



Housing Needs Assessment
Data Report

City Planning Department
March 2024

Contents

Introduction	2
Affordable Housing Need	2
Demographics and Socioeconomic Data	9
Housing Supply	16

Maps, Graphs, and Tables

Affordable and Available Units by AMI (Area Median Income).....	2
Cost Burden Over Time by Tenure and Mortgage Status	3
Household Growth by Projected Cost Burden	3
Subsidized Housing Inventory	3
Subsidized Housing Location and Affordability Period Status	7
Constructed and Lost Subsidized Units 2014-2023	8
Affordable Units Expected to Expire 2023-2032	8
Population Growth (Absolute)	9
Population Growth (Percent Change Over Time).....	9
Household Growth (Absolute)	9
Household Growth (Percent Change Over Time).....	9
Percent of Income Spent on Housing and Transportation	10
Median Percentage of Income Spent on Housing and Transportation by Planning District	11
Average Household Size.....	12
Average Household Size Changes: 2000-2010 and 2010-2021	12
Age changes.....	13
Age projections.....	13
Race and Ethnicity.....	13
Minority Population - 2021 Block Groups	14
Point in Time Unhoused Population Demographics.....	15
Household Growth Projections by AMI.....	15
Housing Units Change Over Time	16
Housing Unit Growth and Population Growth	16
Units in Residence as Percent of Occupied Units Over Time	16
Permitted Residential Units by Unit Type 2018-2022	17
Number of Bedrooms in Units as Percent of Housing Stock	17
Tenure	18
Household Projections by Tenure	18
Household Growth Projection by Tenure.....	19
Number of Units in Home by Tenure	19
Renter-Occupied Units - Number of Bedrooms (Supply) Compared with Household Sizes (Demand)	20
Zillow Monthly Typical Home Value, Seasonally Adjusted (May 2014 to May 2023).....	20
Typical Home Value by Zip Code	21
Zillow Monthly Typical Rent, Seasonally Adjusted (May 2014 to May 2023).....	21
Typical Rent by Zip Code	22
Vacant Land by Subdistrict.....	22
Substandard Housing	22
Median Year Structure Built.....	23
Substandard Housing - 2021 Block Groups	24
Vacancy and Occupancy Status.....	25
Vacancy - 2021 Block Groups	26
Florida Department of Revenue (FDOR) Tampa Units by Decade Built, Type, Value, and Size.....	27
Short-Term Rental Properties by Zip Code (Total)	28

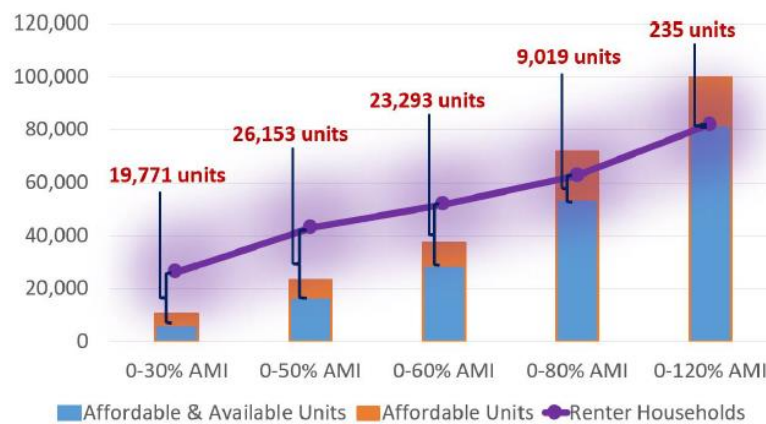
Introduction

In response to increasing population, changing demographics, and a challenging housing market, the City of Tampa has undertaken a Housing Needs Assessment to quantify current and future needs as well as numerous factors that influence housing demand and affordability across the city. This report summarizes various data on housing-related dynamics, including demographic and socioeconomic trends, existing housing supply, housing production, and other factors shaping Tampa’s housing landscape.

Data sources for this report include American Community Survey (ACS) 1-year estimates, ACS 5-year estimates, decennial census data, Hillsborough County Property Appraiser records, Zillow data, and short-term rental websites. Additionally, this report incorporates data and analysis from the University of Florida Shimberg Center for Housing Studies and the Florida Housing Data Clearinghouse.

Affordable Housing Need

1: Affordable and Available Units by AMI (Area Median Income)



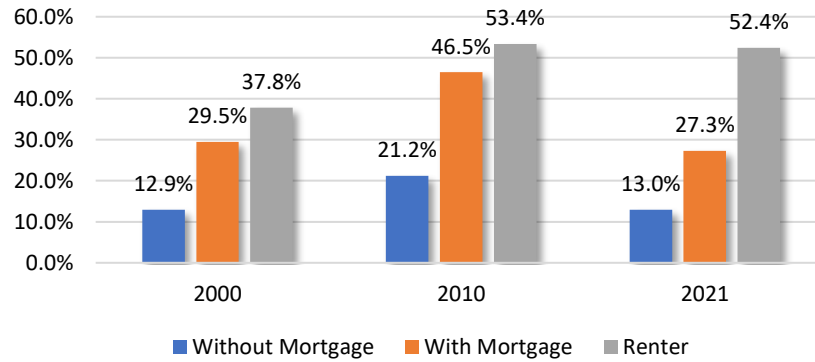
Source: Shimberg Center for Housing Studies analysis of 2021 American Community Survey Public Use Microdata Sample (PUMS) data.

The chart above reports the number of units that are affordable to households of various incomes, reported as a percentage of the area median income (AMI). It also reports the number of units that are affordable *and* available to a household at that income level. A unit is considered affordable and available if it’s not occupied by a household earning a higher income. The number of renters within each income category is also shown.

The difference between the number of units available to a particular income level and the number of renters at that income level can be understood as a “housing gap,” or unmet demand for housing affordable to that income group. For example, according to 2021 data, Tampa had an estimated 40,000 renter households making up to 50% of the AMI. The city had less than 20,000 affordable and available units to serve them, resulting in an estimated 26,153-unit gap. One conclusion that can be drawn from estimated housing gap is that renters at that income level are having to pay housing costs that comprise more than 30 percent of their household income – taking on a higher cost burden to live in Tampa.

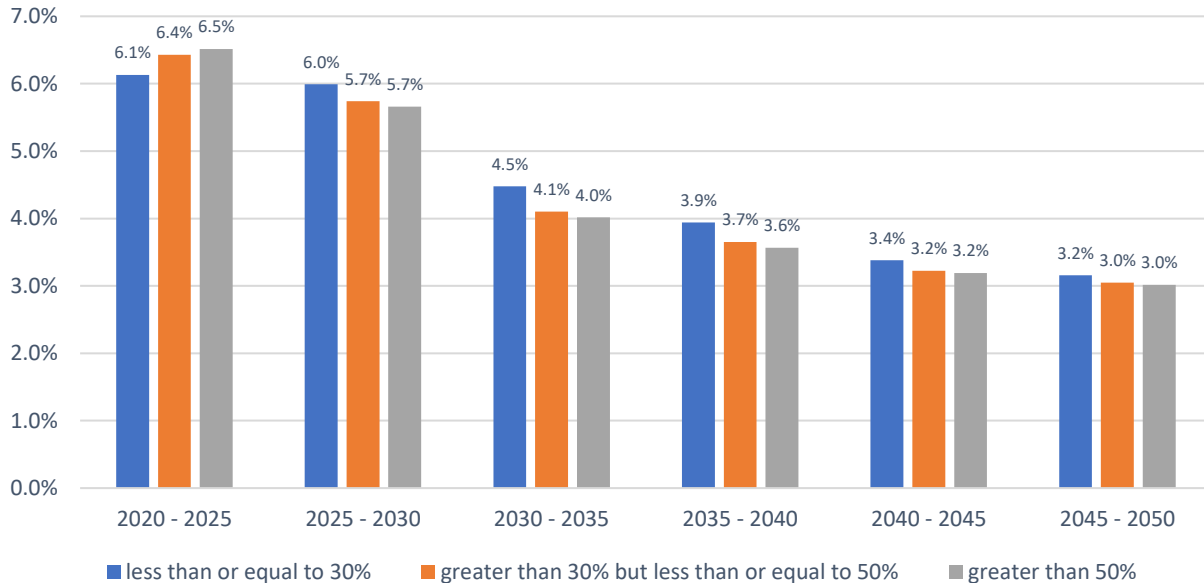
Please note that, for accuracy, the total available units for an income category are reported cumulatively up to an AMI ceiling (0-30% AMI, 0-50% AMI, etc.). That’s because a unit affordable to a lower income household is also available to a higher income household. Reporting discrete unit totals for each income level would result in a less accurate accounting of available units because some renters may be occupying a unit that’s also affordable to a lower income household.

2: Cost Burden Over Time by Tenure and Mortgage Status



Source: American Community Survey 1-year Estimates; Decennial Census. A household is considered cost burdened when it spends more than 30 percent of its income on rent, mortgage, and other housing needs.

3: Household Growth by Projected Cost Burden



Source: Florida Housing Data Clearinghouse Comprehensive Plan Data, 2021

4: Subsidized Housing Inventory

Development Name	Street Address	City	Total Units	Assisted Units
Acorn Trace Apartments	11115 N Nebraska Ave	Tampa	100	100
Apartments Of River Oaks	4101 Oak Knoll Ct	Tampa	260	260
Aqua Apartments	4505 N Rome Ave	Tampa	197	197
Arbor Place	1915 E 131 Ave	Tampa	32	32
Asher House	To be determined	Tampa	6	6
Baytown Apartments	South of Old Memorial Hwy & Montague St	Tampa	30	30
Belmont Heights Estates	3540 North 20th St	Tampa	358	348
Belmont Heights Estates II	3540 North 20th St	Tampa	201	169
Belmont Heights Phase Iii	2000 E 32nd Ave	Tampa	266	266

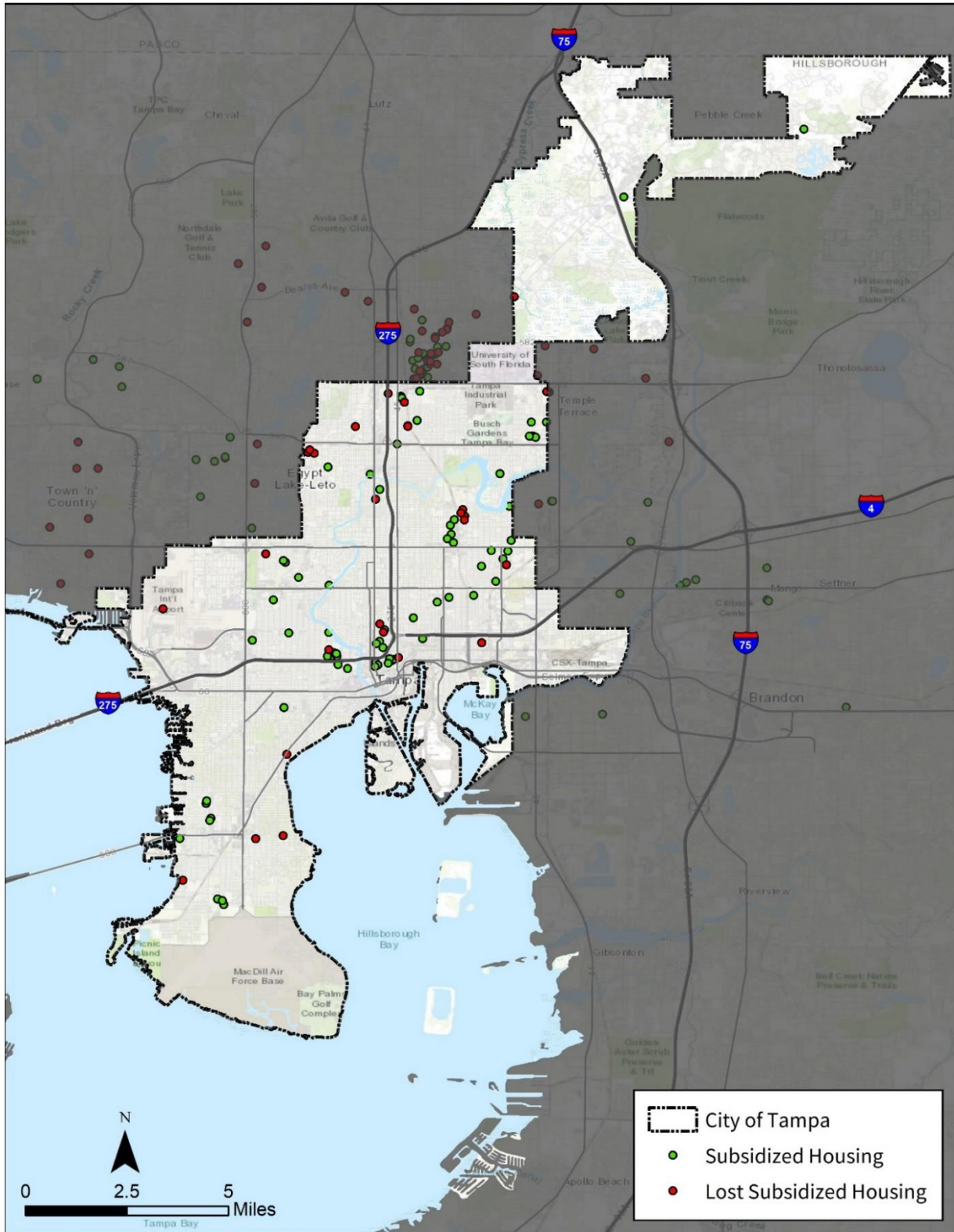
Development Name	Street Address	City	Total Units	Assisted Units
Blessed Sacrament Manor	6915 12th Ave South	Tampa	68	68
Blue Sky Brandon	504 Cobalt Blue Dr	Tampa	120	120
Bldv At West River	Main St & N Oregon Ave	Tampa	118	96
Bldv Tower 3	1305 West Main St	Tampa	133	107
Bldv Tower 4 and Bldv Villas	1308 & 1546 West Chestnut St	Tampa	134	134
Brandywine	5029 North 40th St	Tampa	144	144
Bristol Bay	4821 Bristol Bay Way	Tampa	300	300
Casa De Palma	302 E Palm Ave	Tampa	24	24
Cedar Forest	12835 Cedar Forest Dr	Tampa	200	200
Cedar Pointe	6974 Temple Palms Ave	Tampa	8	8
Cedar Pointe Apartments Phase II	6952 Temple Palms Ave	Tampa	13	13
Central Court Apartments	2510 Central Ave	Tampa	68	68
Centro Place Apartments	1302 E. 21st Ave	Tampa	160	128
Cinnamon Cove	12401 North 15th St	Tampa	314	314
Claymore Crossings	4610 Claymore Dr	Tampa	260	260
Clipper Bay Apartments	6727 South Lois Ave.	Tampa	276	249
Clipper Cove	7009 Interbay Blvd	Tampa	176	176
Columbus Court Apartments	2802 Satellite Ct	Tampa	160	160
Country Oaks Apartments	14316 Dake Ln	Tampa	148	148
Cross Creek	6950 Emery Mill Dr	Tampa	192	192
Ella At Encore	1210 Ray Charles Blvd	Tampa	160	160
Epiphany Arms	2508 E Hanna Ave	Tampa	76	76
Evergreen	1807 Canberra Ln	Tampa	40	40
Fairview Cove I	3755 Fairview Cove Ln	Tampa	88	88
Fairview Cove II	3755 Fairview Cove Ln	Tampa	66	66
Fountains At Falkenburg	4409 Tuscany Glen Cir	Tampa	152	118
Fountainview	1301 Floating Fountain Cir	Tampa	132	132
Freedom Village II	5002 S Bridge St	Tampa	40	40
Gardens At Rose Harbor	11927 Rose Harbor Dr	Tampa	160	160
Gardens At South Bay	6720 South Lois Ave	Tampa	216	196
Grace Manor	8402 N Hurbert Ave	Tampa	19	19
Graham At Gracepoint	2400 E. Henry Ave	Tampa	90	90
Grande Oaks	2604 East Hanna Ave	Tampa	168	168
Hacienda De Ybor	1615 Hacienda Ct	Tampa	97	97
Hacienda Villas	1510 E Palm Ave	Tampa	98	98
Haley Park	13045 North 15th St	Tampa	80	80
Hassinger Properties C	1913 & 1915 East 137th Ave.	Tampa	2	2
Hassinger Properties D	1917 & 1919 East 137th Ave.	Tampa	2	2
Hassinger Properties E	10019 Hyacinth Ave	Tampa	2	2
Heights at Gracepoint	2215 East Henry Ave	Tampa	64	64
Heritage Pines	10501 Cross Creek Blvd.	Tampa	340	340
Hillsborough Voa Living Center II	3610 Beach St	Tampa	9	8
Hillsborough Voa Living Center Iii	8433 North Lois Ave	Tampa	8	7
Hunt Club	9450 Lazy Ln	Tampa	96	96
Hunter Oaks Apartments	8314 N Rome Ave	Tampa	24	24
Hunters Run I	6402 Royal Hunt Dr	Tampa	216	216
Hunters Run II	6402 Royal Hunt Dr	Tampa	192	192
Jackson Heights	3700 Lowry Ct	Tampa	111	111
Jeflis	2204 E. 132nd Ave	Tampa	8	8
Jewish Center Towers	3001 W De Leon ST	Tampa	199	186
Kaylee Bay Village	4011 39th St North	Tampa	15	15
King's Arms	4125 N. Lincoln Ave	Tampa	84	84
King's Manor Apartments	2946 W Columbus Dr	Tampa	99	99
La Vista Oaks	12771 St. James Place Dr	Tampa	126	126

Development Name	Street Address	City	Total Units	Assisted Units
Lake Pointe	7202 N. Manhattan Ave	Tampa	182	182
Madison Heights	1250 Marion St	Tampa	80	80
Madison Highlands	5315 N 37th St	Tampa	102	102
Manhattan Place	4033 S Manhattan	Tampa	74	74
Mariner's Cove Apartments	4012 Mariners Cove Ct	Tampa	208	208
Mary Walker Apartments	4912 E Linebaugh Ave	Tampa	85	85
Matthews Corner	4540 N Armenia Ave	Tampa	19	18
Meridian Pointe	2450 E. Hillsborough Ave	Tampa	360	360
Metro 510	510 East Harrison St	Tampa	120	120
Mobley Park Apartments	401 East 7th Ave	Tampa	238	96
Morgan Creek	17200 Madison Green Dr	Tampa	336	336
Myrtle Oaks Apartments	5108 Mission Hills Dr	Tampa	100	99
New Horizons Apartments	12718 N 19th St	Tampa	24	24
North Blvd/mary Bethune Homes	1515 W Union St	Tampa	296	150
Northside Properties I	14011 N 22nd St	Tampa	78	78
Oak Chase	12535 Tinsley Circle	Tampa	172	172
Oakhurst Square I Apartments	1120 N Blvd	Tampa	120	45
Oakhurst Square II Apartments	1120 North Blvd	Tampa	80	39
Oaks At Riverview	202 East Broad St	Tampa	250	250
Oaks At Stone Fountain	13132 North 20th St	Tampa	80	80
Osborne Landing	3502 East Osborne Ave	Tampa	43	43
Palm Ave Baptist Towers	215 E Palm Ave	Tampa	199	168
Park Terrace	4121 Royal Banyan Dr	Tampa	216	216
Patrician Arms	4516 S Manhattan Ave	Tampa	82	82
Patrician Arms II	4518 S Manhattan Ave	Tampa	68	68
Presbyterian Villas Of Tampa	4011 S Manhattan Ave	Tampa	210	75
Reed At Encore	1240 Ray Charles Blvd	Tampa	158	158
Renaissance At West River	NE Corner of N Rome Ave and Main St	Tampa	160	160
Royal Palm Key	1231 East Fletcher Ave	Tampa	240	240
Sabal Ridge II	9230 Sabalridge Grove Pl	Tampa	108	108
Sabal Ridge II	9048 Hilltop Meadow Loop	Tampa	108	108
San Lorenzo Terrace	4815 N. MacDill Ave	Tampa	80	80
San Lorenzo Terrace II	4820 N. Gomez Ave	Tampa	68	68
Scruggs, JI Young Annex	8218 N Florida Ave	Tampa	50	50
Silver Lake	3738 Idlewild Cir	Tampa	72	72
Silver Oaks Apts	5711 Troy Ct	Tampa	200	200
Silvertree Senior Apartments	11113 N Nebraska Ave	Tampa	85	84
Spanish Trace	1480 Villena Ave	Tampa	120	120
Sweetwater Villas	W. Humphrey St. & N. Lois Ave	Tampa	56	56
Tampa Baptist Manor	215 West Grand Central	Tampa	240	0
Tampa Heights	4823 East Temple Heights Road	Tampa	36	36
Tampa Heights Apts Phase II	4821 E Temple Heights Rd	Tampa	36	36
Tempo At Encore	1102 Ray Charles Blvd	Tampa	203	143
Trio At Encore	1101 Ray Charles Blvd	Tampa	141	99
Uptown Sky	13603 N 12th St & Fletcher Ave	Tampa	61	61
Village At University Square Apts	11725 N 17th St	Tampa	122	122
Villas At Newport Landing	6240 Americas Cup Ave	Tampa	122	122
Vista 400	400 E Harrison St	Tampa	200	200
Voa Hillsborough 1 - North 50th	9414 N. 50th St	Tampa	4	4
Voa Hillsborough 2 - Fifteenth	11308 15th St	Tampa	4	4
Voa Hillsborough 3 - East Miller	4005 East Miller Ave	Tampa	4	4
Waterford At Cypress Lake	4733 West Waters Ave	Tampa	450	450
Wexford	7801 Wexford Park Dr	Tampa	324	324
Williams Landing	3730 Williams Landing Cir	Tampa	144	144

Development Name	Street Address	City	Total Units	Assisted Units
Williams Landing Villas	3802 Williams Road	Tampa	78	78
Windbay Terrace	4817 E Temple Heights Rd	Tampa	82	82
		Total	15,323	14,190

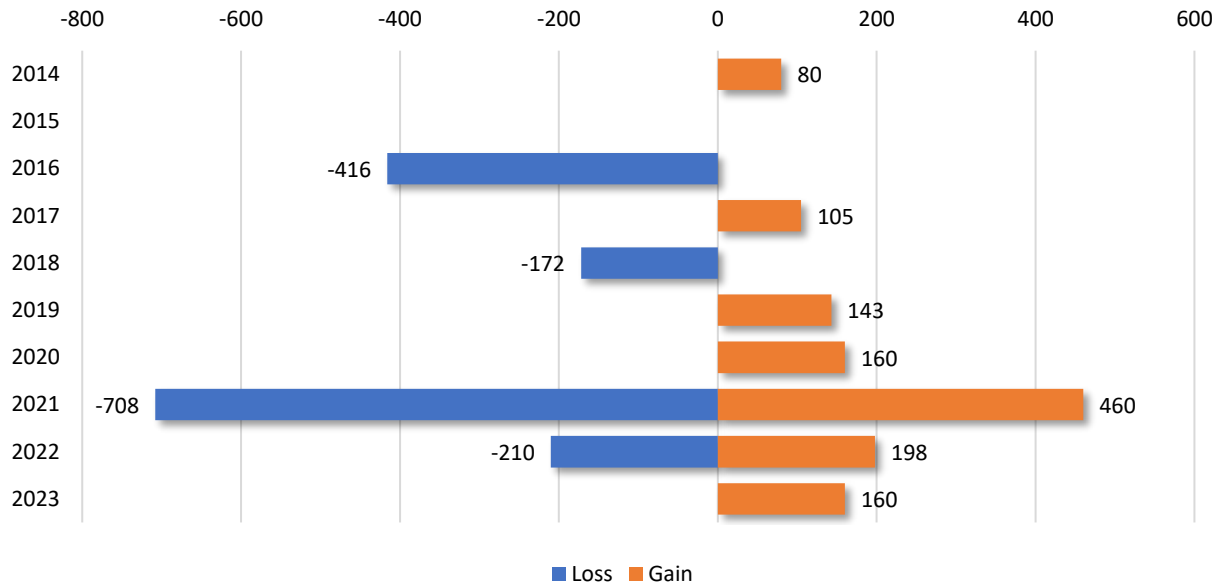
Source: Florida Housing Data Clearinghouse Comprehensive Plan Data, 2021
 Note: Inventory includes development outside City Limits.

5: Subsidized Housing Location and Affordability Period Status



Source: Florida Housing Data Clearinghouse Comprehensive Plan Data, 2021

6: Constructed and Lost Subsidized Units 2014-2023



Source: Florida Housing Data Clearinghouse Comprehensive Plan Data, 2021

7: Affordable Units Expected to Expire 2023-2032 (Income-Restricted Units with Land Use Restriction Agreements by Expiration Year)

Year of Expiration	Sum of Assisted Units
2023	32
2026	168
2027	76
2030	300
2031	24
2032	425

Source: Florida Housing Data Clearinghouse Comprehensive Plan Data, 2021

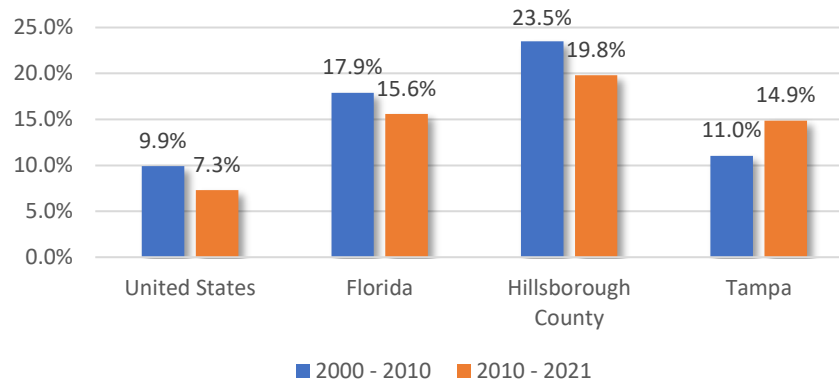
Demographics and Socioeconomic Data

8: Population Growth (Absolute)

Geography	2000	2010	2021
United States	281,421,906	309,349,689	331,893,745
Florida	15,982,378	18,843,326	21,781,128
Hillsborough County	998,948	1,233,846	1,478,194
Tampa	303,447	336,945	387,037

Source: American Community Survey 1-year Estimates; Decennial Census

9: Population Growth (Percent Change Over Time)



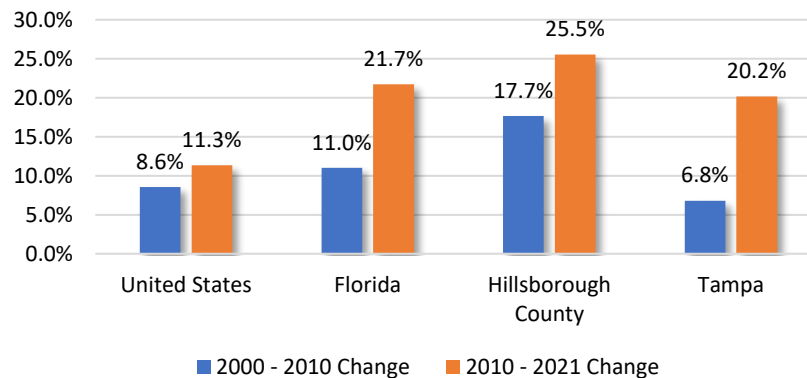
Source: American Community Survey 1-year Estimates; Decennial Census

10: Household Growth (Absolute)

Geography	2000	2010	2021
United States	105,539,122	114,567,419	127,544,730
Florida	6,337,929	7,035,068	8,564,329
Hillsborough County	391,424	460,605	578,259
Tampa	124,594	133,070	159,925

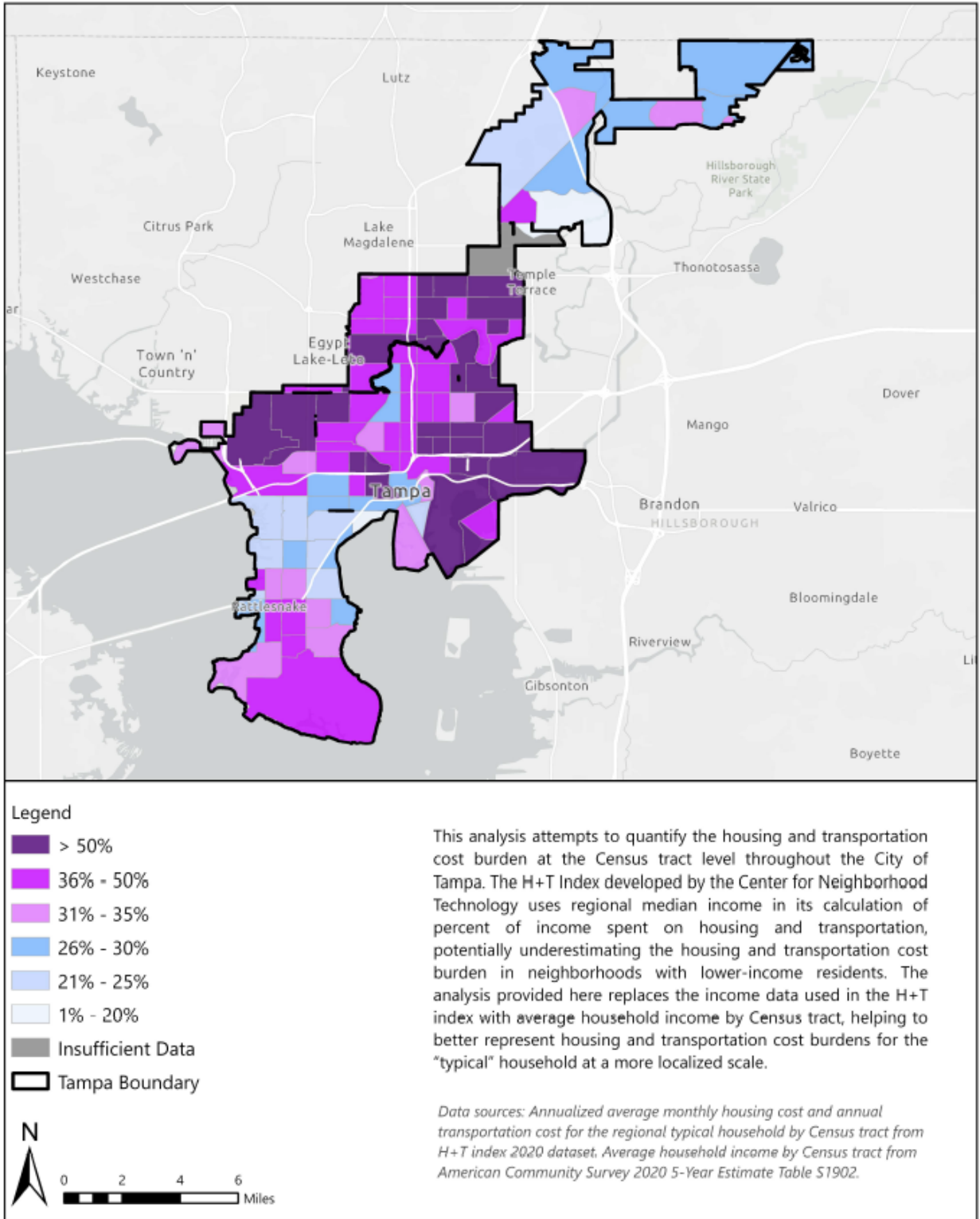
Source: American Community Survey 1-year Estimates; Decennial Census

11: Household Growth (Percent Change Over Time)



Source: American Community Survey 1-year Estimates; Decennial Census

12: Percent of Income Spent on Housing and Transportation



13: Median Percentage of Income Spent on Housing and Transportation by Planning District

Tampa Planning District	Median Percentage of Income Spent on Housing and Transportation (Household Weighted)
Central Tampa	58%
New Tampa	40%
South Tampa	42%
USF Institutional	66%
Westshore TIA	46%
Tampa	53%

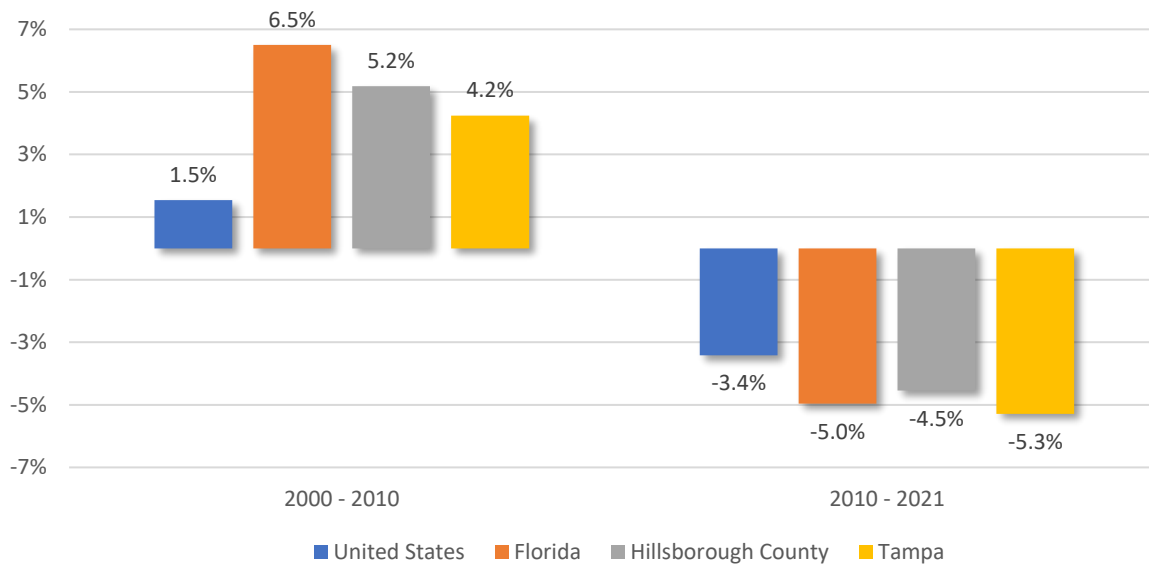
Source: See Figure 12

14: Average Household Size

Geography	2000	2010	2021
United States	2.59	2.63	2.54
Florida	2.46	2.62	2.49
Hillsborough County	2.51	2.64	2.52
Tampa	2.36	2.46	2.33

Source: American Community Survey 1-year Estimates; Decennial Census

15: Average Household Size Changes: 2000-2010 and 2010-2021



Source: American Community Survey 1-year Estimates; Decennial Census

16: Age Distribution of City Population

Age	2000	2010	2021
Under 18	25.6%	25.4%	21.0%
18 to 24	9.9%	11.1%	9.6%
25 to 34	15.9%	17.1%	18.1%
35 to 44	16.6%	13.0%	14.5%
45 to 54	12.7%	14.4%	11.7%
55 to 64	7.8%	10.1%	9.9%
Over 65	12.5%	10.5%	14.2%

Source: American Community Survey 1-year Estimates; Decennial Census

17: Age Distribution Projections

Age	2010	2020	2021	2025	2030	2035	2040	2045	2050
0-4	21,507	20,758	24,906	26,285	27,128	27,297	27,425	27,889	28,421
5-9	20,393	22,046	23,863	25,141	27,072	27,730	27,744	27,785	28,202
10-14	20,930	22,222	22,403	23,815	24,551	25,492	25,837	25,779	25,779
15-19	26,441	27,684	27,454	29,054	30,751	31,805	33,683	34,271	34,176
20-24	28,760	31,307	31,338	31,561	32,669	34,166	34,615	35,751	36,171
25-29	27,364	32,328	34,088	34,345	34,320	35,754	37,147	38,149	40,218
30-34	24,250	31,250	32,945	34,527	34,704	34,000	34,548	35,871	36,245
35-39	23,534	27,679	28,640	31,862	34,210	33,538	32,939	34,039	35,251
40-44	23,448	24,573	24,867	28,170	31,773	32,860	32,463	31,546	31,888
45-49	24,735	23,949	23,377	23,971	27,167	30,300	32,093	31,201	30,496
50-54	22,799	23,828	23,084	23,210	23,460	26,780	29,783	30,604	30,092
55-59	19,148	24,276	23,583	22,621	22,181	22,324	24,975	27,706	29,221
60-64	15,638	21,452	21,089	22,310	20,844	20,511	20,428	23,240	25,793
65-69	11,122	17,338	16,621	18,596	20,041	18,698	18,144	18,204	20,389
70-74	8,400	13,626	12,707	14,121	16,517	17,540	16,300	16,048	16,024
75+	17,240	20,643	20,835	24,473	28,971	33,997	38,758	41,428	42,946

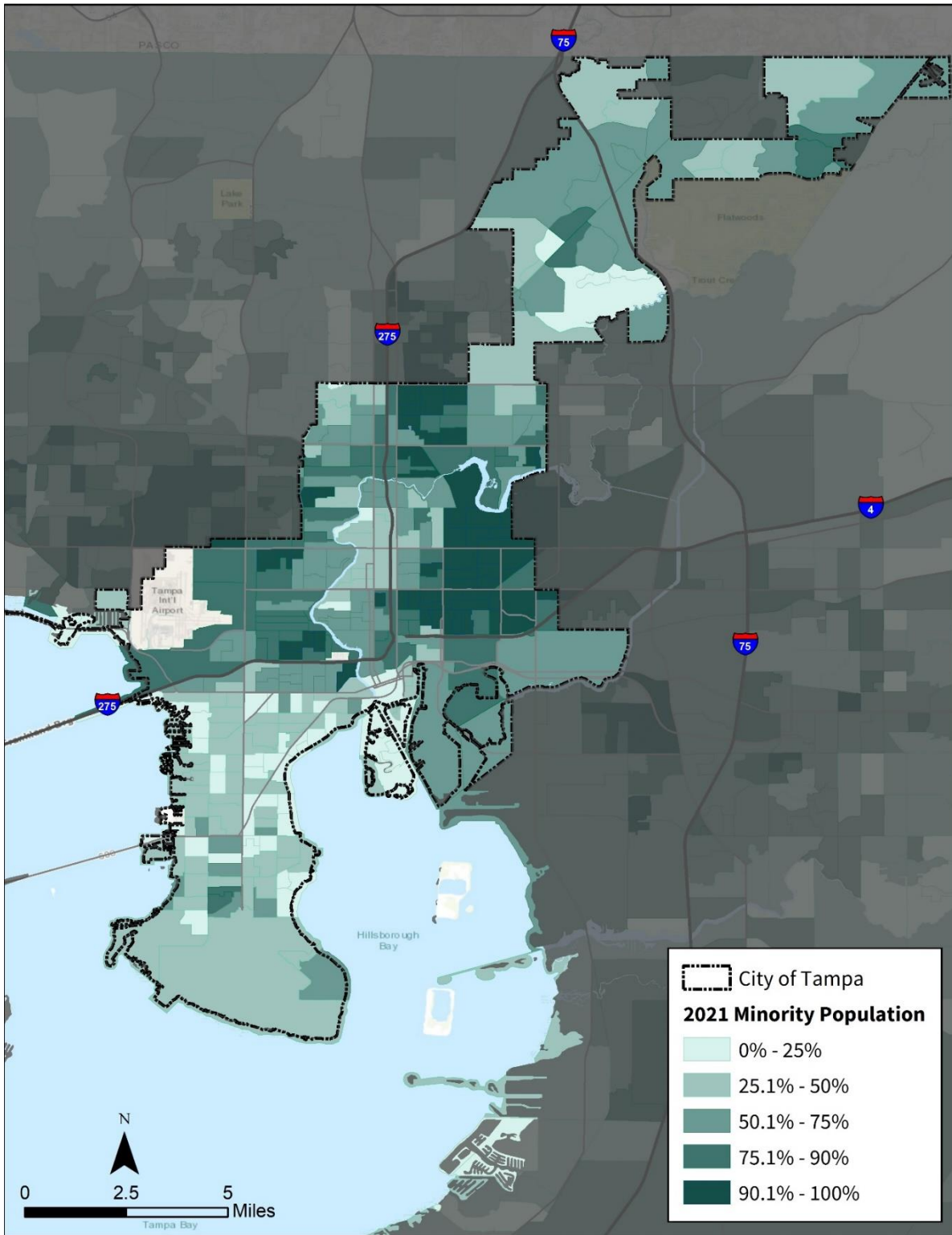
Source: Florida Housing Data Clearinghouse Comprehensive Plan Data, 2021

18: Race and Ethnicity

Race (Non-Hispanic)/Ethnicity	2000	2010	2021
White	51.0%	47.1%	45.1%
Black	25.1%	25.0%	19.8%
American Indian/Alaska Native	0.4%	0.2%	0.1%
Asian	2.1%	3.6%	4.5%
Native Hawaiian/Pacific Islander	0.1%	0.1%	0.2%
Other Race	0.2%	0.1%	0.6%
Two or More Races	1.9%	1.7%	3.9%
Hispanic (Any Race)	19.3%	22.1%	25.7%

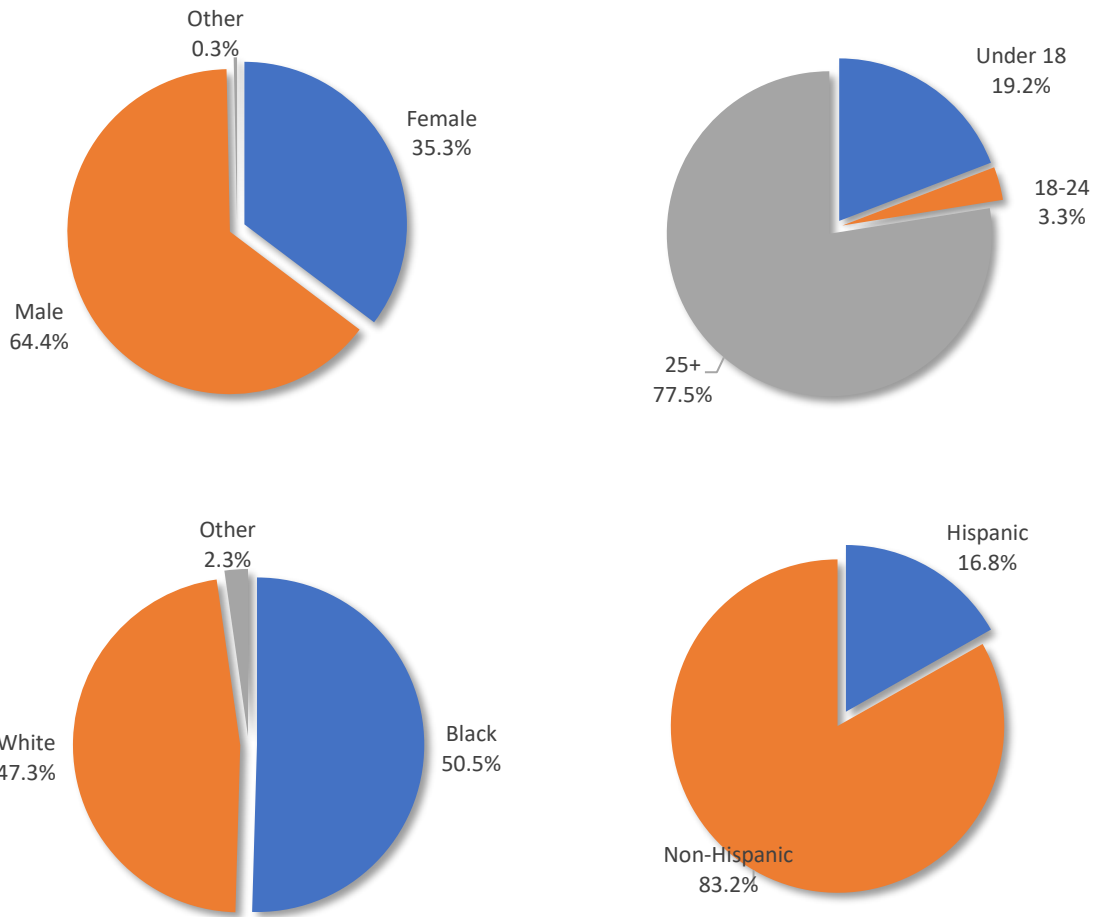
Source: American Community Survey 1-year Estimates; Decennial Census

19: Minority Population - 2021 Block Groups



Source: American Community Survey 5-year Estimates

20: Point in Time Unhoused Population Demographics



Source: U.S. Department of Housing and Urban Development

21: Household Growth Projections by AMI

Year	Less than 30% AMI	30-50% AMI	50-80%	80-100%	Greater than 100% AMI
2010	19,951	17,161	21,459	12,319	60,689
2020	23,694	20,427	25,578	14,713	72,784
2021	23,795	20,487	25,634	14,728	72,681
2022	24,396	21,004	26,281	15,100	74,516
2025	25,242	21,739	27,206	15,636	77,209
2030	26,667	22,987	28,783	16,553	81,870
2035	27,729	23,933	29,990	17,266	85,587
2040	28,715	24,808	31,103	17,921	89,004
2045	29,627	25,609	32,119	18,515	92,036
2050	30,518	26,390	33,106	19,090	94,960

Source: Florida Housing Data Clearinghouse Comprehensive Plan Data, 2021

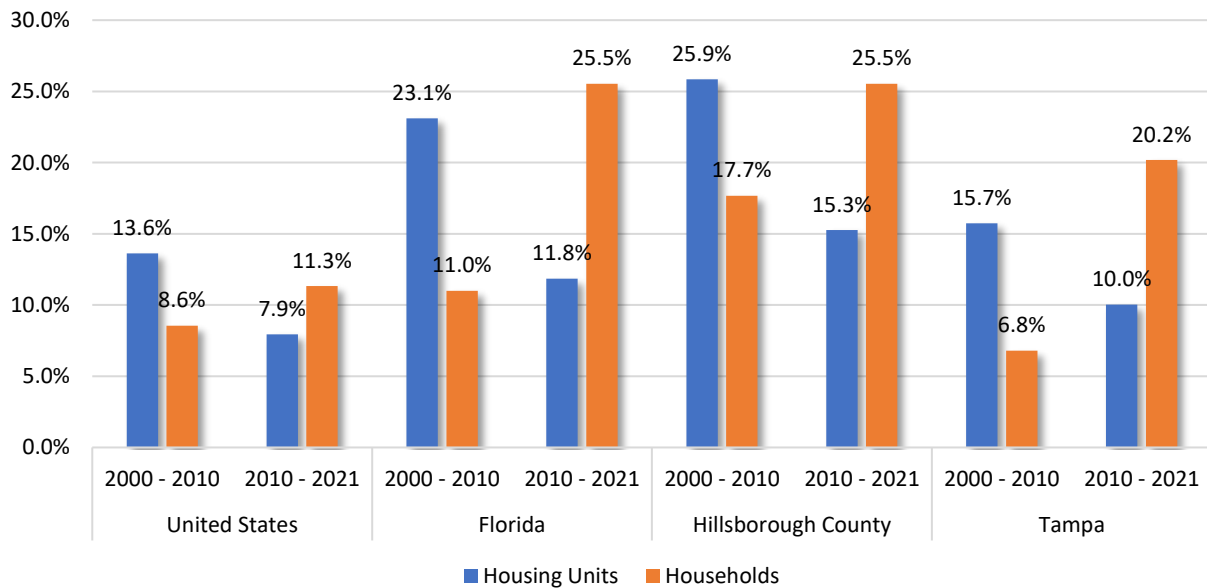
Housing Supply

22: Housing Units Change Over Time

Geography	2000	2010	2021
United States	115,904,641	131,704,730	142,148,050
Florida	7,302,947	8,989,580	10,054,509
Hillsborough County	425,962	536,092	617,955
Tampa	135,776	157,130	172,886

Source: American Community Survey 1-year Estimates; Decennial Census

23: Housing Unit Growth and Population Growth



Source: American Community Survey 1-year Estimates; Decennial Census

24: Units in Residence as Percent of Occupied Units Over Time

Unit Type	2000	2010	2021
Single Family Detached	57.5%	54.4%	54.3%
Single Family Attached	3.3%	5.8%	7.1%
Duplex	4.3%	2.5%	2.0%
Triplex or Fourplex	4.7%	4.7%	4.5%
5 to 9 units	6.7%	6.7%	4.8%
10 or 19 units	7.9%	9.5%	5.5%
20 to 49 units	4.9%	6.2%	5.5%
50+ units	8.5%	8.5%	15.1%
Mobile home or other type of housing	2.2%	1.8%	1.0%

Source: American Community Survey 1-year Estimates; Decennial Census

25: Permitted Residential Units by Unit Type 2018-2022

Per Year	Single Family	Duplex	Tri/Quad	Multi Family	Total
2018	1,062	17	124	1,388	2,591
2019	1,147	35	4	3,374	4,560
2020	1,308	6	-	2,019	3,333
2021	1,306	8	12	1,079	2,405
2022	1,050	7	-	3,034	4,091
				Total	16,980

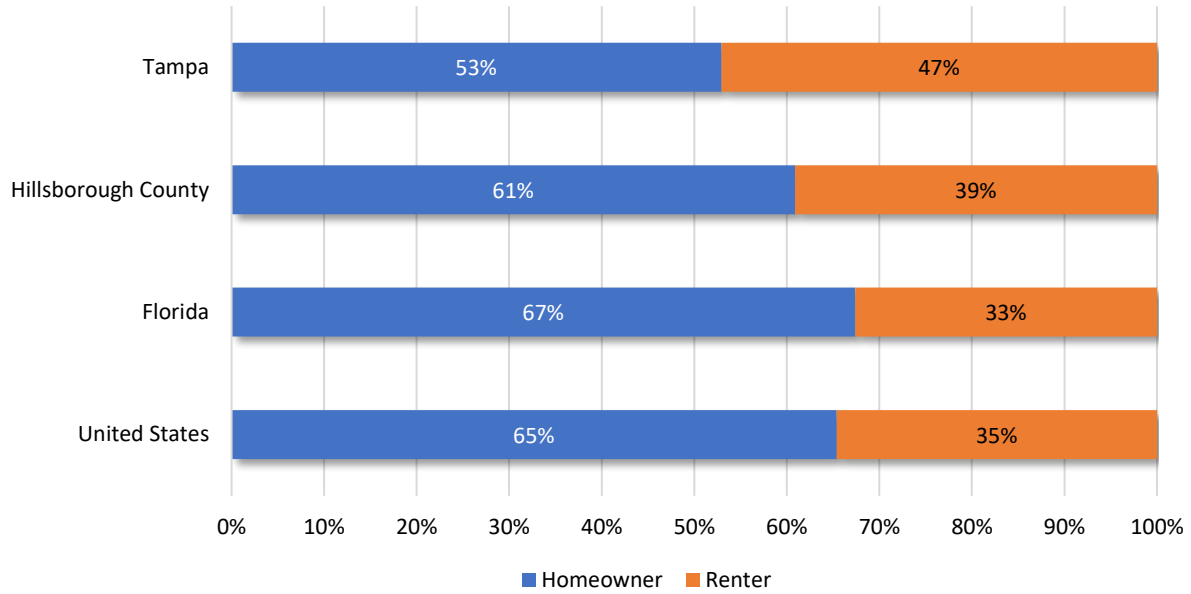
Source: City of Tampa Development & Growth Management Department

26: Number of Bedrooms in Units as Percent of Housing Stock

Number of Bedrooms	2000	2010	2021
1	25.3%	↓ 19.2%	↓ 19%
2	32.8%	↓ 32.1%	↓ 29.8%
3	32.4%	↑ 35.3%	↓ 34%
4	8%	↑ 11.1%	↑ 13.5%
5 or more	1.5%	↑ 2.3%	↑ 3.7%

Source: American Community Survey 1-year Estimates; Decennial Census

27: Tenure



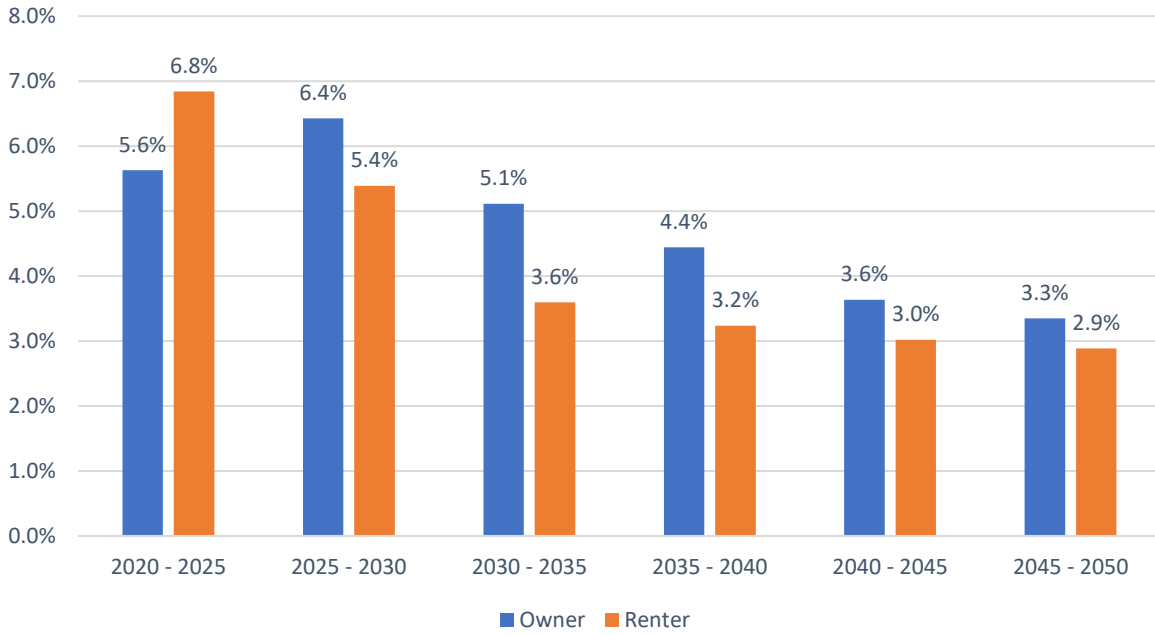
Source: American Community Survey 5-year Estimates

28: Household Projections by Tenure

Year	Owner	Renter
2010	62,338	69,241
2020	75,523	81,673
2021	74,975	82,350
2022	76,872	84,425
2025	79,774	87,258
2030	84,901	91,959
2035	89,239	95,266
2040	93,201	98,350
2045	96,587	101,319
2050	99,822	104,242

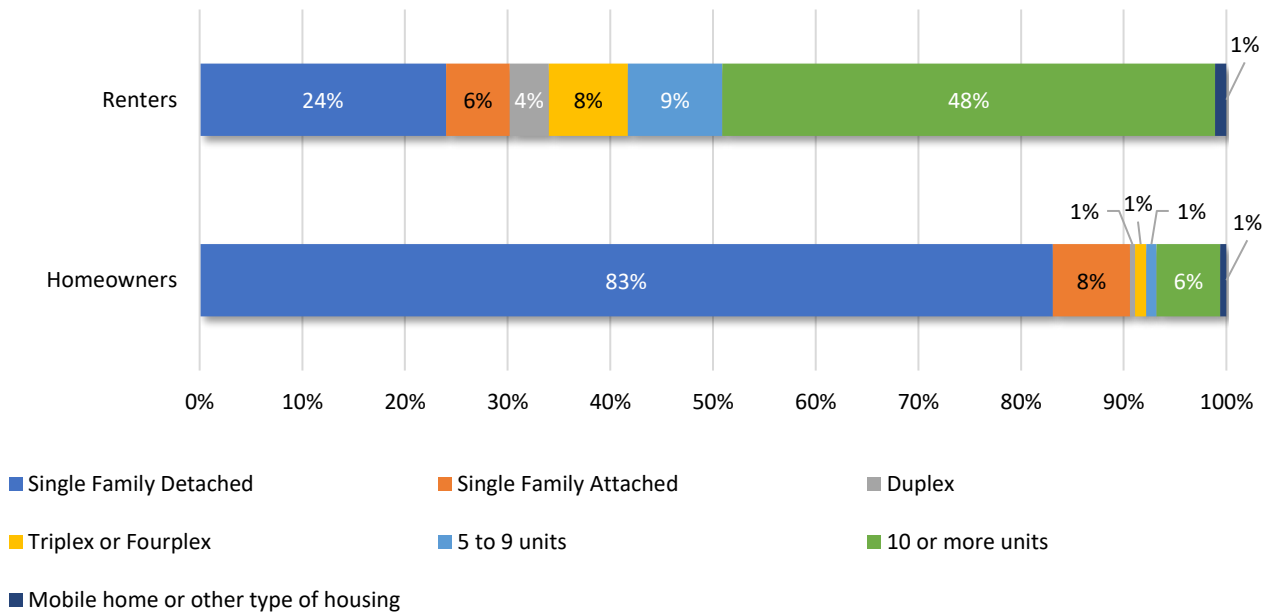
Source: Florida Housing Data Clearinghouse Comprehensive Plan Data, 2021

29: Household Growth Projection by Tenure



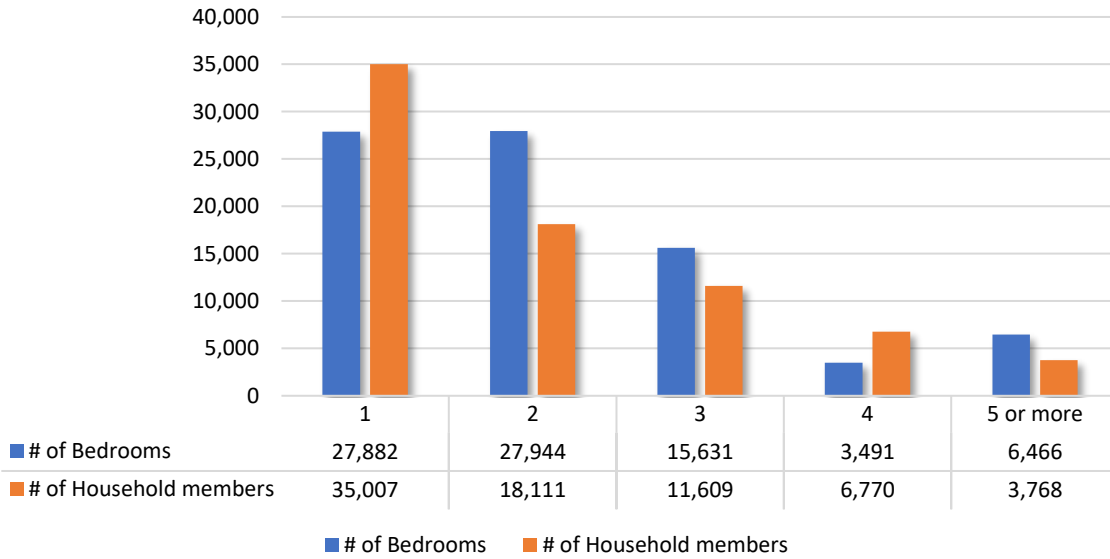
Source: Florida Housing Data Clearinghouse Comprehensive Plan Data, 2021

30: Number of Units in Home by Tenure



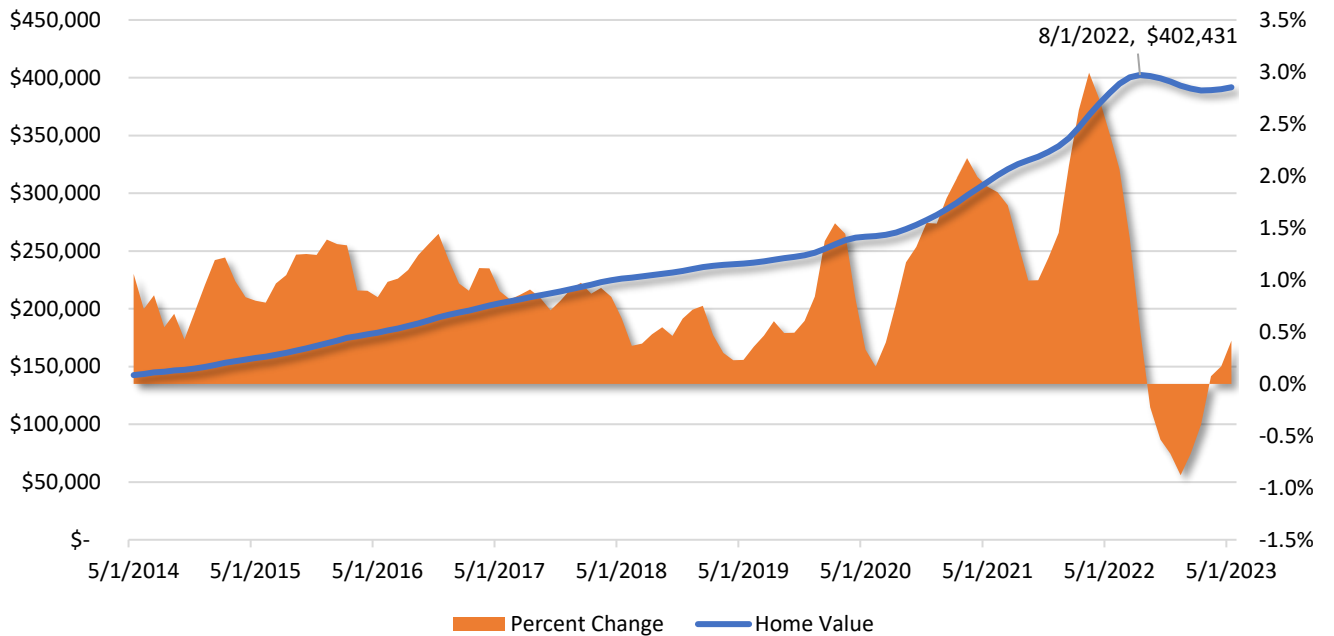
Source: American Community Survey 5-year Estimates

31: Renter-Occupied Units - Number of Bedrooms (Supply) Compared with Household Sizes (Demand)



Source: American Community Survey 5-year Estimates

32: Zillow Monthly Typical Home Value, Seasonally Adjusted (May 2014 to May 2023)



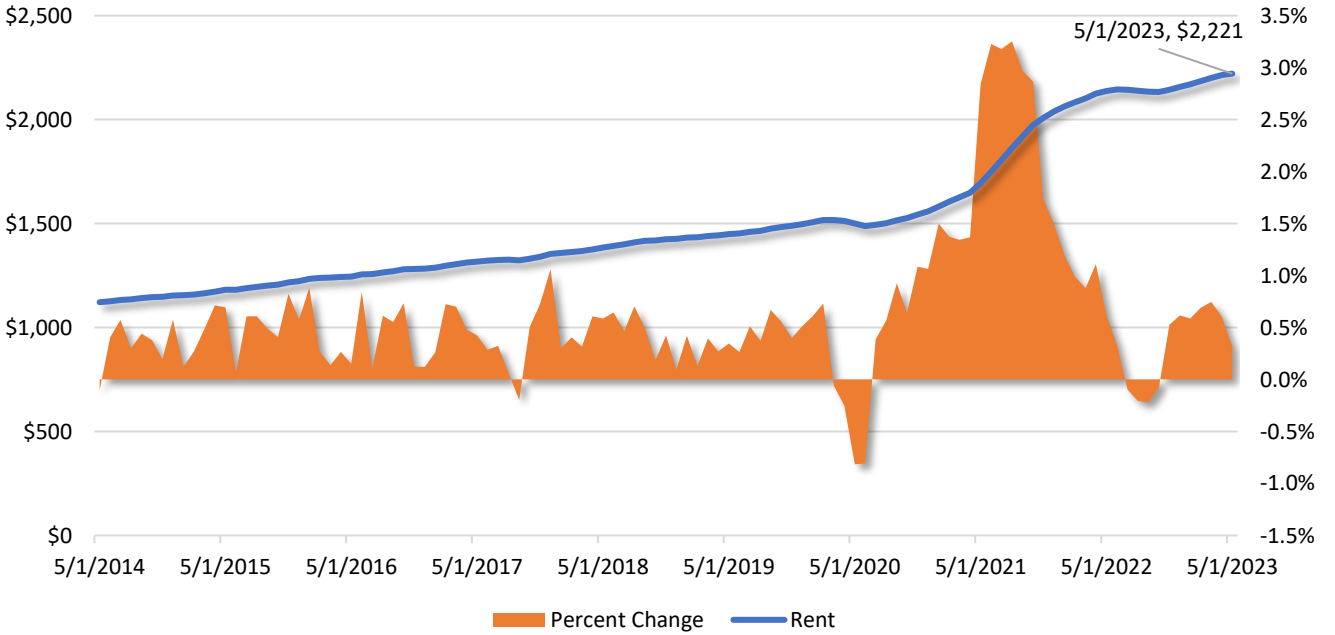
Source: Zillow Housing Research Data, May 2023

33: Typical Home Value by Zip Code

Zip Code	Home Value	Change in Last Year
33629	\$ 946,525.99	2.7%
33606	\$ 858,635.17	2.0%
33609	\$ 600,033.56	2.8%
33602	\$ 560,860.19	-0.8%
33647	\$ 482,844.44	-1.5%
33611	\$ 463,362.70	2.8%
33618	\$ 448,899.34	0.2%
33616	\$ 408,351.37	2.1%
33603	\$ 390,985.58	0.4%
33607	\$ 347,380.83	2.5%
33613	\$ 333,984.68	2.5%
33604	\$ 316,776.95	2.5%
33612	\$ 282,240.98	2.0%
33605	\$ 264,803.78	1.3%

Source: Zillow Housing Research Data, May 2023

34: Zillow Monthly Typical Rent, Seasonally Adjusted (May 2014 to May 2023)



Source: Zillow Housing Research Data, May 2023

35: Typical Rent by Zip Code

Zip Code	Typical Rent	Change in Last Year
33629	\$ 3,310.65	2.2%
33602	\$ 2,626.26	4.1%
33609	\$ 2,511.98	4.2%
33606	\$ 2,506.00	2.9%
33616	\$ 2,434.00	4.5%
33611	\$ 2,338.91	2.5%
33607	\$ 2,286.36	4.8%
33603	\$ 2,192.40	9.6%
33647	\$ 2,037.99	0.2%
33604	\$ 1,885.83	8.6%
33605	\$ 1,835.95	7.8%
33613	\$ 1,732.52	1.6%
33618	\$ 1,701.68	3.2%
33612	\$ 1,581.03	2.1%

Source: Zillow Housing Research Data, May 2023

36: Vacant Land by Subdistrict

Planning Subdivision	# Vacant Residential Lots	Total Vacant Acres	Average Just Value per Acre
Central Tampa – E of 275	1,261	196.8	\$373,680.98
Central Tampa – W of 275	852	138.8	\$576,190.86
Central Tampa – S of I4	780	210.8	\$942,600.64
New Tampa	182	241.5	\$79,107.02
Palmetto Beach	97	20.4	\$271,293.48
South Tampa	631	195.1	\$1,236,920.55
SOG	675	112.6	\$692,645.44
Sulphur Springs	163	21.7	\$377,897.47
USF N of Busch	234	61.2	\$198,444.90
USF S of Busch	516	143.4	\$259,451.87
Westshore TIA	148	20.8	\$583,061.11

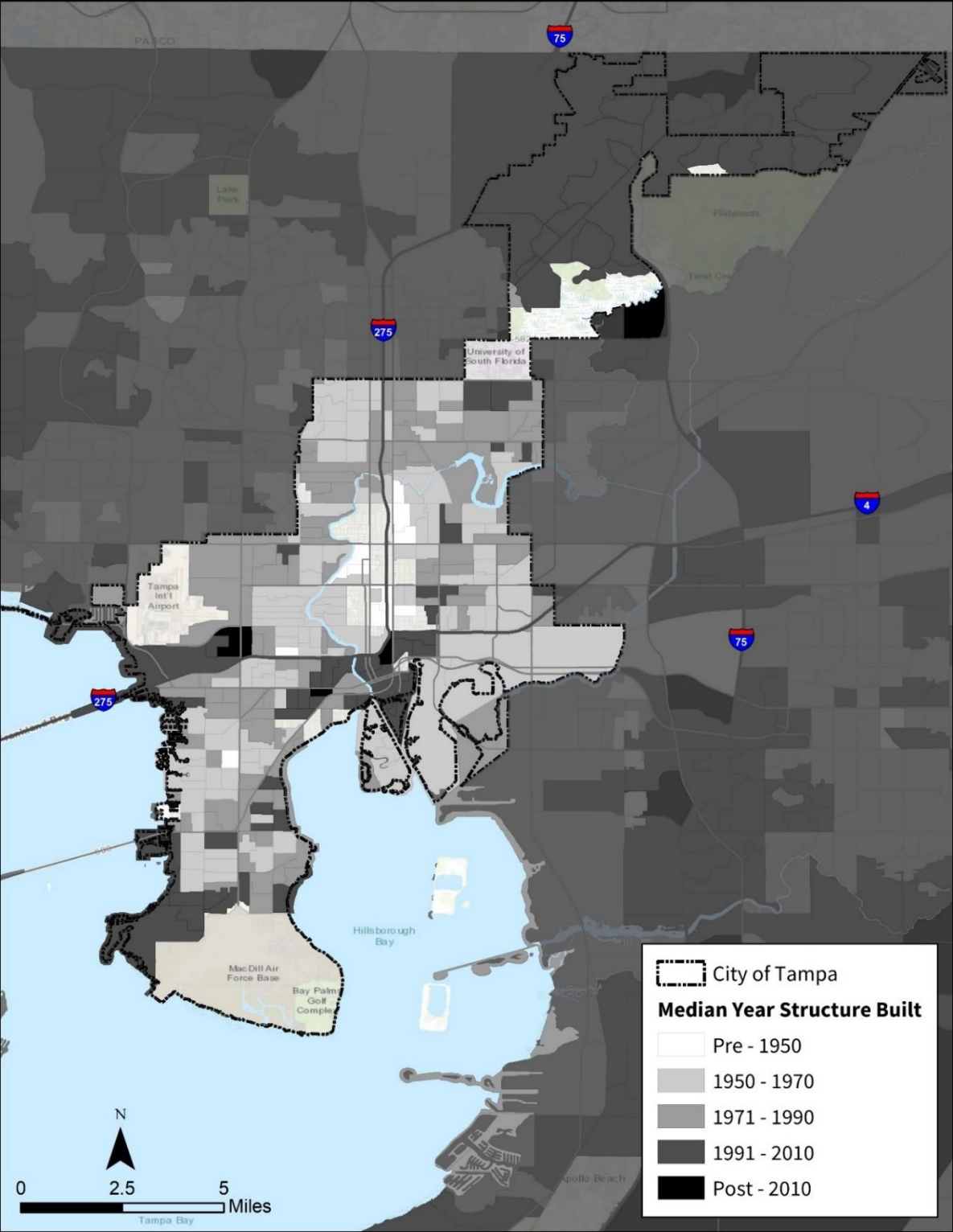
Source: Hillsborough County Property Appraiser, August 2023

37: Substandard Housing

Substandard	Tampa
Overcrowded	4,374 (2.9%)
No Fuel Used	1,454 (0.9%)
Lacking Complete Kitchen Facilities	3,173 (1.9%)
Lacking Complete Plumbing Facilities	1,960 (1.2%)

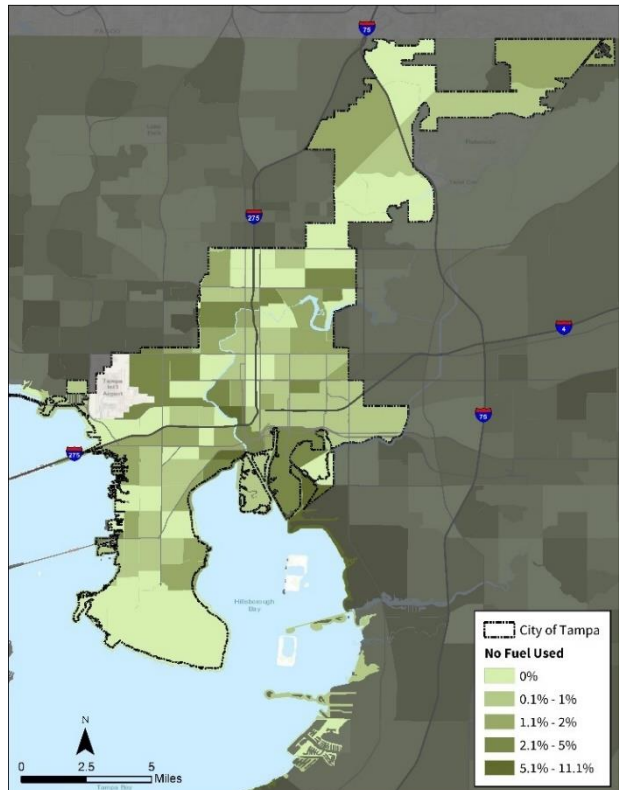
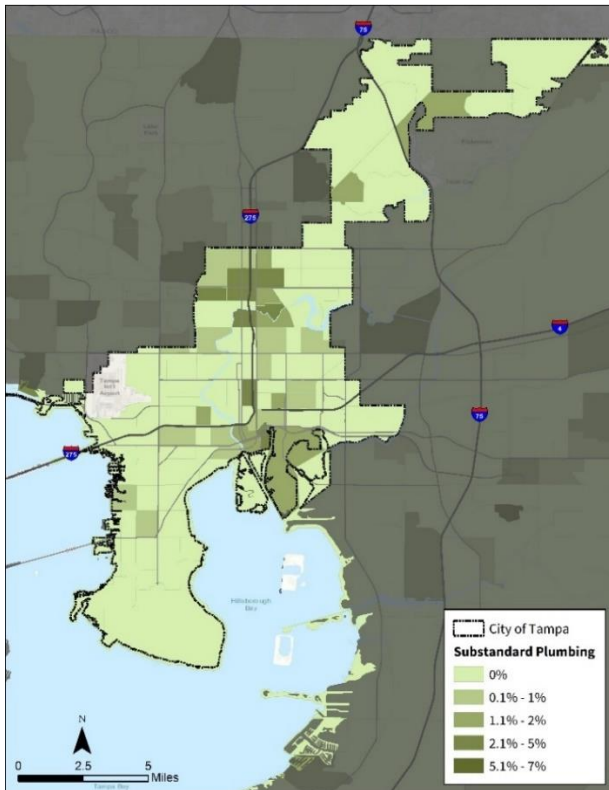
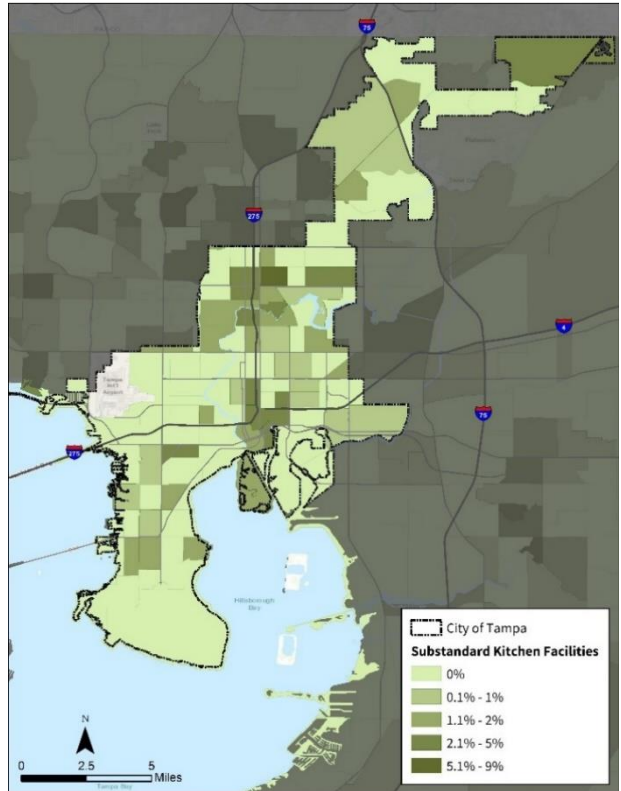
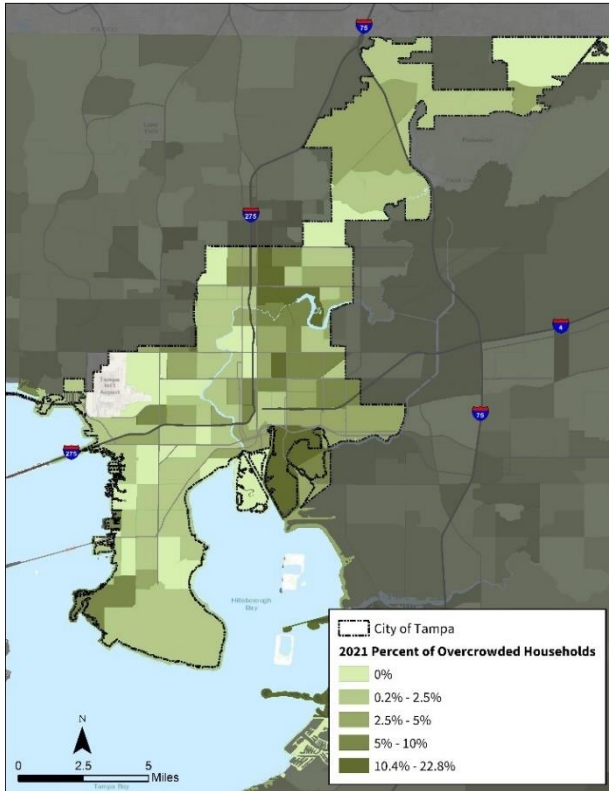
Source: Florida Housing Data Clearinghouse Comprehensive Plan Data, 2021

38: Median Year Structure Built



Source: American Community Survey 5-year Estimates

39: Substandard Housing - 2021 Block Groups



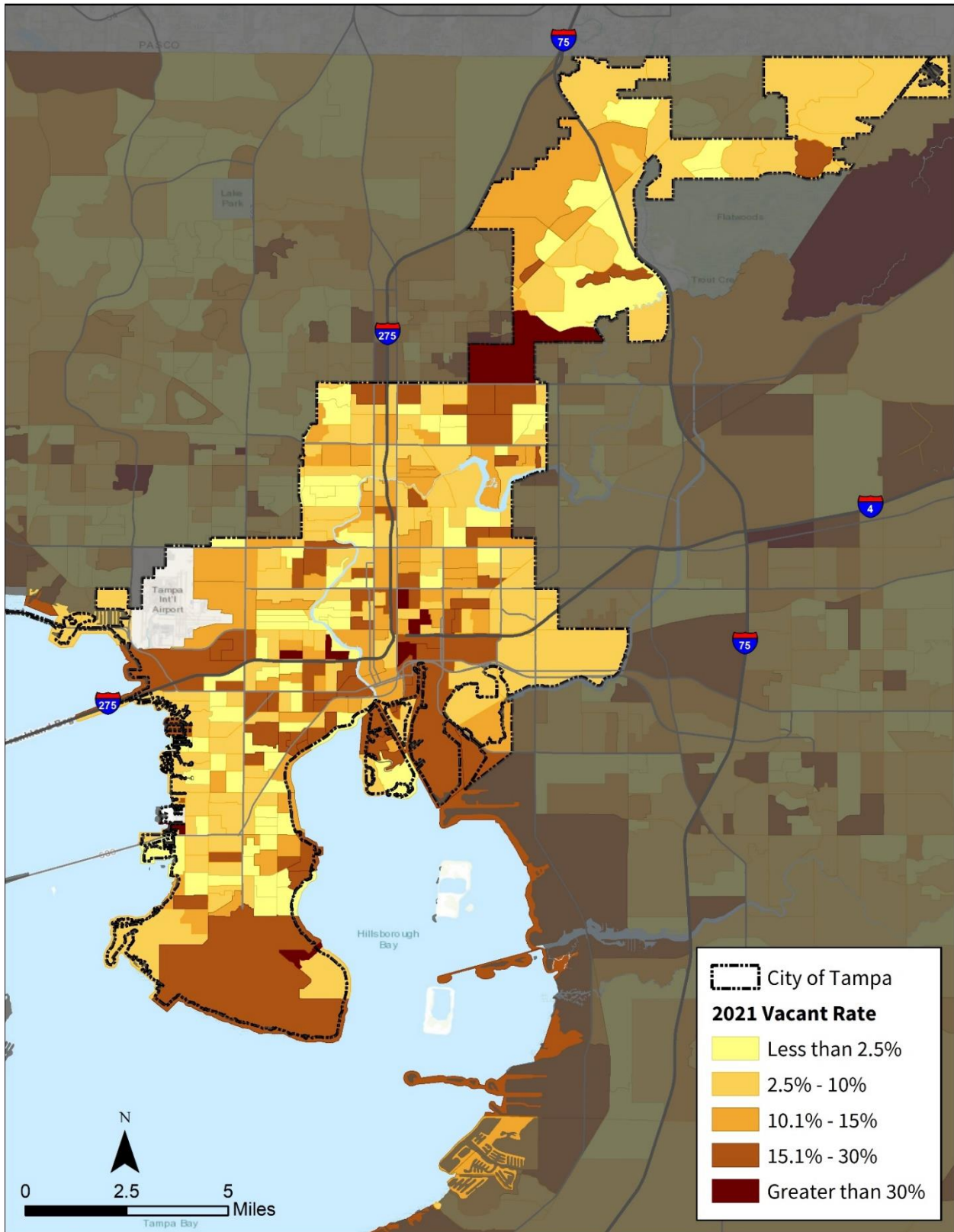
Source: American Community Survey 5-year Estimates

40: Vacancy and Occupancy Status

Vacancy Reason	Number	Percentage of Vacant Units
For Rent	4,751	29%
For Sale	1,597	10%
Rented or Sold, Not Occupied	1,414	9%
For Seasonal, Recreational, or Occasional Use	3,271	20%
For Migrant Workers	24	0%
Other Vacant Units	5,491	33%
Total Vacant Units	16,548	
Total Occupied Units	153,163	
Total Units	169,711	
Vacancy Rate	9.75%	

Source: Florida Housing Data Clearinghouse Comprehensive Plan Data, 2021

41: Vacancy - 2021 Block Groups



Source: American Community Survey 5-year Estimates

42: Florida Department of Revenue (FDOR) Tampa Units by Decade Built, Type, Just Value (JV), and Size

Decade	Single Family			Multi-Family (10 Units or More)			Condo			Mobile Home			Misc. Multi-Family		
	Units	Median JV	Median Sq Ft	Units	Median JV	Median Sq Ft	Units	Median JV	Median Sq Ft	Units	Median JV	Median Sq Ft	Units	Median JV	Median Sq Ft
Pre 1960	738	\$119,549	1,200	0			0	-	-	1	\$100,163	100,163	239	\$152,153	1,638
1960s	1,298	\$143,428	1,226	29			11	\$223,281	1,263	1	\$56,907	489	619	\$47,904	878
1970s	5,094	\$188,718	1,289	85			207	\$216,648	854	2	\$103,272	1,410	956	\$191,866	1,789
1980s	18,346	\$231,975	1,338	76			53	\$268,590	958	2	\$106,917	954	1,233	\$256,353	1,945
1990s	21,603	\$245,877	1,409	7,775			1,573	\$154,962	902	3	\$88,232	1,326	3,386	\$151,463	1,335
2000s	20,310	\$319,774	1,653	12,028			6,880	\$185,473	1,000	3	\$252,351	1,315	3,234	\$212,494	1,638
2010s	23,946	\$420,692	2,439	17,780			7,027	\$260,198	1,170	2	\$209,951	1,253	975	\$278,540	2,044
2020s	4,478	\$500,451	2,556	7,247			151	\$1,858,077	3,043	0	-	-	115	\$529,779	2,844
Total	95,813	\$290,594	1,626	45,020			15,902	\$216,285	1,083	14	\$106,917	1,266	10,757	\$199,637	1,582

Source: 2022 FDOR

43: Short-Term Rental Properties by Zip Code (Total)

Zip Code	Total Short-Term Rentals	Share of Housing Stock within ZIP Code Area
33607	1,917	15.6%
33605	870	10.7%
33603	960	10.4%
33602	1,225	10.1%
33606	1,028	9.8%
33609	867	9.8%
33616	549	7.7%
33604	1,283	7.6%
33634*	632	7.6%
33615*	1,117	5.7%
33614*	1,090	5.5%
33629	463	4.1%
33611	700	3.9%
33617*	760	3.7%
33610*	627	3.6%
33619*	498	3.4%
33612*	658	3.1%
33625	350	3.0%
33626	377	2.9%
33635	208	2.6%
33613*	449	2.5%
33618*	288	2.4%
33624	378	2.3%
33637*	181	2.3%
33647*	500	1.9%
Total	17,975	

Source: AirDNA, May 2023. Asterisk (*) indicates that only a portion of ZIP code area is within Tampa city limits.