

## DEMOGRAPHIC REVIEW & OUTLOOK 2006

### Migration Trends in Central Arkansas

Migration is an important trend to watch, because it is the key factor determining where population grows and where it declines. The map below depicts one year of migration flows between the six-county central Arkansas region (Little Rock-North Little Rock MSA) and the rest of Arkansas, based on IRS migration data for 2004.

Central Arkansas is a region of net in-migration. As the map shows, the majority of Arkansas counties contribute more migrants to the Little Rock-North Little Rock region than they receive from it. This is particularly true for southern and eastern parts of the state. The Little Rock-North Little Rock MSA offers incomes and opportunities that lure a steady stream of people from rural areas.

A few counties receive a net in-flow of migrants from central Arkansas. These are in fast-growing northwest Arkansas, the Hot Springs area, and the Texarkana region. A handful of rural counties north and east of the region also receive net outflows from central Arkansas.

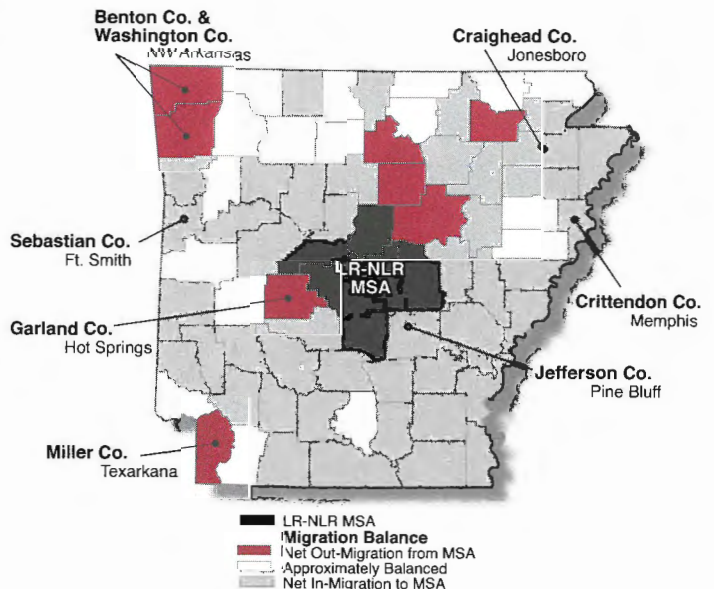
The table at right ranks the top fifteen counties in the state by the size of their migration exchange with central Arkansas. The in-flow/out-flow index gives the ratio of in-migration to out-migration. Any score above 1.0 indicates net in-flow to central Arkansas, while a lower score depicts out-flow.

Source for migration data: Statistics of Income Division, Internal Revenue Service, Washington, DC 2005

County Name	Flow Size*	In-Flow/Out-Flow Index
White	1,809	0.81
Jefferson	1,789	1.77
Garland	1,357	0.94
Washington	1,045	0.80
Conway	835	1.07
Hot Spring	624	1.21
Cleburne	571	0.70
Pope	547	1.42
Craighead	497	1.29
Benton	477	0.48
Sebastian	393	1.54
Van Buren	345	1.16
Arkansas	317	1.33
Union	267	2.99
Clark	263	2.29

\*Total of in-migration plus out-migration

### LR-NLR MSA Migration Exchange with Counties in Arkansas 2004



### Inside . . .

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# POPULATION ESTIMATES FOR 2006

## Little Rock - North Little Rock MSA

	2000	2006	Change 2000-2006	Percent Change 2000-2006
<b>Faulkner County</b>				
Conway	43,167	53,079	9,912	23.0
Greenbrier	3,042	3,736	694	22.8
Mayflower	1,631	1,938	307	18.8
Vilonia	2,106	2,936	830	39.4
Wooster	516	574	58	11.2
Small communities	1,535	1,654	119	7.8
Unincorporated	34,017	37,607	3,590	10.6
<b>Total</b>	<b>86,014</b>	<b>101,524</b>	<b>15,510</b>	<b>18.0</b>
<b>Grant County</b>				
Sheridan	3,872	4,356	484	12.5
<b>Total</b>	<b>16,464</b>	<b>17,486</b>	<b>1,022</b>	<b>6.2</b>
<b>Lonoke County</b>				
Cabot	15,261	21,575	6,314	41.4
Austin	605	710	105	17.3
Ward	2,580	3,348	768	29.8
Lonoke	4,287	4,474	187	4.4
England	2,972	2,757	-215	-7.2
Carlisle	2,304	2,333	29	1.3
Small communities	758	737	-21	-2.8
Unincorporated	24,061	27,262	3,201	13.3
<b>Total</b>	<b>52,828</b>	<b>63,196</b>	<b>10,368</b>	<b>19.6</b>
<b>Perry County</b>				
Perryville	1,458	1,472	14	1.0
<b>Total</b>	<b>10,209</b>	<b>10,492</b>	<b>283</b>	<b>2.8</b>
<b>Pulaski County</b>				
North Little Rock	60,433	59,777	-656	-1.1
Jacksonville	29,916	30,430	514	1.7
Sherwood	21,511	23,873	2,362	11.0
Maumelle	10,557	15,432	4,875	46.2
Unincorporated (N)	29,706	30,114	408	1.4
Total North of the River	152,123	159,626	7,503	4.9
Little Rock	183,133	189,133	6,000	3.3
Cammack Village	831	820	-11	-1.3
Alexander*	174	164	-10	-5.7
Wrightsville	1,368	1,280	-88	-6.4
Unincorporated (S)	23,845	24,064	219	0.9
Total South of the River	209,351	215,416	6,110	2.9
Total Unincorporated	53,551	54,178	627	1.2
<b>Total</b>	<b>361,474</b>	<b>375,087</b>	<b>13,613</b>	<b>3.8</b>
<b>Saline County</b>				
Benton	21,906	27,510	5,604	25.6
Bryant	9,764	13,335	3,571	36.6
Shannon Hills	2,005	2,625	620	30.9
Haskell	2,645	3,383	738	27.9
Alexander*	440	554	114	25.9
Traskwood	548	582	34	6.2
Bauxite	432	443	11	2.6
Unincorporated	45,789	50,469	4,680	10.2
<b>Total</b>	<b>83,529</b>	<b>98,902</b>	<b>15,373</b>	<b>18.4</b>
<b>MSA Totals</b>				
4-County Total	583,845	638,709	54,864	9.4
6-County Total (official MSA)	610,518	666,687	56,169	8.4

Note: 4-County MSA includes Faulkner, Lonoke, Pulaski and Saline Counties, 6-County adds Grant and Perry Counties.

\*The City of Alexander has portions incorporated in both Pulaski and Saline Counties.



# POPULATION ESTIMATES (CONTINUED)

## Population Estimates for 2006

The six-county Little Rock-North Little Rock MSA reached a total population of about 667,000 in 2006, a growth of 8.4 percent since 2000. The region's annual population growth rate averages out to 1.4 percent annually, somewhat above 1.0 percent for the nation and 0.7 percent for the state of Arkansas.

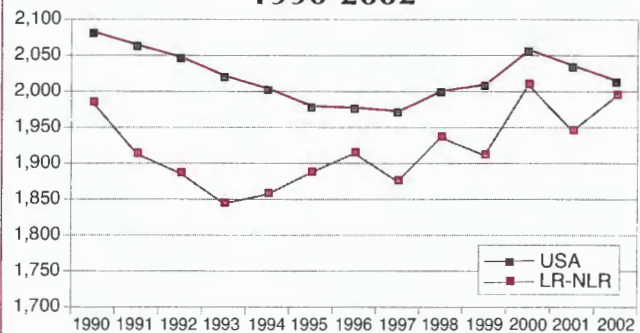
Faulkner County's population crossed the 100,000 mark in 2006, while Saline County is not far behind with nearly 99,000 people. The city of Conway also reached a landmark in early 2006, when preliminary Special Census results confirmed last year's Metroplan estimate showing that the city had passed the 50,000 mark. Preliminary results from Maumelle's Special Census showed a population just over 15,000 by early 2006, consistent with the trend shown by the 2005 Metroplan estimate. Other Special Census results will be released during 2006 and 2007.

Cabot's record of 40 percent growth since 2000 runs second only behind Maumelle. Benton has grown over 25 percent since 2000, a faster pace than this city recorded during the 1990's. Fast growth in these and other outlying communities reflects national trends. Like other Americans, many local residents are choosing a lengthy commute in exchange for the housing and lifestyle choices offered by suburban and exurban areas.

## Fertility Trends

The image below compares U.S. and central Arkansas total fertility rates (TFR) for the years 1990-2002. Total fertility rate measures the number of births that 1,000 women would have in their lifetime if measured by the birth rates of the specified year. As you can see, the six-county region's TFR runs below the national average, although the difference has narrowed in recent years.

**US and LR-NLR Total Fertility Rate  
1990-2002**



Sources: 1. US Department of Commerce, Statistical Abstract of the United States.  
2. Arkansas Department of Health, Center for Health Statistic - online Query System.

## Components of Population Change Little Rock - North Little Rock MSA 2006

	January 1 2006	April 1 2000	Change	Net Migration	Births	Deaths	Natural Increase
Faulkner	101,524	86,014	15,510	11,758	7,550	3,798	3,752
Grant	17,486	16,464	1,022	894	1,055	927	128
Lonoke	63,196	52,828	10,368	8,552	4,488	2,672	1,816
Perry	10,492	10,209	283	233	692	642	50
Pulaski	375,087	361,474	13,613	-90	32,912	19,210	13,703
Saline	98,902	83,529	15,373	13,866	5,718	4,211	1,507
4 Co. MSA	638,709	583,845	54,864	34,086	50,668	29,890	20,778
6 Co. MSA	666,687	610,518	56,169	35,213	52,415	31,459	20,956

Sources: Birth and death data from Arkansas Department of Health; figures 2002-2006 are provisional. Year 2000 death data represent period from April 1 - December 31, estimated as 75 percent of the total.

# HOUSING PERMITS 2005

## Housing Unit Permits 1995 - 2005 for Cities Over 5,000 Little Rock - North Little Rock MSA

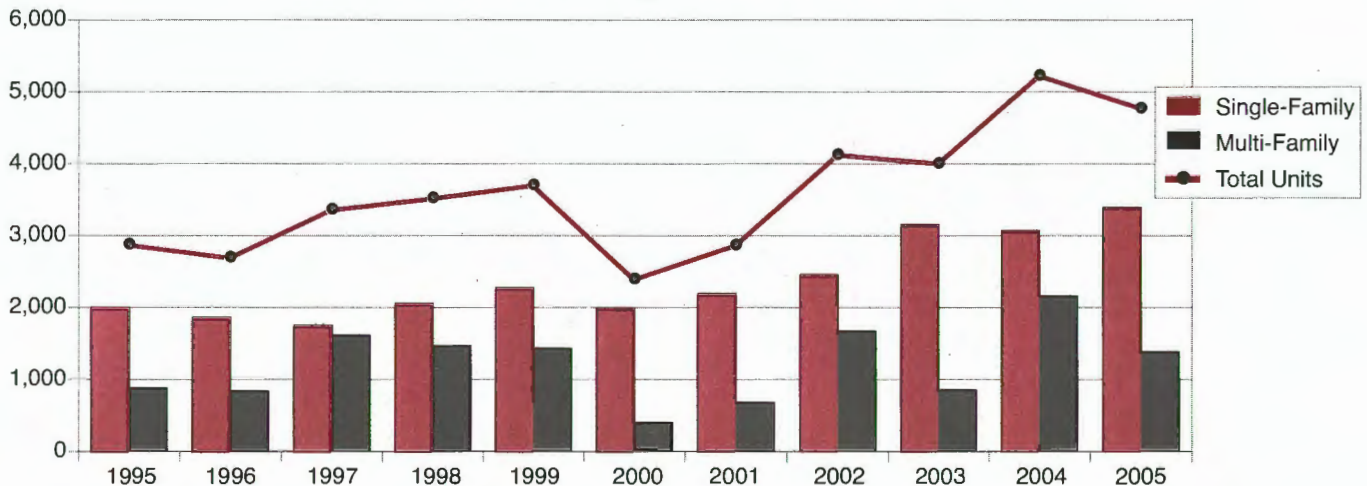
### Single-Family Housing Unit Permits

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Benton	138	126	127	150	205	224	205	281	438	366	553
Bryant	141	167	150	154	166	128	223	235	175	138	114
Cabot	400	235	256	277	271	266	304	302	362	499	382
Conway	438	389	323	436	493	364	409	445	645	499	489
Jacksonville	54	78	73	83	63	71	92	82	154	123	186
Little Rock	477	477	436	490	556	505	483	581	729	797	963
Maumelle	176	220	240	263	276	245	256	276	339	274	339
N. Little Rock	98	90	66	83	82	62	77	60	73	92	111
Sherwood	85	85	88	128	168	136	148	197	245	287	259
<b>Total SF</b>	<b>2,007</b>	<b>1,867</b>	<b>1,759</b>	<b>2,064</b>	<b>2,280</b>	<b>2,001</b>	<b>2,197</b>	<b>2,459</b>	<b>3,160</b>	<b>3,075</b>	<b>3,396</b>

### Multi-Family Housing Unit Permits

Benton	0	278	22	0	5	16	31	161	0	0	0
Bryant	16	3	4	0	82	4	2	580	2	102	20
Cabot	29	13	2	0	20	0	2	200	122	32	0
Conway	139	307	323	425	417	66	307	335	80	258	1,052
Jacksonville	11	0	22	12	60	80	4	102	2	8	4
Little Rock	240	191	1,240	790	649	232	95	238	425	1,100	309
Maumelle	0	0	0	0	120	0	120	0	168	240	0
N. Little Rock	0	0	2	10	2	0	120	60	56	262	0
Sherwood	457	48	0	232	78	8	0	0	0	160	0
<b>Total MF</b>	<b>882</b>	<b>840</b>	<b>1,615</b>	<b>1,469</b>	<b>1,433</b>	<b>406</b>	<b>681</b>	<b>1,676</b>	<b>855</b>	<b>2,162</b>	<b>1,385</b>
<b>Total Units</b>	<b>2,889</b>	<b>2,707</b>	<b>3,374</b>	<b>3,533</b>	<b>3,713</b>	<b>2,407</b>	<b>2,878</b>	<b>4,135</b>	<b>4,015</b>	<b>5,424</b>	<b>4,781</b>
Percent SF	69.5	69.0	52.1	58.4	61.4	83.1	76.3	59.5	78.7	60.1	71.0
Percent MF	30.5	31.0	47.9	41.6	38.6	16.9	23.7	40.5	21.3	39.9	29.0

### LR-NLR MSA Housing Unit Permits 1995-2005





# HOUSING PERMITS 2005

## 2005 Saw Slight Drop in Housing Construction

Regional housing construction slowed somewhat in 2005, with total permits down about 8.7 percent compared with an all-time record performance in 2004. The 2005 total of 4,781 permits was nonetheless the second highest value ever recorded in central Arkansas.

Single-family housing set a new record in 2005, with 3,396 units permitted within the region's nine largest municipalities. This represented a hike of 10 percent over 2004 levels. The city of Little Rock had a record year, with 963 single-family units permitted, followed by Benton, which also hit an all-time record with 553 units. Conway and Maumelle ranked third and fourth respectively. North Little Rock recorded its highest number of single-family permits since 1992, with 111 units begun in 2005.

Local housing construction has continued at a strong pace into early 2006 despite rising interest rates.

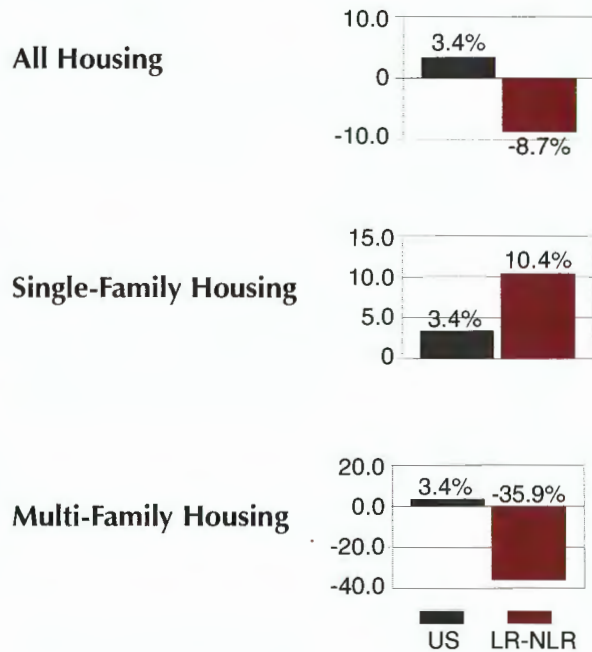
Multi-family permits dropped 36 percent in 2005 from unsustainable levels the previous year. Conway nonetheless had a record number of multi-family starts with over 1,000 new units begun, counting duplexes.

Total regional housing growth ran below the U.S. average during 2005, mainly owing the drop in

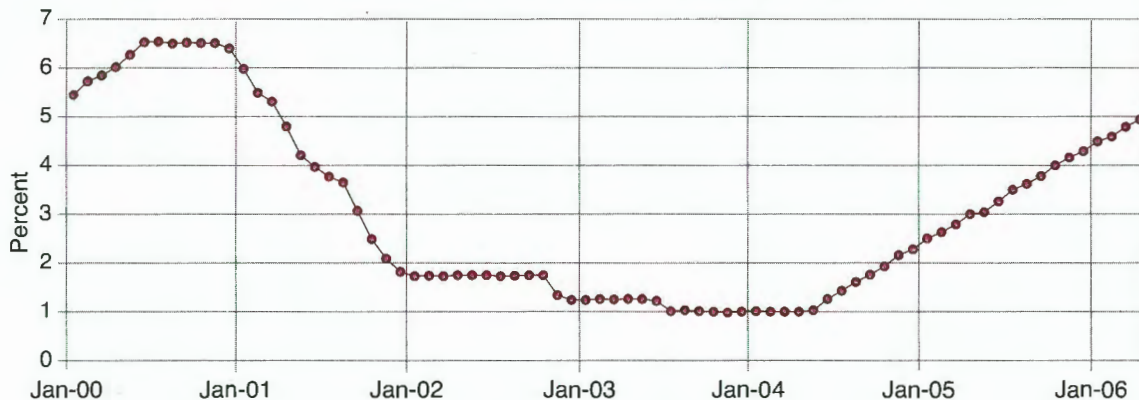
multi-family construction. Local single-family construction nonetheless exceeded the national average. The region permitted 10 percent more single-family units in 2005 than 2004, compared with 3 percent growth at the national level.

Local housing construction has continued at a strong pace into early 2006 despite rising interest rates. Total housing unit permits in central Arkansas during January-April 2006 were just 1 percent lower than the same period in 2005.

### Change in New Housing Unit Construction 2004 to 2005: U.S. versus LR-NLR MSA



### Effective US Federal Funds Rate 2000-2006



# SHIFTING POPULATION

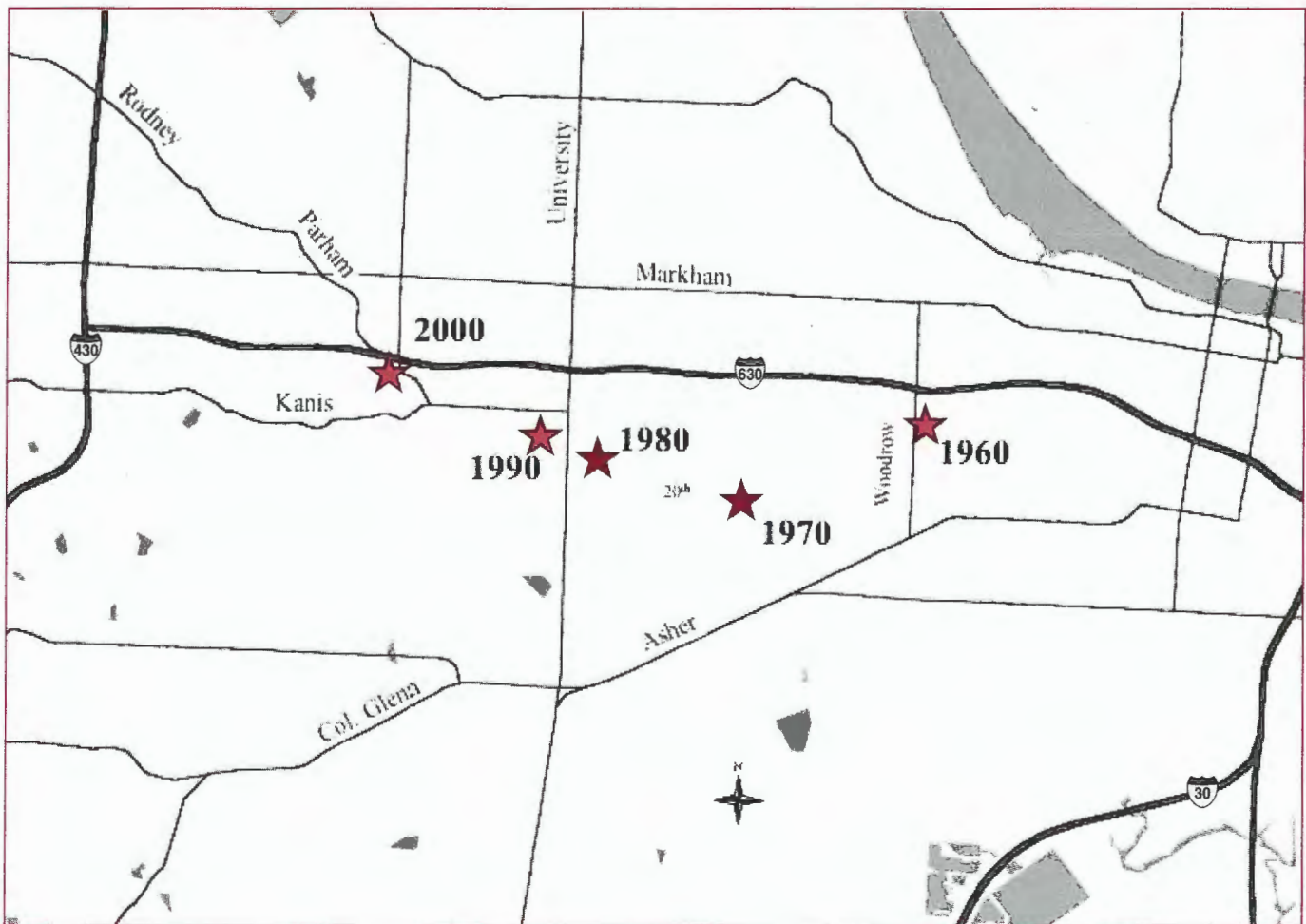
## Westward Ho!

The map below shows the estimated population center of the city of Little Rock from 1960 through 2000. The city's demographic center has moved steadily westward, from about 13<sup>th</sup> St. and Woodrow in 1960 to just south of Rodney Parham Rd. and I-630 in 2000. From 1960 to 1970, growth trends pulled the population center in a southwesterly direction. Since that time, the dominant direction has been northwesterly. Large-scale annexations during the 1970's helped speed the westward movement to near University Ave. by 1980. Population growth slowed from 1980 to 1990, then sped up from 1990 to 2000. The northwesterly trend may be slowing, and by 2010 the center of population may be more nearly due west from its location in 2000.

### Approximate Location of Little Rock Population Center

- 1960 – 13<sup>th</sup> St. and Woodrow St.
- 1970 – 20<sup>th</sup> St. and Washington St.
- 1980 – 17<sup>th</sup> St. and Pierce St.
- 1990 – Charlotte Dr., south of Northmoor Dr.
- 2000 – Rodney Parham Rd., just south of I-630

Estimated Population Center of Little Rock 1960-2000





# GROWING REGIONAL DIVERSITY

The table below depicts population by race in 2004 for the six-county Little Rock-North Little Rock MSA. As you can see, whites remain the largest group with about three-quarters of regional population, followed by African-Americans, with about 22 percent. Other groups remain comparatively small, but are growing at a faster rate. Asian population has risen 20 percent in just four years. The biggest story is the rise of Hispanic population, described below. Note that the Hispanic classification is separate from the others because the census considers this an ethnic, not a racial identity – Hispanics can be of any race.

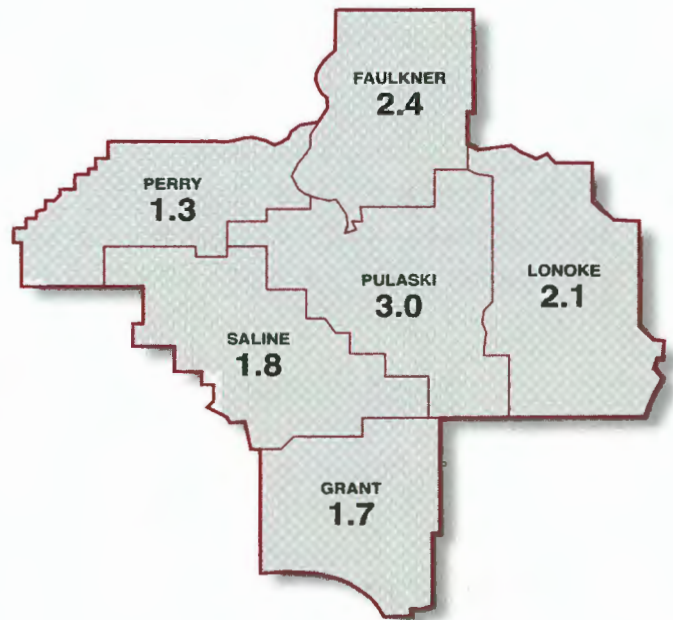
## A Growing Hispanic Presence

During the 1990's Hispanic population boomed in the state of Arkansas. Hispanic population tripled from 1990 to 2000, and continues growing at a fast pace. By 2004, census estimates showed that 4.4 percent of Arkansans were Hispanic, up from less than one percent as recently as 1990. While the state's Hispanic portion of population remains below the national average, it continues growing at an above-average clip.

Hispanic population has grown in central Arkansas too, but not as quickly. By 2004, there were 16,485 Hispanics in the Little Rock-North Little Rock MSA, accounting for 2.6 percent of persons in the six-county region. This trend stands in sharp contrast to the northwest Arkansas urban region, where Hispanics accounted for 11.5 percent of population by 2004.<sup>1</sup>

As the map below shows, the central Arkansas region's highest concentrations of Hispanics were found in the region's job centers, Pulaski County (3 percent), followed by Faulkner County (2.4 percent). The region's outer fringes have a proportionally smaller Hispanic minority.

**Percent Hispanic Population by County 2004**



**Little Rock-North Little Rock Population by Race/Ethnicity 2004**

	White	African American	American Indian	Asian/Pacific	Two + Races	Hispanic	Total
Population	479,623	139,213	2,851	7,480	7,469	16,485	636,636
Share of Total	75.3%	21.9%	0.4%	1.2%	1.2%	2.6%	
Growth Rate 2000-2004	2.8%	8.0%	3.9%	20.4%	18.3%	30.4%	

Source: Census Estimates for 2004

<sup>1</sup> There were 44,835 Hispanics in the Fayetteville-Springdale-Rogers MSA in 2004, according to census estimates.

# DEMOGRAPHIC OUTLOOK 2006

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The big story for 2006 is the rising prominence of the region's outlying communities. The cities of Little Rock and North Little Rock, which accounted for half the six-county region's population in 1950, now make up 37 percent. Conway has crossed the 50,000 mark, Cabot is well over 20,000, and Benton will in all probability exceed 30,000 before the decade is out. Growth of these communities and others is gradually transforming the region's economic landscape.

## **Additional observations:**

- Although population will continue spreading toward the region's periphery, the prospect of unstable energy prices - and the potential for major impacts on regional development trends - should not be ignored.
- Housing markets in downtown and near-downtown areas of Little Rock, North Little Rock and

Conway will gain momentum, offering urban-style housing choices for a small but growing share of residents.

- A continuing drop in local household sizes - at a time when U.S. household size may have leveled off - is a little-recognized factor behind the recent strength in central Arkansas housing markets.
- Regional housing construction has so far defied the deceleration that normally accompanies rising interest rates. The lack of housing over-valuation in central Arkansas, the region's affordability advantage, and local economic vitality will probably keep construction above average during early stages of the coming national housing slowdown.

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