



Community Profile

Kingsville Master Plan

The community profile analyzes baseline and future projections focused on the impact of future population growth in Kingsville. It is not merely a snapshot of City statistics, but seeks to identify future planning trends that will occur through the Year 2030. Furthermore, the importance of these future changes lies in the impacts they will have on City character and infrastructure. This proactive strategy seeks to avoid making reactive decisions only after a crisis has occurred. Incorporating future trends into current master plan goals and strategies will allow for anticipation of future demands.

Demographic Profile—Where are we now? In which direction are we moving?

The population projections and associated shifts in the community’s socio-economic characteristics that are identified in this analysis are used as a basis to formulate the City’s growth policies and the strategies for addressing the issues and challenges confronting the community. Examples of these subjects include:

- Total Population and Households
- Housing Units
- Educational Attainment
- Economic Development
- Transportation

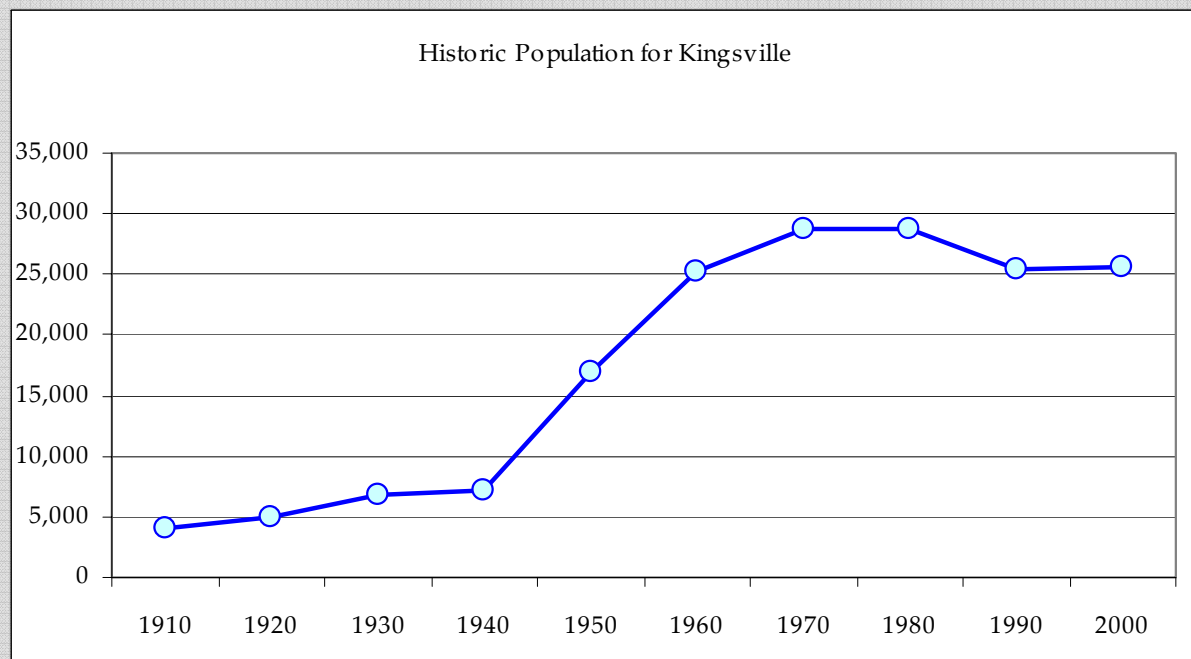
Appendix Data Sources

All historic data included in this appendix is derived from the US Decennial Census (1990 and 2000). Population forecast data is the only exception. Forecast data was obtained from the Texas Water Development Board and Woods and Poole Economics, Inc. (Washington, D.C., 2006).





Historic Population



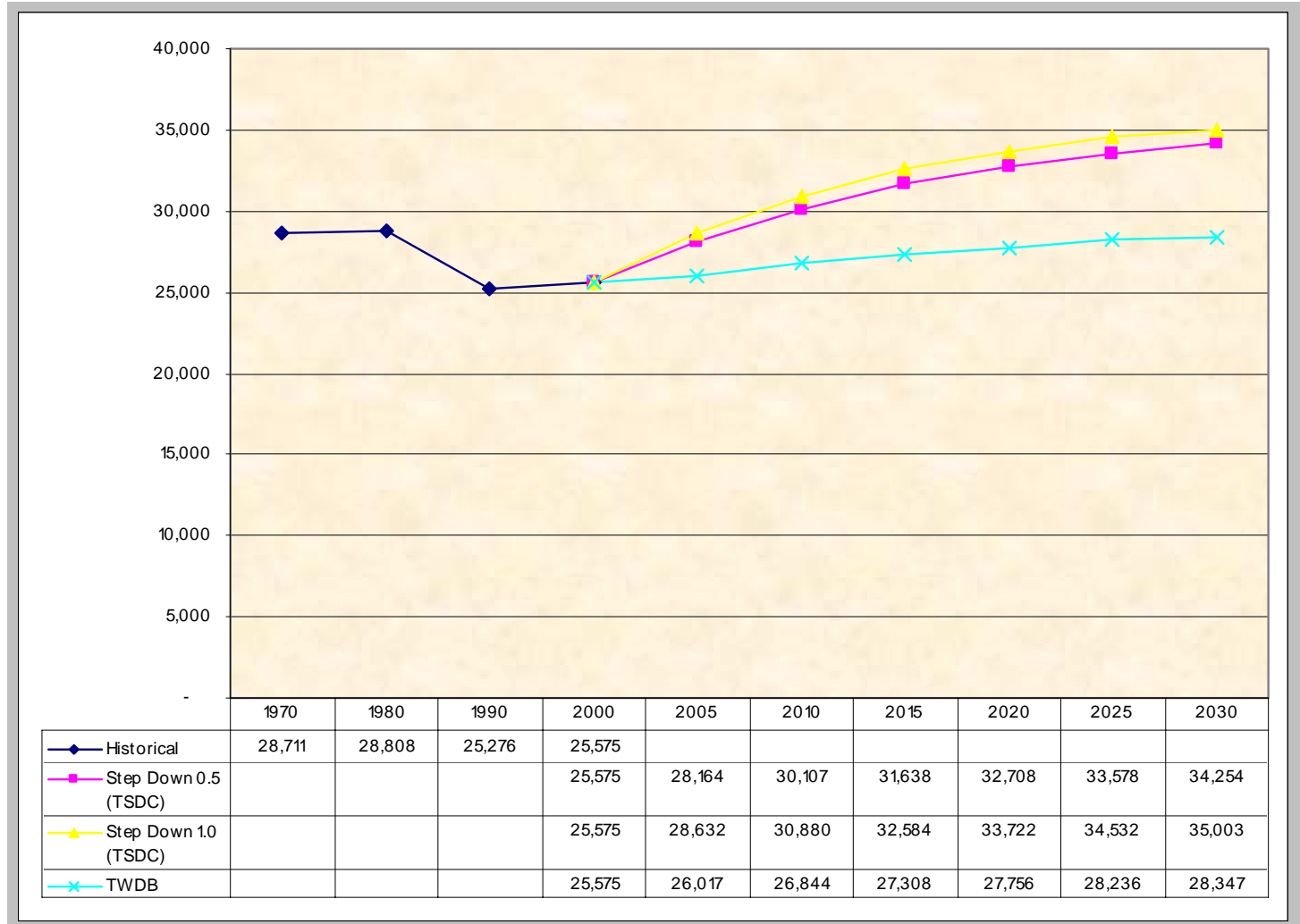
Historic Population Analysis

- ◆ During the 1990s, the population exhibited slow, but upwards growth. It is expected that future growth will follow a similar pattern.
- ◆ There was a decrease (12.0%) in population from 1980 to 1990.
- ◆ In addition to the resident population, Texas A&M University-Kingsville has a daily population of 8,000 students, faculty, and staff. Many students may list their former home address and their permanent address on Census forms. The impacts of a university presence may go unreported in many Census figures.

Future Population Forecasts

Population Forecast Analysis

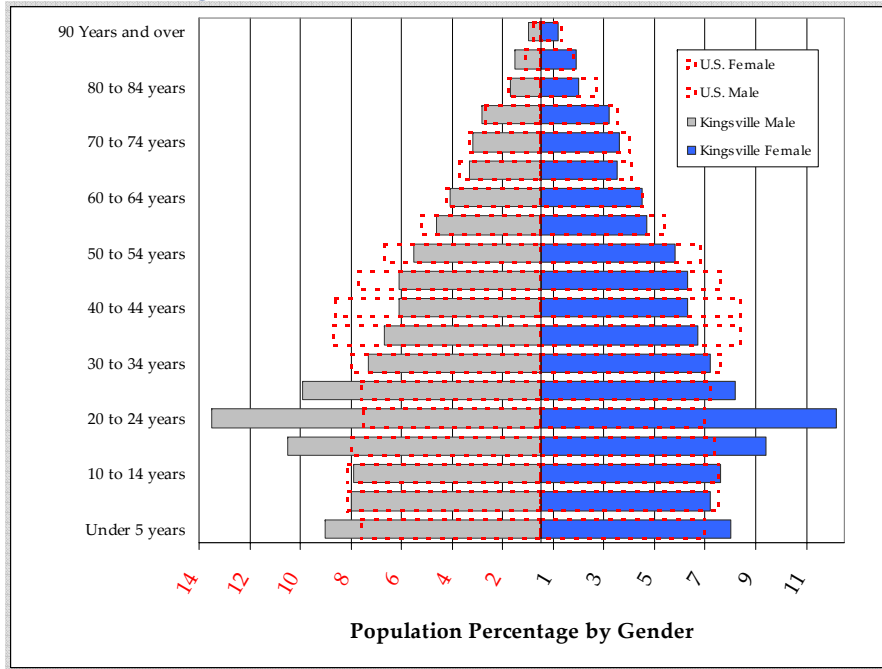
The projections of Kingsville's population in 2030 vary from approximately 28,300 (Texas Water Development Board) to 35,000 (Texas State Data Center, Step Down 1.0). It is wise for cities to think in terms of a *range* of potential growth rather than absolute numbers given the uncertainty of any small-area forecast that extends beyond a few years. **It is recommended that Kingsville monitor its growth trend from year to year, over the time horizon of this plan, to determine if the potential 2030 population is still remaining within a range from 28,300 to 35,000 persons.** Any variance outside this range, higher or lower, would indicate the need for immediate rethinking of the assumptions and strategies reflected in this plan.



TSDC – Texas State Data Center
 TWDB – Texas Water Development Board



Population Age and Gender



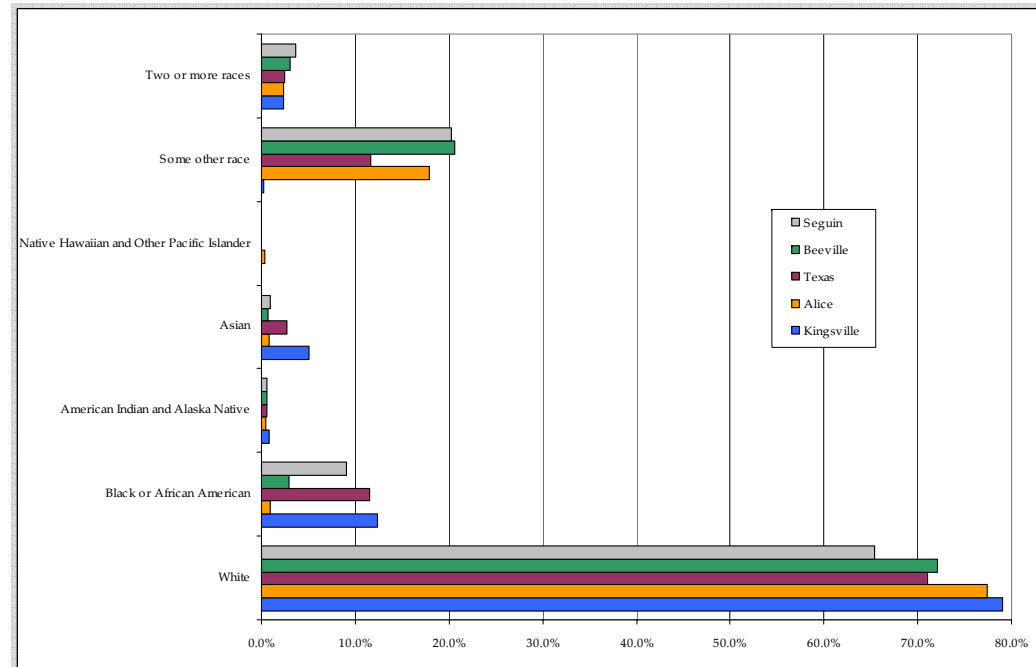
Population Age and Gender

- Population percentages indicate that Kingsville has a higher percentage of younger residents than the national average.
- In all categories above 30 years (except 80 years and up), Kingsville has a smaller percentage of residents than the national average.
- There is an even distribution between males and females in the community.
- The impact of these age characteristics requires plans that accommodate the needs and interests of a younger population.

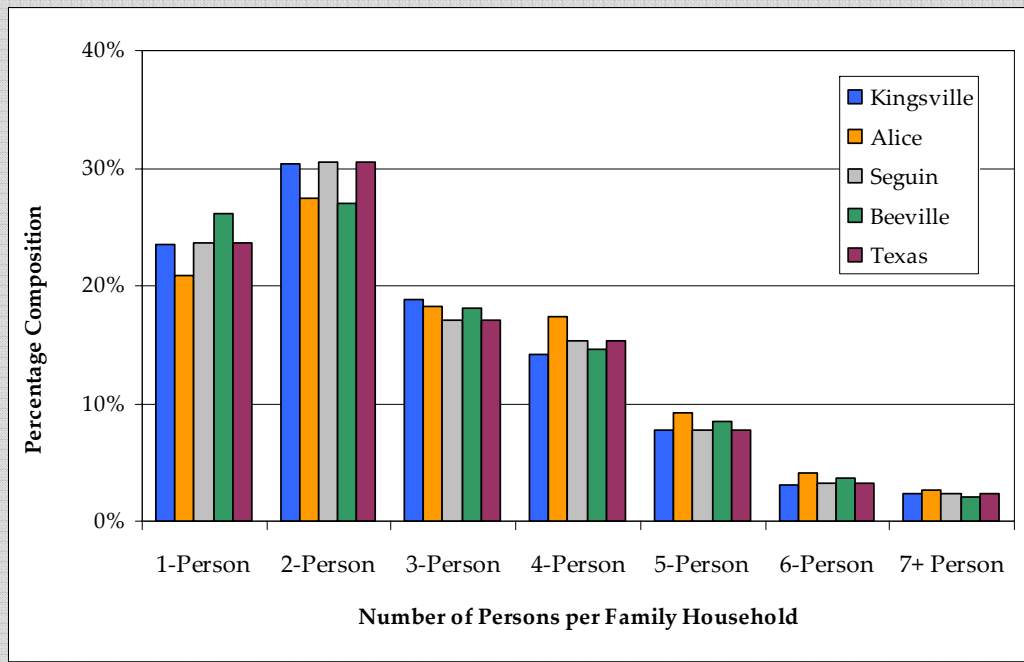
Race

Race Characteristics

- In Kingsville, 79.1% of the population is classified by the Census Bureau as "White Alone."
- The "White Alone" population is similar to Alice (77.4%), but is significantly larger than Seguin (65.4%), Beeville (72.1%), and the State of Texas (71.0%).
- Unlike Kingsville (0.2%), Seguin (20.3%), Beeville (20.6%), Alice (17.9%) and Texas (11.7%), all have significantly higher percentages of "Some Other Race."
- Conversely, the second largest ethnic population in Kingsville is the "Black or African American" population. This is significantly higher than Alice (0.9%) and Beeville (2.9%) and slightly higher than Seguin (9.1%) and Texas (11.5%).



Family Households



Family Household Comparison

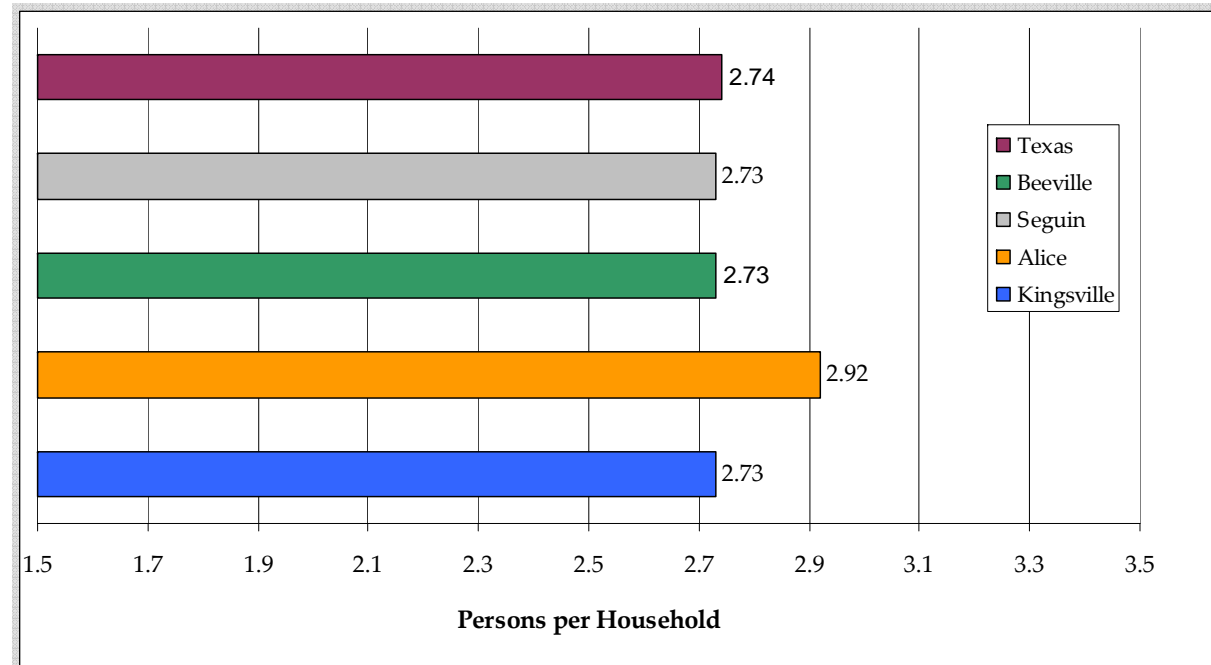
- ◆ Kingsville is similar to Seguin, Alice, Beeville, and the State of Texas with regards to the number of persons per family household.



Household Size

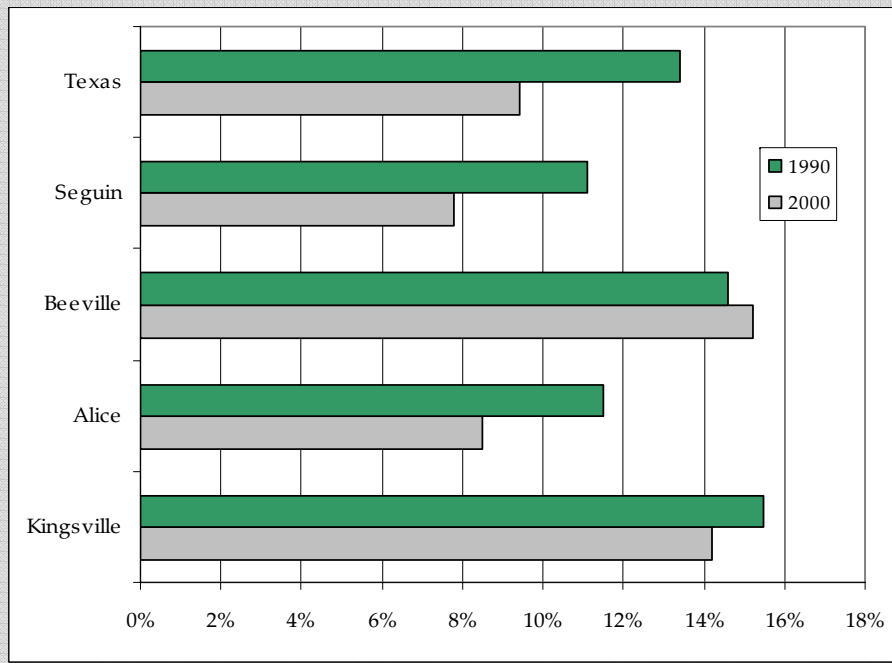
Household Size Comparison

- ◆ The average household size in Kingsville is 2.73. This is almost identical to Beeville (2.73), Alice (2.73) and Texas (2.74), but is slightly smaller than Seguin (2.92).
- ◆ The average household size in Kingsville (2.73) is slightly larger than the national average of 2.59





Housing Unit Vacancy Rate



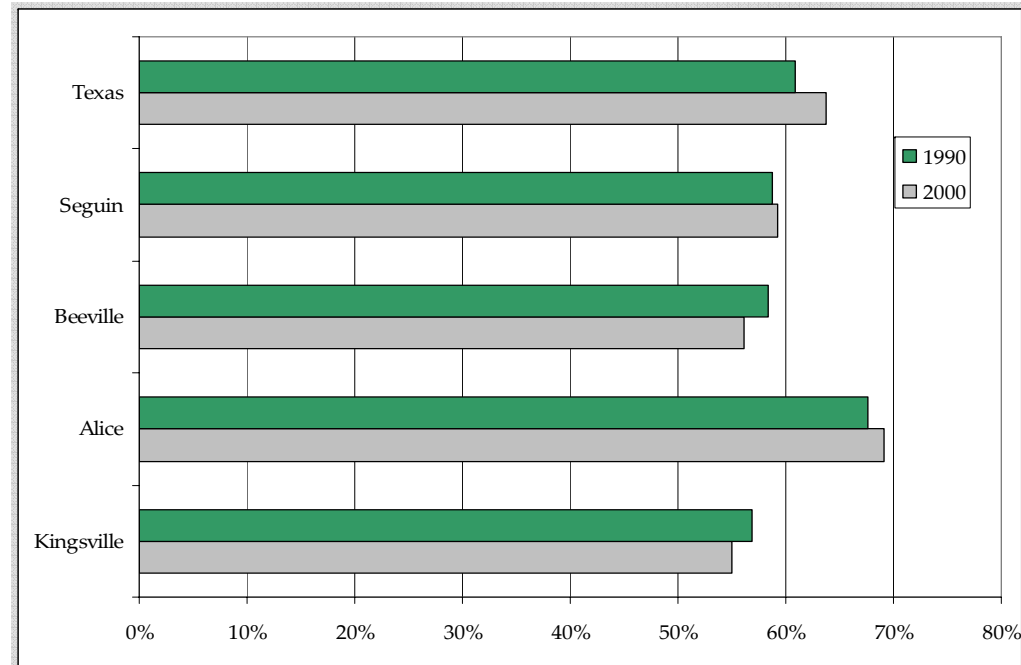
Housing Unit Vacancy Analysis

- ◆ In both 1990 and 2000, Kingsville (1990: 15.5%; 2000: 14.2%) had high housing vacancy rates compared with the State of Texas (1990: 13.4%; 2000: 9.4%). It should be noted that the high vacancy rate is not necessarily reflective of *available housing* in the community due to the larger number of housing units that are in poor condition.
- ◆ Beeville (1990: 14.6%; 2000: 15.2%) is the only comparison city that has comparable vacancy rates with Kingsville in both 1990 and 2000.
- ◆ Trends indicate that the vacancy rate in Kingsville is decreasing.

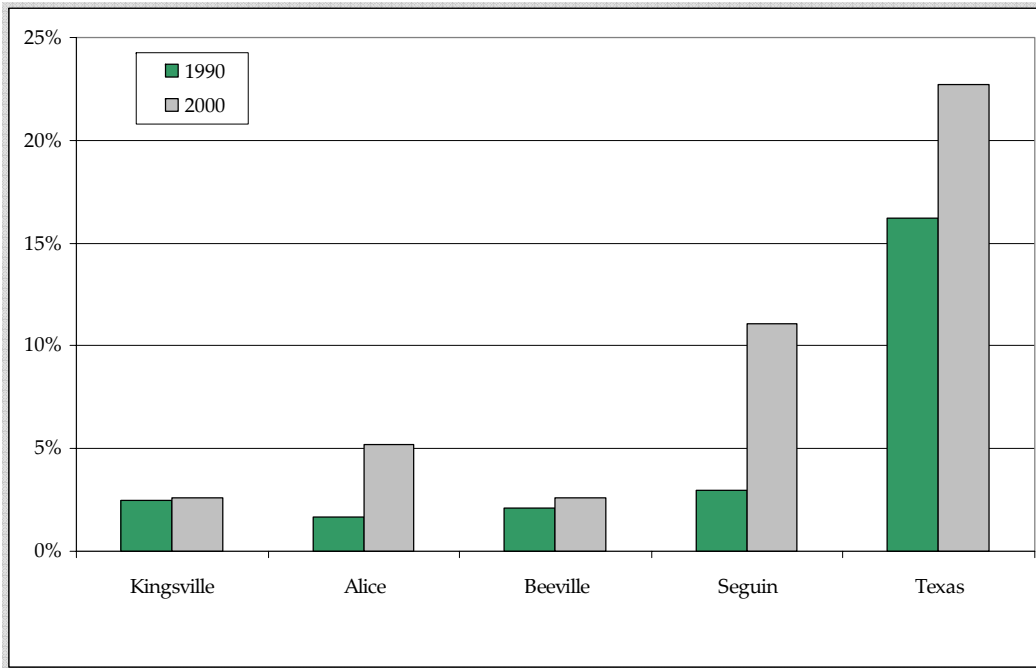
Owner Occupied Units by Percentage

Household Tenure Comparison

- ◆ In 1990 and 2000, Kingsville had a lower percentage (1990: 56.9%; 2000: 55.0%) of owner occupied units than Alice (1990: 67.6%; 2000: 69.1%), Beeville (1990: 58.4%; 2000: 56.1%), Seguin (1990: 58.7%; 2000: 59.2%), and Texas (1990: 60.9%; 2000: 63.8%).
- ◆ Only 55.0% of occupied housing is owner occupied, which is significantly lower than the U.S. average of 66.2%.
- ◆ Trends in percentage of owner occupied units in Kingsville (-1.9%) indicate that there is still some flexibility in the housing market. In contrast, state and national ownership trends during this time period consisted of increasing owner occupied units.



Percent Seasonal Units (As a subset of all vacant units)



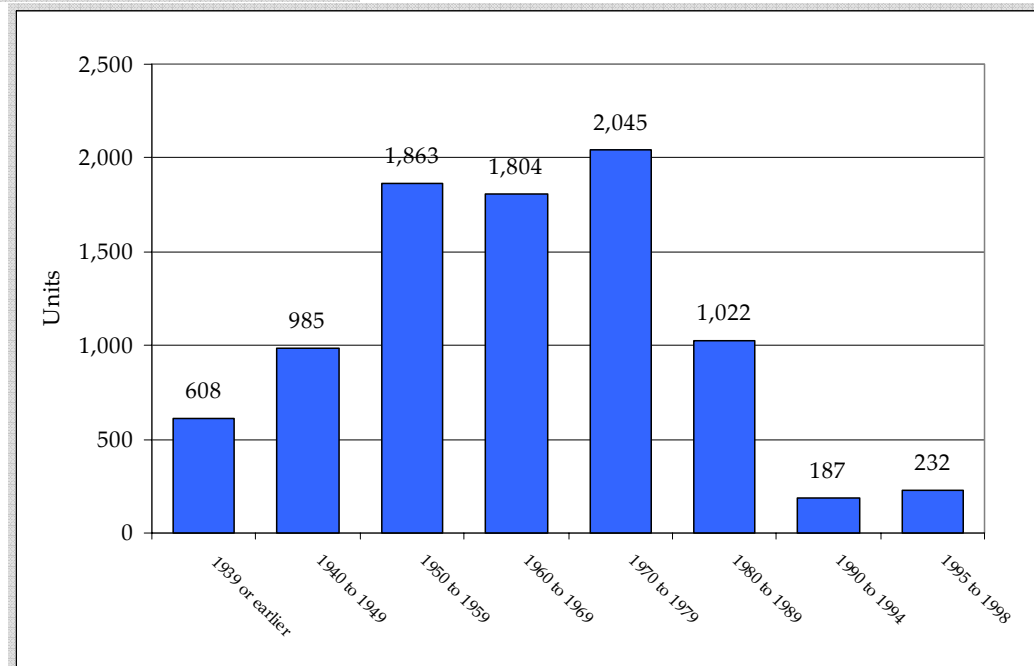
Seasonal Unit Comparison

- ◆ In 1990 and 2000, of all vacant housing units, 2.5% and 2.6% were for seasonal use in Kingsville.
- ◆ This is similar to Alice, Beeville, and Seguin, but is less than the State of Texas.
- ◆ An increase in seasonal units is a statewide trend, especially with the increase in "Winter Texans" flocking to south Texas. The 1990 and 2000 Census numbers indicate that this trend is not affecting Kingsville.

Year Structure Built

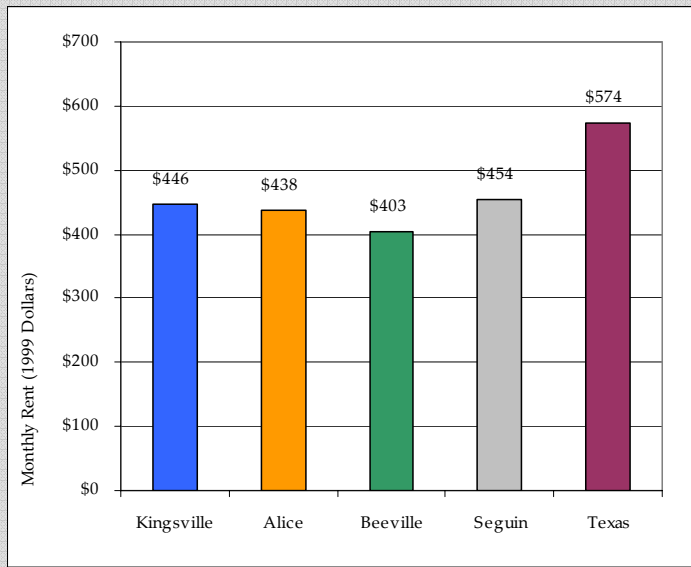
Housing Age Analysis

- ◆ Approximately two-thirds (64.0%) of the housing in Kingsville was built between 1950 and 1979.
- ◆ Comparatively, very little housing has been built since 1990.





Median Gross Rent



Median Rent Analysis

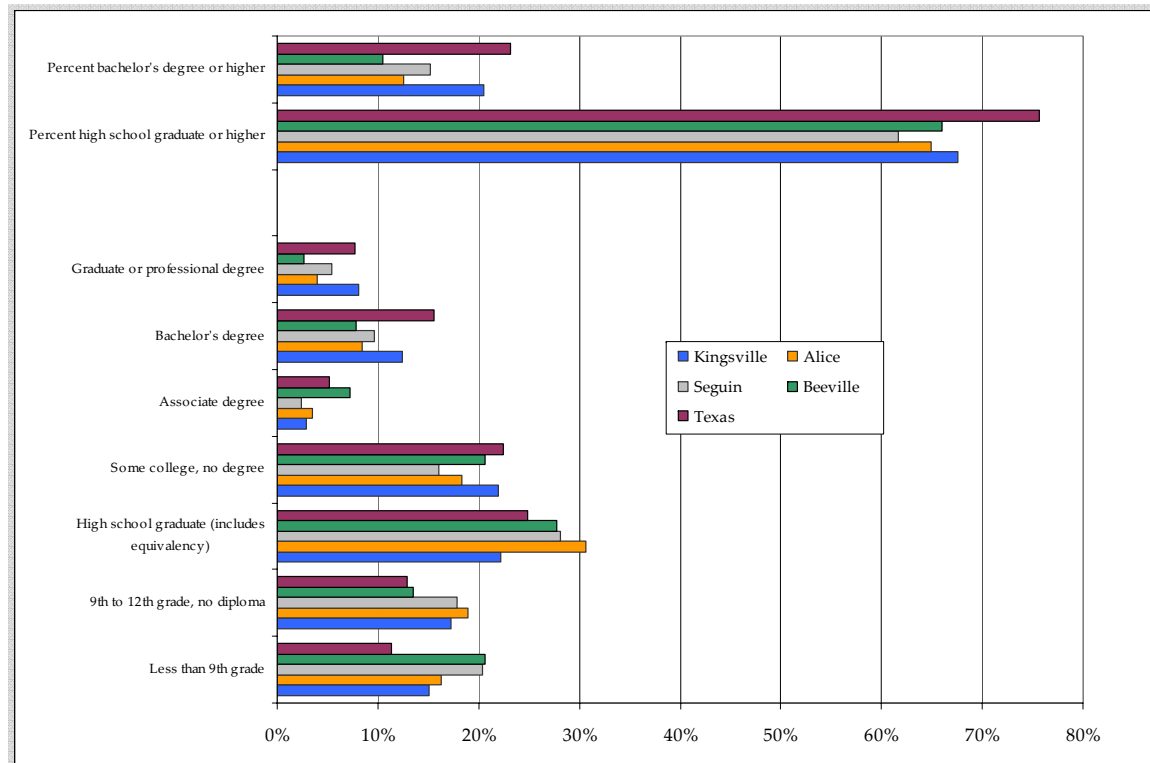
- ◆ Kingsville's median gross rent is \$446 per month.
- ◆ This is similar to Alice (\$438) and Seguin (\$454), higher than Beeville (\$403), and significantly lower than the State of Texas (\$574).



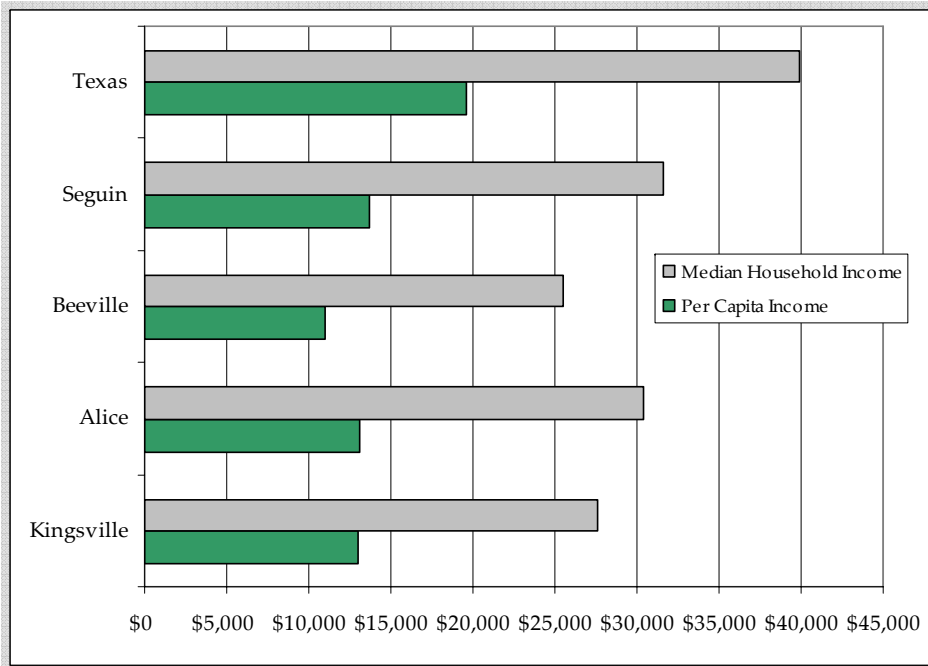
Education

Educational Attainment

- ◆ Kingsville, on average, has higher educational attainment than Alice, Seguin, and Beeville.
- ◆ However, on average, Kingsville has lower educational attainment than the State of Texas.



Income



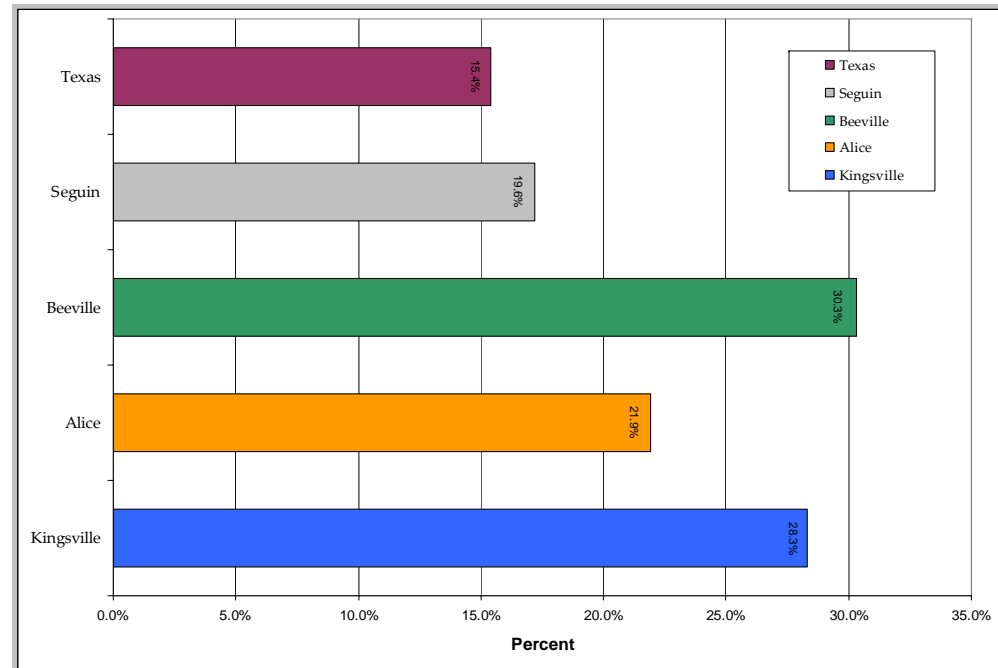
Income

- ◆ Per capita income for Kingsville (\$13,003) is similar to Seguin (\$13,740) and Alice (\$13,118), higher than Beeville (\$11,027), and lower than the State of Texas (\$19,617).
- ◆ Median household income in Kingsville (\$27,624) is higher than Beeville (\$25,475), but lower than Seguin (\$31,618), Alice (\$30,365), and the State of Texas (\$39,927).

Poverty

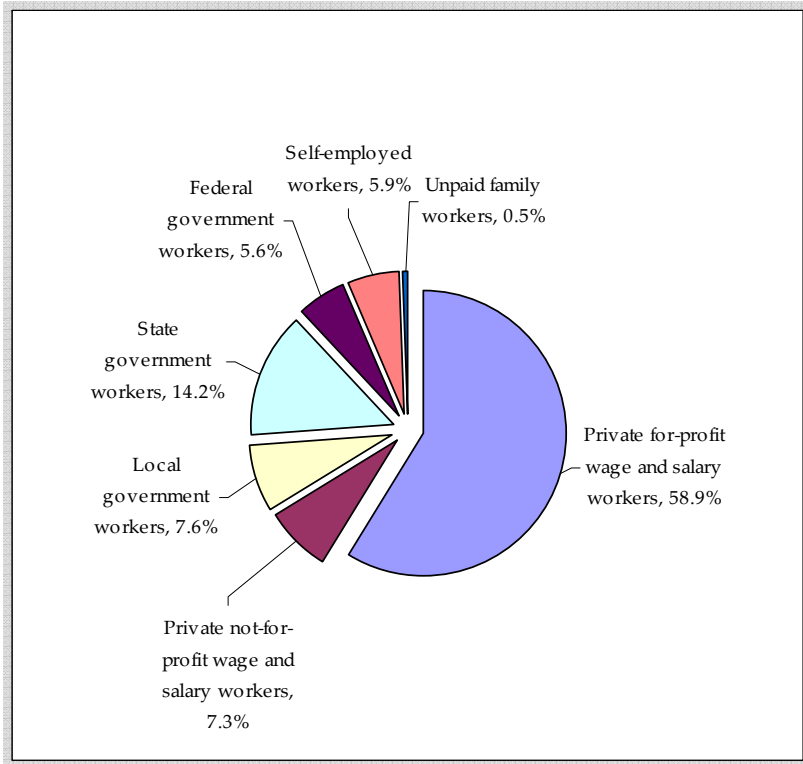
Poverty

With the exception of Beeville, Kingsville has a higher rate of poverty, 28.3%, than the other comparison cities and the State of Texas.





Employment



Private VS Government Employment

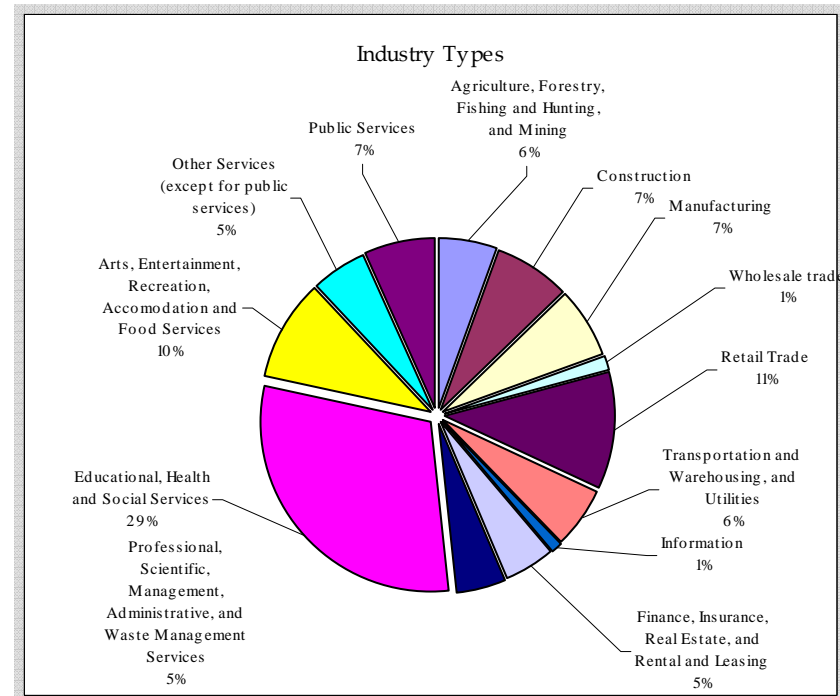
- ◆ The economy in Kingsville is largely dependent on the “Private, for-profit” sector for employment (58.9%).
- ◆ While still a minority of the local Kingsville employment picture, the government sectors have a larger role than most cities. Local, state, and federal employment comprises 27.4 percent of the Kingsville workforce.

Industry Sector Types

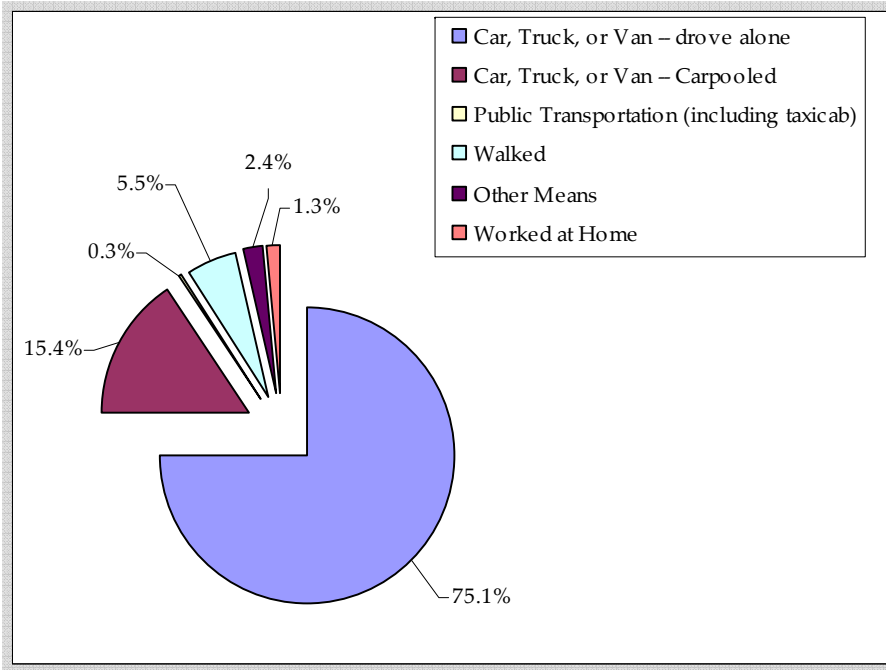
- ◆ Most of Kingsville’s workforce draws their paycheck from the Education, Health and Social Services (29.9%) and Retail Trade (11.2%).



Industry Types



Transportation to Work



Transportation Mode Share

- ◆ Most residents (90.5%) of Kingsville commute to work in a car, truck, or van.
- ◆ 75.1% of these commuters do so alone, slightly below the national average of 75.7%.
- ◆ Only 0.3% commute to work via public transportation, indicating a lack of public transportation available for commuters and/or visitors (1.9% of Texas residents use public transportation).
- ◆ These values are similar to those in Alice, Beeville, and Seguin.

Automobile Ownership

Vehicles Available Per Household

- ◆ 40.4 % of households have access to one vehicle.
- ◆ 46.1% of housing units have access to two or more vehicles.

Vehicles Available per Housing Unit by

	Percent
None	13.5%
1	40.4%
2	33.7%
3 or more	12.4%

