

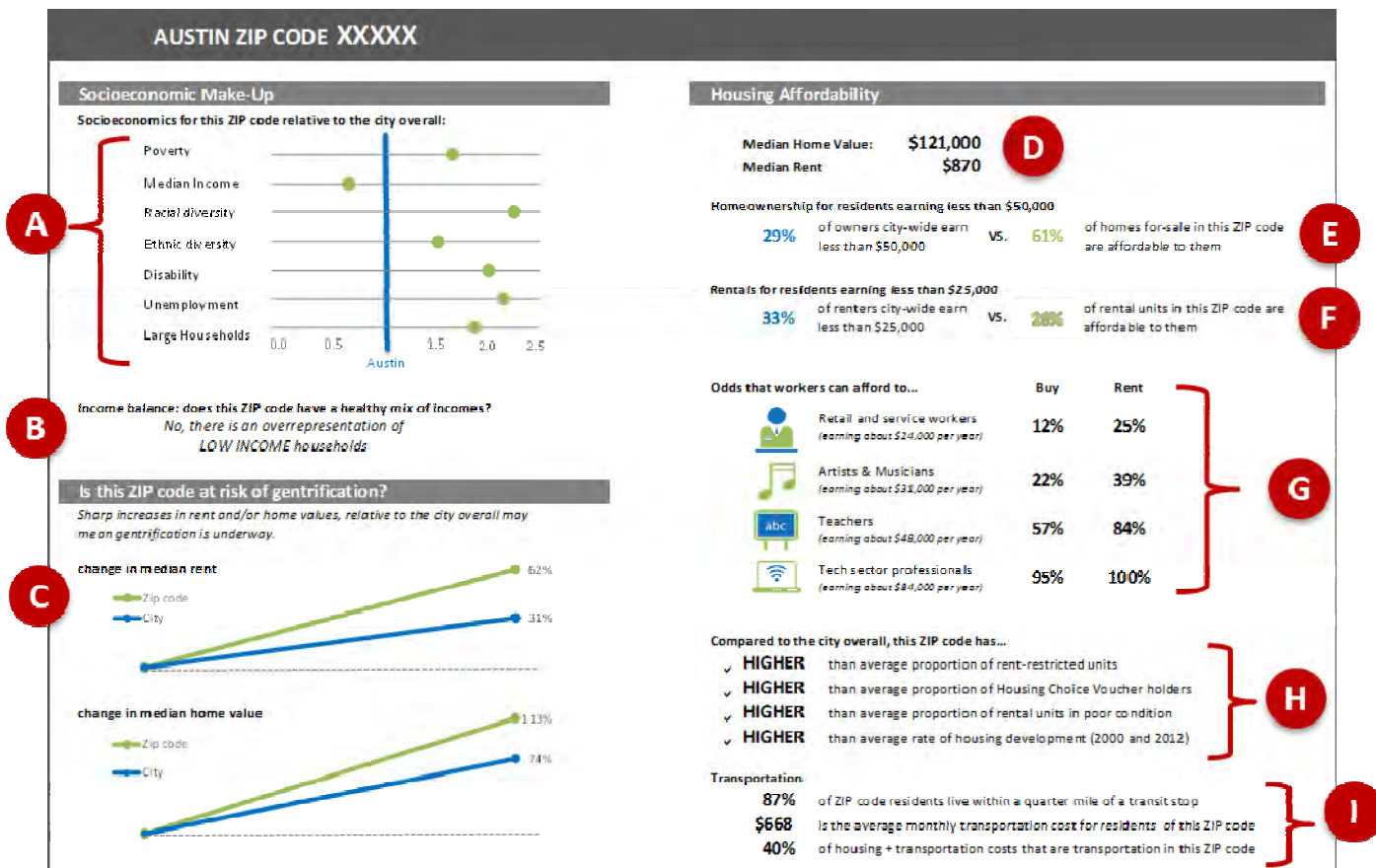
APPENDIX A.

Housing Reports by ZIP Code

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.



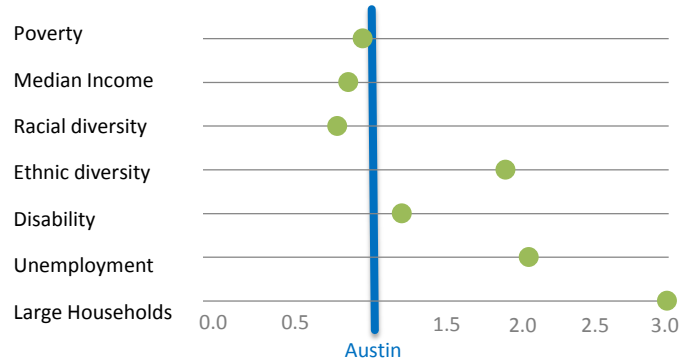
APPENDIX A. Housing Reports by ZIP Code

- A** 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.
- B** 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.
- C** 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.
- D** Median home value and median rent (including utilities) from the 2008-2012 5-year ACS.
- E** 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 ABOR.
- F** 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.
- G** 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."
- H** 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).
- I** 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:



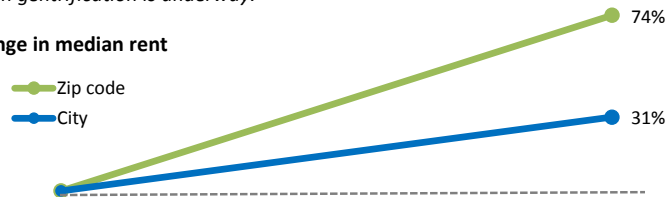
Income balance: does this ZIP code have a healthy mix of incomes?

This zip code is mostly MIDDLE INCOME households

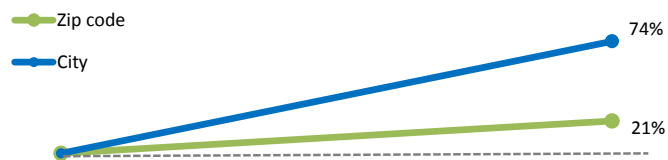
Is this ZIP code at risk of gentrification?

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

change in median rent



change in median home value



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 **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 **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)

Buy

N/A

Rent

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%

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

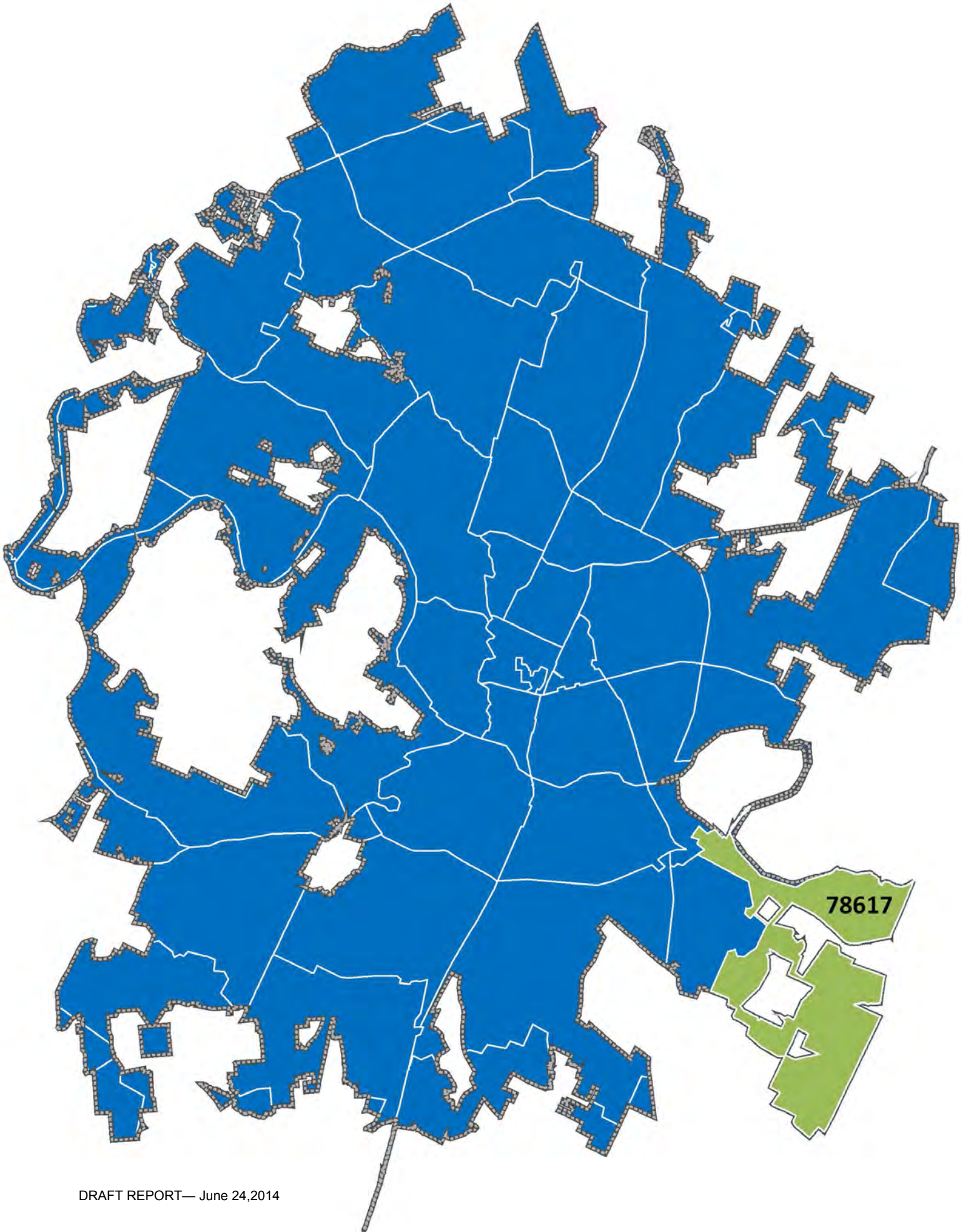
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **HIGHER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

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

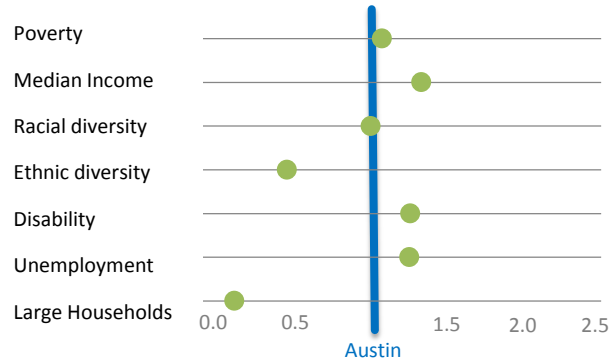
42% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78701

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



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

Yes, this zip code is **MIXED INCOME**

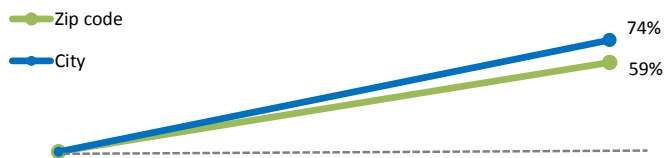
Is this ZIP code at risk of gentrification?

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: \$338,300
Median Rent \$1,590

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.** **7%** 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 **Rent**

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)

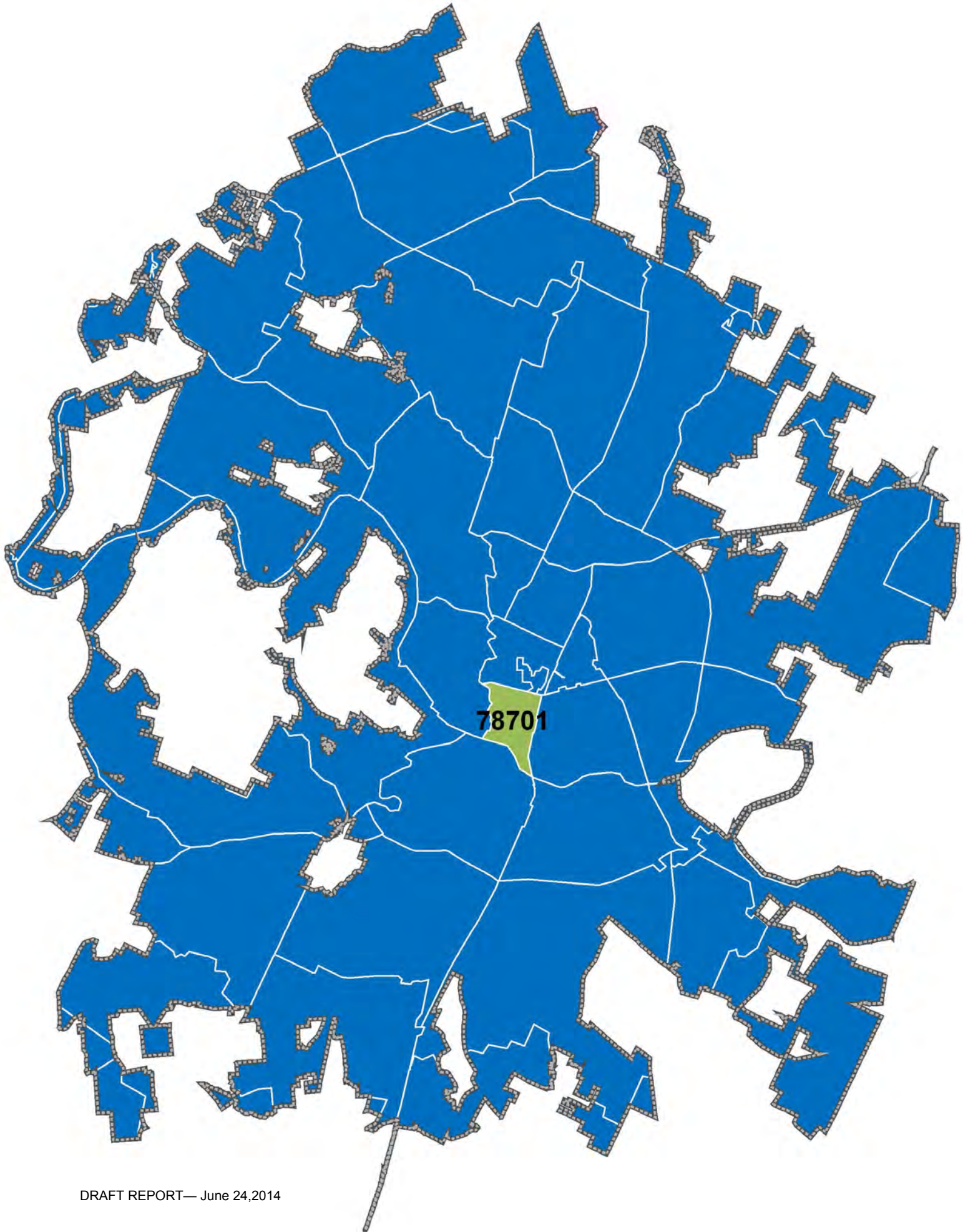
30% **90%**

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

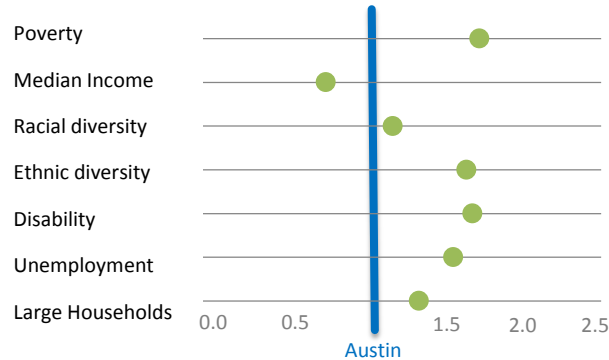
97% of ZIP code residents live within a quarter mile of a transit stop
\$433 is the average monthly transportation cost for residents of this ZIP code
23% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78702

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



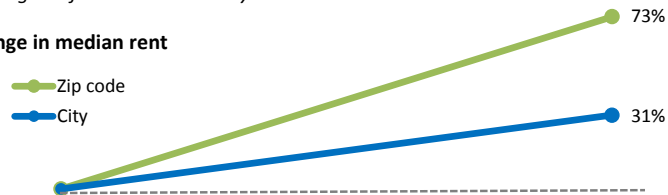
Income balance: does this ZIP code have a healthy mix of incomes?

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

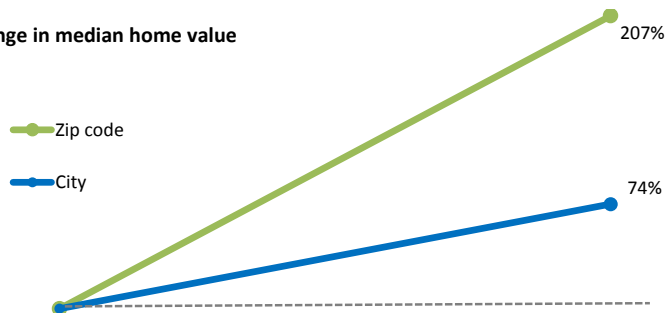
Is this ZIP code at risk of gentrification?

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

change in median rent



change in median home value



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...



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

Buy

Rent

0%

39%



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

2%

51%



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

15%

80%



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

67%

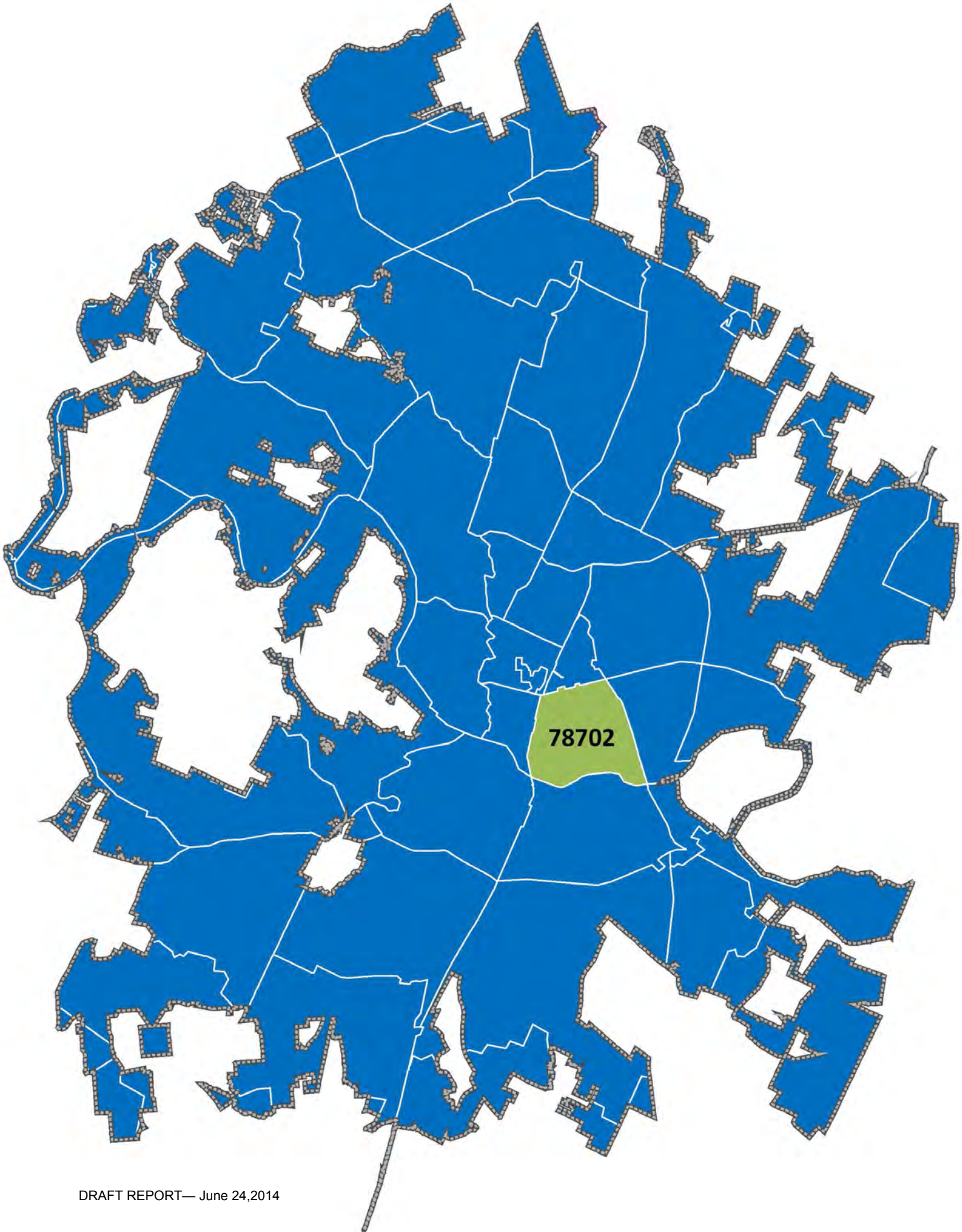
99%

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

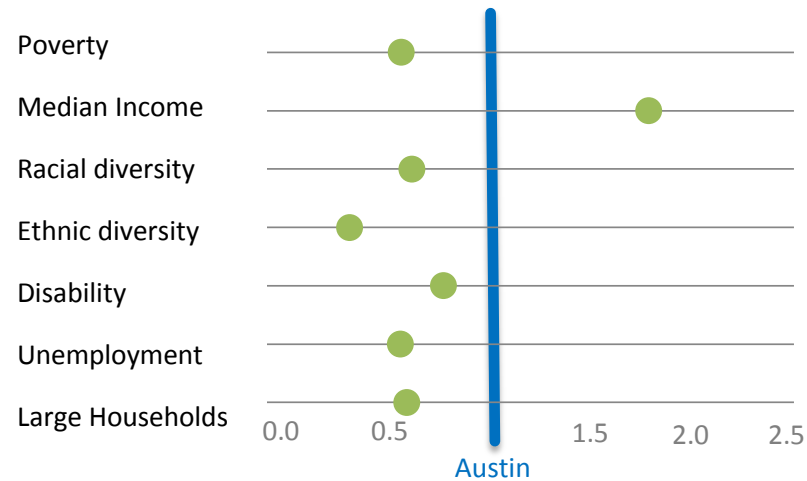
96% of ZIP code residents live within a quarter mile of a transit stop
\$590 is the average monthly transportation cost for residents of this ZIP code
39% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78703

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



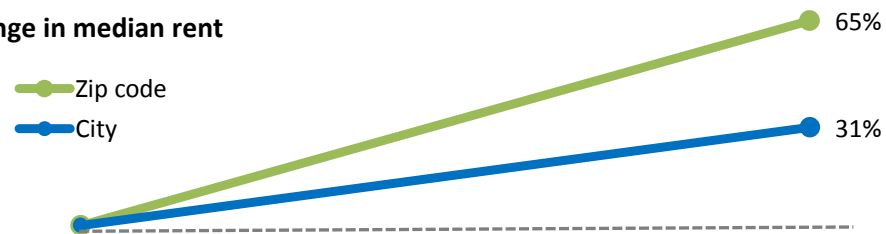
Income balance: does this ZIP code have a healthy mix of incomes?

No, there is an overrepresentation of HIGH INCOME households

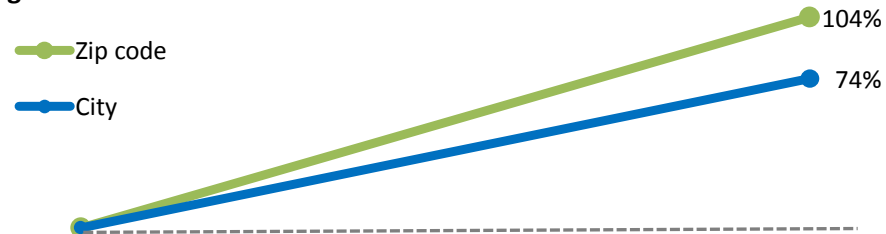
Is this ZIP code at risk of gentrification?

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 for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs.** **3%** 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)

Buy

Rent

0%

8%



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

0%

25%



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

2%

51%



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

13%

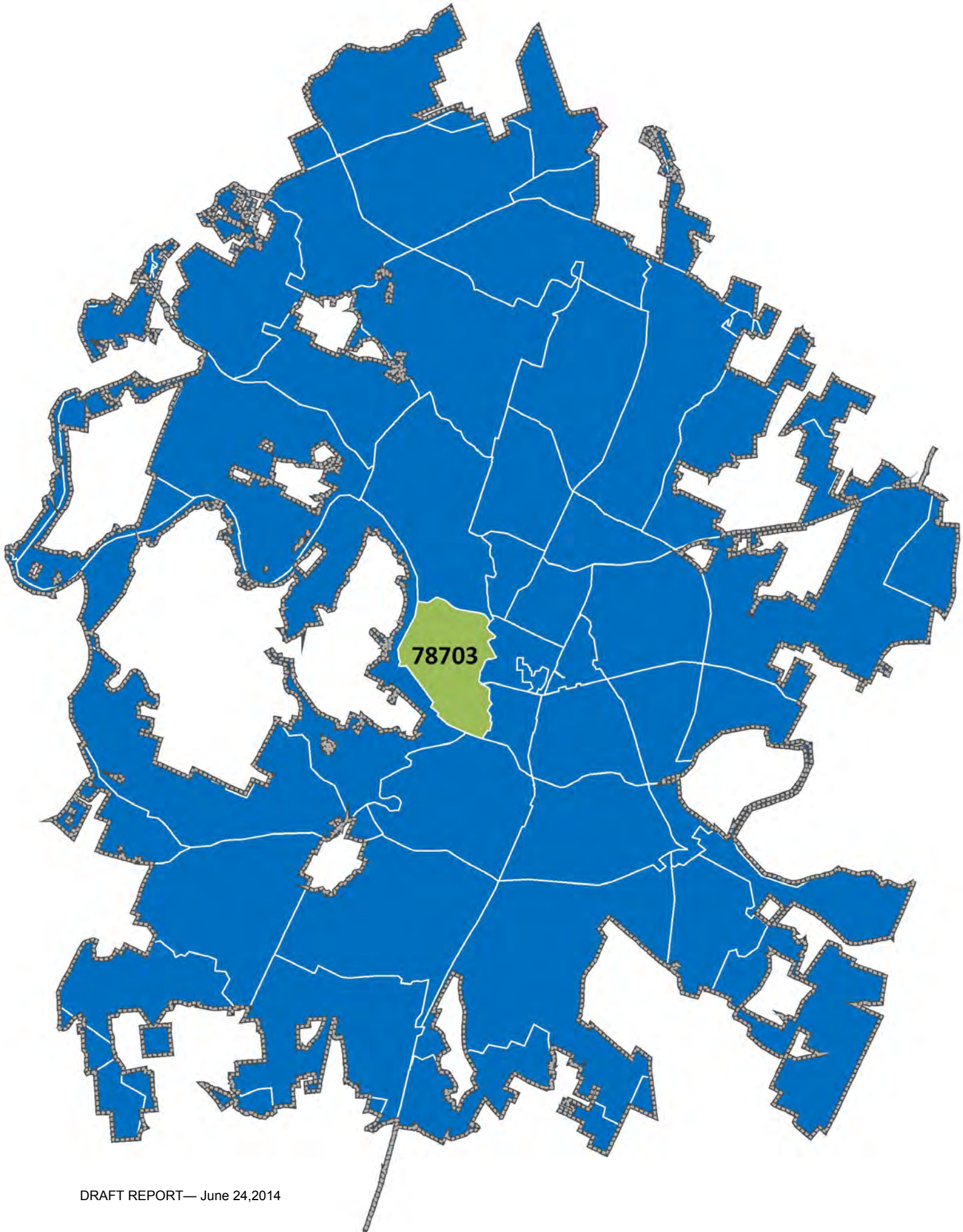
92%

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

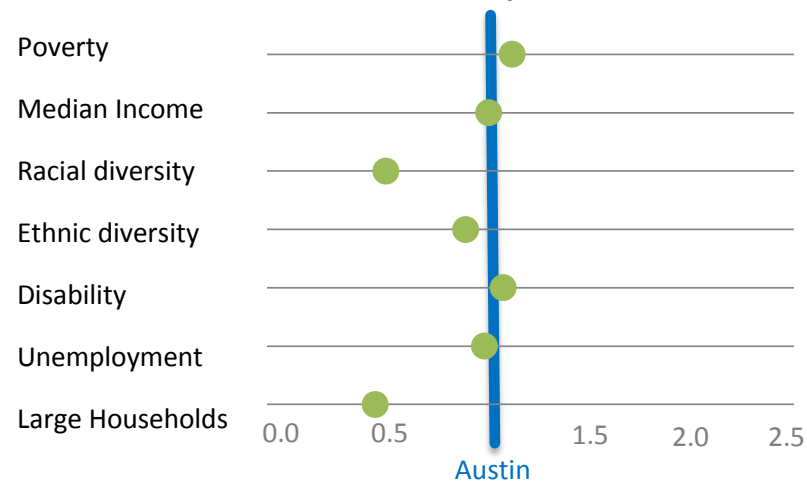
67% of ZIP code residents live within a quarter mile of a transit stop
\$629 is the average monthly transportation cost for residents of this ZIP code
25% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78704

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



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: \$338,200

Median Rent \$940

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.** **12%** 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

Rent

0%

11%



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

2%

26%



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

13%

76%



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

33%

99%

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

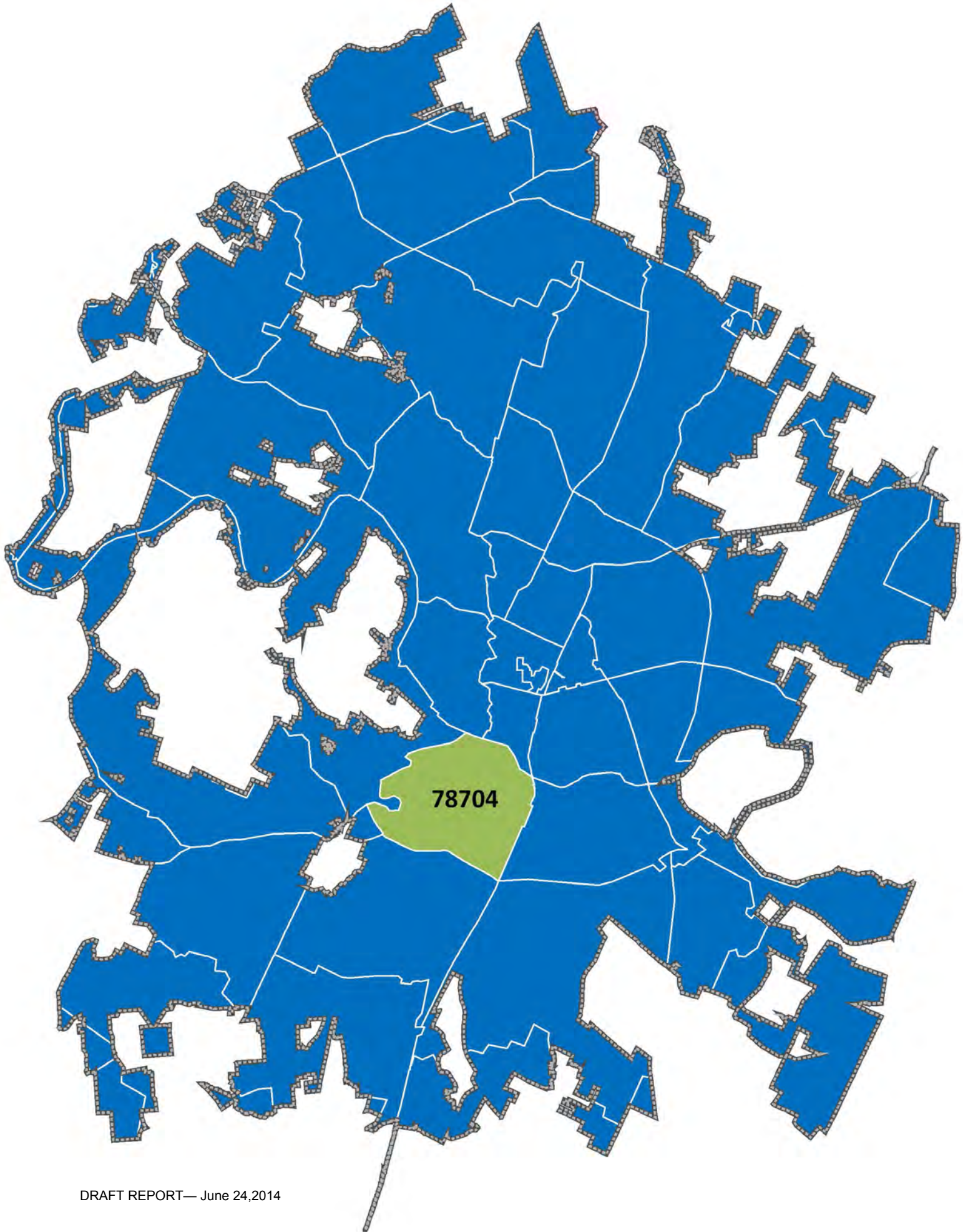
- ✓ **HIGHER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

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

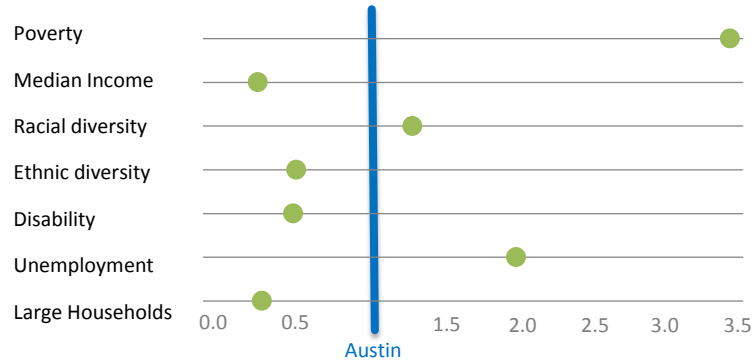
33% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78705

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



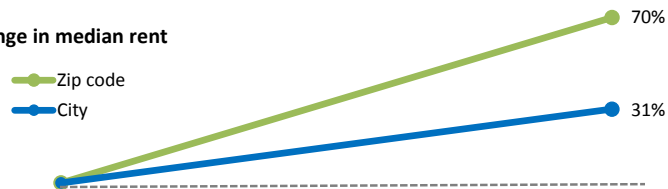
Income balance: does this ZIP code have a healthy mix of incomes?

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

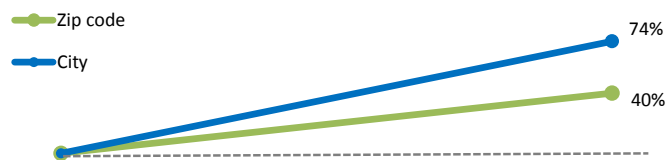
Is this ZIP code at risk of gentrification?

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

change in median rent



change in median home value



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 **vs.** **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 **vs.** **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)

Buy

Rent

1%

6%



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

10%

23%



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

38%

57%



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

79%

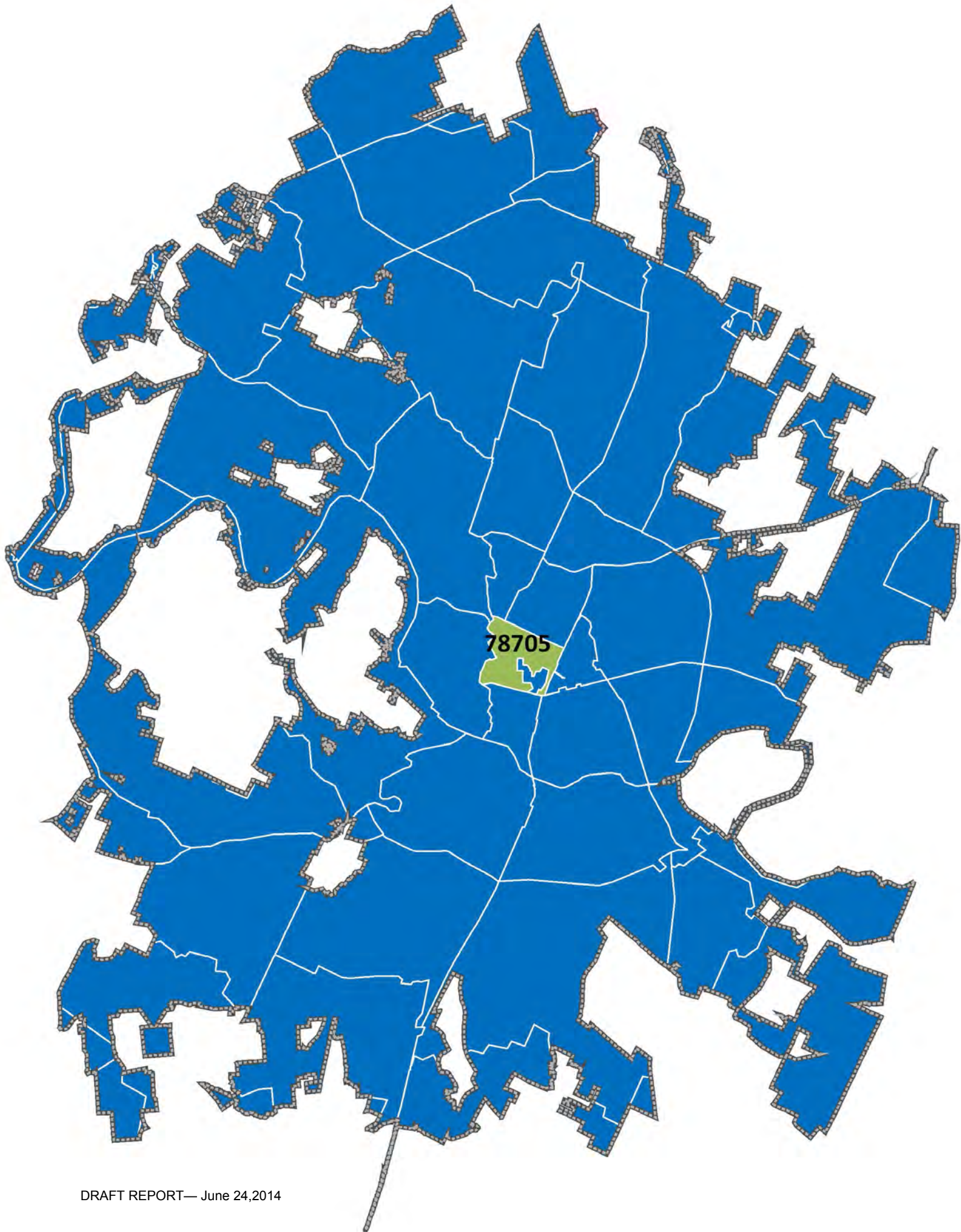
94%

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

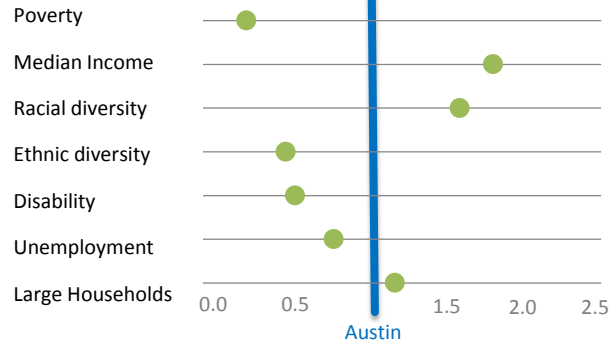
100% of ZIP code residents live within a quarter mile of a transit stop
\$511 is the average monthly transportation cost for residents of this ZIP code
30% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78717

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



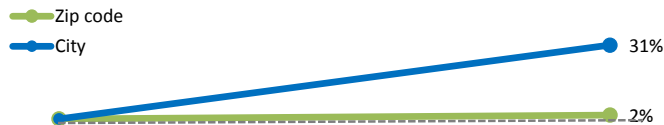
Income balance: does this ZIP code have a healthy mix of incomes?

No, there is an overrepresentation of HIGH INCOME households

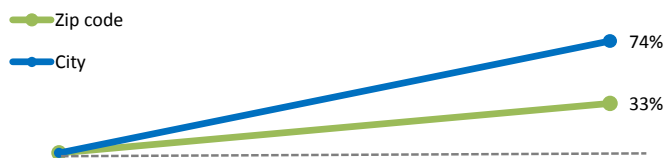
Is this ZIP code at risk of gentrification?

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: \$243,200
Median Rent \$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...

Worker Category	Buy	Rent
Retail and service workers (earning about \$24,000 per year)	0%	1%
Artists & Musicians (earning about \$31,000 per year)	0%	9%
Teachers (earning about \$48,000 per year)	6%	70%
Tech sector professionals (earning about \$84,000 per year)	67%	98%

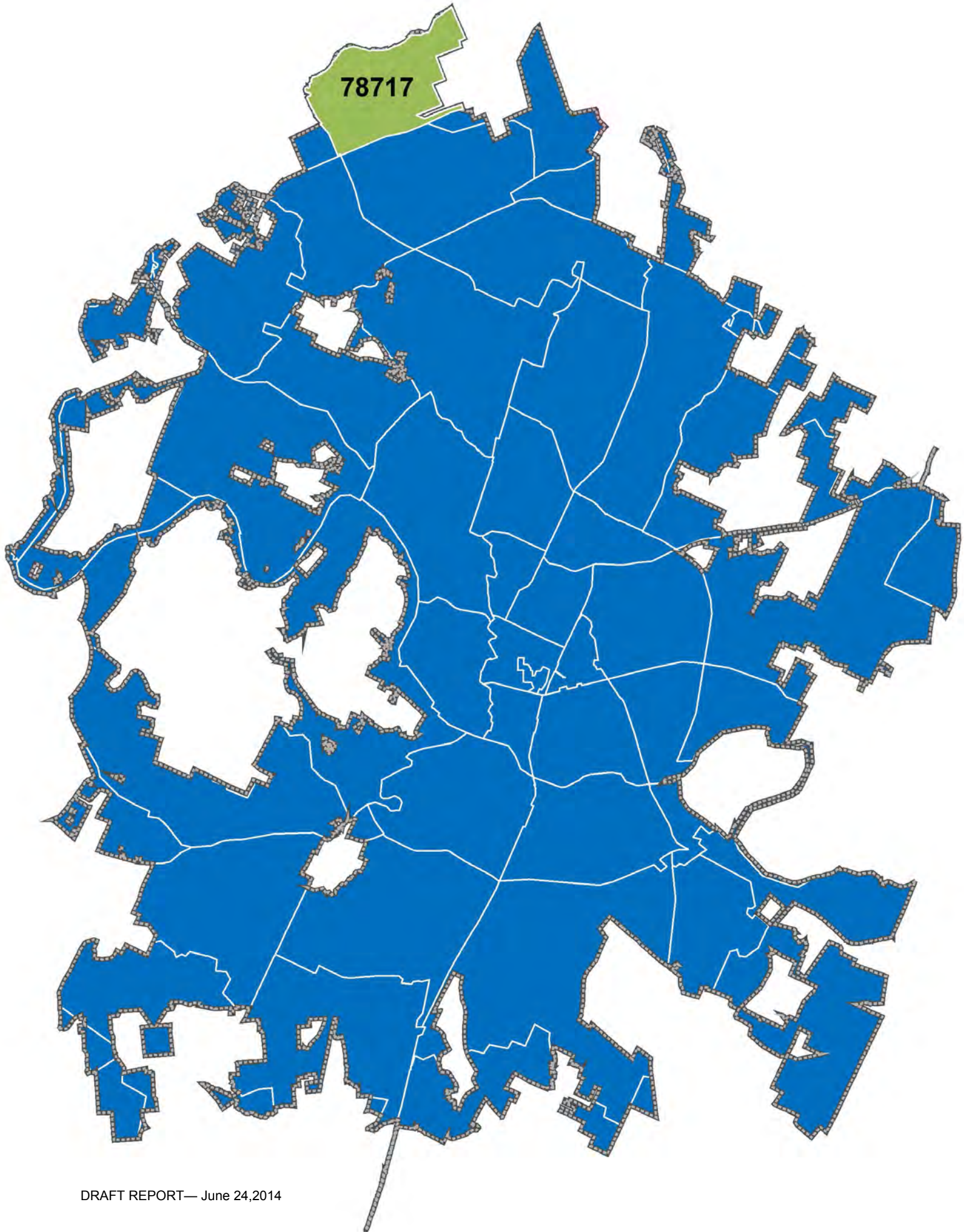
Compared to the city overall, this ZIP code has...

- ✓ **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

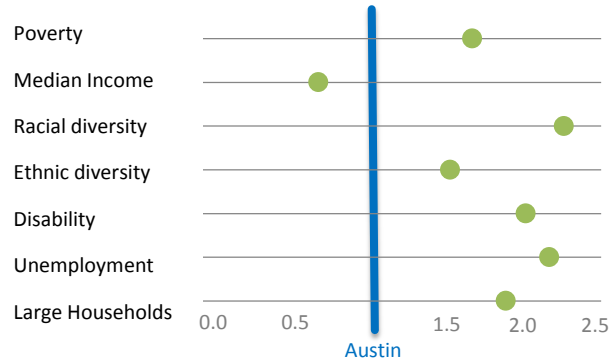
78717



AUSTIN ZIP CODE 78721

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



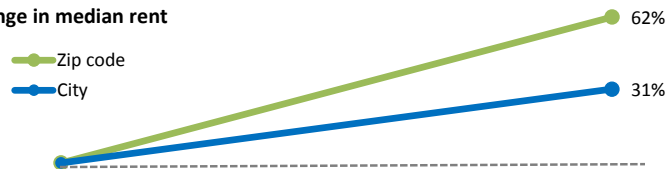
Income balance: does this ZIP code have a healthy mix of incomes?

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

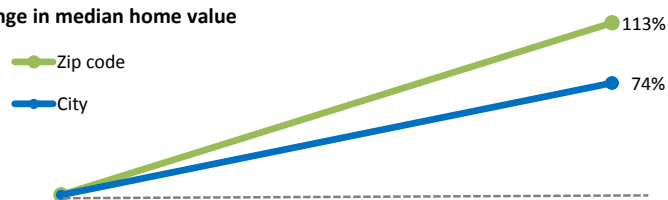
Is this ZIP code at risk of gentrification?

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

change in median rent



change in median home value



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 **vs.** **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 **vs.** **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)

Buy

Rent

12%

25%



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

22%

39%



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

57%

84%



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

95%

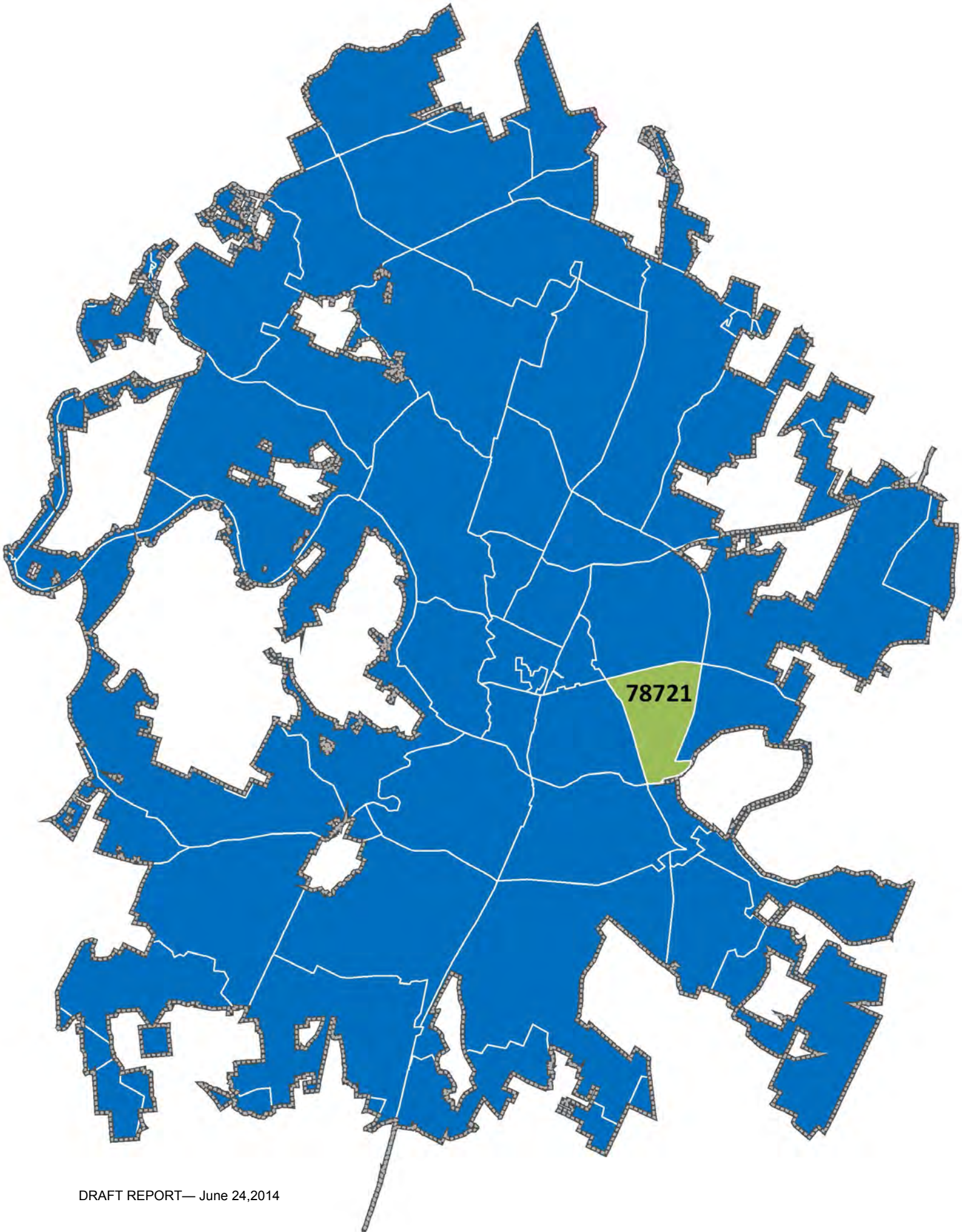
100%

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

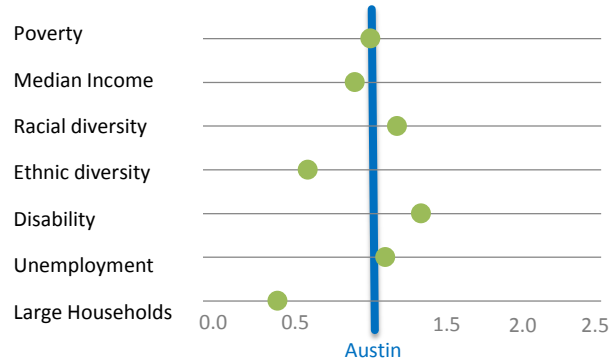
87% of ZIP code residents live within a quarter mile of a transit stop
\$668 is the average monthly transportation cost for residents of this ZIP code
40% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78722

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



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: \$265,100
Median Rent \$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...

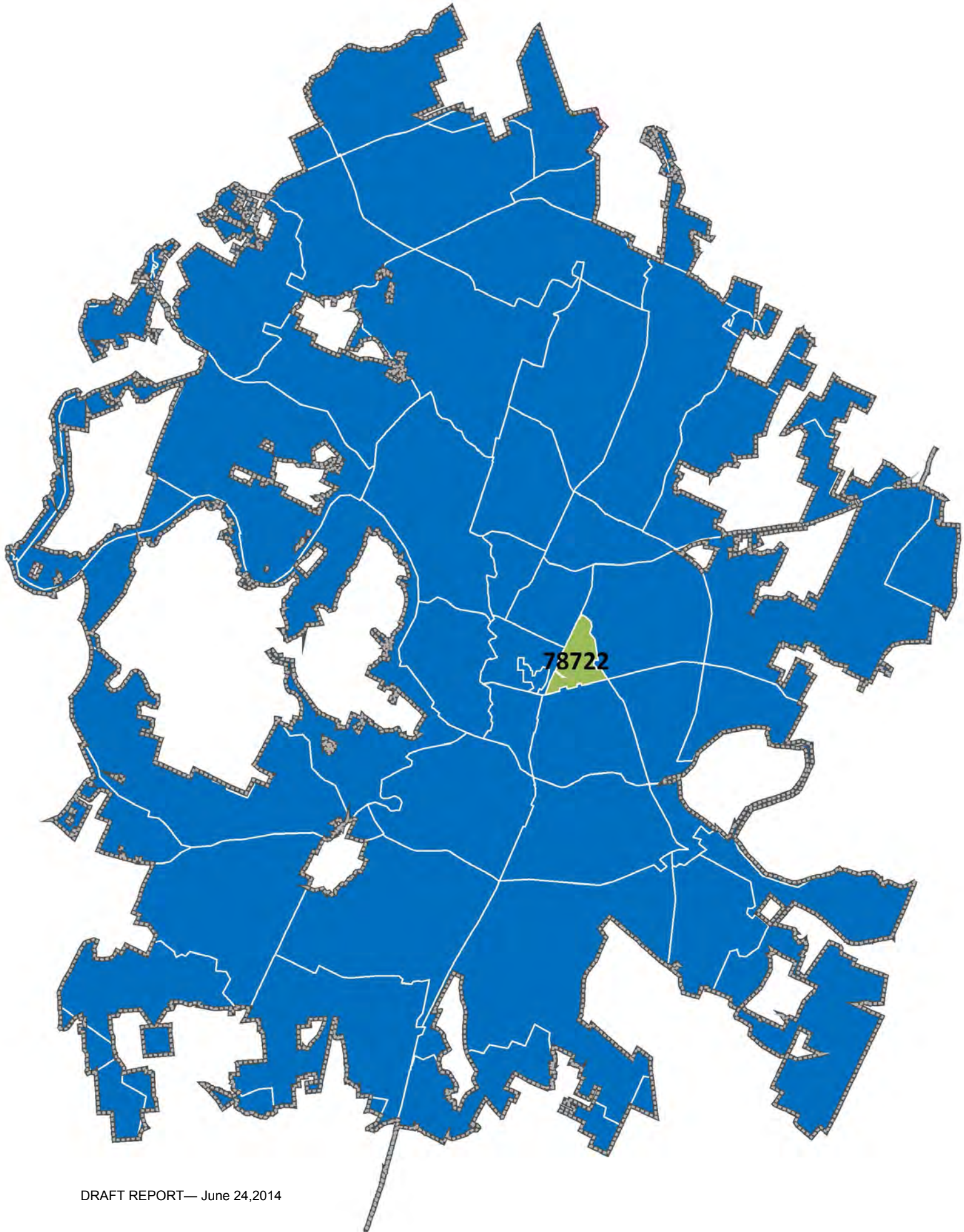
	Buy	Rent
Retail and service workers (earning about \$24,000 per year)	0%	8%
Artists & Musicians (earning about \$31,000 per year)	1%	31%
Teachers (earning about \$48,000 per year)	6%	65%
Tech sector professionals (earning about \$84,000 per year)	37%	97%

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

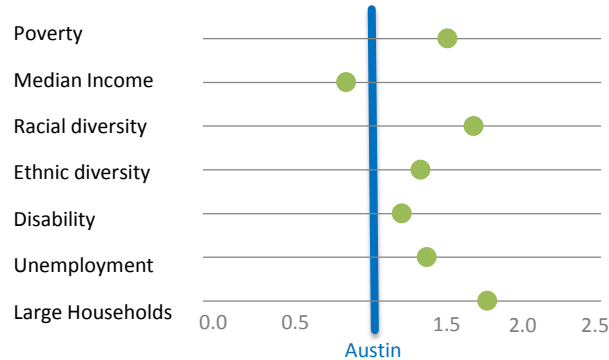
98% of ZIP code residents live within a quarter mile of a transit stop
\$590 is the average monthly transportation cost for residents of this ZIP code
33% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78723

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



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: \$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...

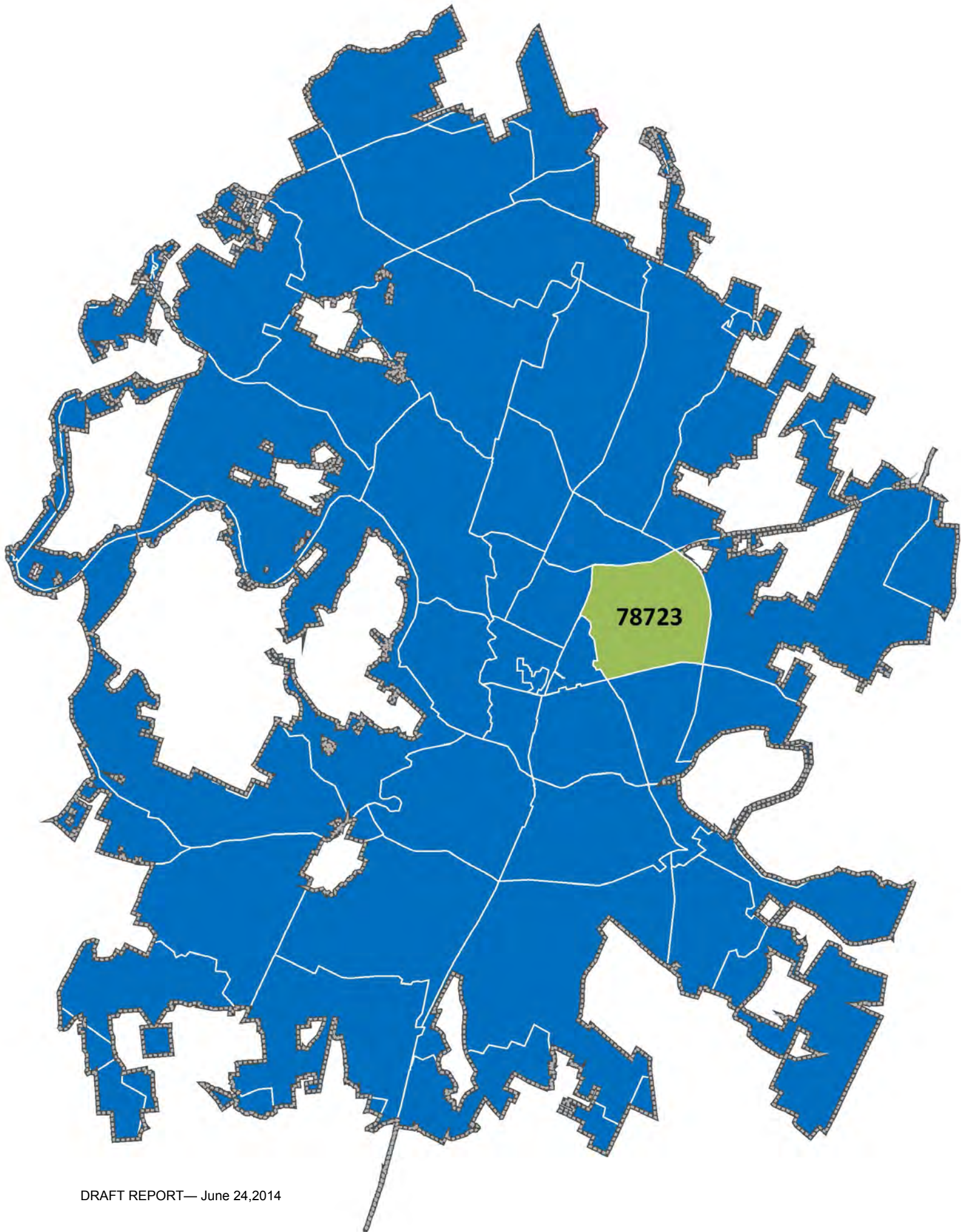
	Buy	Rent
Retail and service workers (earning about \$24,000 per year)	1%	18%
Artists & Musicians (earning about \$31,000 per year)	4%	44%
Teachers (earning about \$48,000 per year)	28%	82%
Tech sector professionals (earning about \$84,000 per year)	83%	99%

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

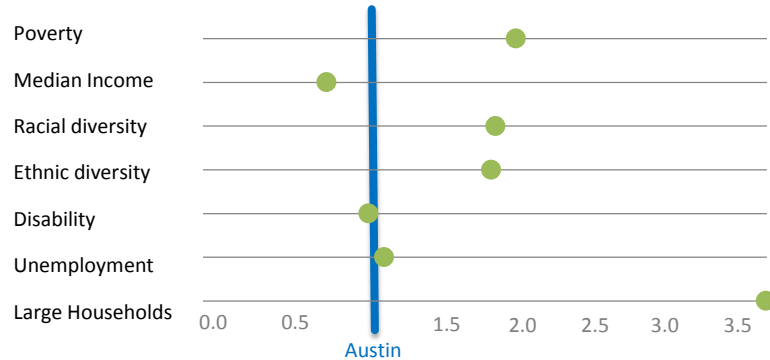
84% of ZIP code residents live within a quarter mile of a transit stop
\$668 is the average monthly transportation cost for residents of this ZIP code
43% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78724

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



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

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

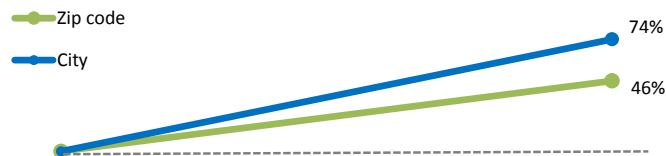
Is this ZIP code at risk of gentrification?

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

change in median rent



change in median home value



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 \$24,000 per year)

Buy

Rent

28%

15%



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

42%

22%



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

84%

78%



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

96%

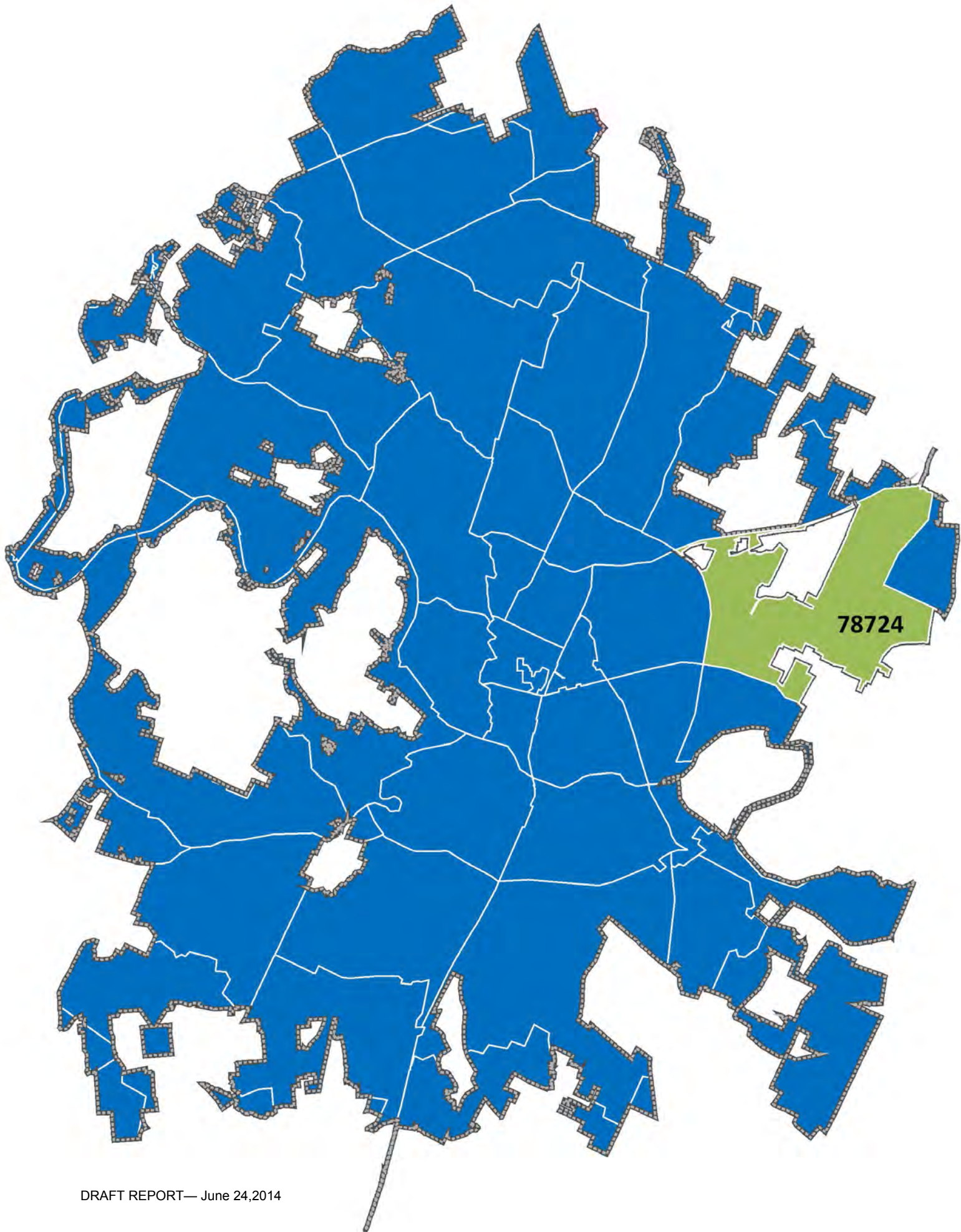
100%

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

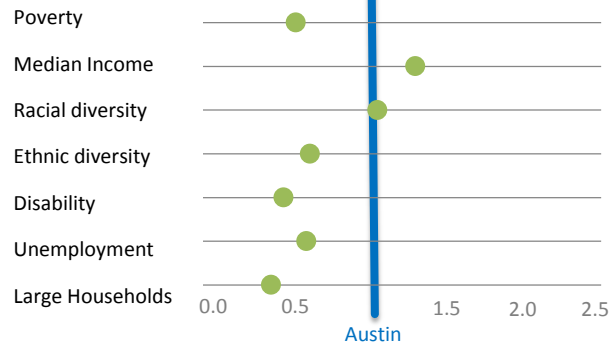
21% of ZIP code residents live within a quarter mile of a transit stop
\$786 is the average monthly transportation cost for residents of this ZIP code
40% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78726

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



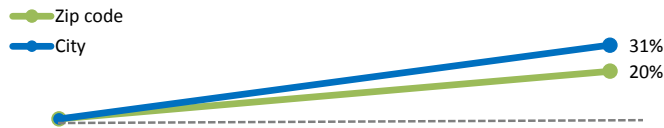
Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is **MIXED INCOME**

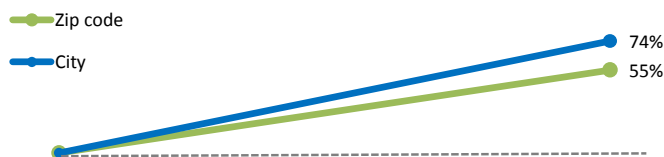
Is this ZIP code at risk of gentrification?

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: \$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...

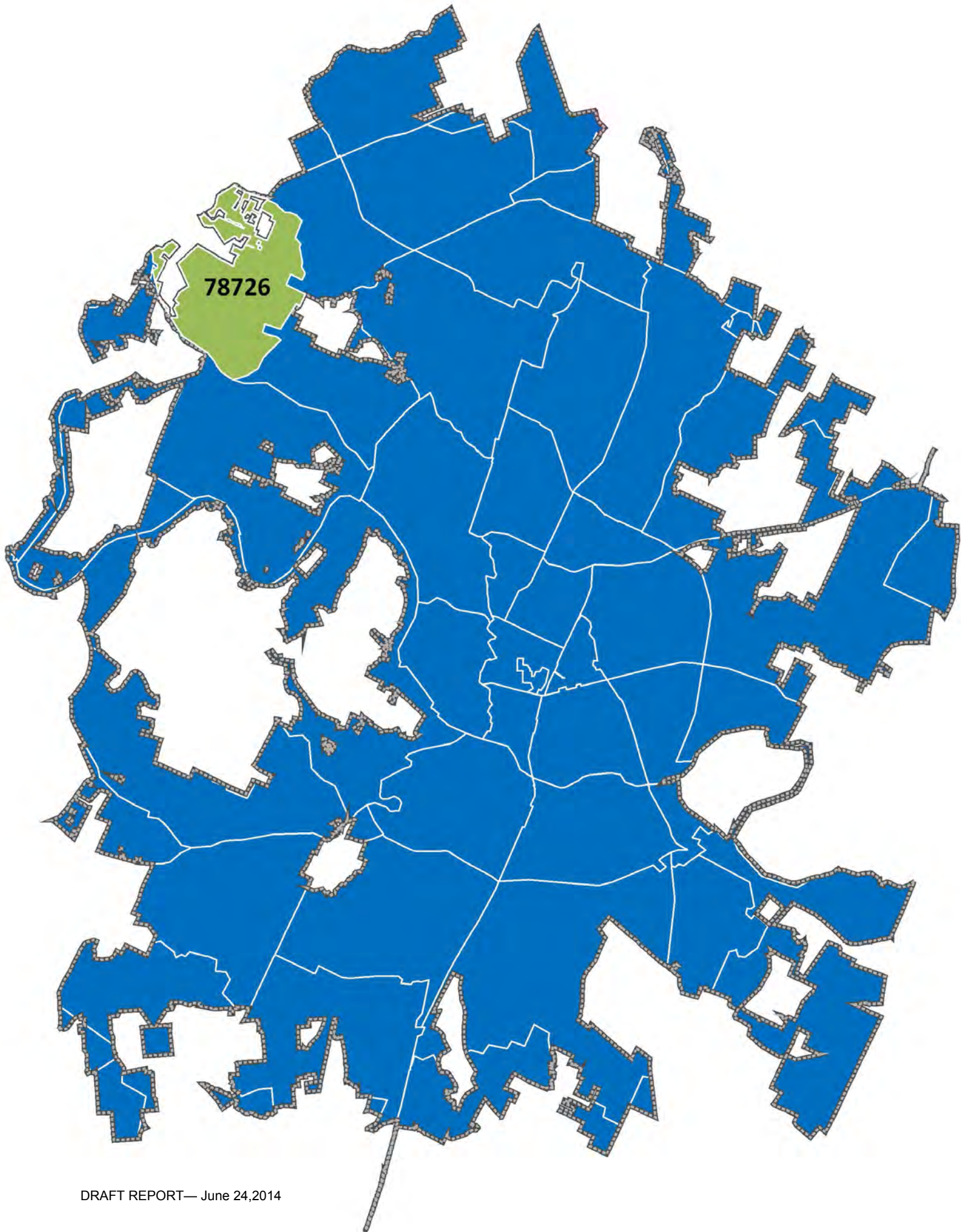
	Buy	Rent
Retail and service workers (earning about \$24,000 per year)	0%	0%
Artists & Musicians (earning about \$31,000 per year)	0%	8%
Teachers (earning about \$48,000 per year)	0%	70%
Tech sector professionals (earning about \$84,000 per year)	17%	99%

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

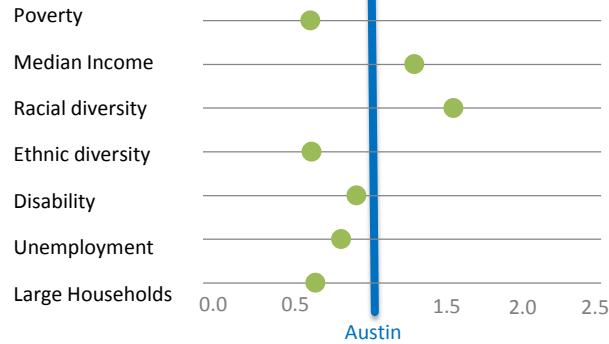
2% of ZIP code residents live within a quarter mile of a transit stop
\$786 is the average monthly transportation cost for residents of this ZIP code
40% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78727

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



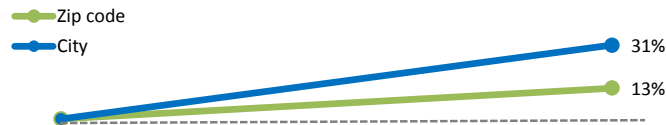
Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is **MIXED INCOME**

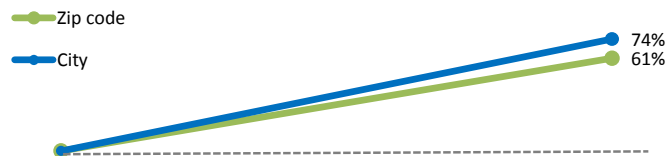
Is this ZIP code at risk of gentrification?

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: \$198,500
Median Rent \$1,050

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs.** **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 **vs.** **2%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

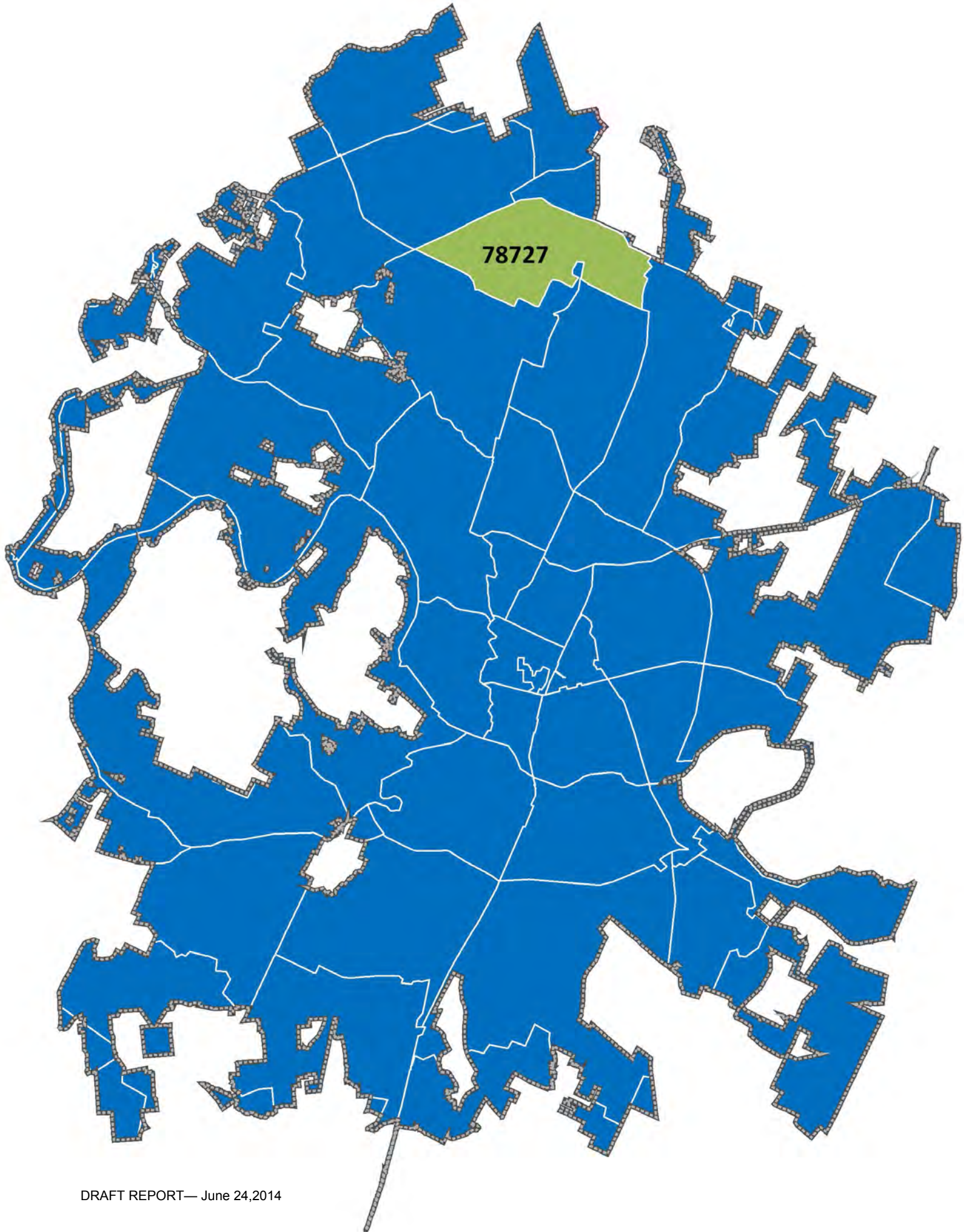
	Buy	Rent
Retail and service workers (earning about \$24,000 per year)	0%	1%
Artists & Musicians (earning about \$31,000 per year)	1%	11%
Teachers (earning about \$48,000 per year)	29%	67%
Tech sector professionals (earning about \$84,000 per year)	90%	99%

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

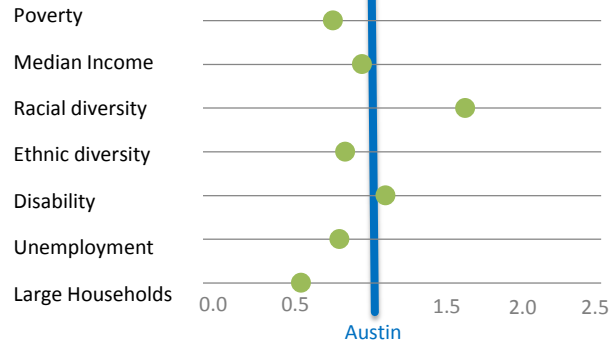
24% of ZIP code residents live within a quarter mile of a transit stop
\$708 is the average monthly transportation cost for residents of this ZIP code
41% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78728

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



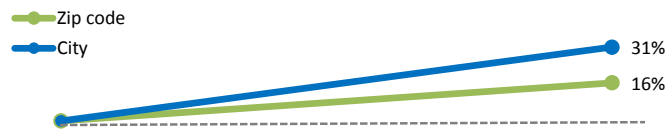
Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is **MIXED INCOME**

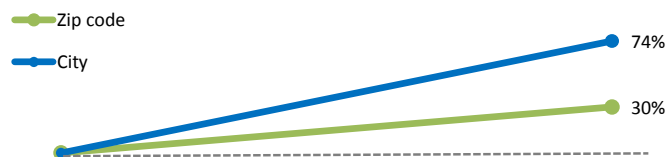
Is this ZIP code at risk of gentrification?

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: \$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...



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

Buy

Rent

0%

2%



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

1%

24%



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

35%

83%



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

100%

99%

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

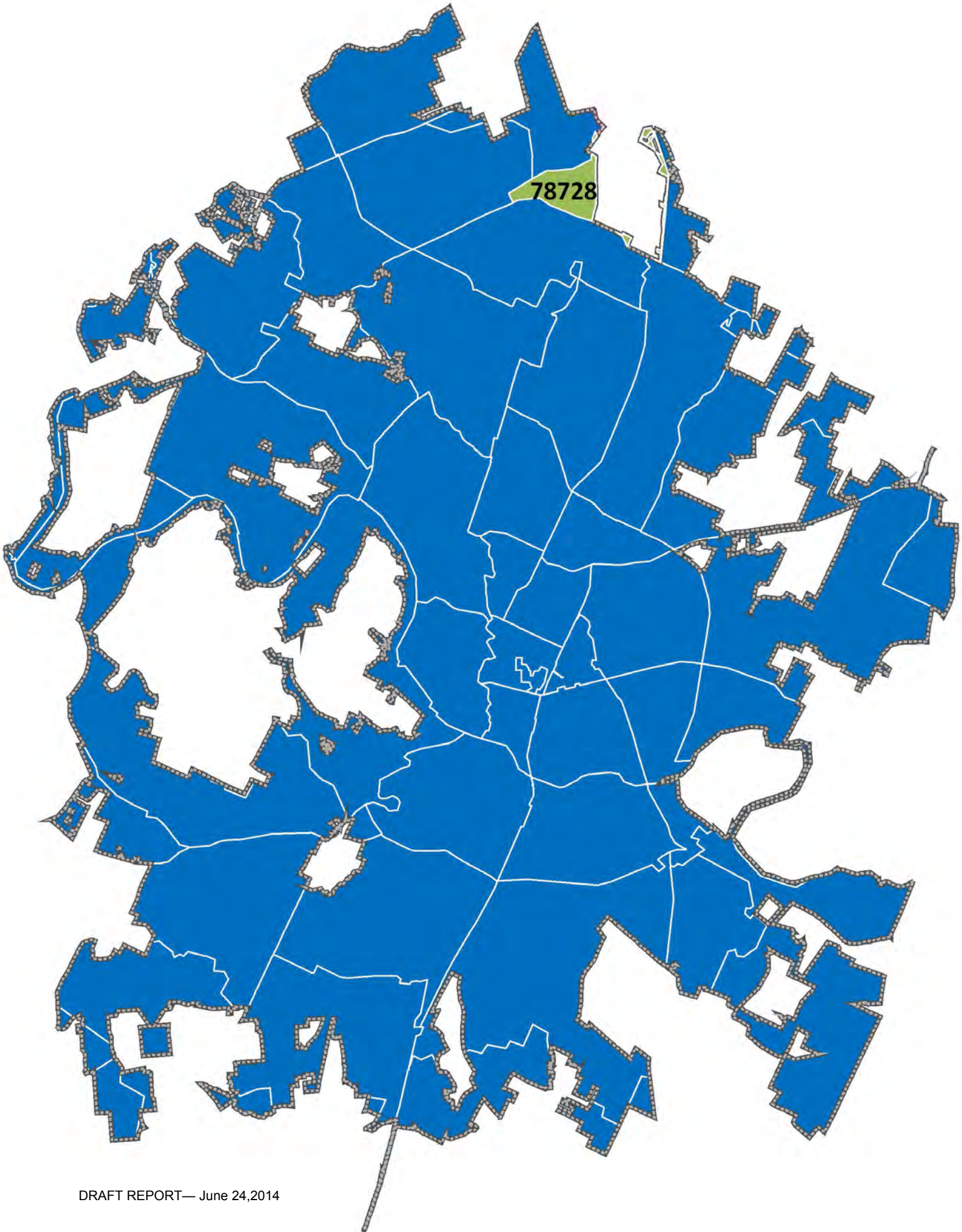
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

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

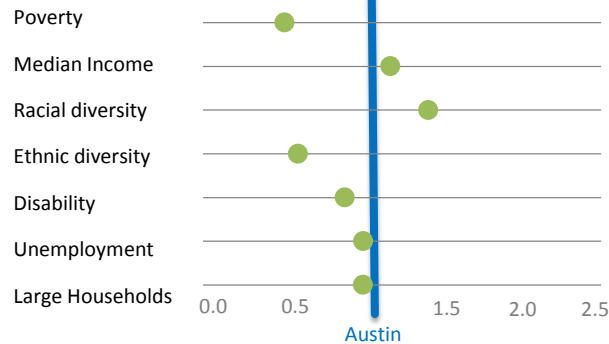
40% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78729

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



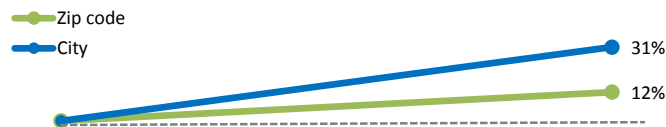
Income balance: does this ZIP code have a healthy mix of incomes?

This zip code is mostly MIDDLE INCOME households

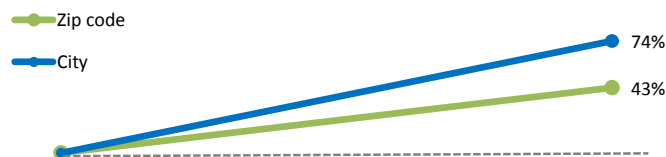
Is this ZIP code at risk of gentrification?

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

change in median rent



change in median home value



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 **vs.** **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 **vs.** **3%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

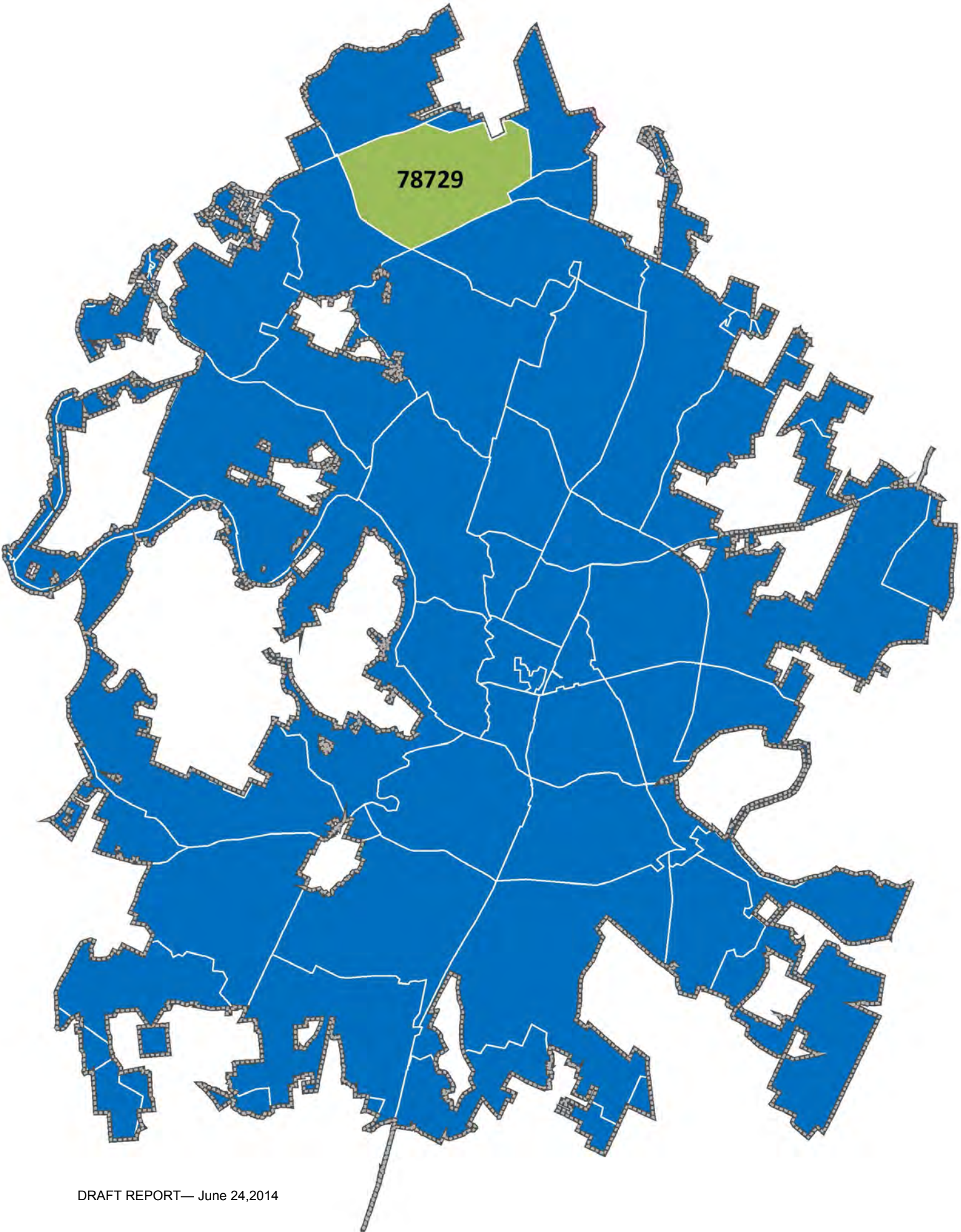
	Buy	Rent
Retail and service workers (earning about \$24,000 per year)	0%	2%
Artists & Musicians (earning about \$31,000 per year)	1%	17%
Teachers (earning about \$48,000 per year)	22%	73%
Tech sector professionals (earning about \$84,000 per year)	96%	100%

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
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

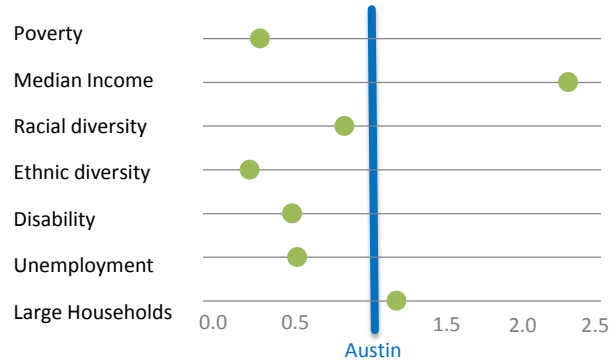
13% of ZIP code residents live within a quarter mile of a transit stop
\$747 is the average monthly transportation cost for residents of this ZIP code
37% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78730

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



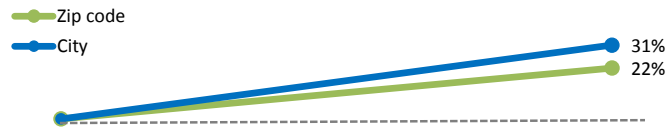
Income balance: does this ZIP code have a healthy mix of incomes?

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

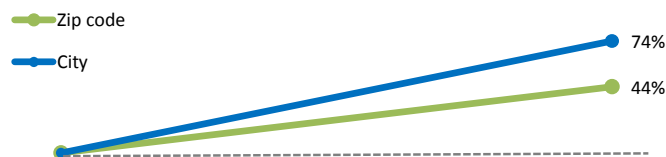
Is this ZIP code at risk of gentrification?

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: \$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...

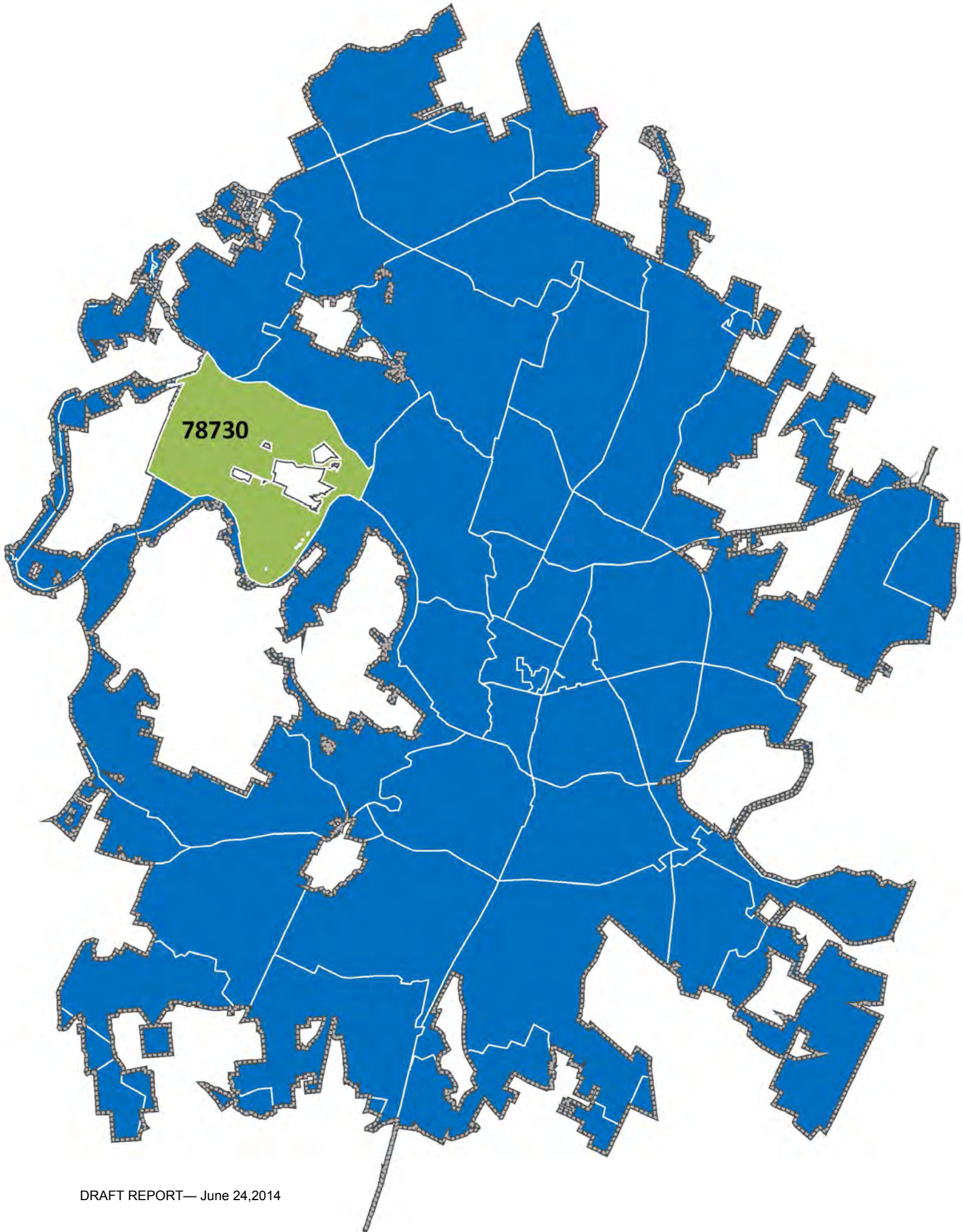
Worker Category	Buy	Rent
Retail and service workers (earning about \$24,000 per year)	0%	0%
Artists & Musicians (earning about \$31,000 per year)	1%	3%
Teachers (earning about \$48,000 per year)	17%	64%
Tech sector professionals (earning about \$84,000 per year)	25%	99%

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

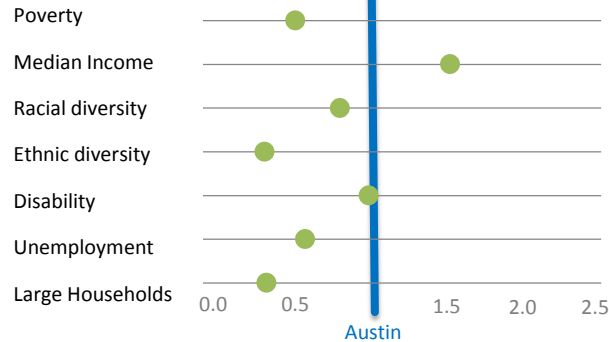
2% of ZIP code residents live within a quarter mile of a transit stop
\$786 is the average monthly transportation cost for residents of this ZIP code
34% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78731

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



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...

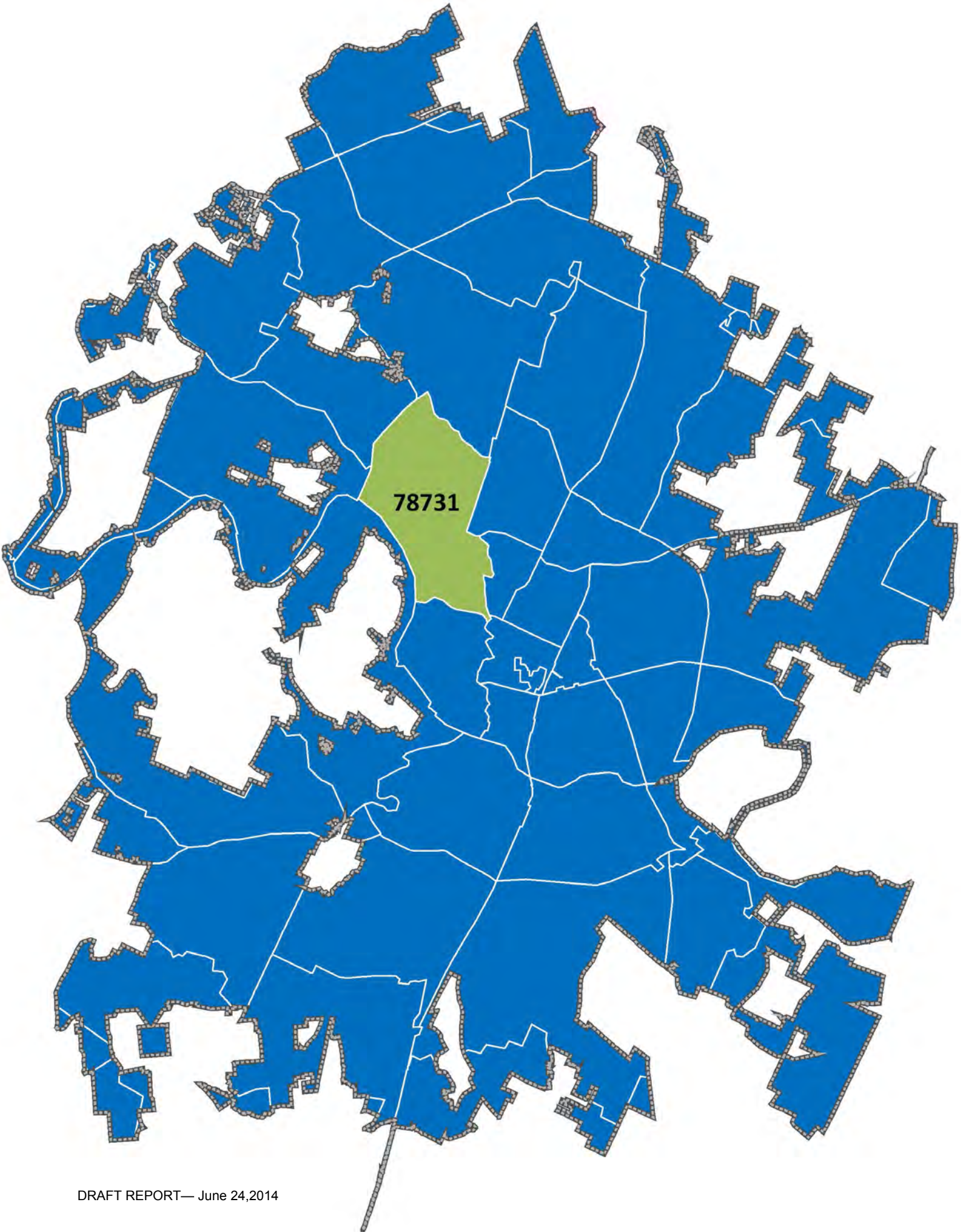
Worker Category	Buy	Rent
Retail and service workers (earning about \$24,000 per year)	0%	2%
Artists & Musicians (earning about \$31,000 per year)	2%	24%
Teachers (earning about \$48,000 per year)	12%	67%
Tech sector professionals (earning about \$84,000 per year)	26%	97%

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

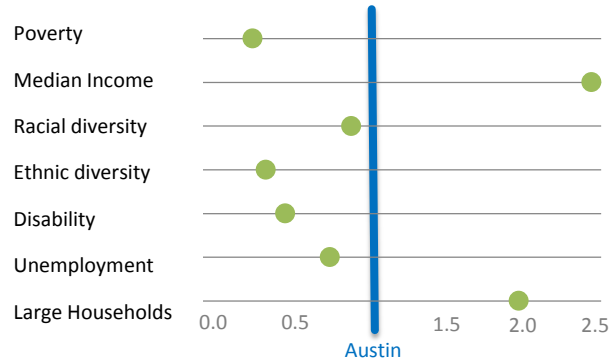
44% of ZIP code residents live within a quarter mile of a transit stop
\$747 is the average monthly transportation cost for residents of this ZIP code
32% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78732

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



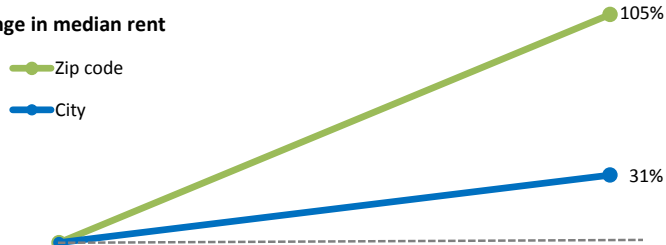
Income balance: does this ZIP code have a healthy mix of incomes?

No, there is an overrepresentation of HIGH INCOME households

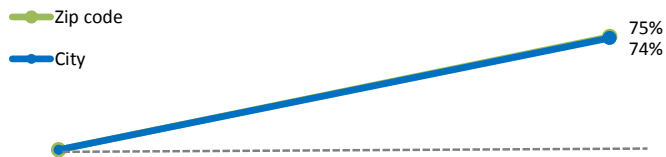
Is this ZIP code at risk of gentrification?

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: \$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)

Buy

Rent

0%

0%



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

0%

0%



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

0%

26%



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

15%

80%

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

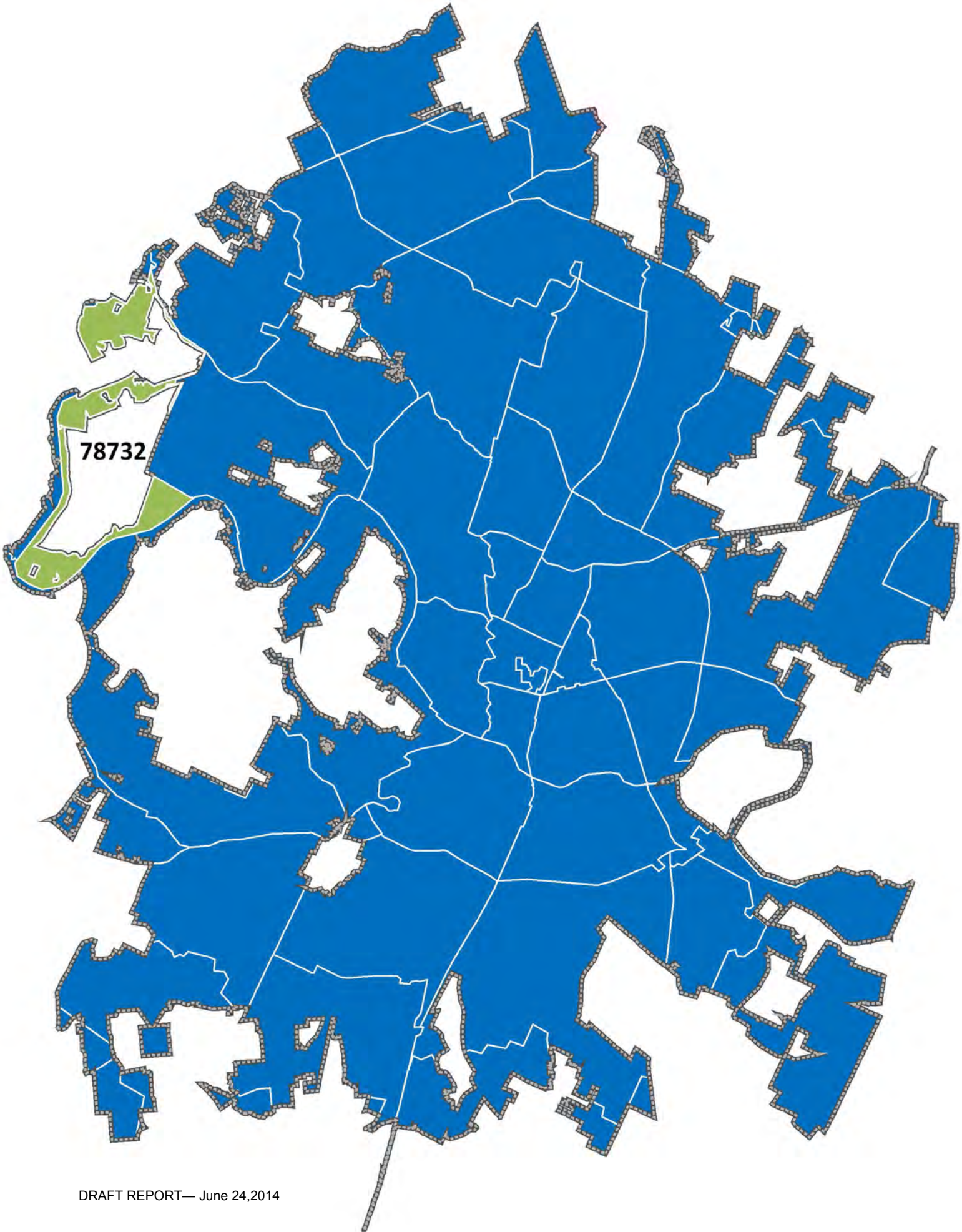
- ✓ **LOWER** than average proportion of rent-restricted units
- ✓ **LOWER** than average proportion of Housing Choice Voucher holders
- ✓ **LOWER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

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

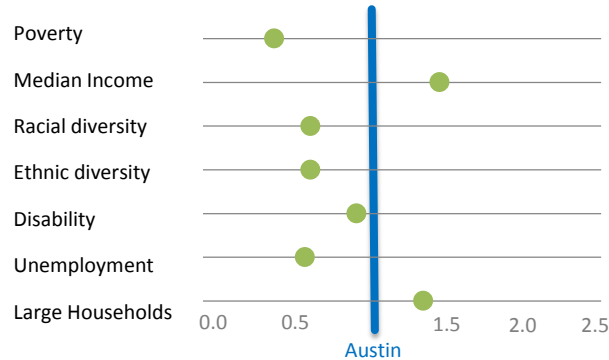
33% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78735

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



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

Yes, this zip code is **MIXED INCOME**

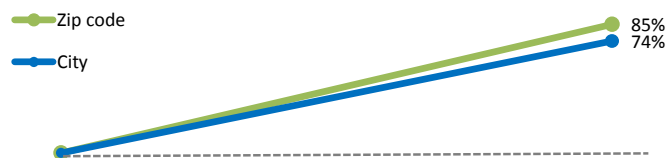
Is this ZIP code at risk of gentrification?

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...

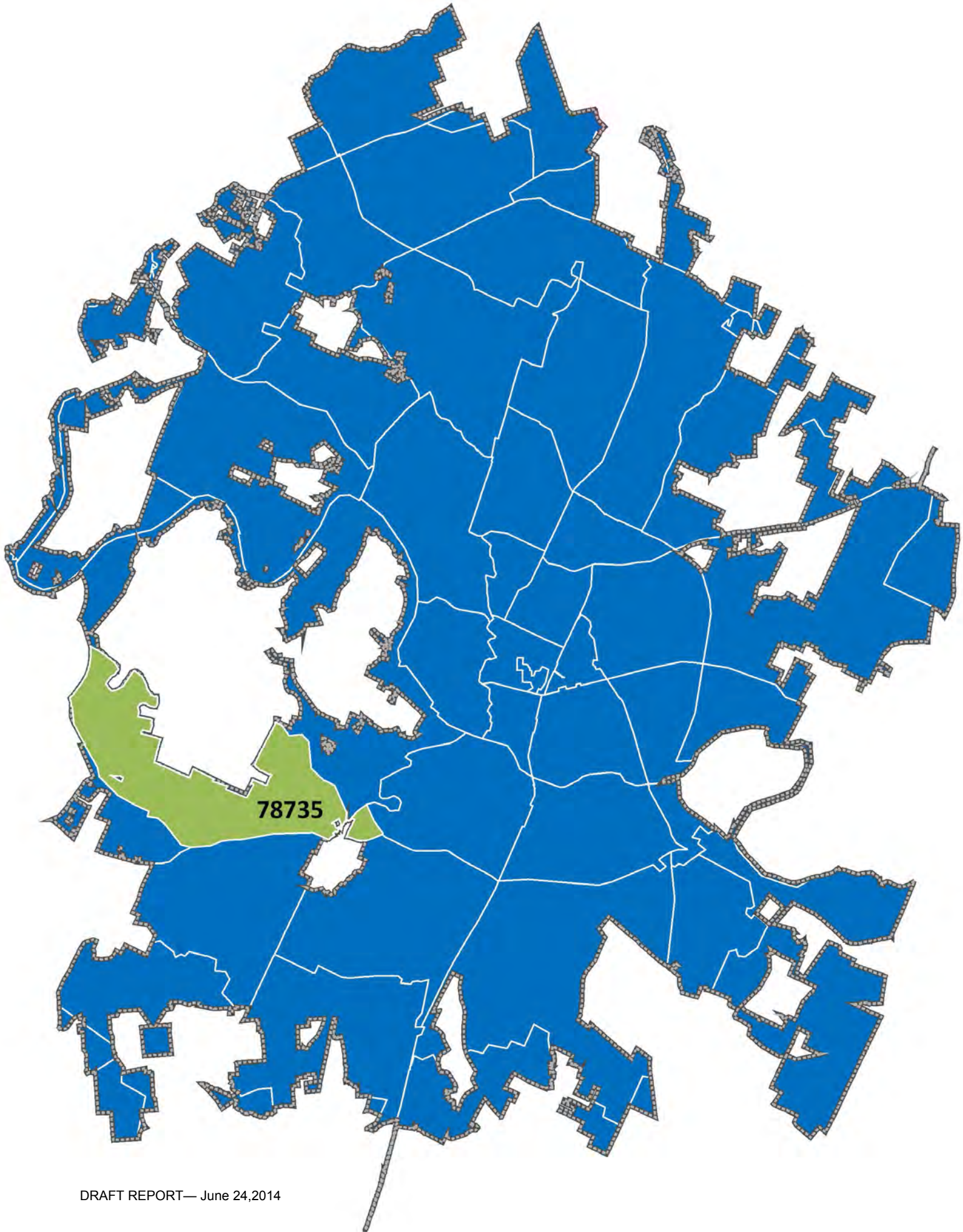
	Buy	Rent
Retail and service workers (earning about \$24,000 per year)	2%	4%
Artists & Musicians (earning about \$31,000 per year)	2%	7%
Teachers (earning about \$48,000 per year)	5%	62%
Tech sector professionals (earning about \$84,000 per year)	23%	97%

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
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

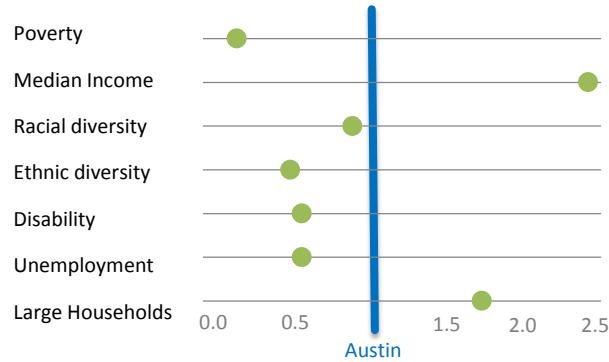
9% of ZIP code residents live within a quarter mile of a transit stop
\$747 is the average monthly transportation cost for residents of this ZIP code
38% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78739

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



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: \$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...

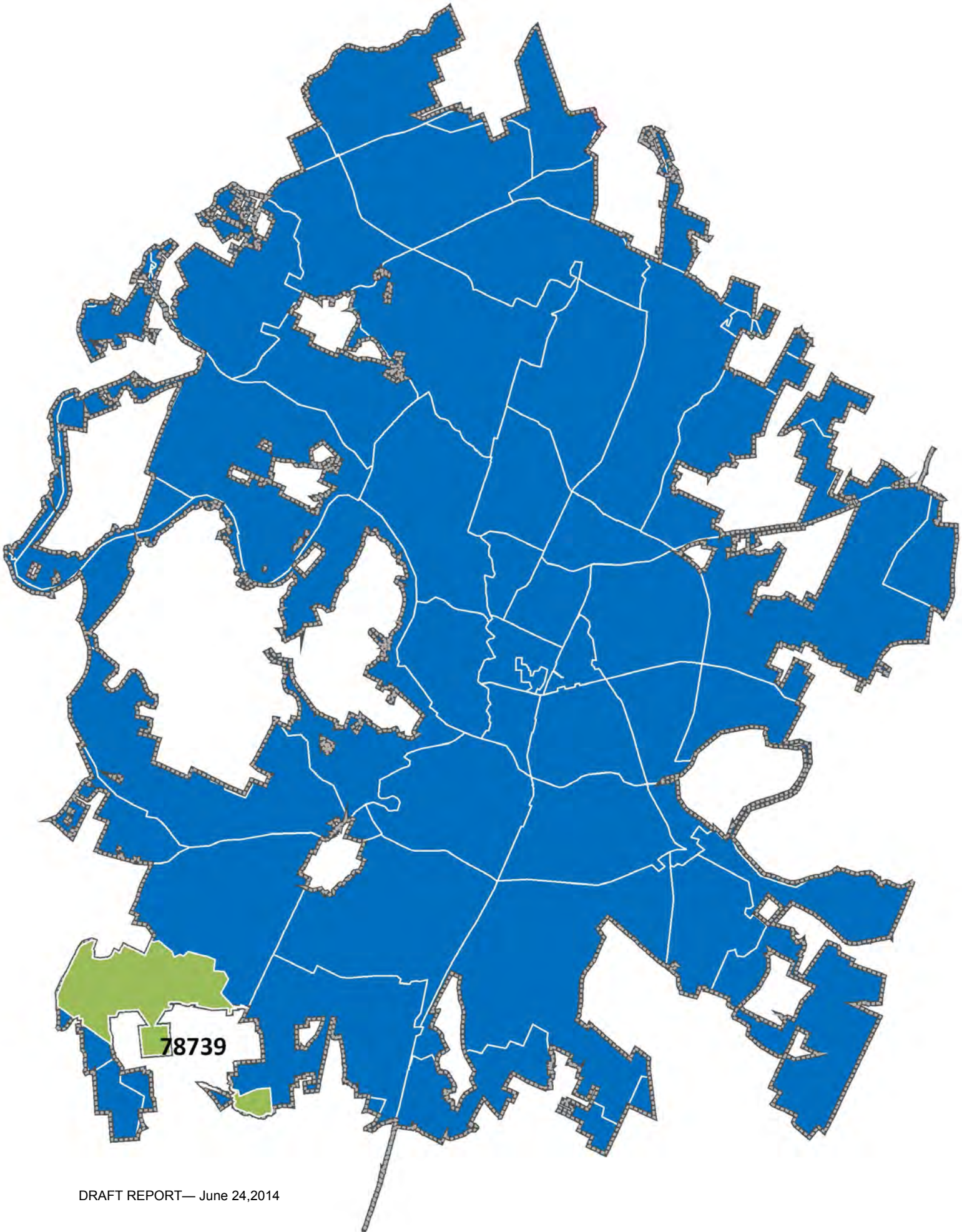
Worker Category	Buy	Rent
Retail and service workers (earning about \$24,000 per year)	0%	0%
Artists & Musicians (earning about \$31,000 per year)	0%	0%
Teachers (earning about \$48,000 per year)	0%	8%
Tech sector professionals (earning about \$84,000 per year)	11%	71%

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

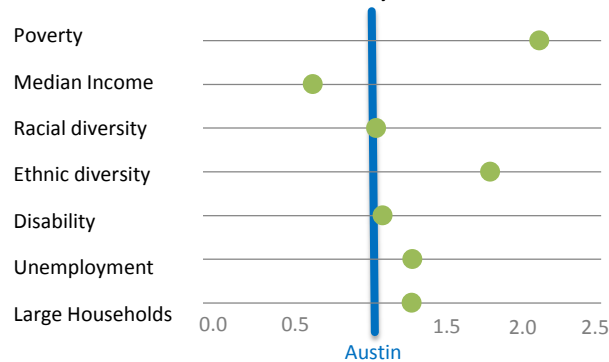
8% of ZIP code residents live within a quarter mile of a transit stop
\$786 is the average monthly transportation cost for residents of this ZIP code
34% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78741

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



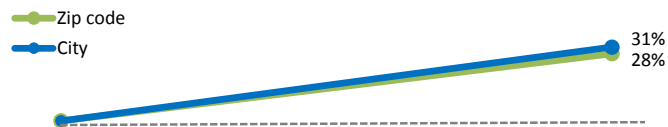
Income balance: does this ZIP code have a healthy mix of incomes?

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

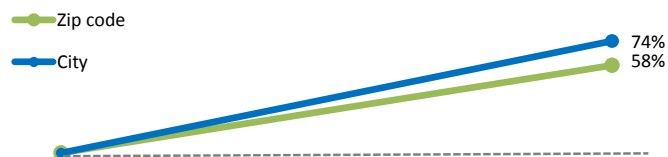
Is this ZIP code at risk of gentrification?

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

change in median rent



change in median home value



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...

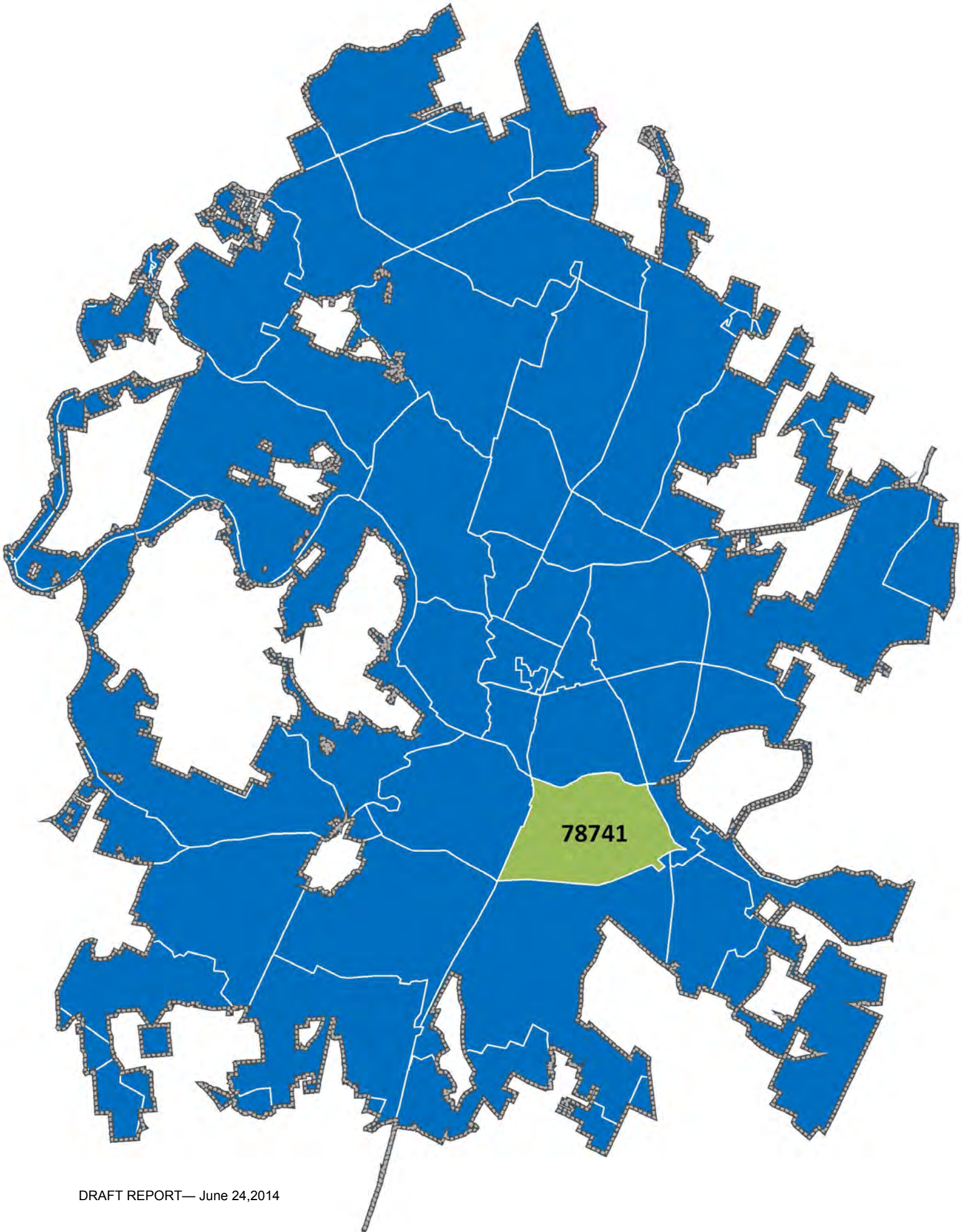
Worker Category	Buy	Rent
Retail and service workers (earning about \$24,000 per year)	28%	11%
Artists & Musicians (earning about \$31,000 per year)	39%	40%
Teachers (earning about \$48,000 per year)	76%	86%
Tech sector professionals (earning about \$84,000 per year)	93%	100%

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

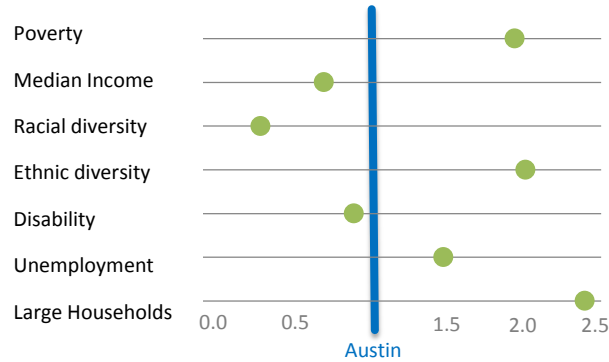
80% of ZIP code residents live within a quarter mile of a transit stop
\$668 is the average monthly transportation cost for residents of this ZIP code
43% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78742

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



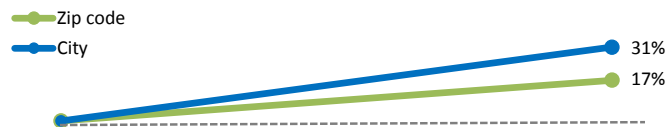
Income balance: does this ZIP code have a healthy mix of incomes?

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

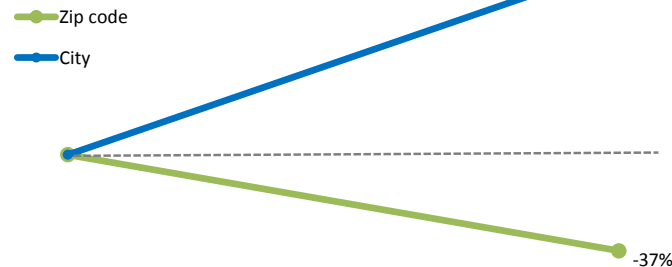
Is this ZIP code at risk of gentrification?

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

change in median rent



change in median home value



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 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 vs. **40%** 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

Rent

N/A

23%



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

N/A

76%



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

N/A

100%



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

N/A

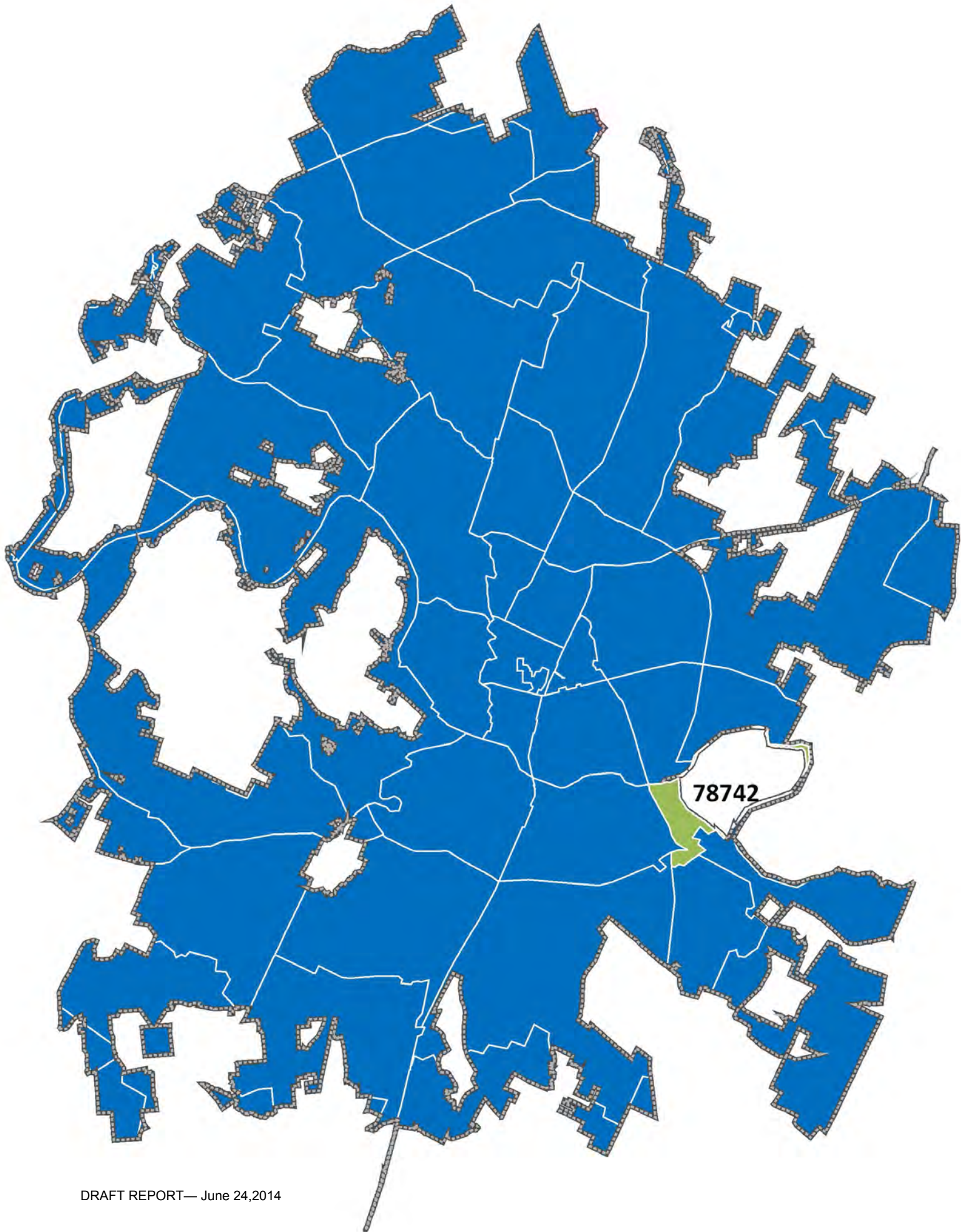
100%

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
- ✓ **HIGHER** than average proportion of rental units in poor condition
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

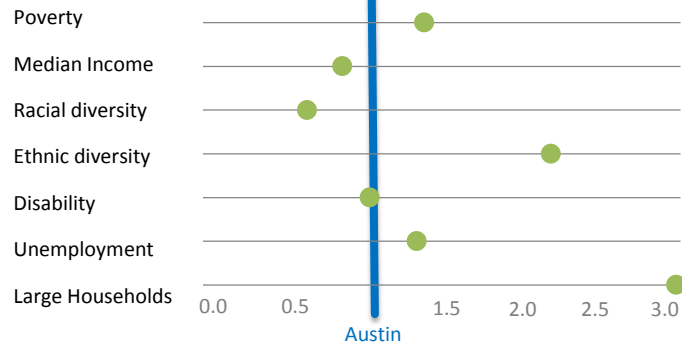
3% of ZIP code residents live within a quarter mile of a transit stop
\$747 is the average monthly transportation cost for residents of this ZIP code
43% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78744

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



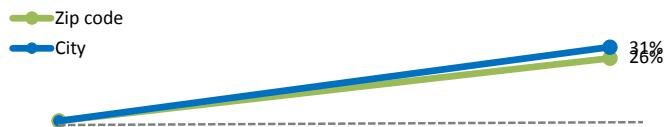
Income balance: does this ZIP code have a healthy mix of incomes?

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

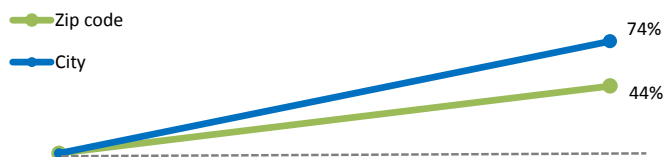
Is this ZIP code at risk of gentrification?

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

change in median rent



change in median home value



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 **vs.** **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 **vs.** **7%** of rental units in this ZIP code are affordable to them

Odds that workers can afford to...

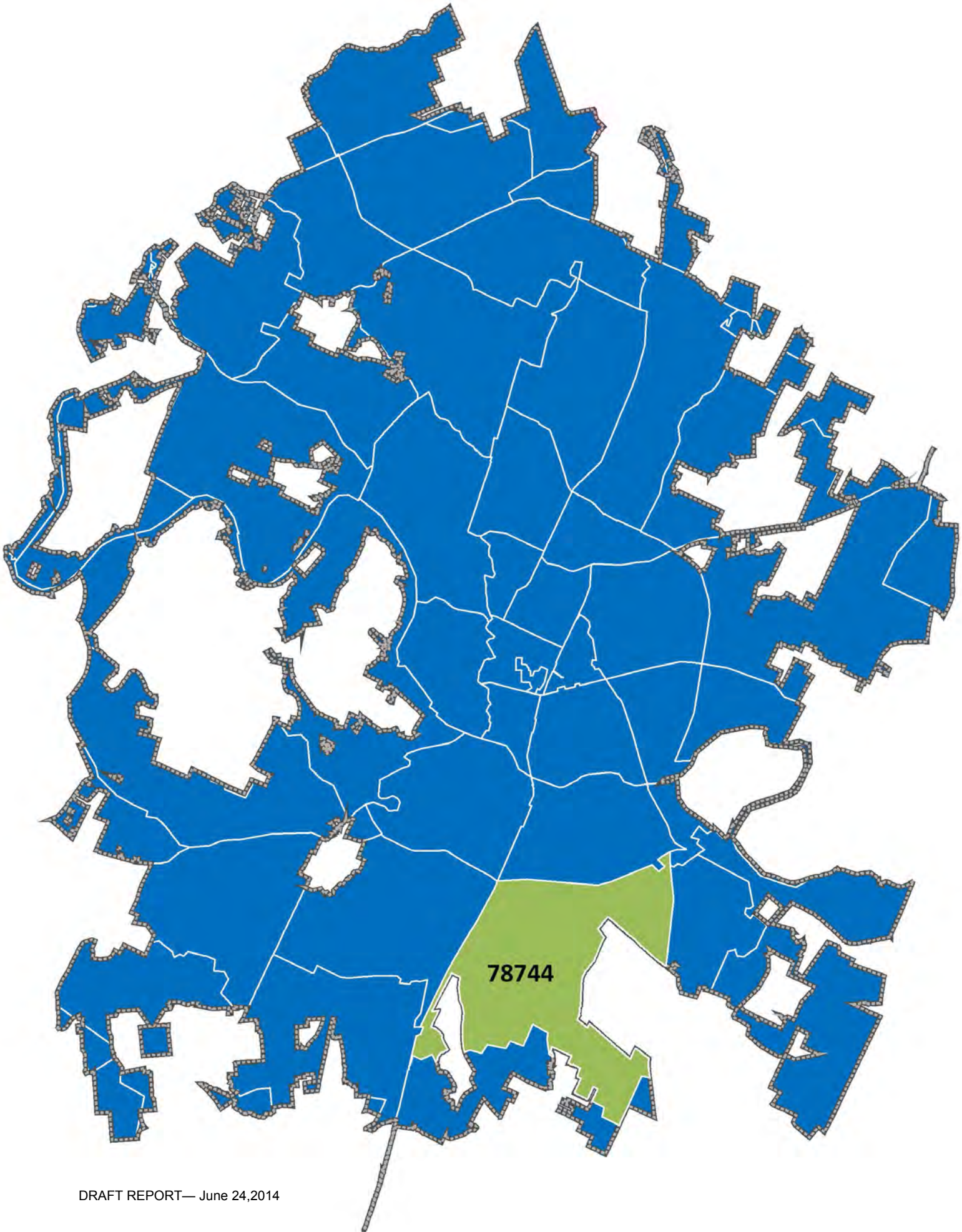
	Buy	Rent
Retail and service workers (earning about \$24,000 per year)	13%	6%
Artists & Musicians (earning about \$31,000 per year)	33%	22%
Teachers (earning about \$48,000 per year)	87%	81%
Tech sector professionals (earning about \$84,000 per year)	100%	100%

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

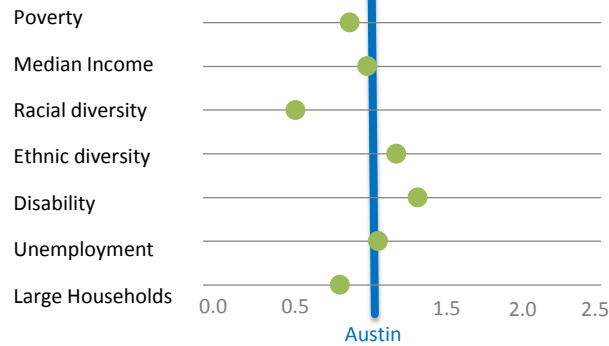
63% of ZIP code residents live within a quarter mile of a transit stop
\$708 is the average monthly transportation cost for residents of this ZIP code
40% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78745

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



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: \$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...

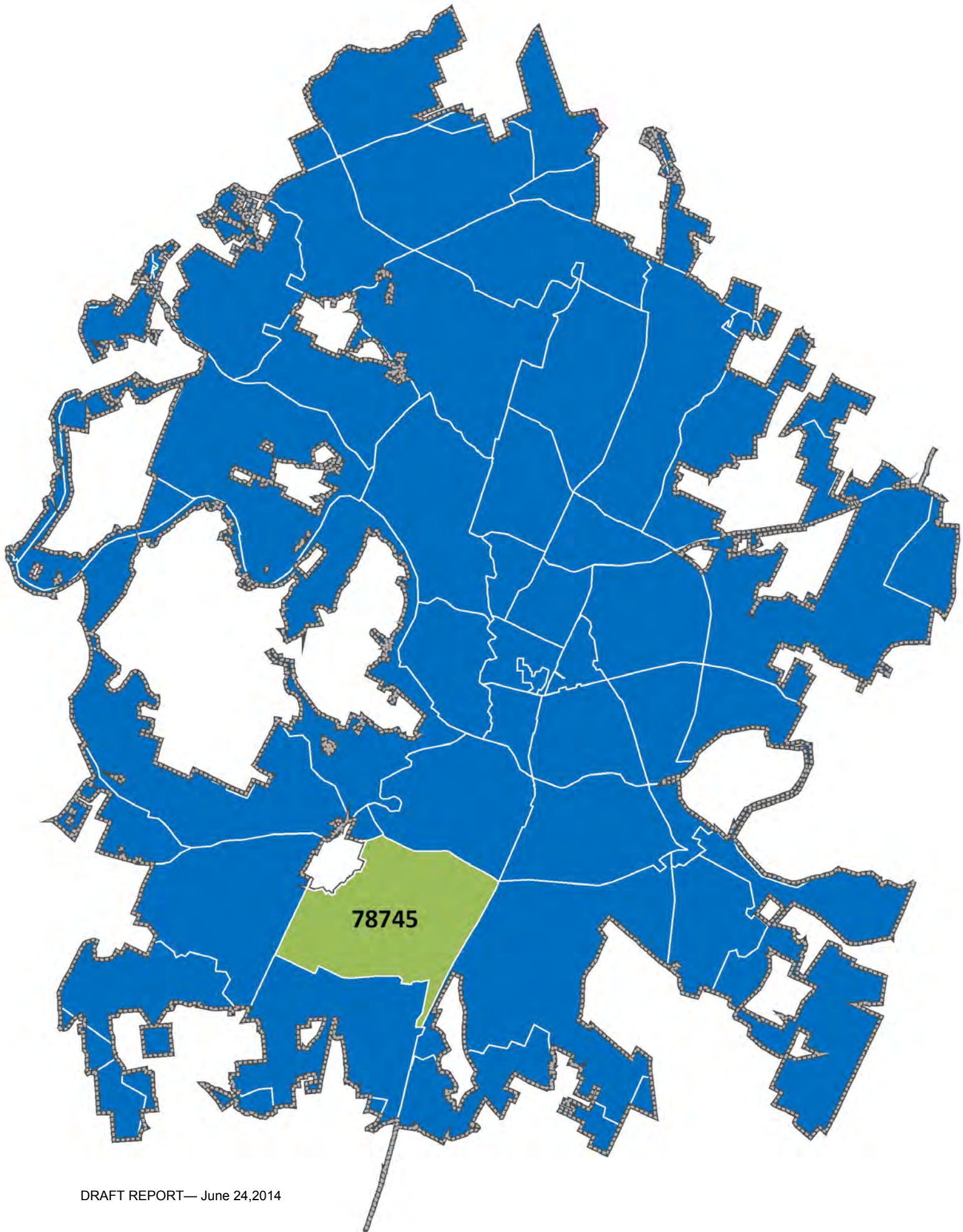
	Buy	Rent
Retail and service workers (earning about \$24,000 per year)	1%	6%
Artists & Musicians (earning about \$31,000 per year)	3%	24%
Teachers (earning about \$48,000 per year)	29%	72%
Tech sector professionals (earning about \$84,000 per year)	96%	99%

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

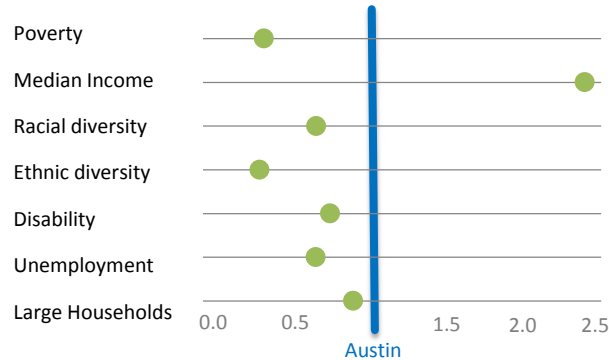
76% of ZIP code residents live within a quarter mile of a transit stop
\$668 is the average monthly transportation cost for residents of this ZIP code
35% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78746

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



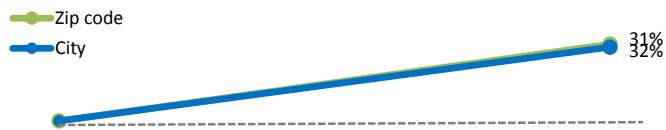
Income balance: does this ZIP code have a healthy mix of incomes?

No, there is an overrepresentation of HIGH INCOME households

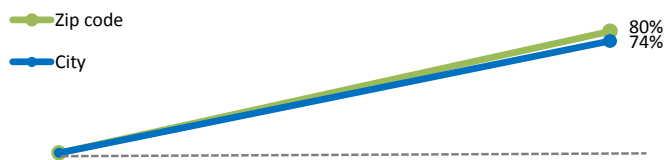
Is this ZIP code at risk of gentrification?

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: \$619,900
Median Rent \$1,221

Homeownership for residents earning less than \$50,000

29% of owners city-wide earn less than \$50,000 **vs.** **1%** 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...

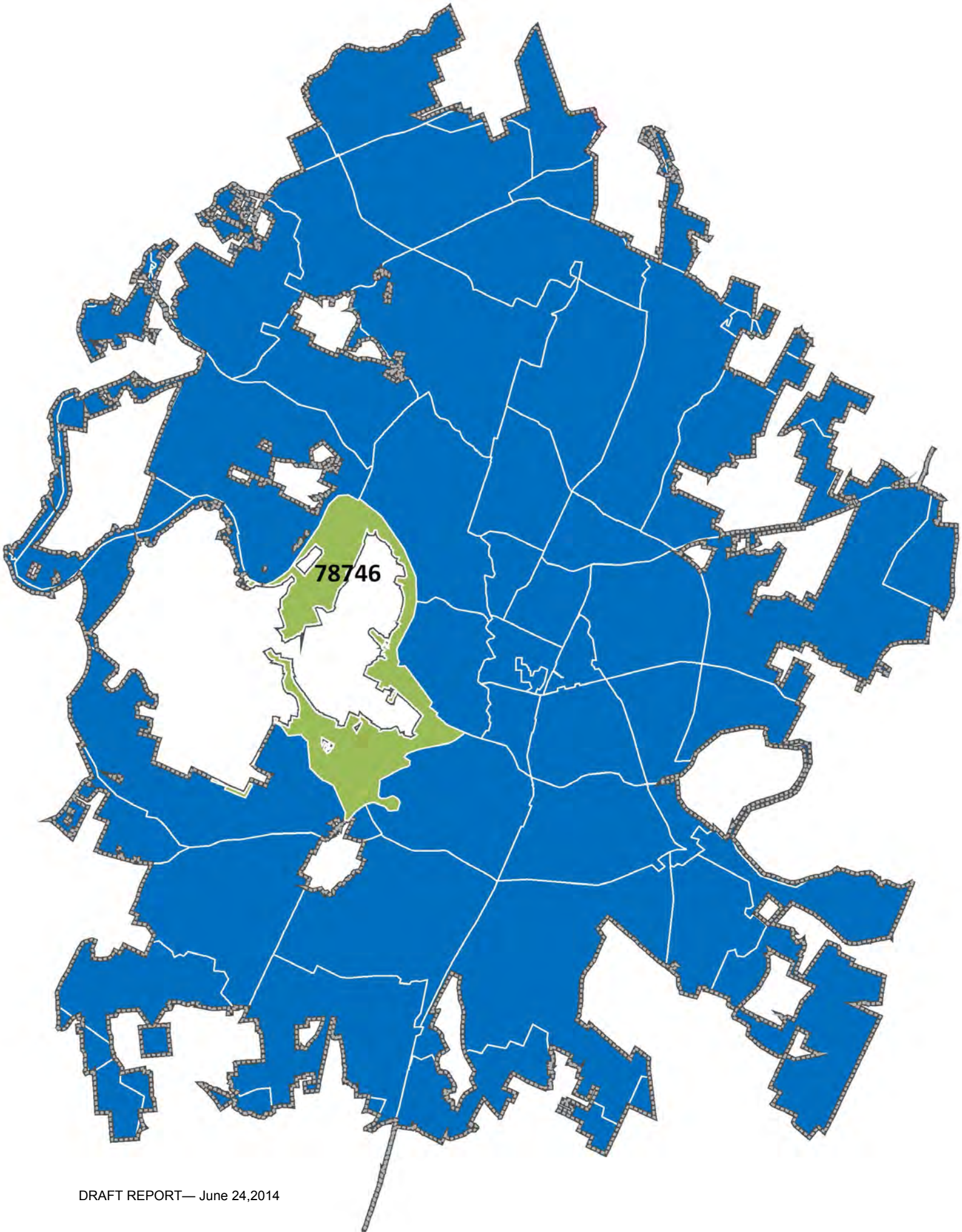
Worker Category	Buy	Rent
Retail and service workers (earning about \$24,000 per year)	0%	4%
Artists & Musicians (earning about \$31,000 per year)	0%	8%
Teachers (earning about \$48,000 per year)	1%	48%
Tech sector professionals (earning about \$84,000 per year)	6%	94%

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

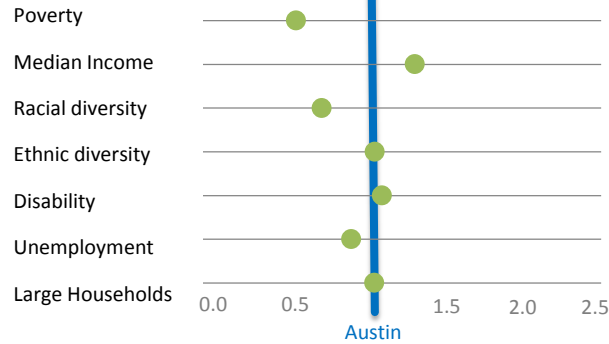
14% of ZIP code residents live within a quarter mile of a transit stop
\$786 is the average monthly transportation cost for residents of this ZIP code
29% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78748

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



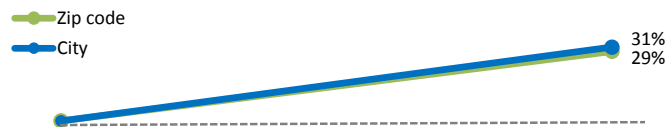
Income balance: does this ZIP code have a healthy mix of incomes?

This zip code is mostly MIDDLE INCOME households

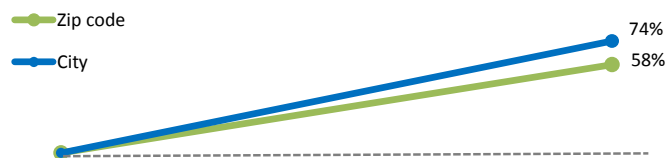
Is this ZIP code at risk of gentrification?

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

change in median rent



change in median home value



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 **vs.** **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 **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

0%

Rent

4%



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

0%

12%



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

22%

63%



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

92%

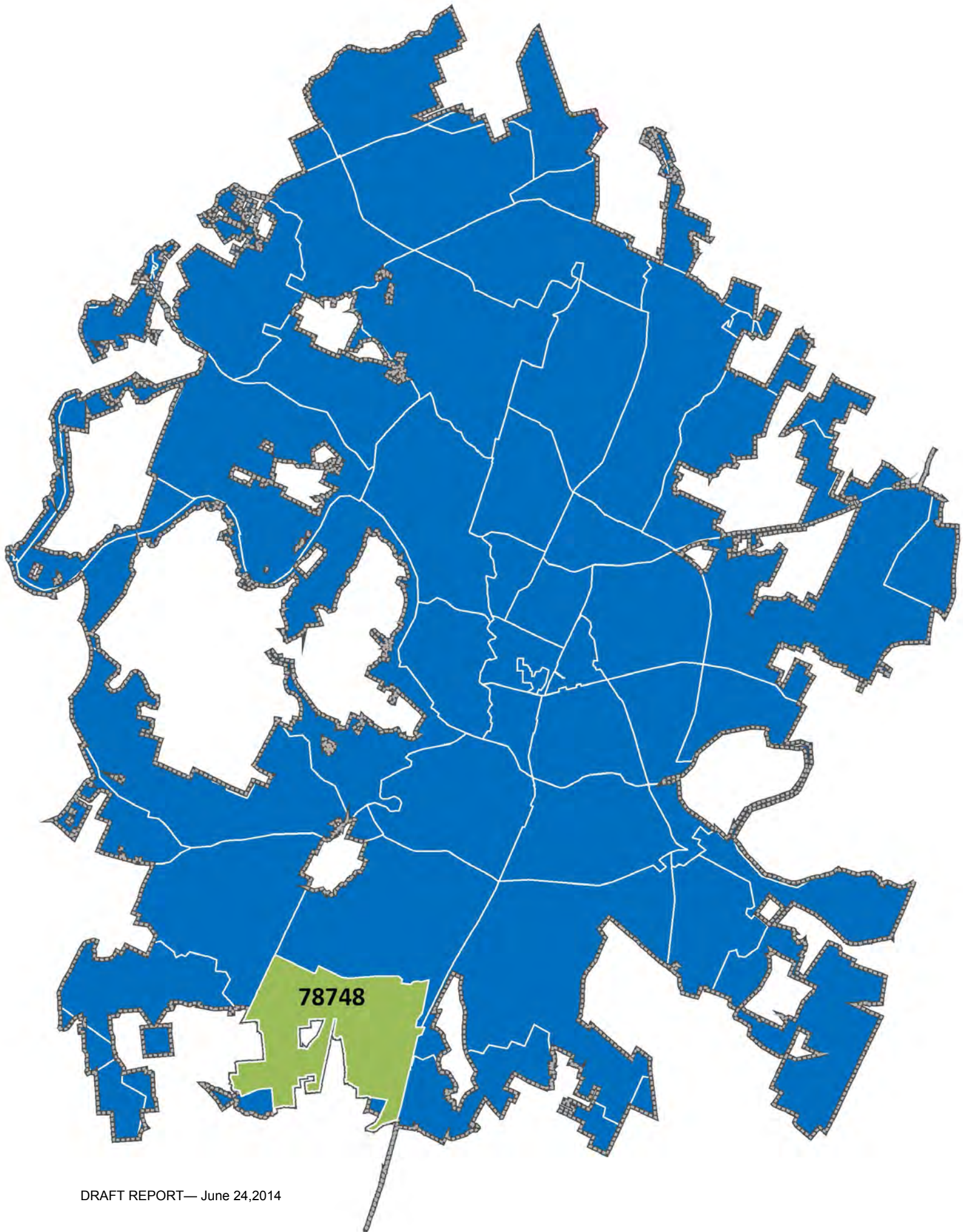
100%

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

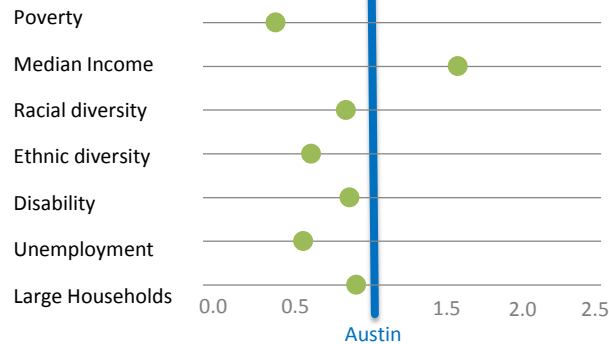
40% of ZIP code residents live within a quarter mile of a transit stop
\$747 is the average monthly transportation cost for residents of this ZIP code
44% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78749

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



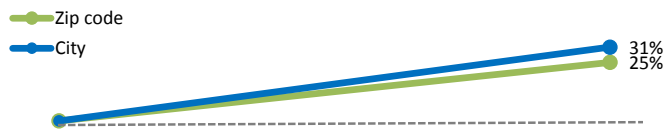
Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is **MIXED INCOME**

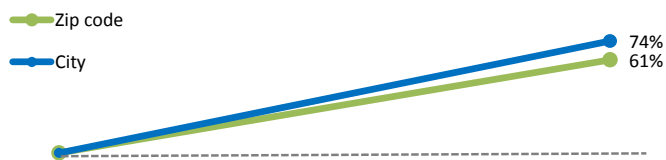
Is this ZIP code at risk of gentrification?

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: \$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...

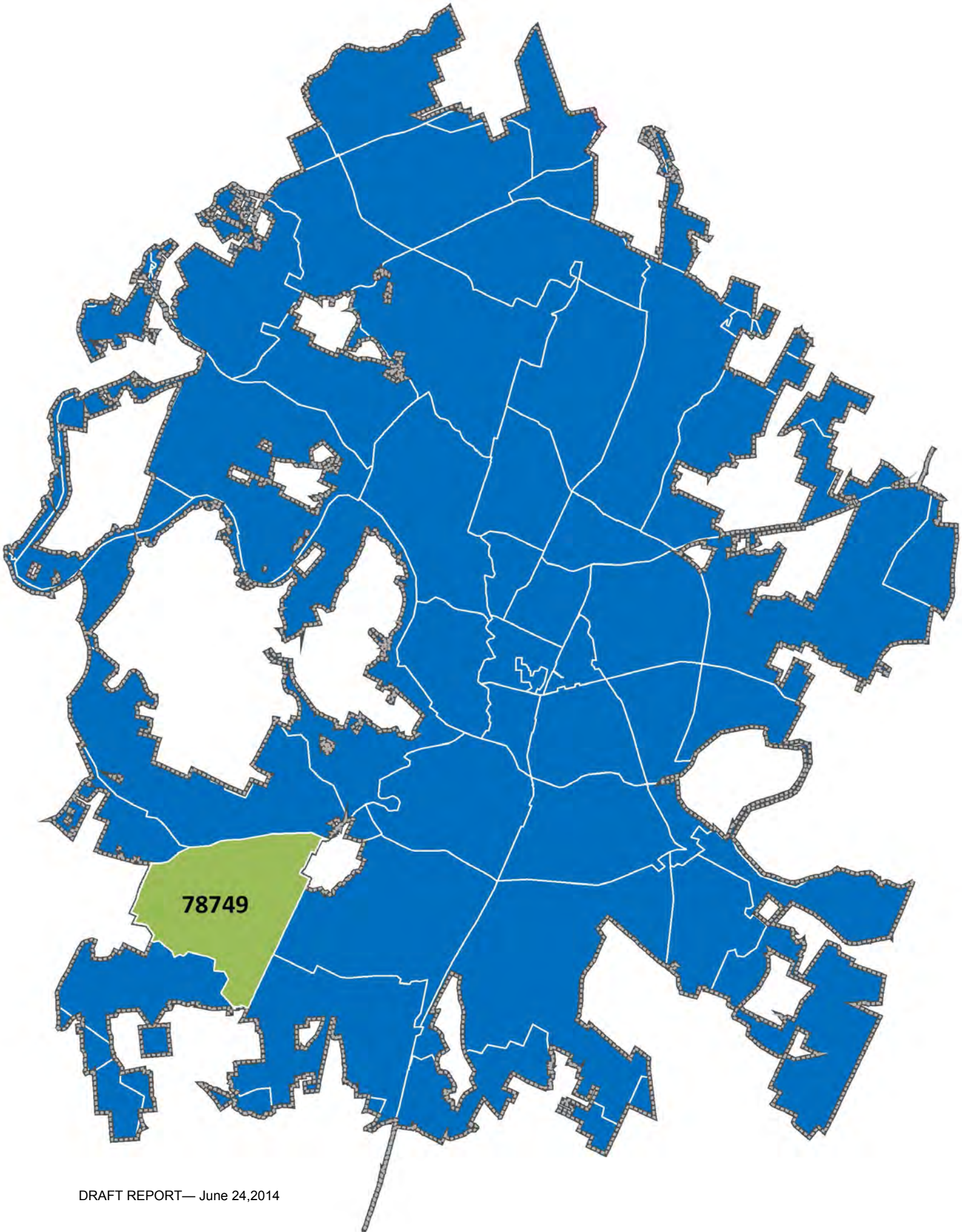
	Buy	Rent
Retail and service workers (earning about \$24,000 per year)	0%	1%
Artists & Musicians (earning about \$31,000 per year)	0%	6%
Teachers (earning about \$48,000 per year)	3%	57%
Tech sector professionals (earning about \$84,000 per year)	70%	97%

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
- ✓ **HIGHER** than average rate of housing development (2000 and 2012)

Transportation

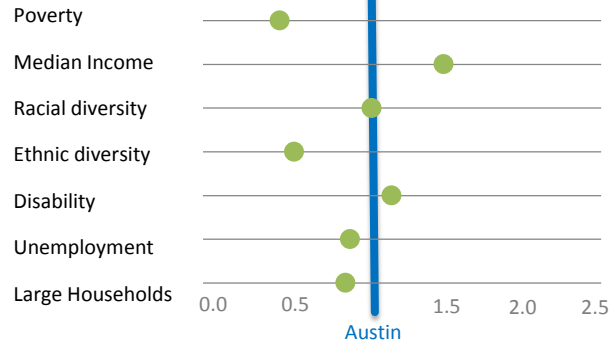
37% of ZIP code residents live within a quarter mile of a transit stop
\$708 is the average monthly transportation cost for residents of this ZIP code
40% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78750

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



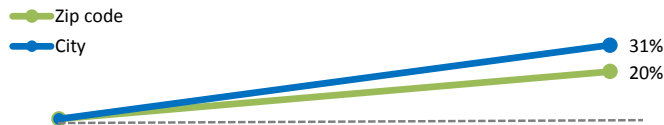
Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is *MIXED INCOME*

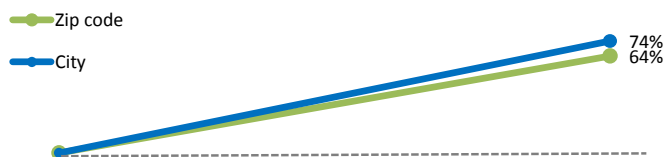
Is this ZIP code at risk of gentrification?

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: \$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...

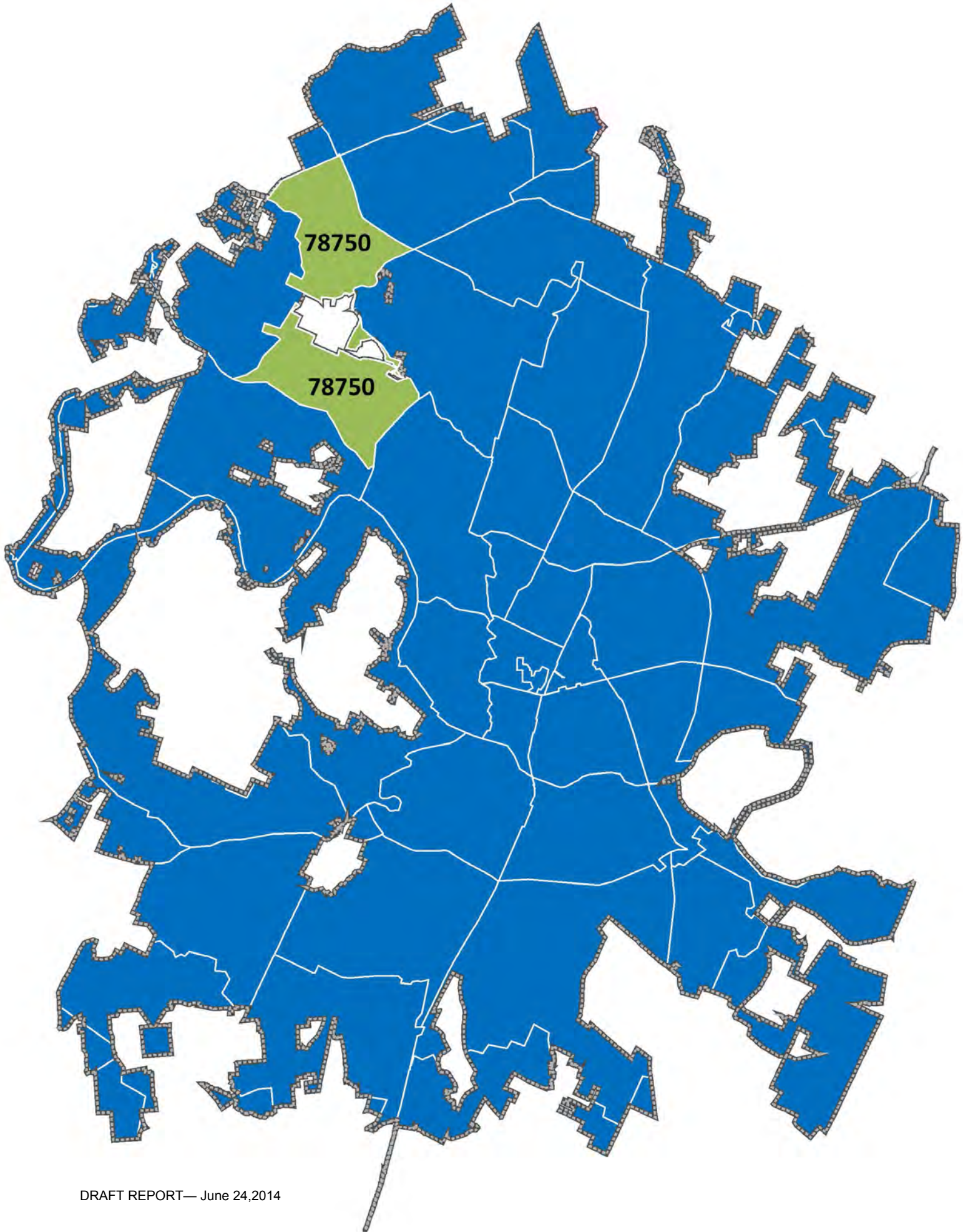
Worker Category	Buy	Rent
Retail and service workers (earning about \$24,000 per year)	4%	1%
Artists & Musicians (earning about \$31,000 per year)	5%	15%
Teachers (earning about \$48,000 per year)	15%	70%
Tech sector professionals (earning about \$84,000 per year)	51%	99%

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

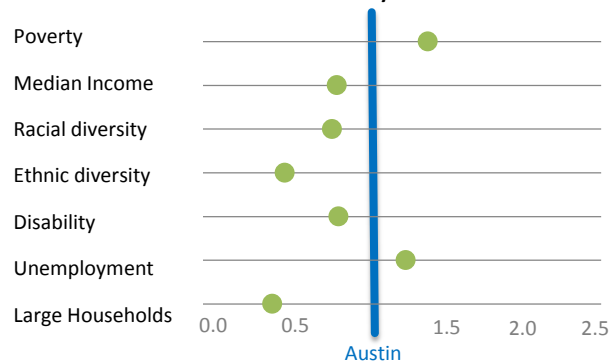
21% of ZIP code residents live within a quarter mile of a transit stop
\$747 is the average monthly transportation cost for residents of this ZIP code
33% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78751

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



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



change in median home value



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...

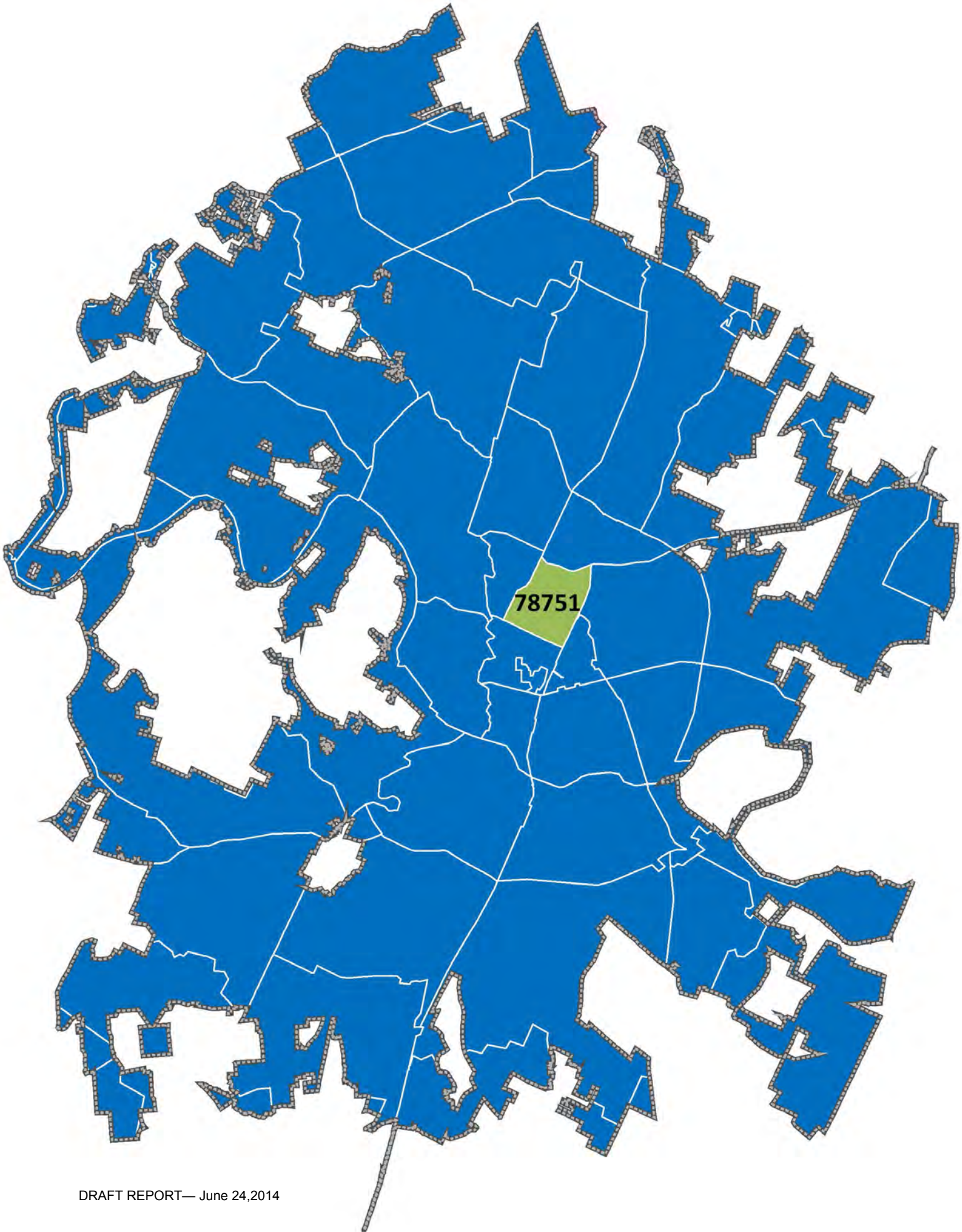
	Buy	Rent
Retail and service workers (earning about \$24,000 per year)	0%	9%
Artists & Musicians (earning about \$31,000 per year)	2%	38%
Teachers (earning about \$48,000 per year)	10%	68%
Tech sector professionals (earning about \$84,000 per year)	42%	97%

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

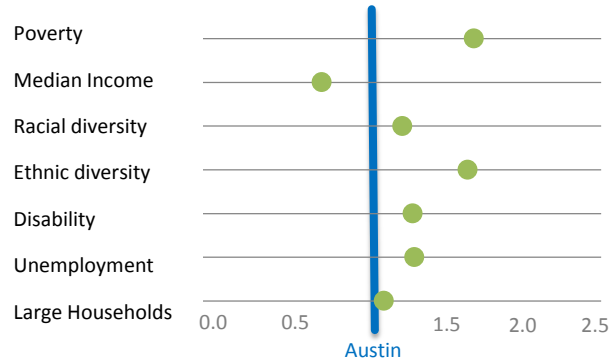
98% of ZIP code residents live within a quarter mile of a transit stop
\$550 is the average monthly transportation cost for residents of this ZIP code
40% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78752

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



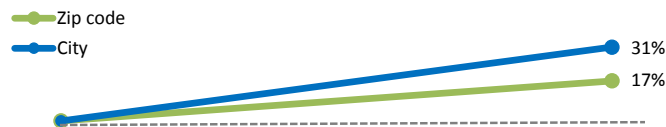
Income balance: does this ZIP code have a healthy mix of incomes?

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

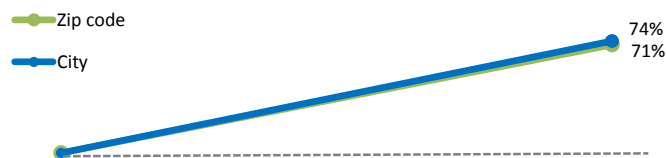
Is this ZIP code at risk of gentrification?

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

change in median rent



change in median home value



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 **vs.** **43%** 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.** **20%** 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	Rent
5%	14%



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

8%	55%
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Teachers
(earning about \$48,000 per year)

39%	92%
-----	-----



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

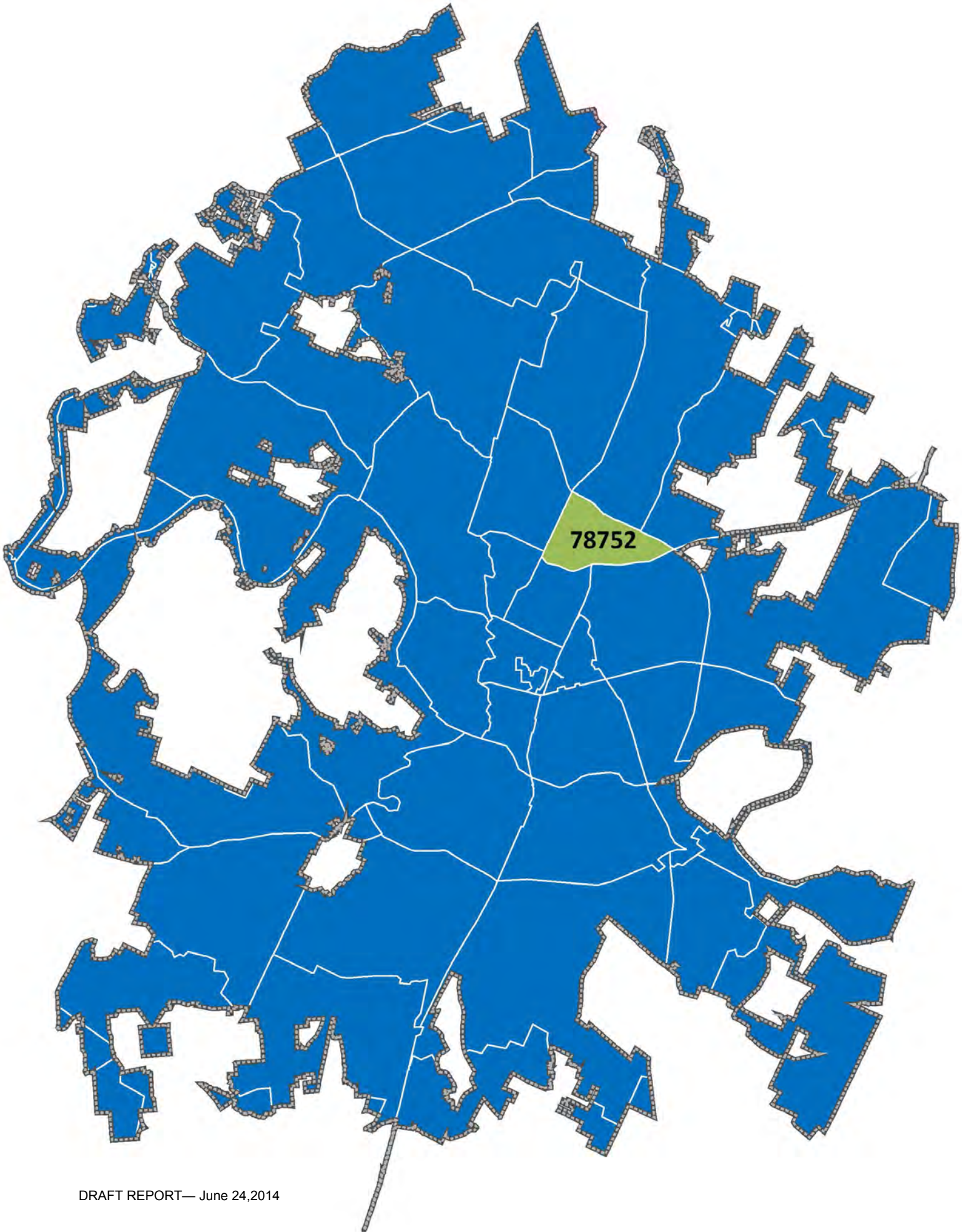
86%	100%
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Compared to the city overall, this ZIP code has...

- ✓ **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

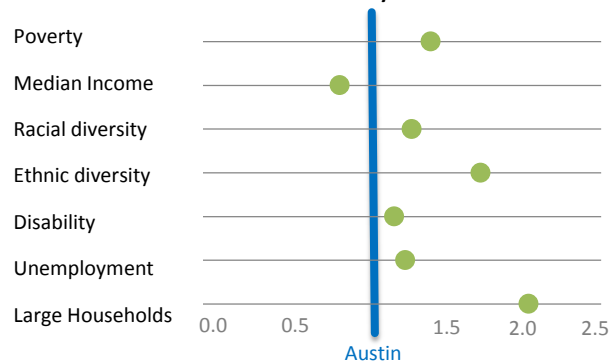
80% of ZIP code residents live within a quarter mile of a transit stop
\$629 is the average monthly transportation cost for residents of this ZIP code
37% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78753

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



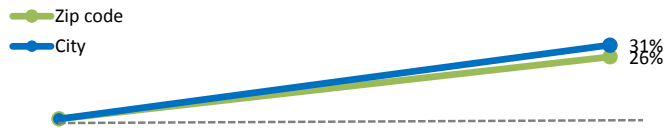
Income balance: does this ZIP code have a healthy mix of incomes?

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

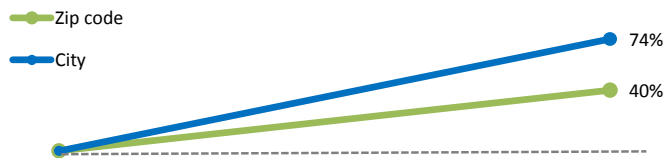
Is this ZIP code at risk of gentrification?

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

change in median rent



change in median home value



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...

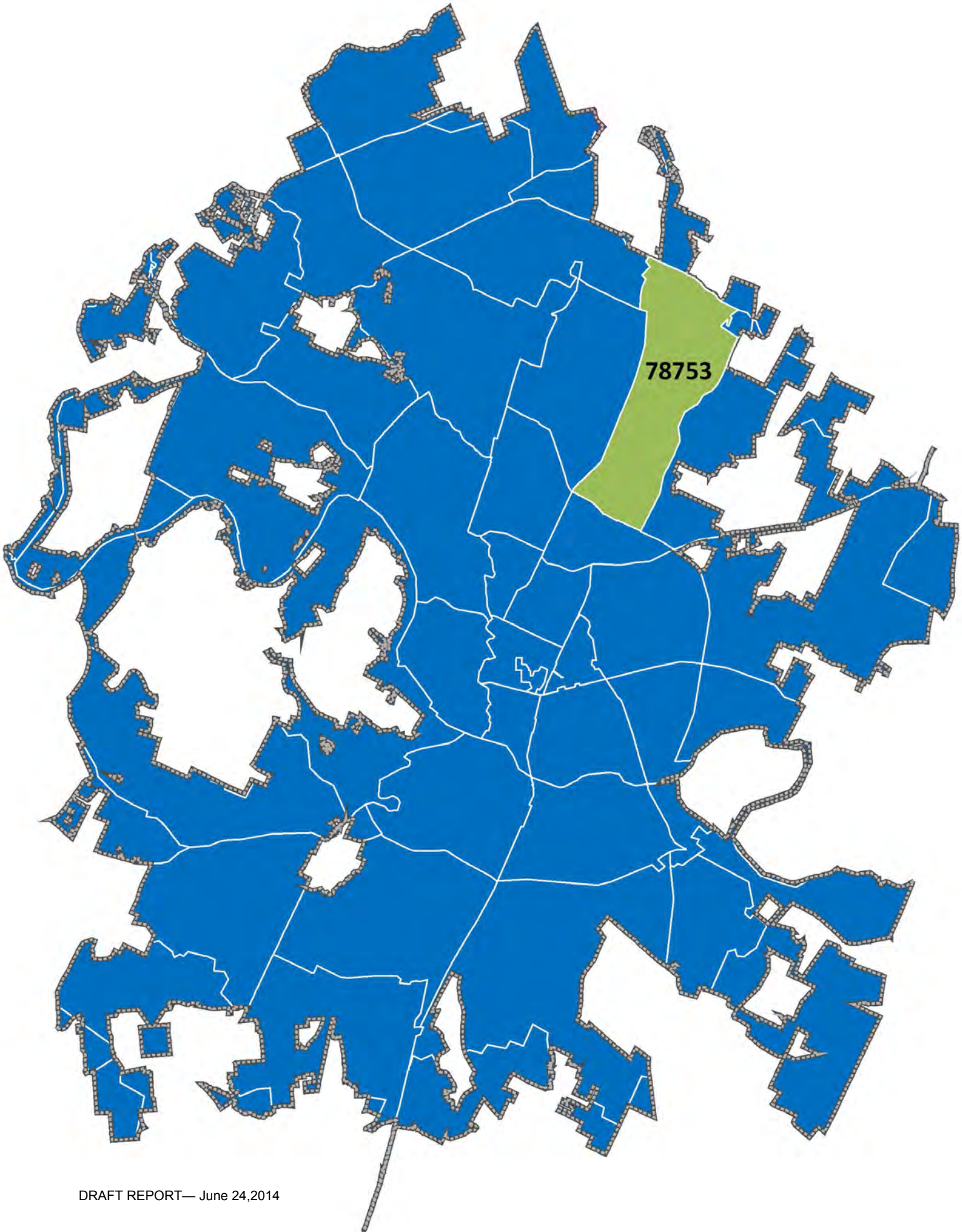
	Buy	Rent
Retail and service workers (earning about \$24,000 per year)	8%	11%
Artists & Musicians (earning about \$31,000 per year)	24%	40%
Teachers (earning about \$48,000 per year)	75%	89%
Tech sector professionals (earning about \$84,000 per year)	98%	100%

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
- ✓ **LOWER** than average rate of housing development (2000 and 2012)

Transportation

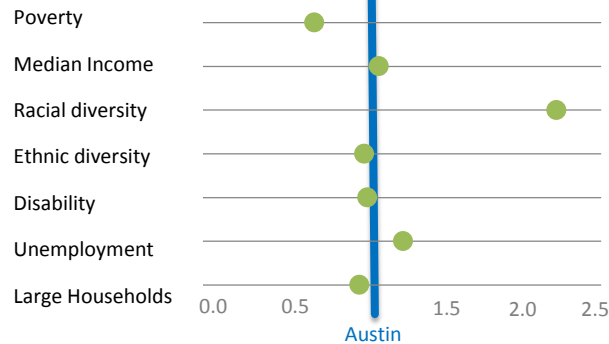
59% of ZIP code residents live within a quarter mile of a transit stop
\$708 is the average monthly transportation cost for residents of this ZIP code
44% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78754

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



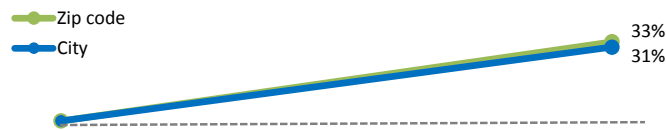
Income balance: does this ZIP code have a healthy mix of incomes?

This zip code is mostly MIDDLE INCOME households

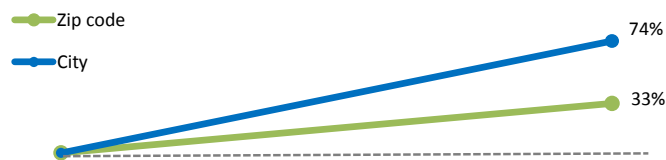
Is this ZIP code at risk of gentrification?

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

change in median rent



change in median home value



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...

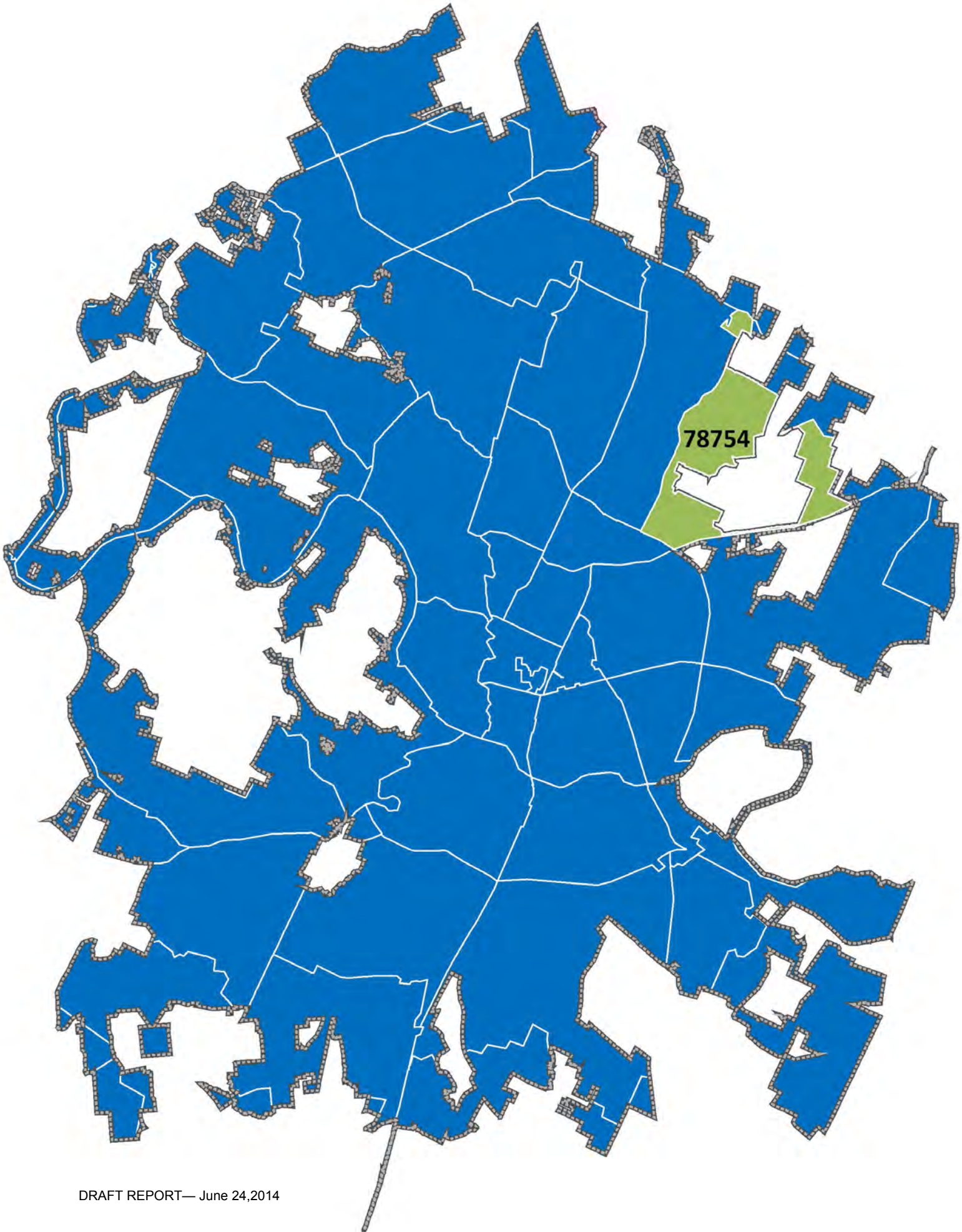
	Buy	Rent
Retail and service workers (earning about \$24,000 per year)	1%	1%
Artists & Musicians (earning about \$31,000 per year)	4%	22%
Teachers (earning about \$48,000 per year)	59%	74%
Tech sector professionals (earning about \$84,000 per year)	100%	100%

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

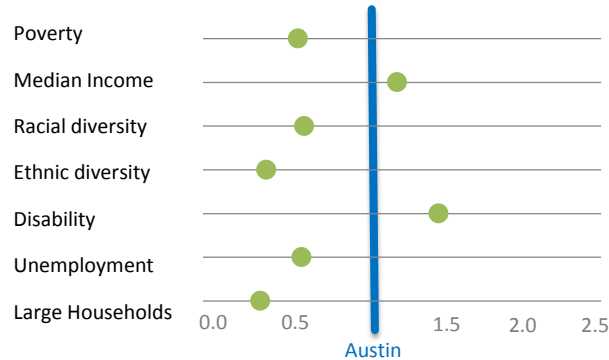
19% of ZIP code residents live within a quarter mile of a transit stop
\$708 is the average monthly transportation cost for residents of this ZIP code
41% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78756

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



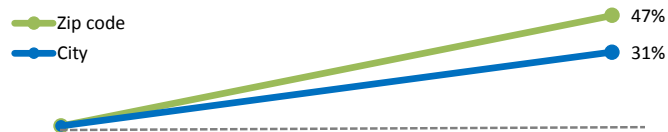
Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is **MIXED INCOME**

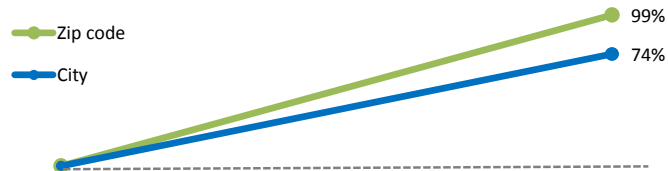
Is this ZIP code at risk of gentrification?

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: \$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...

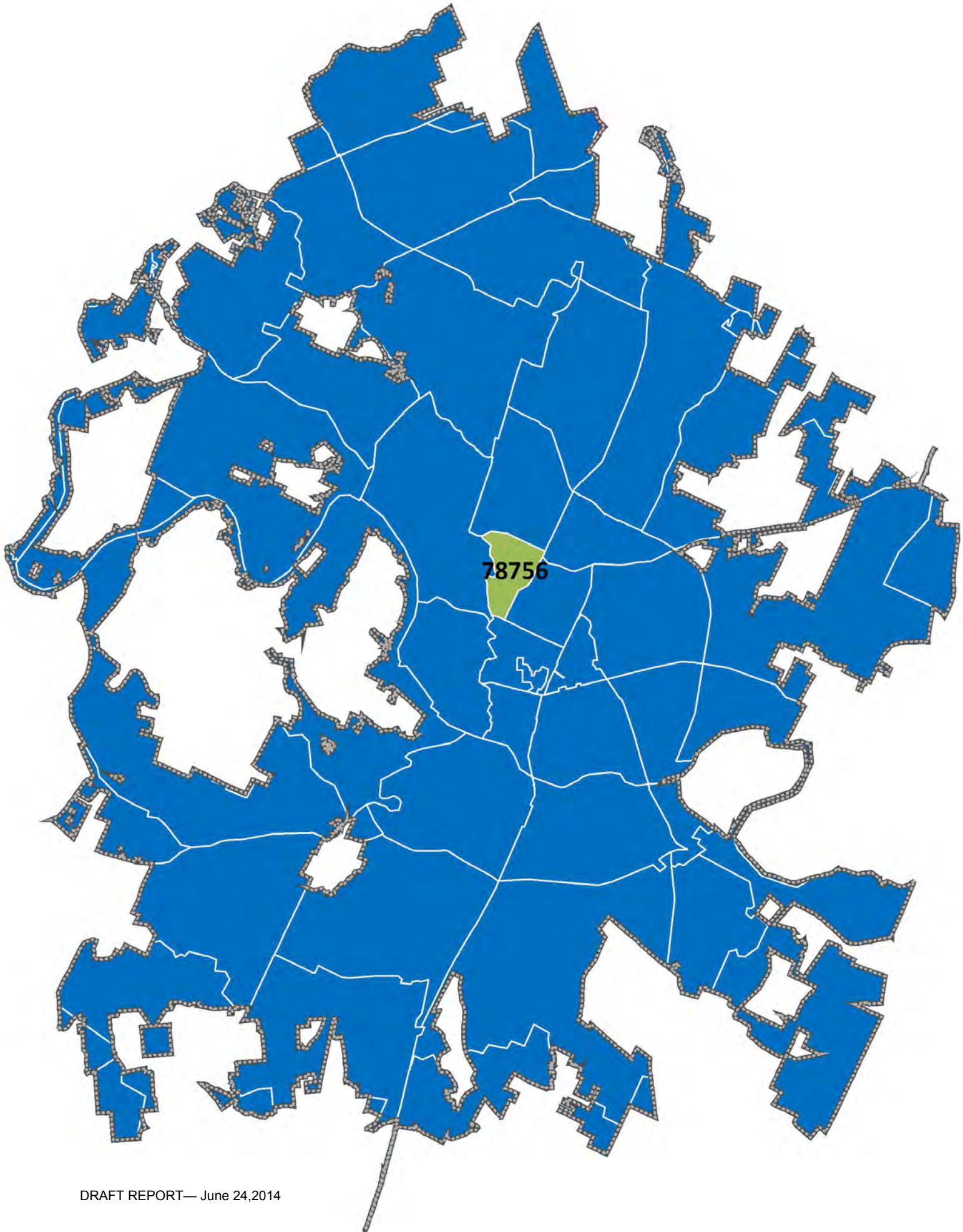
Worker Category	Buy (%)	Rent (%)
Retail and service workers (earning about \$24,000 per year)	2%	13%
Artists & Musicians (earning about \$31,000 per year)	3%	34%
Teachers (earning about \$48,000 per year)	19%	76%
Tech sector professionals (earning about \$84,000 per year)	37%	99%

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

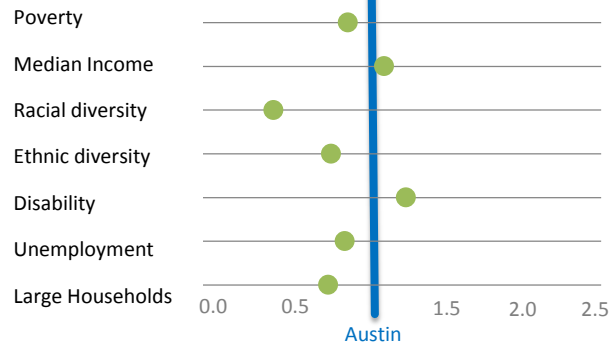
90% of ZIP code residents live within a quarter mile of a transit stop
\$550 is the average monthly transportation cost for residents of this ZIP code
40% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78757

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



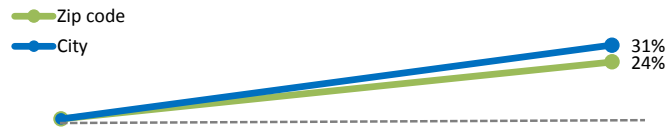
Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is **MIXED INCOME**

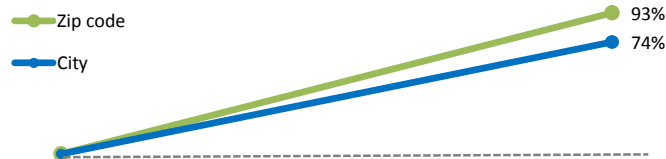
Is this ZIP code at risk of gentrification?

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: \$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...

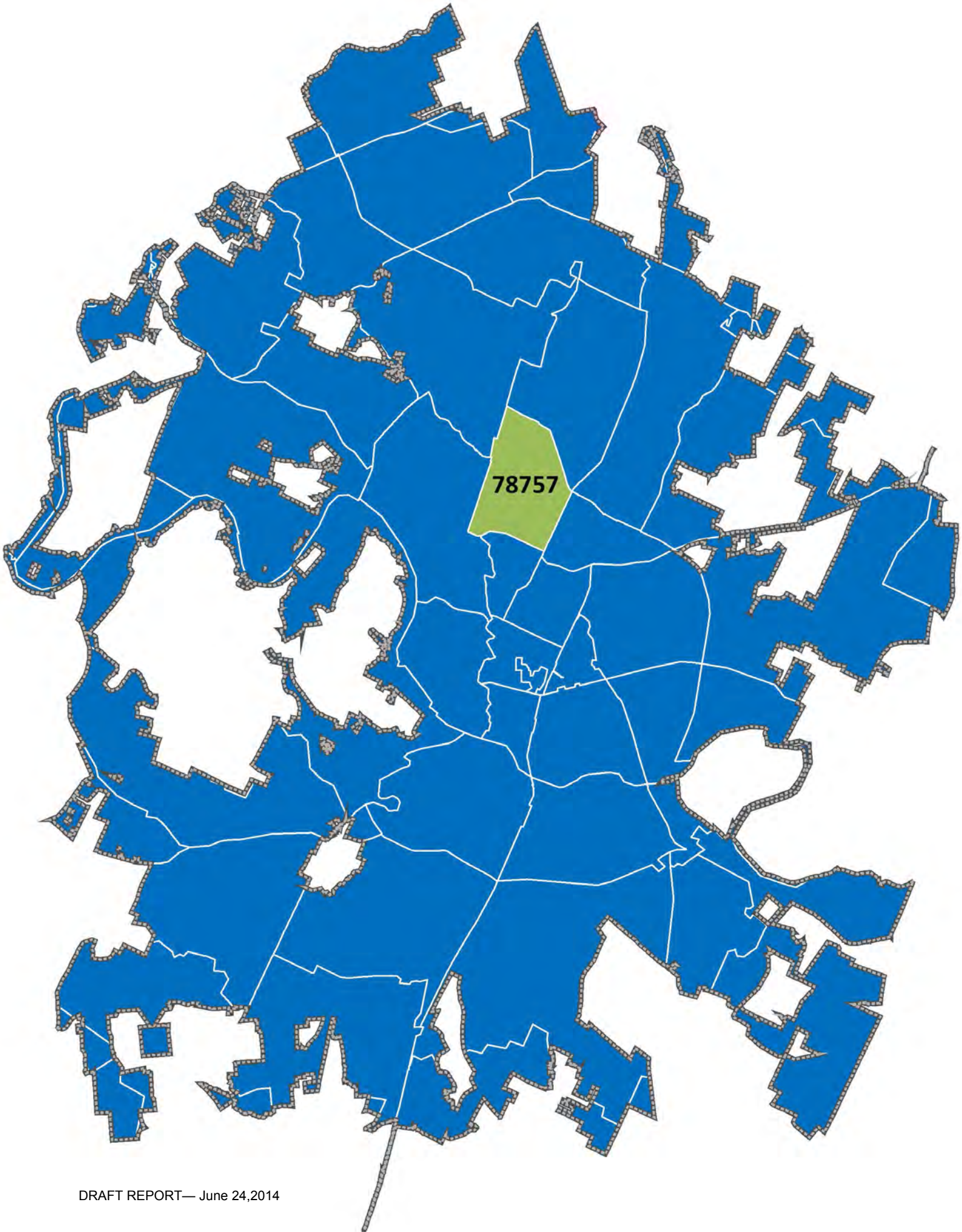
Worker Category	Buy	Rent
Retail and service workers (earning about \$24,000 per year)	2%	6%
Artists & Musicians (earning about \$31,000 per year)	8%	32%
Teachers (earning about \$48,000 per year)	21%	75%
Tech sector professionals (earning about \$84,000 per year)	56%	100%

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

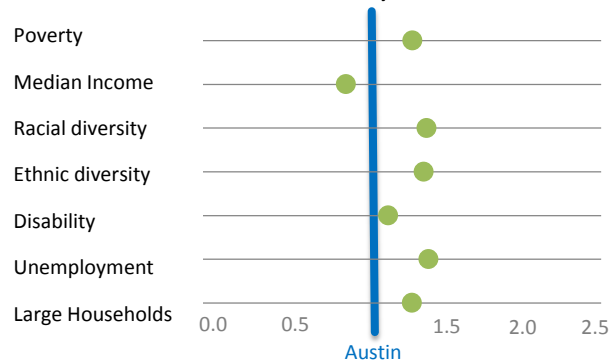
79% of ZIP code residents live within a quarter mile of a transit stop
\$590 is the average monthly transportation cost for residents of this ZIP code
36% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78758

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



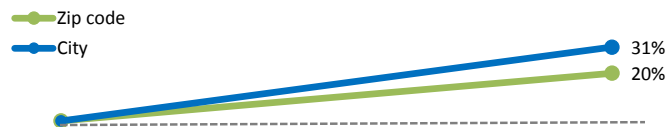
Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is MIXED INCOME

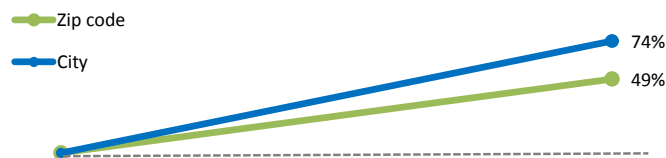
Is this ZIP code at risk of gentrification?

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...

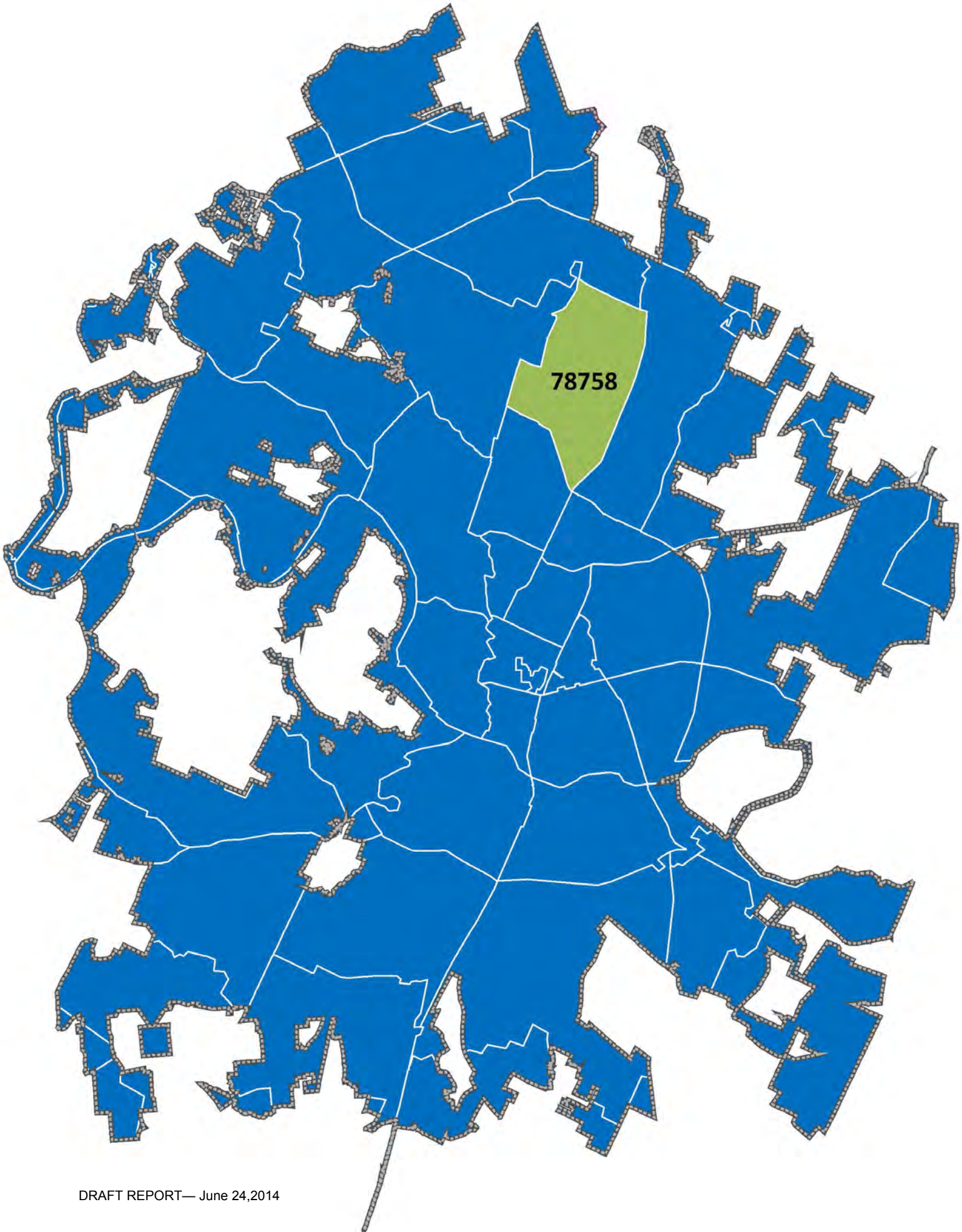
Worker Category	Buy	Rent
Retail and service workers (earning about \$24,000 per year)	13%	8%
Artists & Musicians (earning about \$31,000 per year)	23%	32%
Teachers (earning about \$48,000 per year)	69%	83%
Tech sector professionals (earning about \$84,000 per year)	99%	99%

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

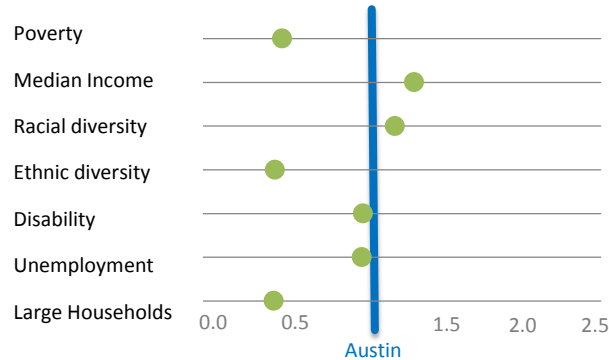
75% of ZIP code residents live within a quarter mile of a transit stop
\$668 is the average monthly transportation cost for residents of this ZIP code
40% of housing + transportation costs in this ZIP code are from transportation costs



AUSTIN ZIP CODE 78759

Socioeconomic Make-Up

Socioeconomics for this ZIP code relative to the city overall:



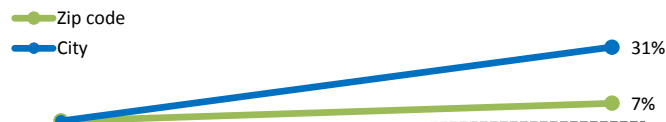
Income balance: does this ZIP code have a healthy mix of incomes?

Yes, this zip code is **MIXED INCOME**

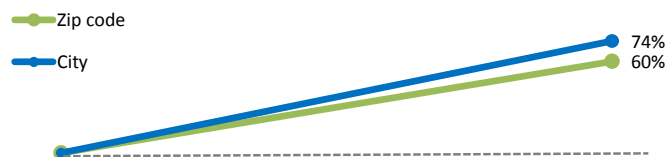
Is this ZIP code at risk of gentrification?

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: \$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%

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
\$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

