City of
Marble Falls, TX

HOUSING NEEDS ASSESSMENT

February 2023

Marble Falls
ECONOMIC DEVELOPMENT CORPORATION

camoin
associates

This report was prepared for the Marble Falls Economic Development Corporation.

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1. Executive Summary

Executive Summary

The City of Marble Falls Housing Needs Assessment was prepared in early 2023 to identify the critical housing issues facing the community today and in the future. The assessment includes an analysis of demographic and economic trends, a comprehensive look at the city's current housing stock, and a detailed breakdown of the housing needs within the city.

The City's housing market has tightened significantly in recent years with an influx of new residents that has increasingly pushed local residents and workers out of the market who are unable to afford escalating housing prices. Current and emerging trends indicate that the city is facing a growing workforce housing challenge with a growing affordability gap for local workers who will continue to be pushed out of the housing market, potentially constraining local economic growth with local businesses unable to attract and retain workers.

Overall, the results of the housing needs assessment indicate the city is facing a precarious housing challenge that threatens to accelerate and further adversely impact the City's workers and residents unless new interventions are made, and strategic action is taken.

Key Findings

The City of Marble Falls is facing a housing need of approximately 3,341 households that need new, improved, and/or alternative living arrangements within the city. Over 80% of this need is currently unmet in Marble Falls while an additional need for future workforce housing for over 550 households is anticipated over the next 10 years.

A detailed breakdown of this need indicates a need for housing interventions that address households across the income spectrum and provide quality housing at a wide variety of price points. The majority of the identified need falls at price points below current market prices indicating that the substantial new housing developments planned within the city will be insufficient to address this need and that strategic interventions will be needed to meaningfully address housing needs throughout the city. Additional key findings are provided on the following pages.

City of Marble Falls Housing Need by Income Level and Price Point (Households)

Income Level	Max. Affordable Rent	Max. Affordable Home Value	Current Need (2022)	10-Yr. Future Workforce Need	Total
Under $25,000	Less than $625	$91,103 or Less	562	91	**653**
$25,000-$34,999	$625 - $1,250	$91,104 - $182,206	378	83	**461**
$35,000-$49,999	$1,251 - $1,875	$182,207 - $273,309	644	106	**750**
$50,000-$74,999	$1,876 - $2,500	$273,310 - $364,412	585	68	**654**
$75,000-$99,999	$2,501 - $3,750	$364,413 - $546,618	307	93	**400**
$100,000-$149,999	$3,751 - $5,000	$546,619 - $726,824	156	72	**228**
$150,000+	$5,000 or more	$728,825 and above	156	40	**196**
Total			**2,787**	**554**	**3,341**

Source: Camoin Associates

Key Findings: Demographics

Marble Falls has been experiencing significant growth, although at somewhat slower rates than the region and State.
Marble Falls has grown slower when compared to the region and state. From 2000-2020 the city grew by 38% compared to 39% for the region and 40% for the State. More recently, 2020-2022, the city has grown by 1% compared to 3% for the region and State, respectively.

The City's population has been trending older with more seniors and fewer children.
Marble Falls median age (39.7) in 2022 is 4 years older than the State's median age of 35.4. The senior population (60+) expanded from 24% of the city's population in 2010 to an estimated 28% in 2022. In the broader region, seniors grew from 29% to 35%. At the same time, Marble Falls' share of population under 18 has declined by 2% from 2010-2020 and family households compose a notably smaller proportion of the population in 2020 compared with 2010. In comparison the Marble Falls Region and Texas' population under 18 has increased by 6% and family households compose a larger proportion of the population than in Marble Falls.

An aging population with fewer children has contributed to declining household sizes.
Marble Falls and the Marble Falls Region have experienced declining household size over the two decades as the population ages. Average household size for Marble Falls declined by 6.0% from 2000-2020. The State also declined but at a lower rate of 0.7%.

Despite the aging population and declining number of children, the population of Marble Falls still skews much younger than the surrounding region. The City's median age of 39.7 is significantly below the median age of 48.7 found in the surrounding region. The City has a significantly greater proportion of population age 20-34 than the region and a significantly small proportion of population age 55 to 79.

The City of Marble Falls is relatively less racially diverse.
72.2% of Marble Falls residents identify as White alone, compared to 49.1% in Texas. Residents identifying as non-white are 27.8% of Marble falls and 50.9% for the State of Texas.

While population projections show slowing growth, recent increases in migration to Burnet County and City of Marble Falls is likely to drive continued growth. Migration to Burnet County has increased significantly since 2015. Prior to the 2015, net migration to the County was relatively minor compared to 2020 when net migration was approximately 1,614 households and there were 60% more households moving into the county than moving out.

Income levels in Marble Falls are relatively low but driven in part by a concentration of low-income seniors.
The 2022 median income for Marble Falls was $54,217, which is less than that of the Marble Falls Region ($72,134) and the State of Texas ($70,834). There are however a concentration of low-income seniors in the city and fixed-incomes for this population group is contributing to the overall lower median income levels. The greatest concentration of households are found in the $50,000 to $75,000 and $75,000 to $100,000 income ranges.

Key Findings: Economy and Workforce

Very few people working in Marble Falls also live in the city and this proportion is trending downward.
Less than 14% of people working in the city also live in Marble Falls while most workers (5,642) commute to jobs in the city from other places. The proportion of those employed in the city that also live in the city had dropped from above 20% in 2002 to 14% in 2019, the most recent year for which data is available. The trend suggests that proportion has likely continued to decline in more recent years, particularly as housing costs have increased. As fewer workers live in the city, commute distances have climbed precipitously as the proportion of workers commuting 25 miles or more to work in the city has grown from approximately 30% in 2002 to over 40% in 2019.
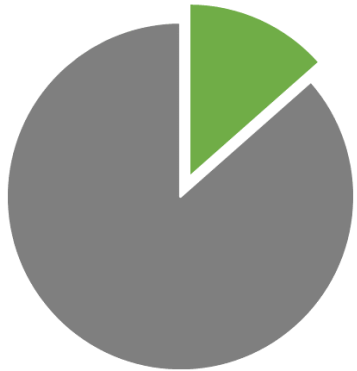
Less than 14% of those working in the City of Marble Falls also live in the city

Both the City and region's economy have been growing steadily without significant pandemic job losses. The City's employment base (based on zip code) grew by 12.5% from 2016 to 2021 with no years of net job losses during the pandemic years. This slightly outpaced growth in the region, which saw 11.5% growth during this timeframe.

Wages and earnings are relatively on par with the region; however, city residents have generally higher paying jobs than the jobs located within the city.
In 2021, average earnings per worker for those employed in the city was $57,700, which tracked closely with the average in the region of $58,500. Earnings from 2016 through 2021 grew by 24.4% which also closely mirrored in the increase in the region. However, Jobs held by resident workers are higher paying than jobs located in Marble Falls. About 40% of jobs held by resident workers pay more than $3,333 per month, while this is the case for only 36% of jobs located in Marble Falls.

The City has a large concentration of relatively low-wage jobs. Approximately one-out-of-four jobs in the city is found in retail or accommodation and food services. Many of the most common jobs in these industries pay relatively low wages, which have significant implications for housing affordability. For example, the 1,219 sales and related occupations in the city have a median annual earnings of only $29,700. Similarly, the 970, food preparation and serving related jobs, have median annual earnings of only $24,700. In fact, 9 of the top 10 most common jobs in the city have median annual earnings of $35,000 or less.

Key Findings: Housing Inventory

The pace of new housing in Marble Falls has followed the substantial increase throughout the region and state.
From 2000-2020 Housing Units increased by 53% (2,180 to 3,336 units). The fastest rate of housing growth was experienced between 2000 and 2010 (33%) while the 2010 to 2020 decade saw only 15%, mirroring national trends following the Great Recession.

New housing development has exceeded the rate of growth for Marble Falls year-round population.
The two-decade increase in housing between 2000 and 2020 of 53% outpaced Marble Falls population growth of 39% (5,117 to 7,113) likely reflecting a variety of factors including changes in vacancy, seasonal homes, and smaller household sizes.

Single-family detached homes represent the most common housing type in the community; however, the city has a relatively high share of residents in midsize multifamily properties.
Nearly half of the city's housing units are detached single-family homes while at the other end of the spectrum, 11% of housing units are found in buildings with more than 10 units, which is a much greater proportion than found in the county overall. A notable 175 mobile homes are also found in the city accounting for 6% of all housing units.

The city's housing stock is relatively new compared to the county and state.
The median year built of all housing is 1996 compared to 1987 for the state as a whole. Approximately 44% of housing has been built since 2000 while only 11% was built prior to 1970.

Marble Falls Owner v Renter v Vacant Housing Units
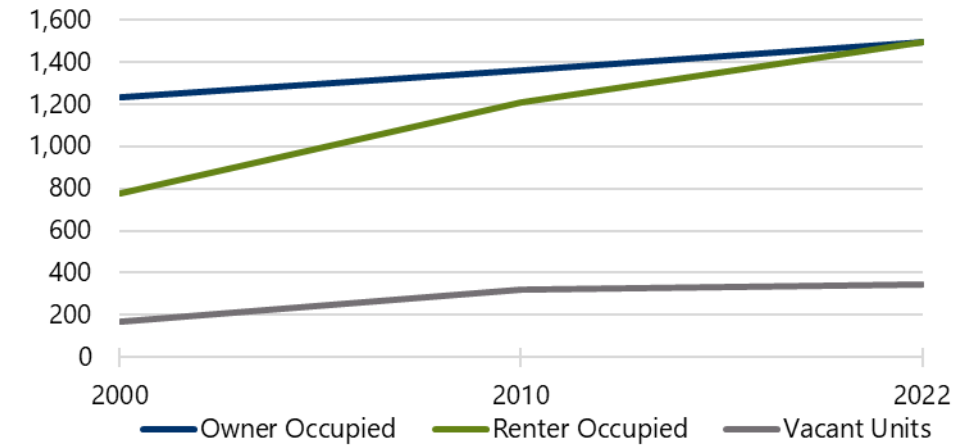
Source: ESRI

Growth in rental units has outpaced the growth in owner-occupied homes

Key Findings: Housing Market Trends

Home prices have skyrocketed.
The median home sale price in Burnet and Llano Counties was $471,000 in 2020 and has risen 75% from 2017 to 2022. The 2022 median sale price of homes in Marble Falls was $414,094.

Homebuying activity increased significantly in recent years as an indication of growing demand.
The number of home sales in Burnet/Llano Counties increased 29% between 2019 and 2021 reflecting new demand induced, in part, by the pandemic.

Housing inventory remains extremely low despite some slow down in homebuying in 2022.
The average days that homes are on the market before sale has continued to decline and was only 34 days in Burnet/Llano Counties in 2022 indicating a very tight housing market. The months of inventory (the time it would take all available homes to sell) is also well below typical "healthy" levels of 5 or 6 months with 3 months of supply in 2022.

Apartments rents have increased more recently suggesting potential tightening of the market.
Rents have been steadily increasing in Marble Falls from $858 in 2012 to $1,173 in 2022, an increase of 37%. Rents increased 18% between 2019 (pre-pandemic) to 2022. This indicated a steeper price increase compared to historic rent increases.

Vacancy and absorption trends also show a healthy and tightening rental market in the city.
The City currently has a very low rental vacancy rate of 2.7% according to CoStar data. A vacancy rate below a healthy level of 5% is considered a strong and tight market. Absorption (a measure of the net change in occupied units each year) has fluctuated but been positive on average over the past 10 years (a positive average annual absorption rate of 38 units).

Median Home Sale Price Trends: Burnet and Llano Counties
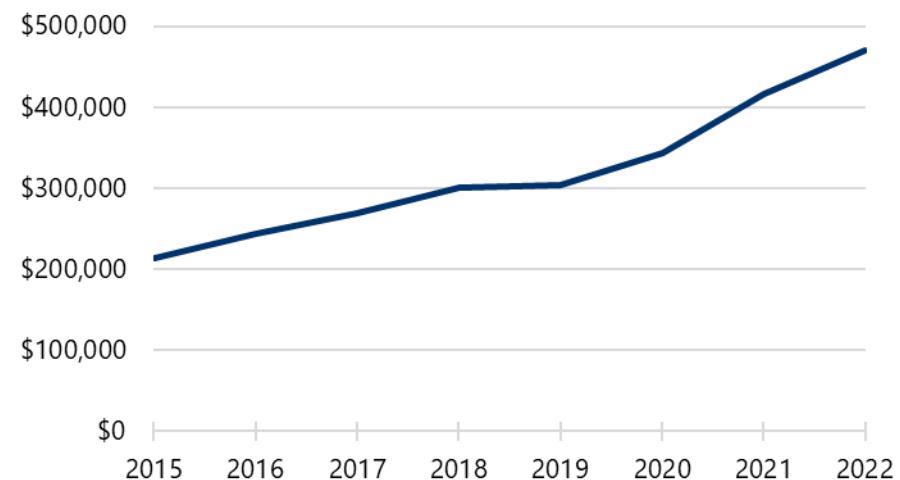
Home Prices in Burnet and Llano Counties have more than doubled since 2015

Key Findings: Housing Affordability

City households are limited in their capacity to afford apartments and homes.
Approximately 65% of existing households in Marble Falls are not able to afford a home over $273,000, while approximately 46% would not be able to afford a home over $182,000.

A typical household needs substantially more income to be able to afford a typically priced home.
Based on a median home sale price of $414,094, the income threshold necessary to reasonably afford that home is $133,420. This is in stark contrast to the actual median household income for Marble Falls of $54,217, creating an income gap of $79,203 (the additional income a typical median income household would need to afford a median priced home) and a price affordability gap of $216,520 (the reduction in price that would be necessary for a median income household to afford a median priced home).

Home Affordability Gap: Housing Prices vs. Income Levels

	Marble Falls
Median Sale Price	$414,094
Down Payment of 10%	$41,409
Loan Amount	$372,684
Principal & Interest Pmt (30 Year Fixed Rate at 6.3%)	$2,300
Est. Property Tax	$694
Est. Insurance and Utilities	$342
Total Monthly Payment	$3,336
Household Income Threshold (annual)	$133,420
Median Household Income	$54,217
Income Gap	**$79,203**
Affordable Home Price Based on Median Income	$197,573
Home Price Affordability Gap	**$216,520**

Source: Camoin Associates

Typical wages and earnings for those working in Marble Falls are not well aligned with housing prices.
The affordability gap for those with average job earnings in Marble Falls ($38,695) is even more significant. Even with two earners per household with the average earnings, home affordability is still a challenge.

Wages are better aligned with the City's apartment rents.
Based on the median gross monthly rent of $950, the annual income threshold is $38,000. The median renter household income is $40,228, meaning median renter income households and above can afford the rental rates in Marble Falls.

A substantial number of city households are cost burdened by housing costs.
A large share of households are spending more than 30% of their income on housing costs, indicating they are cost burdened. In 2020, approximately 1,128 households are cost burdened with 43 renters being moderately cost burdened and 17% being severely cost burdened (indicating they spend more than 50% of income on housing costs). Cost burdened rates are lower for owner-occupied housing but 15% of these households are moderately cost burdened with 4% being severely cost burdened.

Low-income renters are disproportionately cost burdened. Approximately 874 renter households in the city with incomes under $50,000 per year are cost burdened.

A typical Marble Falls household needs an additional $133,420 in annual income to afford a typical home price

Key Findings: Current Housing Needs

Overall, there are an estimated 2,687 to 2,787 households currently needing new, improved, or alternative housing in Marble Falls. While this does not necessarily indicate new housing needing to be built, it indicates that there is substantial unmet housing needs in Marble Falls. The income distribution of these households also suggests that there is need across the income and price spectrum.

A significant portion of households in Marble Falls are cost burdened by housing expenses. Approximately 40% (1,128) of all households in Marble Falls are considered cost-burdened while 72% (1,018) of households earning less than $50,000/year are considered cost-burdened.

Renter households and younger households are disproportionately burdened by housing expenses. Renter households are more likely to be cost-burdened than owner-occupied households. 60% of renter-occupied households are cost-burdened, compared to 19% of owner-occupied households. The age group with the highest likelihood of being cost-burdened is 25- to 34-year-olds (69%).

There is substantial need for housing to accommodate workers that are forced to commute long distances to their jobs because of housing issues. 86.5% of "primary" jobs in Marble Falls are filled by workers who commute into Marble Falls. A portion of these workers are displaced specifically because of housing representing over 1,540 "displaced" worker households needing housing in the city.

Summary of Housing Need, By Category and Tenancy (Households)

Description	Owner-Occupied		Renter-Occupied		All Occupied	
	Count	Percent	Count	Percent	Count	Percent
Cost Burdened (non senior)	133	5%	647	23%	780	28%
Senior Households	121	4%	227	8%	348	12%
Displaced Workers	738	26%	803	29%	1,541	55%
Underhoused	9	0%	9	0%	18	1%
Overcrowded	0	0%	71	3%	71	3%
Substandard	48	2%	52	2%	100	4%
Total (Low Estimate)	**1,001**	**36%**	**1,686**	**61%**	**2,687**	
Total (High Estimate)	**1,049**	**38%**	**1,738**	**62%**	**2,787**	

Source: Camoin Associates

Summary of Housing Need, By Income and Tenancy (Households)

Description	Owner-Occupied		Renter-Occupied		All Occupied	
	Count	Percent	Count	Percent	Count	Percent
Less than $5,000	0	0%	45	2%	45	2%
$5,000 to $9,999	0	0%	68	2%	68	2%
$10,000 to $14,999	14	0%	71	3%	85	3%
$15,000 to $19,999	17	1%	116	4%	133	5%
$20,000 to $24,999	53	2%	177	6%	231	8%
$25,000 to $34,999	124	4%	254	9%	378	14%
$35,000 to $49,999	67	2%	577	21%	644	23%
$50,000 to $74,999	281	10%	304	11%	585	21%
$75,000 to $99,999	197	7%	109	4%	307	11%
$100,000 to $149,999	156	6%	0	0%	156	6%
$150,000 or more	141	5%	16	1%	156	6%
Total	**1,049**	**38%**	**1,738**	**62%**	**2,787**	**100%**

Source: Camoin Associates

Key Findings: Future Workforce Housing Needs

New job growth and retirements will drive a need for new workers for jobs in Marble Falls. Over the next decade, Marble Falls will experience a net increase of 1,993 workers. In the same time period, it is projected that 195 workers will enter retirement. Therefore, over the next 10 years, the city will have an overall need for 2,128 new workers.

Many retiring workers are expected to keep their residence in Marble Falls, limiting turnover and availability of housing for new workers. Of the 195 workers retiring, very few are expected to leave the city based on current migration trends for Marble Falls, and as such, much of the housing occupied by these retiring workers will not become available immediately to new workforce households.

Much of the housing that becomes available from retirees and natural decline (deaths) will not be available at workforce-level price points. Relatively high housing prices and demand from non-workforce households will result in many of the units becoming available out of reach of new workers.

Future Workforce Need: As the city's economy grows and new jobs are created, new workers will be needed to fill these jobs, generating a need for housing in the city. At the same time, a portion of the city's existing workforce will retire, generating an additional need for workers and workforce housing.

Projected New Workforce Housing Need - 2022-2032

	Marble Falls
Total Workforce In-Migration Need (Workers)	681
Total Workforce In-Migration Need (Households)	623
Units Becoming Available for Workforce	69
Net Future New Workforce Housing Need (10-Years)	**554**
Average Annual Workforce Housing Need	**55**

Source: Camoin Associates

New Workforce Housing Need by Income Level (2022-2032)

Houshold Income	Households
< $15,000	36
$15,000-$24,999	56
$25,000-$34,999	83
$35,000-$49,999	106
$50,000-$74,999	68
$75,000-$99,999	93
$100,000-$149,999	72
$150,000-$199,999	26
$200,000+	14
Total	**554**

Source: Camoin Associates

2. Introduction

Background

Marble Falls' housing market has become tighter because of higher housing prices and influx of new residents to the city. The rising housing prices have forced sectors of the workforce to have to commute into the city because they cannot afford adequate housing. The increase in housing prices has also led to developers moving forward with developments at higher price points that have priced out much of the middle-class households in the city.

As a result of this tighter housing market, the city has commissioned Camoin Associates to deliver a housing needs assessment report. The housing needs assessment report will assist the city in developing strategies and action items to address several housing issues present in the city.

Work Completed

The report includes data and analysis that dives into multiple sections that include:

Demographic Trends
A demographic and socioeconomic profile of the city was developed to reference throughout the study. The key demographic trends help provide details on how population changes has and will impact housing needs and market demand.

Economic Profile
This analysis compiled information on commuting trends, job trends, and earnings of workers in the study region.

Housing Inventory
Housing inventory analysis documented how the current housing supply and how that supply has changed over the past five and ten years.

Housing Market
The housing market trends gave insight into how the city's inventory has changed and provides an initial look at the number of cost-burdened households in the community.

Housing Attainability
Housing attainability data shows the gap between what is needed in the region versus the housing and rental prices within the city.

Current Housing Needs
Current housing needs analysis addressed the households and workers that currently could not afford to live in Marble Falls. Key subsectors analyzed were displaced workers, cost-burdened households, and young adult residents.

Future Workforce Housing Needs
The future workforce housing section assessed how many additional housing units that need to be developed to keep pace with the projected job growth within the city.

Future Housing Outlook
Future housing outlook assessed the future housing demand in Marble Falls that took into consideration projected migration trends and the growth of the remote workforce.

In addition to the quantitative data, Camoin also held stakeholder interviews and conducted focus groups to help paint a complete picture of the housing landscape of the city. The interviews and focus groups consisted of local real estate/housing experts, major employers, municipal leaders, and other community stakeholders.

Study Areas

The Marble Falls Economic Development Corporation and Camoin Associates determined the geographical area that would be studied in the housing needs assessment. The Regional Study Area represents a "Housing Market Area" for the City of Marble Falls, which has been defined based largely on commuting patterns and the city's "commuter shed" of where workers employed in the city live. The geography accounts for the homes of approximately 62% of workers employed in the city. The boundary of the Regional Study Area consists of 13 zip codes.

Housing Market Area Zip Codes

Zip Code	Zip Code Name
78654	Marble Falls
78611	Burnet
78639	Kingsland
78657	Horseshoe Bay
78669	Spicewood
76550	Lampasas
78643	Llano
78605	Bertram
78636	Johnson City
78609	Buchanan Dam
78672	Tow
78663	Round Mountain
78607	Bluffton

Map: Marble Falls Housing Market Area
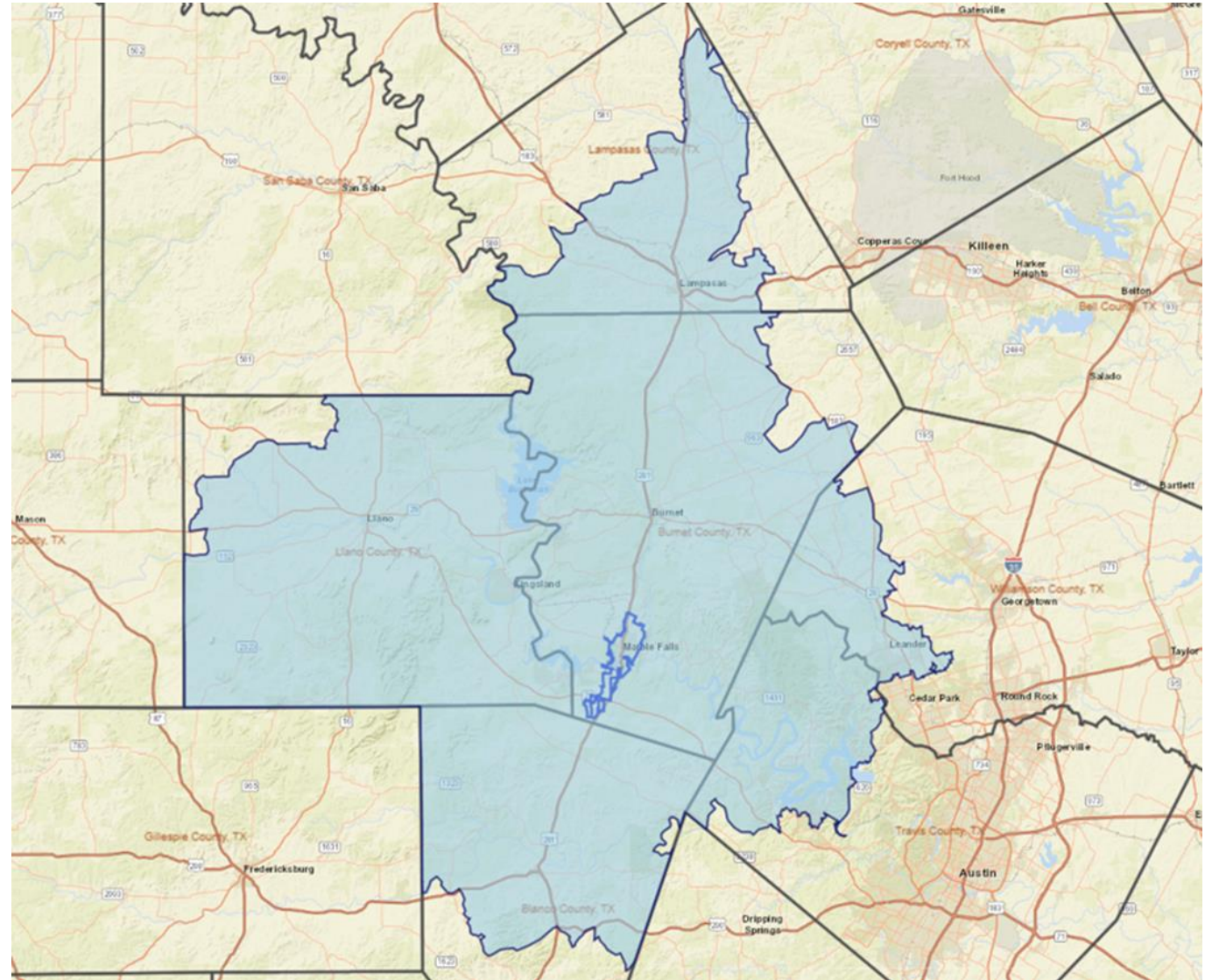
3. Demographic Trends

Section Highlights

- Marble Falls has been experiencing significant growth, although at somewhat slower rates than the region and state. From 2000-2020, the city grew by 38% compared to 39% for the region and 40% for the State.

- The City's population has been trending older with more seniors and fewer children. Marble Falls median age of 39.7 in 2022 was 4 years older than the State's median age of 35.4.

- An aging population with fewer children has contributed to declining household sizes. Despite the aging population and declining number of children, the population of Marble Falls still skews younger than the surrounding region.

- The City of Marble Falls is less racially diverse. 72.2% of Marble Falls residents identify as White alone, compared to 49.1% in Texas.

- While population projections show slowing growth, recent increases in migration to Burnet County and City of Marble Falls is likely to drive continued growth.

- Income levels in Marble Falls are relatively low but driven in part by a concentration of low-income seniors.

Population Projections

	2000	2010	2020	CAGR, 2000-2020	CAGR, 2010-2020	2022	2027	CAGR, 2022-2027
Marble Falls	5,117	6,263	7,037	1.61%	1.17%	7,113	7,235	0.34%
Marble Falls Region	69,146	82,312	95,974	1.65%	1.55%	98,833	106,146	1.44%
Texas	20,851,820	25,145,561	29,145,505	1.69%	1.49%	30,157,100	31,502,395	0.88%

Compound Annual Growth Rate (CAGR) is the annualized rate of population growth over a given time period

Source: Decennial Census, ESRI 2022 Projections

TOTAL POPULATION

According to population counts from the 2020 Decennial Census and ESRI, Marble Falls had a total population of 7,113 residents. From 2000 to 2022, the county added 1,996 residents, an increase of 39%.

This increase is in line with broader regional trends, as the Marble Falls Region and the State of Texas also experienced a population increase from 2000-2020, albeit a slightly larger increase than in Marble Falls, 38% compared to 39% and 40% respectively.

Population Projections

Population projections for Marble Falls are provided above. All three geographies, Marble Falls, the Marble Falls Region, and the State of Texas are projected to continue growing population into 2027.

Percent Change in Total Population
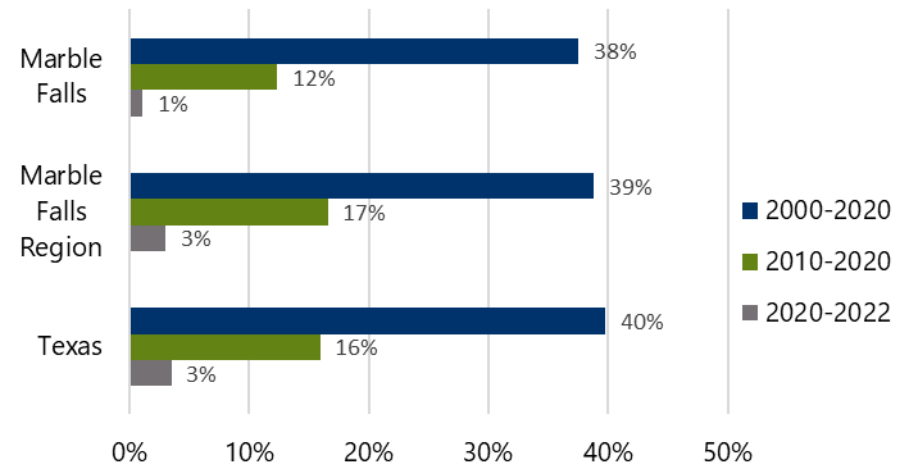
Source: Decennial Census, ESRI

Total Households

Geography	Households				Percent Change		
	2000	2010	2020	2022	2000-2020	2010-2020	2020-2022
Marble Falls	2,013	2,571	2,944	2,992	46%	15%	2%
Marble Falls Region	27,933	33,719	39,225	40,439	40%	16%	3%
Texas	7,393,354	8,922,933	10,491,147	10,870,372	42%	18%	4%

Source: Decennial Census, ESRI

TOTAL HOUSEHOLDS

From 2000 to 2020, Marble Falls added 931 households, bringing the total number of households to 2,944. The rate of household growth over this period (+46%) exceeded the rate of population growth (+38%).

Percentage growth in households in the Marble Falls Region was slightly lower than the percentage growth in Texas, 40% vs 42% from 2000-2022.

Percent Change in Households
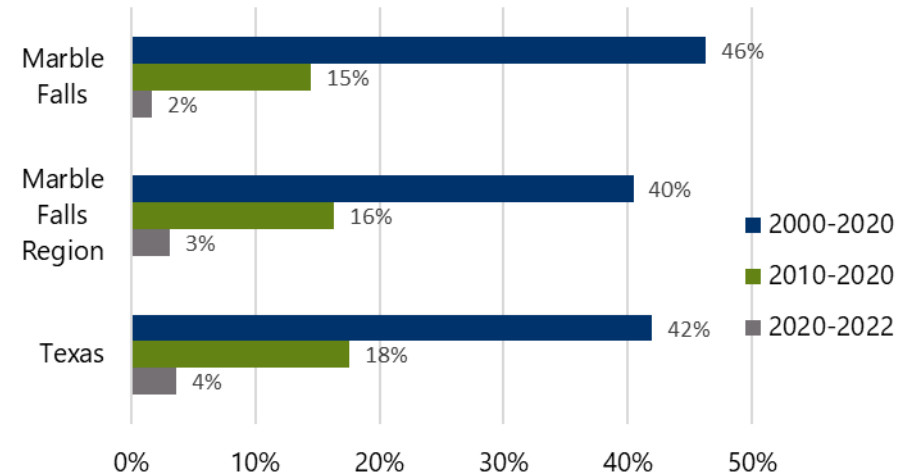
Source: Decennial Census, ESRI

Migration Trends

Burnet County experienced a gain of 4,000+ new adult residents in 2020, mostly from in-state. The largest influx of residents for Burnet County comes from neighboring counties of: Travis, Williamson, and Llano.

Two of the nearest counties, Travis and Williamson are both the largest contributors of inbound residents and among the three biggest sources of out-migration. Together they lured (outbound) 644 residents out of Burnet County in 2020.

In 2020, the county has seen increases in both inbound and outbound migration compared to 2012 and 2015. The county still netted an inbound migration of 1,614 residents.

Burnet County Migration Patterns, 2020

Top 10 Counties, Inbound Migrations			
County	Inbound	Outbound	Net
Travis County, TX	822	289	533
Williamson County, TX	819	355	464
Llano County, TX	441	464	(22)
Bexar County, TX	124	79	45
Harris County, TX	118	34	84
All Other Counties	1,910	1,401	509
Total	**4,236**	**2,621**	**1,614**

Source: Lightcast
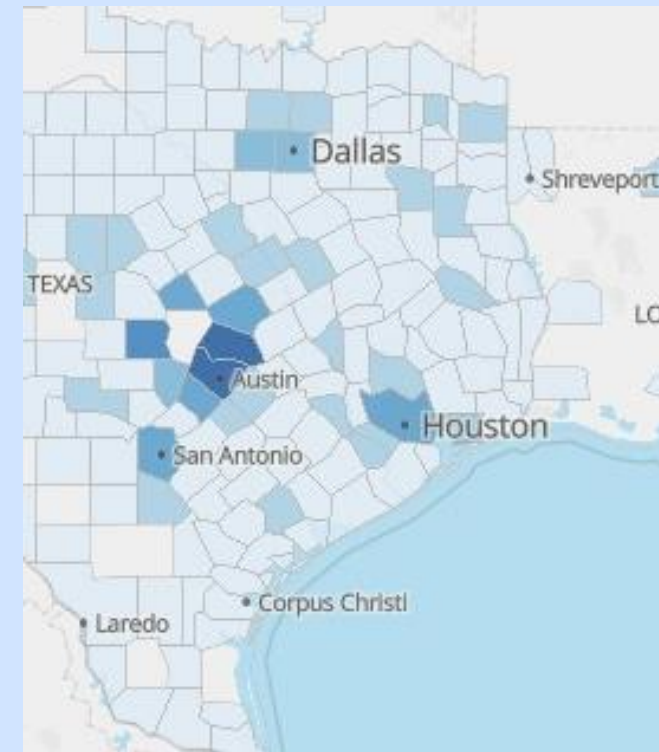
Migration Trends, Burnet County
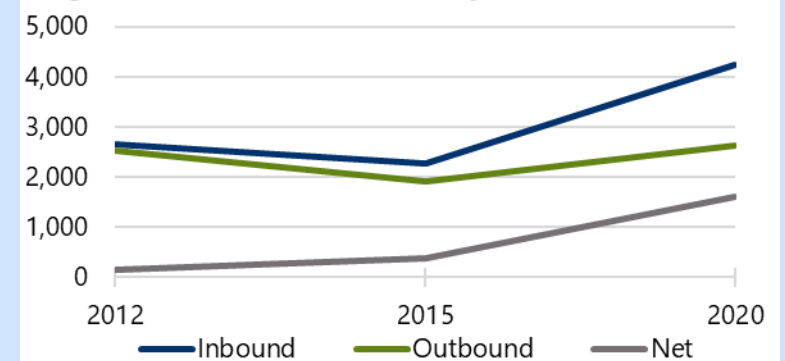
Source: Lightcast

HOUSEHOLD SIZE

The difference between the rate of total population growth and the rate of household growth is explained by changes in average household size. Marble Falls and the Marble Falls Region have experienced declining household size over the two decades as the population ages. Senior households tend to have fewer members, and so it follows that an increase in senior households as a share of the overall population comes with a decline in average household size.

The average household size in Marble Falls declined from 2.49 in 2000 to 2.41 in 2010 and again to 2.34 in 2020.

In percentage terms, household size has decreased by 6.0% since 2000 and by almost 3% since 2010.

Average Household Size

Geography	Household Size			Percent Change	
	2000	2010	2020	2000-2020	2010-2020
Marble Falls	2.49	2.41	2.34	-6.0%	-2.9%
Marble Falls Region	2.42	2.40	2.41	-0.4%	0.4%
Texas	2.74	2.75	2.72	-0.7%	-1.1%

Source: Decennial Census

Average Household Size

Source: Decennial Census
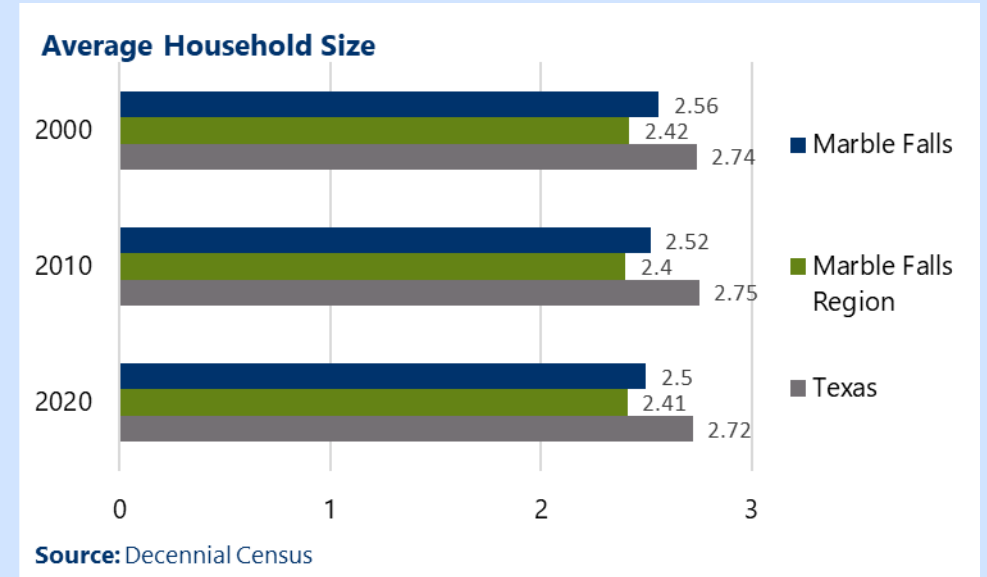
Households by Type

	Marble Falls						Marble Falls Region						Texas					
	2000		**2010**		**2020**		**2000**		**2010**		**2020**		**2000**		**2010**		**2020**	
	Count	**Share**	**Count**	**Share**	**Count**	**Share**	**Count**	**Share**	**Count**	**Share**	**Count**	**Share**	**Count**	**Share**	**Count**	**Share**	**Count**	**Share**
Total Households	2,013	100%	2,571	100%	2,944	100%	27,933	100%	33,719	100%	39,225	100%	7,393,354	100%	8,922,933	100%	10,491,147	100%
Family Households	1,356	67%	1,636	64%	1,664	57%	20,016	72%	23,362	69%	25,019	64%	5,247,794	71%	6,237,148	70%	6,838,900	65%
Nonfamily Households	657	33%	935	36%	1,280	43%	7,917	28%	10,357	31%	14,206	36%	2,145,560	29%	2,685,785	30%	3,652,247	35%

Source: Decennial Census

HOUSEHOLDS BY TYPE

Total family households in Marble Falls were 1,664 in 2020 or 57% of total households. The percentage of family households has been decreasing in Marble Falls since 2000, falling from 67% in 2000 and 64% in 2010, respectively.

Broader geography has followed these same trends with the Marble Falls Region falling to 64%, down from 69% in 2010 and 72% in 2000, respectively, and Texas falling to 65% in 2020, from 70% in 2010 and 71% in 2020.

The Census divides households into "family households" and "non-family households." Family households contain a householder and at least one other individual who is related to the householder by birth, marriage, or adoption. Non-family households are comprised of either a single individual living alone, or two or more unrelated individuals living together, such as roommates or co-habiting partners.

Every household contains exactly one householder. The householder is the person (or one of the people) in whose name the housing unit is owned or rented. The Census used to refer to this person as the "head of household."

UNDER 18 POPULATION

According to the 2020 Decennial Census, 22% of Marble Falls' population is under the age of 18. The under-18 population has dropped over the last decade, falling from 1,591 individuals in 2010 to 1,557 in 2020. This is a 10-year decline of 40 young people, or 2%. The share of the under-18 population from 2010 to 2020 also decreased across geographies, and from 25% to 22% in Marble Falls.

Under 18, Share of Total Population

Source: Decennial Census

Population Under 18			
Geography	2010	2020	2010-2020 Percent Change
Marble Falls	1,591	1,557	-2%
Marble Falls Region	17,711	18,791	6%
Texas	6,865,824	7,278,805	6%
Source: Decennial Census			
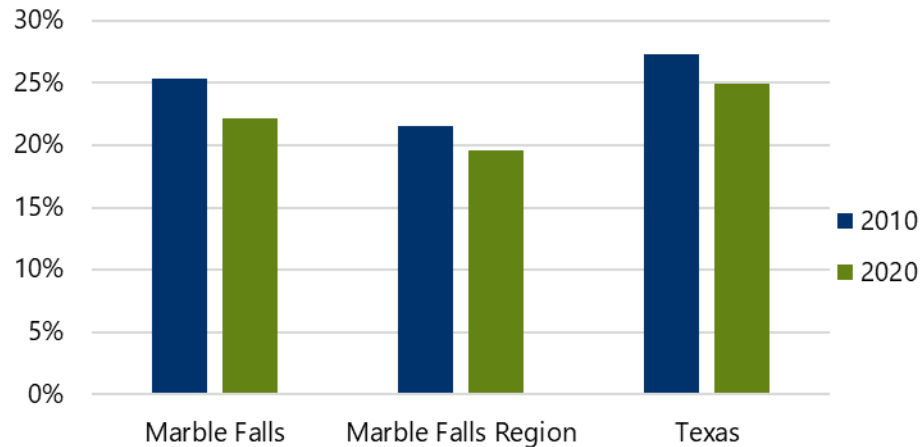
Under 18 Population, Share of Total Population			
Geography	2010	2020	2010-2020 Percent Change
Marble Falls	25%	22%	-3%
Marble Falls Region	22%	20%	-2%
Texas	27%	25%	-2%
Source: Decennial Census			

At the time of this writing, detailed age data from the 2020 Decennial Census has not yet been publicly released. The only granularity currently available are counts of the population under 18 versus the population 18 and over. Though it does not include a detailed picture of the community's age composition, it is provided here for reference because it reflects a comprehensive count of the population and is not based on sampling as in the ACS.

AGE DISTRIBUTION

According to 2022 ESRI estimates, Marble Falls has a median age of 39.7. The Region's median age is about 10 years older than in Marble Falls, and nearly 13 years older than the State of Texas overall.

As shown in the age distribution chart, the Marble Falls Region has a noticeable under-representation of younger adults in the 20 to 44 range as compared to the city and state. It also over-represented in the 55 to 84 age range.

Age Distribution, 2022
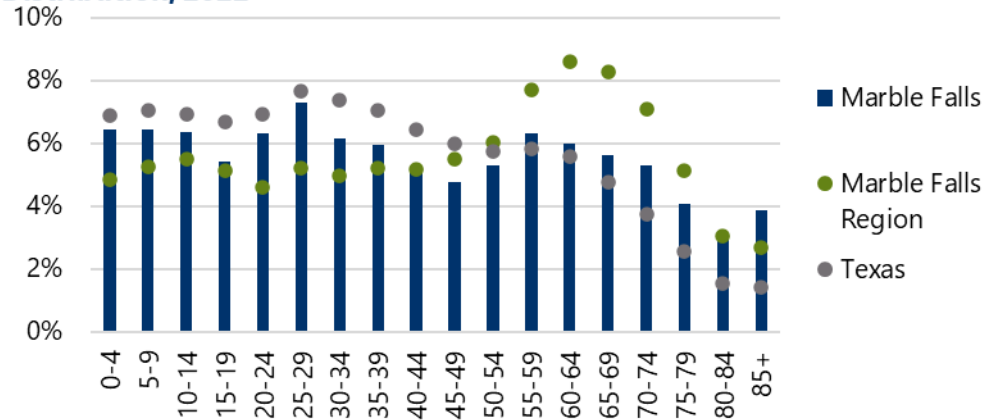
Source: ESRI

Median Age, 2022

- Marble Falls: 39.7
- Marble Falls Region: 48.7
- Texas: 35.4
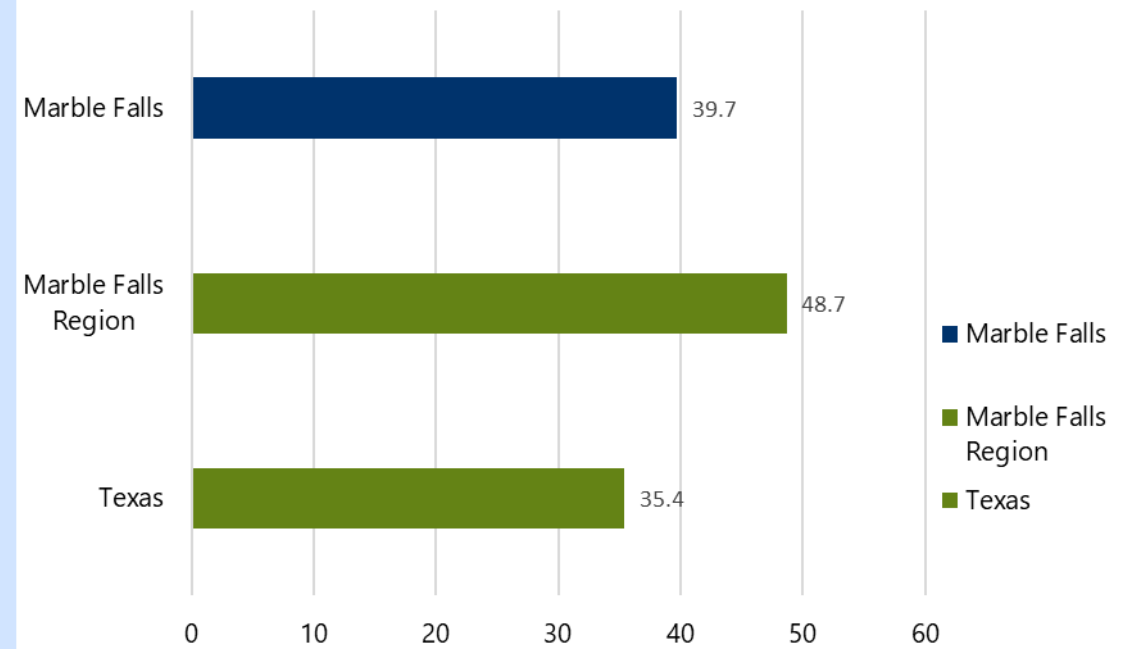
Source: ESRI

A margin of error (MOE) is provided for every ACS estimate. An MOE is a measure of the possible variation of the estimate around the true population value. At a given confidence level (90% for ACS), the estimate and the actual population value will differ by no more than the value of the MOE.

AGE DISTRIBUTION

Between 2010 and 2022, the children/adolescent (0-19) and middle-age (45-54) populations decreased, while the young adult (20-39), middle-age (40-44), younger senior (60-79), and older senior populations (80+) all increased. This was true both in Marble Falls and the broader Marble Falls Region, suggesting that structural demographic patterns have driven the age composition over time as has housing availability.

The senior population (60+) expanded from 24% of the city's population in 2010 to an estimated 28% in 2022. In the broader region, seniors grew from 29% to 35%.

Age Dsitribution by Cohort
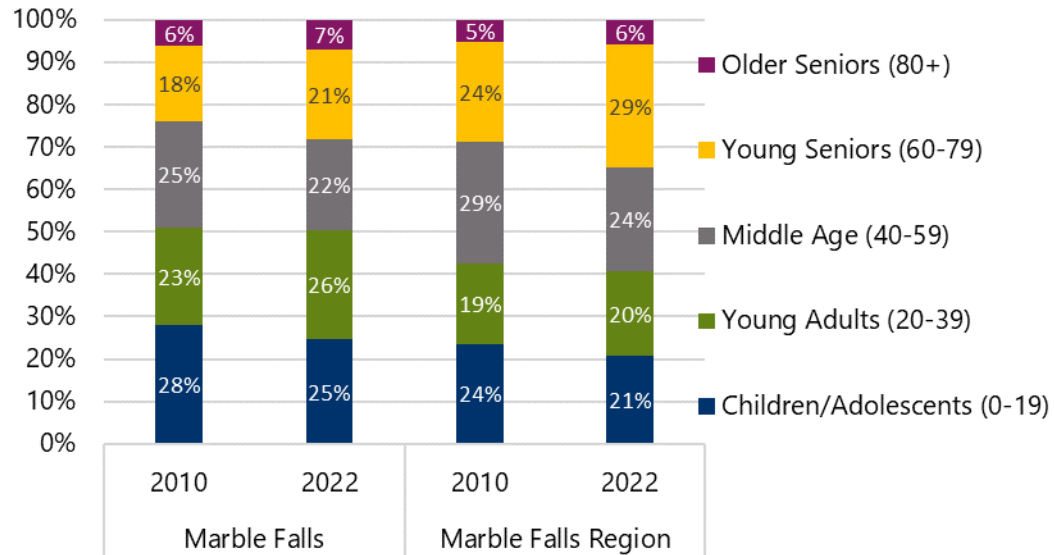
Source: ESRI

Marble Falls Population by Age, 2010-2022

Age	2010		2022		2010-2022	
	Count	Share	Count	Share	Count	Share
0-4	453	7.2%	459	5.6%	6	0.7%
5-9	395	6.3%	458	5.8%	63	7.4%
10-14	453	7.2%	452	6.0%	-1	-0.1%
15-19	454	7.2%	385	5.6%	-69	-8.1%
20-24	370	5.9%	449	5.3%	79	9.3%
25-29	389	6.2%	518	6.0%	129	15.2%
30-34	351	5.6%	438	5.6%	87	10.3%
35-39	328	5.2%	422	5.5%	94	11.1%
40-44	359	5.7%	374	5.3%	15	1.8%
45-49	434	6.9%	339	5.3%	-95	-11.2%
50-54	406	6.5%	377	5.5%	-29	-3.4%
55-59	375	6.0%	448	7.1%	73	8.6%
60-64	363	5.8%	427	7.9%	64	7.5%
65-69	293	4.7%	401	7.0%	108	12.7%
70-74	258	4.1%	376	5.9%	118	13.9%
75-79	199	3.2%	290	4.6%	91	10.7%
80-84	181	2.9%	227	3.1%	46	5.4%
85+	205	3.3%	274	2.9%	69	8.1%
Total	**6,266**	**100%**	**7,114**	**100%**	**848**	**100%**

Source: ESRI

2022 Population by Race/Ethnicity

Geography	White	Black/African American	American Indian/Alaska Native	Asian	Pacific Islander	Other Race	Two or More Races	Hispanic*
Marble Falls	72.2%	1.2%	0.9%	2.2%	0.0%	9.3%	13.3%	26.9%
Marble Falls Region	79.4%	1.0%	0.7%	1.0%	0.0%	6.7%	11.1%	19.3%
Texas	49.1%	12.2%	1.0%	5.5%	0.1%	13.7%	18.4%	39.6%

*Hispanic Individuals may be of any race

Source: ESRI

RACE/ETHNICITY

According to the 2020 Decennial Census, 72.2% of Marble Falls residents identify as White alone, compared to 79.4% in the Marble Falls Region, and 49.1% in Texas. The racial/ethnic category with the next highest number of Marble Falls residents is two or more races, with 13.3%. Hispanic residents also account for 26.9% of the population in Marble Falls.

In terms of change, since 2010 the white and black/African American populations have decreased in Marble Falls while all other groups have increased.

Percent Change in Population by Race/Ethnicity, 2010-2022
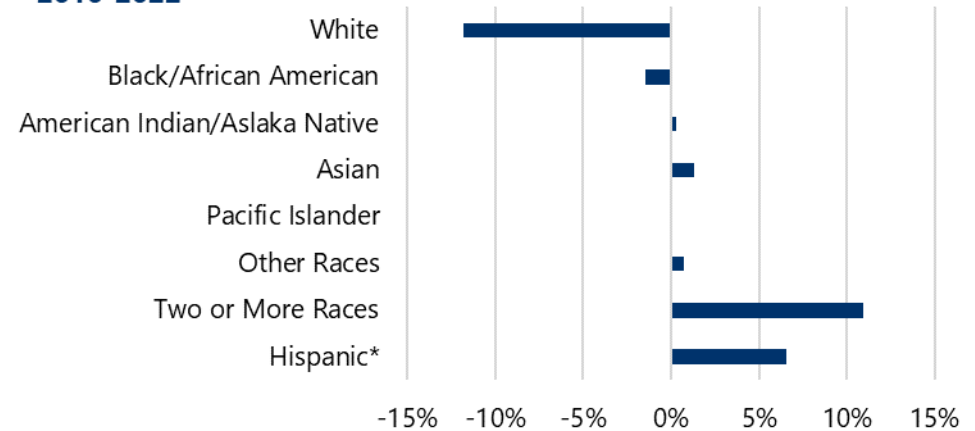
Source: ESRI

INCOME DISTRIBUTION

According to the ESRI estimates, the 2022 median income for Marble Falls was $54,217 . The median income is less than that of the Marble Falls Region ($72,134) and the State of Texas ($70,834).

Esri's 2022 household income distribution data estimates that about 3% of the Marble Falls population has a household income greater than $200,000, compared to 10% for the broader region's households.

In 2020, the poverty rate in Marble Falls was 14.5%, well above the 7.5% in all of Burnet County, and slightly higher than the State of Texas rate of 14.2%.

Median Household Income, 2022
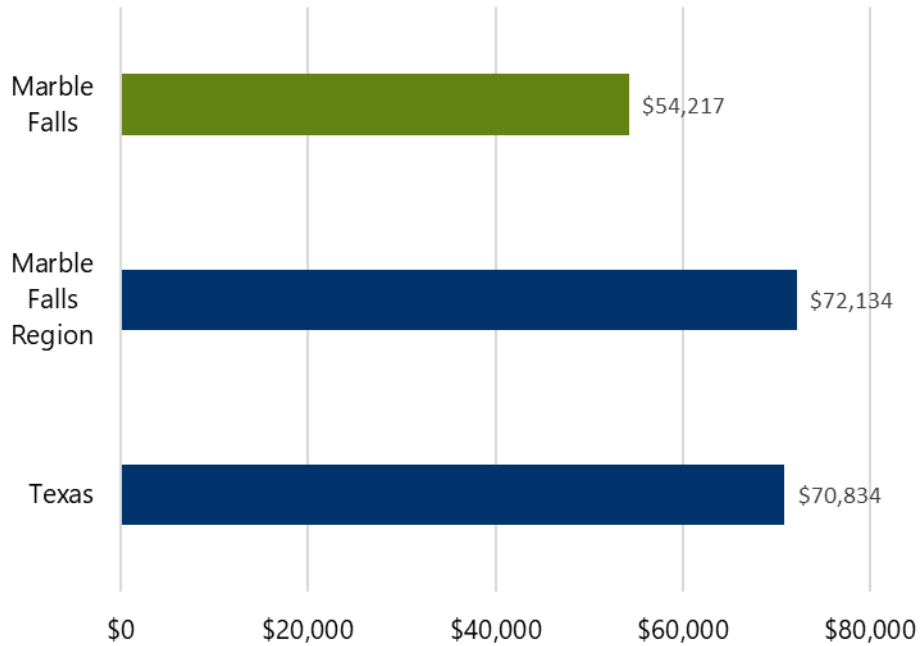
Source: ESRI

Household Income Distribution, 2022

Geography	Marble Falls		Marble Falls Region	
	Count	Share	Count	Share
< $15,000	224	7%	2,814	7%
$15,000-$24,999	369	12%	2,910	7%
$25,000-$34,999	328	11%	3,150	8%
$35,000-$49,999	438	15%	4,826	12%
$50,000-$74,999	580	19%	7,112	18%
$75,000-$99,999	550	18%	4,933	12%
$100,000-$149,999	339	11%	7,649	19%
$150,000-$199,999	89	3%	3,176	8%
$200,000+	75	3%	3,870	10%
Total	2,992	100%	40,440	100%

Source: ESRI

Household Income Distribution, 2022
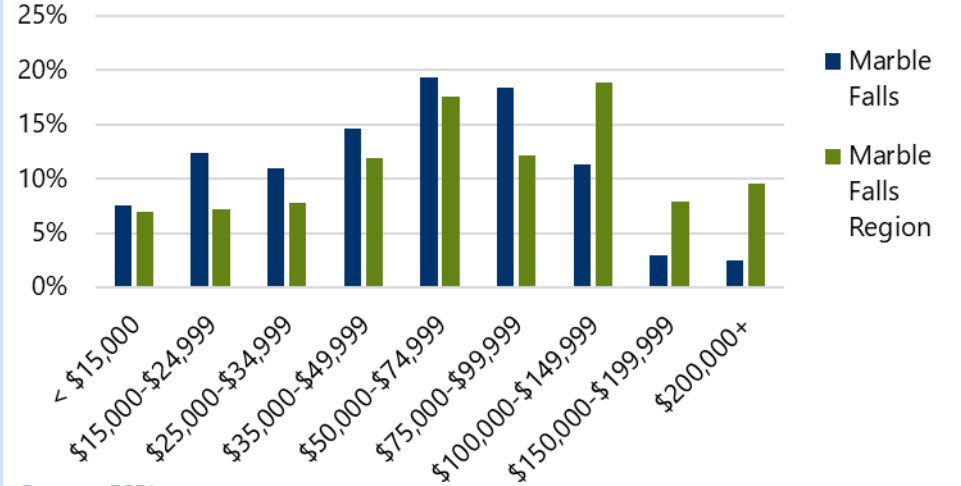
Source: ESRI

HOUSEHOLDS BY INCOME AND AGE

The tables, at right, show the concentration of households by income and age of householder in Marble Falls and the Marble Falls Region, according to ESRI's 2022 estimates.

As compared to the region, Marble Falls has a relatively high concentration of households in the 55-74 age cohorts and relatively few in the 25-44 cohorts. Both Marble Falls and the Marble Falls Region are concentrated in the middle of the income spectrum, with the region having a slightly larger concentration of households with a high income compared to Marble Falls.

Households by Income and Age of Householder, Marble Falls, 2022

	<25	25-34	35-44	45-54	55-64	65-74	75+	Total	Share
< $15,000	15	27	24	22	30	40	67	225	8%
$15,000-$24,999	22	44	30	31	52	81	109	369	12%
$25,000-$34,999	24	70	46	29	45	52	62	328	11%
$35,000-$49,999	23	76	72	52	68	74	73	438	15%
$50,000-$74,999	27	109	97	95	107	79	66	580	19%
$75,000-$99,999	12	81	73	92	108	94	90	550	18%
$100,000-$149,999	6	48	59	72	66	52	35	338	11%
$150,000-$199,999	1	6	15	18	17	24	8	89	3%
$200,000+	0	7	15	19	14	11	9	75	3%
Total	**130**	**468**	**431**	**430**	**507**	**507**	**519**	**2,992**	**100%**
Share	**4%**	**16%**	**14%**	**14%**	**17%**	**17%**	**17%**	**100%**	

Source: ESRI

Households by Income and Age of Householder, Marble Falls Region, 2022

	<25	25-34	35-44	45-54	55-64	65-74	75+	Total	Share
< $15,000	140	261	244	280	578	631	682	2,816	7%
$15,000-$24,999	112	254	213	274	517	690	854	2,914	7%
$25,000-$34,999	117	343	289	282	536	700	888	3,155	8%
$35,000-$49,999	175	539	499	518	847	1,117	1,132	4,827	12%
$50,000-$74,999	214	839	891	1,022	1,454	1,579	1,111	7,110	18%
$75,000-$99,999	80	506	692	740	1,119	1,064	735	4,936	12%
$100,000-$149,999	88	724	1,071	1,395	1,874	1,661	839	7,652	19%
$150,000-$199,999	14	305	495	585	742	670	364	3,175	8%
$200,000+	11	241	593	774	1,054	804	391	3,868	10%
Total	**951**	**4,012**	**4,987**	**5,870**	**8,721**	**8,916**	**6,996**	**40,453**	**100%**
Share	**2%**	**10%**	**12%**	**15%**	**22%**	**22%**	**17%**	**100%**	

Source: ESRI

4. Economic Profile

Section Highlights

- Very few people working in Marble Falls also live in the city and this proportion is trending downward. 5,642 workers commute to jobs in the city from other places.

- Both the City and Region's economy have been growing steadily without significant pandemic job losses. There were no years of net job loss during the pandemic years.

- Wages and earnings are relatively on par with the region; however, city residents have generally higher paying jobs than the jobs located within the city.

- The city has a large concentration of relatively low-wage jobs. Nine out of the top ten most common jobs in the city have a median annual earnings of $35,000 or less.

- Despite many low-wage sectors, several key economic sectors have relatively well-paying jobs. Jobs in management, healthcare sector and business and financial operations have median annual earnings of $60,000+.

- Office and Administrative Support is the largest occupation in Marble Falls with 1,297 jobs.

- Education is the largest industry in Marble Falls with 14% of the total jobs.

COMMUTING TRENDS

Only one out of seven Marble Falls workers lived in Marble Falls in 2019, and this has been decreasing over time

Data from Census shows that 13.5% of Marble Falls employees also work in the city. This number has fluctuated in recent years and has peaked at 21.0% in 2004.

When examining the resident's side, in 2002 46.8% of residents who were employed, were employed in Marble Falls. However, this rate has fallen from 2002-2019 with the current percentage at 29.6%, or less than one in three residents of Marble Falls also working there.

Percent of Marble Falls Workers Living in Marble Falls, 2002-2019
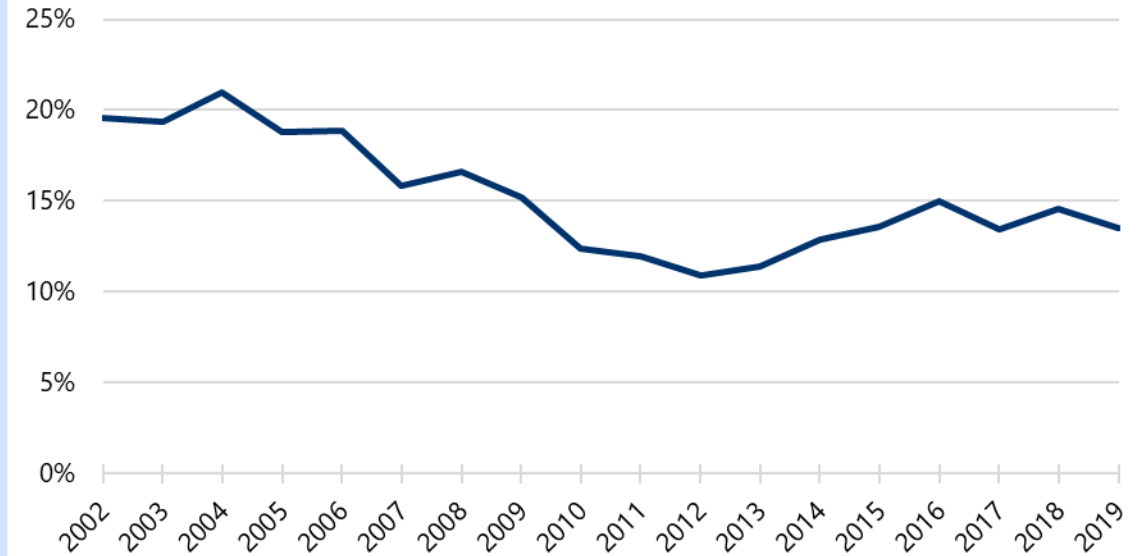
Source: Census OnTheMap

WHERE MARBLE FALLS WORKERS LIVE

Marble Falls workers typically commute relatively short distances to work, with most workers living in Burnet County and adjacent communities.

Marble Falls (13.5%) and Granite Shoals (6.3%) represent the top live locations for Marble Falls workers. About 4.5% of workers live within Burnet. Kingsland CDP (4.1%) and Austin (3.5%) round out the top five home locations for Marble Falls workers. No other community has more than 3.2% of the county's workers living there.

Where Marble Falls Workers Live, 2019, Primary Jobs

City/Town	Count	Share
Marble Falls	825	13.5%
Granite Shoals	384	6.3%
Burnet	273	4.5%
Kingsland CDP	249	4.1%
Austin	215	3.5%
Meadowlakes	195	3.2%
San Antonio	164	2.7%
Horseshoe Bay	154	2.5%
Cottonwood Shores	84	1.4%
Lampasas	74	1.2%
All Other Locations	3,482	57.1%
Total	**6,099**	**100%**

Source: Census OnTheMap
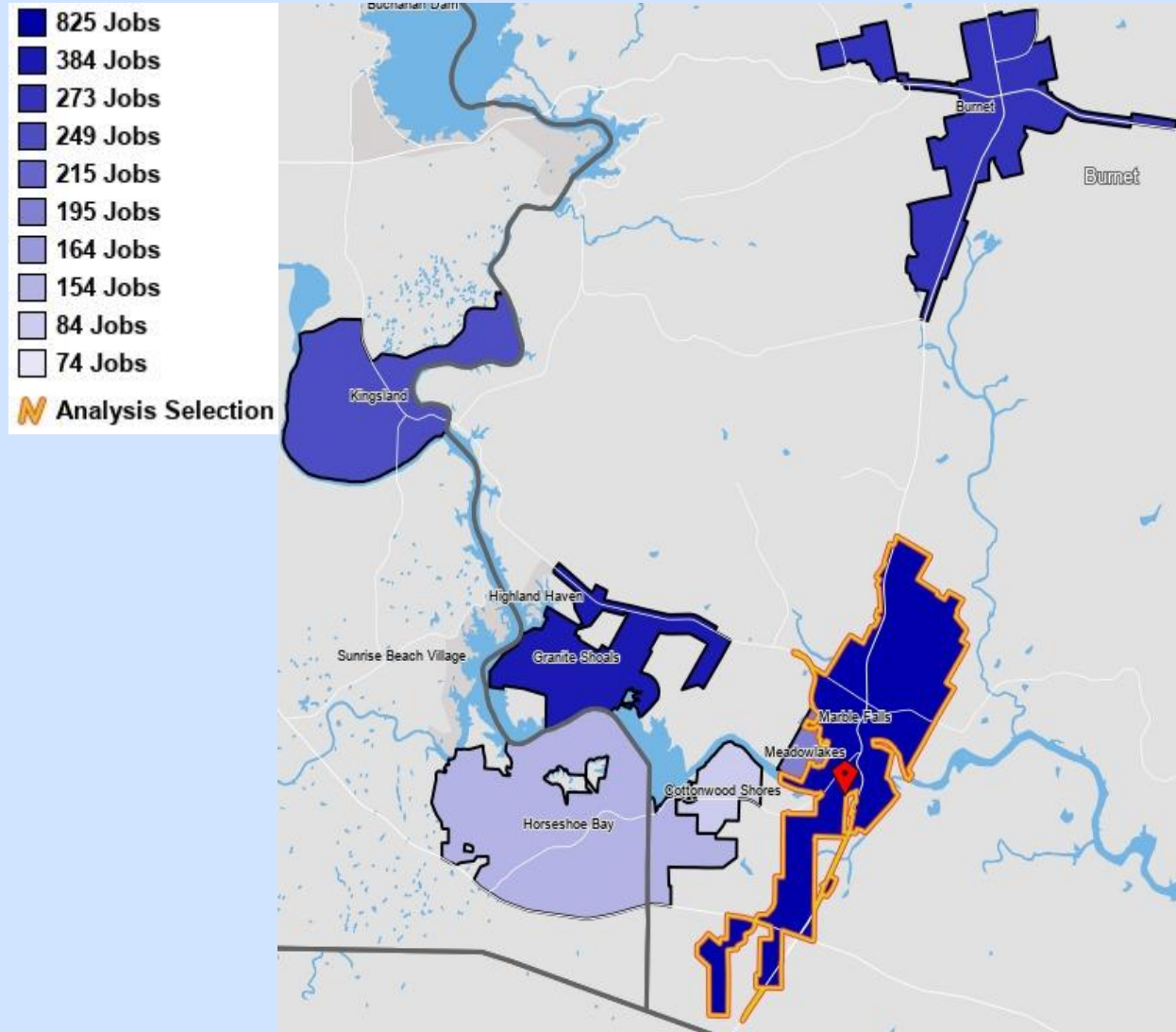
Source: Census OnTheMap

WHERE MARBLE FALLS RESIDENTS WORK

Marble Falls residents have a relatively short commute to work, with most employment concentrated in Marble Falls and adjacent communities.

Marble Falls (30%) and Austin (13%) represent the top work locations for Marble Falls residents. About 6% of working residents are also employed within Horseshoe Bay. Burnet (3%) and San Antonio (2%) round out the top five destinations for Marble Falls residents. No other community employs more than 2% of the county's working residents.

Where Marble Falls Residents Work, 2019, Primary Jobs

City/Town	Count	Share
Marble Falls	825	30%
Austin	357	13%
Horseshoe Bay	159	6%
Burnet	77	3%
San Antonio	69	2%
Cottonwood Shores	50	2%
Dallas	38	1%
Houston	35	1%
Temple	32	1%
Fredericksburg	30	1%
All Other Locations	1,118	40%
Total	**2,790**	**100%**

Source: Census OnTheMap

■	825 Jobs
■	357 Jobs
■	159 Jobs
■	77 Jobs
■	69 Jobs
■	50 Jobs
■	38 Jobs
■	35 Jobs
■	32 Jobs
☐	30 Jobs
N	Analysis Selection
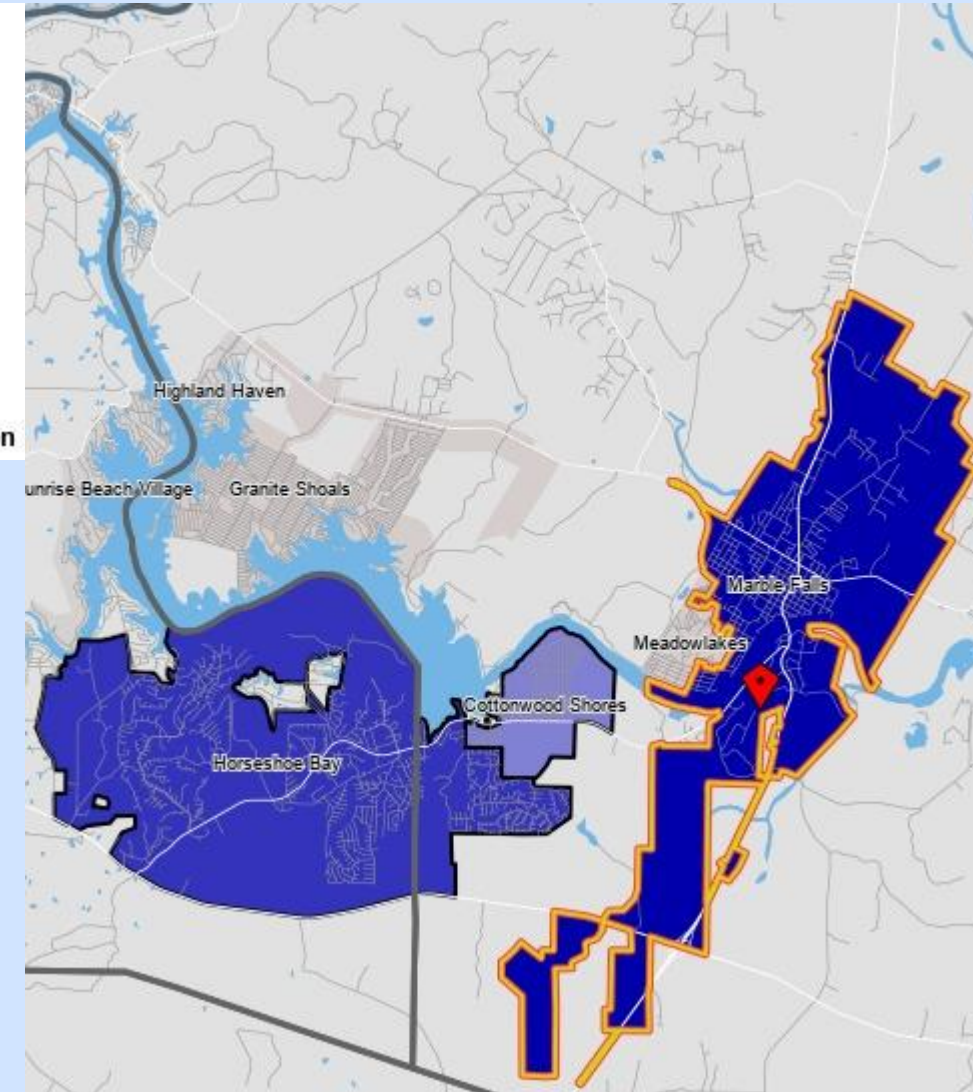
Source: Census OnTheMap

TOTAL JOBS

Jobs have steadily increased from 2016 to 2021.
The number of jobs increased from 2016 to 2021 with an increase of 1,129 jobs in Marble Falls, representing job growth of 12.5%.

The City's economic growth has slightly outpaced that of the region.
The Marble Falls Region has added 3,482 jobs since 2016, increasing by 11.5% while the Marble Falls City has increased by 12.5% since 2016.

Both the City and Region's economy proved resilient through the pandemic.
The City of Marble Falls did not experience a job loss during the pandemic according to job data and the broader region lost only 106 total jobs in 2020, and then quickly rebounded in 2021 with an increase of 1,476 jobs.

Total Jobs by Year

Description	Jobs					
	2016	**2017**	**2018**	**2019**	**2020**	**2021**
Marble Falls	9,013	8,988	9,335	9,590	9,734	10,142
Marble Falls Region	30,069	30,552	31,399	32,182	32,076	33,551
Source: Lightcast						

Job Change by Year

Description	Job Change, Year over Year					
	2016	**2017**	**2018**	**2019**	**2020**	**2021**
Marble Falls		-26	348	254	144	408
Marble Falls Region		484	847	783	-106	1,476
Source: Lightcast						

Jobs
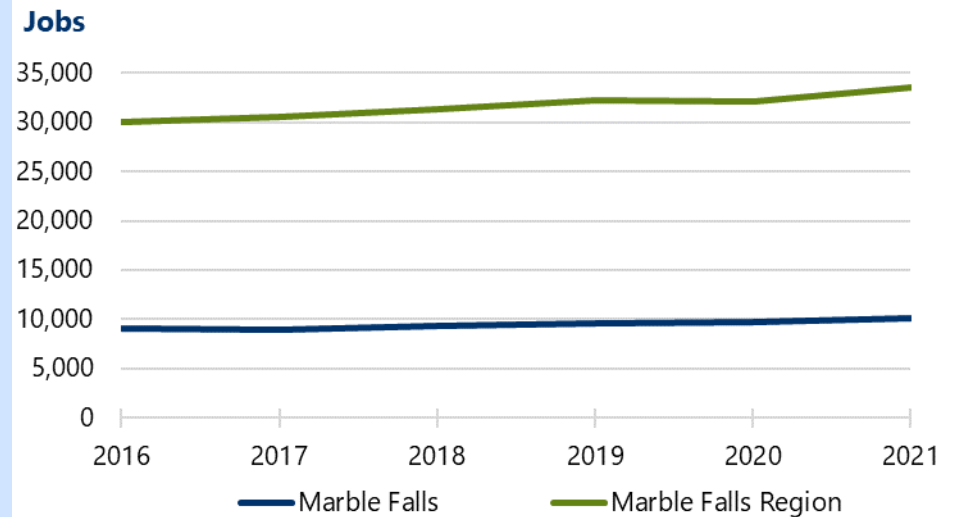
Source: Lightcast

AVERAGE EARNINGS

Job earnings are relatively lower in Marble Falls

Through the six-year period from 2016 through 2021, average earnings per worker were lower in Marble Falls each year compared with the broader region. Earnings started, in 2016, at $46,353 per worker. This was lower than the region's $46,752. Over the next few years, the nominal and relative gap narrowed slightly, but with earnings in 2021 of $57,496 the city still trails the region.

Earnings have continued to grow in recent years

Average earnings have continued to make gains. Even through the pandemic crisis earnings per worker saw gains. The total increase for Marble Falls since 2016 is $11,307 per worker per year, or 24.4% compared with 25.1% in the region.

Average Earnings Per Worker

Description	Average Earnings					
	2016	2017	2018	2019	2020	2021
Marble Falls	$46,353	$47,034	$48,404	$49,891	$53,662	$57,660
Marble Falls Region	$46,752	$48,609	$50,032	$51,814	$55,194	$58,496

Source: Lightcast

Average Earnings Per Worker

Source: Lightcast
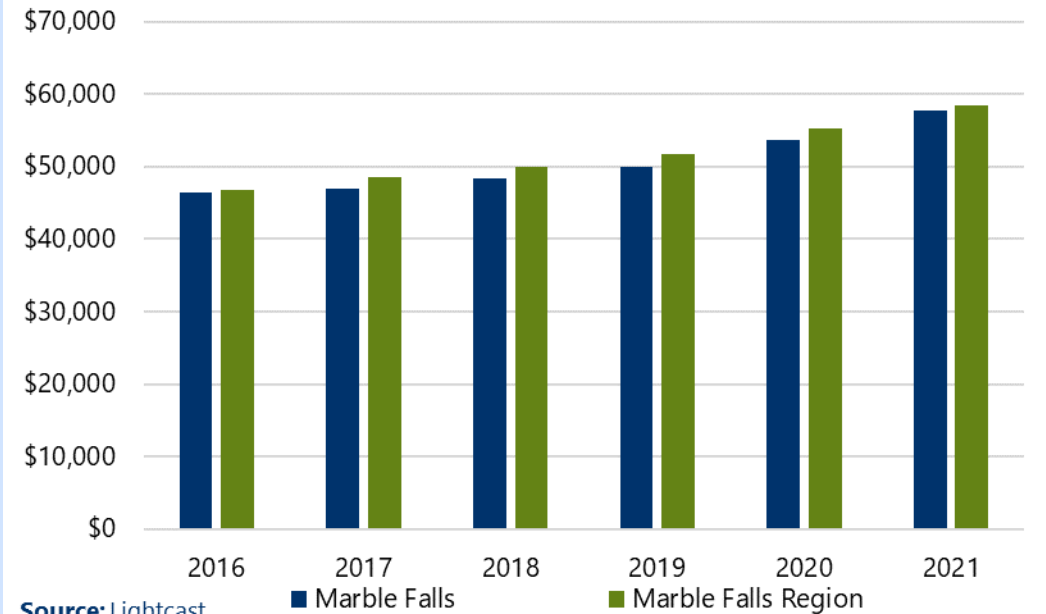
INDUSTRY OVERVIEW, MARBLE FALLS

Retail Trade and Construction are major industries

Marble Falls' local economy features jobs in most of the high-level industries (as defined by 2-digit NAICS codes). The largest number of jobs is in Retail Trade, which has 1,560 jobs in 2021, or 15% of all jobs. The second largest sector is Construction with 1,297 jobs; this is 13% of the total for that year.

Sectors did have significant job growth

Marble Falls gained 1,144 net jobs during the five-year period since 2016. Construction added the most jobs, 254, which represents a +24% change. Wholesale Trade added 150 jobs and had a percent change at +40%.

Information and Transportation and Warehousing saw significant declines

Information sector saw the largest losses of jobs during the period with a net loss of 134 jobs. This was a -68% change since 2016 meaning that the industry has less than half the jobs it had previously before the pandemic.

Marble Falls Industry Table, 2 Digit NAICS

NAICS	Description	2016 Jobs	2021 Jobs	2021 % Total	2016 - 2021 Change	2016 - 2021 % Change
11	Agriculture, Forestry, Fishing and Hunting	50	71	1%	21	42%
21	Mining, Quarrying, and Oil and Gas Extraction	50	89	1%	39	77%
22	Utilities	14	44	0%	30	210%
23	Construction	1,043	1,297	13%	254	24%
31	Manufacturing	723	824	8%	101	14%
42	Wholesale Trade	373	523	5%	150	40%
44	Retail Trade	1,480	1,560	15%	80	5%
48	Transportation and Warehousing	173	118	1%	-54	-31%
51	Information	197	63	1%	-134	-68%
52	Finance and Insurance	181	204	2%	23	13%
53	Real Estate and Rental and Leasing	107	194	2%	87	81%
54	Professional, Scientific, and Technical Services	293	460	5%	167	57%
55	Management of Companies and Enterprises	<10	12	0%	Insf. Data	Insf. Data
56	Administrative and Support and Waste Management and Remediation Services	286	327	3%	40	14%
61	Educational Services	87	153	2%	65	75%
62	Health Care and Social Assistance	1,218	1,261	12%	43	4%
71	Arts, Entertainment, and Recreation	87	131	1%	45	52%
72	Accommodation and Food Services	1,007	1,011	10%	4	0%
81	Other Services (except Public Administration)	448	575	6%	127	28%
90	Government	1,181	1,213	12%	32	3%
99	Unclassified Industry	<10	12	0%	Insf. Data	Insf. Data
	Total	**8,999**	**10,142**		**1,144**	**13%**

Source: Lightcast

LARGEST INDUSTRY SUBSECTORS, MARBLE FALLS

Biggest industry subsector is Education

With 14% of the total jobs, Education is the largest single 5-digit industry. This contributes more than two-thirds of the overall jobs to the Government sector.

Restaurants and Supermarkets Round out the Top 3

Restaurants and Other Eating Places and Supermarkets and Other Grocery (Except Convenience) Stores are the #2 and #3 subsectors in terms of jobs in Marble Falls among 5-digit NAICS industries. Together they make up more than one out of every five jobs in Marble Falls.

Marble Falls, Top 25 Industries, 5 Digit NAICS

NAICS	Description	2021 Jobs	2021 % Total
90361	Education (Local Government)	803	14%
72251	Restaurants and Other Eating Places	753	14%
44511	Supermarkets and Other Grocery (except Convenience) Stores	333	6%
90399	Local Government, Excluding Education and Hospitals	295	5%
44411	Home Centers	289	5%
62211	General Medical and Surgical Hospitals	246	4%
23821	Electrical Contractors and Other Wiring Installation Contractors	241	4%
23611	Residential Building Construction	234	4%
23711	Water and Sewer Line and Related Structures Construction	229	4%
62311	Nursing Care Facilities (Skilled Nursing Facilities)	223	4%
45231	General Merchandise Stores, including Warehouse Clubs and Supercenters	219	4%
62161	Home Health Care Services	169	3%
23822	Plumbing, Heating, and Air-Conditioning Contractors	155	3%
42512	Wholesale Trade Agents and Brokers	141	3%
56173	Landscaping Services	136	2%
81411	Private Households	125	2%
62121	Offices of Dentists	123	2%
44111	New Car Dealers	122	2%
33271	Machine Shops	118	2%
53131	Real Estate Property Managers	110	2%
81311	Religious Organizations	109	2%
33231	Plate Work and Fabricated Structural Product Manufacturing	104	2%
72111	Hotels (except Casino Hotels) and Motels	90	2%
52211	Commercial Banking	89	2%
23811	Poured Concrete Foundation and Structure Contractors	87	2%

Source: Lightcast

MOST COMMON JOBS AND WAGES

Largest occupation: Office and Administrative Support Occupations

With 1,297 jobs, Office and Administrative Support workers are the most common occupation for people working in Marble Falls. These jobs pay $35,127 per worker in 2021 which is below the median for all occupations of $45,101. This occupation has seen earnings increase by $7,865 in ten years since 2011. This increase is also a higher increase than average increase ($7,695).

Marble Falls, Top Employment Occupations, 2 Digit SOC

SOC	Description	2021 Jobs	2011 Median Earnings	2021 Median Earnings	2011-2021 Change
43-0000	Office and Administrative Support Occupations	1,297	$27,262	$35,127	$7,865
41-0000	Sales and Related Occupations	1,219	$21,840	$29,692	$7,852
35-0000	Food Preparation and Serving Related Occupations	970	$18,701	$24,714	$6,012
47-0000	Construction and Extraction Occupations	932	$30,470	$39,660	$9,190
11-0000	Management Occupations	698	$74,154	$79,805	$5,651
53-0000	Transportation and Material Moving Occupations	682	$24,668	$34,012	$9,344
51-0000	Production Occupations	667	$28,344	$41,200	$12,856
25-0000	Educational Instruction and Library Occupations	573	$44,868	$51,047	$6,179
49-0000	Installation, Maintenance, and Repair Occupations	516	$34,491	$42,899	$8,408
29-0000	Healthcare Practitioners and Technical Occupations	494	$52,736	$67,863	$15,127
37-0000	Building and Grounds Cleaning and Maintenance Occupations	436	$21,080	$27,294	$6,213
31-0000	Healthcare Support Occupations	426	$22,326	$26,956	$4,630
13-0000	Business and Financial Operations Occupations	316	$51,119	$60,014	$8,895
39-0000	Personal Care and Service Occupations	216	$19,709	$26,166	$6,456
33-0000	Protective Service Occupations	145	$36,758	$42,641	$5,883
21-0000	Community and Social Service Occupations	136	$44,694	$48,520	$3,826
17-0000	Architecture and Engineering Occupations	108	$57,465	$63,658	$6,192
27-0000	Arts, Design, Entertainment, Sports, and Media Occupations	98	$30,019	$43,447	$13,428
15-0000	Computer and Mathematical Occupations	87	$58,280	$66,541	$8,261
45-0000	Farming, Fishing, and Forestry Occupations	58	$20,144	$23,825	$3,681
23-0000	Legal Occupations	42	$46,413	$52,711	$6,298
19-0000	Life, Physical, and Social Science Occupations	27	$57,377	$64,437	$7,060
	Total/Average	**10,142**	**$37,405**	**$45,101**	**$7,696**

Source: Lightcast

Detailed Jobs and Wages

Largest occupations: Retail Salespersons, General and Operations Managers, and Cashiers

The top occupations in Marble Falls fall into three types of activity. The two of the three largest occupations, Retail Salespersons and Cashiers, are directly involved with sales occupations.

Management occupations show their strength with the General and Operations manager occupations being the second largest in Marble Falls.

Few high wage occupations among most common job types

There are only four occupations in the top 25 that earn more than the city's median income.

Marble Falls, Top 25 Employment Occupations, 5 Digit SOC

SOC	Description	2021 Jobs	Avg. Earnings	Median Earnings
41-2031	Retail Salespersons	392	$30,182	$27,718
11-1021	General and Operations Managers	336	$93,142	$79,696
41-2011	Cashiers	312	$24,656	$24,158
35-3023	Fast Food and Counter Workers	247	$23,576	$23,781
43-9061	Office Clerks, General	242	$35,295	$31,287
47-2061	Construction Laborers	206	$38,360	$31,692
31-1128	Home Health and Personal Care Aides	202	$25,901	$25,461
35-3031	Waiters and Waitresses	188	$23,463	$18,732
53-7065	Stockers and Order Fillers	182	$32,233	$31,851
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	181	$35,740	$35,081
25-1099	Postsecondary Teachers	172	$64,071	$58,716
41-1011	First-Line Supervisors of Retail Sales Workers	144	$44,677	$39,258
35-2014	Cooks, Restaurant	143	$27,481	$28,048
49-9071	Maintenance and Repair Workers, General	140	$36,927	$36,441
53-3032	Heavy and Tractor-Trailer Truck Drivers	138	$43,188	$38,401
29-1141	Registered Nurses	133	$80,215	$82,428
43-3031	Bookkeeping, Accounting, and Auditing Clerks	133	$39,927	$38,096
37-3011	Landscaping and Groundskeeping Workers	127	$31,004	$30,347
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	126	$28,872	$26,705
37-2012	Maids and Housekeeping Cleaners	123	$26,181	$23,663
47-2031	Carpenters	114	$46,542	$37,753
47-2111	Electricians	113	$52,896	$48,149
43-4051	Customer Service Representatives	111	$36,964	$32,827
41-4012	Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	99	$73,393	$64,811
43-1011	First-Line Supervisors of Office and Administrative Support Workers	98	$57,141	$52,268

Source: Lightcast

5. Housing Inventory

HOUSING INVENTORY

This chapter describes the city's housing stock in terms of total housing units, vacancy, tenure, year built, units in structure, value/price, rent, and other variables. It provides an initial look at the number of cost-burdened households in the community. Additional data analysis of housing affordability gaps and housing needs will be provided in the next volume of the study.

Section Highlights

- The pace of new housing in Marble Falls has followed the substantial increase throughout the region and state. From 2000-2020 housing units increased by 53%.

- New housing development has exceeded the rate of growth for Marble Falls year-round population.

- The City's permanently occupied housing is split evenly between owner occupied and renter occupied units.

- Housing vacancy data indicates anomalies requiring further investigation. The data indicates a large increase in vacant housing units that is not fully explained by increased seasonal/vacation homes.

- Single-family detached homes represent the most common housing type in the community accounting for nearly half of the city's housing units.

- The City's housing stock is relatively new compared to the county and state.

- As of the 2022 data from BCAD, Marble Falls registered a median home value of $288,251 and an average home value of $391,236.

HOUSING INVENTORY

Section Highlights Continued

- Historically, rents are generally below the state and the city has a relatively smaller share of high-end rentals. The median rental rate in Marbles Falls was $950 compared to $1,082 for the State in 2022.

- 17% of housing stock in Marble Falls is federally subsidized.

- Seasonal, vacation, and second homes are a relatively minor component of the city's housing stock accounting for only 4% of the total housing stock.

Total Housing Units

Geography	Total Units			Percent Change		
	2000	2010	2022	2000-2010	2010-2020	2000-2022
Marble Falls	2,180	2,894	3,336	33%	15%	53%
Marble Falls Region	36,027	45,213	52,644	25%	16%	46%
Texas	8,157,575	9,977,436	12,036,094	22%	21%	48%

Source: ESRI

Total Housing Units

According to ESRI estimates, Marble Falls is home to 3,336 housing units in 2022. This represents a net gain of 442 units since 2010. The region added units at a slightly lower rate than the city, with a total of 7,431 units since 2010, increasing 46% since 2000 compared to the city's 53% since 2000.

Percent Change in Total Housing Units
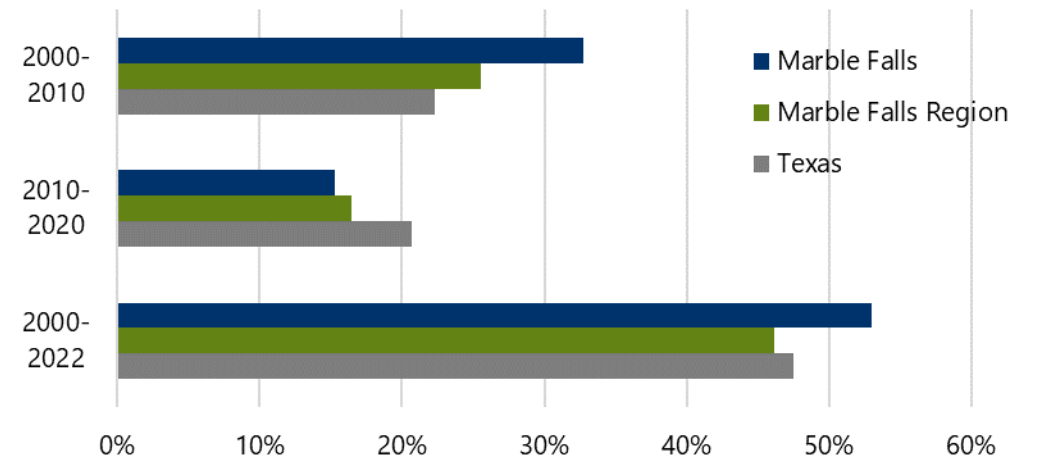
Source: ESRI

HOUSEHOLDS & HOUSING UNITS

Comparing population, households, housing units, and vacant unit counts from the Decennial Census provides insight into the city's changing housing situation.

The number of households added community-wide between 2000-2010 and 2010-2020, was 558 and 421 new households, respectively. Meanwhile, the number of housing units added between 2000-2010 was significantly higher than the number added between 2010-2020, or 714 housing units compared to 442. It therefore follows that the number of vacant units increased by 156 units over the first decade, and then by 21 units over the second decade.

Vacant units can be vacant for a variety of reasons. In markets like Marble Falls, vacant units typically fall into one of the following categories:

• Currently for sale or for rent

• Rented or sold but not yet occupied

• For seasonal, recreational, or occasional use

The decrease in vacant units from 2010 to 2020 suggests some conversions of seasonal homes to year-round homes and/or a decrease in for-sale or rental inventory.

Marble Falls, Population v Housing Units

	Units			Percent Change		
	2000	**2010**	**2022**	**2000-2010**	**2010-2022**	**2000-2022**
Population	5,117	6,263	7,113	22%	14%	39%
Households	2,013	2,571	2,992	28%	16%	49%
Housing Units	2,180	2,894	3,336	33%	15%	53%
Vacant Units	167	323	344	93%	7%	106%
Vacancy Rate	8%	11%	10%	46%	-8%	35%

Source: ESRI

According to Census definitions, every household is considered to live in a housing unit. A housing unit where a household is living is considered to be occupied. Any other housing unit is considered to be vacant, including units occupied by persons who have a usual residence elsewhere (e.g., seasonal unit or second home). Therefore, the following is always true for a given study area:

Households + Vacant Units = Total Housing Units

TENURE

Tenure refers to whether an occupied housing unit is owner- or renter-occupied. According to ESRI estimates, approximately 45% of Marble Falls housing units are owner-occupied and 45% are renter-occupied.

Vacant Units represent 10% of the total housing units in Marble Falls.
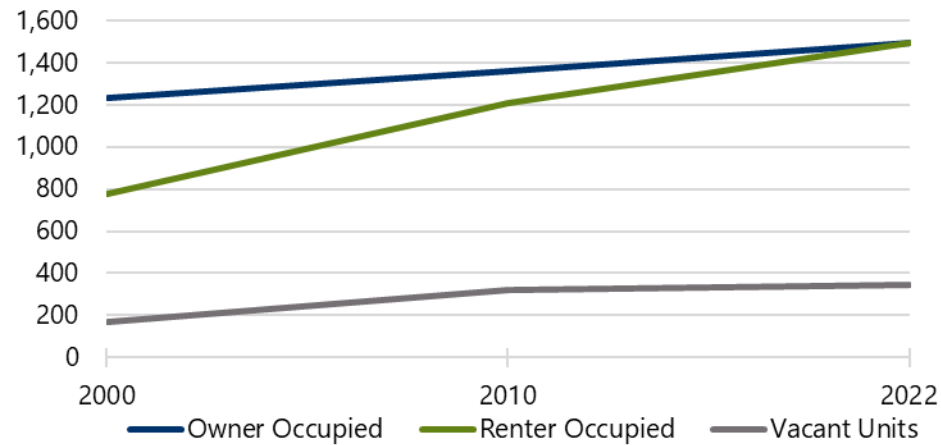
Housing Units Overview, 2022

	Owner Occupied		Renter Occupied		Vacant Units		Total	
	Count	Share	Count	Share	Count	Share	Count	Share
Marble Falls	1,496	45%	1,497	45%	344	10%	3,337	100%
Marble Falls Region	31,713	60%	8,727	17%	12,204	23%	52,644	100%
Texas	6,816,494	57%	4,053,878	34%	1,165,722	10%	12,036,094	100%

Source: ESRI

Marble Falls Owner v Renter v Vacant Housing Units

Source: ESRI

Owner v Renter v Vacant Housing Units, 2022
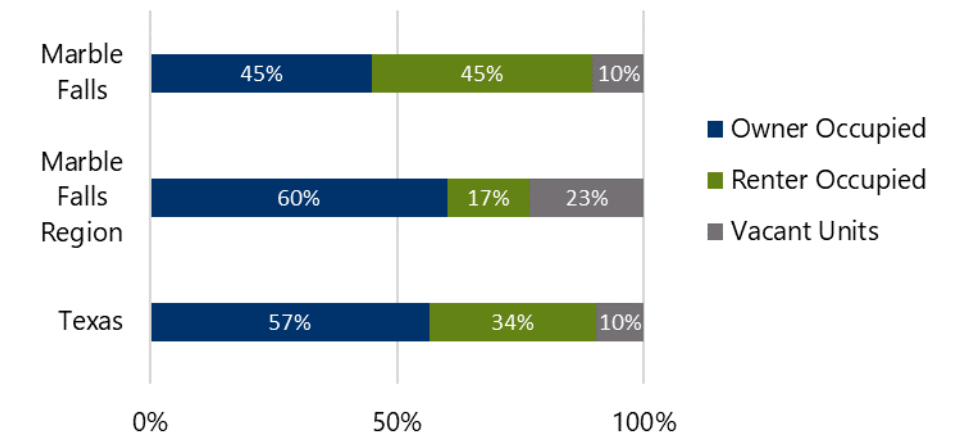
Source: ESRI

HOUSING BY SIZE OF STRUCTURE

ESRI estimates that about 48% of Marble Falls' housing stock consists of single-family detached units and another 3% consists of single-family attached units (e.g., city houses or rowhouses). The remaining 49% is comprised of multi-unit housing units, mobile homes, and boat/RV/van/etc. A notable 175 mobile homes are also found in the city accounting for 6% of all housing units.

2020 Units in Structure

	Marble Falls		Marble Falls Region		Texas	
	Count	Share	Count	Share	Count	Share
1 unit, detached	1,510	48%	37,043	74%	7,232,758	65%
1-unit, attached	98	3%	945	2%	298,606	3%
2 units	241	8%	986	2%	205,176	2%
3 or 4 units	448	14%	1,410	3%	365,110	3%
5 to 9 units	341	11%	1,152	2%	510,163	5%
10 to 19 units	137	4%	554	1%	668,761	6%
20 to 49 units	192	6%	545	1%	397,796	4%
50 or More units	22	1%	356	1%	650,253	6%
Mobile Homes	175	6%	6,703	13%	764,368	7%
Boat/RV/Van/etc.	0	0%	136	0%	19984	0%
Total	**3,164**	**100%**	**49,830**	**100%**	**11,112,975**	**100%**

Source: ESRI

YEAR BUILT

The median year built for Marble Falls housing units is estimated to be 1996, which is more modern than the region and the State of Texas which are estimated at 1991 and 1987, respectively. Approximately 44% of housing has been built since 2000 while only 11% was built prior to 1970.

Housing Units by Year Structure Built

	Marble Falls		Marble Falls Region		Texas	
	Count	Share	Count	Share	Count	Share
Built 2014 or later	291	9%	2,808	6%	785,159	7%
Built 2010 to 2013	34	1%	2,413	5%	572,178	5%
Built 2000 to 2009	1,082	34%	11,544	23%	2,075,148	19%
Built 1990 to 1999	424	13%	9,217	18%	1,678,535	15%
Built 1980 to 1989	241	8%	7,324	15%	1,772,042	16%
Built 1970 to 1979	709	22%	7,886	16%	1,651,689	15%
Built 1960 to 1969	230	7%	3,933	8%	981,038	9%
Built 1950 to 1959	107	3%	2,310	5%	854,731	8%
Built 1940 to 1949	31	1%	657	1%	358,343	3%
Built 1939 or earlier	15	0%	1,740	3%	384,112	3%
Total	**3,164**	**100%**	**49,832**	**100%**	**11,112,975**	**100%**

Source: ESRI

Median Year Structure Built
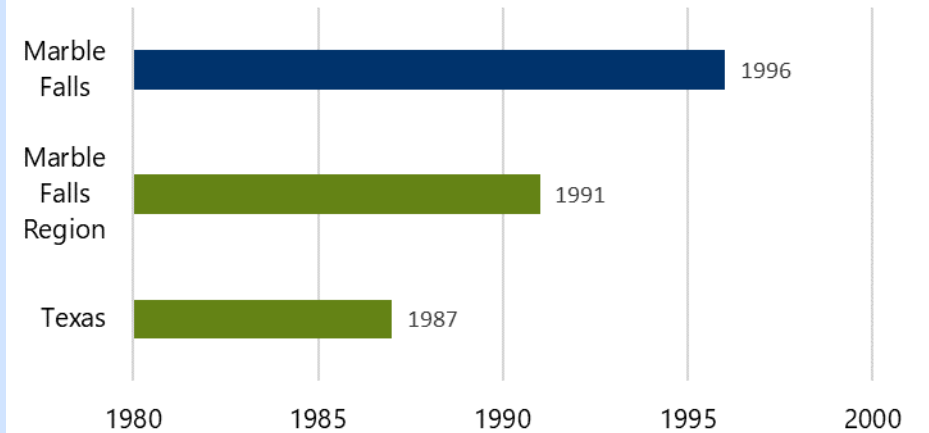
Source: ESRI

HOME VALUES

Home values have climbed drastically in recent years in Marble Falls, the Marble Falls Region, and the State of Texas. While home value data from ESRI is not an accurate representation of actual home sale prices due to these steep market-wide price escalations, it can be used to compare relative values across communities.

As of the 2022 data collection period, Marble Falls registered a median home value at $205,108. This was lower than the regional median ($261,757) and lower than the State of Texas ($238,757).

Over 52% of Marble Falls' homes were valued at $200,000 or more, compared to 62% county-wide.

Home Value 2022

	Median Home Value	Average Home Value
Marble Falls	$205,108	$259,876
Marble Falls Region	$261,867	$392,045
Texas	$238,757	$292,857

Source: ESRI

Owner-Occupied Units by Value, 2022

Legend:
- $1,000,000+
- $500,000-$1,000,000
- $250,000-$499,999
- $150,000-$249,999
- $50,000-$149,999
- less than $50,000
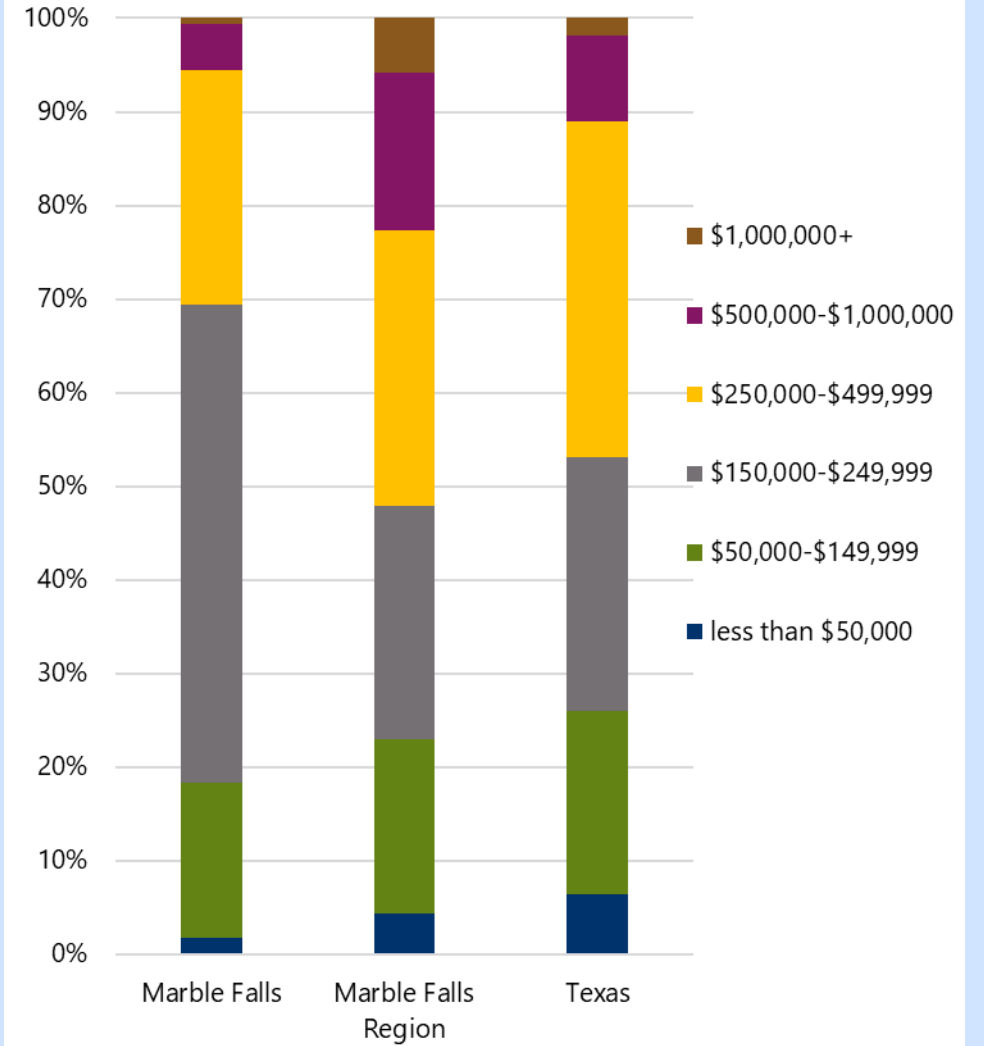
Source: ESRI

HOME VALUES

To better understand the home values in Marble Falls, Burnet Central Appraisal District data was also analyzed to show the break down of home value in Marble Falls by property tax assessments. This home value data provides a more accurate measure than the data from ESRI as the values do not reflect census reported home values.

As of the 2022 data collection period, Marble Falls registered a median home value at $288,251 and an average home value of $391,236.

Over 59% of Marble Falls' homes were valued at $250,000 based on assessment records.

Home Value, 2022

	Median Home Value	Average Home Value
Marble Falls	$288,251	$391,236

Source: Burnet Central Appraisal District

Home Value, 2022
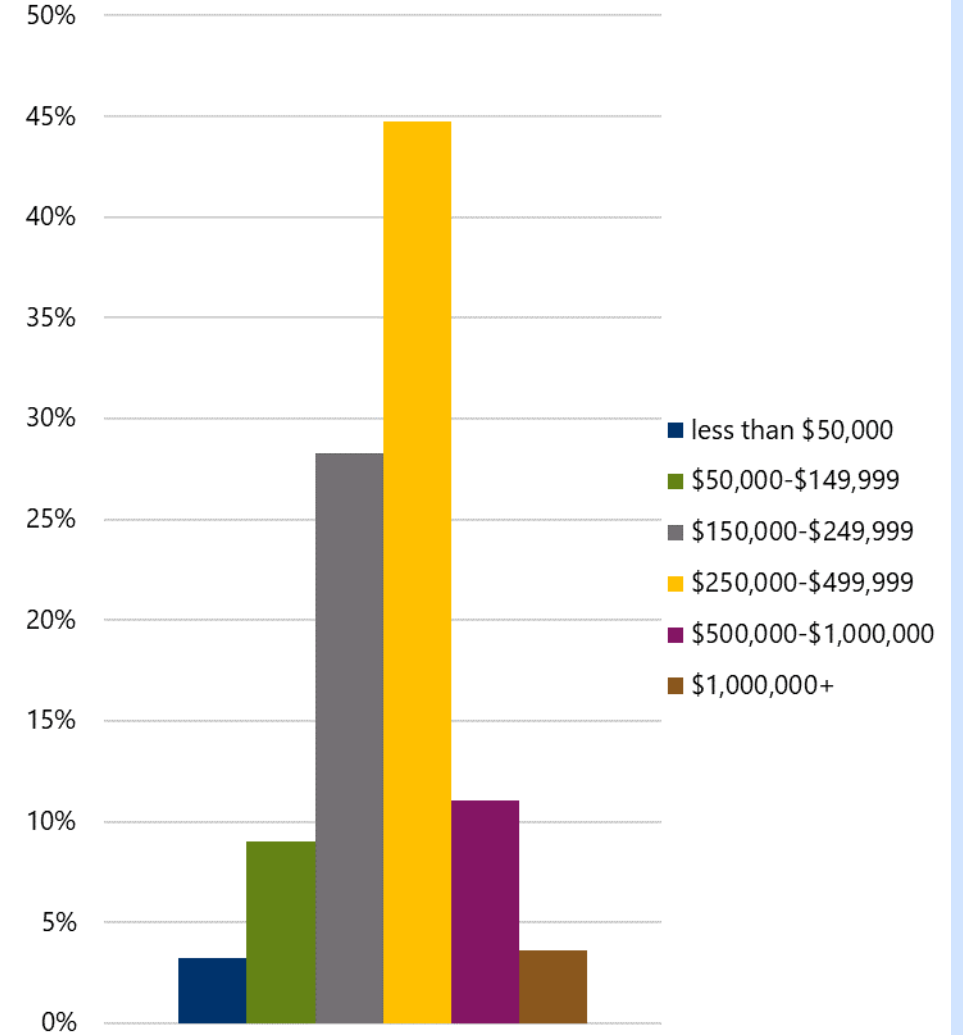
Source: Burnet Central Appraisal District

MEDIAN GROSS RENT

The median gross rent for renter households in Marble Falls is estimated at $950 monthly and has increased by 35% over the last decade, which is slightly lower than the increases at the county and state levels, 37% and 38%, respectively, according to ESRI estimates.

Marble Falls also has a higher percentage of renters with lower cost rent than the region, with about 52% of renters paying less than $1,000 a month compared to the region at about 59%.

Median Rental Rate

	2010	2020	Percent Change 2010-2020
Marble Falls	$704	$950	35%

Source: ACS 5-year estimates 2010, 2020

Rental Rates, 2020

Source: ESRI

The Census defines "gross rent" as the monthly amount of rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter.
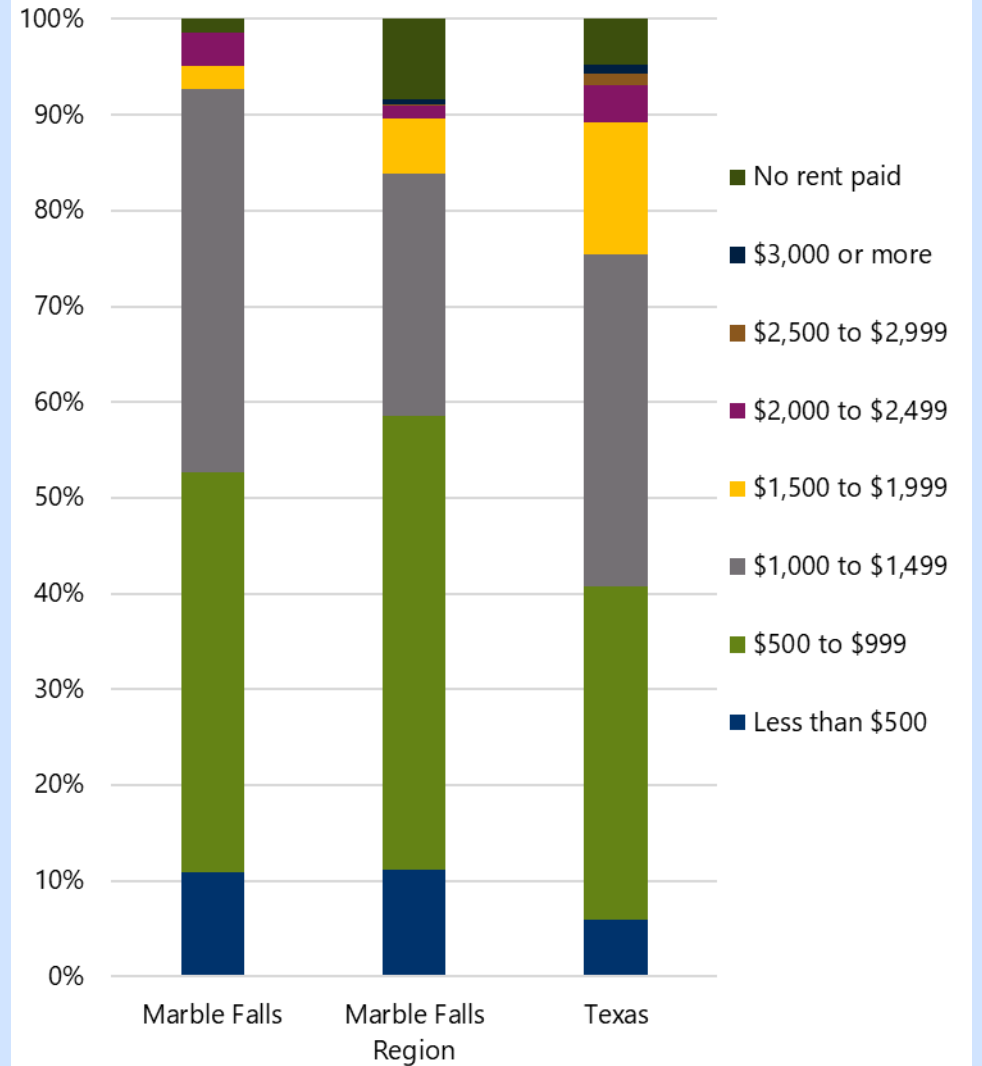
SEASONAL AND VACATION HOMES

In 2010, 48% of vacant units were used for seasonal, recreational, or occasional use. This share would fall dramatically to 17% in 2015 before rising back to 36% in 2020.

The number of actual units has risen since 2010 from 117 to 135 in 2020, despite the major drop-off in 2015.

Marble Falls Vacancy

	2010		2015		2020	
	Count	Share	Count	Share	Count	Share
For rent	98	40%	94	22%	55	15%
Rented, not occupied	0	0%	0	0%	100	27%
For sale only	0	0%	58	13%	0	0%
Sold, not occupied	27	11%	0	0%	0	0%
For seasonal, recreational, or occasional use	117	48%	75	17%	135	36%
For migrant workers	0	0%	0	0%	0	0%
Other vacant	0	0%	210	48%	85	23%
Total:	**242**	**100%**	**437**	**100%**	**375**	**100%**

Source: ACS 5-year estimates 2010, 2015, 2020

Seasonal and Vacation Homes
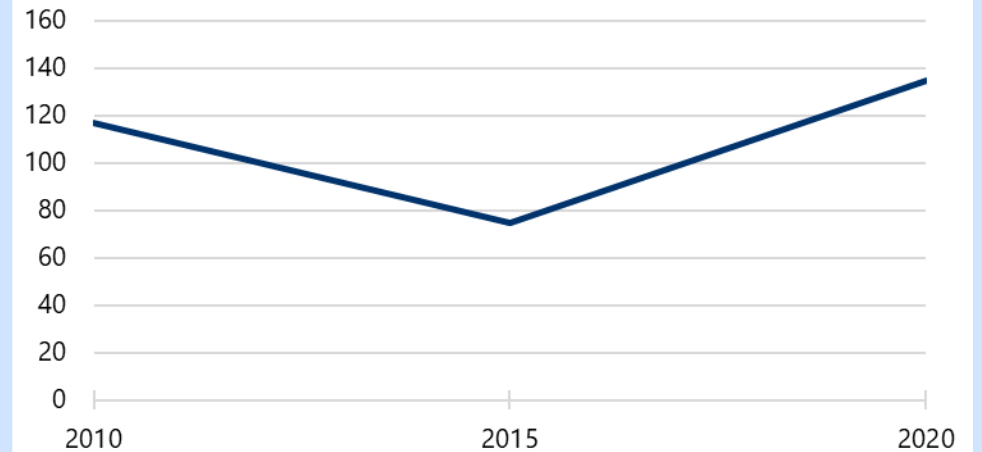
Source: ACS 5-year estimates, 2010,2015,2020

VACATION RENTALS

The table on the right displays the vacation rentals available in Marble Falls and other cities within Burnet County (based on availability).

There are currently 351 active vacation rentals, with an average daily rate of $302. Total revenue generated over the last 12 months from their properties was $3,329.

A relatively small portion of the of the city's housing units are active rentals with 3% in Marble Falls and an estimated 1% at the county level based on available data.

Vacation Rentals

Area	Average Daily Rate	Occupancy Rate	Revenue	Active Rentals	Percent Entire Home Rentals	Quarter Three Rental Growth by Year 2019-2022	2021-2022
Marble Falls	$302	50%	$3,329	351	98%	84%	36%
Bertram	$146	68%	$2,132	18	100%	183%	89%
Burnet	$349	45%	$3,459	189	98%	66%	34%

Average Daily Rate is the average booked nightly rate + cleaning fees for all booked days over the last year, Occupancy Rate is the number of booked days divided by the total number of days available to rent over the last 12 months, Revenue is the median month revenue over the last 12 months, Active Rentals are those that had at least one reserved or available day in the last 12 months, Percent Home Rentals is the percentage of rentals that are rentals for an entire home, Rental Growth is the number of active rentals available in Q3 of each year

Source: AirDNA

Percent of Housing Units that are Active Rentals

Site	Percent
Marble Falls	3%
Burnet County*	2%

*Note: Burnet County is an estimate based on avilable data and include Bertram, Burnet, Granite Shoals and Marble Falls Cities Percent calculation represents active rentals from AirDNA and ESRI Total Housing Units

Source: Camoin Associates tabulation of ESRI and AirDNA Data

Federally Subsidized Housing

Marble Falls has 579 federally subsidized housing units with the vast majority, 424, being LIHTC housing units. In Burnet County there are 971 federally subsidized housing units with 574 being LIHTC housing units.

Federally Subsidized Housing Units, 2021

	HUD Multifamily	HUD Public Housing	LIHTC	USDA Multifamily
Marble Falls	91	0	424	64
Burnet County	111	40	574	246

Source: PolicyMap

Federally Subsidized Housing Units, 2021

Source: Policy Map
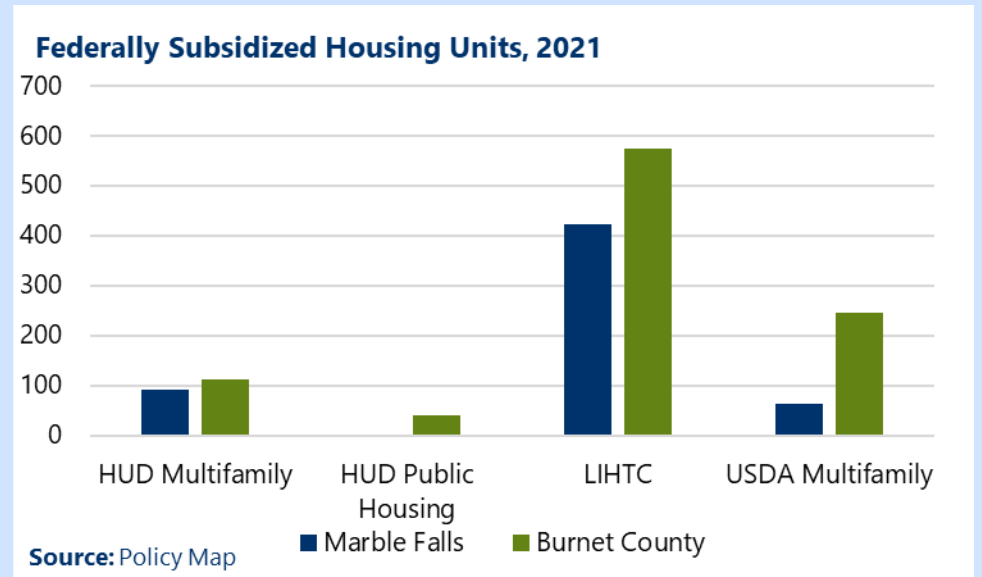
6. Housing Market Snapshot

HOUSING MARKET SNAPSHOT

This chapter describes the city's housing stock in terms of total housing units, vacancy, tenure, year built, units in structure, value/price, rent, and other variables. It provides an initial look at the number of cost-burdened households in the community. Additional data analysis of housing affordability gaps and housing needs will be provided in the next volume of the study.

Section Highlights

- Home prices have increased 75% from 2017 to 2022.

- Homebuying activity increased significantly in recent years as a sign of growing demand. Home sales have increased 29% from 2019 to 2021.

- Housing inventory remains extremely low despite some slowdown in homebuying in 2022. The average days that homes are on the market has continued to decline and was only 34 days in Burnet/Llano Counites in 2022.

- Apartment rents have increased more recently suggesting potential tightening of the market. Rents increased 18% from 2019 (pre-pandemic) to 2022.

- Vacancy and absorption trends also show a healthy and tightening rental market in the city. The city currently has a very low rental vacancy rate of 2.7%. Absorption (a measure of the net change in occupied units each year) has fluctuated but been positive on average over the past 10 years (a positive average annual absorption rate of 38 units).

Annual Market Data

Provided data from HLAoR showed a stark increase in the median close prices for homes at the county level rising from $213,686 to $470,708 over the last 7 years. The number of sales have increased slightly over the time series but have fallen significantly over the last year from 3,928 in 2021 to 2,604 in 2022 according to county level data.

These trends are also consistent with the broader HLAoR service area.

Annual Market Data

Burnet/Llano Counties	2015	2016	2017	2018	2019	2020	2021	2022
Median Close Price	$213,686	$244,656	$268,910	$300,386	$303,957	$343,442	$416,821	$470,708
Number of Sales	2,532	2,928	3,170	2,888	3,056	3,876	3,928	2,604
Avg Days on Market	133	86	111	75	86	92	48	34
Avg Months of Inventory	9	9	7	6	7	6	2	3

Source: Highland Lakes Association of Realtors and Texas A&M University Real Estate Research Center

Annual Market Data

HLAoR Service Area	2015	2016	2017	2018	2019	2020	2021	2022
Median Close Price	$185,199	$207,725	$234,818	$246,897	$254,393	$296,384	$390,304	$444,159
Number of Sales	3,982	4,572	4,963	4,469	4,839	6,140	6,242	4,080
Avg Days on Market	94	97	89	72	78	79	52	36
Avg Months of Inventory	8	7	5	5	6	4	3	4

Source: Highland Lakes Association of Realtors and Texas A&M University Real Estate Research Center

Annual Market Data

According to data sourced from HLAoR, there were 170 homes sold in Marble Falls from January 2021 to January 2023, with median home sales price falling from $475,000 to $400,000 over the same time span.

In 2022, the average median home sales price was found to be $414,094, based on 80 home sales from January 2022-December 2022.

Marble Falls

	2022
Average Median Home Sale Price	$414,094
# of Homes	80

Source: Highland Lakes Association of Realtors and Texas A&M University Real Estate Research Center

Marble Falls, Median Home Sales Price
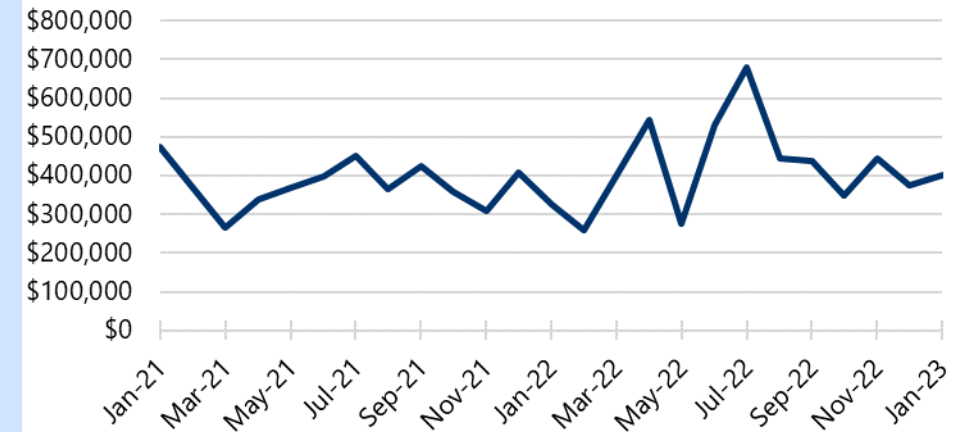
Source: Highland Lakes Association of Realtors and Texas A&M University Real Estate Research Center

RENTAL MARKET

CoStar, a commercial real estate data provider, tracks 26 multifamily properties, as shown in the table to the right. These properties account for over 1,035 rental units in the City of Marble Falls. The metrics from these properties provides a helpful snapshot of the city's rental market.

The majority of properties have healthy vacancy rates of around 5% or lower. The average asking rent across the properties for which there is rent data is $1,081 or $1.17 per SF on average; however, these rents include six affordable housing properties. The average market rent (across properties) is $990.

Existing Marble Falls Multifamily Properties (Tracked by CoStar)

Property Address	Number Of Units	Year Built	Vacancy %	Avg Unit SF	Avg Asking/ Unit	Avg Asking/ SF	Rent Type
601 2nd St	8	1972	11.6	Unknown	Unknown	Unknown	Market
1101 6th St	80	2012	0.7	982	$767	$0.78	Affordable
1102 Avenue K	40	1974	0.5	850	$820	$0.96	Affordable
204 Avenue R	2	2000	5.3	Unknown	Unknown	Unknown	Market
206 Avenue R	2	2000	5.3	Unknown	Unknown	Unknown	Market
1800 Avenue R	2	1999	5.3	Unknown	Unknown	Unknown	Market
1802 Avenue R	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Uknown
1106 Brazos St	54	1998	9.2	805	$1,400	$1.74	Market
1109 Cedar Dr	2	1973	4.0	Unknown	Unknown	Unknown	Market
200 FM 1431	51	1985	3.0	600	Unknown	Unknown	Affordable
901 W FM 2147	15	2007	Unknown	1,093	Unknown	Unknown	Market
92 Gateway N	57	2005	0.0	1,198	$1,365	$1.14	Market
503 Gateway Pky	6	Unknown	5.3	Unknown	Unknown	Unknown	Market
506 Gateway Pky	45	1998	0.3	862	$1,140	$1.31	Market
908-1000 Loma Ln	4	1985	5.3	Unknown	Unknown	Unknown	Market
1301 Max Copeland Dr	133	2017	0.5	1,029	$1,734	$1.68	Market
1600 Mustang Dr	76	Unknown	0.2	953	$894	$0.94	Affordable
1700 Mustang Dr	124	2005	5.1	931	$874	$0.94	Affordable
501 Panther Hollow Dr	200	2019	4.7	833	$1,435	$1.72	Market
1001 Pecan Valley Dr	54	1985	Unknown	899	$605	$0.67	Affordable
500-502 Steve Hawkins Pky	8	1996	5.3	1,350	Unknown	Unknown	Market
1600-1604 Stoney Ridge Ct	28	1985	1.0	902	$862	$0.96	Market
1409 Trinity St	8	1972	5.3	Unknown	Unknown	Unknown	Market
930 Via Viejo St	14	1983	Unknown	840	Unknown	Unknown	Market
600-602 3rd St	10	Unknown	5.3	Unknown	Unknown	Unknown	Market
1601-1603 Stoney Ridge Ct	12	1984	5.3	Unknown	Unknown	Unknown	Market

Source: CoStar

RENTAL MARKET TRENDS

CoStar's inventory indicates that inventory has increased slightly from 2012 with the addition of a new property in 2017 that added 133 units and another in 2019 that added 200 units.

Rents have been steadily increasing in Marble Falls from $858 in 2012 to $1,173 in 2022, an increase of 37%. Rents increased 18% from 2019 (pre-pandemic) to 2022. This indicated a steeper price increase compared to historic rent increases.

Multifamily Rental Inventory Trends
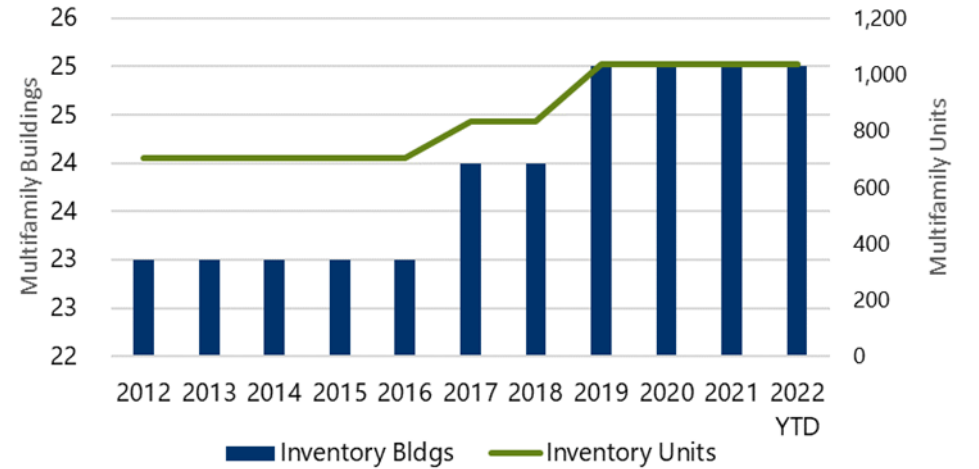
Source: CoStar

Multifamily Rent Trends
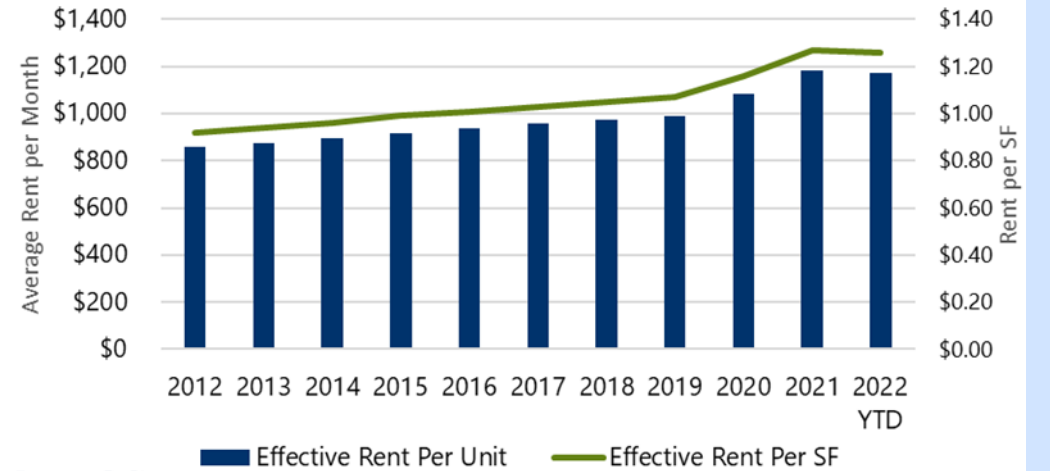
Source: CoStar

RENTAL MARKET VACANCY AND ABSORPTION

The city currently has a very low rental vacancy rate of 2.7% according to CoStar data. A vacancy rate below a healthy level of 5% is considered a strong and tight market. Vacancy has generally been trending downward with a notable increase in 2019 associated with the completion of a new multifamily properties, which temporarily increased vacancy levels.

As shown in the table to the right, the market was relatively quick to absorb new units that were created. Absorption (a measure of the net change in occupied units each year) has fluctuated but remained positive on average over the past 10 years (a positive average annual absorption rate of 38 units).

Overall, the rental market in Marble Falls has been relatively healthy and has recently become a very strong market which may push rents higher without new inventory.

Multifamily Rental Vacancy and Absorption Trends
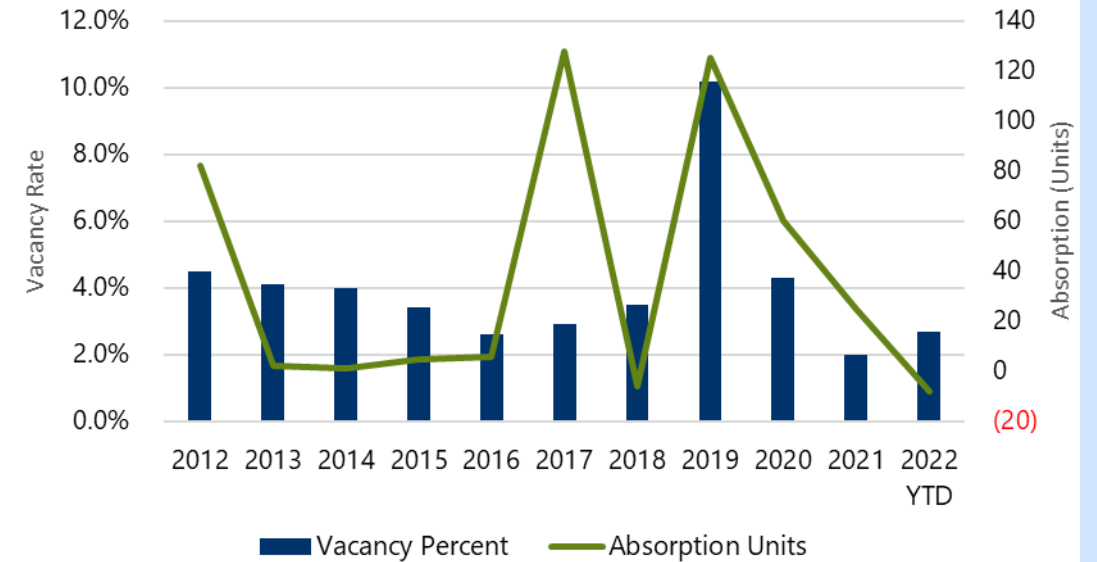
Source: CoStar

Development Map

The table displays development projects by stage in Marble Falls as provided in the development map.

There are a total of 61 projects and 4,481 acres in various stages of development.

Marble Falls Development

Stages	Projects	Acres
Hypothetical	9	593.4
Pre-Development	16	696.9
Design	22	1317
Construction	12	1859
Warranty	2	14.5

Source: City of Marble Falls Development Services Department

Marble Falls Development Map
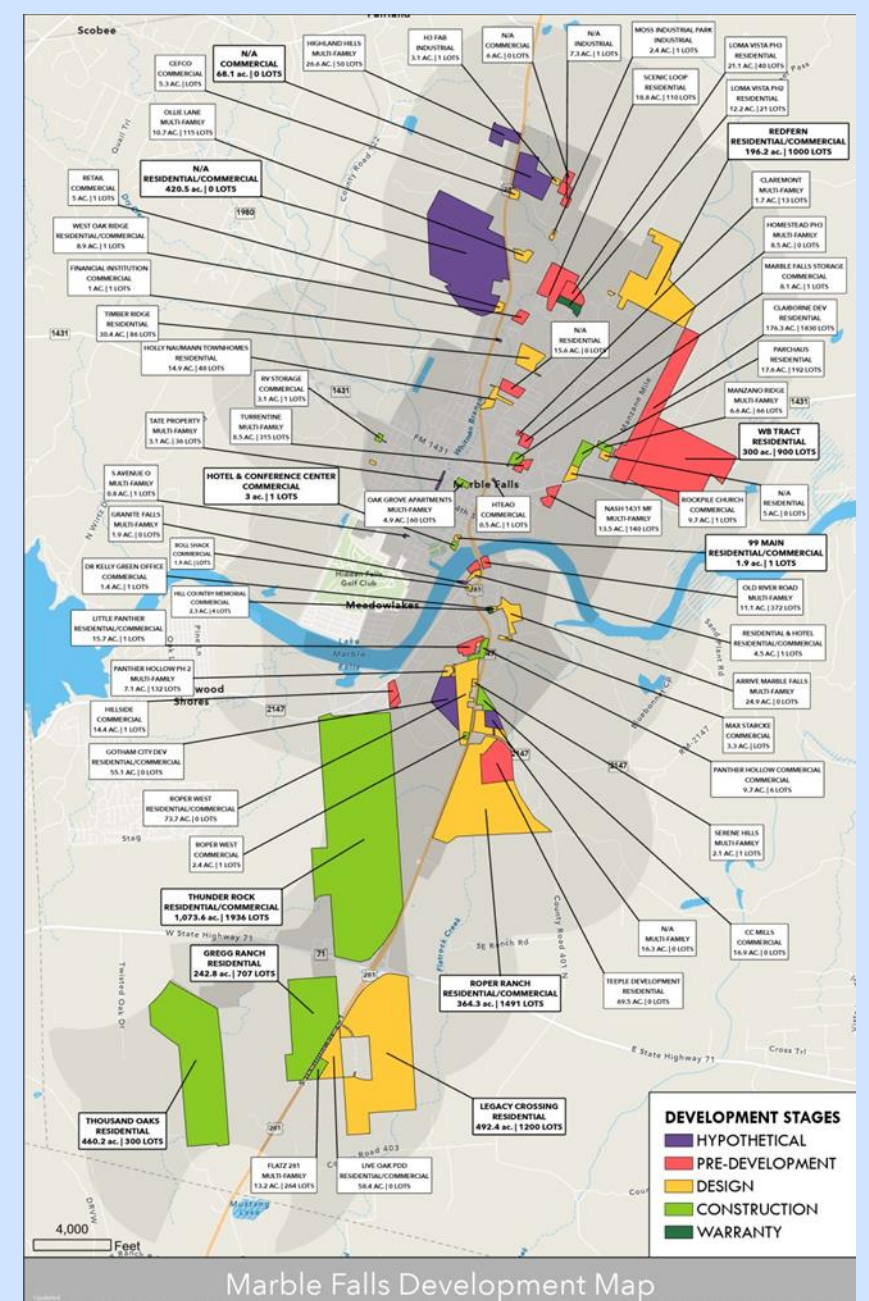
7. Housing Attainability Gap

HOUSING ATTAINABILITY GAP

This chapter provides context for the city's level of housing cost burden and metrics for measuring the housing attainability gap. This data is useful for determining the appropriate price points for meeting affordable housing need based on income.

Section Highlights

- City households are limited in their capacity to afford apartments and homes. Approximately 65% of existing households in Marble Falls are not able to afford a home over $273,000.

- A typical household needs substantially more income to be able to afford a typically priced home. Based on a median home sale price of $414,094, the income threshold necessary to reasonably afford that home is $133,420.

- Typical wages and earnings for those working in Marble Falls are not well aligned with housing prices. Even with two earners per household with the average earnings, home affordability is still a challenge.

- Wages are better aligned with the City's apartment rents. Based on the median gross monthly rent of $950 the annual income threshold is $38,000 while the median renter household income is $40,228.

- A substantial number of city households are cost burdened by housing costs. In 2020, approximately 1,128 households are cost burdened with 43 renters being moderately cost burdened and 17% being severely cost burdened.

- Low-income renters are disproportionately cost burdened. Approximately 874 renter households in the city with incomes under $50,000 per year are cost burdened.

HOUSING AFFORDABILITY GAP

The accompanying table displays the maximum affordable rent and home value based on income level in Marble Falls.

Both rent and home value are based on a 30% max percent of income being contributed to housing costs while home value also assumes a 10% down payment and a 30-year fixed rate mortgage.

Approximately 65% of existing households in Marble Falls are not able to afford a home over $273,000 while approximately 46% would not be able to afford a home over $182,000. Similarly, many households in the city are only able to afford rents at the lower end of the spectrum.

Marble Falls Income Brackets and Housing Affordability

Household income Bracket	Number of Households	Percent of Households	Max. Affordable Rent	Max. Affordable Home Value
Less than $24,999	593	20%	Less than $625	$91,103 or Less
$25,000 - $49,999	766	26%	$625 - $1,250	$91,104 - $182,206
$50,000 - $74,999	580	19%	$1,251 - $1,875	$182,207 - $273,309
$75,000 - $99,999	550	18%	$1,876 - $2,500	$273,310 - $364,412
$100,000-$149,999	339	11%	$2,501 - $3,750	$364,413 - $546,618
$150,000-$199,999	89	3%	$3,751 - $5,000	$546,619 - $726,824
More than $200,000	75	3%	$5,000 or more	$728,825 and above

Note: Assumes 10% Down Payment and 6.3% 30 Yr Fixed Mortgage.

Source: Camoin Associates

HOUSING AFFORDABILITY GAP

Home affordability based on the median household income level is displayed in the accompanying table. The analysis assumes: 6.3% interest rate, 2.01% property tax rate, .50% insurance rate, and $251 in monthly utilities expenses.

Based on a median home sale price of $414,094, the income threshold necessary to reasonably afford that home is $133,420. This is in stark contrast to the actual median household income for Marble Falls of $54,217, creating an income gap of $79,203 (the additional income a typical median income household would need to afford a median priced home) and a price affordability gap of $216,520 (the reduction in price that would be necessary for a median income household to afford a median priced home).

The gap analysis illustrates clearly that there is a significant affordability gap between what households are able to reasonably afford and where current housing prices in the city currently stand.

Home Affordability Gap: Housing Prices vs. Income Levels	
	Marble Falls
Median Sale Price	$414,094
Down Payment of 10%	$41,409
Loan Amount	$372,684
Principal & Interest Pmt (30 Year Fixed Rate at 6.3%)	$2,300
Est. Property Tax	$694
Est. Insurance and Utilities	$342
Total Monthly Payment	$3,336
Household Income Threshold (annual)	$133,420
Median Household Income	$54,217
Income Gap	**$79,203**
Affordable Home Price Based on Median Income	$197,573
Home Price Affordability Gap	**$216,520**
Source: Camoin Associates	

HOUSING AFFORDABILITY GAP

Home affordability based on the median earnings is displayed in the accompanying table. The analysis once again assumes: 6.3% interest rate, 2.01% property tax rate, .50% insurance rate, and $251 in monthly utilities expenses.

Based on a median home sale price of $414,094, the income threshold necessary to reasonably afford that home is $133,420. This is in stark contrast to the actual median earnings for Marble Falls of $38,695, creating an income gap of $94,725 and a price affordability gap of $273,084.

Home Affordability Gap: Housing Prices vs. Median Earnings	
	Marble Falls
Median Sale Price	$414,094
Down Payment of 10%	$41,409
Loan Amount	$372,684
Principal & Interest Pmt (30 Year Fixed Rate at 6.3%)	$2,300
Est. Property Tax	$694
Est. Insurance and Utilities	$342
Total Monthly Payment	$3,336
Household Income Threshold (annual)	$133,420
Median Earnings	$38,695
Income Gap	**$94,725**
Affordable Home Price Based on Earnings	$141,009
Home Price Affordability Gap (Single Earner Household)	**$273,084**
Source: Camoin Associates	

HOUSING AFFORDABILITY GAP

Rent affordability based on the median gross is displayed in the table below. Based on the median gross monthly rent of $950 the annual income threshold is $38,000 while the median renter household income is $40,228, meaning median renter income households and above can afford the rental rates in Marble Falls.

The table on the right displays all occupations that do not have a median earnings high enough to meet the income threshold and the total number of jobs in that occupation.

Rent Affordability Gap: Median Gross Rent and Median Renter Household Income

	Marble Falls
Median Gross Monthly Rent	$950
Annualized Rent	$11,400
Household Income Threshold (annual)	$38,000
Hourly Wage Threshold (Full-Time)	$18.27
Hourly Wage Threshold (3/4-Time)	$24.36
Hourly Wage Threshold (1/2-Time)	$36.54
Median Renter Household Income	$40,228
Median Rent % Median Income	28.3%

Source: Camoin Associates

Occupations with Median Income Insufficient to afford Median Rent in Marble Falls- 2021

Occupation	Jobs	Occupation	Jobs	Occupation	Jobs
Waiters and Waitresses	188	Cooks	41	Veterinary Technicians	14
Hotel Clerks	40	Food Preparation Workers	77	Miscellaneous Assemblers	43
Food Servers	16	Cleaners of Vehicles	35	Painters	40
Dining Room Attendants	19	Counter and Rental Clerks	31	Butchers and Meat Cutters	21
Protective Service Workers	10	Retail Salespersons	392	Supervisors of Food Prep	89
Farmworkers and Laborers	26	Cooks, Restaurant	143	Glaziers	11
Hosts and Hostesses	21	Product Promoters	13	Customer Service Rep	111
Recreation Attendants	19	Medical Assistants	44	Agricultural Managers	22
Dishwashers	36	Fitness Instructors	15	Real Estate Sales Agents	11
Maids	123	Insurance Sales Agents	24	Industrial Truck Operators	35
Fast Food	247	Landscape Workers	127	Secretaries	181
Substitute Teachers	36	Merchandise Displayers	11	Molders	14
Childcare Workers	66	Sales Workers	21	Roofers	14
Laundry Workers	19	Tellers	21	Maintenance Workers	140
Cooks, Fast Food	15	Self-Enrichment Teachers	13	Billing and Posting Clerks	25
Teaching Assistants	62	Security Guards	17	Graphic Designers	14
Cashiers	312	Tire Repairers and Changers	17	Dispatchers	12
Cooks, Short Order	11	Recreation Workers	25	Loan Interviewers and Clerks	14
Farmworkers	22	Material Movers	86	Carpenters	114
Cosmetologists	13	Office Clerks, General	242	Inventory Clerks	59
Bartenders	41	Parts Salespersons	38	Helpers	77
Packers and Packagers, Hand	19	Light Truck Drivers	48	Machine Operators	44
Home Health Aides	202	Construction Laborers	206	Administrative Assistants	194
Food Preparation Workers	11	Bus Drivers, School	13	Janitors	126
Driver/Sales Workers	23	Stockers and Order Fillers	182	Automotivee Attendants	15
Animal Caretakers	32	Nursing Assistants	93		

Source: Lightcast

COST-BURDENED HOUSEHOLDS

A common housing affordability "rule of the thumb" is that a household should spend no more than 30 percent of its income on housing costs. This definition is also used by HUD.

These tables show the number and share of households at each income level in Marble Falls and Burnet that are considered "cost-burdened," or are spending 30 percent or more of income on housing costs.

While the 30 percent threshold is the commonly accepted metric, it is most relevant to households at the lower end of the income spectrum. High-income households spending more than 30 percent of income on housing costs are not of particular concern, since this is often a lifestyle choice.

According to the 2020 ACS, about 1,128 Marble Falls households are considered cost-burdened with 75% of these households being renter households.

When looking at the households' breakdown, Policy Map estimates that 43% of renter households are moderately cost-burdened and 15% of owner households are moderately cost-burdened in 2020.

For the purposes of this metric, monthly owner housing costs include payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance; utilities (electricity, gas, water, and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where applicable, monthly condominium fees and mobile home costs.

Monthly renter housing costs are comprised of gross rent, as defined previously.

Cost Burdened Households
(Households with Housing Costs at 30% or More of Household Income)

	All-Occupied	Owner-Occupied	Renter-Occupied
Marble Falls	1,128	254	874
Burnet County	4,649	3,019	1,630
Texas	2,916,011	1,246,276	1,669,735

Source: ACS 5-year estimates 2020

Percent of Households that are Cost-Burdened

	Renter Households				Owner Households			
	Moderate		Severe		Moderate		Severe	
	2015	2020	2015	2020	2015	2020	2015	2020
Marble Falls	29%	43%	14%	17%	13%	15%	19%	4%
Burnet County	21%	30%	17%	14%	16%	14%	10%	8%

Source: Policy Map

COST-BURDENED HOUSEHOLDS BY INCOME

When examining cost-burdened households by income, the biggest proportion of households that are cost-burdened are at the $35,000 to $49,999 income level, with 34% in Marble Falls and 24% in Burnet County cost-burdened households being at this income level.

In Marble Falls 90% of all cost-burdened households have an income below $50,000 and 71% of households in Burnet County follow this trend.

Cost Burdened Households by Income Level, 2020
(Households with Housing Costs at 30% or More of Household Income)

Household Income Level	Marble Falls			Burnet County		
	All Occupied	Owner-Occupied	Renter-Occupied	All Occupied	Owner-Occupied	Renter-Occupied
Less than $20,000:	251	38	213	1,275	708	567
$20,000 to $34,999:	383	89	294	910	468	442
$35,000 to $49,999:	384	17	367	1,122	536	586
$50,000 to $74,999:	89	89	-	628	593	35
$75,000 or more:	21	21	-	714	714	-
Total	**1,128**	**254**	**874**	**4,649**	**3,019**	**1,630**
Total < $50,000	**1,018**	**144**	**874**	**3,307**	**1,712**	**1,595**

Source: ACS 2020 5-year Estimates

8. CURRENT HOUSING NEEDS ANALYSIS

CURRENT HOUSING NEEDS ANALYSIS

This chapter addresses households and workers that currently cannot afford to live in Marble Falls. Key subsectors analyzed were displaced workers, cost-burdened households, and young adult residents. The data covered in this section will help determine the amount of additional housing units needed for the cost burdened population and to recapture displaced workers.

Section Highlights

- Overall, there are an estimated 1,473 to 1,573 households currently needing new, improved, or alternative housing in Marble Falls. While this does not necessarily indicate new housing needing to be built, it indicates that there is substantial unmet housing needs in Marble Falls.

- A significant portion of households in Marble Falls are cost burdened by housing expenses. Approximately 40% (1,128) of all households in Marble Falls are considered cost-burdened.

- Renter households and younger households are disproportionately burdened by housing expenses. 60% of renter-occupied households and 69% of the 25- to 34-year-old age group are cost-burdened.

- There is substantial need for housing to accommodate workers that are forced to commute long distances to their jobs because of housing issues. 86.5% of "primary" jobs in Marble Falls are filled by workers who commute into Marble Falls.

COST-BURDENED HOUSEHOLDS

The US Department of Housing and Urban Development (HUD) considers housing to be affordable if households are spending no more than 30% of their income on housing costs. This threshold was also used in this analysis.

The tables to the right show the number and share of households at different income levels in Marble Falls that are considered "cost-burdened," or are spending 30% or more of their income on housing costs.

According to the US Census Bureau's 2020 American Community Survey, **approximately 1,128 Marble Falls households are considered cost-burdened, or 40% of all households in the city.** When examining only households earning below $50,000/year, about 1,018 households are cost-burdened, or about 72% of all households in this income range.

Renter households are more likely to be cost-burdened than owner-occupied households. While very low-income households would not typically be expected to be able to own their own home, there are situations that make this possible including seniors on a limited income that have already paid off their mortgage.

For the purposes of this metric, monthly owner housing costs include payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance; utilities (electricity, gas, water, and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where applicable, monthly condominium fees and mobile home costs. Monthly renter housing costs are comprised of gross rent.

Cost Burdened Households by Income Level, 2020
(Households with Housing Costs at 30% or More of Household Income)

Household Income Level	Marble Falls		
	All Occupied	Owner Occupied	Renter Occupied
Less than $20,000	251	38	213
$20,000 to $34,999	383	89	294
$35,000 to $49,999	384	17	367
$50,000 to $74,999	89	89	0
$75,000 or more	21	21	0
Total	**1,128**	**254**	**874**
Total < $50,000	**1,018**	**144**	**874**
Average Percent of Income Spent on Housing	**25%**	**24%**	**27%**

Source: ACS 2020 5-year estimates

Share of Households by Income Level that are Cost Burdened, 2020

Household Income Level	Marble Falls		
	All Occupied	Owner Occupied	Renter Occupied
Less than $20,000	100%	100%	100%
$20,000 to $34,999	65%	39%	82%
$35,000 to $49,999	68%	20%	76%
$50,000 to $74,999	15%	25%	0%
$75,000 or more	3%	3%	0%
Total	**40%**	**19%**	**60%**
Total < $50,000	**72%**	**41%**	**83%**

Source: ACS 2020 5-year estimates

COST-BURDENED HOUSEHOLDS BY AGE

When examining cost-burdened Marble Falls households by age, cost-burdened rates vary widely across age groups, ranging from 69% of 25- to 34-year-olds to 39% of 35- to 64-year-olds.

Across age groups, renter households are more cost-burdened than owner households. This is especially true for households comprised of people aged 65 and over, where the rate of cost burden is 39 percentage points higher for Marble Falls renters (62%) compared to owners (23%). However, it should be noted that seniors generally have more limited incomes in retirement and may have other sources of wealth to cover housing costs.

Based on this analysis, it is estimated that approximately 39% of seniors in the city (23% of owners and 62% of renters) have a need for alternative living arrangements that better suit their income constraints. The number of senior households in Marble Falls is projected to decrease over the next five years with 67 fewer households over the age of 75 and nine fewer households aged 65-74.

Cost Burdened Seniors, Marble Falls, 2020

	All-Units		Owner-Units		Renter-Units	
	All occupied	Cost-burdened	All Occupied	Cost Burdened	All Occupied	Cost-burdened
	893	348	525	121	368	227
Share		**39%**		**23%**		**62%**

Source: ACS 2020 5-year estimates

Cost Burdened Households by Age of Householder (Households with Housing Costs at 30% or More of Household Income)

	Marble Falls		
Age	All Occupied	Owner Occupied	Renter Occupied
15 to 24 years	0	0	0
25 to 34 years	152	27	125
35 to 64 years	628	106	522
65 years or older	348	121	227
Total	**1,128**	**254**	**874**
Total < $50,000	**780**	**133**	**647**

Source: ACS 2020 5-year estimates

Share of Housholds by Age of Householder that are Cost Burdened, 2020

	Marble Falls		
Age	All Occupied	Owner Occupied	Renter Occupied
15 to 24 years	0%	0%	0%
25 to 34 years	69%	64%	71%
35 to 64 years	39%	14%	62%
65 years or older	39%	23%	62%
Total	**40%**	**19%**	**60%**
Total < $50,000	**41%**	**16%**	**60%**

Source: ACS 2020 5-year estimates

DISPLACED WORKERS

Many workers want to live as close to work as possible. However, because of a lack of housing availability and high prices, many must live somewhere other than Marble Falls and are therefore defined as "displaced." **Currently, 86.5% of primary jobs in the city are filled by those that commute to their job from other communities. That is, only 13.5% of those working in the city also live in the city.**

Two approaches were used to estimate the housing needs resulting from displaced workers. The first examines the proportion of "resident workers." Currently, only 13.5% of local workers (employed within the city) live in Marble Falls. Historically, the resident worker rate in the city has been as high as 21%. Over time, housing challenges have, in part, contributed to a decline in that rate. If the current rate was still on pace with the historic high, estimates indicate there would be an additional 456 resident workers that would need housing Marble Falls. However, a return to historic levels does not necessarily represent an ideal or healthy balance.

The next approach establishes a target goal for the proportion of resident workers in Marble Falls representing a more "ideal" proportion. Comparing the historic share of workers who live and work in Marble Falls, data was pulled for peer communities in Texas including Stephenville, Kerrville, and Brenham. These communities have substantially greater proportions of resident workers suggesting that there is a need and opportunity to enhance the city's resident work rate.

Based on the analysis of peer communities, an aspirational goal would be for approximately 42% of workers employed in the city to also live in the city. This target indicates a need for an additional 1,712 resident workers representing a need for approximately 1,541 housing units. Given that Marble Falls has over 2,500 workers who have a commute of 25 miles or greater to work in the city, the aspirational target of 1,712 workers would represent capturing an ambitious but achievable share of 68% of these long-distance commuters (over the long-term) if only long-distance commuters were captured.

Displaced Worker Housing Need	
Historical Estimate	
Total Primary Jobs in Marble Falls	6,099
Workers that Live/Work in Marble Falls	825
Workets that Live/Work in Marble Falls (%)	13.5%
Workers that Commute into Marble Falls	5,274
Workers that Commute into Marble Falls (%)	86.5%
Target Resident Workers Percent (Historical Estimate)	21%
Target Resident Workers (Historical Estimate)	1,281
New Resident Workers Historical Case	456
Aspirational Target	
Target Resident Workers (Aspirational Target)	2,537
Target Resident Workers Percent (Aspirational Target)	42%
New Resident Workers Aspirational Case	1,712
Housing Unit Need*	1,541

*Assuming 10% of displaced workers live with other in-town displaced workers

Source: US Census OnTheMap; Camoin Associates

UNDERHOUSED YOUNG ADULT RESIDENTS

The underhoused needs analysis focuses on young adults that are living with others because of the lack of attainable and/or suitable housing options in Marble Falls. While this living arrangement can be typical and, in and of itself, does not represent a housing challenge, the analysis considers only the proportion of those living in this arrangement that is beyond "typical" levels.

Approximately 53% of young adults aged 18-34 are currently living with others besides a spouse or partner, representing the "pool" of potentially underhoused young adults. Compared to county levels, the proportion of those living with parents and other nonrelatives is lower in Marble Falls; however, the proportion living with other relatives and nonrelatives (21%) is higher than in Burnet County, which suggests that local housing issues may be accounting for these locally higher rates.

To estimate the housing need for underhoused young adult residents, the number of "expected" residents living with other relatives and nonrelatives based on county proportions was compared with the current actual number. The analysis provides an estimate of 18 under-housed residents needing their own housing in Marble Falls.

In Marble Falls, there are 71 overcrowded units (units with more than 1 occupant per room). All these units are renter occupied units, and account for 2% of all occupied units, which is slightly lower than the rate of 3% at the county level.

The analysis suggests that underhoused and overcrowded housing situations, while important, are not a primary source of housing need in Marble Falls relative to other sources of housing need.

Underhoused Residents Aged 18-34, 2021

Living Arrangements	Marble Falls Count	Marble Falls Share	Burnet County Count	Burnet County Share
Living Alone	131	12%	403	5%
With Spouse	355	32%	2,129	25%
With Unmarried Partner	37	3%	589	7%
With Parents	363	33%	3,757	44%
With Other Relatives	202	18%	917	11%
With Other Nonrelatives	28	3%	667	8%
Total 18 to 34 Year Olds	**1,116**	**100%**	**8,462**	**100%**
Total Living with Others (non-spouse/partner)	**593**	**53%**		
Living with Other Relatives & Nonrelatives	230	21%		
Expected Living with Other Relatives & Nonrelatives	212	19%		
Underhoused Residents	**18**	**2%**		

Source: ACS 2021 5-year estimates

Overcrowded Households, 2021

Housing Units	Marble Falls	Burnet County
Owner Occupied Units	0	380
Percent Owner Occupied Units	0%	3%
Renter Occupied Units	71	239
Percent Renter Occupied Units	5%	7%
Total Occupied Units	**71**	**619**
Percent a Total Occupied Units	**2%**	**3%**

Note: Households with over 1 occupants per room

Source: ACS 2021 5-year estimates

SUBSTANDARD HOUSING

Throughout the city, there are homes that lack the basic facilities or systems necessary to meet baseline standards for habitation. The units without either a complete kitchen or complete plumbing are of substandard quality and the households occupying those units need alternative housing arrangements that meet basic habitability standards.

It is important to note, however, that just because these units are substandard, it does not mean new replacement units are needed. Rather, many of these units can be rehabilitated to improve their quality and address this need. Such programs exist in Marble Falls to improve the quality of existing housing units that could likely to be utilized to address these challenging properties.

Overall, there are approximately 100 of these housing units in Marble Falls representing approximately 3.5% of the total occupied housing stock (note that this total does not include vacant or unoccupied housing units).

The analysis indicates that housing quality and condition are meaningful components of the housing challenges facing Marble Falls and there may be opportunities to help these property owners address basic housing quality issues.

Substandard Housing, 2021	
	Marble Falls
Total Occupied Housing Units	**2,857**
Units with complete plumbing	2,857
Units without complete plumbing	0
Percent without complete plumbing	0%
Units with complete kitchen facilities	2,757
Units without complete kitchen facilities	100
Percent without complete kitchen facilities	4%
Minimum Number of Substandard Units	**100**
Source: ACS 2021 5-year estimates	

HOUSING NEEDS SUMMARY

The results of the quantitative needs analysis indicate that there are an estimated 2,687 to 2,787 households in need of new, improved, or alternative housing arrangements in Marble Falls. While this does not necessarily indicate the number of new housing units needing to be built, the scale of the current housing need in the city suggests that the development of new housing aligned with the specific household types and income levels will be necessary to meaningfully address the current housing need in Marble Falls.

A range is provided as some categories of housing needs may potentially have overlapping households (i.e., households that fall into more than one category). The low estimate is based on the categories that are mutually exclusive and do not have the potential for overlapping categories. This analysis includes all categories except for households living in obsolete and substandard units.

Displaced workers represent the largest proportion of the housing need with a count of 1,541 workers. Cost-Burdened households (excluding seniors) is also a substantial component of the current need with a count of 780.

The greatest need for housing is for renter-occupied households, which accounts for 63% of the overall housing need in Marble Falls. Owners account for the remaining 37% of the need.

By income level, the greatest housing need is for households in the $35,000 to $49,999/year income level with 644 households in this bracket in need of housing. Approximately 44% of the housing need is for households with incomes greater than $50,000/year. Overall, the income distribution suggests a need for housing across the rental and sale price spectrum.

Summary of Housing Need, By Category and Tenancy (Households)

Description	Owner-Occupied Count	Owner-Occupied Percent	Renter-Occupied Count	Renter-Occupied Percent	All Occupied Count	All Occupied Percent
Cost Burdened (non senior)	133	5%	647	23%	780	28%
Senior Households	121	4%	227	8%	348	12%
Displaced Workers	738	26%	803	29%	1,541	55%
Underhoused	9	0%	9	0%	18	1%
Overcrowded	0	0%	71	3%	71	3%
Substandard	48	2%	52	2%	100	4%
Total (Low Estimate)	**1,001**	**36%**	**1,686**	**61%**	**2,687**	
Total (High Estimate)	**1,049**	**38%**	**1,738**	**62%**	**2,787**	

Source: Camoin Associates

Summary of Housing Need, By Income and Tenancy (Households)

Description	Owner-Occupied Count	Owner-Occupied Percent	Renter-Occupied Count	Renter-Occupied Percent	All Occupied Count	All Occupied Percent
Less than $5,000	0	0%	45	2%	45	2%
$5,000 to $9,999	0	0%	68	2%	68	2%
$10,000 to $14,999	14	0%	71	3%	85	3%
$15,000 to $19,999	17	1%	116	4%	133	5%
$20,000 to $24,999	53	2%	177	6%	231	8%
$25,000 to $34,999	124	4%	254	9%	378	14%
$35,000 to $49,999	67	2%	577	21%	644	23%
$50,000 to $74,999	281	10%	304	11%	585	21%
$75,000 to $99,999	197	7%	109	4%	307	11%
$100,000 to $149,999	156	6%	0	0%	156	6%
$150,000 or more	141	5%	16	1%	156	6%
Total	**1,049**	**38%**	**1,738**	**62%**	**2,787**	**100%**

Source: Camoin Associates

9. FUTURE WORKFORCE HOUSING NEEDS ANALYSIS

FUTURE WORKFORCE HOUSING NEEDS ANALYSIS

This chapter assesses how many additional housing units need to be developed to keep pace with the projected job growth within the city. This analysis also considers the impact migration, retirement, and natural population decline has on the future housing needs.

Section Highlights

- New job growth and retirements will drive a need for new workers for jobs in Marble Falls. Over the next decade, Marble Falls will experience a net increase of 1,993 workers. In the same time period, it is projected that 195 workers will enter retirement.

- Many retiring workers are expected to keep their residence in Marble Falls, limiting turnover and availability of housing for new workers.

- Much of the housing that becomes available from retirees and natural decline (deaths) will not be available at workforce-level price points.

- In-commuting workers will continue to fill a portion of jobs in Marble Falls. Even with more "ideal" levels of in-commuting, a significant portion of the future workforce need will be met by those commuting into Marble Falls.

- As the city's economy grows and new jobs are created, new workers will be needed to fill these jobs, generating a need for housing in the city.

- 554 housing units will be needed for growing workforce population over the next 10 years. When accounting for housing units that will become available during this time period, Marble Falls will need to add 554 new units specifically for workforce households.

FUTURE WORKFORCE HOUSING NEED

In addition to Marble Falls' current housing needs, future housing needs for the city's workforce were estimated over the next ten years. As population projections are not fully representative of the future housing need in Marble Falls, this analysis examines the housing needed to meet the city's future workforce needs from job growth and replacing retiring workers. It is important to note that this analysis is focused solely on the City of Marble Falls itself and not the broader Marble Falls Region and should therefore be considered conservative in that housing needs from regional economic growth are not estimated.

The first step in analyzing the future workforce housing need was to identify the net change in jobs within Marble Falls over the next decade. Economic projections from Lightcast indicate that the **city's economy will experience a net increase of approximately 1,993 jobs over the next 10 years.**

Workforce needs will also be generated by current workers in the city who will retire in the next decade and will need to be replaced by new workers. As shown in the second chart to the right, there are approximately 916 resident workers in the city (those that live and work in the city). Approximately 195 of these workers will enter retirement by 2032.

Occupation and age data were used to estimate the percentage of workers who are likely to retire during this timeframe based on the current proportion of "retirement-age" workers still employed within the city.

Approximately 94% of resident workers entering retirement age within the next decade are expected to retire (141 workers). This analysis also assumes that all current workers aged 65 and over will retire by 2032. In turn, this will generate demand for new workers to occupy these vacated jobs, with **a total of 195 resident workers retiring in the next 10 years.**

Workforce Need from Job Growth - 2022-2032	
	Marble Falls
2022 Jobs	6,771
2032 Jobs	8,704
Net Change in Jobs	**1,933**

Source: Lightcast, ESRI, US Census OnTheMap, Camoin Associates

Marble Falls Workforce Need (2022-2032)	
Current Resident Workers	916
Current Workers Age 55-64	150
Percent Retiring Next 10 Years	94%
Resdients Workers 55-64 Retiring Next 10 Years	141
Workers Age 65+	54
Percent Retiring Next 10 Years	100%
Resident Workers 65+ Retiring Next Ten Years	54
Total Resident Workers Retiring Next 10 Years	**195**
Average Annual Residents Workers Retiring	19

Source: Lightcast, ESRI, US Census OnTheMap, Camoin Associates

WORKERS NEEDED IN THE CITY

When the net change in jobs is added to the number of retiring workers, **the city has a workforce need of approximately 2,128 new workers over the next 10 years.**

A large proportion of these jobs will be filled by out-of-city commuters. This number is estimated for each county based on more "ideal" historic commuting patterns, as discussed in the displaced worker analysis. That is, the analysis accounts for the need for workers to be closer to their jobs while recognizing that in-commuting from out of the city is still likely to occur for a variety of reasons. 58% (1,234) of the 1,933 jobs added over the next decade are expected to be filled by workers who live out of the city and commute in.

It is conservatively estimated that 10% of the projected workforce needs in the city will be met by existing residents who are not currently in the workforce. This includes those who will age into the workforce in the next 10 years and others who are not currently employed or looking for work for various reasons.

The results of the analysis indicate that an additional 681 new workers who live in Marble Falls are needed over the next decade to keep the city's economy on its projected trajectory.

New Marble Falls Resident Worker Need - 2022-2032

	Marble Falls
Change in Jobs	1,933
Retiring Resident Workers	195
Total 10- Year Workforce Need	2,128
Percent of Jobs Filled by Out-of-City Commuters	58%
Estimated Out-of-City Commuters that Fill Need	1,234
Estimated In-City Residents that Fill Need	213
Net Workforce In-Migration Need (Regional Resident Workers)	**681**

Source: Lightcast, ESRI, US Census OnTheMap, Camoin Associates

FUTURE WORKFORCE HOUSING NEED

In order to estimate how much new housing is needed in Marble Falls to accommodate this necessary influx of workers, the housing units becoming available from those workers who will retire and leave the city must also be examined.

Of the approximately 195 workers projected to retire over the next 10 years, only an estimated 2.3% (4) are expected to leave the city based on recent migration patterns for retirement-age households in Marble Falls.

An additional 305 housing units are expected to become available over the next 10 years as a result of natural population decline (deaths) based on current mortality rates.

Not all these housing units will be available to workers who are new to the city because seasonal/vacation homeowners, retirees, and other non-workforce households also represent a component of the housing market demand in the city.

A portion of these housing units will not be available to workers based on current housing values placing the price of these units out of range for large portions of Marble Falls' workforce. Based on the market analysis research, it is conservatively estimated that only 20% of *existing* housing units that will become available over the next 10 years will be available for the workforce.

As a result, **only 69 of the available housing units resulting from retiring workers and natural population decline will be available to accommodate the needed influx of new workers to the city in the next decade.**

Housing Vacancy Created by Out-Migration of Retirees and Natural Decrease	Marble Falls
Workers Leaving the Workforce	195
Percent That Leave Marble Falls Annually	2.3%
Retiring Workers that Leave Marble Falls Annually	4
Retiring Workers that Leave Marble Falls (10-Year Total)	45
Housing Units Becoming Available From Retiring Workers Leaving the Region	41
Housing Units Becoming Availalbe From Natural Decrease	305
Estimated Housing Units Becoming Available	**345**

Source: Lightcast, US Census OnTheMap, Camoin Associates

Housing Availability for Workforce Households from Retirees Moving Away and Natural Decrease	Marble Falls
Housing Units Available from Retirees Moving Out-of-City and Natural Population Decrease	345
Percent Available to Workforce	20%
Units Available for Workforce	**69**

Source: Lightcast, US Census OnTheMap, Camoin Associates

To arrive at the overall workforce housing need over the next ten years, the number of workers needed is converted to households as a household can have multiple workers. Based on historical data, it is estimated that there will be 1.1 workers per household in incoming worker households. Therefore, there is a need for approximately 623 housing units over the next 10 years. **After accounting for existing units becoming available, there is a net housing need for approximately 554 new workforce housing units in Marble Falls over the next 10 years.**

The income distribution of workforce housing needs was estimated based on current workforce income patterns within Marble Falls. Approximately 49% of workforce housing need is for households with incomes between $50,000 and $100,000.

The analysis indicates that the city will need a significant amount of new workforce housing available across a wide variety of price points, including both affordable (below-market) and market-rate housing to accommodate future housing needs.

Projected New Workforce Housing Need - 2022-2032

	Marble Falls
Total Workforce In-Migration Need (Workers)	681
Total Workforce In-Migration Need (Households)	623
Units Becoming Available for Workforce	69
Net Future New Workforce Housing Need (10-Years)	**554**
Average Annual Workforce Housing Need	**55**
Source: Camoin Associates	

New Workforce Housing Need by Income Level (2022-2032)

Houshold Income	Households
< $15,000	36
$15,000-$24,999	56
$25,000-$34,999	83
$35,000-$49,999	106
$50,000-$74,999	68
$75,000-$99,999	93
$100,000-$149,999	72
$150,000-$199,999	26
$200,000+	14
Total	**554**
Source: Camoin Associates	

10. FUTURE HOUSING OUTLOOK

Looking Ahead

As indicated in the previous sections, the City has a need for approximately 3,340 housing *interventions (including 2,787 current households in need and 554 future workforce household needs),* a significant portion of which will need to be the creation of new housing at attainable price points for the city's workforce.

It is important to place this need in the context of the city's future housing outlook. Recent and emerging trends indicate that the City is poised for potentially significant population and housing growth. However, **the vast majority of the future housing growth in Marble Falls will likely not address the identified housing need.** Most new housing will be a market-rate and out of reach of local workers and residents. Furthermore, this growth has the potential to further strain the housing market and availability of workforce housing, thereby exacerbating existing housing needs and challenges in Marble Falls.

This section further examines the future housing outlook and the implications of current trends for meeting the city's housing needs.

Migration Trends

In 2010, 14% or 845 of Marble Falls population, was due to incoming migration. Over the next five years, this share remained constant at 14% before increasing to 16% or 1,086 individuals migrating into Marble Falls in 2020. Based on this data, yearly migration from 2015-2020 was found to be 5.2% per year, indicating that there are more people migrating into Marble Falls on a year-to-year basis from 2010-2020.

Noting that there has been a 5.2% migration into Marble Falls year over year, projected migration in 2025 is estimated at 1,930 and in 2030 estimated at 4,412, respectively. With total population increasing based on migration alone to 8,676 in 2025 and 11,158 in 2030. **In-migration to the city is likely to reduce workforce housing availability, increase prices, and serve as a preferred market segment for housing developers.**

Marble Falls Migration Trends

	Population	Moved within County		Moved from Different County		Moved from Different State		Moved from Abroad		Total	
		Count	Share	Count	Share	Count	Share	Count	Share	Count	Share
2010	6,035	640	11%	139	2%	66	1%	-	0%	845	14%
2015	6,123	496	8%	337	6%	31	1%	-	0%	863	14%
2020	6,746	148	2%	533	8%	202	3%	202	3%	1,086	16%

Source: ACS 5-year Estimates, 2010,2015,2020

Marble Falls Migration Projections

	Current Trends		
	Population	Migration	% Migration/ YR
2025	8,676	1,930	5.2%
2030	11,158	4,412	5.2%

Source: Camoin Associates

Remote Workers

Remote workers (work at home) are a growing segment of the housing market in Marble Falls and are impacting the price and availability of homes for those employed in the city.

Remote workers were examined from 2010-2020. While remote workers were a relatively small percentage of all workers in 2010 and 2015, remote workers represented 10% of all city residents in 2020.

Projecting that 10% out into the future, it is estimated there will be 379 remote workers in 2025 and 453 remote workers in 2030.

Given recent increases in the number of remote workers, a high growth scenario was estimated in which 15% of all employees will be remote workers. This number is based on changing workforce dynamics coming out of COVID that have increased the availability of remote work nationwide. Based on this 15%, remote workers in the city are estimated to be 589 in 2025 and 702 in 2030.

It is worth noting that this estimation of remote workers will likely include a portion of existing workers employed in Marble Falls that shift to remote working; however, the majority are expected to be new residents to the city as a subset of households expected to move to the city in the future.

Many of these remote workers are anticipated to originate in the Austin area and many will have relatively higher incomes than existing local workers. These workers will represent a growing source of housing demand in the city that will further contribute to workforce housing challenges. New housing being planned and developed in the city will be largely targeted and affordable to these types of remote workers and other in-migrating households.

Marble Falls Remote Workers		
	Count	Share
2010	71	2%
2015	67	2%
2020	318	10%
Current Trends		
Est 2025	379	10%
Est 2030	453	10%
High Growth		
Est 2025	589	15%
Est 2030	702	15%

Source: ACS 5-year estimates, 2010,2015,2020; Camoin Associates

Population and Housing Projections

Based on recent natural population growth and net migration trends, the city is projected to gain approximately 728 households over the next 10 years. When trends in seasonally vacant homes (e.g., vacation homes) are projected along with assumed vacancy increases, there is projected to be a need for 825 housing units to meet future needs.

Marble Falls Households Projections

	Households	Seasonally Vacant Units	Other Vacant Units	Total Housing Units
2010	2,057	117	125	2,299
2020	2,944	135	240	3,319
2022	2,992	139	263	3,394
Est. 2027	3,336	155	293	3,784
Est. 2032	3,720	172	327	4,219
Change 2022-2032	**728**	**34**	**64**	**825**

Source: Lightcast, ESRI, Camoin Associates

However, a much more substantial amount of housing in the development pipeline for Marble Falls suggests that population growth may far exceed projections. Even if only the housing units under construction are completed in the next 10 years, it would result in an increase of 1,589 new housing units. Despite the tremendous scale of potential new housing in the city, virtually all will be market-rate housing and not attainable to local workers and residents. **As such, proposed housing projects will do very little to meet the 3,340 households in need of housing in the city, most of which will need to be at more attainable price points than what is currently in development.**

Marble Falls Development Units

Deveopment Stage	Multifamily	Residential
Hypothetical	86	0
Pre-Development	840	2,880
Design	247	1,248
Construction	390	1,199
Warranty	0	21
Total	**1,563**	**5,348**

Source: City of Marble Falls Development Services Department
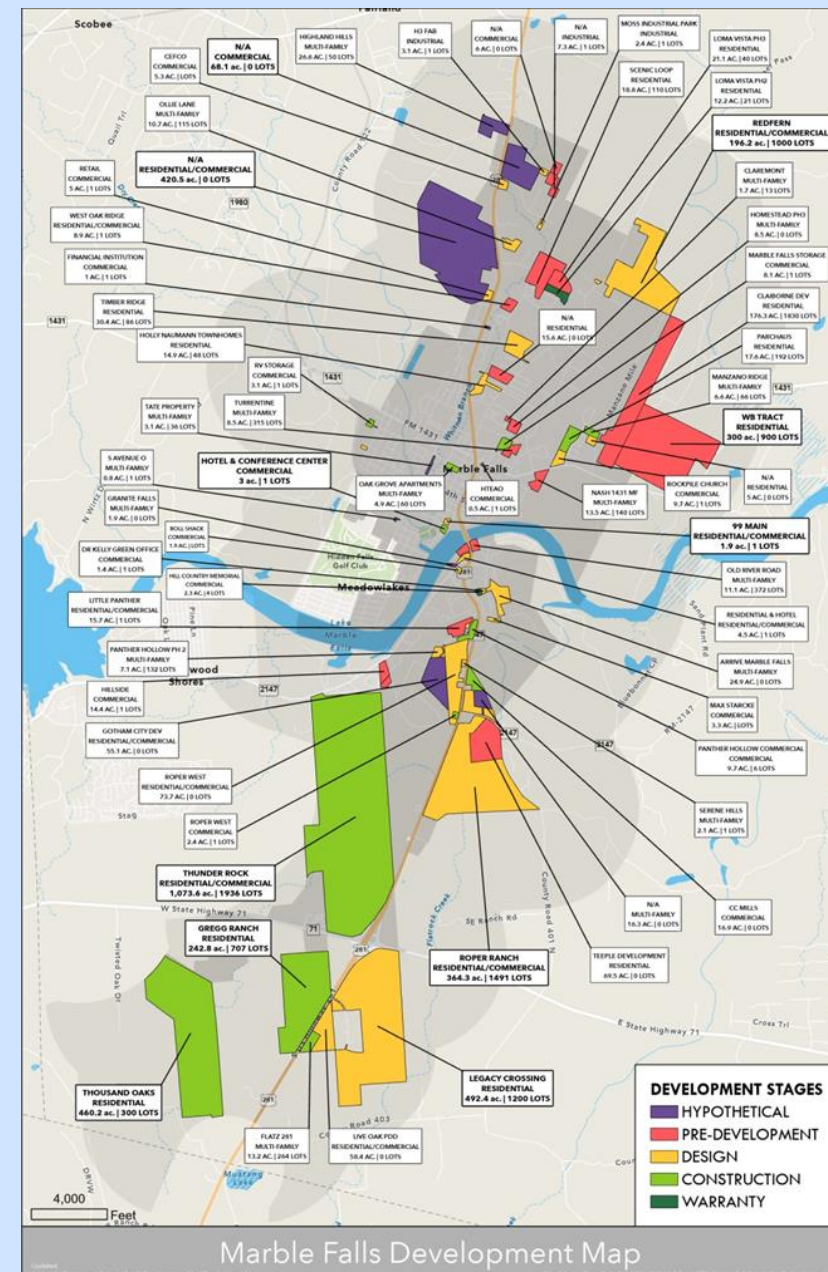
Marble Falls Development Map

Appendix A: Economic Data Tables

Marble Falls Industry Table

The table below represents all industries in Marble Falls zip code at the two-digit level highlighting: jobs, earnings, and location quotient

Marble Falls Zip Code Industry Table, 2 Digit NAICS

NAICS	Description	2016 Jobs	2021 Jobs	2016 - 2021 Change	2016 - 2021 % Change	2016 Average Earnings Per Job	2021 Average Earnings Per Job	2016 Location Quotient	2021 Location Quotient
11	Agriculture, Forestry, Fishing and Hunting	50	71	21	42%	$29,686	$36,877	0.45	0.56
21	Mining, Quarrying, and Oil and Gas Extraction	50	89	39	77%	$59,942	$84,341	1.43	2.73
22	Utilities	14	44	30	210%	$191,778	$172,102	0.45	1.28
23	Construction	1,043	1,297	254	24%	$48,742	$58,012	2.17	2.21
31	Manufacturing	723	824	101	14%	$67,555	$79,761	1.02	1.05
42	Wholesale Trade	373	523	150	40%	$78,353	$107,506	1.10	1.44
44	Retail Trade	1,480	1,560	80	5%	$35,919	$45,499	1.59	1.56
48	Transportation and Warehousing	173	118	-54	-31%	$63,539	$59,821	0.55	0.28
51	Information	197	63	-134	-68%	$25,030	$83,838	1.18	0.34
52	Finance and Insurance	181	204	23	13%	$65,364	$92,490	0.51	0.48
53	Real Estate and Rental and Leasing	107	194	87	81%	$87,350	$47,267	0.72	1.11
54	Professional, Scientific, and Technical Services	293	460	167	57%	$63,729	$65,850	0.52	0.65
55	Management of Companies and Enterprises	<10	12	Insf. Data	Insf. Data	Insf. Data	$72,932	0.07	0.08
56	Administrative and Support and Waste Management and Remediation Services	286	327	40	14%	$35,964	$44,986	0.51	0.52
61	Educational Services	87	153	65	75%	$21,577	$47,804	0.38	0.57
62	Health Care and Social Assistance	1,218	1,261	43	4%	$52,803	$63,716	1.08	0.97
71	Arts, Entertainment, and Recreation	87	131	45	52%	$39,765	$49,295	0.56	0.85
72	Accommodation and Food Services	1,007	1,011	4	0%	$21,590	$27,413	1.32	1.31
81	Other Services (except Public Administration)	448	575	127	28%	$23,895	$31,418	0.92	1.11
90	Government	1,181	1,213	32	3%	$50,367	$59,604	0.86	0.82
99	Unclassified Industry	<10	12	Insf. Data	Insf. Data	Insf. Data	$43,112	0.39	0.98
	Total	**8,999**	**10,142**	**1,144**	**13%**	**$55,945**	**$65,412**		

Source: Lightcast

Marble Falls Region Industry Table

The table below represents all industries in the Marble Falls Region at the two-digit level highlighting: jobs, earnings, and location quotient.

Marble Falls Zip Code Region Industry Table, 2 Digit NAICS

NAICS	Description	2016 Jobs	2021 Jobs	2016 - 2021 Change	2016 - 2021 % Change	2016 Average Earnings Per Job	2021 Average Earnings Per Job	2016 Location Quotient	2021 Location Quotient
11	Agriculture, Forestry, Fishing and Hunting	471	641	170	36%	$33,289	$44,838	1.25	1.53
21	Mining, Quarrying, and Oil and Gas Extraction	130	184	54	42%	$60,713	$88,812	1.11	1.71
22	Utilities	102	207	105	103%	$108,744	$132,515	0.97	1.83
23	Construction	3,758	4,637	880	23%	$52,112	$62,716	2.35	2.38
31	Manufacturing	1,762	2,242	480	27%	$62,560	$72,605	0.75	0.87
42	Wholesale Trade	1,050	1,291	241	23%	$73,909	$100,803	0.93	1.07
44	Retail Trade	3,689	4,074	385	10%	$34,922	$43,365	1.19	1.23
48	Transportation and Warehousing	512	523	11	2%	$63,531	$60,621	0.49	0.37
51	Information	332	289	-43	-13%	$42,908	$100,847	0.60	0.47
52	Finance and Insurance	721	776	55	8%	$66,471	$96,358	0.60	0.55
53	Real Estate and Rental and Leasing	375	569	193	52%	$63,767	$52,273	0.75	0.98
54	Professional, Scientific, and Technical Services	1,022	1,625	602	59%	$75,069	$84,778	0.54	0.69
55	Management of Companies and Enterprises	100	143	42	42%	$103,618	$133,799	0.24	0.30
56	Administrative and Support and Waste Management and Remediation Services	680	733	53	8%	$37,055	$45,621	0.36	0.35
61	Educational Services	323	504	181	56%	$26,253	$42,650	0.43	0.57
62	Health Care and Social Assistance	3,058	2,961	-97	-3%	$53,350	$64,871	0.82	0.69
71	Arts, Entertainment, and Recreation	1,335	618	-717	-54%	$38,223	$47,546	2.60	1.20
72	Accommodation and Food Services	3,093	3,781	688	22%	$21,433	$30,910	1.21	1.48
81	Other Services (except Public Administration)	2,240	2,257	16	1%	$20,914	$27,186	1.39	1.32
90	Government	5,292	5,469	177	3%	$55,017	$64,298	1.16	1.11
99	Unclassified Industry	21	27	6	27%	$31,033	$44,024	0.42	0.68
	Total	**30,069**	**33,551**	**3,483**	**12%**	**$53,566**	**$68,640**		

Source: Lightcast

Marble Falls Self-Employed Table

The table below represents the self-employed employees in Marble Falls at the two-digit industry level highlighting: jobs, earnings, and location quotient.

Marble Falls, Self-Employed Employees, 2 Digit NAICS

NAICS	Description	2016 Jobs	2021 Jobs	2016 - 2021 Change	2016 - 2021 % Change	2016 Average Earnings Per Job	2021 Average Earnings Per Job	2016 Location Quotient	2021 Location Quotient
11	Agriculture, Forestry, Fishing and Hunting	11	16	5	43%	$56,140	$58,381	0.74	0.77
21	Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0%	$0	$0	0.00	0.00
22	Utilities	0	0	0	0%	$0	$0	0.00	0.00
23	Construction	221	310	89	40%	$34,851	$41,055	4.38	4.42
31	Manufacturing	18	18	-1	-3%	$29,635	$38,564	2.24	1.60
42	Wholesale Trade	<10	<10	Insf. Data	Insf. Data	Insf. Data	Insf. Data	0.62	0.52
44	Retail Trade	14	15	1	8%	$27,346	$42,396	0.70	0.57
48	Transportation and Warehousing	0	0	0	0%	$0	$0	0.00	0.00
51	Information	<10	0	Insf. Data	Insf. Data	Insf. Data	$0	0.30	0.00
52	Finance and Insurance	0	<10	Insf. Data	Insf. Data	$0	Insf. Data	0.00	0.05
53	Real Estate and Rental and Leasing	0	0	0	0%	$0	$0	0.00	0.00
54	Professional, Scientific, and Technical Services	0	0	0	0%	$0	$0	0.00	0.00
55	Management of Companies and Enterprises	0	0	0	0%	$0	$0	0.00	0.00
56	Administrative and Support and Waste Management and Remediation Services	<10	<10	Insf. Data	Insf. Data	Insf. Data	Insf. Data	0.05	0.04
61	Educational Services	0	0	0	0%	$0	$0	0.00	0.00
62	Health Care and Social Assistance	<10	<10	Insf. Data	Insf. Data	Insf. Data	Insf. Data	0.25	0.22
71	Arts, Entertainment, and Recreation	<10	16	Insf. Data	Insf. Data	Insf. Data	$31,976	0.49	0.87
72	Accommodation and Food Services	0	0	0	0%	$0	$0	0.00	0.00
81	Other Services (except Public Administration)	27	37	10	37%	$11,408	$14,175	0.53	0.60
90	Government	0	0	0	0%	$0	$0	0.00	0.00
99	Unclassified Industry	0	0	0	0%	$0	$0	0.00	0.00
		311	**425**	**114**	**37%**	**$33,797**	**$39,915**		

Source: Lightcast

Marble Falls Region Self-Employed Table

The table below represents the self-employed employees in the Marble Falls Region at the two-digit industry level highlighting: jobs, earnings, and location quotient.

Marble Falls Region, Self-Employed Employees, 2 Digit NAICS

NAICS	Description	2016 Jobs	2021 Jobs	2016 - 2021 Change	2016 - 2021 % Change	2016 Average Earnings Per Job	2021 Average Earnings Per Job	2016 Location Quotient	2021 Location Quotient
11	Agriculture, Forestry, Fishing and Hunting	103	160	57	55%	$48,390	$55,152	1.34	1.71
21	Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0%	$0	$0	0.00	0.00
22	Utilities	0	0	0	0%	$0	$0	0.00	0.00
23	Construction	804	1,155	351	44%	$34,851	$41,055	3.18	3.72
31	Manufacturing	35	34	-2	-5%	$30,042	$36,936	0.87	0.69
42	Wholesale Trade	<10	<10	Insf. Data	Insf. Data	Insf. Data	Insf. Data	0.17	0.15
44	Retail Trade	27	37	9	34%	$30,867	$37,459	0.27	0.31
48	Transportation and Warehousing	31	33	1	5%	$39,362	$44,091	0.43	0.30
51	Information	<10	0	Insf. Data	Insf. Data	Insf. Data	$0	0.07	0.00
52	Finance and Insurance	<10	<10	Insf. Data	Insf. Data	Insf. Data	Insf. Data	0.15	0.05
53	Real Estate and Rental and Leasing	21	27	7	33%	$56,683	$69,963	0.28	0.31
54	Professional, Scientific, and Technical Services	52	70	17	33%	$60,813	$63,100	0.28	0.28
55	Management of Companies and Enterprises	0	0	0	0%	$0	$0	0.00	0.00
56	Administrative and Support and Waste Management and Remediation Services	<10	14	Insf. Data	Insf. Data	Insf. Data	$26,230	0.02	0.09
61	Educational Services	0	0	0	0%	$0	$0	0.00	0.00
62	Health Care and Social Assistance	18	18	0	0%	$67,820	$83,835	0.14	0.12
71	Arts, Entertainment, and Recreation	139	71	-68	-49%	$27,988	$31,509	1.97	0.89
72	Accommodation and Food Services	0	0	0	0%	$0	$0	0.00	0.00
81	Other Services (except Public Administration)	313	257	-56	-18%	$11,408	$14,069	1.22	0.93
90	Government	0	0	0	0%	$0	$0	0.00	0.00
99	Unclassified Industry	0	0	0	0%	$0	$0	0.00	0.00
		1,557	**1,881**	**324**	**21%**	**$32,105**	**$39,724**		

Source: Lightcast

Marble Falls Industry Table

The table below represents the top 25 industries by employment in Marble Falls at the five-digit level highlighting: jobs, earnings, and location quotient.

Marble Falls, Top 25 Industries, 5 Digit NAICS

NAICS	Description	2016 Jobs	2021 Jobs	2016 - 2021 Change	2016 - 2021 % Change	2016 Average Earnings Per Job	2021 Average Earnings Per Job	2016 Location Quotient	2021 Location Quotient
90361	Education (Local Government)	827	803	-24	-3%	$44,719	$53,568	1.87	1.71
72251	Restaurants and Other Eating Places	764	753	-11	-1%	$19,765	$24,796	1.30	1.23
44511	Supermarkets and Other Grocery (except Convenience) Stores	209	333	123	59%	$37,097	$40,677	1.44	2.05
90399	Local Government, Excluding Education and Hospitals	238	295	57	24%	$62,929	$72,868	0.75	0.86
44411	Home Centers	268	289	21	8%	$30,389	$43,519	6.80	5.83
62211	General Medical and Surgical Hospitals	298	246	-52	-17%	$83,623	$117,837	1.14	0.83
23821	Electrical Contractors and Other Wiring Installation Contractors	68	241	173	254%	$43,606	$58,427	1.11	3.22
23611	Residential Building Construction	178	234	56	32%	$46,763	$56,632	3.22	2.92
23711	Water and Sewer Line and Related Structures Construction	203	229	26	13%	$49,558	$63,299	16.05	15.35
62311	Nursing Care Facilities (Skilled Nursing Facilities)	232	223	-9	-4%	$37,878	$47,984	2.47	2.59
45231	General Merchandise Stores, including Warehouse Clubs and Supercenters	250	219	-30	-12%	$28,700	$36,390	2.22	1.67
62161	Home Health Care Services	101	169	68	67%	$31,644	$34,003	1.26	1.72
23822	Plumbing, Heating, and Air-Conditioning Contractors	144	155	11	8%	$45,113	$50,904	2.00	1.73
42512	Wholesale Trade Agents and Brokers	73	141	68	93%	$151,039	$138,182	1.48	4.80
56173	Landscaping Services	104	136	33	32%	$32,649	$42,199	1.59	1.78
81411	Private Households	86	125	39	45%	$12,815	$17,406	0.86	1.27
62121	Offices of Dentists	98	123	26	26%	$56,539	$71,879	1.80	1.91
44111	New Car Dealers	137	122	-15	-11%	$58,392	$84,610	2.16	1.84
33271	Machine Shops	113	118	4	4%	$55,792	$58,019	7.16	7.11
53131	Real Estate Property Managers	35	110	75	217%	$38,985	$40,402	1.02	2.57
81311	Religious Organizations	100	109	9	9%	$20,968	$21,667	1.03	1.04
33231	Plate Work and Fabricated Structural Product Manufacturing	<10	104	Insf. Data	Insf. Data	Insf. Data	$82,978	0.03	9.99
72111	Hotels (except Casino Hotels) and Motels	104	90	-13	-13%	$24,871	$28,119	1.16	1.21
52211	Commercial Banking	76	89	13	17%	$52,456	$72,407	1.03	1.04
23811	Poured Concrete Foundation and Structure Contractors	74	87	14	19%	$40,217	$55,645	5.10	4.81

Source: Lightcast

Marble Falls Industry Table

The table below represents the top 25 growth industries in Marble Falls at the five-digit level highlighting: jobs, earnings, and location quotient.

Marble Falls, Top 25 Growth Industries, 5 Digit NAICS

NAICS	Description	2016 Jobs	2021 Jobs	2016 - 2021 Change	2016 - 2021 % Change	2016 Average Earnings Per Job	2021 Average Earnings Per Job	2016 Location Quotient	2021 Location Quotient
42343	Computer and Computer Peripheral Equipment and Software Merchant Wholesalers	0	20	20	8717%	$0	$201,122	0.02	1.47
33311	Agricultural Implement Manufacturing	0	16	16	7811%	$0	$61,110	0.05	3.22
33281	Coating, Engraving, Heat Treating, and Allied Activities	0	12	11	7511%	$0	$88,802	0.02	1.48
54161	Management Consulting Services	14	67	52	365%	$84,786	$108,888	0.19	0.64
71393	Marinas	10	42	32	315%	$59,811	$61,952	4.99	16.72
23821	Electrical Contractors and Other Wiring Installation Contractors	68	241	173	254%	$43,606	$58,427	1.11	3.22
54121	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	23	75	51	219%	$43,680	$29,892	0.36	0.94
53131	Real Estate Property Managers	35	110	75	217%	$38,985	$40,402	1.02	2.57
22112	Electric Power Transmission, Control, and Distribution	13	40	27	203%	$198,327	$177,216	0.99	2.67
44421	Outdoor Power Equipment Stores	10	30	20	196%	$27,328	$34,667	5.63	13.99
71399	All Other Amusement and Recreation Industries	19	57	38	196%	$41,702	$42,096	1.76	4.46
81291	Pet Care (except Veterinary) Services	16	46	29	180%	$17,836	$32,274	2.59	4.54
21232	Sand, Gravel, Clay, and Ceramic and Refractory Minerals Mining and Quarrying	16	41	26	165%	$78,339	$107,149	7.03	15.38
62422	Community Housing Services	24	65	40	164%	$25,650	$48,954	4.05	8.27
72119	Other Traveler Accommodation	16	40	24	150%	$24,683	$25,352	9.20	20.84
23819	Other Foundation, Structure, and Building Exterior Contractors	17	43	26	149%	$30,913	$42,447	5.55	12.10
56172	Janitorial Services	24	55	31	125%	$23,023	$32,454	0.31	0.64
72231	Food Service Contractors	14	30	16	109%	$18,722	$32,231	0.47	0.99
54151	Computer Systems Design and Related Services	28	57	28	99%	$109,330	$91,760	0.24	0.37
56179	Other Services to Buildings and Dwellings	11	21	10	94%	$38,169	$60,015	2.01	2.87
42512	Wholesale Trade Agents and Brokers	73	141	68	93%	$151,039	$138,182	1.48	4.80
33324	Industrial Machinery Manufacturing	11	21	10	89%	$47,360	$175,783	1.79	2.83
33711	Wood Kitchen Cabinet and Countertop Manufacturing	11	22	10	88%	$94,726	$43,383	1.62	2.63
21231	Stone Mining and Quarrying	23	42	19	82%	$52,662	$62,819	9.78	15.62
62131	Offices of Chiropractors	11	20	9	81%	$44,591	$41,947	1.25	1.93

Source: Lightcast

Marble Falls Region Industry Table

The table below represents the top 25 industries in the Marble Falls Region at the five-digit level highlighting: jobs, earnings, and location quotient.

Marble Falls Region, Top 25 Industries, 5 Digit NAICS

NAICS	Description	2016 Jobs	2021 Jobs	2016 - 2021 Change	2016 - 2021 % Change	2016 Average Earnings Per Job	2021 Average Earnings Per Job	2016 Location Quotient	2021 Location Quotient
90361	Education (Local Government)	2,818	2,602	-216	-8%	$46,816	$54,990	1.91	1.67
72251	Restaurants and Other Eating Places	2,407	2,526	119	5%	$19,186	$24,588	1.23	1.24
90399	Local Government, Excluding Education and Hospitals	1,636	1,987	351	21%	$65,239	$74,887	1.55	1.75
81411	Private Households	963	880	-83	-9%	$13,672	$17,804	2.88	2.71
23821	Electrical Contractors and Other Wiring Installation Contractors	405	847	442	109%	$48,203	$59,106	2.00	3.43
44511	Supermarkets and Other Grocery (except Convenience) Stores	583	817	235	40%	$33,405	$39,552	1.20	1.52
72111	Hotels (except Casino Hotels) and Motels	273	747	473	173%	$29,243	$45,545	0.92	3.03
23711	Water and Sewer Line and Related Structures Construction	580	690	110	19%	$50,677	$65,138	13.76	13.99
62211	General Medical and Surgical Hospitals	851	662	-189	-22%	$79,308	$107,005	0.97	0.68
54161	Management Consulting Services	289	614	325	113%	$106,431	$106,769	1.13	1.78
45231	General Merchandise Stores, including Warehouse Clubs and Supercenters	632	594	-38	-6%	$28,415	$36,378	1.69	1.36
23822	Plumbing, Heating, and Air-Conditioning Contractors	469	559	90	19%	$45,195	$53,472	1.95	1.89
81311	Religious Organizations	492	500	8	2%	$17,632	$19,493	1.52	1.43
62311	Nursing Care Facilities (Skilled Nursing Facilities)	526	454	-73	-14%	$33,832	$43,304	1.68	1.59
90299	State Government, Excluding Education and Hospitals	426	431	5	1%	$66,916	$72,335	1.00	0.95
44711	Gasoline Stations with Convenience Stores	401	430	28	7%	$23,581	$27,529	2.58	2.45
44411	Home Centers	357	390	33	9%	$29,916	$41,769	2.71	2.38
23611	Residential Building Construction	303	389	86	28%	$45,879	$63,145	1.64	1.46
71391	Golf Courses and Country Clubs	1,134	370	-765	-67%	$39,536	$48,997	15.94	4.71
52211	Commercial Banking	334	331	-3	-1%	$51,186	$67,516	1.36	1.18
23891	Site Preparation Contractors	283	326	43	15%	$47,339	$54,157	3.81	3.47
11200	Animal Production	210	304	94	45%	$39,714	$56,244	2.42	2.91
44111	New Car Dealers	330	298	-32	-10%	$59,207	$86,168	1.56	1.36
62161	Home Health Care Services	248	295	46	19%	$32,770	$37,796	0.92	0.91
53131	Real Estate Property Managers	98	272	174	177%	$39,080	$40,350	0.87	1.93

Source: Lightcast

Marble Falls Region Industry Table

The table below represents the top 25 growth industries in the Marble Falls Region at the five-digit level highlighting: jobs, earnings, and location quotient.

Marble Falls Region, Top 25 Growth Industries, 5 Digit NAICS

NAICS	Description	2016 Jobs	2021 Jobs	2016 - 2021 Change	2016 - 2021 % Change	2016 Average Earnings Per Job	2021 Average Earnings Per Job	2016 Location Quotient	2021 Location Quotient
72111	Hotels (except Casino Hotels) and Motels	273	747	473	173%	$29,243	$45,545	0.92	3.03
23821	Electrical Contractors and Other Wiring Installation Contractors	405	847	442	109%	$48,203	$59,106	2.00	3.43
90399	Local Government, Excluding Education and Hospitals	1,636	1,987	351	21%	$65,239	$74,887	1.55	1.75
54161	Management Consulting Services	289	614	325	113%	$106,431	$106,769	1.13	1.78
44511	Supermarkets and Other Grocery (except Convenience) Stores	583	817	235	40%	$33,405	$39,552	1.20	1.52
31213	Wineries	56	237	181	321%	$35,006	$49,075	4.81	15.89
53131	Real Estate Property Managers	98	272	174	177%	$39,080	$40,350	0.87	1.93
33231	Plate Work and Fabricated Structural Product Manufacturing	13	144	131	1027%	$38,002	$82,957	0.42	4.17
72251	Restaurants and Other Eating Places	2,407	2,526	119	5%	$19,186	$24,588	1.23	1.24
23711	Water and Sewer Line and Related Structures Construction	580	690	110	19%	$50,677	$65,138	13.76	13.99
54151	Computer Systems Design and Related Services	94	203	110	117%	$120,289	$120,765	0.24	0.40
22112	Electric Power Transmission, Control, and Distribution	70	174	103	147%	$132,585	$140,020	1.58	3.51
11200	Animal Production	210	304	94	45%	$39,714	$56,244	2.42	2.91
54121	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	80	173	93	116%	$47,072	$39,661	0.37	0.66
62422	Community Housing Services	56	148	92	164%	$25,734	$49,084	2.79	5.74
23822	Plumbing, Heating, and Air-Conditioning Contractors	469	559	90	19%	$45,195	$53,472	1.95	1.89
23611	Residential Building Construction	303	389	86	28%	$45,879	$63,145	1.64	1.46
42512	Wholesale Trade Agents and Brokers	166	248	82	49%	$136,506	$138,626	1.01	2.56
81291	Pet Care (except Veterinary) Services	86	157	71	82%	$24,874	$36,146	4.11	4.74
44521	Meat Markets	32	100	69	216%	$20,363	$23,065	3.18	8.12
23811	Poured Concrete Foundation and Structure Contractors	129	198	68	53%	$39,697	$55,450	2.68	3.29
81111	Automotive Mechanical and Electrical Repair and Maintenance	61	122	61	99%	$41,720	$47,950	0.57	1.01
72233	Mobile Food Services	17	76	59	340%	$28,408	$36,143	4.19	10.07
31161	Animal Slaughtering and Processing	192	250	58	30%	$40,057	$50,964	2.06	2.33
52312	Securities Brokerage	75	130	55	72%	$136,863	$179,278	1.44	2.27

Source: Lightcast

Marble Falls Occupation Table

The table below represents all occupations in Marble Falls at the two-digit level highlighting: jobs, commuters, and earnings.

Marble Falls, Occuptation Table, 2 Digit SOC

SOC	Description	2011 Jobs	2021 Jobs	2011 Net Commuters	2021 Net Commuters	2011 - 2021 Change	2011 - 2021 % Change	2011 Median Hourly Earnings	2021 Median Hourly Earnings	2011 Avg. Hourly Earnings	2021 Avg. Hourly Earnings
11-0000	Management Occupations	327	698	-15	-15	370	113%	$35.65	$38.37	$41.68	$44.72
13-0000	Business and Financial Operations Occupations	173	316	-76	-125	143	83%	$24.58	$28.85	$27.76	$32.95
15-0000	Computer and Mathematical Occupations	53	87	-71	-117	34	64%	$28.02	$31.99	$32.04	$36.92
17-0000	Architecture and Engineering Occupations	54	108	-40	-14	54	99%	$27.63	$30.60	$30.95	$35.18
19-0000	Life, Physical, and Social Science Occupations	24	27	-14	-21	3	15%	$27.59	$30.98	$30.89	$34.88
21-0000	Community and Social Service Occupations	88	136	-3	-6	48	55%	$21.49	$23.33	$22.71	$25.14
23-0000	Legal Occupations	32	42	-1	-8	10	32%	$22.31	$25.34	$32.48	$31.62
25-0000	Educational Instruction and Library Occupations	485	573	52	25	88	18%	$21.57	$24.54	$21.92	$25.53
27-0000	Arts, Design, Entertainment, Sports, and Media Occupations	91	98	-22	-2	7	8%	$14.43	$20.89	$17.94	$26.37
29-0000	Healthcare Practitioners and Technical Occupations	389	494	44	53	105	27%	$25.35	$32.63	$32.22	$39.37
31-0000	Healthcare Support Occupations	306	426	60	70	120	39%	$10.73	$12.96	$11.96	$14.63
33-0000	Protective Service Occupations	99	145	-52	-69	46	47%	$17.67	$20.50	$18.10	$22.21
35-0000	Food Preparation and Serving Related Occupations	838	970	-91	-82	132	16%	$8.99	$11.88	$9.29	$12.68
37-0000	Building and Grounds Cleaning and Maintenance Occupations	347	436	21	49	89	26%	$10.13	$13.12	$11.59	$14.64
39-0000	Personal Care and Service Occupations	178	216	-76	-29	38	21%	$9.48	$12.58	$10.82	$14.79
41-0000	Sales and Related Occupations	1,015	1,219	172	200	204	20%	$10.50	$14.28	$14.90	$18.76
43-0000	Office and Administrative Support Occupations	1,166	1,297	76	52	131	11%	$13.11	$16.89	$14.69	$18.48
45-0000	Farming, Fishing, and Forestry Occupations	29	58	-10	-1	29	101%	$9.68	$11.45	$11.53	$13.48
47-0000	Construction and Extraction Occupations	624	932	-11	-15	308	49%	$14.65	$19.07	$17.15	$22.55
49-0000	Installation, Maintenance, and Repair Occupations	396	516	45	49	120	30%	$16.58	$20.62	$18.36	$23.47
51-0000	Production Occupations	794	667	347	211	-128	-16%	$13.63	$19.81	$15.49	$21.27
53-0000	Transportation and Material Moving Occupations	573	682	138	60	109	19%	$11.86	$16.35	$13.91	$17.71
55-0000	Military-only occupations	0	0	-69	-40	0	0%	$0.00	$0.00	$0.00	$0.00
99-0000	Unclassified Occupation	0	0	0	0	0	0%	$0.00	$0.00	$0.00	$0.00
	Total	**8,081**	**10,142**	**404**	**223**	**2,062**	**26%**				

Source: Lightcast

Marble Falls Region Occupation Table

The table below represents all occupations in the Marble Falls Region at the two-digit level highlighting: jobs, commuters, and earnings.

Marble Falls Region, Occuptation Table, 2 Digit SOC

SOC	Description	2011 Jobs	2021 Jobs	2011 Net Commuters	2021 Net Commuters	2011 - 2021 Change	2011 - 2021 % Change	2011 Median Hourly Earnings	2021 Median Hourly Earnings	2011 Avg. Hourly Earnings	2021 Avg. Hourly Earnings
11-0000	Management Occupations	1,275	2,488	-605	-909	1,213	95%	$33.19	$37.64	$39.00	$44.89
13-0000	Business and Financial Operations Occupations	697	1,285	-751	-998	588	84%	$25.11	$31.13	$29.28	$36.06
15-0000	Computer and Mathematical Occupations	235	442	-504	-666	207	88%	$30.24	$35.38	$33.61	$40.61
17-0000	Architecture and Engineering Occupations	196	317	-341	-301	121	62%	$27.96	$32.13	$31.45	$37.27
19-0000	Life, Physical, and Social Science Occupations	106	149	-117	-102	43	40%	$25.80	$30.42	$29.00	$34.00
21-0000	Community and Social Service Occupations	348	474	-212	-245	126	36%	$21.05	$22.84	$22.18	$24.66
23-0000	Legal Occupations	104	131	-92	-127	27	26%	$23.14	$29.86	$32.00	$37.65
25-0000	Educational Instruction and Library Occupations	1,879	1,979	-1,027	-1,148	100	5%	$20.89	$24.61	$20.90	$24.48
27-0000	Arts, Design, Entertainment, Sports, and Media Occupations	291	347	-219	-128	57	20%	$16.84	$22.05	$20.09	$28.15
29-0000	Healthcare Practitioners and Technical Occupations	1,277	1,330	-656	-701	54	4%	$22.94	$31.95	$29.40	$38.35
31-0000	Healthcare Support Occupations	917	1,150	-391	-435	233	25%	$10.05	$12.62	$11.24	$14.21
33-0000	Protective Service Occupations	598	846	-436	-412	248	42%	$17.66	$21.56	$18.59	$23.53
35-0000	Food Preparation and Serving Related Occupations	2,757	3,285	-1,215	-1,233	528	19%	$8.91	$11.75	$9.30	$12.65
37-0000	Building and Grounds Cleaning and Maintenance Occupations	1,304	1,511	-326	-220	206	16%	$9.88	$13.08	$11.35	$14.54
39-0000	Personal Care and Service Occupations	811	928	-336	-201	117	14%	$9.65	$12.28	$11.12	$14.41
41-0000	Sales and Related Occupations	2,712	3,384	-1,245	-1,104	672	25%	$10.38	$13.96	$15.23	$18.56
43-0000	Office and Administrative Support Occupations	3,900	4,133	-1,873	-1,667	234	6%	$12.95	$16.92	$14.53	$18.64
45-0000	Farming, Fishing, and Forestry Occupations	271	383	24	46	112	41%	$9.75	$12.04	$11.90	$14.86
47-0000	Construction and Extraction Occupations	2,345	3,223	-677	-670	878	37%	$14.43	$19.15	$16.93	$22.44
49-0000	Installation, Maintenance, and Repair Occupations	1,277	1,697	-498	-563	420	33%	$16.30	$21.13	$17.89	$23.60
51-0000	Production Occupations	1,687	1,777	-144	-93	90	5%	$13.24	$18.01	$15.02	$19.73
53-0000	Transportation and Material Moving Occupations	1,803	2,206	-482	-882	404	22%	$11.87	$16.60	$14.30	$19.44
55-0000	Military-only occupations	77	84	-817	-694	7	9%	$12.08	$14.59	$14.94	$18.90
99-0000	Unclassified Occupation	0	0	0	0	0	0%	$0.00	$0.00	$0.00	$0.00
	Total	**26,866**	**33,551**	**-12,940**	**-13,454**	**6,686**	**25%**				

Source: Lightcast

Marble Falls Occupation Table

The table below represents the top 25 occupations in Marble Falls at the five-digit level highlighting: jobs, commuters, and earnings.

Marble Falls, Top 25 Occupations, 5 Digit SOC

SOC	Description	2011 Jobs	2021 Jobs	2011 Net Commuters	2021 Net Commuters	2011 - 2021 Change	2011 - 2021 % Change	2011 Median Hourly Earnings	2021 Median Hourly Earnings	2011 Avg. Hourly Earnings	2021 Avg. Hourly Earnings
41-2031	Retail Salespersons	428	392	134	101	-36	-8%	$9.91	$13.33	$11.28	$14.51
11-1021	General and Operations Managers	129	336	16	57	207	161%	$39.46	$38.32	$48.17	$44.78
41-2011	Cashiers	232	312	14	15	80	34%	$9.46	$11.61	$9.58	$11.85
35-3023	Fast Food and Counter Workers	251	247	-31	-58	-4	-2%	$8.45	$11.43	$8.37	$11.33
43-9061	Office Clerks, General	252	242	32	44	-9	-4%	$12.10	$15.04	$13.11	$16.97
47-2061	Construction Laborers	172	206	23	-7	34	20%	$12.43	$15.24	$14.05	$18.44
31-1128	Home Health and Personal Care Aides	73	202	-12	29	129	176%	$9.34	$12.24	$9.86	$12.45
35-3031	Waiters and Waitresses	190	188	-17	0	-1	-1%	$9.12	$9.01	$9.06	$11.28
53-7065	Stockers and Order Fillers	115	182	25	35	67	58%	$10.72	$15.31	$12.16	$15.50
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	141	181	14	30	40	28%	$13.63	$16.87	$14.09	$17.18
25-1099	Postsecondary Teachers	102	172	43	60	70	69%	$25.71	$28.23	$29.08	$30.80
41-1011	First-Line Supervisors of Retail Sales Workers	119	144	26	31	25	21%	$15.89	$18.87	$17.84	$21.48
35-2014	Cooks, Restaurant	91	143	3	6	51	56%	$9.28	$13.48	$9.52	$13.21
49-9071	Maintenance and Repair Workers, General	92	140	10	22	48	53%	$13.87	$17.52	$15.26	$17.75
53-3032	Heavy and Tractor-Trailer Truck Drivers	115	138	49	33	23	20%	$16.13	$18.46	$17.71	$20.76
29-1141	Registered Nurses	80	133	-11	10	53	67%	$31.29	$39.63	$32.28	$38.57
43-3031	Bookkeeping, Accounting, and Auditing Clerks	107	133	16	20	25	24%	$14.22	$18.32	$15.29	$19.20
37-3011	Landscaping and Groundskeeping Workers	100	127	5	36	26	26%	$10.58	$14.59	$11.61	$14.91
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	99	126	5	11	26	27%	$10.18	$12.84	$11.10	$13.88
37-2012	Maids and Housekeeping Cleaners	105	123	1	-16	18	17%	$9.37	$11.38	$10.27	$12.59
47-2031	Carpenters	77	114	2	6	37	48%	$15.64	$18.15	$18.18	$22.38
47-2111	Electricians	57	113	2	19	55	96%	$16.01	$23.15	$18.06	$25.43
43-4051	Customer Service Representatives	75	111	-18	-43	36	48%	$11.96	$15.78	$13.67	$17.77
41-4012	Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	83	99	24	43	16	19%	$24.87	$31.16	$29.79	$35.29
43-1011	First-Line Supervisors of Office and Administrative Support Workers	74	98	2	-3	24	32%	$20.98	$25.13	$22.53	$27.47

Source: Lightcast

Marble Falls Occupation Table

The table below represents the top 25 growth occupations in Marble Falls at the five-digit level highlighting: jobs, commuters, and earnings.

Marble Falls, Top 25 Growth Occupations, 5 Digit SOC

SOC	Description	2011 Jobs	2021 Jobs	2011 Net Commuters	2021 Net Commuters	2011 - 2021 Change	2011 - 2021 % Change	2011 Median Hourly Earnings	2021 Median Hourly Earnings	2011 Avg. Hourly Earnings	2021 Avg. Hourly Earnings
11-1021	General and Operations Managers	129	336	16	57	207	161%	$39.46	$38.32	$48.17	$44.78
31-1128	Home Health and Personal Care Aides	73	202	-12	29	129	176%	$9.34	$12.24	$9.86	$12.45
41-2011	Cashiers	232	312	14	15	80	34%	$9.46	$11.61	$9.58	$11.85
25-1099	Postsecondary Teachers	102	172	43	60	70	69%	$25.71	$28.23	$29.08	$30.80
53-7065	Stockers and Order Fillers	115	182	25	35	67	58%	$10.72	$15.31	$12.16	$15.50
47-2111	Electricians	57	113	2	19	55	96%	$16.01	$23.15	$18.06	$25.43
29-1141	Registered Nurses	80	133	-11	10	53	67%	$31.29	$39.63	$32.28	$38.57
35-2014	Cooks, Restaurant	91	143	3	6	51	56%	$9.28	$13.48	$9.52	$13.21
49-9071	Maintenance and Repair Workers, General	92	140	10	22	48	53%	$13.87	$17.52	$15.26	$17.75
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	141	181	14	30	40	28%	$13.63	$16.87	$14.09	$17.18
47-2031	Carpenters	77	114	2	6	37	48%	$15.64	$18.15	$18.18	$22.38
43-4051	Customer Service Representatives	75	111	-18	-43	36	48%	$11.96	$15.78	$13.67	$17.77
11-9199	Managers, All Other	18	53	-3	-13	35	200%	$34.96	$29.59	$38.59	$41.49
47-1011	First-Line Supervisors of Construction Trades and Extraction Workers	61	95	0	-7	34	57%	$22.92	$29.34	$26.26	$32.04
47-2061	Construction Laborers	172	206	23	-7	34	20%	$12.43	$15.24	$14.05	$18.44
35-1012	First-Line Supervisors of Food Preparation and Serving Workers	56	89	-7	-16	33	59%	$11.79	$15.74	$12.95	$18.02
41-3091	Sales Representatives of Services, Except Advertising, Insurance, Financial Services, and Travel	29	61	-1	-11	32	111%	$21.00	$25.26	$25.78	$30.18
43-4171	Receptionists and Information Clerks	49	81	8	14	32	65%	$11.49	$14.21	$12.47	$13.79
13-1082	Project Management Specialists	10	40	-8	-19	30	288%	$31.06	$38.00	$31.35	$41.52
11-9021	Construction Managers	31	60	-9	-9	29	94%	$26.90	$33.45	$32.65	$38.66
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	99	126	5	11	26	27%	$10.18	$12.84	$11.10	$13.88
37-3011	Landscaping and Groundskeeping Workers	100	127	5	36	26	26%	$10.58	$14.59	$11.61	$14.91
51-4121	Welders, Cutters, Solderers, and Brazers	49	75	22	33	25	52%	$15.57	$24.11	$17.89	$25.07
43-3031	Bookkeeping, Accounting, and Auditing Clerks	107	133	16	20	25	24%	$14.22	$18.32	$15.29	$19.20
41-1011	First-Line Supervisors of Retail Sales Workers	119	144	26	31	25	21%	$15.89	$18.87	$17.84	$21.48

Source: Lightcast

Marble Falls Region Occupation Table

The table below represents the top 25 occupations in the Marble Falls Region at the five-digit level highlighting: jobs, commuters, and earnings.

Marble Falls Region, Top 25 Occupations, 5 Digit SOC

SOC	Description	2011 Jobs	2021 Jobs	2011 Net Commuters	2021 Net Commuters	2011 - 2021 Change	2011 - 2021 % Change	2011 Median Hourly Earnings	2021 Median Hourly Earnings	2011 Avg. Hourly Earnings	2021 Avg. Hourly Earnings
41-2011	Cashiers	768	1,072	-259	-234	304	40%	$8.90	$11.35	$9.05	$11.49
11-1021	General and Operations Managers	392	998	-164	-254	606	155%	$38.99	$38.14	$47.54	$45.67
35-3023	Fast Food and Counter Workers	881	990	-378	-408	110	12%	$8.70	$10.55	$8.68	$10.96
41-2031	Retail Salespersons	880	849	-494	-365	-32	-4%	$9.82	$12.87	$11.36	$14.40
47-2061	Construction Laborers	568	726	-105	-143	158	28%	$11.93	$15.35	$13.71	$18.47
43-9061	Office Clerks, General	815	706	-346	-213	-110	-13%	$12.00	$15.45	$13.02	$17.12
37-2012	Maids and Housekeeping Cleaners	525	627	-43	-7	101	19%	$9.18	$12.00	$10.58	$13.26
31-1128	Home Health and Personal Care Aides	320	596	-171	-188	276	86%	$9.02	$12.03	$9.68	$12.34
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	479	558	-216	-166	79	17%	$13.27	$16.75	$13.75	$17.32
35-3031	Waiters and Waitresses	553	553	-255	-206	1	0%	$8.78	$9.39	$8.78	$11.66
49-9071	Maintenance and Repair Workers, General	351	467	-79	-104	116	33%	$13.86	$17.89	$15.04	$18.29
53-7065	Stockers and Order Fillers	326	456	-147	-203	130	40%	$10.39	$15.28	$11.58	$15.32
35-2014	Cooks, Restaurant	246	414	-95	-135	169	69%	$9.18	$13.66	$9.50	$13.51
53-3032	Heavy and Tractor-Trailer Truck Drivers	337	406	0	-108	70	21%	$15.96	$19.35	$17.62	$21.57
43-3031	Bookkeeping, Accounting, and Auditing Clerks	337	396	-123	-117	59	18%	$14.40	$18.94	$15.45	$19.76
43-4051	Customer Service Representatives	240	390	-235	-346	150	62%	$12.06	$15.55	$13.49	$17.37
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	347	378	-187	-197	31	9%	$9.93	$12.60	$10.79	$13.57
41-1011	First-Line Supervisors of Retail Sales Workers	298	375	-122	-96	76	26%	$15.70	$18.52	$17.66	$21.22
39-9011	Childcare Workers	383	371	-88	-52	-12	-3%	$9.21	$11.09	$9.92	$12.33
47-2111	Electricians	231	370	-45	-15	139	60%	$17.83	$22.99	$19.39	$25.04
29-1141	Registered Nurses	272	350	-264	-245	78	29%	$29.85	$38.49	$30.92	$37.74
47-2031	Carpenters	249	344	-66	-66	95	38%	$15.00	$18.38	$18.00	$22.87
37-3011	Landscaping and Groundskeeping Workers	317	341	-78	-21	24	8%	$10.47	$15.00	$11.44	$15.25
47-1011	First-Line Supervisors of Construction Trades and Extraction Workers	212	336	-74	-97	124	59%	$22.57	$28.60	$25.29	$31.63
25-2021	Elementary School Teachers, Except Special Education	391	332	-200	-223	-59	-15%	$22.88	$26.14	$23.26	$27.00

Source: Lightcast

Marble Falls Region Occupation Table

The table below represents the top 25 growth occupations in the Marble Falls Region at the five-digit level highlighting: jobs, commuters, and earnings.

Marble Falls Region, Top 25 Growth Occupations, 5 Digit SOC

SOC	Description	2011 Jobs	2021 Jobs	2011 Net Commuters	2021 Net Commuters	2011 - 2021 Change	2011 - 2021 % Change	2011 Median Hourly Earnings	2021 Median Hourly Earnings	2011 Avg. Hourly Earnings	2021 Avg. Hourly Earnings
11-1021	General and Operations Managers	392	998	-164	-254	606	155%	$38.99	$38.14	$47.54	$45.67
41-2011	Cashiers	768	1,072	-259	-234	304	40%	$8.90	$11.35	$9.05	$11.49
31-1128	Home Health and Personal Care Aides	320	596	-171	-188	276	86%	$9.02	$12.03	$9.68	$12.34
35-2014	Cooks, Restaurant	246	414	-95	-135	169	69%	$9.18	$13.66	$9.50	$13.51
47-2061	Construction Laborers	568	726	-105	-143	158	28%	$11.93	$15.35	$13.71	$18.47
43-4051	Customer Service Representatives	240	390	-235	-346	150	62%	$12.06	$15.55	$13.49	$17.37
11-9199	Managers, All Other	72	215	-39	-78	143	200%	$31.59	$33.87	$38.50	$43.98
47-2111	Electricians	231	370	-45	-15	139	60%	$17.83	$22.99	$19.39	$25.04
35-1012	First-Line Supervisors of Food Preparation and Serving Workers	191	325	-83	-137	134	70%	$12.09	$15.19	$13.26	$17.50
53-7065	Stockers and Order Fillers	326	456	-147	-203	130	40%	$10.39	$15.28	$11.58	$15.32
41-3091	Sales Representatives of Services, Except Advertising, Insurance, Financial Services, and Travel	85	215	-59	-118	130	153%	$19.88	$24.08	$24.97	$29.76
13-1082	Project Management Specialists	44	170	-69	-127	126	289%	$30.34	$41.36	$31.85	$43.89
47-1011	First-Line Supervisors of Construction Trades and Extraction Workers	212	336	-74	-97	124	59%	$22.57	$28.60	$25.29	$31.63
49-9071	Maintenance and Repair Workers, General	351	467	-79	-104	116	33%	$13.86	$17.89	$15.04	$18.29
25-1099	Postsecondary Teachers	204	317	-146	-134	113	55%	$26.66	$28.94	$30.25	$31.89
35-3023	Fast Food and Counter Workers	881	990	-378	-408	110	12%	$8.70	$10.55	$8.68	$10.96
37-2012	Maids and Housekeeping Cleaners	525	627	-43	-7	101	19%	$9.18	$12.00	$10.58	$13.26
11-9021	Construction Managers	130	231	-58	-53	101	78%	$28.75	$33.41	$32.52	$38.90
47-2031	Carpenters	249	344	-66	-66	95	38%	$15.00	$18.38	$18.00	$22.87
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	479	558	-216	-166	79	17%	$13.27	$16.75	$13.75	$17.32
29-1141	Registered Nurses	272	350	-264	-245	78	29%	$29.85	$38.49	$30.92	$37.74
41-1011	First-Line Supervisors of Retail Sales Workers	298	375	-122	-96	76	26%	$15.70	$18.52	$17.66	$21.22
43-4171	Receptionists and Information Clerks	141	214	-56	-81	72	51%	$11.08	$14.16	$11.91	$13.91
13-1199	Business Operations Specialists, All Other	36	107	-74	-136	72	200%	$30.53	$33.25	$32.34	$36.17
43-1011	First-Line Supervisors of Office and Administrative Support Workers	250	321	-134	-158	71	28%	$20.93	$25.65	$22.65	$28.29

Source: Lightcast

APPENDIX B: DATA SOURCES

PROPRIETARY SOURCES

Lightcast (formerly Emsi Burning Glass) is a global leader in labor market analytics, offering a data platform that gives a comprehensive, nuanced, and up-to-date picture of labor markets at all scales from national to local. Key components of the platform include traditional labor market information, job postings analytics, talent profile data, compensation data, and skills analytics. Lightcast integrates government data with information from online job postings, talent profiles, and resumes to produce timely intelligence on the state of the labor market. Job and compensation data is available by industry, occupation, educational program, and skill type. **Click to learn more.**

Esri ArcGIS Business Analyst combines proprietary statistical models covering demographic, business, and spending data with map-based analytics to offer insights on market opportunities for industries, businesses, and sites. Business Analyst integrates datasets covering a wide range of topics including demographics, consumer spending, market potential, customer segmentation, business locations, traffic counts, and crime indexes, which can be overlaid spatially to produce customizable maps and uncover market intelligence. Data can be pulled for standard and custom geographies, allowing for valuable comparison between places. **Click to learn more.**

PolicyMap is a spatial analysis and data tool that facilitates the creation of compelling, interactive maps from 50,000+ indicators related to public policy. Geospatial analysis, including advanced querying and filtering facilitated by data-rich maps, can be used for storytelling and decision-making. PolicyMap's library of variables spans topics such as demographics, housing, lending, quality of life, economy, education, health, and government programs. Functionality is optimized for use by policymakers in government, business, healthcare, universities, academic, and others. **Click to learn more.**

CoStar is a comprehensive source of commercial real estate intelligence, offering an inventory of over 6.4 million commercial properties spanning 135 billion square feet of space in 390 markets across the US. CoStar covers office, retail, industrial, hospitality, and multifamily markets. Property- and market-level data on absorption, occupancy, lease rates, tenants, listings, and transactions are researched and verified through calls to property managers, review of public records, visits to construction sites, and desktop research to uncover nearly real-time market changes. **Click to learn more.**

AirDNA provides market intelligence on short-term rental properties around the globe. Powered by Vrbo and Airbnb data from over 10 million properties in 120,000 markets, AirDNA aggregates and analyzes property-level listings to distill market trends and forecasts. Granular data at the ZIP code level on nightly rates, occupancy, monthly revenue potential, property type, ratings, and seasonality can be leveraged to understand broader residential market dynamics and the impact of short-term rentals on housing supply and demand. **Click here to learn more.**

Redfin is a national real estate brokerage and analytics firm that offers access to its extensive for-sale residential property listings database. Data is aggregated from the hundreds of local multiple listings services (MLS) used by real estate agents in the markets where it operates. The data covers broker-listed homes from the MLS, homes in foreclosure, select for-sale by owner (FSBO) homes, and records of past sales. Redfin's downloadable data on market trends is released monthly and is available at the national, metro, state, county, city, ZIP code, and neighborhood level. **Click here to learn more.**

APPENDIX B: DATA SOURCES

The **American Community Survey** (ACS) is an ongoing statistical survey by the US Census Bureau that gathers demographic and socioeconomic information on age, sex, race, family and relationships, income and benefits, health insurance, education, veteran status, disabilities, commute patterns, and other topics. Mandatory to fill out, the survey is sent to a small sample of the population on a rotating basis. The questions on the ACS are different than those asked on the decennial census and provide ongoing demographic updates of the nation down to the block group level. **Click to learn more.**

Conducted every ten years in years ending in zero, the **US Decennial Census of Population and Housing** is a complete count of each resident of the nation based on where they live on April 1st of the Census year. The Constitution mandates the enumeration to determine how to apportion the House of Representatives among the states. The latest release of the 2020 Census contains data for a limited number of variables, including: total population by race/ethnicity, population under 18, occupied and vacant housing units, and group quarters population. **Click to learn more.**

The **Local Area Unemployment Statistics** (LAUS) program estimates total employment and unemployment for approximately 7,500 geographic areas on a monthly basis, from the national level down to the city and town level. LAUS data is offered through the US Bureau of Labor Statistics (BLS) by combining data from the Current Population Survey (CPS), Current Employment Statistics (CES) survey, and state unemployment (UI) systems. **Click to learn more.**

OnTheMap | US Census Bureau

OnTheMap is a tool developed through the US Census Longitudinal Employer-Household Dynamics (LEHD) program that helps to visualize Local Employment Dynamics (LED) data about where workers are employed and where they live. It offers visual mapping capabilities for data on age, earnings, industry distributions, race, ethnicity, educational attainment, and sex. **Click to learn more.**

ABOUT CAMOIN ASSOCIATES

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The Project Team

Dan Stevens
Project Principal

Darrell Booker
Project Manager

Connor Allen
Analyst