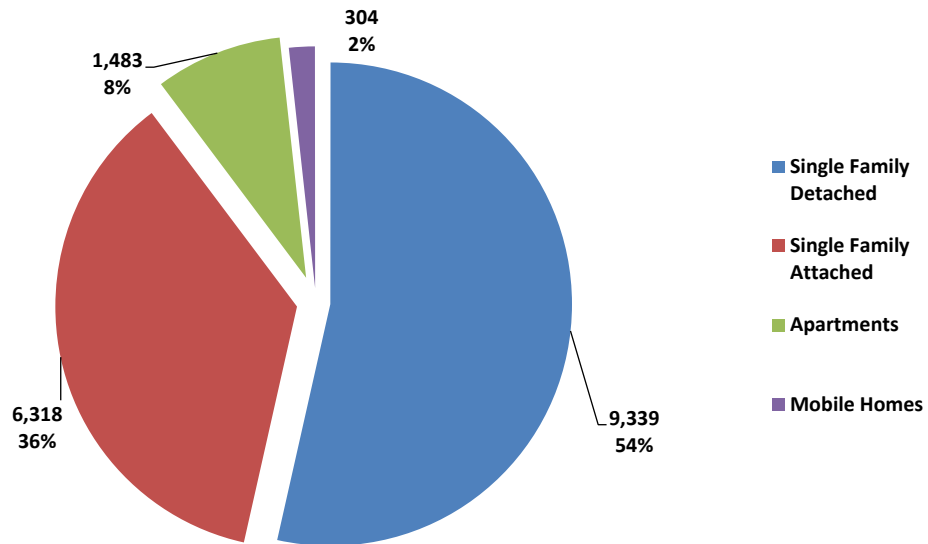


Sources: Hillsborough County City-County Planning Commission, Annual Permit Activity: 2000-2013.

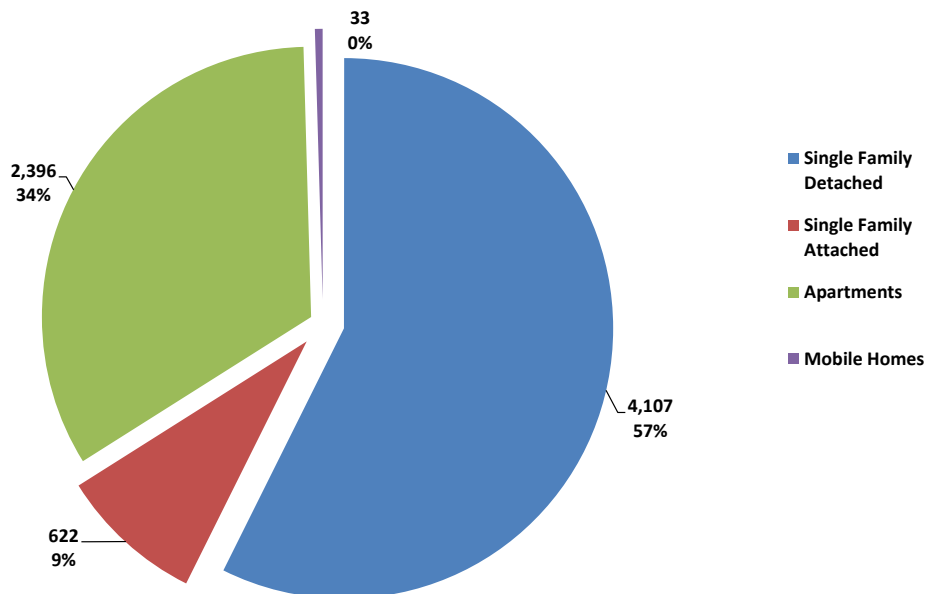
RESIDENTIAL PERMITS ISSUED BY TYPE (2000)



RESIDENTIAL PERMITS ISSUED BY TYPE (2005)



RESIDENTIAL PERMITS ISSUED BY TYPE (2013)



Sources: Hillsborough County City-County Planning Commission, Annual Permit Activity: 2000-2013.