

METROTRENDS

A DEVELOPMENT INFORMATION SERVICE OF METROPLAN

2003 Demographic Review and Outlook

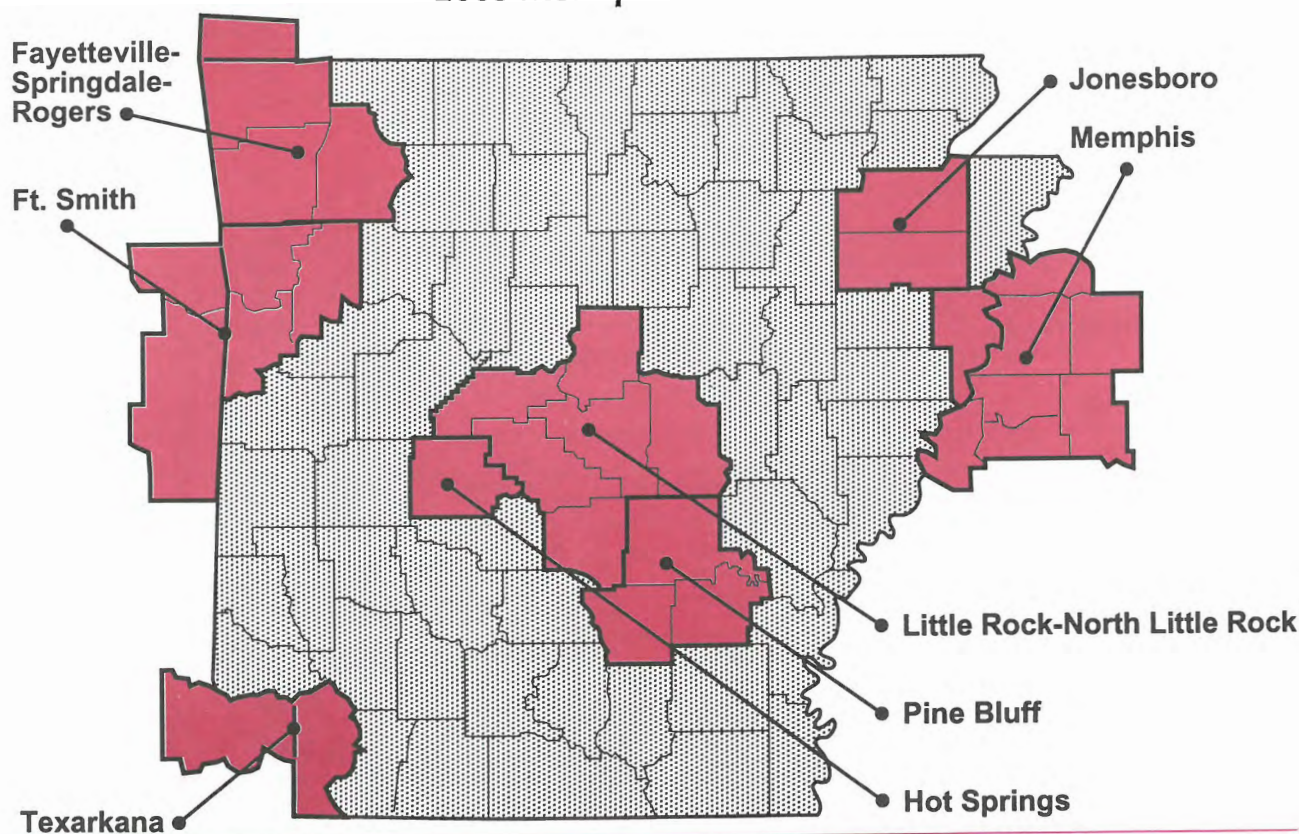
New Metropolitan Geography in Arkansas

On June 6, 2003, the Office of Management and Budget announced the designation of new metropolitan areas under a revised set of standards. The Little Rock-North Little Rock metropolitan region expanded from four counties to six. This action added Grant and Perry Counties to the region, raising its Census 2000 population to 610,518, compared with 583,845 before. The new six-county metropolitan area ranks 77th in size within the U.S.A. Under the old standards, the region had ranked 74th.

There were several other changes to metropolitan areas in Arkansas:

- There is now a Hot Springs Metropolitan Area, consisting of Garland County
- The Fayetteville-Springdale-Rogers MSA expanded to four counties by adding Madison County, Arkansas, and McDonald County, Missouri.
- The Pine Bluff MSA expanded to three counties, adding Cleveland and Lincoln counties, Arkansas.
- The Fort Smith MSA expanded to five counties, adding Franklin County, Arkansas, and LeFlore County, Oklahoma. (See related articles on pages 4 and 5.)
- The Jonesboro MSA expanded to two counties, adding Poinsett County.

2003 Metropolitan Arkansas



Population Estimates for 2003

Four-County Little Rock - North Little Rock MSA 2000 & 2003

	2000	2003	Change 2000-2003	Percent Change 2000-2003
Faulkner County				
Conway	43,167	47,448	4,281	9.9
Greenbrier	3,042	3,331	289	9.5
Mayflower	1,631	1,727	96	5.9
Vilonia	2,106	2,474	368	17.5
Wooster	516	543	27	5.2
Small communities	1,535	1,583	48	3.1
Unincorporated	34,017	35,384	1,367	4.0
Total	86,014	92,490	6,476	7.5
Lonoke County				
Cabot	15,261	17,380	2,119	13.9
Austin	605	654	49	8.1
Ward	2,580	2,813	233	9.0
Lonoke	4,287	4,391	104	2.4
England	2,972	2,871	-101	-3.4
Carlisle	2,304	2,318	14	0.6
Small communities	758	748	-10	-1.3
Unincorporated	24,061	25,538	1,477	6.1
Total	52,828	56,713	3,885	7.4
Pulaski County				
North Little Rock	60,433	61,060	627	1.0
Jacksonville	29,916	30,378	462	1.5
Sherwood	21,511	22,497	986	4.6
Maumelle	10,557	12,646	2,089	19.8
Unincorporated (N)	29,706	29,762	56	0.2
Total North of the River	152,123	156,343	4,220	2.8
Little Rock	183,133	185,460	2,327	1.3
Cammack Village	831	831	0	0.0
Alexander*	174	174	0	0.0
Wrightsville	1,368	1,325	-43	-3.1
Unincorporated (S)	23,845	23,890	45	0.2
Total South of the River	209,351	211,680	2,329	1.1
Total Unincorporated	53,551	53,652	101	0.2
Total	361,474	368,023	6,549	1.8
Saline County				
Benton	21,906	23,290	1,384	6.3
Bryant	9,764	11,265	1,501	15.4
Shannon Hills	2,005	2,072	67	3.3
Haskell	2,645	3,006	361	13.6
Alexander*	440	472	32	7.3
Traskwood	548	564	16	2.9
Bauxite	432	437	5	1.2
Unincorporated	45,789	48,906	3,117	6.8
Total	83,529	90,012	6,483	7.8
4-County MSA Total	583,845	607,238	23,393	4.0

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

Population Estimates for January 1, 2003

The figures at left show Metroplan's latest population estimates. The latest figures include three "firsts." The four-county region passed the 600,000 mark for the first time, while both Faulkner and Saline County both surpassed 90,000. The region continued to grow at an annualized rate of about 1.4 percent. A small population gain in North Little Rock can be attributed to an annexation and the addition of new multifamily housing units.

Next year, in the 2004 issue of the *Demographic Review and Outlook*, Metroplan will publish its first estimates for the new six-county Little Rock-North Little Rock metro area, including Grant and Perry counties.

School Enrollment Demographics in 2003

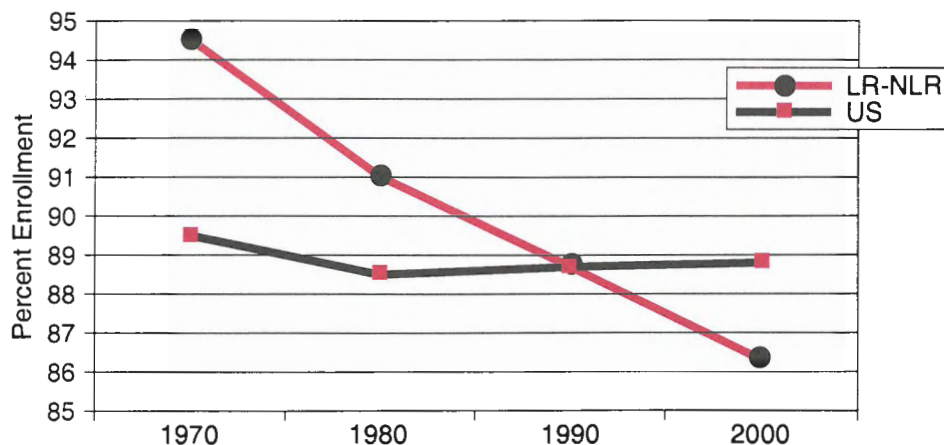
The figures at right show continuation of school enrollment trends begun during the 1970's, with slight enrollment decline in Pulaski County contrasted with growth in outlying counties. Enrollment growth overall is slowing for demographic reasons. Saline County enrollments have dropped slightly since 2000, probably owing to a comparative lack of children in the youngest age groups. Lonoke County's population structure shows similar characteristics, which might yield enrollment decline in the near future for the same reasons.

The chart below shows public school enrollment as a proportion of total enrollment. As you can see, public school participation ran above the national average during the 1970's and 1980's, but by 2000 had dropped slightly below average. Nonetheless, in 2000 public schools educated 86 percent of the region's young people, or more than four students in five.

LR-NLR MSA Public School Enrollment

County	2000-2001 School Year	2002-2003 School Year	Percent Change
Faulkner	14,362	14,818	3.2
Lonoke	10,697	10,887	1.8
Pulaski	51,782	51,448	-0.6
Saline	12,201	12,193	-0.1
MSA Total	89,042	89,346	0.3

K-12 Public School Enrollment as Percent of Total Enrollment 1970 - 2000

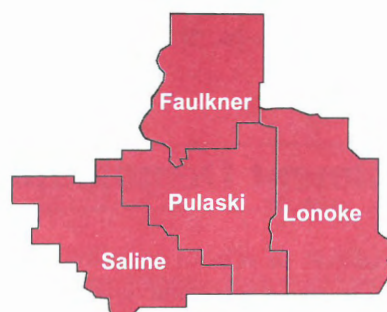


Sources: Table - Arkansas Department of Education (<http://www.as-is.org>).

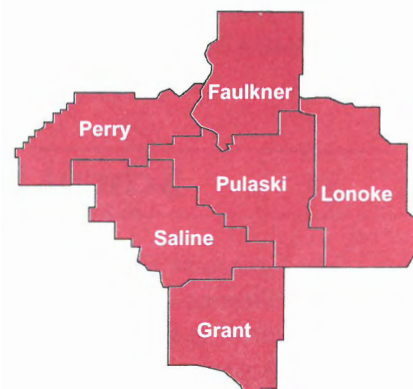
Chart - Statistical Abstract of the United States 2002, US National Center for Education Statistics.

The New Little Rock-North Little Rock Metropolitan Area

The following table compares some key statistics for the new six-county Little Rock-North Little Rock MSA. It adds Grant and Perry counties, which include the cities of Sheridan and Perryville.



Four County MSA



Six County MSA

Population <i>2000 Census</i>	583,845 <i>21.8 percent of state</i>	610,518 <i>22.8 percent of state</i>
National Rank Population	74th	77th
Median Age 2000	34.7	34.8
Median Household Income 1999	\$39,145	\$39,000 (est.)
Land Area	3,005 square miles <i>5.6 percent of state</i>	4,198 square miles <i>7.9 percent of state</i>
Total Personal Income 2001	\$17.0 billion <i>27.8 percent of state</i>	\$17.6 billion <i>28.7 percent of state</i>
Per Capita Personal Income 2001	\$28,845	\$28,457

Sources: Bureau of the Census, Bureau of Economic Analysis

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
Jean Dahms, Graphics and layout

The preparation and publication of this document was financed in part by federal funds provided by the U.S. Department of Transportation through the Federal Highway Administration and Federal Transit Administration. The provision of federal financial assistance should not be construed as denoting U.S. government approval of any plans, policies, programs or projects contained herein.

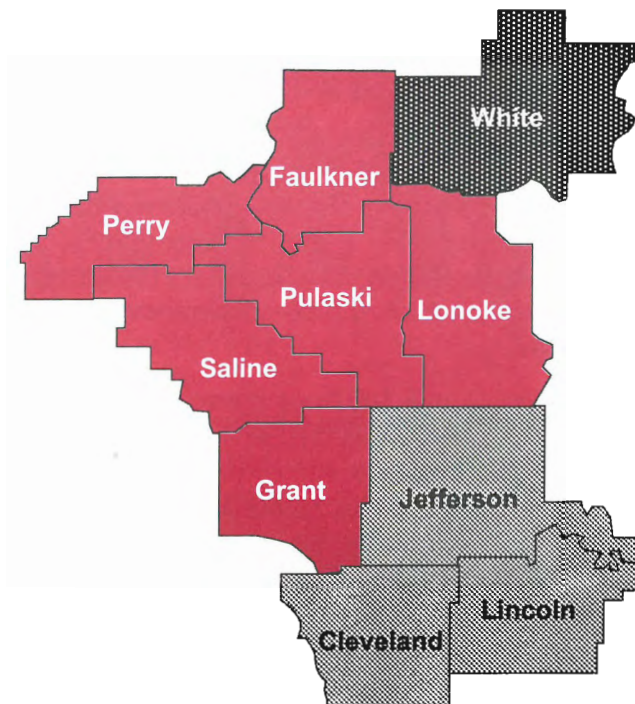
Visit our website

www.metroplan.org

for more information

The New Little Rock-North Little Rock-Pine Bluff Combined Statistical Area

The new metropolitan standards did more than enlarge several metropolitan areas in Arkansas. They also created a new Combined Statistical Area comprising the Little Rock-North Little Rock and Pine Bluff MSA, along with the new Searcy Micropolitan Area. The three regions were combined based on commuting links. The figures below give further background on this ten-county region.



Little Rock - North Little Rock - Pine Bluff Combined Statistical Area

Population	785,024
2000 Census	29.4 percent of state
Land Area	7,325 square miles
	13.8 percent of state
Total Personal	\$20.97 billion
Income 2001	34.2 percent of state
Per Capita Personal	\$26,447
Income 2001	

Housing Permits Hit Record Levels During 2002

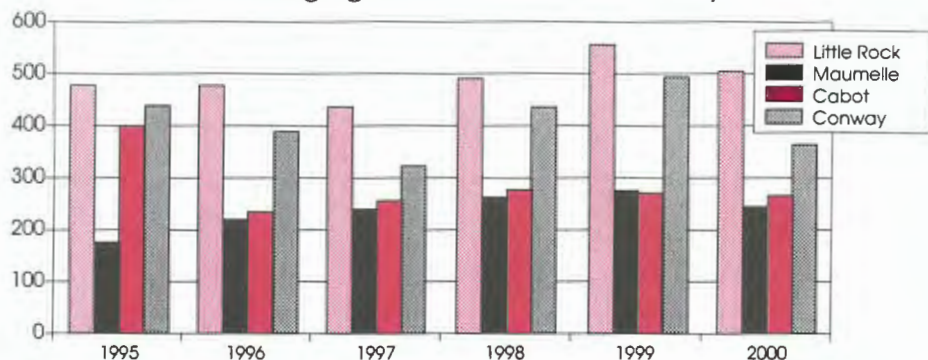
The year 2002 saw the greatest number of new housing units ever permitted during a single year in the history of the four-county Little Rock-North Little Rock MSA. In all, 4,135 new units were permitted during 2002, edging out the old 1983 record of 3,961 units. Single-family housing construction also hit its highest level ever at 2,459, surpassing the 1994 peak of 2,137. While multi-family housing did not quite surpass previous records, the year 2002 nonetheless saw 1,676 new units permitted, the most since 1986.

The leaders in single-family construction were Little Rock and Conway, although neither city quite matched its record high. The cities of Benton and Sherwood hit all-time records, while Maumelle tied its previous record. Cabot and Bryant also had strong performances.

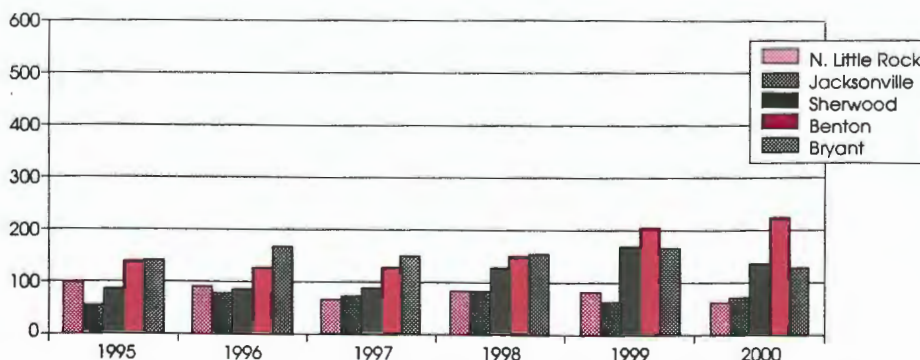
The city of Bryant had the largest number of multi-family housing permits, followed by Conway, Little Rock and Cabot. Benton, Jacksonville and North Little Rock also had significant multi-family construction. Multi-family construction occurred in many different settings, including the near-downtown Argenta Square complex in North Little Rock, the in-fill Parham Pointe project in midtown Little Rock, and a large new suburban complex called The Greens at Hurricane Creek in Bryant. The latter project will have 576 units, and this is just the first phase of a construction process that will eventually yield 1,500 new apartments in Bryant.

The boom in single-family housing during 2002 was driven by the lowest interest rates in a generation. Local multi-family construction appears, meanwhile, to have been driven by the return of local occupancy to the 95 percent range. In response to this solid performance, there has been an in-flow of capital from investors in other regions of the country where apartment market conditions are softer.

Single-Family Housing Unit Permits 1995-2000
Cities Averaging Over 220 Units Annually

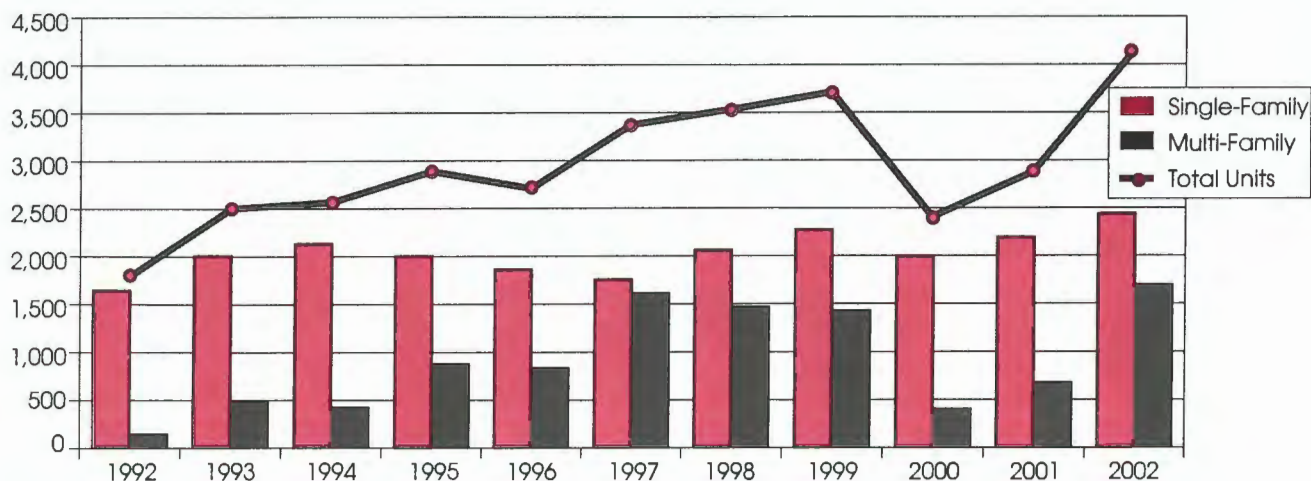


Single-Family Housing Unit Permits 1995-2000
Cities Averaging Under 220 Units Annually



A Steady Housing Market in 2001

LR-NLR MSA Housing Unit Permits 1992-2002



Single-Family Housing Unit Permits

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Little Rock	603	740	641	477	477	436	490	556	505	483	581
North Little Rock	113	107	97	98	90	66	83	82	62	77	60
Jacksonville	53	75	82	54	78	73	83	63	71	92	82
Sherwood	44	91	70	85	85	88	128	168	136	148	197
Maumelle	65	93	124	176	220	240	263	276	245	256	276
Cabot	184	224	297	400	235	256	277	271	266	304	302
Benton	138	183	194	138	126	127	150	205	224	205	281
Bryant	79	63	117	141	167	150	154	166	128	223	235
Conway	369	445	515	438	389	323	436	493	364	409	445
Total Single-Family	1,648	2,021	2,137	2,007	1,867	1,759	2,064	2,280	2,001	2,197	2,459

Multi-Family Housing Unit Permits

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Little Rock	0	77	26	240	191	1,240	790	649	232	95	238
North Little Rock	0	0	0	0	0	2	10	2	0	120	60
Jacksonville	0	6	10	1	0	22	12	60	80	4	102
Sherwood	0	30	16	457	48	0	232	78	8	0	0
Maumelle	0	14	6	0	0	0	0	120	0	120	0
Cabot	0	0	48	29	13	2	0	20	0	2	200
Benton	34	223	31	0	278	22	0	5	16	31	161
Bryant	4	0	4	16	3	4	0	82	4	2	580
Conway	110	132	288	139	307	323	425	417	66	307	335
Total Multi-Family	148	482	429	882	840	1,615	1,469	1,433	406	681	1,676

Total Housing Unit Permits

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
MSA Total Units	1,796	2,503	2,566	2,889	2,707	3,374	3,533	3,713	2,407	2,878	4,135
Percent Single-Family	91.8	82.9	83.5	65.2	74.0	59.3	58.4	61.4	83.1	76.3	59.5
Percent Mutli-Family	8.2	17.1	16.5	34.8	26.0	40.7	41.6	38.6	16.9	23.7	40.5

2003 Demographic Outlook

The demographic and economic data suggest that regional population growth continues and may have accelerated since 2000. With unemployment running two full percentage points below the national average and preliminary signs of renewal in local job growth, the regional economy appears sounder than the U.S.

Demographically, the biggest news is that data continue to suggest a turnaround in Pulaski County's twenty-year trend of net out-migration. While the foreign-born population is below the national average, it grew nearly twice as rapidly as foreign-born populations nationwide during the 1990's. International migration, much of it from Latin America, may be the driving force behind renewed population growth in Pulaski County.

The region's outlying communities will continue growing at a more rapid pace. Linear trend analysis suggests that Faulkner County could pass 100,000 population by 2006 and Saline County will reach 100,000 by 2009, if current trends continue.



501 West Markham Suite B
Little Rock, Arkansas 72201-1409

PRESORTED
STANDARD A
US POSTAGE PAID
PERMIT NO. 632
LITTLE ROCK, AR