

NORTH CENTRAL COMMUNITY AREA EXISTING CONDITIONS ATLAS QUICKFACTS



PEOPLE



48,000: 2023 Population
 18,000: Households
 ↓2,400 residents since 2010
 2.69 persons per household (+)
 36.4 years old: Median age (+)
 26% of the population: Children (19 and younger)(-)
 16% of the population: Seniors (65+) (+)
 81% of population: Hispanic (+)
 \$64,755: Average Household Income (-)
 27% of population: Earned Associate's, Bachelor's or Graduate/Professional Degree (-)



HOUSING



73% of housing inventory: Single-family detached and attached units (+)
 19% of housing inventory: Multifamily housing with 5+ units (-)
 58% of housing units: Owner-occupied (+)
 19% of homeowners: Housing costs greater than 30% of household income
 \$218,600-\$296,700: Average home sale price
 50% of renter households: Rent greater than 30% of household income (-)
 \$960: Average rental rate for an apartment/month (-)



ECONOMICS



15,900: Jobs in the Plan Area
 Retail Trade: Plan Area's largest employment sector (13% of total jobs in the Plan Area)
 South Texas Blood & Tissue Center: Largest employer
 74% of employment: Jobs with below-average earnings of less than \$40,000 (+)
 96% of employees in the Plan Area: Do not live in the Plan Area
 40% of workers in the Plan Area: Commute less than 10 miles



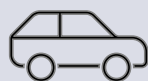
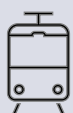
LAND USE



1940-1960: Majority of residential development constructed
 Single-family residential: Dominant use (60%)
 4%: Multi-family residential
 7%: Commercial use
 5%: Institutional use
 Less than 1%: Agricultural use
 Less than 1%: Mixed use
 Less than 1%: Vacant

TRANSPORTATION

200,000 average daily traffic: Interstate 10 (2022)
 #2, #3, #4, #7, #93: VIA Bus Routes
 "Generally Adequate": Sidewalks and connectivity
 "Poor Condition": Pavement condition
 "Poor Condition": Bicycle network

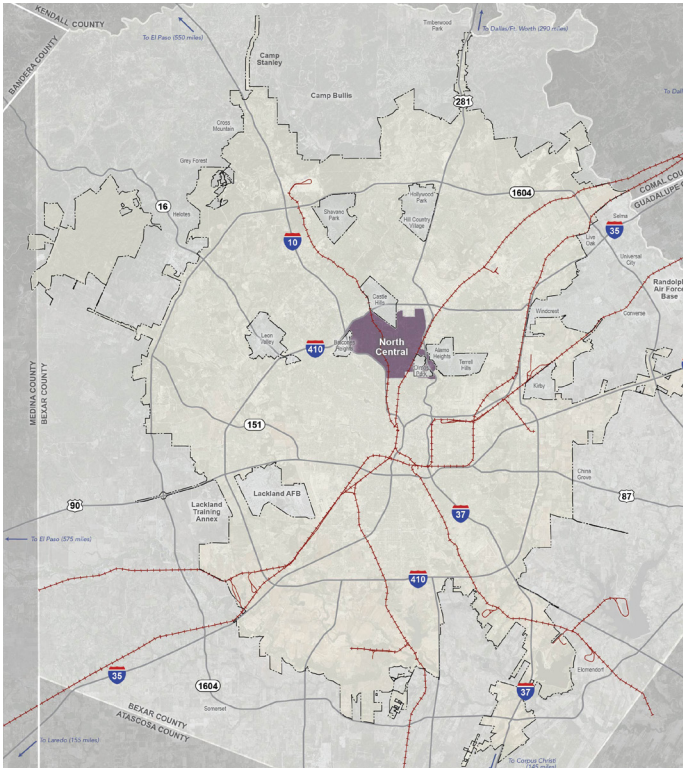


AMENITIES & PUBLIC SPACE

31%: Plan Area residents with walkable access to a supermarket (+)
 61%: Plan Area residents with adequate healthcare access via transit (+)
 45%: Plan Area residents with adequate walkable access to a park (+)



PLAN AREA LOCATOR MAP



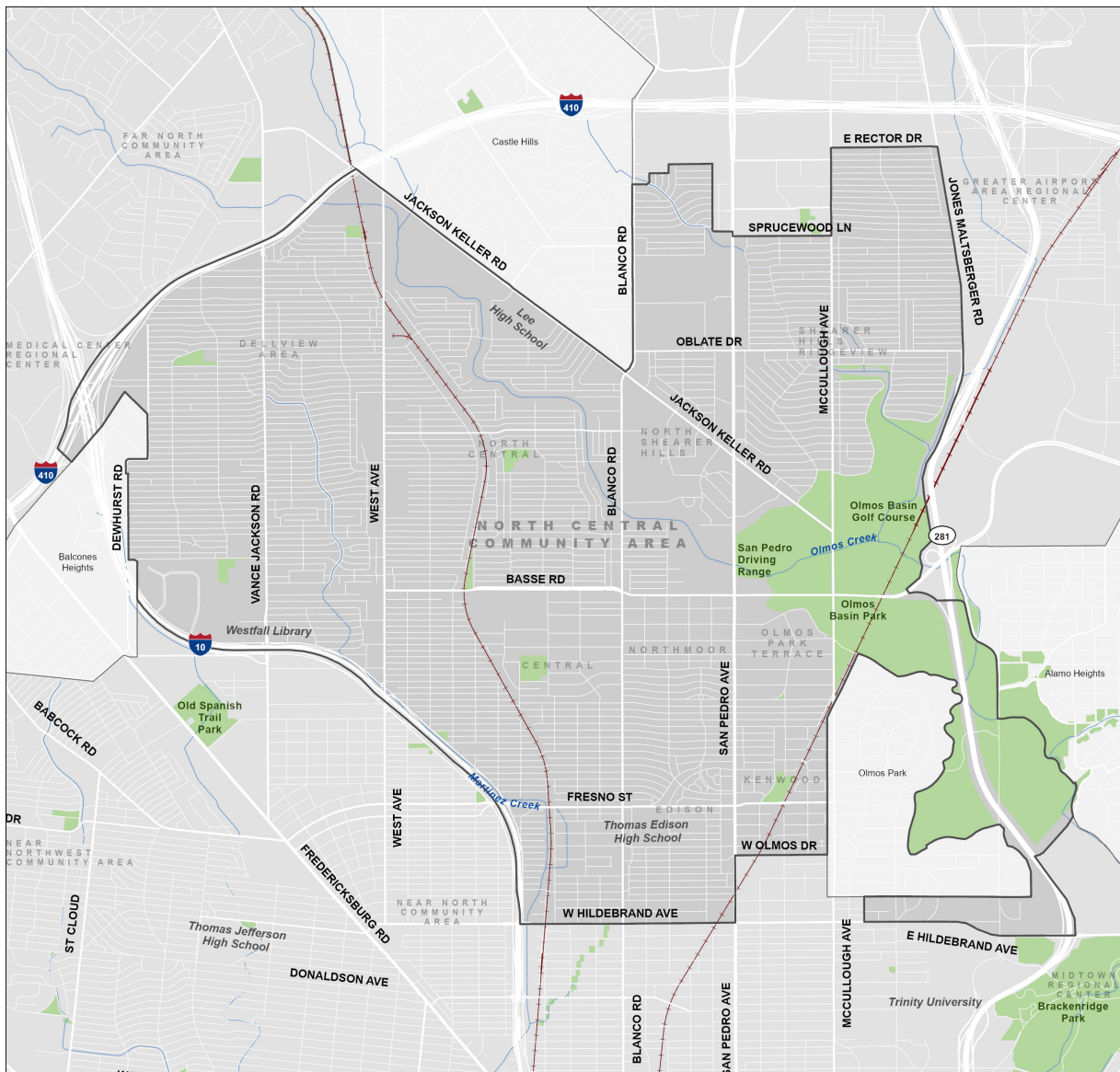
DIVERSITY AND EQUITY

North Central Diversity Index Score: 79

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 North Central Community Area is 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%). There are residential areas with a High Equity Score in the central neighborhoods of the North Central Community Area.



North Central 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

