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2001 Demographic Review and Outlook

Census 2000 in Central Arkansas

In last year's Demographic Review and Outlook, Metroplan predicted there would be a few surprises when Census 2000 data arrived. We were not disappointed. Here are a few of the most striking facts:

➤ Overall Growth Exceeded Expectations

The Little Rock-North Little Rock MSA is growing faster than any estimates had predicted. As the chart shows, the region grew at a slightly faster rate than U.S. population as a whole.

Inside . . .

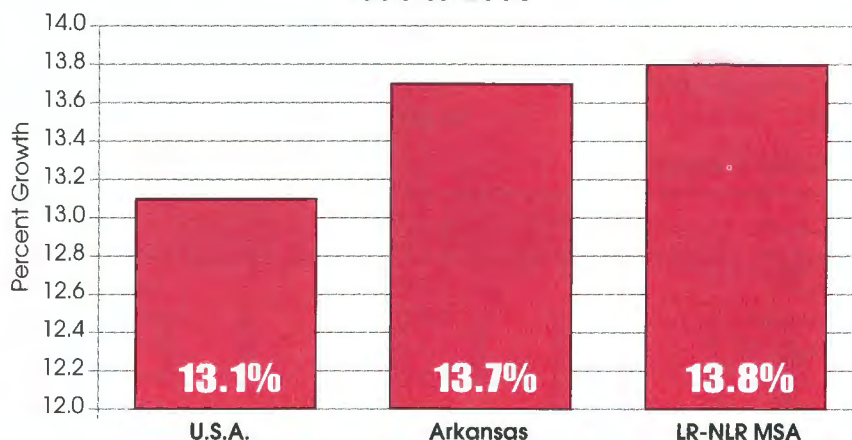
- A Region Grows Older (pages 4-5)
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. . . and more!



Little Rock - North Little Rock MSA
(Metropolitan Statistical Area)

U.S., Arkansas and MSA Population Growth Rate
1990 to 2000



➤ Little Rock Grew

The City of Little Rock grew by four percent from 1990 to 2000, despite Census Bureau estimates and data from private sources (Claritas and Sales and Marketing Management's Annual Survey of Buying Power) which suggested population decline.

➤ Downtown Reverses the Trend

Little Rock's Central Business District (Census Tract 1) grew from 717 in 1990 to 842, a growth rate of 17.4 percent. This is the first population growth recorded in Tract 1 in 40 years. Yet this surprise finding may only mark the beginning of downtown's revival, since Census 2000 was taken before most of the new loft apartment units in the area had opened their doors. Percentage growth in Tract 1 made it the tenth fastest-growing of all the tracts in Pulaski County 1990-2000, out of 76 tracts in the 1990 census. This ranking beat out two tracts west of I-430 in the Northwest Little Rock area, 22.05 (+10.7 percent) and 42.05 (+11.6 percent).

➤ Phenomenal Growth in Faulkner County

Growth in Faulkner County 1990-2000 was second fastest in Arkansas by rate, at 43.3 percent. Faulkner County's growth outpaced all other counties in the state except Benton County, with its 57.3 percent growth. Faulkner County is now the 6th largest county in the state, with a population of 86,014. Back in 1990, Faulkner County ranked 9th, with a population of 60,006.

Analysis of City and County Population Growth

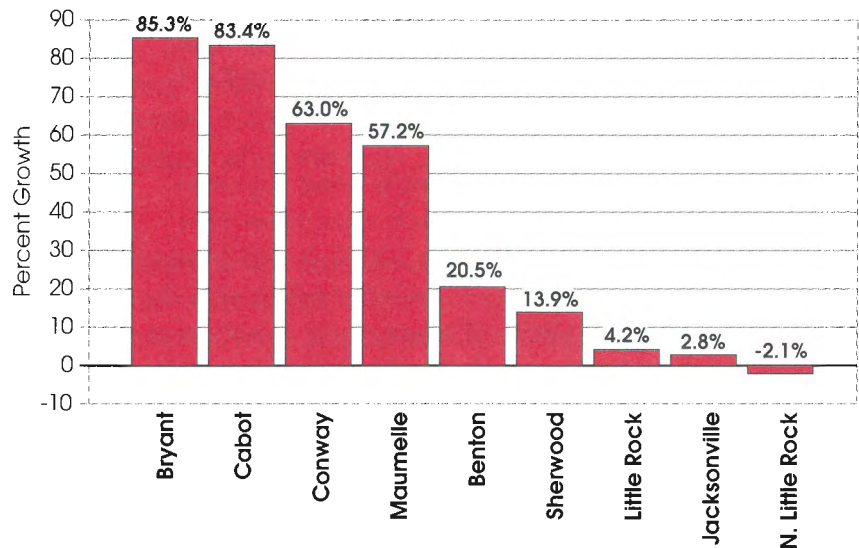
Little Rock - North Little Rock MSA 1990 - 2000

	Official Census 1990	Official Census 2000	Absolute Change 1990-2000	Percent Change 1990-2000
Faulkner County				
Conway	26,481	43,167	16,686	63.0
Greenbrier	2,130	3,042	912	42.8
Mayflower	1,415	1,631	216	15.3
Vilonia	1,133	2,106	973	85.9
Wooster	414	516	102	24.6
Small communities	723	1,535	812	112.2
Unincorporated	28,433	34,017	5,584	19.6
Total	60,006	86,014	26,008	43.3
Lonoke County				
Cabot	8,319	15,261	6,942	83.4
Austin	235	605	370	157.4
Ward	1,269	2,580	1,311	103.3
Lonoke	4,022	4,287	265	6.6
England	3,351	2,972	-379	-11.3
Carlisle	2,253	2,304	51	2.3
Small communities	795	758	-37	-4.7
Unincorporated	19,024	24,061	5,037	26.5
Total	39,268	52,828	13,560	34.5
Pulaski County				
North Little Rock	61,741	60,433	-1,308	-2.1
Jacksonville	29,101	29,916	815	2.8
Sherwood	18,893	21,511	2,618	13.9
Maumelle	6,714	10,557	3,843	57.2
Unincorporated (N)	29,845	29,706	-139	-0.5
Total North of the River	146,294	152,123	5,829	4.0
Little Rock	175,795	183,133	7,338	4.2
Cammack Village	828	831	3	0.4
Alexander	201	614	413	205.5
Wrightsville	1,062	1,368	306	28.8
Unincorporated (S)	25,480	23,405	-2,075	-8.1
Total South of the River	203,366	209,351	5,985	2.9
Total Unincorporated	55,325	53,111	-2,214	-4.0
Total	349,660	361,474	11,814	3.4
Saline County				
Benton	18,177	21,906	3,729	20.5
Bryant	5,269	9,764	4,495	85.3
Shannon Hills	1,755	2,005	250	14.2
Haskell	1,342	2,645	1,303	97.1
Traskwood	488	548	60	12.3
Bauxite	412	432	20	4.9
Unincorporated	36,740	46,229	9,489	25.8
Total	64,183	83,529	19,346	30.1
MSA Total	513,117	583,845	70,728	13.8

Where the Growing is Good

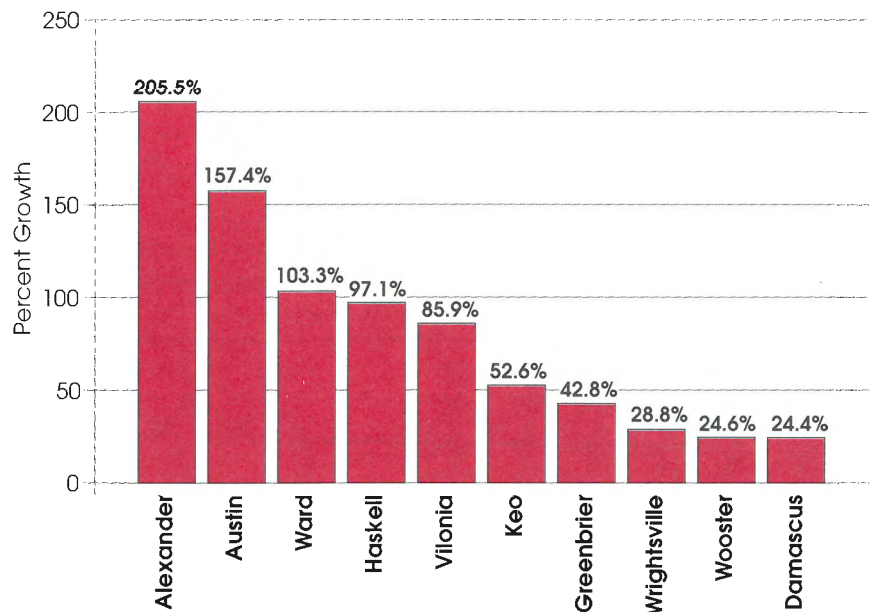
Almost all of the cities within the four-county Little Rock-North Little Rock region gained population during the 1990's. The chart below shows growth by percent among the larger cities of the region. As you can see, the city of Bryant in Saline County grabbed the top spot, with 85.3 percent population growth. Cabot was not far behind, with 83.4 percent growth. In many ways, however, the greatest growth trend was in Conway, which ranked third among the larger cities at 63.0 percent. Conway had the greatest *absolute* population growth in the region, with a net gain of 16,686 persons. Little Rock ranked second, gaining a total of 7,338 persons, followed closely by Cabot (+6,942) and Bryant (+4,495).

**City Population Growth by Percent 1990 - 2000
in Cities Over 5,000 Population**



There are, however, 36 incorporated communities within the four-county Little Rock-North Little Rock MSA. The majority of these are small communities of under 5,000 persons. As the chart below shows, many of these towns actually grew at a faster rate than the larger cities, although the absolute amount of growth was smaller. As you can see, the City of Alexander in Saline and Pulaski Counties actually had the fastest growth by percent, owing primarily to large-scale annexation. Large annexations also occurred in some of the other communities listed below, including Austin, Ward, and Wrightsville, and helped account for much of the population growth.

**Ten Fastest-Growing Cities
Under 5,000 Population in LR-NLR MSA**



A Region Grows Older

As the charts on page 5 show, the population of the Little Rock-North Little Rock MSA is growing older. This trend will have enormous consequences. The trend will closely follow national trends, because the region's age structure today and in the future will closely resemble the U.S. average. The chart shows the percent of population by age group from 1970 to 2000 for the four-county area, with Metroplan projections out to 2025.

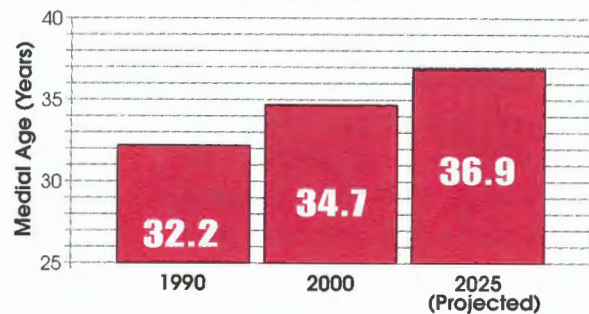
The Master Trend

Perhaps the most important single trend is growth in population aged 45 to 64, which went from 18.1 percent in 1990 to 22.3 percent in 2000. It will continue growing to about 26 percent in 2010. The driving force behind this growth in older adults was the abnormally high birth rates during the Baby Boom years, 1946 to 1963. The youngest members of this group are today 37, meaning that Baby Boomers are stretched across their middle to late-middle careers.

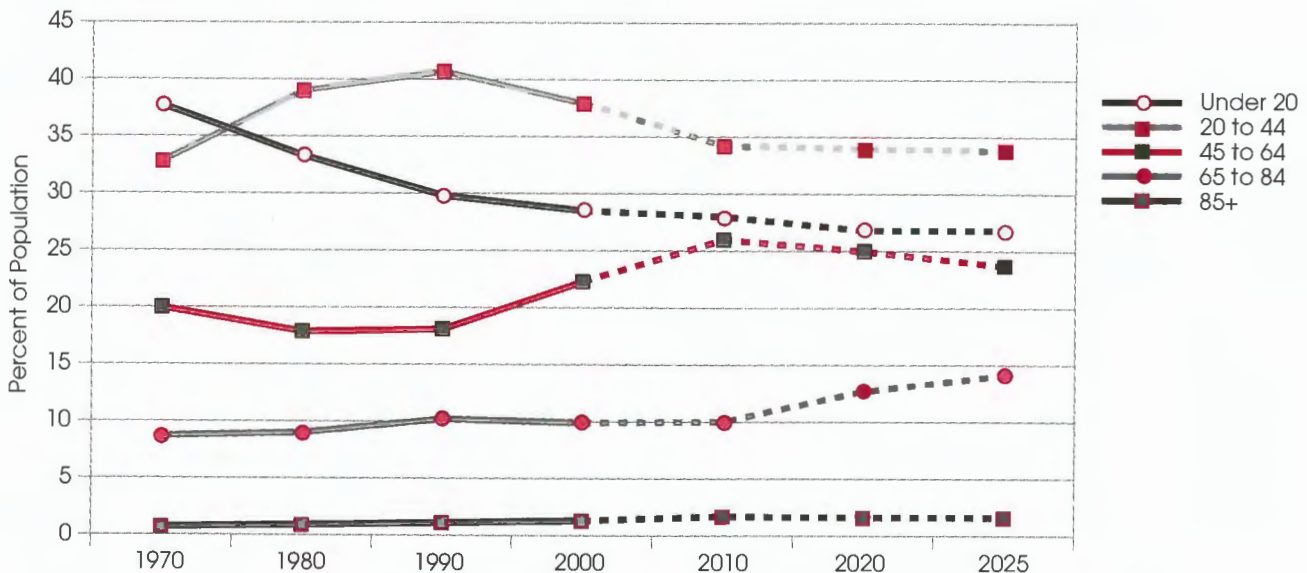
The Mirror Trend

While older adults are becoming more numerous, the proportion of younger adults is dropping. Population in the 20 to 44 age group peaked at 40.7 percent in 1990, and dropped to 37.9 percent in 2000. Projections suggest this group will decline further to 34.2 percent by 2010. It will nonetheless remain

**Median Age 1990, 2000 & 2025
LR-NLR MSA**



**Population Trends by Age Group
1970-2025 LR-NLR MSA**



	1970	1980	1990	2000	2010	2020	2025
Under 20	37.7	33.3	29.8	28.5	28.0	26.8	26.8
20 to 44	32.8	39.0	40.7	37.9	34.2	33.9	33.8
45 to 64	20.0	17.9	18.1	22.3	26.0	25.0	23.7
65 to 84	8.7	9.0	10.2	9.9	10.0	12.7	14.1
85 and over	0.7	0.9	1.1	1.3	1.7	1.6	1.6

A Region Grows Older

the largest of the age groups shown. The smaller population of younger adults reflects the arrival of Generation X into the 20-44 age group. Gen X members were born during the Baby Bust years about 1964-1978.

Other Age Groups

The Under 20 age group dropped sharply 1970-1990 as Baby Boomers grew beyond this category to become young adults. Population under 20 then declined more slowly, to 28.5 percent of the population in 2000. This proportional decline will continue as long as birth rates remain comparatively low.

Meanwhile, the 65 to 84 age group is small today in proportion to the rest of the population (9.9 percent), because today's newest retirees were born during the 1930's, when birth rates were low. As the chart shows, growth in the 65+ group will increase when the Baby Boom enters this phase after 2010.

The Meaning of Population Change

The dramatic growth in the 45-64 age group is a key trend to watch. The average household size of the 45-64 age group will continue declining as children leave home. Parents remaining in the family home may become less interested in public schools, large lawns and large living spaces.

Changing priorities could lead some of this generation to seek smaller housing units and greater convenience, possibly in midtown and inner-city neighborhoods. Factors such as these may account for the comparative stability or growth in downtown Little Rock and several close-in neighborhoods like Hillcrest and the Heights in Little Rock, and the Park Hill and Lakewood areas of North Little Rock.

Gen X Comes of Age

While the 20-44 age group will decline in proportional terms, it will remain the largest single age group. This is the generation purchasing the most first homes today and in the near future. Early evidence suggests that this age group, containing Generation X, will determine tomorrow's housing trends. So far, Generation X has shown a preference for convenience over housing space. According to a recent article in *Urban Land*, "a large number of Gen Xers are choosing to buy flats and townhomes in infill locations so they can be close to work and services."¹ The tastes of Generation X could enhance the value of centrally located real estate while dampening the sprawl trend at the edge of the region's cities.

¹ Katie Rodd and Emma Tyaransen. "Housing Gen Xers," *Urban Land*. March 2001.

Aging and Mobility Don't Mix

In the future, aging of the Baby Boom generation will make our elderly population bulge. Today, 11.2 percent of the region's population is over the age of 65 - about one person in ten. According to Metroplan projections, by 2025 the figure will be 16.5 percent, or about one person in six.



One in Ten is Elderly Today

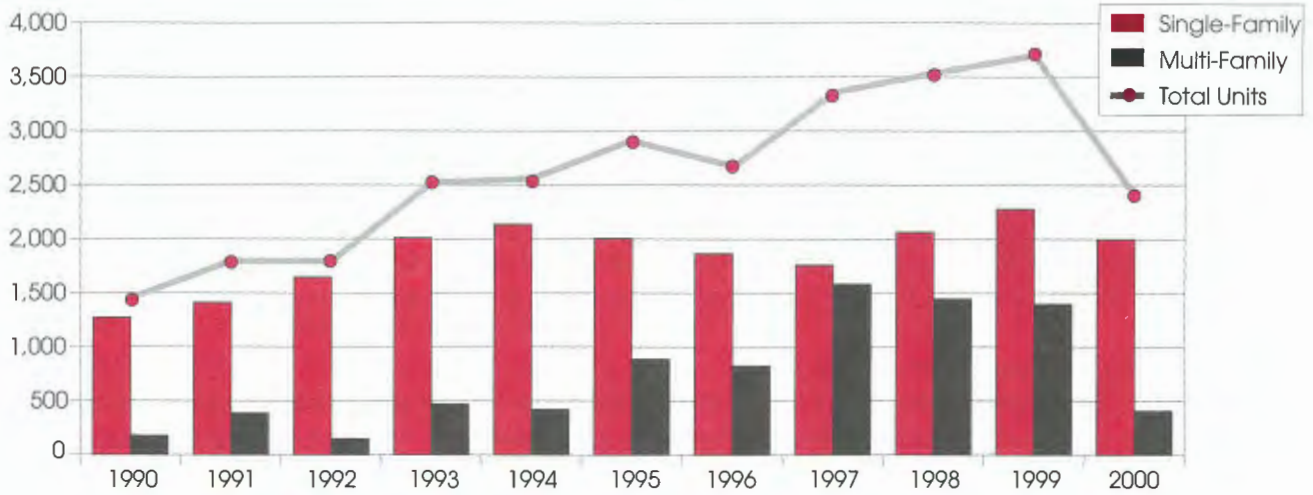


One in Six Will be Elderly in 2025

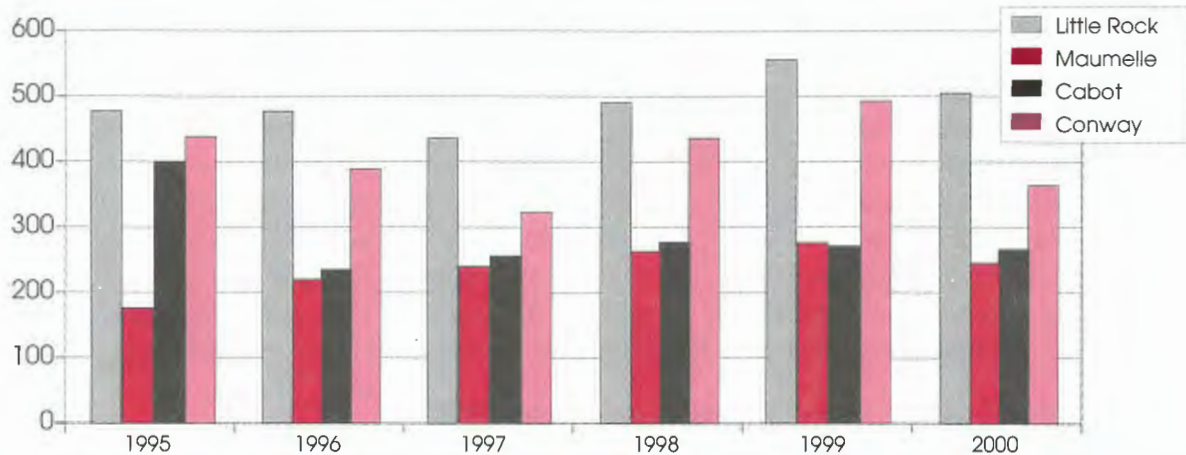
Like many elders, some of these people will be forced to give up driving as they age. They will then confront the same challenge a few people already face today, trying to get around without cars in our highway-dominated landscape. The growing size of our elderly population may make this problem harder to ignore in 2025.

Regional Housing Market Slows in 2000

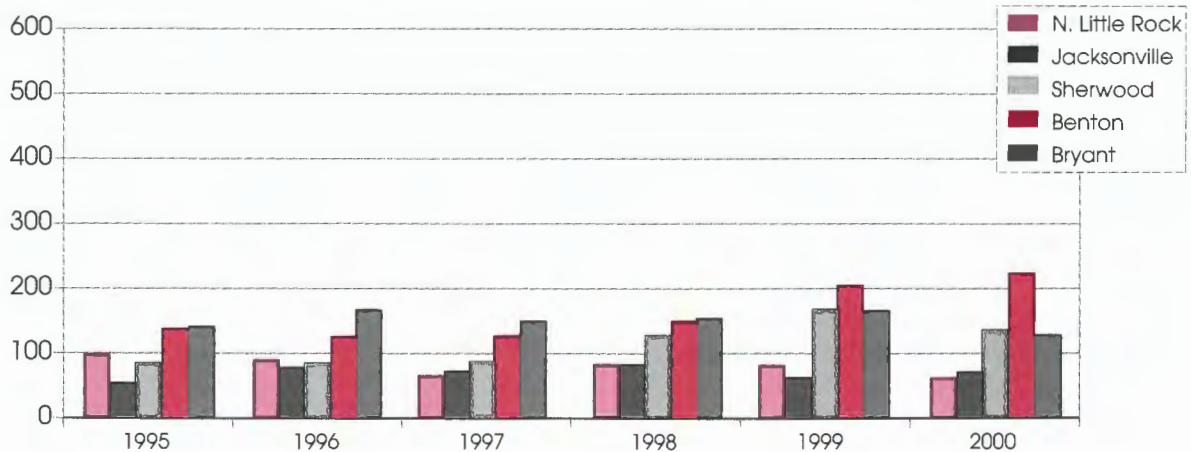
Total Housing Unit Permits 1995 - 2000
Little Rock - North Little Rock MSA



Single-Family Housing Unit Permits 1995 - 2000
Cities Averaging 200+ Units Annually



Single-Family Housing Unit Permits 1995 - 2000
Cities Averaging Under 200 Units Annually



Regional Housing Market Slows in 2000

After a record-breaking pace of new construction in 1999, housing construction dropped off across the four-county region. There were 2,001 single-family units permitted during 2000, a drop of about 12 percent compared with 1999. While down somewhat, this figure remained above the annual average for years since 1990. The real drop-off occurred in multi-family housing, which fell by 71 percent to low levels not seen since the early 1990's.

Much of the construction slowdown probably resulted from the rising federal funds rate, which ended the year at 6.5 percent. A comparison of local building permit activity with interest rates in past years shows a pronounced correlation, especially in single-family housing. With the federal funds rate now down to 4 percent, construction in 2001 will probably finish the year at higher levels than in 2000.

Single-family activity rose somewhat in Jacksonville (+12.7 percent) and Benton (+9.3 percent), while every other major city in the region showed some decline. The sharpest declines were in Conway (-26.2 percent), North Little Rock (-24.4 percent) and Bryant (-22.9 percent). Little Rock's large single-family construction activity dropped just 9.2 percent despite interest rate pressures. Maumelle saw its first annual decline since 1991, but remains one of the region's leading sites for single-family housing construction.

The region's multi-family building trend slowed in 2000 following five years of accelerated construction activity. Apartment construction shifted away from western Little Rock toward the Otter Creek area of Southwest Little Rock and Jacksonville. Construction prospects also remain strong in downtown Little Rock and possibly downtown North Little Rock as well. All signs suggest that market demand for multi-family housing is strong in Maumelle, but zoning disputes have prevented major multi-family construction activity.

Single-Family Housing Unit Permits

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Little Rock	431	450	603	740	641	477	477	436	490	556	505
North Little Rock	61	58	113	107	97	98	90	66	83	82	62
Jacksonville	26	25	53	75	82	54	78	73	83	63	71
Sherwood	94	76	44	91	70	85	85	88	128	168	136
Maumelle	62	47	65	93	124	176	220	240	263	276	245
Cabot	123	141	184	224	297	400	235	256	277	271	266
Benton	85	122	138	183	194	138	126	127	150	205	224
Bryant	119	124	79	63	117	141	167	150	154	166	128
Conway	271	368	369	445	515	438	389	323	436	493	364
Total Single-Family	1,272	1,411	1,648	2,021	2,137	2,007	1,867	1,759	2,064	2,280	2,001

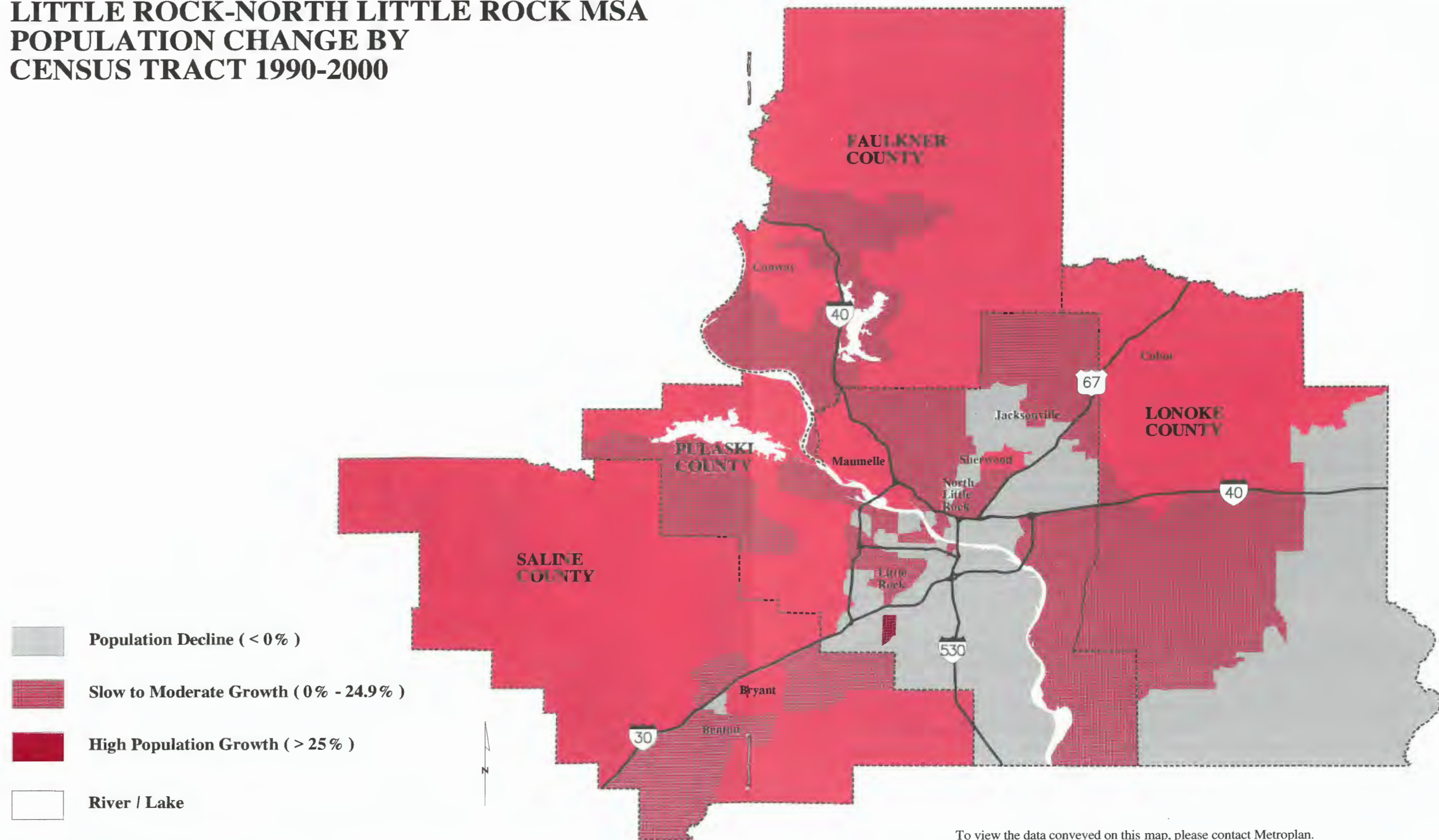
Multi-Family Housing Unit Permits

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Little Rock	25	19	0	77	26	240	191	1,240	790	649	232
North Little Rock	0	0	0	0	0	0	0	2	10	2	0
Jacksonville	0	6	0	6	10	1	0	22	12	60	80
Sherwood	60	4	0	30	16	457	48	0	232	65	8
Maumelle	0	0	0	14	6	0	0	0	0	120	0
Cabot	0	0	0	0	48	29	13	2	0	20	0
Benton	2	66	34	223	31	0	278	22	0	5	16
Bryant	40	0	4	0	4	16	3	4	0	82	4
Conway	51	291	110	132	288	139	307	323	425	417	66
Total Multi-Family	178	386	148	482	429	882	840	1,615	1,469	1,420	406

Total Housing Unit Permits

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
MSA Total Units	1,450	1,797	1,796	2,503	2,566	2,889	2,707	3,374	3,533	3,700	2,407
Percent Single-Family	87.7	78.5	91.8	82.9	83.5	65.2	74.0	59.3	58.4	61.6	
Percent Multi-Family	12.3	21.5	8.2	17.1	16.5	34.8	26.0	40.7	41.6	38.4	

LITTLE ROCK-NORTH LITTLE ROCK MSA POPULATION CHANGE BY CENSUS TRACT 1990-2000



SOURCE U.S. CENSUS BUREAU

Note: Map does not show city limit lines

To view the data conveyed on this map, please contact Metroplan.
The figures will be posted on Metroplan's web site during July, 2001.

Contact: Jonathan Lupton at 501 372 3300, or jlupton@metroplan.org (e mail).

Population Change on the Map 1990-2000

The centerfold map on pages 8-9 shows population change in the four-county Central Arkansas region. As you can see, growth was generally faster around the region's periphery than in the center. Growth has also generally been greatest in a westward and northwestward direction from the center.

Faulkner County

Every census tract within this county recorded some population growth from 1990 to 2000. Growth was fairly slow in eastern parts of Conway, which is already built-out. Growth was fastest in western Conway, where tract 305 gained 5,000 persons, a growth of about 180 percent. South and southwestern Conway also grew very rapidly, where tract 310 roughly doubled in ten years. Although Conway will continue its rapid growth in the future, it is likely that aging of the population, empty-nesting, and other factors will cause some population decline in central and eastern parts of the city in the near future. Growth was also rapid in and near Vilonia in eastern Faulkner County and around Wooster and Greenbrier in northern Faulkner County.

Lonoke County

Overall growth in Lonoke County was second fastest in the four-county region, despite population decline in the county's rural southern and eastern areas. The growth was greatest in and near Cabot, which recorded unprecedented housing growth to become a significant bedroom community within the region. Fast growth will continue in the hilly areas of northwestern Lonoke County until the area is fully built-out within one or two decades.

Pulaski County

The predominant trend was growth in western Little Rock, Maumelle, and unincorporated areas of western Pulaski County, much like during previous decades. Tract 42.06 in western Little Rock grew by about 60 percent, adding about 9,000 persons in Chenal Valley and environs. Growth was also fast in tract 42.07, just south of Chenal Parkway, with a gain of about 51 percent.

However, population decline crept westward across Little Rock as empty-nesting and other trends reduced household sizes. Decline pushed slightly west of I-430 into tracts 22.04, 24.05 and 41.03, including eastern parts of the Pleasant Valley neighborhood. Population decline will creep farther west in coming years.

Southern and eastern Pulaski County experienced continued population decline. There was, however, some growth near Baucum and Scott in eastern North Little Rock, where new subdivisions are developing.

Growth slowed dramatically north of the Arkansas River from 1990 to 2000, with the exception of Maumelle. Fast growth in northern Sherwood and slight gains in central North Little Rock and northern Jacksonville were offset by decline in northern and eastern parts of the county.

Several in-town and close-in neighborhoods continued to grow or reversed past decline. The biggest surprise was the Baring Cross area of North Little Rock (tract 30), which grew by 12 percent from 1990 to 2000. Tracts 33.03 and 33.04 (Lakewood and Park Hill) also registered slight gains. In Little Rock, the Riverdale and Hillcrest areas recorded modest growth, while downtown also grew as described on page 1.

(continued, see Change, page 11)

New Census Designated Places for 2000

There are several small communities within the metropolitan area which are not incorporated cities. Several of these, like Gibson and Gravel Ridge in Pulaski County, have been counted in previous censuses. The Census Bureau calls them CDP's (Census Designated Places). In 2000, the Census Bureau for the first time removed size requirements for counting these places. We now have counts for many more of these small communities in the region. Please remember that, since they are not incorporated, these places have no city limits. The population counts represent approximate boundaries based on visible geographic features like roads and streams.

Name	Location	2000 Population
College Station	Southeastern Pulaski County	766
East End	Eastern Saline County	5,623
Gibson	Northern Pulaski County	4,678
Gravel Ridge	Northern Pulaski County	3,232
Hensley	Southeastern Pulaski County	150
Hot Springs Village*	Western Saline County	1,741
McAlmont	Northeastern Pulaski County	1,922
Parkers-Iron Springs	Southern Pulaski County	3,499
Salem	Central Saline County	2,789
Scott	Eastern Pulaski/Western Lonoke	94
Sweet Home	Southeastern Pulaski County	1,070
Woodson	Southeastern Pulaski County	445

*The total population for the Hot Springs Village CDP is 8,397; the larger portion lies in Garland County outside the Little Rock-North Little Rock MSA.

Change *(continued from page 10)*

Saline County

Fast growth was recorded across most of Saline County. The biggest surprise was the 26 percent growth that occurred in unincorporated areas, exceeding census and Metroplan estimates. Bryant recorded the fastest population growth among the region's larger cities, while Benton also registered gains overall. Population growth was very fast in Hot Springs Village within tract 105.02, which helps to explain why the map appears to show growth across western Saline County where much land actually remains undeveloped.

Empty-nesting and aging of the population are beginning to hit Saline County, which already has the highest median age (36.8) within the Little Rock-North Little Rock MSA (average median age 34.7). This factor helps to explain slight population loss in tract 101.01 (central Benton). In coming years, empty-nesting will hit Saline County population trends in a major way.

A Look at Main Street



Downtown Little Rock, 1890's



Main Street Little Rock, 1950's



Main Street Little Rock, 1960's



Main Street Little Rock, 1999

Looking Back on the 20th Century in Central Arkansas

The photos at left show approximately the same view of Main Street in Little Rock at different times over roughly 100 years. As you can see, there has been a lot of change. Yet this view may convey less change than has actually happened. For while Main Street has been a developed area for over 150 years, most of the rest of Central Arkansas was mostly rural until recent decades. To give some idea of how much we have urbanized, contemplate the photo below.

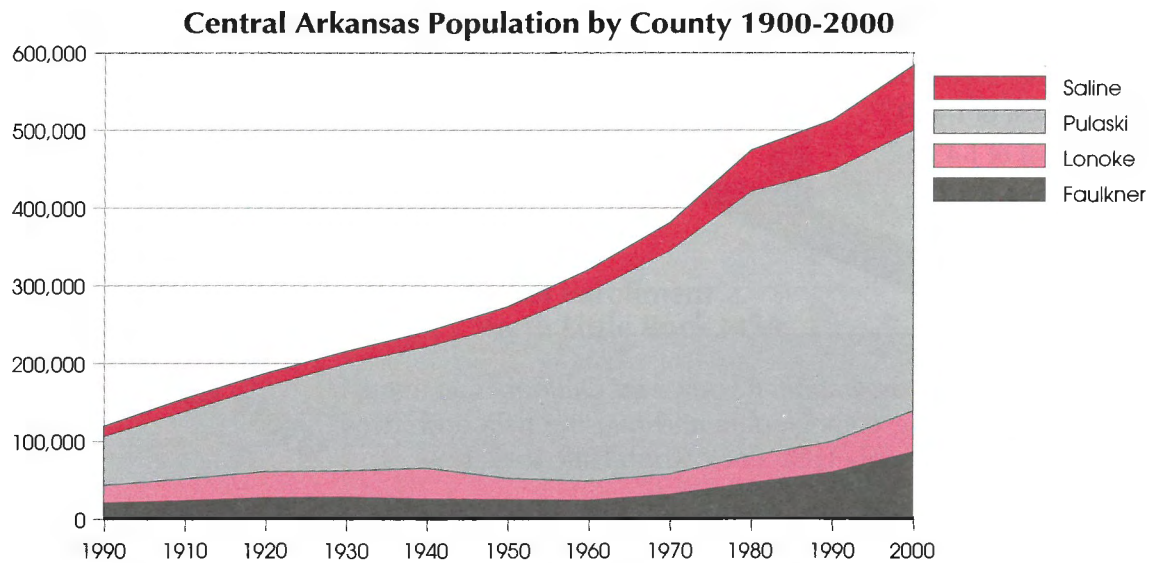
This 1953 image shows the area around the intersection of Hayes and Eighth Streets. Hayes Street later became University Avenue, and Eighth Street became I-630. Today this spot is the intersection where I-630 crosses over University Avenue. There are about 105,000 vehicles per day roaring overhead on I-630 and another 37,000 crawling along University Avenue.



Hayes and 8th Sts., 1953

The four-county Central Arkansas region grew from 119,625 persons in 1900 to 583,845 in 2000 - an increase of 388 percent, or nearly four times over. Here are some further facts:

1. The four-county region as a whole grew by an average of 1.6 percent per year across the century.
2. The fastest growth of the century occurred during the 1970's, when population grew 4.1 percent annually.
3. The region's slowest rate was the very next decade. Growth trudged along at just 0.8 percent annually from 1980 to 1990.
4. From 1990 to 2000, growth picked up to 1.3 percent annually, nearly back to the century's average.



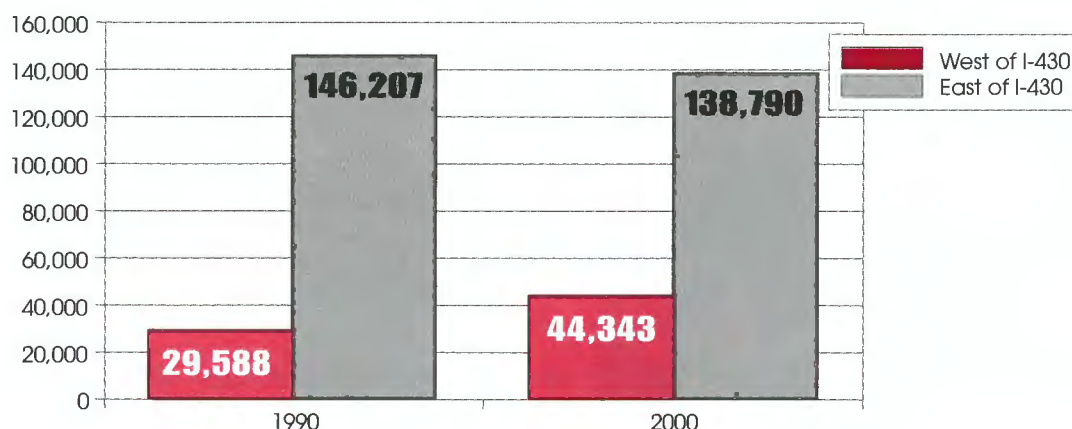
	1900	1950	2000
Faulkner	20,780	25,289	86,014
Lonoke	22,544	27,278	52,828
Pulaski	63,179	196,688	361,474
Saline	13,122	23,816	83,529
Region	119,625	273,071	583,845

The West of Little Rock and Rest of Little Rock

From 1990 to 2000, Little Rock grew by 7,338 persons, a rate of about 4.2 percent. Yet this statistic simplifies what really happened. While western parts of the city grew rapidly, the rest of the city lost population as a whole.

This can be seen by comparing population change on both sides of I-430, the north-south freeway that roughly separates the faster-growing parts of the city from older areas. The chart and data below show the changes that occurred during the past decade. These changes could be summed up like this: the city lost about one person east of I-430 for every two persons it gained west of the freeway.

Little Rock Population 1990 - 2000



	1990	2000	Change 1990-2000	Percent Change
Little Rock Total	175,795	183,133	7,338	4.2
West of I-430	29,588	44,343	14,755	49.9
East of I-430	146,207	138,790	-7,417	-5.1

Metroplan's *Demographic Review and Outlook* is an annual chronicle providing demographic and housing data and insight for the four-county Little Rock-North Little Rock MSA.

Prepared by: Jonathan Lupton, Research and writing
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For more information, look up Metroplan's web site at <http://www.metroplan.org>, or contact:
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Visit our website

www.metroplan.org

for more information

Components of Population Change

Little Rock - North Little Rock MSA

County	April 2000	April 1990	Change	Percent Change	Net Migration	Births	Deaths	Natural Increase
Faulkner	86,014	60,006	26,008	43.3	20,940	10,291	5,223	5,068
Lonoke	52,828	39,268	13,560	34.5	11,272	6,316	4,028	2,288
Pulaski	361,474	360,000	1,474	0.4	-24,296	58,648	32,878	25,770
Saline	83,529	64,183	19,346	30.1	16,134	9,268	6,056	3,212
MSA	583,845	523,457	60,388	11.5	24,050	84,523	48,185	36,338

Sources: Birth and death data provided by Arkansas Department of Health. Birth and death figures represent period from April 1, 1990 to April 1, 2000. 1999 and first-quarter 2000 birth data are provisional. 1999 and first-quarter 2000 death data are extrapolations by Metroplan based on trends 1991-1998. County population totals from 1990 and 2000 Census.

Public School Enrollment Little Rock - North Little Rock MSA

County	1990 - 1991 School Year	2000-2001 School Year	Percent Change
Faulkner	10,551	14,362	36.1
Lonoke	8,581	10,697	24.7
Pulaski	55,579	51,782	-6.8
Saline	10,769	12,201	13.3
MSA Total	85,480	89,042	4.2

Source: Arkansas Department of Education.

Outlook

Census 2000 finally gave answers about regional growth trends during the 1990's. What about the decade that is already underway? It is risky to speculate, but we will offer a few observations.

- ✓ The Little Rock-North Little Rock MSA should expand to include new counties when the federal government formally changes the definitions of metropolitan areas in 2003.
- ✓ The importance of Faulkner County and the City of Conway will continue increasing within the region. Faulkner County could pass 100,000 population by 2010 if current growth trends continue.
- ✓ Little Rock's westward expansion will continue. The pace and density of development will depend on how and when infrastructure constraints (primarily sewer and transportation) are resolved.
- ✓ Smaller cities near the region's periphery, like Cabot and Bryant, will continue growing but the pace may slow somewhat under the pressure of rising traffic levels and infrastructure limitations.
- ✓ In-fill development - commercial *and* residential - will continue and possibly intensify in mid-town and downtown areas of Little Rock and North Little Rock. The in-fill trend may also begin spreading to a few of the region's other larger cities, like Benton, Conway and Jacksonville.
- ✓ The region will continue becoming more diverse as Hispanic and Asian populations grow at rates far exceeding overall population growth.
- ✓ Roadway congestion in the metropolitan area will increase and spread as the region continues to grow and uses up its capacity. New capacity programmed for this decade will provide only a brief respite to increasing delay on our roads.
- ✓ The crystal ball is fuzzy on this one, but major future trends such as tele-work and the pending retirement of the Baby Boomers will have little impact on this region until after 2010.

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