

NEAR NORTH COMMUNITY AREA EXISTING CONDITIONS ATLAS QUICKFACTS



PEOPLE



41,700: 2023 Population
17,200: Households
↓4,700 residents since 2010
2.3 persons per household (-)
39.1 years old: Median age (+)
23% of the population: Children (19 and younger)(-)
19% of the population: Seniors (65+) (+)
75% of population: Hispanic (+)
\$73,259: Average Household Income (-)
36% of population: Earned Associate's, Bachelor's or Graduate/Professional Degree (-)



HOUSING



61% of housing inventory: Single-family detached and attached units (-)
22% of housing inventory: Multifamily housing with 5+ units (-)
51% of housing units: Owner-occupied (-)
16% of homeowners with a mortgage: Housing costs greater than 30% of household income
\$189,900: Average home sale price
47% of renter households: Rent greater than 30% of household income
\$956: Average rental rate for an apartment/month



ECONOMICS



15,300: Jobs in the Plan Area
Educational services: Plan Area's largest employment sector (15% of total jobs in the Plan Area)
Trinity University: Largest employer
55% of employment: Jobs with below-average earnings of less than \$40,000 (+)
95% of employees in the Plan Area: Do not live in the Plan Area
79% of workers in the Plan Area: Commute less than 10 miles



LAND USE



Before 1940: Majority of residential development
Single-family residential: Dominant use (74%)
5%: Multi-family residential
10%: Commercial use
2%: Industrial use
4%: Institutional use
Less than 4%: Open space/Other
0%: Agricultural use
Less than 1%: Mixed use
Less than 1%: Vacant

TRANSPORTATION

I-10, Fredericksburg Rd, Hildebrand Ave, Woodlawn Ave, Culebra Rd, & 2 UPRR lines: Major thoroughfares and freight routes
6 Roads: High injury fatal crash corridors (2022)
12: VIA Bus Routes
"Mixed conditions with gaps": Sidewalks, pavement conditions, and connectivity
"Relatively safe and comfortable": Bicycle network

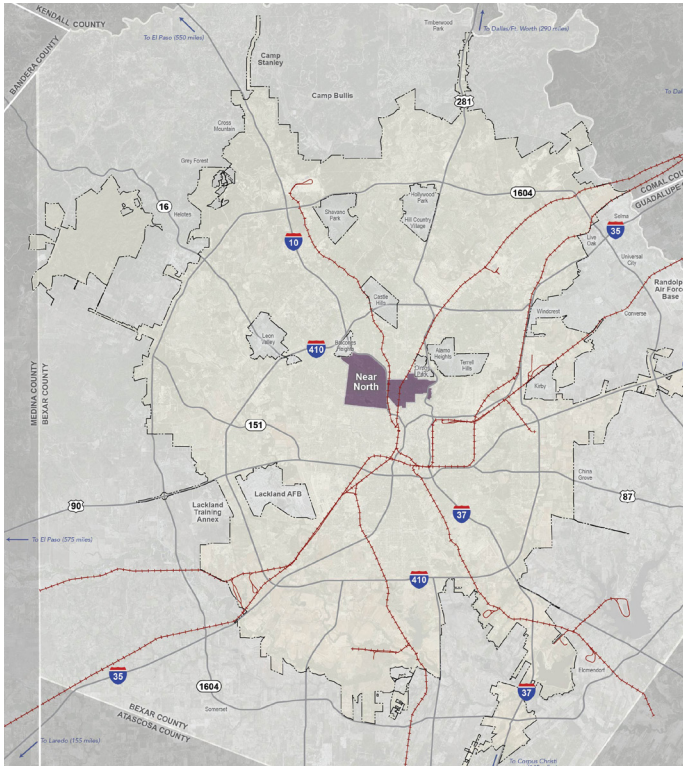


AMENITIES & PUBLIC SPACE

14%: Plan Area residents with walkable access to a supermarket (+)
88%: Plan Area residents with adequate healthcare access via transit (+)
69%: Plan Area residents with adequate walkable access to a park (+)



PLAN AREA LOCATOR MAP



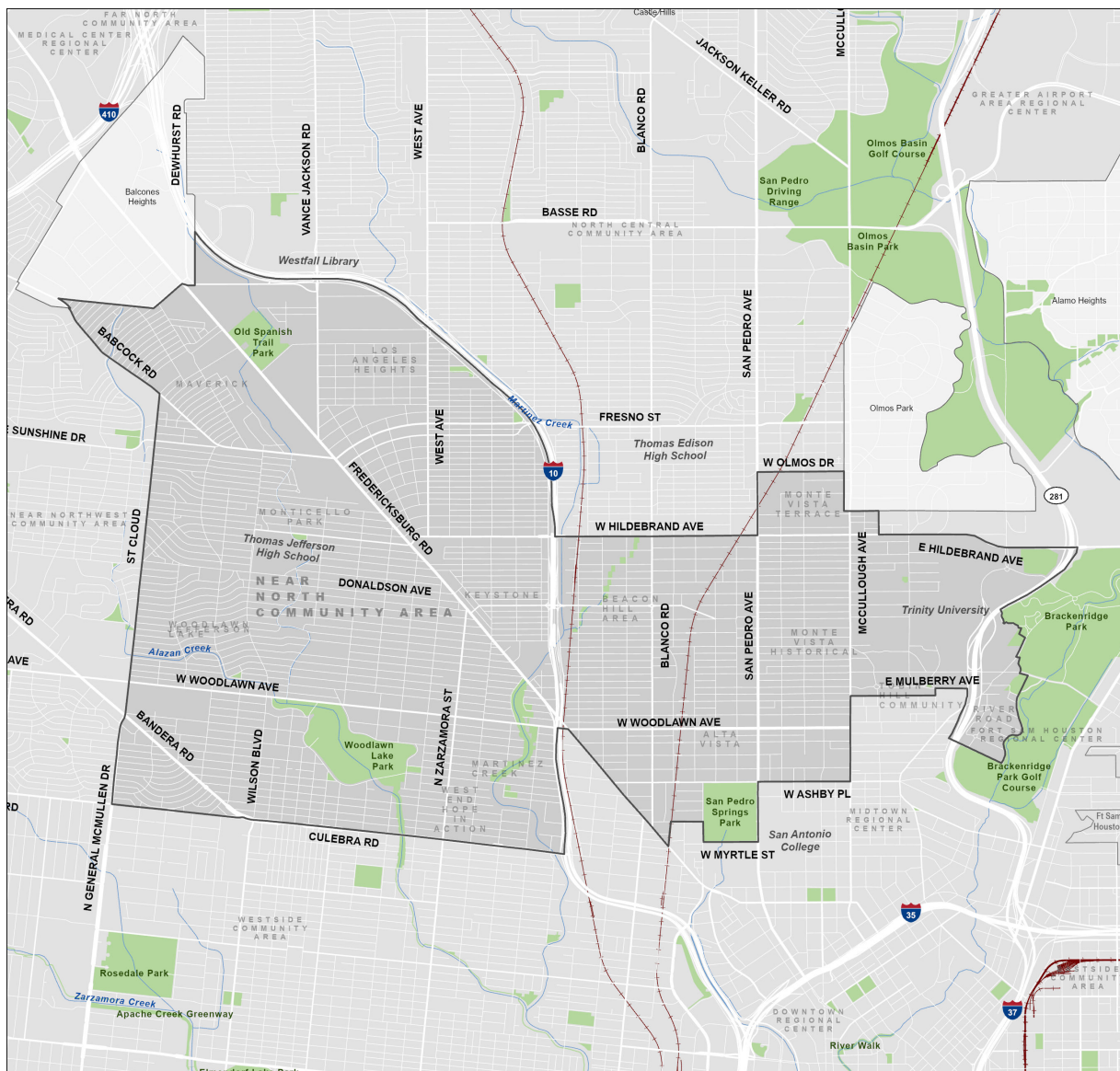
DIVERSITY AND EQUITY

Near North Area Diversity Index Score: 80

Measured from 0 to 100, the Diversity Index represents the likelihood that two random persons in the same area belong to different race or ethnic groups. A higher Diversity Index Score indicates a geography is more diverse. The city has a diversity index of 84 and the Metropolitan Statistical Area has a Diversity Index of 83. This indicates that the Near North Community Area is just slightly less diverse than the region as a whole.

Equity Atlas

The City's Office of Equity created an Equity Atlas and Matrix, which establishes a composite 0-10 "Equity Score" tool that combines individual scores assigned to relative concentrations of ethnicity/race (Black, Indigenous, and People of Color - or BIPOC) and median household income. Higher Equity Scores (8+) represent areas that have the highest concentrations of both BIPOC and lower income households across the city (top 20%). A northwestern portion of the Near North Area has a High Equity Score.



Near North Community Area

Legend

- SA Tomorrow Sub-Area Boundary
- City of San Antonio Boundary
- Rivers or Streams
- Public or Private Park or Open Space
- SA Tomorrow Sub-Area
- City of San Antonio



0 1/4 1/2 1 Miles

