Presentation Overview

- Overview of the Allocation Process
- Population and Employment Projections
- Trend Analysis
- 2045 Trend and Scenario Analysis
- Next Steps
Overview of the Allocation Process
Population and Employment Allocation

- Update the projections, horizon date and underlying assumptions
- Understand recent demographic trends and how they may impact Hillsborough County in the future
- Grounded in a real estate market analysis
- Look at scenarios of how policy and infrastructure changes impact where population and jobs go
- Input from all 4 local governments throughout
Results

• Trend analysis of demographic shifts and market and real estate forecasts

• Assessment of scenarios for whether they achieve our goals:
  ▪ Quality of Life
  ▪ Fiscal Sustainability
  ▪ Economic prosperity
  ▪ Responsible Growth
  ▪ Consistency of Action

• Updated population and job projections to be utilized for future planning efforts
Population and Employment Allocation

**How much will we grow?**
Population & Employment Projections

**Where will growth go? What is the trend?**
Trend and Market Analysis

**How will different infrastructure and policy decisions impact that trend?**
Alternative Allocation Scenarios

**Where do we want growth to go? What facilities will be needed?**
Hybrid Scenario

Comprehensive Plan
MPO LRTP
Master Plans
CIP
Population and Employment Projections
Control Totals

• Projected population and employment for 2045 as well as interim years

• Allows us to compare different scenarios in a uniform way
  ▪ Can we accommodate that growth? Do we want to? How? Where?

• Conditions change = plans and projections change
Population

2045 Population Projections

- **BEBR Low**: 1,300,000
- **BEBR Medium**: 1,500,000
- **BEBR High**: 1,700,000
- **W & P**: 1,900,000

- **2015**
- **2020**
- **2025**
- **2030**
- **2040**
- **2045**

2045 Population Projections:
- **BEBR Low**: 2,474,800
- **BEBR Medium**: 2,140,363
- **BEBR High**: 2,007,100
- **W & P**: 1,562,000
## Shorter Term Projections

<table>
<thead>
<tr>
<th></th>
<th>2020</th>
<th>2025</th>
<th>2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>BEBR</td>
<td>1,466,900</td>
<td>1,602,900</td>
<td>1,722,900</td>
</tr>
<tr>
<td>W&amp;P</td>
<td>1,466,512</td>
<td>1,593,378</td>
<td>1,727,334</td>
</tr>
</tbody>
</table>

![Graph comparing BEBR and W&P projections](image)
Employment

2045 Employment Projections

<table>
<thead>
<tr>
<th>Year</th>
<th>Employment</th>
<th>2045 Projections</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>0.61</td>
<td>1,376,519</td>
</tr>
<tr>
<td>2020</td>
<td>0.58</td>
<td>1,224,331</td>
</tr>
<tr>
<td>2025</td>
<td></td>
<td>1,164,118</td>
</tr>
</tbody>
</table>

2045 Population and Employment Projections
Trend Analysis
Trend Analysis

- Based on historical growth trend
- Follows Future Land Use Plan/Map
- Supported by building permit data
- Considers latest demographic data
- Real estate market analysis consultant review
- Draft data/maps attached
2045 Trend and Scenario Analysis
2045 Trend and Scenario Analysis

- What do you want to get out of it?
- Test and update assumptions from Imagine 2040
- Test impact of different infrastructure decisions
Next Steps
Timeline

• Trend and Market Analysis – early 2018
• Alternative Scenarios – Spring 2018
• Outreach – Summer 2018
• Hybrid Scenario – Fall 2018
Attachments – Draft Trend Analysis Maps
## Land Use Trends

### Developed land: 1960

|-------------|------|------|------|------|------|------|---------|

Source: Hillsborough County MPO

2045 Population and Employment Projections
Land Use Trends
Developed land: 1970

**Development**
- 1960
- 1970
- 1980
- 1990
- 2000
- 2010
- Present

Source: Hillsborough County MPO
Land Use Trends
Developed land: 1980

Development
- 1960
- 1970
- 1980
- 1990
- 2000
- 2010
- Present

Source: Hillsborough County MPO

2045 Population and Employment Projections
Land Use Trends
Developed land: 1990

Development
- 1960
- 1970
- 1980
- 1990
- 2000
- 2010
- Present

Source: Hillsborough County MPO
Land Use Trends
Developed land: 2000

Development

- 1960
- 1970
- 1980
- 1990
- 2000
- 2010
- Present

Source: Hillsborough County MPO
Land Use Trends
Developed land: 2010

Development
- 1960
- 1970
- 1980
- 1990
- 2000
- 2010
- Present

Source: Hillsborough County MPO

2045 Population and Employment Projections
Land Use Trends
Developed land: Present

Development
- 1960
- 1970
- 1980
- 1990
- 2000
- 2010
- Present

Source: Hillsborough County MPO
Land Use Trends

County Land Use

- Agricultural: 25%
- Government-Owned: 26%
- Single Family Residential: 21%
- Multi-Family Residential: 3%
- Office: 1%
- Park/Open Space: 6%
- Industrial: 7%
- Commercial: 2%
- Right of Way: 1%
- Vacant: 8%

Source: Hillsborough County MPO
Residential: Key Findings

- Steady, continuous growth
- Trend toward smaller lot sizes
- Unit type balance remains constant
- Seasonal housing is concentrated in the south
Residential Growth Trends

Dwelling Units

12% Increase from 2005 – 2015

1.14% Annual Average Growth

Source: U.S. Census Bureau, 2005-2015 American Community Survey 5-Year Estimates
Residential Growth Trends

Housing Type

- Single-Family: 56%
- Multi-Family: 29%
- Attached: 7%
- Mobile Home or Other: 8%

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

2045 Population and Employment Projections
Residential Growth Trends
Housing Type

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>2005</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family</td>
<td>56.3%</td>
<td>56.2%</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>29.1%</td>
<td>29.4%</td>
</tr>
<tr>
<td>Mobile Home or Other</td>
<td>9.0%</td>
<td>7.7%</td>
</tr>
<tr>
<td>Single-Family Attached</td>
<td>5.6%</td>
<td>6.7%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates
Residential Growth Trends
Single-Family Residential Lot Size - Countywide

Source: Hillsborough County MPO

<table>
<thead>
<tr>
<th>Year</th>
<th>Acres</th>
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<tbody>
<tr>
<td>1960</td>
<td>0.66</td>
</tr>
<tr>
<td>1970</td>
<td>0.63</td>
</tr>
<tr>
<td>1980</td>
<td>0.62</td>
</tr>
<tr>
<td>1990</td>
<td>0.60</td>
</tr>
<tr>
<td>2000</td>
<td>0.59</td>
</tr>
<tr>
<td>2010</td>
<td>0.58</td>
</tr>
<tr>
<td>Present</td>
<td>0.56</td>
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</table>
Employment and Activities: Key Findings

• Bulk of employment is in professional, office, services, retail
• Strong growth in employment since 2010
• Strong growth in floor space since 2000, leveling off in 2010
• Employee space utilization is becoming more efficient
• FAR has leveled off
Employment Growth Trends

Total Employment

<table>
<thead>
<tr>
<th>Component</th>
<th>2010</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office + Commercial</td>
<td>472,100</td>
<td>585,800</td>
</tr>
<tr>
<td>Industrial</td>
<td>115,100</td>
<td>149,600</td>
</tr>
<tr>
<td>Institutional</td>
<td>0</td>
<td>84,200</td>
</tr>
</tbody>
</table>

24% increase

30% increase

2% increase

Census Bureau, Florida Department of Economic Opportunity, Bureau of Economic Analysis. Heated square footage reported in Hillsborough County Property Appraiser parcel database. 2045 Population and Employment Projections
Employment Growth Trends

Floor Area (millions of square feet)

Floor Area (millions of square feet)

<table>
<thead>
<tr>
<th>Year</th>
<th>Office</th>
<th>Commercial</th>
<th>Industrial</th>
<th>Institutional</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>48.4</td>
<td>58.5</td>
<td>80.2</td>
<td>60.5</td>
</tr>
<tr>
<td>2010</td>
<td>58.5</td>
<td>65.4</td>
<td>83.6</td>
<td>80.8</td>
</tr>
<tr>
<td>2017</td>
<td>60.5</td>
<td>80.2</td>
<td>100.5</td>
<td>86.0</td>
</tr>
<tr>
<td>2025</td>
<td>80.8</td>
<td>103.8</td>
<td>104.2</td>
<td>101.6</td>
</tr>
</tbody>
</table>

- **Office**: 25% increase
- **Commercial**: 28% increase
- **Industrial**: 21% increase
- **Institutional**: 29% increase

Census Bureau, Florida Department of Economic Opportunity, Bureau of Economic Analysis. Heated square footage reported in Hillsborough County Property Appraiser parcel database.
Employment Growth Trends

Non-Residential Intensity (FAR)

Source: Hillsborough County MPO
Employment Growth Trends

Commercial Character

Source: Hillsborough County MPO
Population and Demographic Trends: Key Findings

- Hillsborough population share is stable
- Pasco’s share is growing, Pinellas declining
- The county is trending older
- Much larger share of millennials in multi-family housing
- Average household size on a slight decline
- Significant patterns in student enrollment (suburban), zero-car households (urban)
Population and Demographic Trends
Age Cohorts

Source: Steven Ruggles, J. Trent Alexander, Katie Genadek, Ronald Goeken, Matthew B. Schroeder, and Matthew Sobek, Integrated Public Use Microdata Series: Version 5.0 (Machine-readable database), Minneapolis, Minnesota: Minnesota Population Center (producer and distributor), 2010, and BEBR
Population and Demographic Trends
Age Cohorts

- Under 18
- 18 - 34
- 35 - 49
- 50 - 64
- 65 and Over

Source: Steven Ruggles, J. Trent Alexander, Katie Genadek, Ronald Goeken, Matthew B. Schroeder, and Matthew Sobek, Integrated Public Use Microdata Series: Version 5.0 (Machine-readable database), Minneapolis, Minnesota: Minnesota Population Center (producer and distributor), 2010. and BEBR
Population and Demographic Trends
Age Cohorts by Housing Type

<table>
<thead>
<tr>
<th>Age Cohort</th>
<th>Single-Family</th>
<th>Multi-Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5</td>
<td>6%</td>
<td>8%</td>
</tr>
<tr>
<td>5 to 9</td>
<td>7%</td>
<td>7%</td>
</tr>
<tr>
<td>10 to 14</td>
<td>7%</td>
<td>5%</td>
</tr>
<tr>
<td>15 to 17</td>
<td>4%</td>
<td>4%</td>
</tr>
<tr>
<td>18 to 34</td>
<td>38%</td>
<td></td>
</tr>
<tr>
<td>35 to 49</td>
<td>21%</td>
<td>20%</td>
</tr>
<tr>
<td>50 - 64</td>
<td>21%</td>
<td>12%</td>
</tr>
<tr>
<td>65 and Up</td>
<td>15%</td>
<td>7%</td>
</tr>
</tbody>
</table>

Source: Steven Ruggles, J. Trent Alexander, Katie Genadek, Ronald Goeken, Matthew B. Schroeder, and Matthew Sobek, Integrated Public Use Microdata Series: Version 5.0 (Machine-readable database), Minneapolis, Minnesota: Minnesota Population Center (producer and distributor), 2010 and BEBR
Population and Demographic Trends

Commute Characteristics

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

2045 Population and Employment Projections