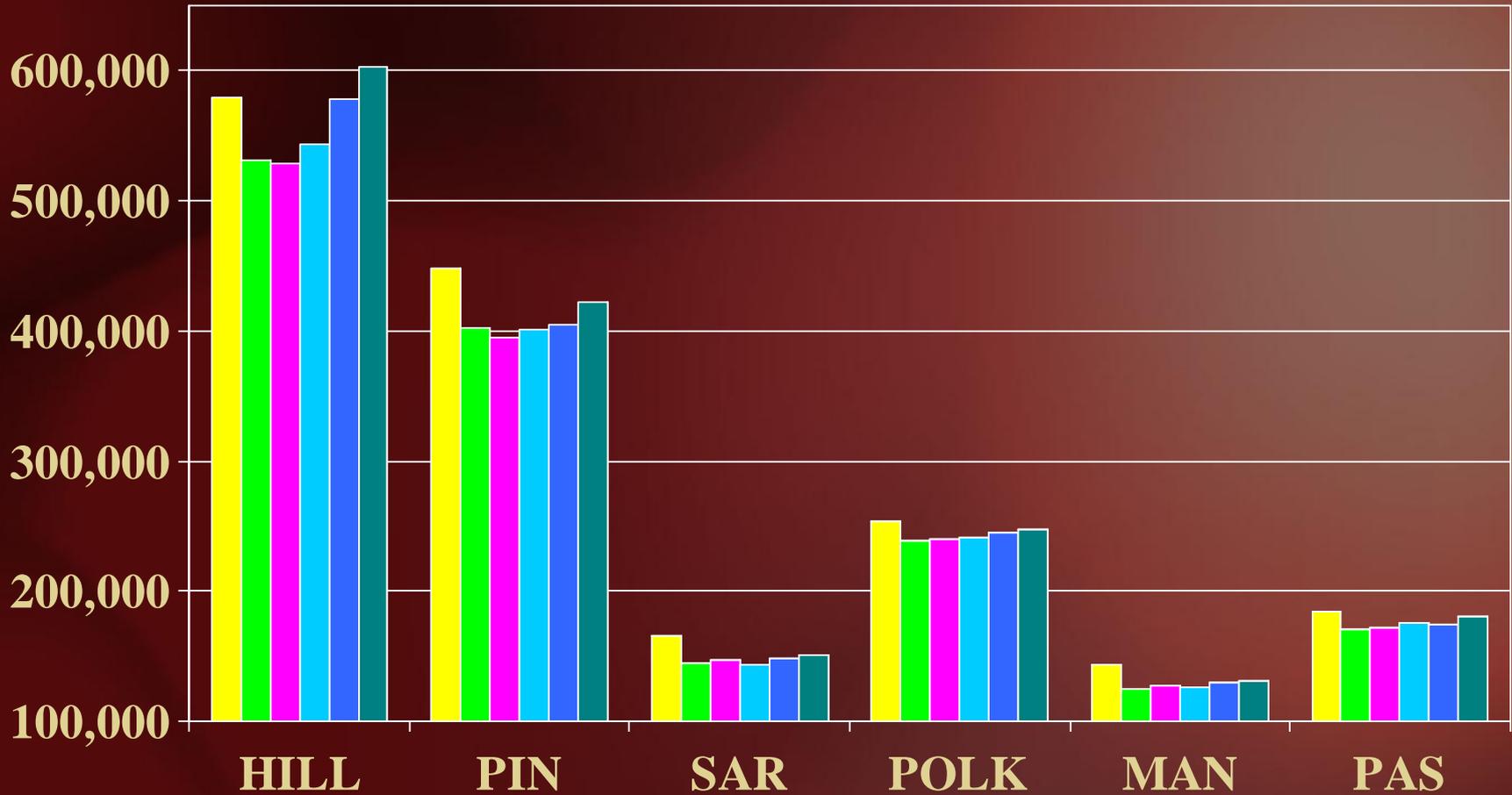


**TAMPA BAY REGIONAL  
PLANNING COUNCIL  
ONE BAY LIVABLE  
COMMUNITIES**

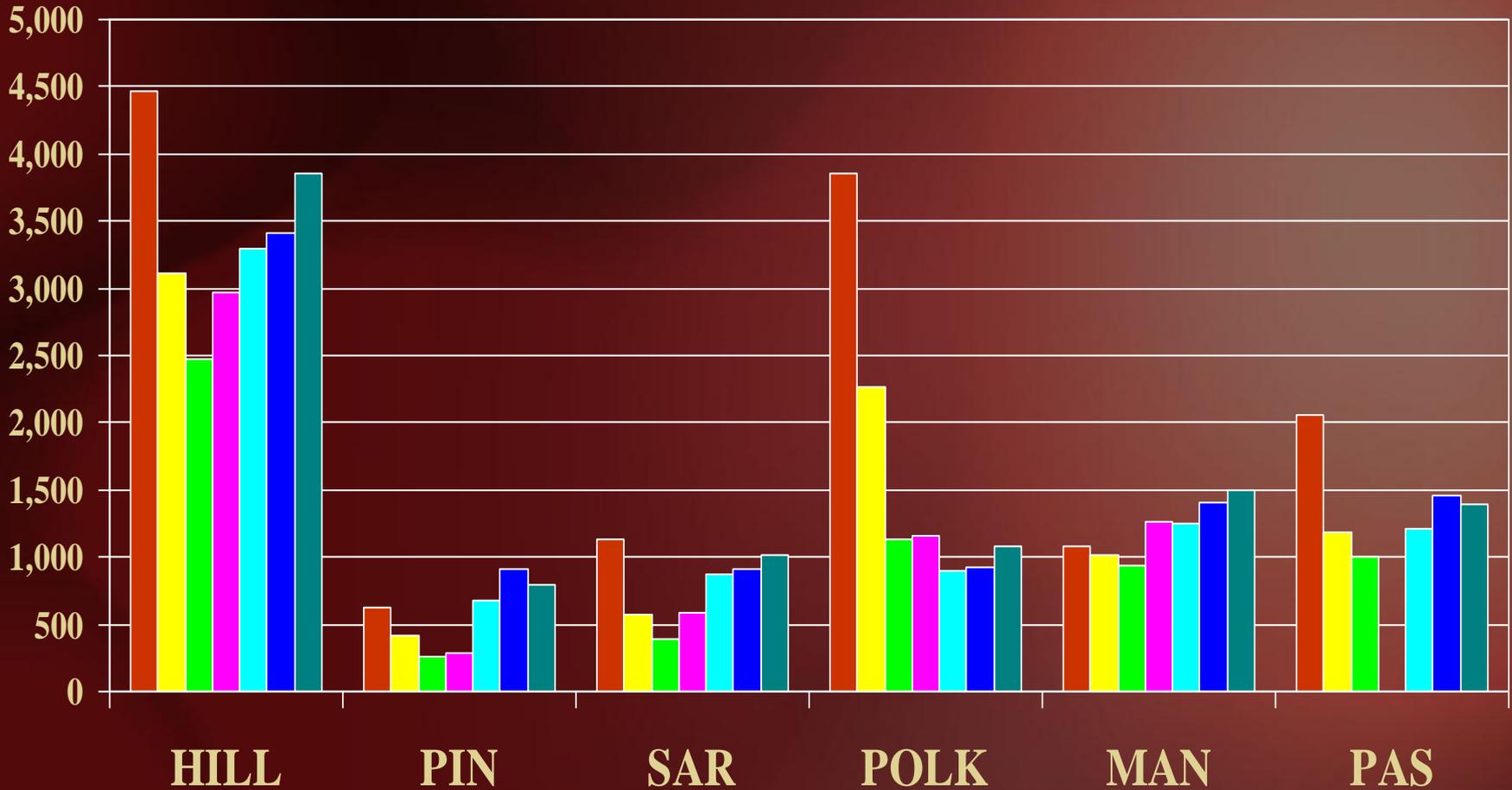
**Multifamily Trends in Tampa Bay**

**Residential Opportunities on  
Transportation Development Sites**

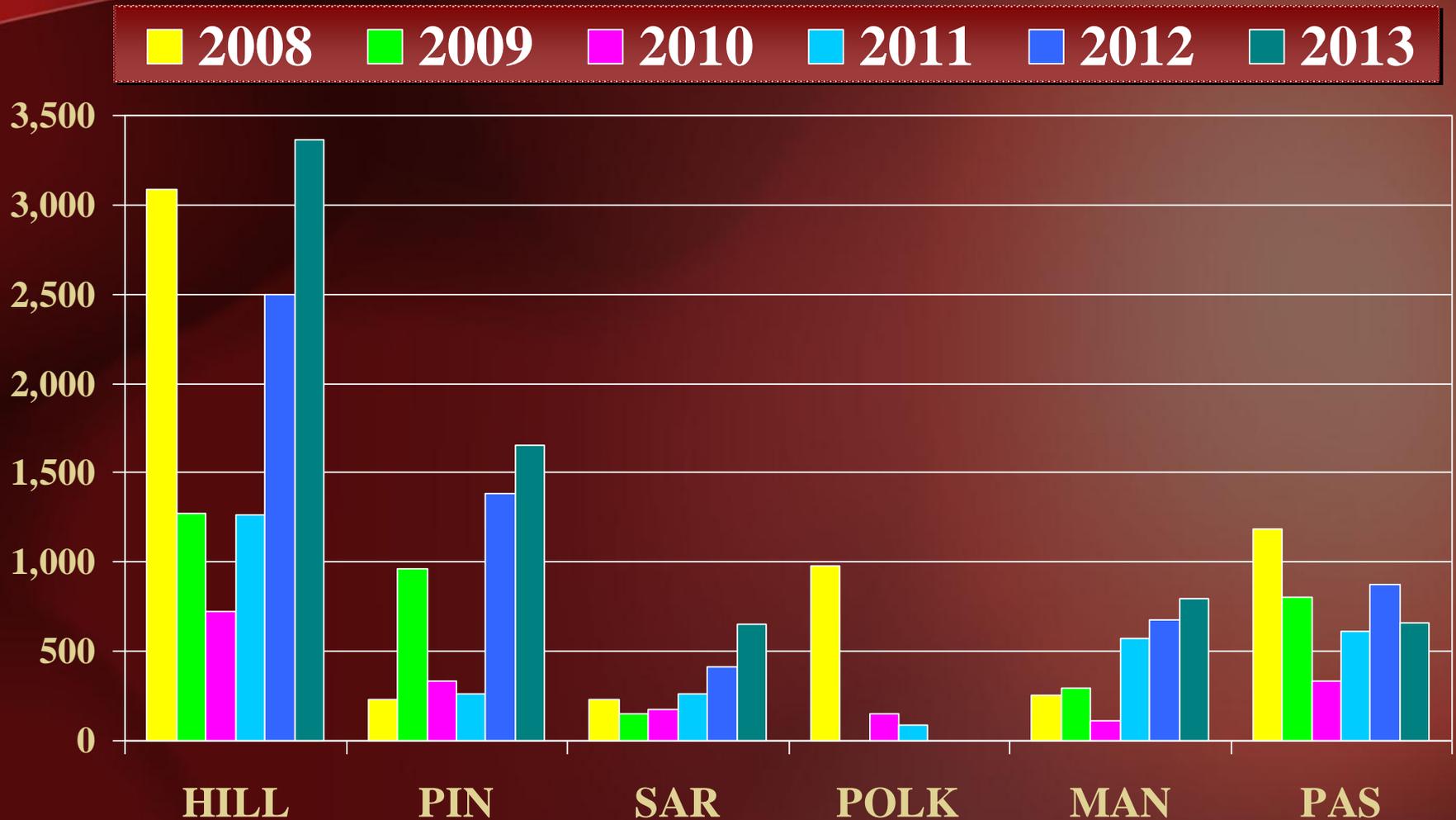
# HISTORICAL EMPLOYMENT TRENDS



# SINGLE FAMILY PERMIT TRENDS

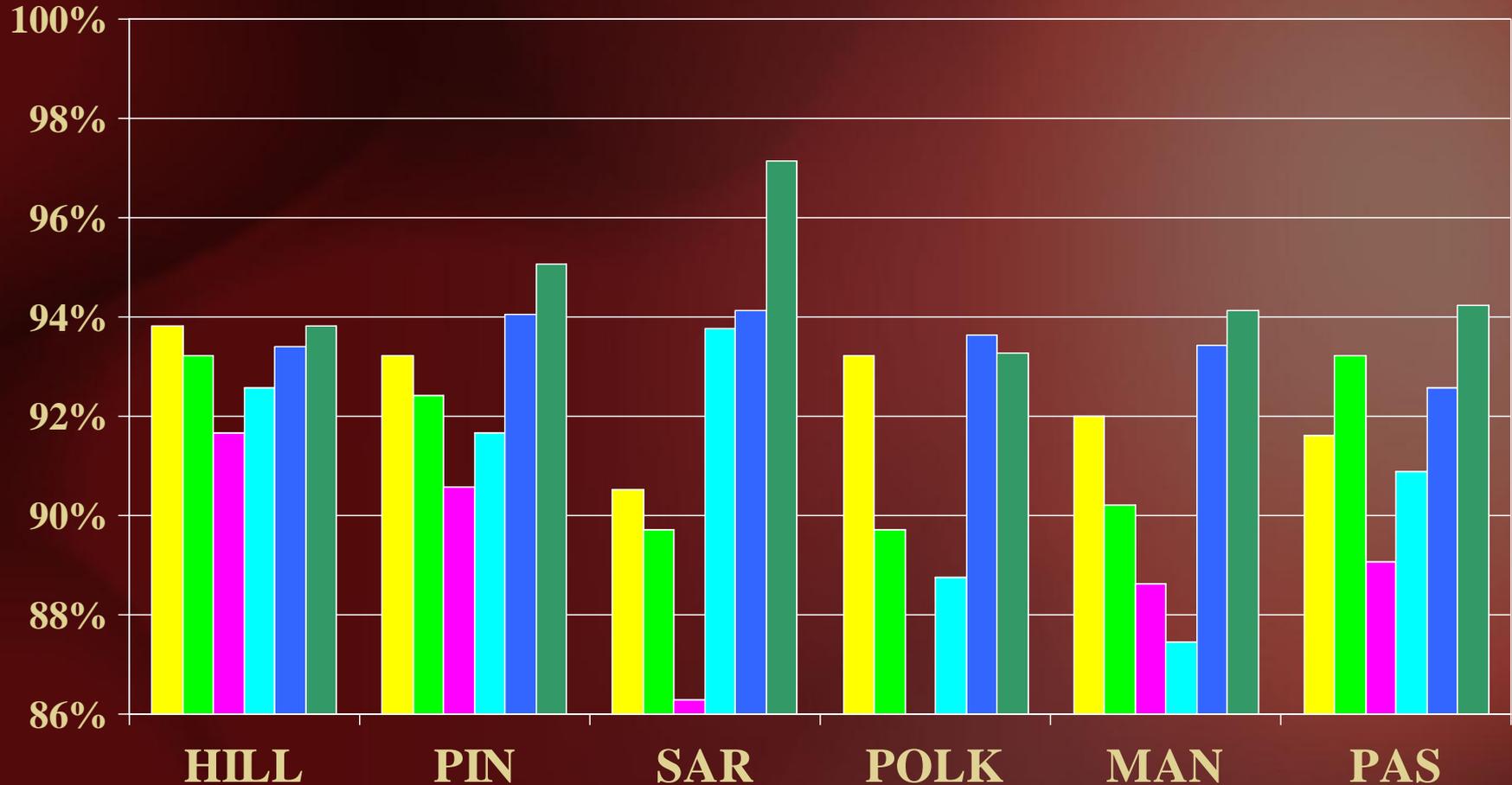


# MULTIFAMILY PERMIT TRENDS



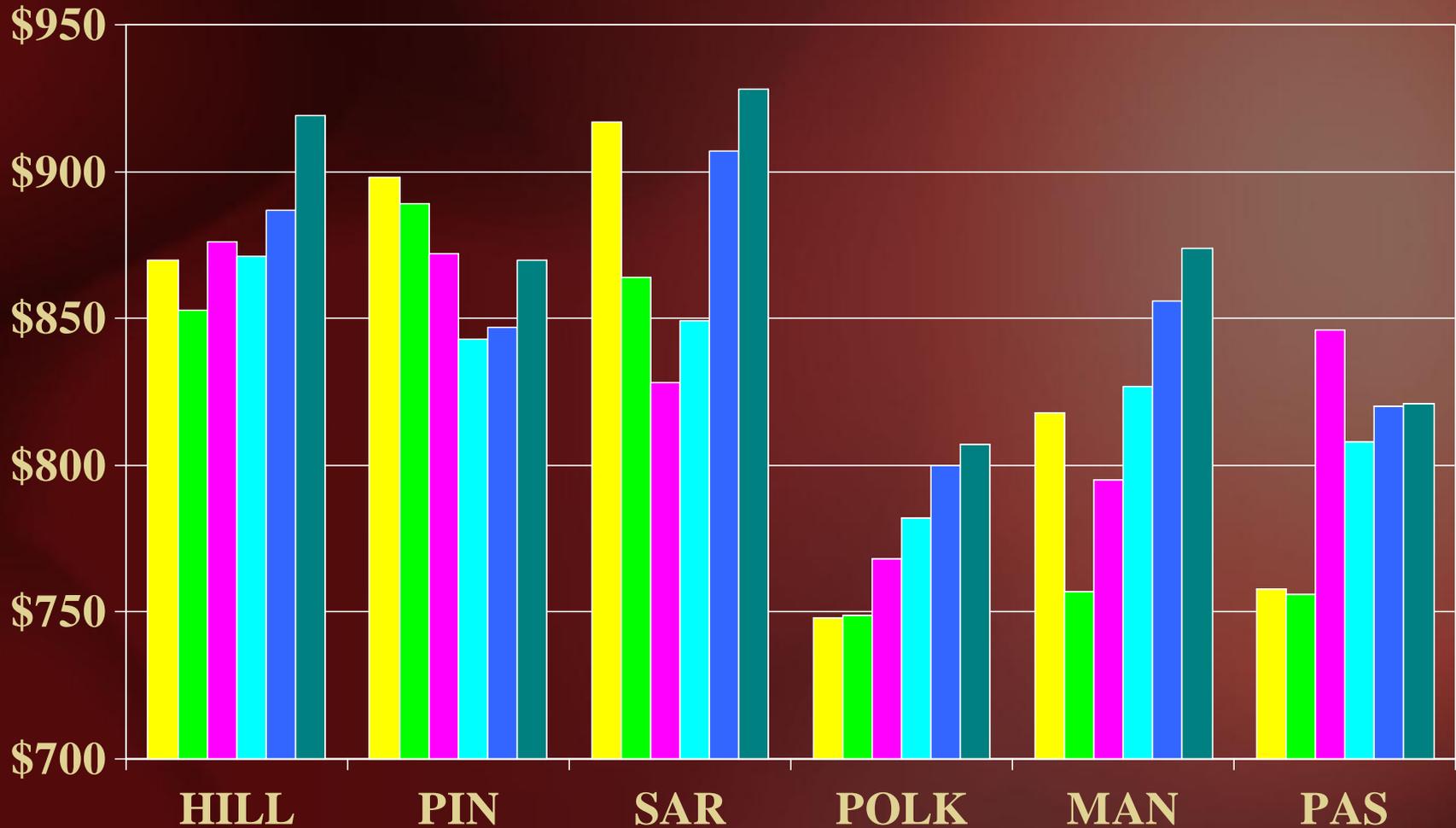
# OCCUPANCY TRENDS

2008 2009 2010 2011 2012 2013



# RENTAL PRICING TRENDS

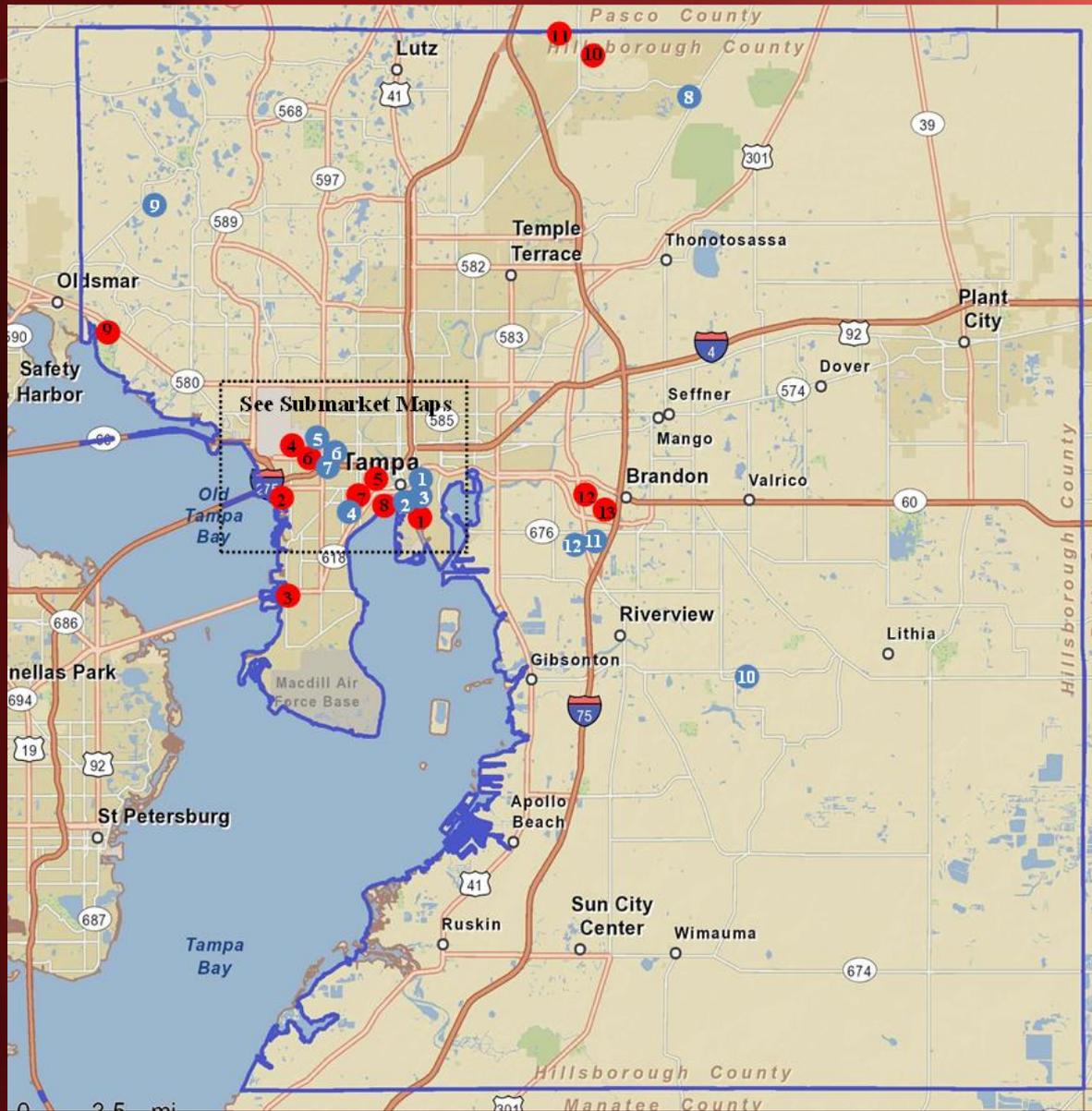
2008 2009 2010 2011 2012 2013



# 2013 TAMPA BAY AREA PIPELINE & NEW CONSTRUCTION REPORT

	UC/Leasing				Planned/Proposed			
	2012		2013		2012 – 2013		2013 – 2014	
MARKET	Dev	Units	Dev	Units	Dev	Units	Dev	Units
Hills	11	3,333	13	2,829	2	3,968	12	3,417
Pinellas	3	639	12	2,172	11	2,998	9	2,404
Pasco	2	558	4	856	7	2,403	5	1,674
Polk	0	0	0	0	1	240	0	0
Manatee	1	272	2	567	7	1,977	3	1,169
Sarasota	0	0	1	326	4	998	2	670
Bay Area	17	4,802	32	6,750	32	12,584	31	9,334

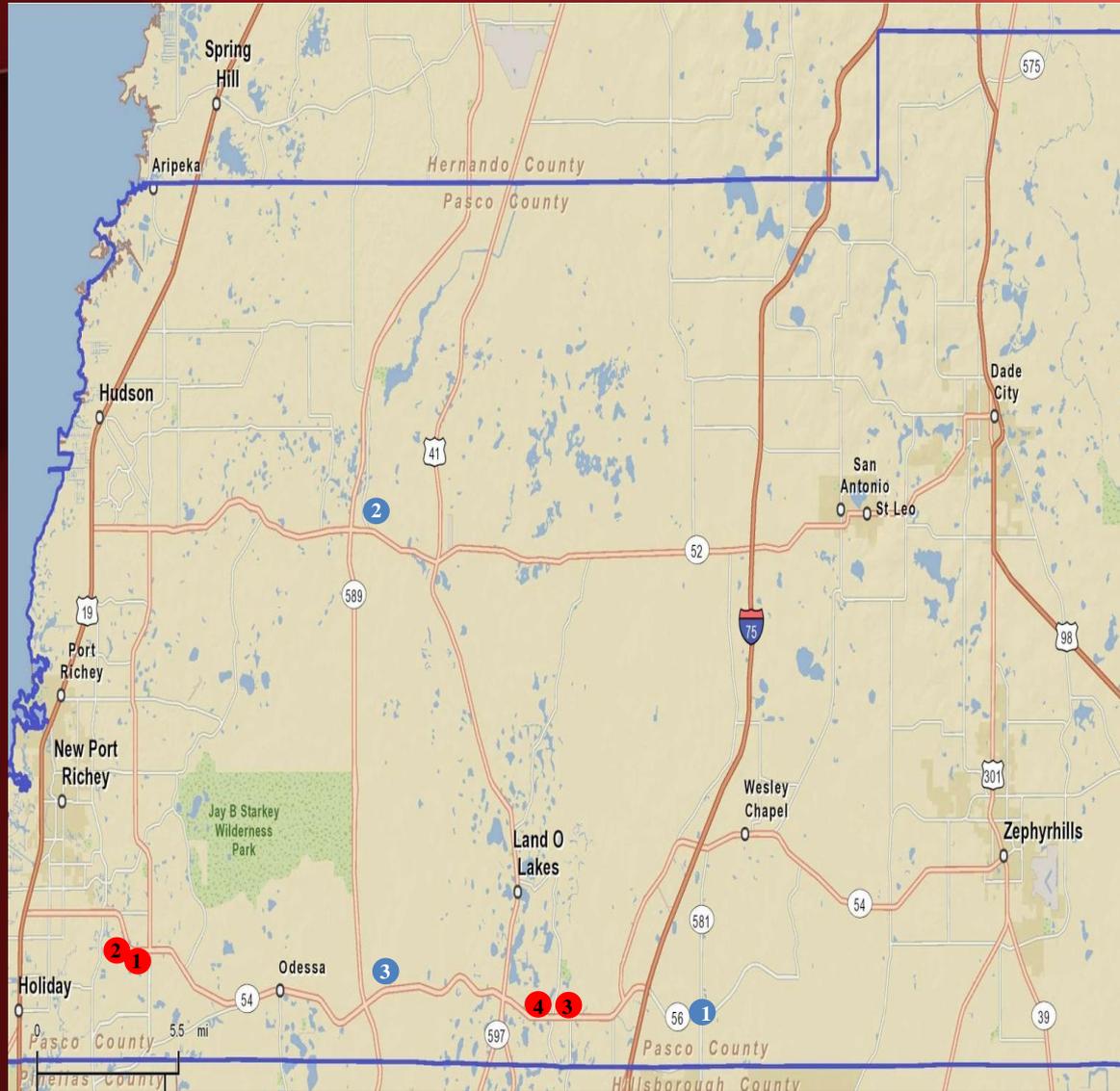
# HILLSBOROUGH PIPELINE



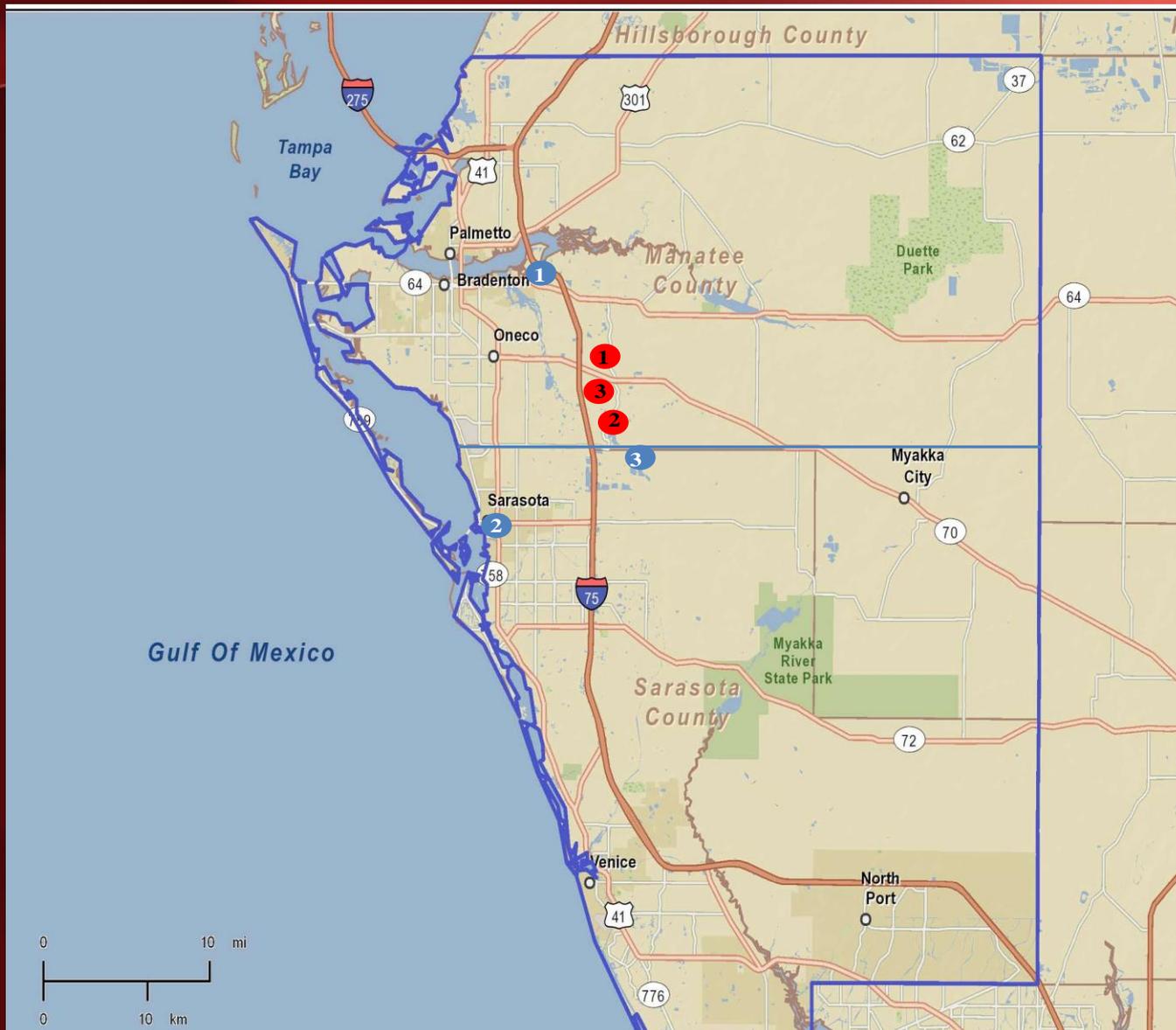
# PINELLAS PIPELINE



# PASCO PIPELINE



# MANATEE/SARASOTA PIPELINE



# RENTAL HOUSING DEMAND

## NEW DYNAMICS OF THE METHODOLOGIES OF PROJECTING RENTER DEMAND

### SUPPLY

SUPPLY REMAINS UNBALANCED COMPARED TO DEMAND – LIMITED NEW CONSTRUCTION PICKING UP - CONTINUED SHIFT FROM OWNERSHIP TO RENTAL HOUSING FOR LIFESTYLE & CONSUMER CHOICE – BAY AREA NEEDING 3K TO 4K PER YEAR

### INCOMES

ADJUSTED HH INCOMES - JOB LOSS (REDUCED HH INCOME) – SAVINGS LOSS - CREDIT LOSS – RENTING MORE AFFORD THAN OWNERSHIP

### CONSUMERS

ADJUSTED HOUSING CHOICES – INCOME DRIVEN CHOICES –  
- BETTER LOCATIONS – LESS COMMUTING – URBAN/SUBURBAN – LIFESTYLE CHOICES

### THEORY

METHODOLOGIES OF POP/HH GROWTH, & JOB GROWTH NOW OUT., NEW DYNAMICS ARE KEEPING DEMAND STRONG – ONLY CURRENT VIABLE METHODOLOGY IS ACTUAL MARKET PERFORMANCE & SHIFTING CONSUMER CHOICES.

# BAY AREA MULTIFAMILY TRENDS

- HIL** SUBURBAN LAND OPPS IN BRANDON, WESTCHASE, WESTSHORE & DOWNTOWN ACTIVE NEW CONS WESTSHORE. BRANDON & WESTSHORE & \ DOWNTOWN – COMPLETE, MARKET RECOVERY HAPPENING NOW
- PIN** CONS IN GATEWAY, CARRILON & URBAN ST PETE – MARKET RECOVERY HAPPENING NOW - URBAN & URBAN/SUBURBAN MOST ACTIVE
- PAS** ONLY ACTIVE NEW CONS SR 54 – NEW DEMAND EXPANDING OUT OF DISTRESSED DRI's – OPP IN MID COUNTY & WESLEY CHAPLE - MARKET RECOVERY HAPPENING NOW, AS LAND DIMINISHES MOVEMENT NORTH
- POL** LAND AVAIL/AFFORD FOR FUTURE PIPELINE – NO NEW CONS - NO ACTIVITY AT THIS TIME DUE LOWER OCC & FINANCING DIFFICULTIES
- MAN** LAND AVAIL & DEMAND SUPPORTS FUTURE DEV – BENEFIT FROM SOUTHWARD HILLS EXPANSION & PINELLAS BUILDOUT IN THE FUTURE – CONS ACTIVITY IN LWR & I-75 AT THIS TIME – MARKET RECOVERY STRONG
- SAR** NEW CONST FINALLY RETURNING DWNTWN & I-75 CORRIDOR – MARKET NOW IN RECOVERY – LAND EXPENSIVE – OCC & RENT GROWTH VERY STRONG
- GLOBAL TRENDS** NEW CONST RETURNING STRONGLY – DEMAND IS STILL CONTINUING TO GROW DUE TO HOUSING SHIFTS & ECONOMIC TIMES - OCC RECOVERY TO 95%-97% & ANNUAL RENTAL REVUEW GROWTH HAPPENING NOW – REGION STRONGER THAN MOST OF FLORIDA - GOOD OPPORTUNITIES FOR 24-48 MONTHS – MOSTLY URBAN & STRONG SUBURBAN.

**TAMPA BAY REGIONAL  
PLANNING COUNCIL  
ONE BAY LIVABLE COMMUNITIES**

**THANK YOU**



**TRIAD Research & Consulting, Inc.**