

DEMOGRAPHIC ANALYSIS

The demographic analysis provides a basis of measurement for defining where the community is now in terms of ethnic and socio-economic diversity. The Eastern Triangle is a unique place with a steadily growing and changing population. The demographic analysis is generated from 1990 and 2000 Census data. Therefore, the population trends over the past nine years may not be represented in this analysis. The Eastern Triangle planning area is gaining cultural diversity while continuing to maintain open spaces with relatively no increase to the population density. The majority of newcomers to the area are Hispanic. Overall, the area remains predominantly populated by African Americans. From 1990 to 2000, the average household income and the percentage of high school graduates have increased. While these measures show economic and educational improvement, there is still a need to make this area more attractive to young adults with families as the percentage of young adults and children is declining. Currently, the percentage of seniors within the planning area is on the rise. Accordingly, there is an increased need for additional senior services centers and senior living facilities.

POPULATION

The Eastern Triangle has experienced some growth at a slower pace than the City of San Antonio overall. The City of San Antonio grew approximately five times as much as the Eastern Triangle from 1990 to 2000. The density of the Eastern Triangle has remained relatively steady at just three persons per acre from 1990 to 2000 while the City's overall population density increased more significantly from approximately three persons per acre to four persons per acre.

TABLE 1:
TOTAL POPULATION

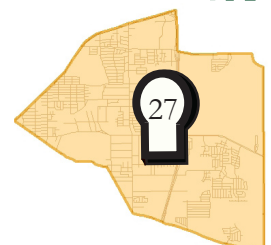
	EASTERN TRIANGLE		SAN ANTONIO	
	<u>1990</u>	<u>2000</u>	<u>1990</u>	<u>2000</u>
TOTAL POPULATION	26,634	27,903	935,933	1,144,646
PERSONS PER ACRE	2.8	2.9	3.1	3.8
% CHANGE	-	4.8%	-	22.3%

GENDER

The gender distribution within the Eastern Triangle indicates a higher percentage of females than males with the percentage of females to males increasing from 1990 to 2000. During that same period, the City of San Antonio experienced a slight decrease in the percentage of women to men.

TABLE 2:
GENDER DISTRIBUTION

	EASTERN TRIANGLE		SAN ANTONIO	
	<u>1990</u>	<u>2000</u>	<u>1990</u>	<u>2000</u>
MALE	46.1%	45.9%	48.2%	48.3%
FEMALE	53.9%	54.2%	51.8%	51.7%





RACE AND ETHNICITY

The predominant race and ethnicity in the Eastern Triangle is African American followed by Hispanic/Latino. When compared to the City overall, the Eastern Triangle shows a higher percentage of African Ameri-

cans. It is interesting to note that although African Americans form the majority in the Eastern Triangle, their population is decreasing. The percentage of Whites within the Eastern Triangle is also decreasing. Although the percentage of Hispanics/Latinos in the Eastern Triangle is below the percentage within the city overall, it is the fastest growing race and ethnicity in the Eastern Triangle with the exception of Other Non-Whites.

AGE

Seniors in the Eastern Triangle are the fastest growing population in the Eastern Triangle while young adults, ages 22 to 44 years of age, are in decline. The percentage of people 65 years and over had the greatest increase, 24.8%. The Eastern Triangle has a higher percentage of individuals over 44 years old than the overall population in San Antonio. Between 1990 and 2000, the population under age 5 and those between 20 and 44

decreased. The age group between 20 and 24 years of age experienced the greatest decrease, -8.6%.

INCOME

The average household income in the Eastern Triangle is increasing. From 1990 to 2000, the average household income increased approximately 33.3% although the city overall saw a higher increase of 53.6%. The percentage of individuals living below the poverty line in the Eastern Triangle decreased 16.1% between 1990 and 2000 although the percentage of individuals living below the poverty line within the Eastern Triangle was slightly higher than the city overall.

**TABLE 3:
RACIAL DISTRIBUTION**

	EASTERN TRIANGLE			SAN ANTONIO
	<u>1990</u>	<u>2000</u>	<u>% Change</u>	<u>2000</u>
AFRICAN AMERICAN	47.8%	41.8%	-8.5%	6.8%
HISPANIC/LATINO	26.5%	38.1%	50.8%	58.7%
WHITE	25.1%	18.3%	-23.6%	31.8%
OTHER NON-WHITE	0.6%	1.8%	214.2%	2.7%

**TABLE 4:
AGE DISTRIBUTION**

<u>AGE (YEARS)</u>	EASTERN TRIANGLE			SAN ANTONIO
	<u>1990</u>	<u>2000</u>	<u>%CHANGE</u>	<u>2000</u>
UNDER 5	7.9%	7.3%	-3.4%	8.1%
5 TO 19	24.4%	24.6%	5.8%	23.6%
20 TO 24	6.6%	5.7%	-8.6%	7.7%
25 TO 44	27.1%	25.2%	-2.6%	30.8%
45 TO 64	20.9%	21.5%	7.9%	19.4%
65 AND OVER	13.1%	15.6%	24.8%	10.4%

TABLE 5:

INCOME AND POVERTY

	EASTERN TRIANGLE			SAN ANTONIO		
	<u>1990</u>	<u>2000</u>	<u>% CHANGE</u>	<u>1990</u>	<u>2000</u>	<u>% CHANGE</u>
MEDIAN HOUSEHOLD INCOME	\$20,015	\$26,687	33.3%	\$23,584	\$36,214	53.6%
INDIVIDUALS LIVING BELOW POVERTY	25.0%	20.0%	-16.1%	-	16.9%	-

The distribution of household income in the Eastern Triangle has changed during the ten year period with a greater percentage of households earning more than \$20,000 per year. The number of households earning more than \$60,000 per year increased most significantly especially households earning more than \$100,000 per year. Although incomes are increasing, the distribution of higher income households is not proportional to San Antonio overall. The percentage of households earning more than \$40,000 in the Eastern Triangle remains less than the city overall.

TABLE 6:
DISTRIBUTION BY HOUSEHOLD INCOME

	EASTERN TRIANGLE			SAN ANTONIO	
	<u>1990</u>	<u>2000</u>	<u>% CHANGE</u>	<u>2000</u>	
LESS THAN \$20,000	47.4%	34.2%	-21.2%	25.9%	
\$20,000 TO \$39,999	33.5%	34.3%	11.9%	28.6%	
\$40,000 TO \$59,999	13.9%	15.4%	21.1%	19.7%	
\$60,000 TO \$99,999	4.7%	11.7%	171.6%	17.1%	
\$100,000 OR MORE	0.4%	4.3%	1018.4%	8.6%	

EDUCATION

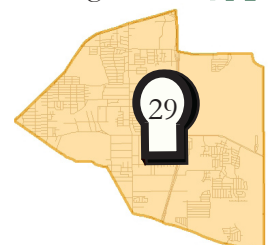
Educational attainment levels in the Eastern Triangle have improved from 1990 to 2000. Adults in the Eastern Triangle have not attained the same level of higher education beyond some college as in other parts of the city. Approximately 8% have college diplomas in the Eastern Triangle compared to approximately 20% in the city overall. Making college more accessible to individuals in the Eastern Triangle is necessary to increase the level of educational attainment in this area.

TABLE 7:
EDUCATIONAL ATTAINMENT FOR POPULATION
25 YEARS OLD AND OVER

<u>EDUCATIONAL ATTAINMENT</u>	EASTERN TRIANGLE			SAN ANTONIO		
	<u>1990</u>	<u>2000</u>	<u>% CHANGE</u>	<u>1990</u>	<u>2000</u>	<u>% CHANGE</u>
LESS THAN 12th GRADE	36.1%	29.3%	-13.5%	30.9%	24.9%	1.1%
HIGH SCHOOL DIPLOMA	29.0%	32.1%	18.0%	24.3%	24.2%	24.4%
SOME COLLEGE	26.2%	29.9%	21.9%	27.0%	29.2%	35.7%
BACHELOR'S DEGREE	5.1%	5.8%	22.4%	11.6%	13.8%	48.6%
GRADUATE PLUS	3.6%	2.8%	-15.9%	6.3%	7.9%	57.9%

HOUSING

The total number of housing units in the Eastern Triangle has increased at nearly the same rate as the population. However, the rate of housing growth has not been at the same level as San Antonio overall. Occupancy rates in the Eastern Triangle appear to be similar to San Antonio overall with both showing increasing occupancy rates. The percent of owner occupied housing in the Eastern Triangle is significantly higher than in San Antonio, 70.1% and 58.1%, respectively. San Antonio on the other hand saw a greater increase in owner occupied housing units rather than renter occupied housing units. Additionally, median owner occupied housing values in the Eastern Triangle grew at a smaller rate than in the city overall while median rental values increased at a greater rate than the city overall.





**TABLE 8:
HOUSING UNITS AND OCCUPANCY**

	EASTERN TRIANGLE			SAN ANTONIO		
	<u>1990</u>	<u>2000</u>	<u>% CHANGE</u>	<u>1990</u>	<u>2000</u>	<u>% CHANGE</u>
TOTAL HOUSING UNITS	10,185	10,550	3.6%	365,414	433,122	18.5%
OCCUPIED	89.7%	93.1%	7.5%	89.4%	93.6%	24.1%
VACANT	10.3%	6.9%	-30.5%	10.6%	6.4%	-28.5%
OWNER OCCUPIED UNITS	71.0%	70.1%	6.1%	48.3%	58.1%	33.6%
RENTER OCCUPIED UNITS	29.0%	29.9%	11.0%	41.1%	41.9%	12.9%
MEDIAN OWNER OCCUPIED HOUSING VALUE	\$41,732	\$44,992	7.8%	\$49,700	\$68,800	38.4%
MEDIAN MONTHLY RENTAL VALUE	\$254	\$477	87.8%	\$308	\$549	78.2%

The predominant housing type in the Eastern Triangle is single family housing consisting of approximately 74% of the total housing stock. When compared to San Antonio, the Eastern Triangle has a lower percentage of multi-family housing units and a higher percentage of mobile homes. Multifamily housing decreased by approximately 3% while mobile homes increased by approximately 48%.

**TABLE 9:
DISTRIBUTION OF HOUSING UNIT TYPES**

	EASTERN TRIANGLE			SAN ANTONIO
	<u>1990</u>	<u>2000</u>	<u>% CHANGE</u>	<u>2000</u>
SINGLE FAMILY	74.6%	73.9%	3.2%	64.4%
MULTI-FAMILY	16.0%	14.9%	-3.1%	33.6%
MOBILE HOMES	7.6%	10.8%	47.7%	1.9%
OTHER	1.8%	0	-78.8%	0.1%

CONCLUSION

The Eastern Triangle planning area is a dynamic place with increasing cultural and economic diversity. The demographic analysis provided above defines what the current cultural and economic situation is in the area. It may be used to establish a base measurement for meeting the goals and objectives of this plan.