

DEL•RIOPLAN

Chapter Two Community Snapshot

This chapter includes a snapshot of the community's past conditions and present characteristics, providing an understanding of what the future may hold. The findings of this analysis sets the stage for more detailed evaluations of historic trends and future planning considerations as each element of the plan is assembled. This profile provides a basis for determining future land use requirements and demands for public facilities and services, but also allows advance planning to effectively guide future development in a desirable and fiscally responsible manner.

Home to Laughlin Air Force Base, the people of Del Rio are proud of their patriotic spirit and community heritage that is founded upon strong family values and civic pride. "The people are its greatest asset," were the first word spoken by residents as to why Del Rio is a great place to live and work. It is also a community that has a reasonable cost of living, strong public sector and government employment, safe living environment, access to nature and outdoor amenities, a neighborly attitude toward outsiders, and forward-thinking, capable community leadership.

Del Rio is a community with a proud history. While the past continues to be embraced and celebrated today, this comprehensive planning process offers an opportunity for the community to remember its past, but, more importantly, to envision its future. The success of the community in achieving its vision will largely depend on its collective history and recognizing the qualities that make this community home to over 36,000 persons.

In planning for the future, Del Rio faces the challenges of sustaining and growing its economy, creating more employment opportunities for its youth, preserving and enhancing its community character, and balancing the demands placed on its fiscal resources to maintain and expand the infrastructure system. Before looking to the challenges of the future, however, it is important to get a sense of where Del Rio stands relevant to its past and current conditions.



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This profile offers an in-depth introduction to the City, which documents existing socioeconomic conditions and demographic characteristics of the community pertaining to its historical and current population; the age, gender, and educational attainment of its people; and the economic position of the community and its businesses. The purpose of this chapter is to examine how the community has grown since its settlement, to identify characteristics and resources, and to analyze where the community is headed.

An important component of this chapter is the Year 2025 population projection, which will be used throughout the plan to project future land use demands, infrastructure capacity needs, and economic development strategies. An understanding of existing population characteristics and future demands is essential in anticipating growth and the resulting demands on both the community and its accompanying facilities and services.

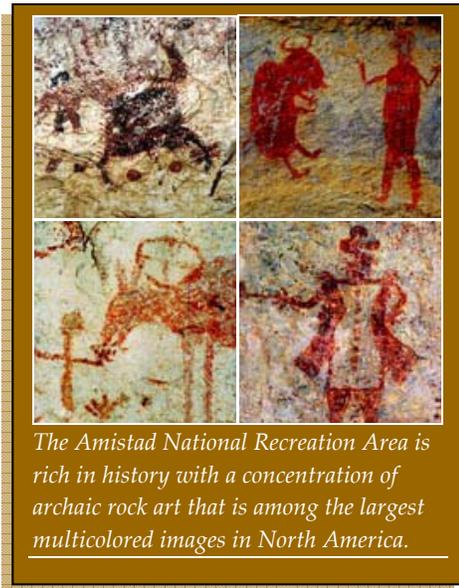
HISTORY

Del Rio's original name was San Felipe del Rio (Saint Phillip of the River). The name was given to the area by some early Spanish missionaries who arrived here on St. Phillips's Day in 1635. Their mission was destroyed by hostile Indians, but the name survived until 1883 when the first post office was established. The Post Office Department suggested shortening the name to Del Rio to avoid confusion with the town of San Felipe de Austin, a town still in existence to the east of Del Rio.¹

Val Verde County was formed from Pecos, Kinney, and Crockett Counties. Val Verde became a county in 1885 and is 3,242 square miles in area (three times the size of Rhode Island). The first people to live in the area of Val Verde County settled into the rock shelters and caves of the

Lower Pecos River Area near the site of Comstock as early as 6,000 to 10,000 years ago. They left behind caches of seeds, implements, bits of clothing, burial sites, and cave art. The County has some 400 archaeological sites, including caves, rock shelters and mounds. Panther Cave, in Seminole Canyon on the Rio Grande, contains some of the most striking pictographs and can be reached by boat on Lake Amistad.²

The community of San Felipe was settled on San Felipe Creek in 1868. The community was sometimes called San Felipe Del Rio (for its proximity to the Rio Grande) to distinguish it from the San Felipe of Austin's colony. Several communities formed in Val Verde County in the 1880s. Among the newcomers was Frank Qualia from Milan, Italy. In 1883, Qualia established Val Verde



The Amistad National Recreation Area is rich in history with a concentration of archaic rock art that is among the largest multicolored images in North America.

¹ City of Del Rio Chamber of Commerce; www.drchamber.com

² Laughlin AFB website; www.laughlin.af.mil

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Winery, where his grandson continues to make wine today. Large sheep and cattle ranchers had come into the area by the 1880s.³

Military Presence

In 1942, the Army Air Corps opened Laughlin Field as a training base for the Martin B-26, but it was deactivated in 1945. As the Cold War pressures built, Laughlin Field was rebuilt and renamed Laughlin Air Force Base. It was again used as a home for flight training. In the mid-1950s, the Strategic Air Command noted Laughlin's remoteness that allowed for secret operations and opened its strategic reconnaissance program there.

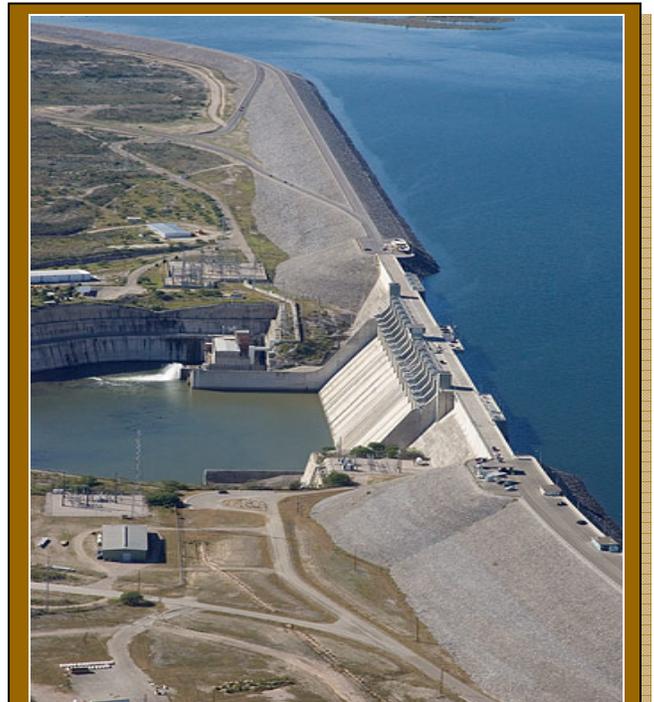
Laughlin Air Force Base is located six miles east of Del Rio and about nine miles from the international bridge to Ciudad Acuna, Coahuila, Mexico. It is 150 miles west of San Antonio on U.S. Highway 90. The 47th Flying Training Wing at Laughlin Air Force Base is one of five Air Education and Training Command pilot training units and conducts specialized undergraduate pilot training for the United States Air Force. With more than 3,300 people supporting its mission, Laughlin has a significant economic impact on Del Rio. Everyone at Laughlin is aware of the strong bridges between the base and the Del Rio community. Approximately 400 new military pilots earn their silver wings at Laughlin each year after an intensive 52-week course. Laughlin has trained about 12,000 U.S. Air Force pilots to date.⁴

Amistad Dam and National Recreation Area

Amistad National Recreation Area, is supervised by the National Park Service. It includes the United States portion of Lake Amistad, which provides opportunities for a variety of outdoor activities. The park also includes diverse flora and fauna that can be seen from the various nature trails and numerous archaeological sites. The National Park Service hosts educational and nature programs and maintains the beaches, campsites, and boat launching facilities.

The Amistad Dam was a cooperative undertaking of the American and Mexican sections of the International Boundary and Water Commission. It is 12 miles upstream on the Rio Grande from Del Rio and Ciudad Acuña, Coahuila, Mexico.

Further out Highway 90, which traces the route of the historic Old Spanish Trail, is the highest bridge



The Amistad Dam creates some 5,250,000 acre-feet for flood control, conservation, hydroelectric generation and recreation. The international boundary crosses the center of the dam.

Source: International Boundary and Water Commission

³ Amistad Dam website; www.ibwc.state.gov

⁴ Laughlin AFB website; www.laughlin.af.mil

in the State, rising 273 feet above the bed of the river. Just upstream from this bridge lies the Southern Pacific Railroad's Pecos High Bridge, originally built in 1892. In this same area, a silver spike was driven to connect the final link in the southern transcontinental railroad route, named the Southern Pacific's "Sunset Route," in 1883.

LOCATION

The City of Del Rio is located in Val Verde County on the United States-Mexico border, midway between Padre Island and Big Bend National



Park, as displayed in **Figure 2.1, Location**. The City is eight miles south of Amistad National Recreation Area, which surrounds the United States portion of Lake Amistad formed by the Rio Grande, Pecos, and Devil's Rivers, with 850 miles of shoreline.

Del Rio is immediately across the International Bridge from Ciudad Acuña, Mexico and is seven miles west of the Air Education Training Command's Laughlin Air Force Base. It is on U.S. Highway 90, running east-west and U.S. 277, running north-south. It is 150 miles southwest from San Antonio and 154 miles south of San Angelo. It is served by Amtrak.

POPULATION

According to the 2000 Census, Texas grew from 16,986,510 persons in 1990 to 20,851,820 persons in 2000, reflecting an increase of 22.8 percent. During this same time period, Val Verde County had an increase of 6,135 persons, a 15.8 percent change.

As displayed in **Table 2.1, Historical Population, 1930 to 2000**, Del Rio's rate of growth has fluctuated from decade to decade since 1930. For instance, there have been decades of significant growth, such as the 1940s and 1970s when the population increased by over 40 percent. At the same time, there have been decades of low to moderate growth, most recently during the 1980s when the population grew by only

Brief Facts and Figures

- ◆ The median household income increased by 57.5 percent between 1990 and 2000, which is more than three times that experienced state-wide
- ◆ The percentage of persons living in poverty decreased less than a percentage point from 27.7 to 27.0 percent between 1990 and 2000
- ◆ Housing occupancy increased from 88.5 to 90.8 percent between 1990 and 2000
- ◆ The percent of owner occupied housing units increased from 61.3 to 88.5 percent in the last decade, keeping pace with its peer communities
- ◆ 18.8 percent of household income is spent on monthly housing costs, compared to 22.8 percent for the median contract rent
- ◆ Of the 11,834 housing units, 28 percent were constructed during the 1970s when the population increased by 40.8 percent
- ◆ 28 percent of the housing units have been constructed since 1980
- ◆ The median age of housing structures is 30 years
- ◆ SAT and ACT scores are comparable to other nearby school districts but the annual dropout rate significantly higher at 2.7 percent
- ◆ Impact of student transfers as a result of families transitioning through Laughlin AFB needs to be better understood

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671 persons, or 2.2 percent. The 1990s was a period of modest growth, accounting for an increase of 3,162 persons, or 10.3 percent.

The City of Del Rio is the county seat of Val Verde County. As shown in the above table, the growth experienced in the City is mirrored in the County since the City represents roughly 75 percent of the County population. In the County, the largest increase in population was experienced during the 1970s, similar to the City, which was followed by a growth rate of eight percent in the 1980s. Over the course of the last three decades, the County has grown from 27,600 persons to 44,856 persons, which reflects an average increase per decade of nearly 18 percent. The concentration of Val Verde residents living in Del Rio has remained significant, ranging from a high of 83.6 percent in 1980 to 75.5 percent as of the 2000 Census.

The State of Texas has had a more consistent population growth each decade since 1940, ranging from a low of 10.1 percent in the 1930s - the Depression era - to a recent high of 22.8 percent in the 1990s. For comparison, during the 1990s, the State increased its population from 16,986,510 to 20,851,820 persons.

Table 2.1, Historical Population, 1930 to 2000

Year	Del Rio			Val Verde County		Texas	
	Persons	% Change	% County	Persons	% Change	Persons	% Change
1930	8,609		57.7%	14,924		5,824,715	
1940	10,627	23.4%	68.8%	15,453	3.5%	6,414,824	10.1%
1950	15,581	46.6%	93.7%	16,635	7.6%	7,711,194	20.2%
1960	17,520	12.4%	71.6%	24,461	47.0%	9,759,677	26.6%
1970	21,330	21.7%	77.6%	27,471	12.3%	11,196,730	14.7%
1980	30,034	40.8%	83.6%	35,910	30.7%	14,229,191	27.1%
1990	30,705	2.2%	79.3%	38,721	7.8%	16,986,510	19.4%
2000	33,867	10.3%	75.5%	44,856	15.8%	20,851,820	22.8%

Source: U.S. Census Bureau

Projected Future Population

Population projections are an important component of the long-range planning process:

- ◆ To evaluate a range of future population scenarios enabling the community to identify the internal and external factors that may contribute to the rate of population increase;
- ◆ To adequately determine and quantify the demands that will be placed on the provision of public facilities and services, such as fire and police protection, water and wastewater facilities, transportation infrastructure, parks and open space, and municipal buildings;
- ◆ To allow advanced planning to effectively guide new development, coordinate timely provision of adequate infrastructure, and appropriately direct available resources; and
- ◆ To create a strategy to seize opportunities and overcome foreseen challenges.

There are a variety of methods available for generating projection scenarios, all of which rely - to varying degrees - upon historical trends. For instance, the Texas State Data Center annually prepares population projections for the State and each county. Their projection methodology utilizes sophisticated models that consider historic patterns of in- and out-migration, as well as county-level rates of fertility (birth) and mortality (death). These projections may be particularly useful since the population of Del Rio has held somewhat steady - between 75 and 83 percent - as a percentage of Val Verde County, dating back to 1970. Therefore, simply calculating a proportional estimate of the State Data Center projections provides one possible estimate of Del Rio's future population.

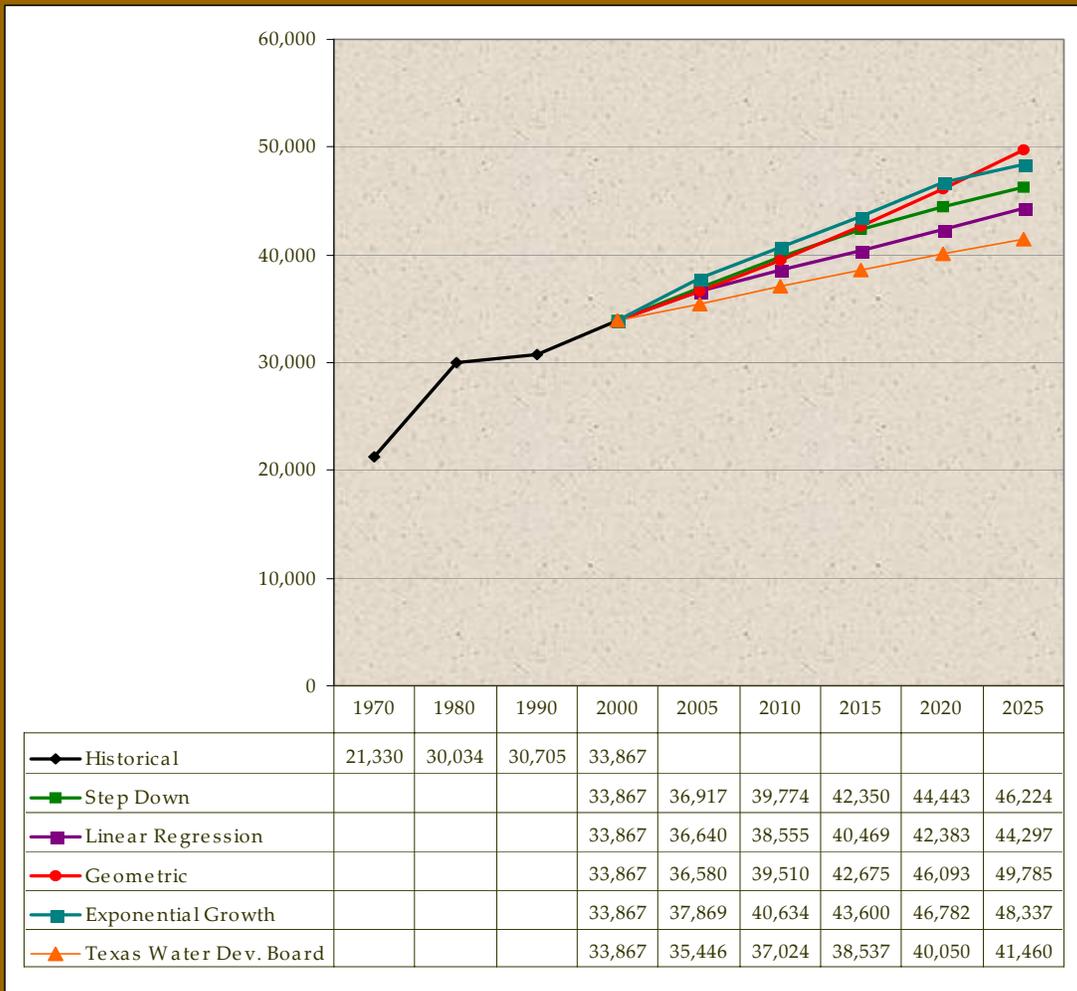
The techniques utilized to project the population are known as step-down, linear regression, geometric, and exponential growth, in addition to those prepared by the Texas Water Development Board. As shown in **Figure 2.2, Projected Population Scenarios**, these statistical methods are useful to compare alternative forecasts for the Year 2025. The projected population ranges from a low of 44,297 persons to a high of 49,785 persons. Using an approach where the historical trend line is matched with a likely future scenario, the "middle-ground" target population used for the basis of this plan is that derived by the Step-Down Method, which projects 46,224 persons in the Year 2025.

Linear projections involve a graphical projection of historical trends into the future. In this case, linear techniques of choice were simple "linear regression" and "exponential growth." Linear regression forecasts are straight-line projections of historical population in which the same absolute number of additional persons is added to the population in each period. This results in a declining rate of growth over time since the same amount is being added to an ever-expanding base. Comparatively, exponential growth assumes a constant rate of growth.

In addition to the two linear projection techniques, the step-down method was used to project the City's population based on its share of the County population in the Year 2000 (and since 1970). As shown in **Figure 2.2, Projected Population Scenarios**, the linear technique produced a

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Figure 2.2, Projected Population Scenarios



Source: Kendig Keast Collaborative

projection of 44,297 persons. Utilizing the 1.0 Scenario of the Texas State Data Center,⁵ the step-down technique produced a higher projection of 46,224 persons in the Year 2025. The geometric technique resulted in projected future populations of 49,785 persons, the most optimistic projection.

As yet, another indicator of future population change, the Texas Water Development Board, have recently revised their projections downward for Del Rio resulting in a projection of 41,460 persons in 2025. The Board’s estimates are actually the most conservative of those reflected

⁵ The 1990-2000 (1.0) Scenario assumes that the trends in the age, sex, and race/ethnicity net migration rates of the 1990s will characterize those occurring in the future of Texas.

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in **Figure 2.2, Projected Population Scenarios**. The Step-Down Method estimates are for the population of Del Rio to be 39,774 in 2010; 44,443 in 2020; and 46,224 persons in 2025. Regardless of the projection source or method utilized, it will be important for the City to continue to monitor its population change and make adjustments in this plan and recommendations, accordingly.

Implications of Population Growth

The population projections and associated shifts in the community’s socio-economic characteristics reflected in this profile are used as a basis in formulating the City’s growth policies. In particular, the above future population scenarios will help the City, as well as private business interests, to better evaluate the following:

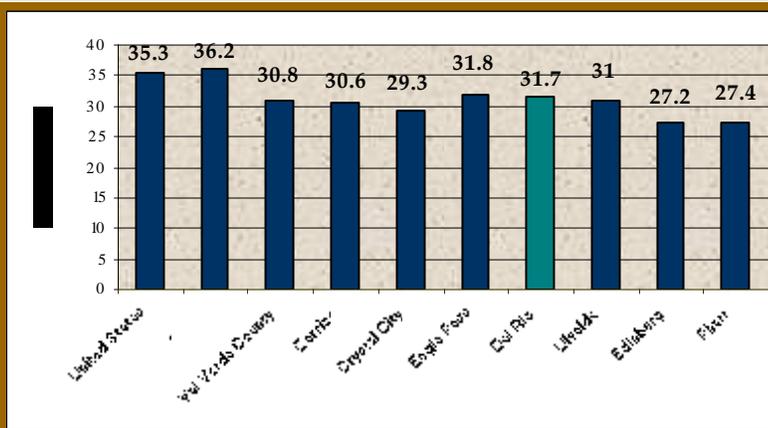
- ◆ Demands for varying housing types, sizes, and prices;
- ◆ Employment for residents of Del Rio and the surrounding area;
- ◆ Changes in the median household income and the effective buying power of residents;
- ◆ Numbers of school-age children moving to the area and its impact on school facilities;
- ◆ Projected future traffic volumes, congestion, and demands for new roadway infrastructure and alternative modes of transportation;
- ◆ Utilization of local parks and recreation facilities and the demand for additional areas, equipment, and programs to support increased use;
- ◆ Capacity requirements for water and wastewater service, storm drainage improvements, and the requisite capital investments; and,
- ◆ Impact on the number of police, fire, and emergency medical service calls and their response times, service levels, and facility and staffing needs.

POPULATION CHARACTERISTICS

The median age of persons in Del Rio is 31.7 years, which is lower than the national (35.3 years) and State averages (36.2 years), but higher than the average of Val Verde County (30.8 years). As

shown in **Figure 2.3, Median Age**, the median age of persons in Del Rio is slightly higher than each of the neighboring communities with the exception of Eagle Pass. Uvalde is the next lowest median age at 31 years.

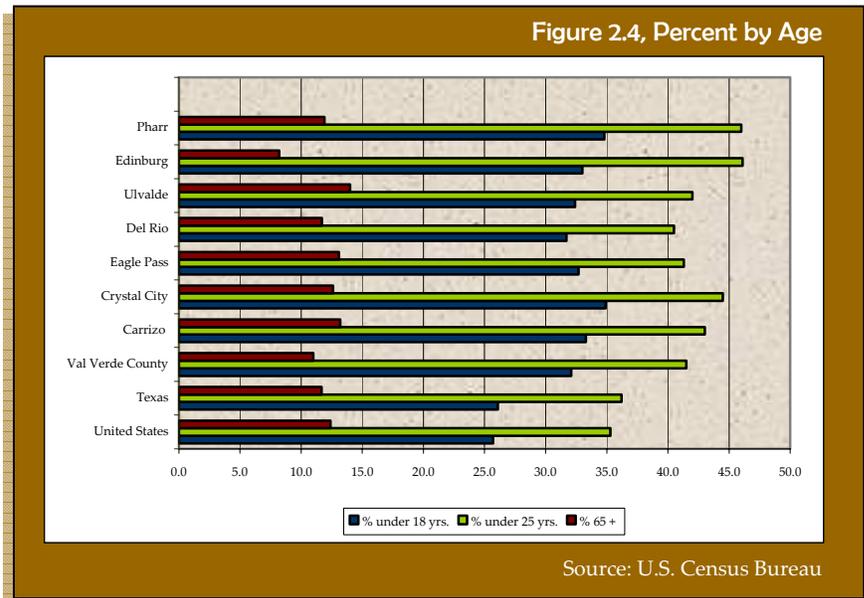
Figure 2.3, Median Age



Source: U.S. Census Bureau

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In comparing the percentage of persons under the age of 18, Del Rio has a higher percentage than the State, but lower than the County and all of the neighboring communities. The same is true for the percentage of persons that are under 25 years of age. This accounts for the median age of 31.7 years. In Del Rio, 40.5 percent of the population was under the age 25 in 2000, compared to 41.5 percent in Val Verde County, 43 percent in Carrizo, 44.5 percent in Crystal City, 41.3 percent in Eagle Pass, 42 percent in Uvalde, 46.1 percent Edinburg, and 46 percent in Pharr. As shown in **Figure 2.4, Percentage by Age**, the percentage of persons over the age 65 is in the middle of those considered. Uvalde has the highest concentration of adults over 65 and Edinburg has the lowest at only seven percent.



Interestingly, between 1990 and 2000, the percentage of persons below 18 years of age decreased by 0.8 percent, while the percentage under the age 25 more than tripled from 12.1 percent to 41.5 percent. At the same time, persons over 65 years increased from 9.7 percent to 11 percent.

As shown in **Figure 2.5, Ethnic Composition**, the characteristics of ethnicity in Del Rio (outer circle) and the State of Texas (inner circle) are somewhat similar. This illustration displays that, as of the 2000 U.S. Census, 82 percent of the population was “White” in Del Rio compared to 71 percent in the State. The other significant difference between the community and State is those categorized by the Census Bureau as “Black or African American,” where 1.2 percent of Del Rio’s population and 11.4 percent of the State’s population lies. The percentage of the population that classified themselves as “Other Race” was much higher at 18 percent in Del Rio versus 12 percent state-wide. Additionally, the Asian population in Del Rio is 0.5 percent compared to 2.7 percent in Texas. As of the 2000 Census, there were nine persons of the “Native Hawaiian or Pacific Islanders” race, 20 persons classified as “American Indian or Alaskan Native,” and 907 persons of two or more races.

Figure 2.5, Ethnic Composition

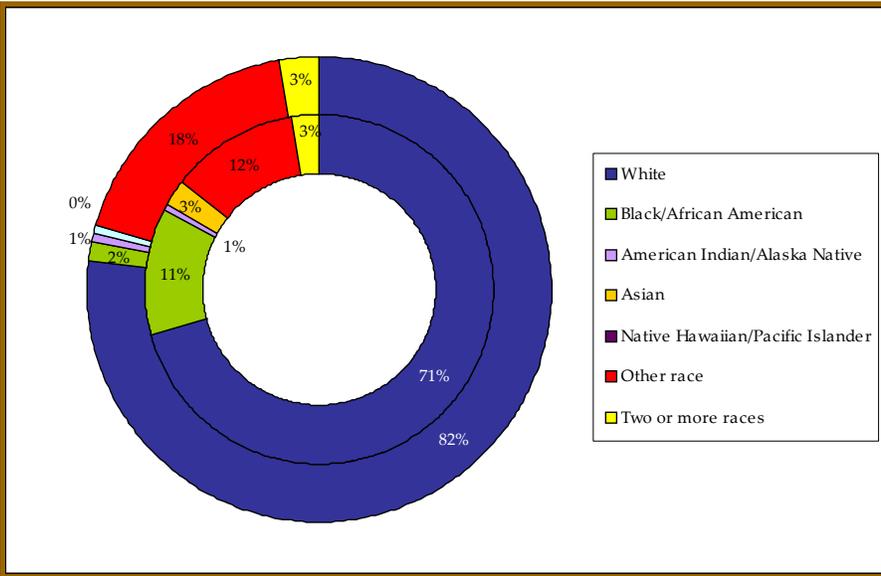
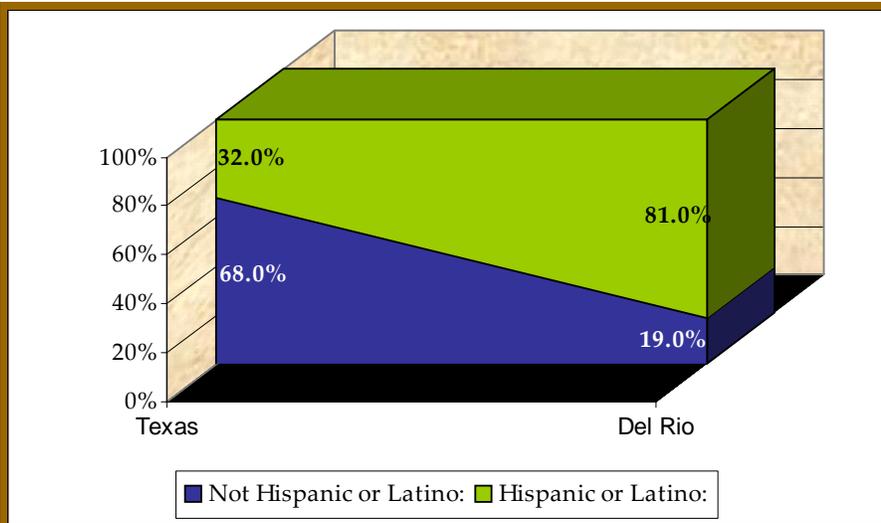


Figure 2.6, Ethnic Origin



Source: U.S. Census Bureau

The Census Bureau classifies each of the ethnicities according to their origin as either “Hispanic or Latino,” or not. Accordingly, **Figure 2.6, Ethnic Origin**, displays the difference between Del Rio and the State of Texas. Nineteen percent of Del Rio’s population is “Not Hispanic or Latino” compared to 68 percent for the State. Contrast this with the number of people who classify themselves as “Hispanic or Latino,” and it’s a mirror image, 81 percent of the population in Del Rio versus 32 percent state-wide. There are no data sources available to estimate the amount of change expected other than state-wide projections and future estimates.

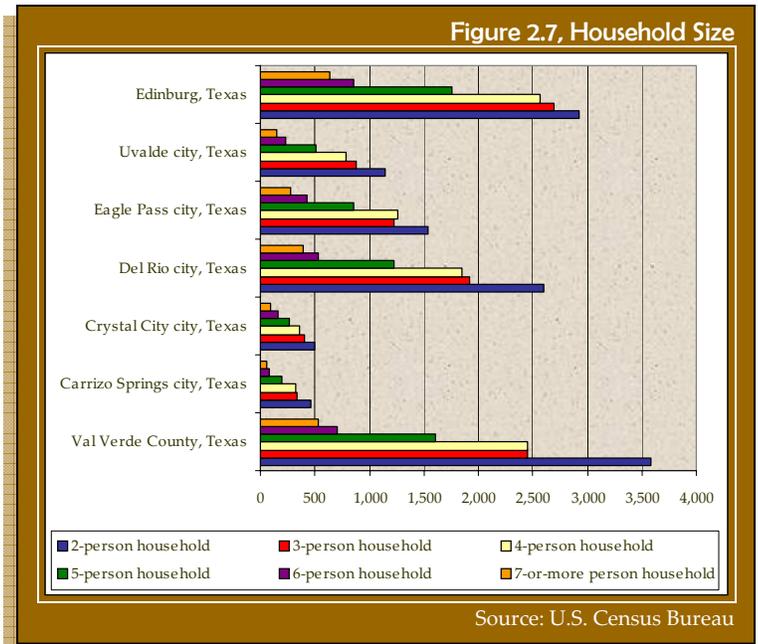
HOUSEHOLD COMPOSITION

According to the U.S. Census Bureau, households are classified as either “family” or “non-family” units. Family units are generally defined as those with a married couple or a single head of household with or without children. Non-family households include those with one person living alone. The household composition of Del Rio is 79 percent family households and 21 percent non-family households. The composition is only slightly lower in Uvalde (77.5 percent), but consistent with Carrizo Springs (79.9 percent), Edinburg (80.5 percent), Eagle Pass (80.7 percent) and Crystal City (81.6 percent). The City of Pharr had the highest percentage of families at 85 percent.

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The distribution of family households by number of persons is illustrated in **Figure 2.7, Household Size**. The largest segment of the Del Rio population live in two-person (30.5 percent) and three-person (22.5 percent) households with those households, with four persons having 21.7 percent. The percentage of five-person households was 14.4 percent.

As shown in **Table 2.2, Persons Per Household**, with the exception of Uvalde, Carrizo Springs, and the State, all of the peer communities have a higher average number of persons per household. Except for Pharr, Eagle Pass, and the State, the average persons per household declined. In Del Rio, the



number of persons per household declined from an average of 3.23 to 3.09 persons, which is a common phenomena occurring across the U.S. The greatest decline in average persons per household was in Carrizo Springs, which declined from 3.39 to 3.06 persons. Dependent upon the amount of new development that occurs, the size of homes, and median home values, the number of persons per household could increase if younger families with school-age children are attracted to the community. Growth policies and land development controls will also impact the density of development and, hence, household size.

Income and Poverty

As shown by **Table 2.3, Median Household Income**, Del Rio had a 57.5 percent increase in the median household income between 1990 and 2000, which is significantly higher than what the State and nation experienced during the same time period. It is significant to point out that Del Rio's increase in median household income was generally on par with each of the other peer communities, with some being higher and some lower.

Although the recent increase is positive, the median annual income is only \$27,387. This is below the national average of \$37,892 and the State average of \$31,927. The median household income is slightly above or on par with the other communities.

**Table 2.2
Persons Per Household**

Jurisdiction	1990	2000
United States	2.63	2.59
Texas	2.63	2.74
Val Verde County	3.21	3.11
Carrizo Springs	3.39	3.06
Crystal City	3.55	3.25
Del Rio	3.23	3.09
Eagle Pass	3.5	3.22
Edinburg	3.39	3.29
Pharr	3.11	3.64
Uvalde	3.11	3.02

Source: U.S. Census Bureau

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Table 2.3, Median Household Income

Jurisdiction	Median Household Income		Percent Change
	1990	2000	
United States	\$27,096	\$37,892	39.8%
Texas	\$27,016	\$31,927	18.2%
Val Verde County	\$18,042	\$28,376	57.3%
Carrizo	\$12,993	\$21,306	64.0%
Crystal City	\$11,298	\$15,400	36.3%
Del Rio	\$17,394	\$27,387	57.5%
Eagle Pass	\$13,060	\$23,623	80.9%
Ulvalde	\$17,103	\$25,259	47.7%
Edinburg	\$18,956	\$28,938	52.7%
Pharr	\$15,605	\$24,333	55.9%

Source: U.S. Census Bureau

The Census Bureau periodically releases estimates regarding the percentage of the population living in poverty. As of the 2000 Census, a third of the residents of Del Rio were living in poverty, almost twice the State average. The percentage of Del Rio residents living in poverty was 27.0 percent in 2000, down less than a percentage point from the 1990 figure of 27.7 percent. Reflected in **Table 2.4, Change in Poverty Status**, is the percentage of impoverished persons in Del Rio, which is more than the State and Val Verde County, yet lower than each of the peer communities.

Housing Occupancy and Tenure

As shown in **Table 2.5, Housing Occupancy**, the percent occupancy increased in Del Rio between 1990 and 2000 from 88.5 percent to 90.8 percent, which reflects positively on the local housing

market. The percent occupancy is virtually the same in Del Rio as it is state-wide - 90.8 versus 90.6 percent. Eagle Pass is the single peer community with a higher housing occupancy rate. From a market perspective, it is good to have a percentage of homes unoccupied meaning that there are homes available for persons moving within or into the community. Generally, having five to seven percent of the housing stock as unoccupied, is preferable. Below five percent means that the market is saturated, thereby requiring new home construction, and anything over 10 percent is highly undesirable. Del Rio is at this 10 percent threshold as of the 2000 Census.

Table 2.4, Change in Poverty Status

Jurisdiction	Rate of Poverty		Difference
	1990	2000	
Texas	18.1%	15.4%	-2.7%
Val Verde County	26.7%	26.1%	-0.5%
Carrizo	32.4%	33.8%	1.4%
Crystal City	32.5%	44.1%	11.6%
Del Rio	27.7%	27.0%	-0.7%
Eagle Pass	31.6%	29.0%	-2.6%
Ulvalde	25.1%	29.0%	4.0%
Edinburg	25.3%	29.2%	4.0%
Pharr	30.8%	35.5%	4.7%

Source: U.S. Census Bureau

The percent of owner occupied housing units also increased in Del Rio over the decade from 61.3 percent to 88.5 percent. This statistic reflects the recent national surge in homeownership in the last decade. This characteristic is due to, and responsible for, many of the other statistics reported above, such as the median age, average persons per household, median household income, and rate of poverty. Therefore, the housing conditions and characteristics is an area requiring attention. Without a proactive program to address the local housing issues, this may be a hindrance in the City's economic development efforts.

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Housing Affordability

In Del Rio, the median household income in 2000 was \$27,387, as shown in **Table 2.6, Housing Affordability**. For housing to be considered affordable for a family earning the median household income, housing costs could not exceed \$685 per month. A family earning 180 percent of the median could afford to pay \$1,232 per month and still consider housing costs affordable. Conversely, households earning only 30 percent of the median income can afford \$205 in monthly housing related expenses.

According to the 2000 Census, of the housing units with a mortgage, 18.8 percent of the household income is spent on monthly owner costs. The monthly owner costs for housing units without a mortgage is 11.2 percent of the household income. The aggregate value of all housing units with a mortgage is \$229,570,000 compared to \$166,757,500 for those without a mortgage, meaning that 42 percent of the value of occupied units are without a mortgage. Comparatively, the median contract rent in Del Rio is \$402 per month. Generally, residents of Del Rio are spending considerably less of their household income on housing than is generally allowed by lenders, which is up to 30 percent. Therefore, there is more disposable income within the community.

Table 2.5, Housing Occupancy

Jurisdiction	Percent Occupied		Percent Owner Occupied	
	1990	2000	1990	2000
Texas	86.6%	90.6%	60.9%	86.6%
Val Verde County	85.1%	86.9%	61.1%	85.1%
Carrizo Springs	86.2%	86.8%	71.8%	86.2%
Crystal City	88.4%	88.3%	67.0%	88.4%
Edinburg	92.0%	89.5%	57.3%	92.0%
Eagle Pass	92.3%	91.4%	57.3%	92.3%
Del Rio	88.5%	90.8%	61.3%	88.5%
Pharr	78.5%	77.2%	72.8%	78.5%
Uvalde	89.0%	89.1%	64.9%	89.0%

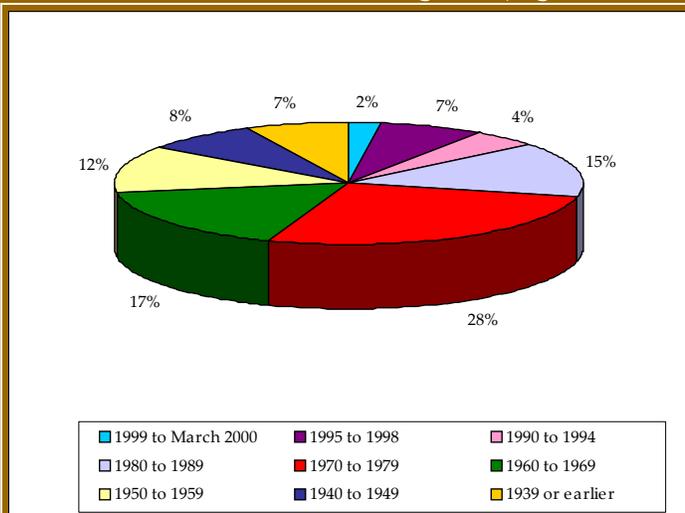
Source: U.S. Census Bureau

Table 2.6, Housing Affordability

Percent of Median Income	Household Income	Affordable Mortgage Payment
180%	\$49,297	\$1,232
150%	\$41,081	\$1,027
120%	\$32,864	\$822
100%	\$27,387	\$685
80%	\$21,910	\$548
50%	\$13,694	\$342
30%	\$8,216	\$205

Source: U.S. Census Bureau

Figure 2.8, Age of Structure



Source: U.S. Census Bureau

The average age of housing structures may be one possible explanation as to why there is such a high percentage of persons without a mortgage and why the percent of household income spent on

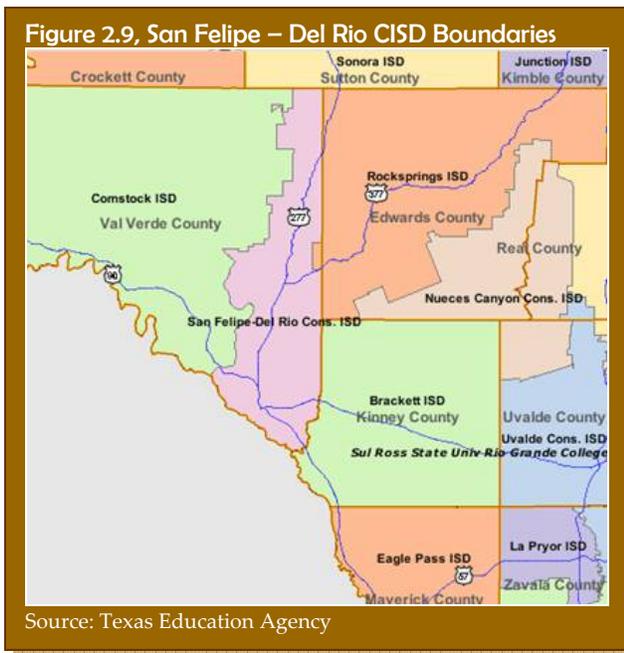
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housing is less than allowable. As displayed in **Figure 2.8, Age of Structure**, of the 11,834 housing units in the community, 28 percent were constructed during the 1970s, when the population increased by 21.7 percent. An almost equal percentage of structures have been built in the 25 years since 1980. The remaining 44 percent, 5,206 units, were constructed before 1970. The median age of structures is, therefore, 30 years old, compared, for instance, to 18 years in Edinburg where significant recent development has been occurring.

EDUCATIONAL ATTAINMENT

The Texas Education Agency (TEA) monitors the academic accountability of school districts by designating them as Exemplary, Recognized, Academically Acceptable, Academically Unacceptable, Unacceptable due to Special Accreditation Investigation, or Not Rated. In 2004-05, San Felipe – Del Rio CISD received an accountability rating of “Unacceptable.” The Del Rio CISD is ranked lower than each of its peer districts, who have all been given a rating of “Acceptable.”

This recent ranking demonstrates that the school district is in need of increased attention. There has been a steady decline over the past five years of the district’s ranking by the State. For the school year 2000-2001, it was ranked as “Recognized,” and for the past three years, the district was ranked “Acceptable.” Among the 1,046 school districts state-wide, 31.6 percent were considered “Recognized,” 56.1 percent were in the “Academically Acceptable” category, and 0.6 percent were “Academically Unacceptable”.



The San Felipe - Del Rio Consolidated Independent School District serves primarily the City of Del Rio and surrounding areas. The district abuts Comstock CISD and Rocksprings ISD, as shown in **Figure 2.9, San Felipe – Del Rio CISD Boundaries**. Comparative numbers are presented in **Table 2.7, Education Statistics**,

for the 2004-05 school year, the most recent year for which data has been published by the TEA. In addition to state-wide statistics, data is included for each of the school districts serving the peer communities.

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The comparisons in **Table 2.7, Education Statistics**, indicate that the San Felipe – Del Rio CISD has comparable attendance and annual drop-out rates with those of the peer districts, but below state-wide statistics. The percentage of students who graduated is lower than the state-wide average and all peer communities. Of those who did not graduate, Del Rio had a drop-out rate three times higher than the state-wide rate - 2.7 versus 0.9 percent - and the highest of any of the nearby districts. Del Rio had the highest percentage of GED recipients, 7.7 percent, compared to the State or any of its peer communities. Del Rio had the highest SAT and ACT scores compared with the other districts, although lower than the state-wide averages. The percentage of economically disadvantaged students is 77.3 percent in Del Rio, which is significantly higher than the State, but generally lower than the other nearby districts. Students with limited English proficiency constitute 18.4 percent of the student population, more than the State, Carrizo Springs, and Uvalde school districts. The ratio of students to teachers (17.2) is the highest average when compared to the state and other districts. The beginning salary for teachers in Del Rio CISD (\$30,999) is the median for those districts profiled and less than \$1,000 lower than the State

Table 2.7, Education Statistics

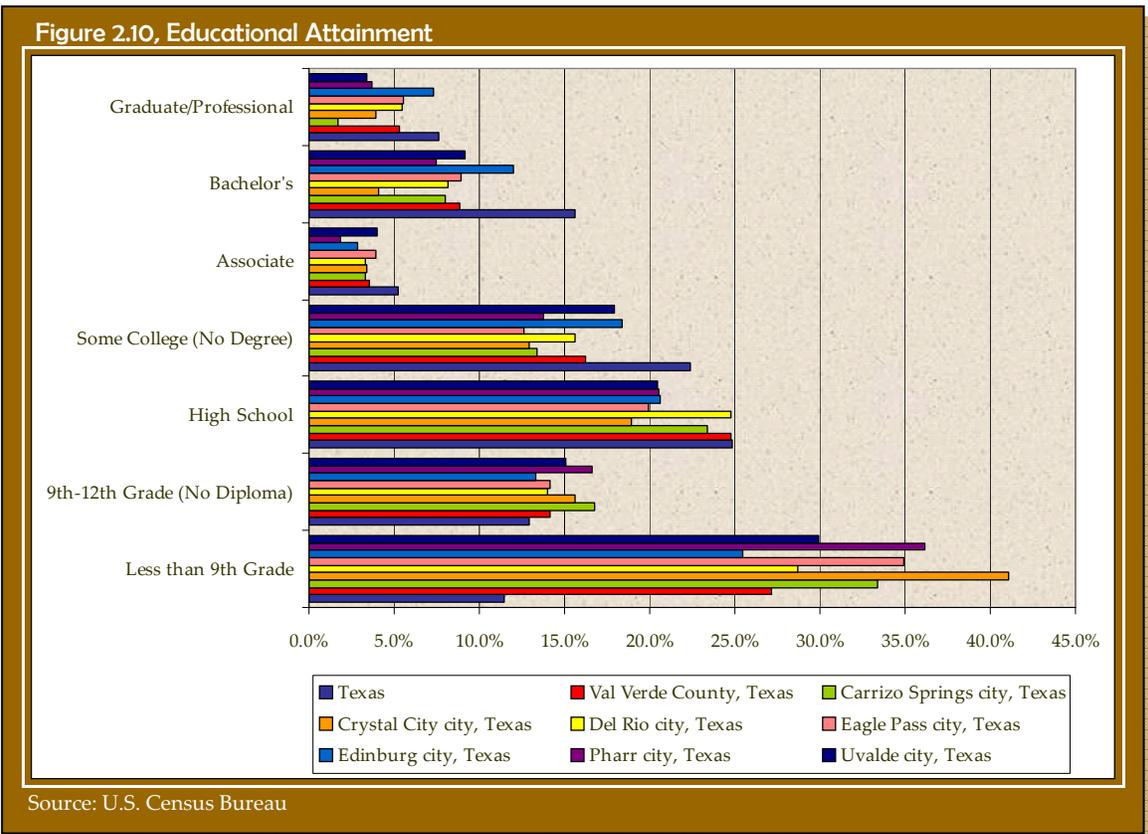
Statistic	School District							
	Texas	San Felipe - Del Rio	Eagle Pass	Pharr San Juan	Edinburg	Carrizo Springs	Crystal City	Uvalde
Total Number of Students	4,239,911	10,321	13,531	27,306	26,393	2,412	2,014	5,168
Attendance Rate	95.6%	95.4%	95.2%	95.2%	95.8%	94.5%	95.7%	94.7%
Annual Drop-Out Rate	0.9%	2.7%	1.7%	0.6%	0.8%	1.1%	0.9%	1.5%
Completion/Student Status								
Graduated	82.8%	70.8%	74.3%	80.6%	86.6%	82.8%	79.1%	79.9%
Received GED	4.1%	7.7%	5.7%	1.8%	1.8%	3.6%	6.2%	4.0%
Continued High School	8.0%	13.0%	13.0%	14.9%	7.9%	3.0%	7.0%	8.6%
Mean SAT Score (2004-05)	986	922	869	852	895	865	818	911
Mean ACT Score (2004-05)	20.0	18.0	17.7	16.7	17.0	16.6	15.6	17.3
Economically Disadvantaged	51.9%	77.3%	90.3%	90.1%	85.3%	79.9%	86.0%	75.0%
Limited English Proficient	14.9%	18.4%	38.2%	41.7%	30.4%	9.8%	18.7%	8.7%
Students per Teacher	14.7	17.2	17.0	16.2	15.5	13.8	14.8	13.9
Average Teacher Experience	11.8	14.6	11.7	10.7	11.4	14.5	13.7	11.7
Average Teacher Salary								
Beginning Teacher	\$31,876	\$30,999	\$33,584	\$32,916	\$29,970	\$26,627	\$30,057	\$30,911
Over 20 Years Experience	\$50,065	\$50,364	\$54,079	\$51,621	\$49,962	\$47,305	\$46,735	\$47,939
Turnover Rate for Teachers	15.6	14.7	10.1	11.6	10.7	10.4	11.1	19.2
Adopted Tax Rate (Total)	\$1.53	\$1.44	\$1.35	\$1.61	\$1.60	\$1.54	\$1.65	\$1.60
Per Pupil Expenditures	\$8,381	\$5,522	\$5,871	\$6,451	\$6,847	\$6,878	\$7,710	\$5,592
Bilingual/ESL Enrollment	13.5%	10.0%	35.1%	39.0%	21.8%	9.3%	18.2%	5.4%

Source: Texas Education Agency

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average of \$31,876. However, the average salaries for teachers with 20 or more years of experience is higher than the State average and, again, the median of the other districts. This may help explain the higher average teacher experience in the district. The turnover rate for teachers of 14.7 percent is lower than the State, but higher than that seen in the other districts, except Uvalde which has the highest turnover rate at 19.2 percent. With exception to Eagle Pass, Del Rio has a much lower total tax rate than the State and the other districts. The per pupil expenditure of \$5,522 is significantly less than the State (\$8,381) and is also less than each of the other districts. The bilingual/English as a Second Language (ESL) enrollment is 10.0 percent, which is lower than that seen state-wide and significantly lower than each of the peer districts other than Carrizo Springs and Uvalde ISD.

Data on educational attainment in the State, Del Rio, and each of the other peer communities is provided in **Figure 2.10, Educational Attainment**. The percentage of persons with a high school education is 25 percent, which is consistent with the State and County and in the top tier of the peer communities. Those with some college education or an associates' degree account for 16 percent and 3.3 percent of the population, respectively. The greatest difference lies in the percentage of persons with a bachelor's degree. In Del Rio, 8.1 percent of the population has a bachelor's degree, compared to 15.6 percent state-wide. Of the peer districts, Edinburg has the highest percentage of college-educated individuals.



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EMPLOYMENT

The Del Rio economic base is primarily concentrated in the retail sector, as shown in **Table 2.8, Statistics by Economic Sector**. According to the U.S. Economic Census, Del Rio had a total of 182 establishments engaged in retail trade, employing 1,993 persons with an annual payroll of nearly \$36,471,000 and sales of \$393,591,000. Accommodation and food services represents the second most number of establishments at 86 businesses. While having a fewer number of establishments, the health care and social assistance industry is the largest employer in Del Rio, with 2,302 employees and an annual payroll of \$42,843,000.

Industry description	Number of establishments	Number of employees	Annual payroll \$1,000	Sales/shipments/receipts \$1,000
Wholesale trade	31	withheld	withheld	withheld
Retail trade	182	1,993	36,471	393,591
Information	11	102	2,280	n/a
Real estate & rental & leasing	32	132	2,771	12,448
Professional, scientific, & technical services	54	193	4,590	12,548
Administrative & support & waste management & remediation service	25	277	5,923	19,525
Educational services	4	withheld	withheld	withheld
Health care & social assistance	71	2,302	42,843	96,907
Arts, entertainment, & recreation	11	92	674	2,282
Accommodation & food services	86	withheld	withheld	withheld
Other services (except public administration)	62	withheld	withheld	withheld

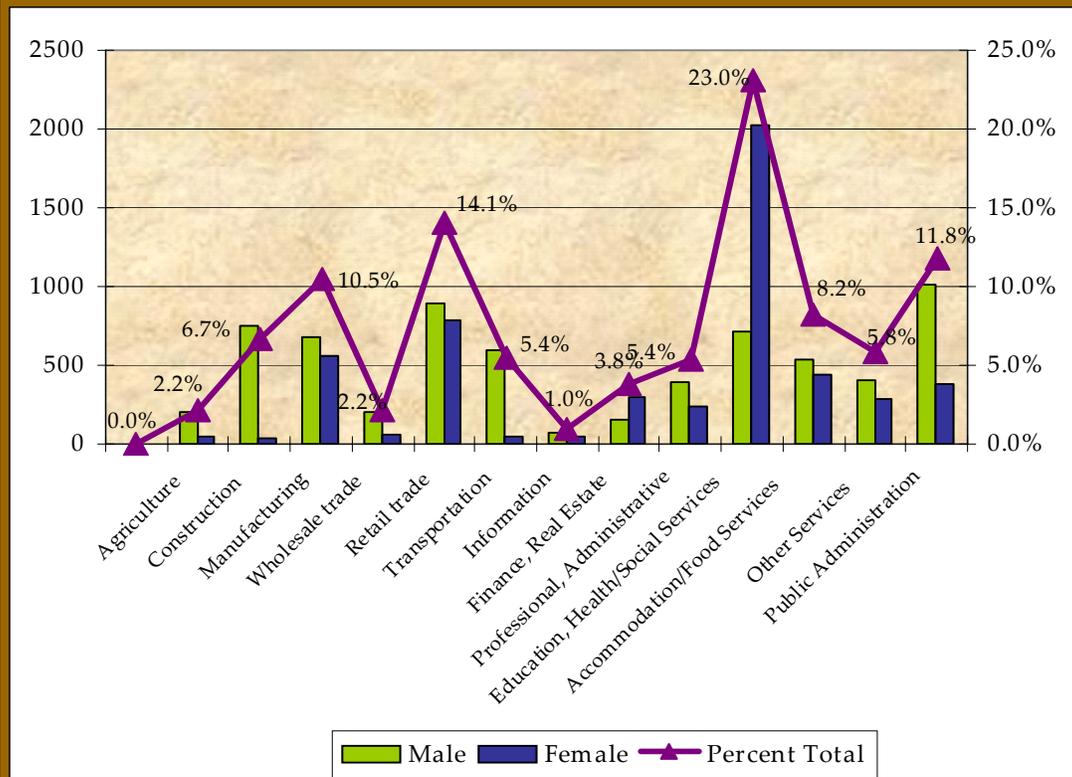
Source: U.S. Census Bureau

As displayed in **Figure 2.11, Employment by Industry**, on the following page, the health and social assistance sector represents the largest percentage of employment (2,302 employees) within Del Rio, comprising 23 percent of all employment. Retail trade is the second largest employer with 182 establishments, 1,993 employees, and 14.1 percent of total employment, followed by public administration (11.8 percent), manufacturing (10.5 percent), and accommodation and food services (8.2 percent).

The greatest differences in employment by sector for males and females are in the construction and manufacturing industries that are positions predominantly held by males and the education and health and social services sector largely employed with females.

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Figure 2.11, Employment by Industry



Source: U.S. Census Bureau