APPENDIX A.

Housing Reports by ZIP Code
This Appendix presents demographic and housing summary information for each ZIP code in Austin. The purpose is to provide a snapshot of housing affordability (both rental and ownership) along with indicators of demographic diversity, gentrification, transportation costs and transit access at the neighborhood level.

The figure below is a sample of the housing model output and the following page describes the methodology and data sources used to generate each component of the ZIP code reports. Individual reports for each ZIP code follow.
APPENDIX A. Housing Reports by ZIP Code

The socioeconomic make-up graphic shows the listed variables scaled to the city as a whole. For example, a score of 2.0 for poverty would mean the ZIP code has twice the poverty rate of the city overall and a score of 0.5 would mean the ZIP code's poverty rate is half that of the city. All data are from the 2008-2012 ACS.

Income balance is a measure of the share of households in the ZIP that are lower income (less than $35,000), middle income ($35,000-$100,000) and high income (over $100,000). Similar thresholds were used in a recent Pew study on income segregation and are consistent with the way that Americans self-identify as members of socio-economic classes. We used statistical methods to determine an income balance rating for each ZIP code: if all income categories were within one standard deviation of the city-wide average, the ZIP code was considered "mixed income" when the proportion of a particular income group exceeded one standard deviation above the mean that group was considered to be overrepresented.

Change in median rent and median home value reflects percent change between 2000 (Census) and 2012 (2008-2012 5-year ACS). Median rent includes utilities.

Median home value and median rent (including utilities) from the 2008-2012 5-year ACS.

Estimate uses the same affordability methodology as the housing gaps model discussed in Section II of the report. Assumes 30 percent of income is spent on housing costs (including mortgage, utilities, property taxes and insurance), and models a 30 year fixed mortgage with a 5 percent downpayment and a 4.5 percent interest rate. Income distribution from the 2008-2012 5-year ACS; for-sale homes from 2013 MLS data provided by A3OR.

Estimate uses the same affordability methodology as the housing gaps model discussed in Section II of the report. Assumes 30 percent of income is spent on rent (including utilities), income and rent distribution from the 2008-2012 5-year ACS.

Odds analysis estimates the proportion of for-sale and rental units affordable to the average worker in specified occupations. Estimates use the same affordability methodology as the housing gaps model discussed in Section II of the report, also described above (components F and G). For-sale homes are from 2013 MLS data provided by ABOR, rental distribution from the 2008-2012 5-year ACS, average annual earnings for all occupations except Artists and Musicians are from the Bureau of Labor Statistics, average earnings for Artists and Musicians from the Pegasus Planning and Development report "Keeping Austin Creative."

Restricted unit data and Housing Choice Voucher data from the City of Austin.

Poor condition indicator is based on units deemed to be dangerous and/or substandard as a result of a 2013 code complaint. Data are from the City of Austin.

Rate of housing development reflects the change in number of housing units between 2000 (Census) and 2012 (2008-2012 5-year ACS).

Transit stops (bus and rail) from the City of Austin; population based on block group population from the 2010 Census.

Transportation cost data from HUD's location affordability index.
AUSTIN ZIP CODE  78617

**Socioeconomic Make-Up**

Socioeconomics for this ZIP code relative to the city overall:

- **Poverty**
- **Median Income**
- **Racial diversity**
- **Ethnic diversity**
- **Disability**
- **Unemployment**
- **Large Households**

Income balance: does this ZIP code have a healthy mix of incomes?

*This zip code is mostly MIDDLE INCOME households*

**Is this ZIP code at risk of gentrification?**

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent

- **Zip code**: 74%
- **City**: 31%

change in median home value

- **Zip code**: 74%
- **City**: 21%

**Housing Affordability**

- **Median Home Value**: $100,600
- **Median Rent**: $1,041

Homeownership for residents earning less than $50,000

- 29% of owners city-wide earn less than $50,000
- **N/A** vs. N/A of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than $25,000

- 33% of renters city-wide earn less than $25,000
- **11%** vs. N/A of rental units in this ZIP code are affordable to them

**Odds that workers can afford to...**

- **Buy**
  - Retail and service workers (earning about $34,000 per year): N/A 7%
  - Artists & Musicians (earning about $31,000 per year): N/A 24%
  - Teachers (earning about $48,000 per year): N/A 63%
  - Tech sector professionals (earning about $84,000 per year): N/A 99%

- **Rent**
  - **N/A**

Compared to the city overall, this ZIP code has...

- LOWER than average proportion of rent-restricted units
- HIGHER than average proportion of Housing Choice Voucher holders
- LOWER than average proportion of rental units in poor condition
- HIGHER than average rate of housing development (2000 and 2012)

**Transportation**

- 16% of ZIP code residents live within a quarter mile of a transit stop
- **$865** is the average monthly transportation cost for residents of this ZIP code
- 42% of housing + transportation costs in this ZIP code are from transportation costs

DRAFT REPORT — June 24, 2014
AUSTIN ZIP CODE 78701

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:

- Poverty
- Median Income
- Racial diversity
- Ethnic diversity
- Disability
- Unemployment
- Large Households

Median Home Value: $338,300
Median Rent: $1,590

Homeownership for residents earning less than $50,000
- 29% vs. 7%

Rentals for residents earning less than $25,000
- 33% vs. 7%

Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

- Change in median rent
  - Zip code: 115%
  - City: 31%

- Change in median home value
  - Zip code: 74%
  - City: 59%

Housing Affordability

Median Home Value: $338,300
Median Rent: $1,590

Homeowners for residents earning less than $50,000
- 29% of owners city-wide earn less than $50,000 vs. 7%

Rental units in this ZIP code are affordable to them
- 7%

Odds that workers can afford to...

- Buy
- Rent

- Retail and service workers (earning about $24,000 per year)
  - 0%
  - 7%

- Artists & Musicians (earning about $31,000 per year)
  - 1%
  - 12%

- Teachers (earning about $48,000 per year)
  - 7%
  - 29%

- Tech sector professionals (earning about $84,000 per year)
  - 30%
  - 90%

Compared to the city overall, this ZIP code has...

- LOWER than average proportion of rent-restricted units
- LOWER than average proportion of Housing Choice Voucher holders
- HIGHER than average proportion of rental units in poor condition
- HIGHER than average rate of housing development (2000 and 2012)

Transportation

- 97% of ZIP code residents live within a quarter mile of a transit stop
- $433 is the average monthly transportation cost for residents of this ZIP code
- 23% of housing + transportation costs in this ZIP code are from transportation costs
**AUSTIN ZIP CODE 78702**

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:

<table>
<thead>
<tr>
<th>Poverty</th>
<th>Median Income</th>
<th>Racial diversity</th>
<th>Ethnic diversity</th>
<th>Disability</th>
<th>Unemployment</th>
<th>Large Households</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tr>
</tbody>
</table>

Income balance: does this ZIP code have a healthy mix of incomes?

No, there is an overrepresentation of LOW INCOME households

### Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

- **change in median rent**
  - Zip code: 73%
  - City: 31%

- **change in median home value**
  - Zip code: 207%
  - City: 74%

### Housing Affordability

- **Median Home Value:** $175,400
- **Median Rent:** $766

**Homeownership for residents earning less than $50,000**

- 29% of owners city-wide earn less than $50,000 vs. 21% of homes for-sale in this ZIP code are affordable to them

**Rentals for residents earning less than $25,000**

- 33% of renters city-wide earn less than $25,000 vs. 41% of rental units in this ZIP code are affordable to them

**Odds that workers can afford to...**

- **Buy**
  - Retail and service workers (earning about $24,000 per year): 0%
  - Artists & Musicians (earning about $31,000 per year): 2%
  - Teachers (earning about $48,000 per year): 15%
  - Tech sector professionals (earning about $84,000 per year): 67%

- **Rent**
  - Retail and service workers: 39%
  - Artists & Musicians: 51%
  - Teachers: 80%
  - Tech sector professionals: 99%

**Compared to the city overall, this ZIP code has...**

- Higher than average proportion of rent-restricted units
- Higher than average proportion of Housing Choice Voucher holders
- Higher than average proportion of rental units in poor condition
- Lower than average rate of housing development (2000 and 2012)

**Transportation**

- 96% of ZIP code residents live within a quarter mile of a transit stop
- $590 is the average monthly transportation cost for residents of this ZIP code
- 39% of housing + transportation costs in this ZIP code are from transportation costs
**Socioeconomic Make-Up**

Socioeconomics for this ZIP code relative to the city overall:

- Poverty
- Median Income
- Racial diversity
- Ethnic diversity
- Disability
- Unemployment
- Large Households

Income balance: does this ZIP code have a healthy mix of incomes?

*No, there is an overrepresentation of HIGH INCOME households*

Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

- Change in median rent
- Change in median home value

**Housing Affordability**

- **Median Home Value:** $621,900
- **Median Rent:** $1,183

- **Homeownership:**
  - **29%** of owners city-wide earn less than $50,000
  - **3%** of homes for-sale in this ZIP code are affordable to them

- **Rentals:**
  - **33%** of renters city-wide earn less than $25,000
  - **11%** of rental units in this ZIP code are affordable to them

- **Odds that workers can afford to…**
  - **Buy**
    - Retail and service workers (earning about $24,000 per year)
    - Artists & Musicians (earning about $31,000 per year)
    - Teachers (earning about $48,000 per year)
    - Tech sector professionals (earning about $84,000 per year)
  - **Rent**
    - **0%**
    - **25%**
    - **51%**
    - **92%**

- **Compared to the city overall, this ZIP code has…**
  - **LOWER** than average proportion of rent-restricted units
  - **LOWER** than average proportion of Housing Choice Voucher holders
  - **LOWER** than average proportion of rental units in poor condition
  - **LOWER** than average rate of housing development (2000 and 2012)

- **Transportation**
  - **67%** of ZIP code residents live within a quarter mile of a transit stop
  - **$629** is the average monthly transportation cost for residents of this ZIP code
  - **25%** of housing + transportation costs in this ZIP code are from transportation costs
**Socioeconomic Make-Up**

<table>
<thead>
<tr>
<th>Socioeconomics for this ZIP code relative to the city overall:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poverty</td>
</tr>
<tr>
<td>---------</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

**Income balance: does this ZIP code have a healthy mix of incomes?**

*Yes, this zip code is MIXED INCOME*

**Is this ZIP code at risk of gentrification?**

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

**Transportation**

- 76% of ZIP code residents live within a quarter mile of a transit stop
- $629 is the average monthly transportation cost for residents of this ZIP code
- 33% of housing + transportation costs in this ZIP code are from transportation costs

**Housing Affordability**

- **Median Home Value:** $338,200
- **Median Rent:** $940

<table>
<thead>
<tr>
<th>Homeownership for residents earning less than $50,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>29% of owners city-wide earn less than $50,000 vs. 13% of homes for-sale in this ZIP code are affordable to them</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rentals for residents earning less than $25,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>33% of renters city-wide earn less than $25,000 vs. 12% of rental units in this ZIP code are affordable to them</td>
</tr>
</tbody>
</table>

**Odds that workers can afford to...**

<table>
<thead>
<tr>
<th></th>
<th>Buy</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail and service workers (earning about $24,000 per year)</td>
<td>0%</td>
<td>11%</td>
</tr>
<tr>
<td>Artists &amp; Musicians (earning about $31,000 per year)</td>
<td>2%</td>
<td>26%</td>
</tr>
<tr>
<td>Teachers (earning about $48,000 per year)</td>
<td>13%</td>
<td>76%</td>
</tr>
<tr>
<td>Tech sector professionals (earning about $84,000 per year)</td>
<td>33%</td>
<td>99%</td>
</tr>
</tbody>
</table>

**Compared to the city overall, this ZIP code has...**

- **HIGHER** than average proportion of rent-restricted units
- **LOWER** than average proportion of Housing Choice Voucher holders
- **LOWER** than average proportion of rental units in poor condition
- **LOWER** than average rate of housing development (2000 and 2012)
AUSTIN ZIP CODE  78705

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:

- **Poverty**
- **Median Income**
- **Racial diversity**
- **Ethnic diversity**
- **Disability**
- **Unemployment**
- **Large Households**

Income balance: does this ZIP code have a healthy mix of incomes?

No, there is an overrepresentation of low income households.

Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

- Change in median rent
  - Zip code: 70%
  - City: 31%

- Change in median home value
  - Zip code: 74%
  - City: 40%

Housing Affordability

- **Median Home Value**: $292,500
- **Median Rent**: $1,088

Homeownership for residents earning less than $50,000

- 29% of owners city-wide earn less than $50,000
- 39% of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than $25,000

- 33% of renters city-wide earn less than $25,000
- 8% of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

- **Retail and service workers**
  - (earning about $24,000 per year)
  - 1% can buy, 6% can rent

- **Artists & Musicians**
  - (earning about $31,000 per year)
  - 10% can buy, 23% can rent

- **Teachers**
  - (earning about $48,000 per year)
  - 38% can buy, 57% can rent

- **Tech sector professionals**
  - (earning about $84,000 per year)
  - 79% can buy, 94% can rent

Compared to the city overall, this ZIP code has...

- LOWER than average proportion of rent-restricted units
- LOWER than average proportion of Housing Choice Voucher holders
- LOWER than average proportion of rental units in poor condition
- LOWER than average rate of housing development (2000 and 2012)

Transportation

- 100% of ZIP code residents live within a quarter mile of a transit stop
- $511 is the average monthly transportation cost for residents of this ZIP code
- 30% of housing + transportation costs in this ZIP code are from transportation costs
### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:

<table>
<thead>
<tr>
<th>Category</th>
<th>Austin Zip Code</th>
<th>City Overall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poverty</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Median Income</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Racial diversity</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ethnic diversity</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unemployment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Large Households</td>
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</tr>
</tbody>
</table>

**Income balance:** does this ZIP code have a healthy mix of incomes?

*No, there is an overrepresentation of HIGH INCOME households*

**Is this ZIP code at risk of gentrification?**

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

#### change in median rent

- **Zip code:** 31%
- **City:** 2%

#### change in median home value

- **Zip code:** 74%
- **City:** 33%

### Housing Affordability

#### Median Home Value:

- **Austin Zip Code:** $243,200
- **City Overall:** $1,018

#### Homeownership for residents earning less than $50,000

- 29% of owners city-wide earn less than $50,000 vs. 7% of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than $25,000

- 33% of renters city-wide earn less than $25,000 vs. 1% of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...

<table>
<thead>
<tr>
<th>Category</th>
<th>Buy</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail and service workers (earning about $34,000 per year)</td>
<td>0%</td>
<td>1%</td>
</tr>
<tr>
<td>Artists &amp; Musicians (earning about $31,000 per year)</td>
<td>0%</td>
<td>9%</td>
</tr>
<tr>
<td>Teachers (earning about $48,000 per year)</td>
<td>6%</td>
<td>70%</td>
</tr>
<tr>
<td>Tech sector professionals (earning about $84,000 per year)</td>
<td>67%</td>
<td>98%</td>
</tr>
</tbody>
</table>

Compared to the city overall, this ZIP code has...

- **LOWER** than average proportion of rent-restricted units
- **LOWER** than average proportion of Housing Choice Voucher holders
- **LOWER** than average proportion of rental units in poor condition
- **HIGHER** than average rate of housing development (2000 and 2012)

#### Transportation

- 3% of ZIP code residents live within a quarter mile of a transit stop
- $708 is the average monthly transportation cost for residents of this ZIP code
- 47% of housing + transportation costs in this ZIP code are from transportation costs
**Socioeconomic Make-Up**

Socioeconomics for this ZIP code relative to the city overall:

- **Poverty**: [Graph showing data]
- **Median Income**: [Graph showing data]
- **Racial diversity**: [Graph showing data]
- **Ethnic diversity**: [Graph showing data]
- **Disability**: [Graph showing data]
- **Unemployment**: [Graph showing data]
- **Large Households**: [Graph showing data]

**Income balance: does this ZIP code have a healthy mix of incomes?**

No, there is an overrepresentation of LOW INCOME households.

**Is this ZIP code at risk of gentrification?**

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

**Change in median rent**

- **Zip code**: 62%
- **City**: 31%

**Change in median home value**

- **Zip code**: 113%
- **City**: 74%

**Housing Affordability**

- **Median Home Value**: $121,000
- **Median Rent**: $870

**Homeownership for residents earning less than $50,000**

- **29%** of owners city-wide earn less than $50,000
- **61%** of homes for-sale in this ZIP code are affordable to them

**Rentals for residents earning less than $25,000**

- **33%** of renters city-wide earn less than $25,000
- **26%** of rental units in this ZIP code are affordable to them

**Odds that workers can afford to...**

- Retail and service workers (earning about $24,000 per year): 12% vs. 25%
- Artists & Musicians (earning about $31,000 per year): 22% vs. 39%
- Teachers (earning about $48,000 per year): 57% vs. 84%
- Tech sector professionals (earning about $84,000 per year): 95% vs. 100%

**Compared to the city overall, this ZIP code has...**

- **Higher** than average proportion of rent-restricted units
- **Higher** than average proportion of Housing Choice Voucher holders
- **Higher** than average proportion of rental units in poor condition
- **Higher** than average rate of housing development (2000 and 2012)

**Transportation**

- **87%** of ZIP code residents live within a quarter mile of a transit stop
- **$668** is the average monthly transportation cost for residents of this ZIP code
- **40%** of housing + transportation costs in this ZIP code are from transportation costs
### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:

- Poverty
- Median Income
- Racial diversity
- Ethnic diversity
- Disability
- Unemployment
- Large Households

Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

- change in median rent
  - Zip code: 40%
  - City: 31%

- change in median home value
  - Zip code: 127%
  - City: 74%

### Housing Affordability

#### Median Home Value

- City: $265,100
- ZIP Code: $930

#### Homeownership for residents earning less than $50,000

- 29% of owners city-wide earn less than $50,000 vs. 7% of homes for-sale in this ZIP code are affordable to them

#### Rentals for residents earning less than $25,000

- 33% of renters city-wide earn less than $25,000 vs. 11% of rental units in this ZIP code are affordable to them

#### Odds that workers can afford to...

- Retail and service workers (earning about $24,000 per year): 0% Buy, 8% Rent
- Artists & Musicians (earning about $31,000 per year): 1% Buy, 31% Rent
- Teachers (earning about $48,000 per year): 6% Buy, 65% Rent
- Tech sector professionals (earning about $84,000 per year): 37% Buy, 97% Rent

Compared to the city overall, this ZIP code has...

- HIGHER than average proportion of rent-restricted units
- LOWER than average proportion of Housing Choice Voucher holders
- HIGHER than average proportion of rental units in poor condition
- LOWER than average rate of housing development (2000 and 2012)

#### Transportation

- 98% of ZIP code residents live within a quarter mile of a transit stop
- $590 is the average monthly transportation cost for residents of this ZIP code
- 33% of housing + transportation costs in this ZIP code are from transportation costs
**Socioeconomic Make-Up**

Socioeconomics for this ZIP code relative to the city overall:

- **Poverty**: 1.5
- **Median Income**: 1.5
- **Racial diversity**: 0.5
- **Ethnic diversity**: 0.5
- **Disability**: 0.5
- **Unemployment**: 0.5
- **Large Households**: 0.5

**Income balance: does this ZIP code have a healthy mix of incomes?**

Yes, this zip code is MIXED INCOME

**Is this ZIP code at risk of gentrification?**

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

**change in median rent**

- **Zip code**: 31%
- **City**: 28%

**change in median home value**

- **Zip code**: 107%
- **City**: 74%

**Housing Affordability**

- **Median Home Value**: $176,500
- **Median Rent**: $817

**Homeownership for residents earning less than $50,000**

- 29% of owners city-wide earn less than $50,000
- vs. 33% of homes for-sale in this ZIP code are affordable to them

**Rentals for residents earning less than $25,000**

- 33% of renters city-wide earn less than $25,000
- vs. 22% of rental units in this ZIP code are affordable to them

**Odds that workers can afford to...**

- **Retail and service workers** (earning about $24,000 per year): 1% Buy, 18% Rent
- **Artists & Musicians** (earning about $31,000 per year): 4% Buy, 44% Rent
- **Teachers** (earning about $48,000 per year): 28% Buy, 82% Rent
- **Tech sector professionals** (earning about $84,000 per year): 83% Buy, 99% Rent

**Compared to the city overall, this ZIP code has...**

- **HIGHER** than average proportion of rent-restricted units
- **HIGHER** than average proportion of Housing Choice Voucher holders
- **HIGHER** than average proportion of rental units in poor condition
- **LOWER** than average rate of housing development (2000 and 2012)

**Transportation**

- 84% of ZIP code residents live within a quarter mile of a transit stop
- $668 is the average monthly transportation cost for residents of this ZIP code
- 43% of housing + transportation costs in this ZIP code are from transportation costs
AUSTIN ZIP CODE 78724

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:

- Poverty
- Median Income
- Racial diversity
- Ethnic diversity
- Disability
- Unemployment
- Large Households

Income balance: does this ZIP code have a healthy mix of incomes?
No, there is an overrepresentation of LOW INCOME households

Is this ZIP code at risk of gentrification?
Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent
- Zip code: 37%
- City: 31%

change in median home value
- Zip code: 74%
- City: 46%

Housing Affordability

- Median Home Value: $105,700
- Median Rent: $962

Homeownership for residents earning less than $50,000
- 29% of owners city-wide earn less than $50,000 vs. 85% of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than $25,000
- 33% of renters city-wide earn less than $25,000 vs. 16% of rental units in this ZIP code are affordable to them

Odds that workers can afford to...
- Retail and service workers (earning about $34,000 per year): 28% Buy, 15% Rent
- Artists & Musicians (earning about $31,000 per year): 42% Buy, 22% Rent
- Teachers (earning about $48,000 per year): 84% Buy, 78% Rent
- Tech sector professionals (earning about $84,000 per year): 96% Buy, 100% Rent

Compared to the city overall, this ZIP code has...
- HIGHER than average proportion of rent-restricted units
- HIGHER than average proportion of Housing Choice Voucher holders
- HIGHER than average proportion of rental units in poor condition
- HIGHER than average rate of housing development (2000 and 2012)

Transportation
- 21% of ZIP code residents live within a quarter mile of a transit stop
- $786 is the average monthly transportation cost for residents of this ZIP code
- 40% of housing + transportation costs in this ZIP code are from transportation costs

DRAFT REPORT— June 24, 2014
AUSTIN ZIP CODE  78726

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:

- Poverty
- Median Income
- Racial diversity
- Ethnic diversity
- Disability
- Unemployment
- Large Households

Income balance: does this ZIP code have a healthy mix of incomes?
Yes, this zip code is MIXED INCOME

Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent
- Zip code: 31%
- City: 20%

change in median home value
- Zip code: 74%
- City: 55%

Housing Affordability

Median Home Value: $349,900
Median Rent: $1,050

Homeownership for residents earning less than $50,000
- 29% of owners city-wide earn less than $50,000 vs. 0% of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than $25,000
- 33% of renters city-wide earn less than $25,000 vs. 1% of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

- Retail and service workers (earning about $34,000 per year): 0% Buy, 0% Rent
- Artists & Musicians (earning about $31,000 per year): 0% Buy, 8% Rent
- Teachers (earning about $48,000 per year): 0% Buy, 70% Rent
- Tech sector professionals (earning about $84,000 per year): 17% Buy, 99% Rent

Compared to the city overall, this ZIP code has...

- LOWER than average proportion of rent-restricted units
- LOWER than average proportion of Housing Choice Voucher holders
- LOWER than average proportion of rental units in poor condition
- HIGHER than average rate of housing development (2000 and 2012)

Transportation
- 2% of ZIP code residents live within a quarter mile of a transit stop
- $786 is the average monthly transportation cost for residents of this ZIP code
- 40% of housing + transportation costs in this ZIP code are from transportation costs

DRAFT REPORT— June 24,2014
AUSTIN ZIP CODE 78727

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:

- **Poverty**: 
  - ZIP code: [bar chart] 
  - City: [bar chart]
- **Median Income**: 
  - ZIP code: [bar chart] 
  - City: [bar chart]
- **Racial diversity**: 
  - ZIP code: [bar chart] 
  - City: [bar chart]
- **Ethnic diversity**: 
  - ZIP code: [bar chart] 
  - City: [bar chart]
- **Disability**: 
  - ZIP code: [bar chart] 
  - City: [bar chart]
- **Unemployment**: 
  - ZIP code: [bar chart] 
  - City: [bar chart]
- **Large Households**: 
  - ZIP code: [bar chart] 
  - City: [bar chart]

Income balance: does this ZIP code have a healthy mix of incomes?

*Yes, this zip code is MIXED INCOME*

Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

**change in median rent**

- **ZIP code**: 31% 
  - City: 13%

**change in median home value**

- **ZIP code**: 74% 
  - City: 61%

Housing Affordability

- **Median Home Value**: $198,500 
- **Median Rent**: $1,050

Homeownership for residents earning less than $50,000

- **29%** of owners city-wide earn less than $50,000  
  - **32%** of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than $25,000

- **33%** of renters city-wide earn less than $25,000  
  - **2%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

- **Buy**: 
  - Retail and service workers (earning about $34,000 per year): 0% 
  - Artists & Musicians (earning about $31,000 per year): 1% 
  - Teachers (earning about $48,000 per year): 29% 
  - Tech sector professionals (earning about $84,000 per year): 90%
- **Rent**: 
  - Retail and service workers (earning about $34,000 per year): 1% 
  - Artists & Musicians (earning about $31,000 per year): 11% 
  - Teachers (earning about $48,000 per year): 67% 
  - Tech sector professionals (earning about $84,000 per year): 99%

Compared to the city overall, this ZIP code has...

- **LOWER** than average proportion of rent-restricted units
- **LOWER** than average proportion of Housing Choice Voucher holders
- **LOWER** than average proportion of rental units in poor condition
- **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

- **24%** of ZIP code residents live within a quarter mile of a transit stop
- **$708** is the average monthly transportation cost for residents of this ZIP code
- **41%** of housing + transportation costs in this ZIP code are from transportation costs

**DRAFT REPORT— June 24, 2014**
AUSTIN ZIP CODE 78728

Socioeconomic Make-Up

Income balance: does this ZIP code have a healthy mix of incomes?
Yes, this zip code is MIXED INCOME

Is this ZIP code at risk of gentrification?
Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

Housing Affordability

Median Home Value: $168,600
Median Rent: $901

Homeownership for residents earning less than $50,000
29% of owners city-wide earn less than $50,000 vs. 46% of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than $25,000
33% of renters city-wide earn less than $25,000 vs. 4% of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

Buy
Retail and service workers (earning about $24,000 per year) 0%
Artists & Musicians (earning about $31,000 per year) 1%
Teachers (earning about $48,000 per year) 35%
Tech sector professionals (earning about $84,000 per year) 100%

Rent
Retail and service workers (earning about $24,000 per year) 2%
Artists & Musicians (earning about $31,000 per year) 24%
Teachers (earning about $48,000 per year) 83%
Tech sector professionals (earning about $84,000 per year) 99%

Compared to the city overall, this ZIP code has...
✓ LOWER than average proportion of rent-restricted units
✓ LOWER than average proportion of Housing Choice Voucher holders
✓ LOWER than average proportion of rental units in poor condition
✓ LOWER than average rate of housing development (2000 and 2012)

Transportation
28% of ZIP code residents live within a quarter mile of a transit stop
$668 is the average monthly transportation cost for residents of this ZIP code
40% of housing + transportation costs in this ZIP code are from transportation costs
**AUSTIN ZIP CODE 78729**

### Socioeconomic Make-Up

**Income balance: does this ZIP code have a healthy mix of incomes?**

*This zip code is mostly MIDDLE INCOME households*

### Housing Affordability

**Median Home Value:** $192,300

**Median Rent:** $1,008

**Homeownership for residents earning less than $50,000**

- **29%** of owners city-wide earn less than $50,000  
  **26%** of homes for-sale in this ZIP code are affordable to them

**Rentals for residents earning less than $25,000**

- **33%** of renters city-wide earn less than $25,000  
  **3%** of rental units in this ZIP code are affordable to them

**Odds that workers can afford to...**

<table>
<thead>
<tr>
<th>Income Category</th>
<th>Buy</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail and service workers</td>
<td>0%</td>
<td>2%</td>
</tr>
<tr>
<td>Artists &amp; Musicians</td>
<td>1%</td>
<td>17%</td>
</tr>
<tr>
<td>Teachers</td>
<td>22%</td>
<td>73%</td>
</tr>
<tr>
<td>Tech sector professionals</td>
<td>96%</td>
<td>100%</td>
</tr>
</tbody>
</table>

**Compared to the city overall, this ZIP code has...**

- **LOWER** than average proportion of rent-restricted units
- **LOWER** than average proportion of Housing Choice Voucher holders
- **LOWER** than average proportion of rental units in poor condition
- **HIGHER** than average rate of housing development (2000 and 2012)

**Transportation**

- **13%** of ZIP code residents live within a quarter mile of a transit stop
- **$747** is the average monthly transportation cost for residents of this ZIP code
- **37%** of housing + transportation costs in this ZIP code are from transportation costs
AUSTIN ZIP CODE  78730

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:

<table>
<thead>
<tr>
<th>Metric</th>
<th>Austin</th>
<th>Zip code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poverty</td>
<td></td>
<td>0.00</td>
</tr>
<tr>
<td>Median Income</td>
<td></td>
<td>0.50</td>
</tr>
<tr>
<td>Racial diversity</td>
<td></td>
<td>1.50</td>
</tr>
<tr>
<td>Ethnic diversity</td>
<td></td>
<td>2.00</td>
</tr>
<tr>
<td>Disability</td>
<td></td>
<td>2.50</td>
</tr>
<tr>
<td>Unemployment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Large Households</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Income balance: does this ZIP code have a healthy mix of incomes?
No, there is an overrepresentation of HIGH INCOME households

Is this ZIP code at risk of gentrification?
Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent

- City: 22%
- Zip code: 31%

change in median home value

- City: 44%
- Zip code: 74%

Housing Affordability

Median Home Value: $570,400
Median Rent: $1,106

Homeownership for residents earning less than $50,000
29% of owners city-wide earn less than $50,000 vs. 19% of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than $25,000
33% of renters city-wide earn less than $25,000 vs. 0% of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Buy</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail and service workers</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>Artists &amp; Musicians</td>
<td>1%</td>
<td>3%</td>
</tr>
<tr>
<td>Teachers</td>
<td>17%</td>
<td>64%</td>
</tr>
<tr>
<td>Tech sector professionals</td>
<td>25%</td>
<td>99%</td>
</tr>
</tbody>
</table>

Compared to the city overall, this ZIP code has...

- LOWER than average proportion of rent-restricted units
- LOWER than average proportion of Housing Choice Voucher holders
- LOWER than average proportion of rental units in poor condition
- HIGHER than average rate of housing development (2000 and 2012)

Transportation

- 2% of ZIP code residents live within a quarter mile of a transit stop
- $786 is the average monthly transportation cost for residents of this ZIP code
- 34% of housing + transportation costs in this ZIP code are from transportation costs

DRAFT REPORT— June 24, 2014
AUSTIN ZIP CODE 78731

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:

- Poverty
- Median Income
- Racial diversity
- Ethnic diversity
- Disability
- Unemployment
- Large Households

Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

- change in median rent
- change in median home value

Housing Affordability

Median Home Value: $436,800
Median Rent: $1,016

Homeownership for residents earning less than $50,000

- 29% of owners city-wide earn less than $50,000 vs. 13% of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than $25,000

- 33% of renters city-wide earn less than $25,000 vs. 4% of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

Buy - Rent

- Retail and service workers (earning about $24,000 per year) 0% - 2%
- Artists & Musicians (earning about $31,000 per year) 2% - 24%
- Teachers (earning about $48,000 per year) 12% - 67%
- Tech sector professionals (earning about $84,000 per year) 26% - 97%

Compared to the city overall, this ZIP code has...

- LOWER than average proportion of rent-restricted units
- LOWER than average proportion of Housing Choice Voucher holders
- LOWER than average proportion of rental units in poor condition
- LOWER than average rate of housing development (2000 and 2012)

Transportation

- 44% of ZIP code residents live within a quarter mile of a transit stop
- $747 is the average monthly transportation cost for residents of this ZIP code
- 32% of housing + transportation costs in this ZIP code are from transportation costs
AUSTIN ZIP CODE  78732

**Socioeconomic Make-Up**

Socioeconomics for this ZIP code relative to the city overall:

- Poverty: [Graph]
- Median Income: [Graph]
- Racial diversity: [Graph]
- Ethnic diversity: [Graph]
- Disability: [Graph]
- Unemployment: [Graph]
- Large Households: [Graph]

Income balance: does this ZIP code have a healthy mix of incomes? 
No, there is an overrepresentation of HIGH INCOME households.

Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

- Change in median rent: [Graph]
- Change in median home value: [Graph]

**Housing Affordability**

Median Home Value: $388,600
Median Rent: $1,688

Homeownership for residents earning less than $50,000
- 29% of owners city-wide earn less than $50,000 vs. 0% of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than $25,000
- 33% of renters city-wide earn less than $25,000 vs. 0% of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

- Retail and service workers (earning about $24,000 per year): 0% Buy, 0% Rent
- Artists & Musicians (earning about $31,000 per year): 0% Buy, 0% Rent
- Teachers (earning about $48,000 per year): 0% Buy, 26% Rent
- Tech sector professionals (earning about $84,000 per year): 15% Buy, 80% Rent

Compared to the city overall, this ZIP code has...

- LOWER than average proportion of rent-restricted units
- LOWER than average proportion of Housing Choice Voucher holders
- LOWER than average proportion of rental units in poor condition
- HIGHER than average rate of housing development (2000 and 2012)

**Transportation**

- 0% of ZIP code residents live within a quarter mile of a transit stop
- $786 is the average monthly transportation cost for residents of this ZIP code
- 33% of housing + transportation costs in this ZIP code are from transportation costs
Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:

- Poverty
- Median Income
- Racial diversity
- Ethnic diversity
- Disability
- Unemployment
- Large Households

Income balance: does this ZIP code have a healthy mix of incomes?

*Yes, this zip code is MIXED INCOME*

Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

- Change in median rent
- Change in median home value

Housing Affordability

- Median Home Value: **$379,900**
- Median Rent: **$1,122**

Homeownership for residents earning less than $50,000

- 29% of owners city-wide earn less than $50,000 vs. 8% of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than $25,000

- 33% of renters city-wide earn less than $25,000 vs. 4% of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

<table>
<thead>
<tr>
<th>Group</th>
<th>Buy</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail and service workers (earning about $34,000 per year)</td>
<td>2%</td>
<td>4%</td>
</tr>
<tr>
<td>Artists &amp; Musicians (earning about $31,000 per year)</td>
<td>2%</td>
<td>7%</td>
</tr>
<tr>
<td>Teachers (earning about $48,000 per year)</td>
<td>5%</td>
<td>62%</td>
</tr>
<tr>
<td>Tech sector professionals (earning about $84,000 per year)</td>
<td>23%</td>
<td>97%</td>
</tr>
</tbody>
</table>

Compared to the city overall, this ZIP code has...

- LOWER than average proportion of rent-restricted units
- LOWER than average proportion of Housing Choice Voucher holders
- LOWER than average proportion of rental units in poor condition
- HIGHER than average rate of housing development (2000 and 2012)

Transportation

- 9% of ZIP code residents live within a quarter mile of a transit stop
- **$747** is the average monthly transportation cost for residents of this ZIP code
- **38%** of housing + transportation costs in this ZIP code are from transportation costs
Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:

- **Poverty**:
  - Austin: 0%
  - City: 2%

- **Median Income**:
  - Austin: $2,000
  - City: $2,000

- **Racial diversity**:
  - Austin: 5
  - City: 5

- **Ethnic diversity**:
  - Austin: 5
  - City: 5

- **Disability**:
  - Austin: 0%
  - City: 2%

- **Unemployment**:
  - Austin: 0%
  - City: 2%

- **Large Households**:
  - Austin: 0%
  - City: 2%

Income balance: does this ZIP code have a healthy mix of incomes?

*No, there is an overrepresentation of HIGH INCOME households*

Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

**change in median rent**

- **Austin**: 31%
- **City**: 0%

**change in median home value**

- **Austin**: 74%
- **City**: 72%

Housing Affordability

- **Median Home Value**: $350,500
- **Median Rent**: $2,000

- **Homeownership for residents earning less than $50,000**
  - 29% of owners city-wide earn less than $50,000 VS. 0% of homes for-sale in this ZIP code are affordable to them

- **Rentals for residents earning less than $25,000**
  - 33% of renters city-wide earn less than $25,000 VS. 0% of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

- **Buy**
  - Retail and service workers (earning about $24,000 per year)
    - 0%
  - Artists & Musicians (earning about $31,000 per year)
    - 0%
  - Teachers (earning about $48,000 per year)
    - 0%
  - Tech sector professionals (earning about $84,000 per year)
    - 11%

- **Rent**
  - Buy: 71%

Compared to the city overall, this ZIP code has...

- **LOWER** than average proportion of rent-restricted units
- **LOWER** than average proportion of Housing Choice Voucher holders
- **LOWER** than average proportion of rental units in poor condition
- **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

- 8% of ZIP code residents live within a quarter mile of a transit stop
- $786 is the average monthly transportation cost for residents of this ZIP code
- 34% of housing + transportation costs in this ZIP code are from transportation costs
AUSTIN ZIP CODE 78741

**Socioeconomic Make-Up**

Socioeconomics for this ZIP code relative to the city overall:

- **Poverty**
- **Median Income**
- **Racial diversity**
- **Ethnic diversity**
- **Disability**
- **Unemployment**
- **Large Households**

**Income balance: does this ZIP code have a healthy mix of incomes?**

No, there is an overrepresentation of LOW INCOME households.

**Is this ZIP code at risk of gentrification?**

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

- **change in median rent**
  - Zip code: 31%
  - City: 28%

- **change in median home value**
  - Zip code: 74%
  - City: 58%

**Housing Affordability**

- **Median Home Value:** $120,200
- **Median Rent:** $835

- **Homeownership for residents earning less than $50,000**
  - 29% of owners city-wide earn less than $50,000 vs. 76% of homes for-sale in this ZIP code are affordable to them.

- **Rentals for residents earning less than $25,000**
  - 33% of renters city-wide earn less than $25,000 vs. 15% of rental units in this ZIP code are affordable to them.

**Odds that workers can afford to...**

- **Buy**
  - Retail and service workers (earning about $24,000 per year): 28%
  - Artists & Musicians (earning about $31,000 per year): 39%
  - Teachers (earning about $48,000 per year): 76%
  - Tech sector professionals (earning about $84,000 per year): 93%

- **Rent**
  - 11%
  - 40%
  - 86%
  - 100%

**Compared to the city overall, this ZIP code has...**

- **HIGHER** than average proportion of rent-restricted units
- **HIGHER** than average proportion of Housing Choice Voucher holders
- **LOWER** than average proportion of rental units in poor condition
- **LOWER** than average rate of housing development (2000 and 2012)

**Transportation**

- **80%** of ZIP code residents live within a quarter mile of a transit stop
- **$668** is the average monthly transportation cost for residents of this ZIP code
- **43%** of housing + transportation costs in this ZIP code are from transportation costs
### Socioeconomic Make-Up

<table>
<thead>
<tr>
<th>Socioeconomic Category</th>
<th>Austin Zip Code 78742</th>
<th>City Overall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poverty</td>
<td>$.00</td>
<td>N/A</td>
</tr>
<tr>
<td>Median Income</td>
<td>$54,400</td>
<td>$639</td>
</tr>
<tr>
<td>Racial diversity</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Ethnic diversity</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Disability</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Unemployment</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Large Households</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Income Balance: does this ZIP code have a healthy mix of incomes?

No, there is an overrepresentation of LOW INCOME households.

### Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

**Change in median rent**

- Zip code: 31%
- City: 17%

**Change in median home value**

- Zip code: 74%
- City: -37%

### Housing Affordability

- **Median Home Value:** $54,400
- **Median Rent:** $639

**Homeownership for residents earning less than $50,000**

- 29% of owners city-wide earn less than $50,000
- N/A of homes for-sale in this ZIP code are affordable to them

**Rentals for residents earning less than $25,000**

- 33% of renters city-wide earn less than $25,000
- 40% of rental units in this ZIP code are affordable to them

**Odds that workers can afford to...**

- **Buy**
  - Retail and service workers (earning about $24,000 per year): N/A
  - Artists & Musicians (earning about $31,000 per year): N/A
  - Teachers (earning about $48,000 per year): N/A
  - Tech sector professionals (earning about $84,000 per year): N/A

- **Rent**
  - N/A
  - 23%
  - 76%
  - 100%
  - 100%

- **Income balance: does this ZIP code have a healthy mix of incomes?**
  - No, there is an overrepresentation of LOW INCOME households.

- **Transportation**
  - 3% of ZIP code residents live within a quarter mile of a transit stop
  - $747 is the average monthly transportation cost for residents of this ZIP code
  - 43% of housing + transportation costs in this ZIP code are from transportation costs
### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:

- **Poverty**: [Graph showing relative poverty level]
- **Median Income**: [Graph showing relative median income level]
- **Racial diversity**: [Graph showing relative racial diversity level]
- **Ethnic diversity**: [Graph showing relative ethnic diversity level]
- **Disability**: [Graph showing relative disability level]
- **Unemployment**: [Graph showing relative unemployment level]
- **Large Households**: [Graph showing relative large household count]

**Income balance: does this ZIP code have a healthy mix of incomes?**

No, there is an overrepresentation of **LOW INCOME households**

### Housing Affordability

**Median Home Value**: $108,100

**Median Rent**: $946

**Homeownership for residents earning less than $50,000**

- 29% of owners city-wide earn less than $50,000
- **93%** of homes for-sale in this ZIP code are affordable to them

**Rentals for residents earning less than $25,000**

- 33% of renters city-wide earn less than $25,000
- 7% of rental units in this ZIP code are affordable to them

**Odds that workers can afford to...**

- **Buy**: Retail and service workers (earning about $24,000 per year) 13%
- Artists & Musicians (earning about $31,000 per year) 33%
- Teachers (earning about $48,000 per year) 87%
- Tech sector professionals (earning about $84,000 per year) 100%

- **Rent**: Buy 6% Rent 81%

**Compared to the city overall, this ZIP code has...**

- **HIGHER** than average proportion of rent-restricted units
- **HIGHER** than average proportion of Housing Choice Voucher holders
- **HIGHER** than average proportion of rental units in poor condition
- **HIGHER** than average rate of housing development (2000 and 2012)

**Transportation**

- 63% of ZIP code residents live within a quarter mile of a transit stop
- **$708** is the average monthly transportation cost for residents of this ZIP code
- 40% of housing + transportation costs in this ZIP code are from transportation costs
AUSTIN ZIP CODE  78745

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:

- Poverty
- Median Income
- Racial diversity
- Ethnic diversity
- Disability
- Unemployment
- Large Households

Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent

<table>
<thead>
<tr>
<th>Austin</th>
<th>Zip code</th>
</tr>
</thead>
<tbody>
<tr>
<td>33%</td>
<td></td>
</tr>
</tbody>
</table>

change in median home value

<table>
<thead>
<tr>
<th>Austin</th>
<th>Zip code</th>
</tr>
</thead>
<tbody>
<tr>
<td>83%</td>
<td>74%</td>
</tr>
</tbody>
</table>

Housing Affordability

- Median Home Value: $166,200
- Median Rent: $990

Homeownership for residents earning less than $50,000

- 29% of owners city-wide earn less than $50,000
- vs. 33% of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than $25,000

- 33% of renters city-wide earn less than $25,000
- vs. 8% of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

<table>
<thead>
<tr>
<th>Buy</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1%</td>
<td>6%</td>
</tr>
</tbody>
</table>

Retail and service workers
(earning about $34,000 per year)

Artists & Musicians
(earning about $31,000 per year)

Teachers
(earning about $48,000 per year)

Tech sector professionals
(earning about $84,000 per year)

96% 99%

Compared to the city overall, this ZIP code has...

- LOWER than average proportion of rent-restricted units
- LOWER than average proportion of Housing Choice Voucher holders
- HIGHER than average proportion of rental units in poor condition
- LOWER than average rate of housing development (2000 and 2012)

Transportation

- 76% of ZIP code residents live within a quarter mile of a transit stop
- $668 is the average monthly transportation cost for residents of this ZIP code
- 35% of housing + transportation costs in this ZIP code are from transportation costs

DRAFT REPORT— June 24, 2014
## Socioeconomic Make-Up

### Median Home Value:

- **$619,900**

### Median Rent:

- **$1,221**

### Homeownership for residents earning less than $50,000:

- **29%**
- **1%**

### Rentals for residents earning less than $25,000:

- **33%**
- **4%**

### Income balance: does this ZIP code have a healthy mix of incomes?

No, there is an overrepresentation of **HIGH INCOME households**.

### Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

### Transportation

- **14%** of ZIP code residents live within a quarter mile of a transit stop
- **$786** is the average monthly transportation cost for residents of this ZIP code
- **29%** of housing + transportation costs in this ZIP code are from transportation costs

### Compared to the city overall, this ZIP code has...

- **LOWER** than average proportion of rent-restricted units
- **LOWER** than average proportion of Housing Choice Voucher holders
- **LOWER** than average proportion of rental units in poor condition
- **LOWER** than average rate of housing development (2000 and 2012)

<table>
<thead>
<tr>
<th>Poverty</th>
<th>Median Income</th>
<th>Racial diversity</th>
<th>Ethnic diversity</th>
<th>Disability</th>
<th>Unemployment</th>
<th>Large Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>0.5</td>
<td>0.5</td>
<td>0.5</td>
<td>0.5</td>
<td>0.5</td>
<td>0.5</td>
<td>0.5</td>
</tr>
<tr>
<td>1.0</td>
<td>1.0</td>
<td>1.0</td>
<td>1.0</td>
<td>1.0</td>
<td>1.0</td>
<td>1.0</td>
</tr>
<tr>
<td>1.5</td>
<td>1.5</td>
<td>1.5</td>
<td>1.5</td>
<td>1.5</td>
<td>1.5</td>
<td>1.5</td>
</tr>
<tr>
<td>2.0</td>
<td>2.0</td>
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<td>2.0</td>
<td>2.0</td>
<td>2.0</td>
<td>2.0</td>
</tr>
<tr>
<td>2.5</td>
<td>2.5</td>
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<td>2.5</td>
<td>2.5</td>
<td>2.5</td>
<td>2.5</td>
</tr>
</tbody>
</table>

### Austin Zip Code 78746

- **74%**

### City

- **74%**

### Austin Zip Code

- **80%**

### City

- **80%**
### Socioeconomic Make-Up

**Socioeconomics for this ZIP code relative to the city overall:**

- **Poverty:**
- **Median Income:**
- **Racial diversity:**
- **Ethnic diversity:**
- **Disability:**
- **Unemployment:**
- **Large Households**

**Income balance: does this ZIP code have a healthy mix of incomes?**

*This zip code is mostly MIDDLE INCOME households*

### Is this ZIP code at risk of gentrification?

**Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.**

- **change in median rent**

### Housing Affordability

- **Median Home Value:** $185,500
- **Median Rent:** $1,095

**Homeownership for residents earning less than $50,000**

- 29% of owners city-wide earn less than $50,000
- 29% of homes for-sale in this ZIP code are affordable to them

**Rentals for residents earning less than $25,000**

- 33% of renters city-wide earn less than $25,000
- 4% of rental units in this ZIP code are affordable to them

**Odds that workers can afford to...**

<table>
<thead>
<tr>
<th>Income Category</th>
<th>Buy</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail and service workers</td>
<td>0%</td>
<td>4%</td>
</tr>
<tr>
<td>Artists &amp; Musicians</td>
<td>0%</td>
<td>12%</td>
</tr>
<tr>
<td>Teachers</td>
<td>22%</td>
<td>63%</td>
</tr>
<tr>
<td>Tech sector professionals</td>
<td>92%</td>
<td>100%</td>
</tr>
</tbody>
</table>

**Compared to the city overall, this ZIP code has...**

- **LOWER** than average proportion of rent-restricted units
- **HIGHER** than average proportion of Housing Choice Voucher holders
- **LOWER** than average proportion of rental units in poor condition
- **HIGHER** than average rate of housing development (2000 and 2012)

**Transportation**

- 40% of ZIP code residents live within a quarter mile of a transit stop
- **$747** is the average monthly transportation cost for residents of this ZIP code
- 44% of housing + transportation costs in this ZIP code are from transportation costs

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*DRAFT REPORT— June 24, 2014*
AUSTIN ZIP CODE  78749

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:

- Poverty
- Median Income
- Racial diversity
- Ethnic diversity
- Disability
- Unemployment
- Large Households

Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

Housing Affordability

- Median Home Value: $233,900
- Median Rent: $1,150

Homeownership for residents earning less than $50,000

- 29% of owners city-wide earn less than $50,000 vs. 5% of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than $25,000

- 33% of renters city-wide earn less than $25,000 vs. 1% of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Buy</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail and service workers (earning about $34,000 per year)</td>
<td>0%</td>
<td>1%</td>
</tr>
<tr>
<td>Artists &amp; Musicians (earning about $31,000 per year)</td>
<td>0%</td>
<td>6%</td>
</tr>
<tr>
<td>Teachers (earning about $48,000 per year)</td>
<td>3%</td>
<td>57%</td>
</tr>
<tr>
<td>Tech sector professionals (earning about $84,000 per year)</td>
<td>70%</td>
<td>97%</td>
</tr>
</tbody>
</table>

Compared to the city overall, this ZIP code has...

- LOWER than average proportion of rent-restricted units
- LOWER than average proportion of Housing Choice Voucher holders
- LOWER than average proportion of rental units in poor condition
- HIGHER than average rate of housing development (2000 and 2012)

Transportation

- 37% of ZIP code residents live within a quarter mile of a transit stop
- $708 is the average monthly transportation cost for residents of this ZIP code
- 40% of housing + transportation costs in this ZIP code are from transportation costs
AUSTIN ZIP CODE  78750

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:

- Poverty
- Median Income
- Racial diversity
- Ethnic diversity
- Disability
- Unemployment
- Large Households

Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent

- Zip code: 31%
- City: 20%

change in median home value

- Zip code: 74%
- City: 64%

Housing Affordability

- Median Home Value: $303,100
- Median Rent: $1,012

Homeownership for residents earning less than $50,000

- 29% of owners city-wide earn less than $50,000
- vs. 19% of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than $25,000

- 33% of renters city-wide earn less than $25,000
- vs. 2% of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

- Buy
- Rent

- Retail and service workers (earning about $34,000 per year)
- 4% vs. 1%

- Artists & Musicians (earning about $31,000 per year)
- 5% vs. 15%

- Teachers (earning about $48,000 per year)
- 15% vs. 70%

- Tech sector professionals (earning about $84,000 per year)
- 51% vs. 99%

Compared to the city overall, this ZIP code has...

- LOWER than average proportion of rent-restricted units
- LOWER than average proportion of Housing Choice Voucher holders
- LOWER than average proportion of rental units in poor condition
- HIGHER than average rate of housing development (2000 and 2012)

Transportation

- 21% of ZIP code residents live within a quarter mile of a transit stop
- $747 is the average monthly transportation cost for residents of this ZIP code
- 33% of housing + transportation costs in this ZIP code are from transportation costs
**AUSTIN ZIP CODE 78751**

### Socioeconomic Make-Up

**Socioeconomics for this ZIP code relative to the city overall:**
- **Poverty**
- **Median Income**
- **Racial diversity**
- **Ethnic diversity**
- **Disability**
- **Unemployment**
- **Large Households**

**Income balance: does this ZIP code have a healthy mix of incomes?**

*No, there is an overrepresentation of LOW INCOME households*

### Is this ZIP code at risk of gentrification?

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

**change in median rent**
- **Zip code:**
- **City:**

**change in median home value**
- **Zip code:**
- **City:**

### Housing Affordability

**Median Home Value:** $292,200

**Median Rent:** $865

**Homeownership for residents earning less than $50,000**
- 29% of owners city-wide earn less than $50,000 **vs.** 11% of homes for-sale in this ZIP code are affordable to them

**Rentals for residents earning less than $25,000**
- 33% of renters city-wide earn less than $25,000 **vs.** 13% of rental units in this ZIP code are affordable to them

**Odds that workers can afford to…**

- **Retail and service workers** (earning about $24,000 per year)
  - **Buy:** 0%
  - **Rent:** 9%
- **Artists & Musicians** (earning about $31,000 per year)
  - **Buy:** 2%
  - **Rent:** 38%
- **Teachers** (earning about $48,000 per year)
  - **Buy:** 10%
  - **Rent:** 68%
- **Tech sector professionals** (earning about $84,000 per year)
  - **Buy:** 42%
  - **Rent:** 97%

**Compared to the city overall, this ZIP code has…**

- **LOWER** than average proportion of rent-restricted units
- **LOWER** than average proportion of Housing Choice Voucher holders
- **LOWER** than average proportion of rental units in poor condition
- **LOWER** than average rate of housing development (2000 and 2012)

### Transportation

- **98%** of ZIP code residents live within a quarter mile of a transit stop
- **$550** is the average monthly transportation cost for residents of this ZIP code
- **40%** of housing + transportation costs in this ZIP code are from transportation costs
**AUSTIN ZIP CODE 78752**

### Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:

- **Poverty**
- **Median Income**
- **Racial diversity**
- **Ethnic diversity**
- **Disability**
- **Unemployment**
- **Large Households**

**Income balance: does this ZIP code have a healthy mix of incomes?**

No, there is an overrepresentation of LOW INCOME households.

**Is this ZIP code at risk of gentrification?**

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent

<table>
<thead>
<tr>
<th>Zip code</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>31%</td>
<td>17%</td>
</tr>
</tbody>
</table>

change in median home value

<table>
<thead>
<tr>
<th>Zip code</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>74%</td>
<td>71%</td>
</tr>
</tbody>
</table>

### Housing Affordability

- **Median Home Value:** $153,000
- **Median Rent:** $752

**Homeownership for residents earning less than $50,000**

- 29% of owners city-wide earn less than $50,000
- Of homes for-sale in this ZIP code are affordable to them

**Rentals for residents earning less than $25,000**

- 33% of renters city-wide earn less than $25,000
- Of rental units in this ZIP code are affordable to them

**Odds that workers can afford to...**

<table>
<thead>
<tr>
<th>Buy</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail and service workers (earning about $24,000 per year)</td>
<td>5%</td>
</tr>
<tr>
<td>Artists &amp; Musicians (earning about $31,000 per year)</td>
<td>8%</td>
</tr>
<tr>
<td>Teachers (earning about $48,000 per year)</td>
<td>39%</td>
</tr>
<tr>
<td>Tech sector professionals (earning about $84,000 per year)</td>
<td>86%</td>
</tr>
</tbody>
</table>

**Compared to the city overall, this ZIP code has...**

- LOWER than average proportion of rent-restricted units
- LOWER than average proportion of Housing Choice Voucher holders
- HIGHER than average proportion of rental units in poor condition
- LOWER than average rate of housing development (2000 and 2012)

**Transportation**

- 80% of ZIP code residents live within a quarter mile of a transit stop
- $629 is the average monthly transportation cost for residents of this ZIP code
- 37% of housing + transportation costs in this ZIP code are from transportation costs

**Tech sector professionals (earning about $84,000 per year)**

- 86% can afford to rent

**Teachers (earning about $48,000 per year)**

- 39% can afford to rent

**Retail and service workers (earning about $24,000 per year)**

- 5% can afford to rent

DRAFT REPORT — June 24, 2014
### Socioeconomic Make-Up

**Income balance: does this ZIP code have a healthy mix of incomes?**

*No, there is an overrepresentation of LOW INCOME households*

**Is this ZIP code at risk of gentrification?**

*Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.*

**Income balance: does this ZIP code have a healthy mix of incomes?**

No, there is an overrepresentation of LOW INCOME households.

**Is this ZIP code at risk of gentrification?**

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

**Transportation**

59% of ZIP code residents live within a quarter mile of a transit stop.

$708 is the average monthly transportation cost for residents of this ZIP code.

44% of housing + transportation costs in this ZIP code are from transportation costs.

### Housing Affordability

**Median Home Value:** $134,900

**Median Rent:** $826

**Homeownership for residents earning less than $50,000**

29% of owners city-wide earn less than $50,000 vs. 78% of homes for-sale in this ZIP code are affordable to them.

**Rentals for residents earning less than $25,000**

33% of renters city-wide earn less than $25,000 vs. 14% of rental units in this ZIP code are affordable to them.

**Odds that workers can afford to...**

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Buy</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail and service workers (earning about $24,000 per year)</td>
<td>8%</td>
<td>11%</td>
</tr>
<tr>
<td>Artists &amp; Musicians (earning about $31,000 per year)</td>
<td>24%</td>
<td>40%</td>
</tr>
<tr>
<td>Teachers (earning about $48,000 per year)</td>
<td>75%</td>
<td>89%</td>
</tr>
<tr>
<td>Tech sector professionals (earning about $84,000 per year)</td>
<td>98%</td>
<td>100%</td>
</tr>
</tbody>
</table>

**Compared to the city overall, this ZIP code has...**

- **Higher** than average proportion of rent-restricted units
- **Higher** than average proportion of Housing Choice Voucher holders
- **Higher** than average proportion of rental units in poor condition
- **Lower** than average rate of housing development (2000 and 2012)
**Socioeconomic Make-Up**

Socioeconomics for this ZIP code relative to the city overall:

- **Poverty**: 0.0%
- **Median Income**: $167,600
- **Racial diversity**: 0.0%
- **Ethnic diversity**: 0.0%
- **Disability**: 0.0%
- **Unemployment**: 0.0%
- **Large Households**: 0.0%

**Income balance: does this ZIP code have a healthy mix of incomes?**

*This zip code is mostly MIDDLE INCOME households*

**Is this ZIP code at risk of gentrification?**

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

- **change in median rent**
  - Zip code: 33%
  - City: 31%

- **change in median home value**
  - Zip code: 74%
  - City: 33%

**Housing Affordability**

- **Median Home Value**: $167,600
- **Median Rent**: $969

- **Homeownership for residents earning less than $50,000**
  - 29% of owners city-wide earn less than $50,000
  - vs. 70% of homes for-sale in this ZIP code are affordable to them

- **Rentals for residents earning less than $25,000**
  - 33% of renters city-wide earn less than $25,000
  - vs. 4% of rental units in this ZIP code are affordable to them

**Odds that workers can afford to...**

- **Retail and service workers** (earning about $24,000 per year)
  - Buy: 1%
  - Rent: 1%

- **Artists & Musicians** (earning about $31,000 per year)
  - Buy: 4%
  - Rent: 22%

- **Teachers** (earning about $48,000 per year)
  - Buy: 59%
  - Rent: 74%

- **Tech sector professionals** (earning about $84,000 per year)
  - Buy: 100%
  - Rent: 100%

**Compared to the city overall, this ZIP code has...**

- ✔ **LOWER** than average proportion of rent-restricted units
- ✔ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✔ **LOWER** than average proportion of rental units in poor condition
- ✔ **HIGHER** than average rate of housing development (2000 and 2012)

**Transportation**

- 19% of ZIP code residents live within a quarter mile of a transit stop
- **$708** is the average monthly transportation cost for residents of this ZIP code
- 41% of housing + transportation costs in this ZIP code are from transportation costs
Socioeconomic Make-Up

Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent

<table>
<thead>
<tr>
<th>Zip code</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>47%</td>
<td>31%</td>
</tr>
</tbody>
</table>

change in median home value

<table>
<thead>
<tr>
<th>Zip code</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>99%</td>
<td>74%</td>
</tr>
</tbody>
</table>

Housing Affordability

Median Home Value: $342,300
Median Rent: $888

Homeownership for residents earning less than $50,000

29% of owners city-wide earn less than $50,000 vs. 20% of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than $25,000

33% of renters city-wide earn less than $25,000 vs. 17% of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

<table>
<thead>
<tr>
<th>Buy</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>2%</td>
<td>13%</td>
</tr>
</tbody>
</table>

Retail and service workers (earning about $24,000 per year)

Artists & Musicians (earning about $31,000 per year)

 Teachers (earning about $48,000 per year)

Tech sector professionals (earning about $84,000 per year)

Compared to the city overall, this ZIP code has...

- LOWER than average proportion of rent-restricted units
- LOWER than average proportion of Housing Choice Voucher holders
- HIGHER than average proportion of rental units in poor condition
- LOWER than average rate of housing development (2000 and 2012)

Transportation

90% of ZIP code residents live within a quarter mile of a transit stop

$550 is the average monthly transportation cost for residents of this ZIP code

40% of housing + transportation costs in this ZIP code are from transportation costs
AUSTIN ZIP CODE  78757

Income balance: does this ZIP code have a healthy mix of incomes?  
Yes, this zip code is MIXED INCOME

Is this ZIP code at risk of gentrification?  
Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

Housing Affordability

- Median Home Value: $253,300
- Median Rent: $895

Homeownership for residents earning less than $50,000
- 29% of owners city-wide earn less than $50,000 vs. 21% of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than $25,000
- 33% of renters city-wide earn less than $25,000 vs. 8% of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

- Buy
  - Retail and service workers (earning about $34,000 per year): 2%
  - Artists & Musicians (earning about $31,000 per year): 8%
  - Teachers (earning about $48,000 per year): 21%
  - Tech sector professionals (earning about $84,000 per year): 56%
- Rent
  - Retail and service workers (earning about $34,000 per year): 6%
  - Artists & Musicians (earning about $31,000 per year): 32%
  - Teachers (earning about $48,000 per year): 75%
  - Tech sector professionals (earning about $84,000 per year): 100%

Compared to the city overall, this ZIP code has...
- LOWER than average proportion of rent-restricted units
- LOWER than average proportion of Housing Choice Voucher holders
- HIGHER than average proportion of rental units in poor condition
- LOWER than average rate of housing development (2000 and 2012)

Transportation
- 79% of ZIP code residents live within a quarter mile of a transit stop
- $590 is the average monthly transportation cost for residents of this ZIP code
- 36% of housing + transportation costs in this ZIP code are from transportation costs
AUSTIN ZIP CODE  78758

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:

- Poverty
- Median Income
- Racial diversity
- Ethnic diversity
- Disability
- Unemployment
- Large Households

Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

change in median rent

change in median home value

Housing Affordability

Median Home Value: $144,200
Median Rent: $898

Homeownership for residents earning less than $50,000

29% of owners city-wide earn less than $50,000 vs. 71% of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than $25,000

33% of renters city-wide earn less than $25,000 vs. 11% of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

Buy | Rent
Retail and service workers (earning about $24,000 per year) 13% 8%
Artists & Musicians (earning about $31,000 per year) 23% 32%
Teachers (earning about $48,000 per year) 69% 83%
Tech sector professionals (earning about $84,000 per year) 99% 99%

Compared to the city overall, this ZIP code has...

- LOWER than average proportion of rent-restricted units
- LOWER than average proportion of Housing Choice Voucher holders
- HIGHER than average proportion of rental units in poor condition
- LOWER than average rate of housing development (2000 and 2012)

Transportation

75% of ZIP code residents live within a quarter mile of a transit stop
$668 is the average monthly transportation cost for residents of this ZIP code
40% of housing + transportation costs in this ZIP code are from transportation costs
Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:

- Poverty
- Median Income
- Racial diversity
- Ethnic diversity
- Disability
- Unemployment
- Large Households

Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

Is this ZIP code at risk of gentrification?

Sharp increases in rent and/or home values, relative to the city overall may mean gentrification is underway.

Housing Affordability

- Median Home Value: $307,800
- Median Rent: $962

Homeownership for residents earning less than $50,000

29% of owners city-wide earn less than $50,000 vs. 13% of homes for-sale in this ZIP code are affordable to them

Rentals for residents earning less than $25,000

33% of renters city-wide earn less than $25,000 vs. 3% of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

Buy: Rent

- Retail and service workers (earning about $24,000 per year)
  2%  2%
- Artists & Musicians (earning about $31,000 per year)
  3%  18%
- Teachers (earning about $48,000 per year)
  13%  75%
- Tech sector professionals (earning about $84,000 per year)
  45%  99%

Transportation

28% of ZIP code residents live within a quarter mile of a transit stop

$629 is the average monthly transportation cost for residents of this ZIP code

40% of housing + transportation costs in this ZIP code are from transportation costs