

METROTRENDS

A DEVELOPMENT INFORMATION SERVICE OF METROPLAN

Census Issue

The 1980's — A Decade of Change

Recently released 1990 census data reveal interesting patterns of population and social change during the 1980's for the four-county Little Rock/North Little Rock Metropolitan Statistical Area (MSA).

Many of these changes are having significant impacts on local policy decisions. Basic public infrastructure such as transportation systems, water and sewer facilities, solid waste disposal facilities, public schools and other public buildings are all planned for using these trend data. And the trends reflected herein will continue to impact the decision making process far into the future.

Population Growth?

Population growth is one easily documented and readily available measure of change within a community. Consequently, most communities work diligently at attracting and documenting population growth.

Population growth can occur in three ways: 1) a greater number of births than deaths, commonly referred to as "natural increase", 2) a greater number of immigrants (in-coming) than emigrants (out-going) resulting in a positive net migration, or 3) a combination of the

two. The type of population growth is as important a question to a community as the question of growth itself.

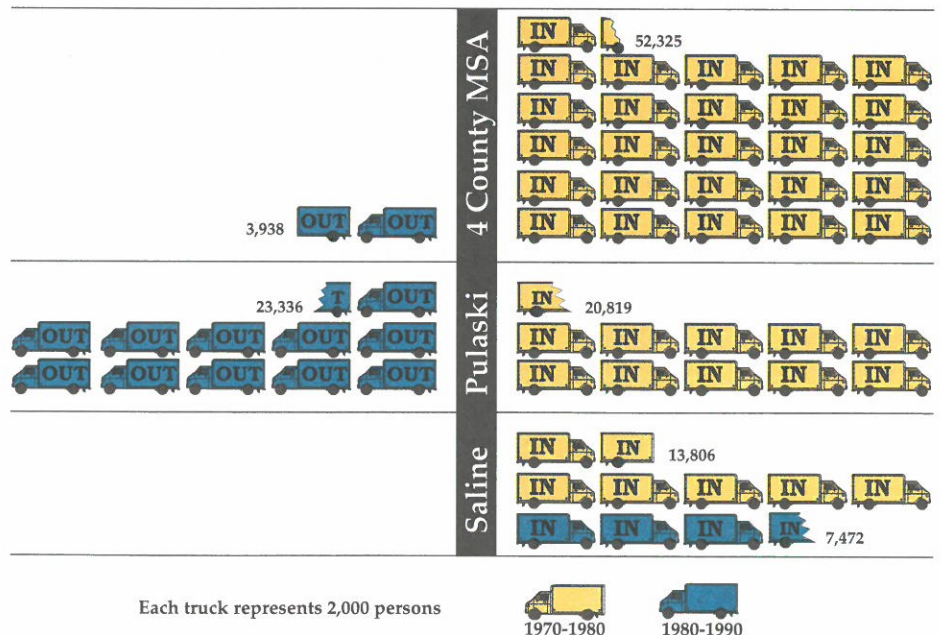
Population growth based solely on natural increase has differing implications for a community depending upon the rate of increase. Natural population increase may be extremely low (just above the replacement level of one birth per each death) or extremely high as with the "baby boom" generation. In the absence of other social changes, an increase in population near the replacement level essentially means a "static" or "maintenance" situation exists. Just enough people are be-

ing born to sustain the same overall population level.

Such conditions are characteristic of much of the midwest United States and parts of Europe. Typically, with static natural population increase, the demand for new infrastructure and governmental services evolves relatively slowly and is more easily managed.

As is the case with natural increase, population growth based on a high positive net in-migration holds many implications for a community. This type of growth is often thought of as "progress" in America. Communities synonymous with such growth are

Net Migration by Decade



Los Angeles, Phoenix, Dallas, Atlanta, Orlando and Las Vegas. This type of growth can often strain local pocketbooks and the capacity of the existing local infrastructure so that it is very difficult to maintain acceptable levels of service and, consequently, the quality of life suffers.

The Little Rock-North Little Rock MSA witnessed major changes during the 1980 decade in the rate and structure of population change. During the 1970's, the MSA population grew by 93,345, the result of a 41,020 person natural increase and a 52,325 person net in-migration. In contrast, the 1980's recorded an out-migration of almost 4,000 persons. *The MSA's population growth was the sole result of a 36,564 person natural increase* (see graph on page 1).

The reversal of migration in Pulaski County between the two decades was even more dramatic. A 20,819 person gain in the 1970s was reversed to record

a 23,336 person loss in the 1980s. This trend was not evident in the other three MSA counties where positive in-migration continued to play a significant role in population growth.

Distribution of Population Growth

The map on the facing page displays the percentage change in population between 1980 and 1990 by area for the four-county MSA. The areas of the MSA that experienced the greatest percentage population increases are, for the most part, located along the fringes of the major MSA cities. These increases occurred primarily through intra-county migration.

Areas of Increase — Within Pulaski County, census tracts 42.03 and 43.01 experienced the greatest percentage population increases. These tracts are located northwest of Little Rock and North Little Rock along the Arkansas River and include the City of Maumelle. The tracts to the ex-

treme east and west of Benton, 104.02 and 105.02, recorded the largest percentage gains in Saline County. While in Faulkner County, the townships located along the edge of Conway were the big gainers. The only census tract within Lonoke County to record a large population increase was tract 202, which includes the City of Cabot.

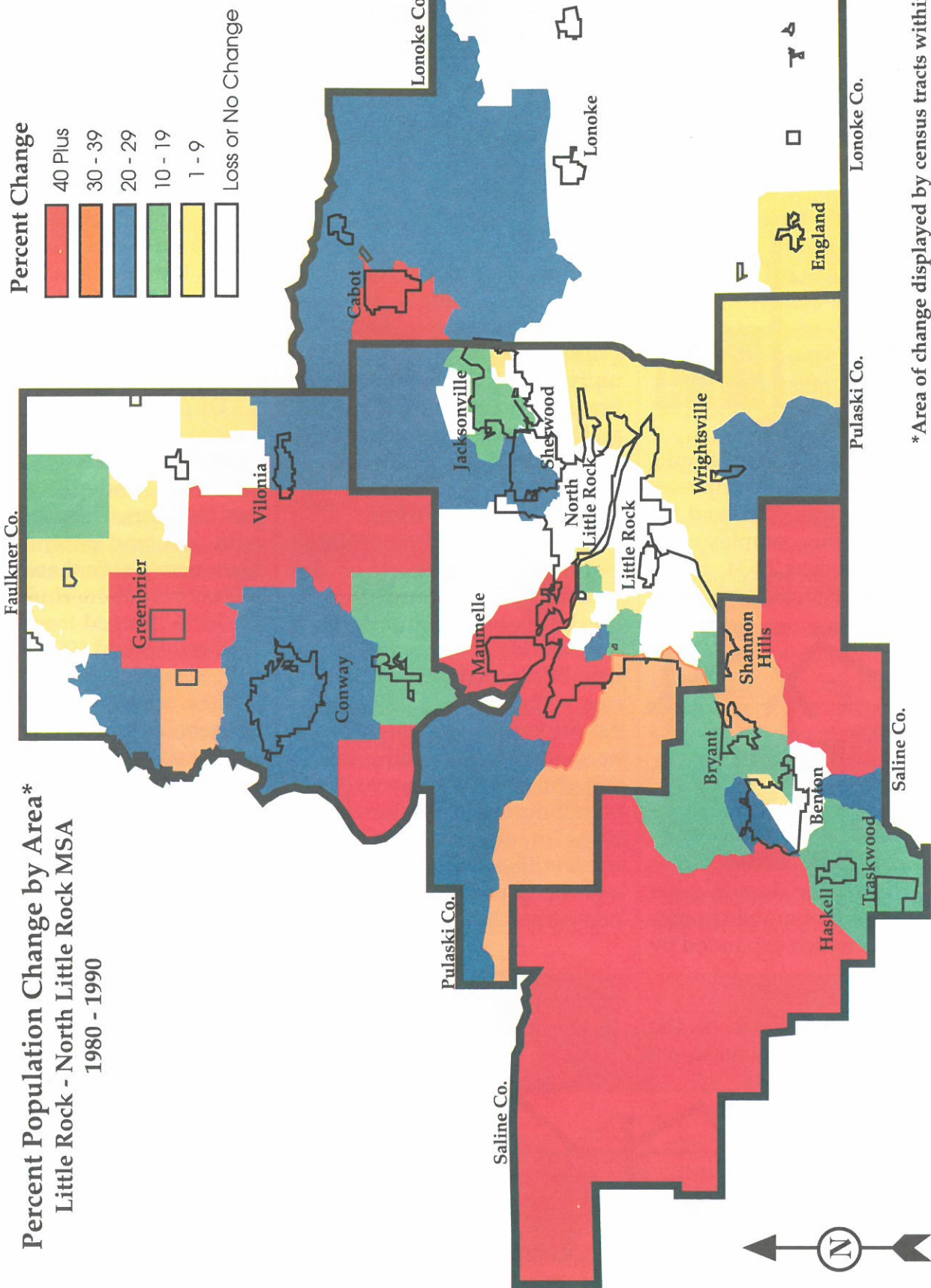
Areas of Decrease — Many areas within the four counties experienced population decreases from 1980 to 1990. These decreases were the result of out-migration, little or no natural increase or a combination of the two. Population decreases in Pulaski County occurred primarily in the central cities of Little Rock and North Little Rock and areas south of Jacksonville; the southern portion of Benton; townships centered on and near the Mt. Vernon and Enola communities in Faulkner County; and the southeastern sections of Lonoke County (see map on page 3) were other areas of decrease.

Demographic Changes by County

	MSA		Pulaski		Saline		Faulkner		Lonoke	
	1990	1980	1990	1980	1990	1980	1990	1980	1990	1980
TOTAL POPULATION	513,117	474,468	349,660	340,597	64,183	53,161	60,006	46,192	39,268	34,518
Sex										
Male	246,512	228,116	166,481	162,475	31,718	26,475	29,016	22,340	19,297	16,826
Female	266,605	246,368	183,179	178,138	32,465	26,686	30,990	23,852	19,971	17,692
Age										
Under 5 years	37,664	38,031	26,386	28,291	4,330	3,786	4,194	3,190	2,754	2,764
5 to 17 years	98,518	102,658	65,357	71,813	13,198	12,682	11,151	9,551	8,812	8,612
18 to 24 years	54,428	63,474	35,460	45,126	5,708	5,672	9,869	8,985	3,391	3,691
25 to 44 years	170,673	138,569	119,536	101,600	20,679	16,086	18,282	11,571	12,176	9,312
45 to 59 years	73,708	65,986	49,277	47,195	10,361	7,973	7,920	6,079	6,150	4,739
60 to 74 years	53,543	47,447	36,657	33,404	7,069	5,247	5,849	4,972	3,968	3,824
75 to 84 years	18,800	14,240	12,929	10,240	2,254	1,339	2,073	1,446	1,544	1,215
85 years and over	5,783	4,079	4,058	2,944	584	376	668	398	473	361
Median Age	32.7	29.8	32.4	28.5	33.4	30.3	29.8	26.8	32.5	29.6
Under 18 years	136,182	140,689	91,743	100,104	17,528	16,468	15,345	12,741	11,566	11,376
% of Total Population	26.5	29.7	26.2	29.4	27.3	31.0	25.6	27.6	29.5	33.0
65 years and over	58,322	46,983	40,228	33,215	7,123	4,851	6,411	4,910	4,560	4,007
% of Total Population	11.4	9.9	11.5	9.8	11.1	9.1	10.7	10.6	11.6	11.6

NA=Not Available

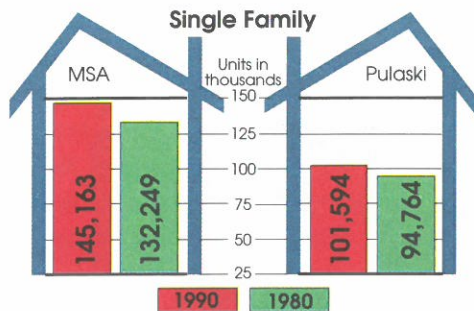
Percent Population Change by Area* Little Rock - North Little Rock MSA 1980 - 1990



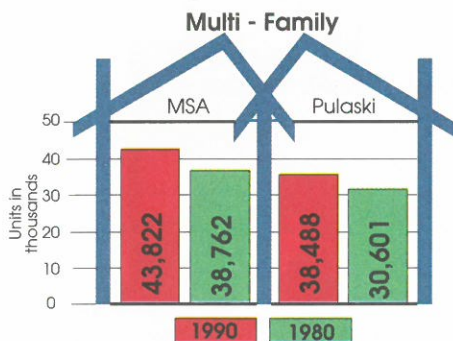
*Area of change displayed by census tracts within the MSA.

Housing Growth

Reflecting a period of high interest rates and a "tight" housing market, the number of single-family units (both attached and detached) within the four-county MSA increased by only 12,914 since 1980, while the number of units in apartments and mobile homes increased by 20,991. The



increase in the number of units for small apartment complexes (2 to 9 units) was 7,526 and for large apartments complexes (10 or more units) was 2,534. However, the largest numerical in-



crease during the decade came in the number of mobile homes and trailers which expanded by 10,931 units.

The greatest share of the single-family unit increase occurred in Pulaski County which garnered almost 53% of the total MSA increase. Faulkner and Saline counties attracted 21.4% and 19.8% respectively. As one

might expect, the greatest increase in the number of apartment

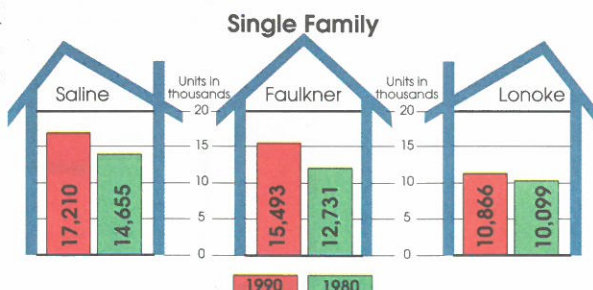
units occurred in Pulaski County, followed by Faulkner, Saline and Lonoke counties.

The number of mobile homes, often referred to as "America's affordable housing", increased greatly throughout the MSA. Pulaski County added 4,123 units or 38% of the total mobile home increase. Saline, Faulkner and Lonoke counties added 28%, 21%, and 13%, respectively.

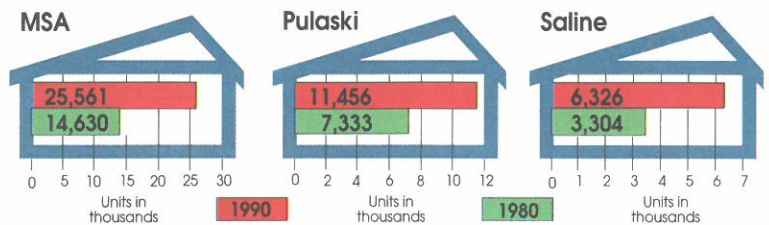
Household Changes

Perhaps just as important as population increases or decreases within a community is the change in the composition of households. Households are usually divided into two categories -- family and nonfamily. *Family households* consist of one or more persons living in the same household who are related to the householder by birth, marriage or adoption. Whereas, *nonfamily households* consist of a group of unrelated persons or one person living alone.

The number of family households within the MSA increased 12,423 between 1980 and 1990.



Mobile Homes



Yet, their percentage share of the total number of households slipped from 74.9% to 71%. During the same period, the number of married-couple family households, the "traditional family", increased by 5,767 but declined in their percent share of total households from 61.5% to 56.1%.

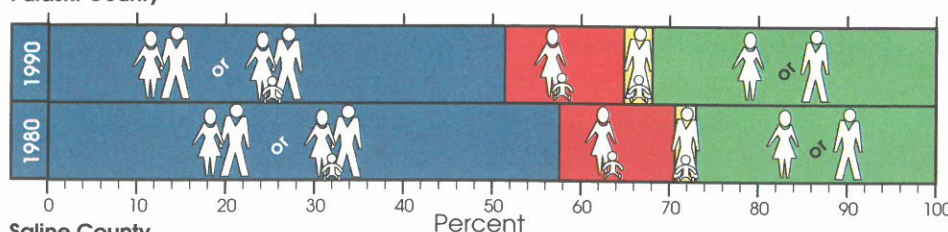
Of particular note is the increase in the number of "other" family households (male-headed or female-headed), during the past ten years. These are families with just one parent present. Their percentage share of the total number of households within the MSA jumped from 13.3% in 1980 to 14.9% in 1990.

The number of nonfamily households within the MSA experienced the largest increase, expanding from 25.1% of all households in 1980 to 29% in 1990.

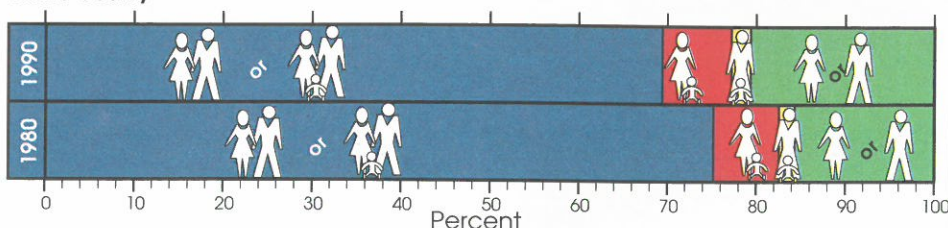
Pulaski County

Within Pulaski County, the number of family households increased slightly but decreased in their percentage share of all households from 72.6% in 1980 to 68.2% in 1990. Those households composed of married-couple families actually decreased by 992 during the decade and saw their percentage share of all households slip to just 51.8%. Single parent households, female or male-headed, increased by 4,068 and their per-

Pulaski County



Saline County



percentage share of all households increased by 1.6%. By contrast, the number of nonfamily households within the county increased 28.2% during the period.

Saline County

Household composition within Saline County also underwent substantial change during the decade. The percentage share of family households decreased from 84.2% in 1980 to 80.3% in 1990. Conversely, the percent of nonfamily households increased from 15.8% to 19.7%. As is the case throughout much of the United States, Arkansas and the MSA, the percentage of married-couple families decreased in the county. Yet, *Saline County maintained its ranking within the MSA as the county with the greatest percent of "traditional family" households with 69.6%.*

Currently, household composition data is available only for counties and the larger municipalities within the MSA. Household composition within the two largest cities, Little Rock and North Little Rock, reflect some major changes.

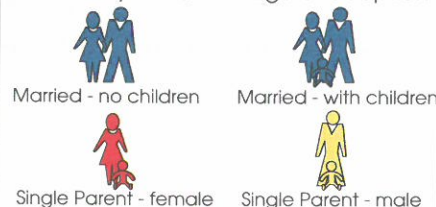
Little Rock

The total number of households increased 11,824 between 1980 and 1990. Most of that increase, 60.4%, was composed of nonfamily households. Their

Key to Symbols

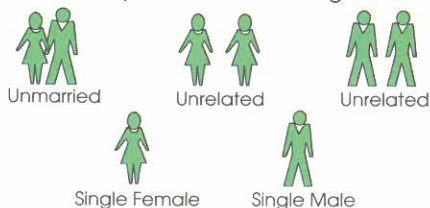
Family Households -

Related by birth, marriage or adoption

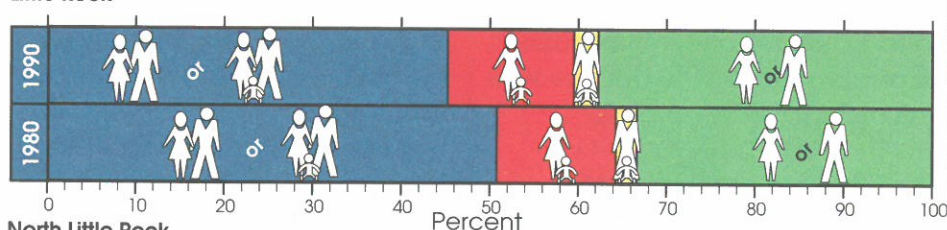


Non-Family Households -

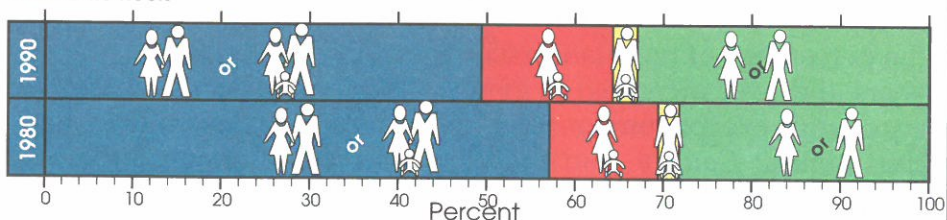
Unrelated persons or one living alone



Little Rock



North Little Rock



percentage share of all Little Rock households rose to 37.3% in 1990 or 2 of every 5 households. *Single parent households also increased greatly during the period and now represent over 1 of every 4 family households.*

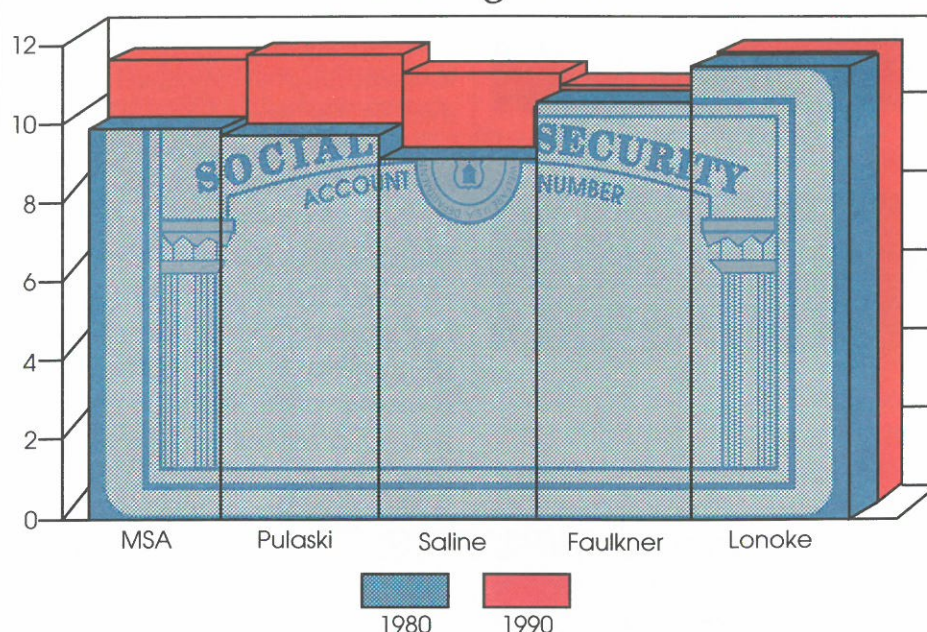
North Little Rock

The City of North Little Rock has undergone similar changes in household composition. The number of nonfamily households increased to almost 1 of every 3 households in the City. At the same time, the number of single parent family households increased to 1 of every 4 family households, up from 1 of every 5 family households in 1980.

Changes in Age

As the "baby boomer" generation continued to age and as average life expectancy continued to increase, the median age of the population within the MSA continued to rise during the 1980s. At 33.4 years, Saline County has the highest median age of the four MSA counties, followed by Lonoke County at 32.5 years, Pulaski County at 32.4 years and Faulkner County at 29.8 years. The median age is expected to continue to increase into the early 21st century.

Percentage of Population 65 Years of Age and Over



The percentage of persons under 18 years of age within the MSA decreased from just under 30% of the entire population in 1980 to 26.5% in 1990. The overall decline was recorded in both the *under 5 years* and the *5 to 17 years* cohorts. The number of persons under 5 years of age increased in Saline and Faulkner counties by 14.4% and 31.5% respectively. During the same period, Pulaski County recorded a drop of 6.7% and Lonoke County a 0.4% drop in the number of persons under 5 years of age. The only county to experience a decline during the decade in the 5 to 17 years cohort was Pulaski County where a 9% decline was recorded.

The number of persons 65 years and over in the MSA grew by 11,339 persons since 1980 and the percentage of population 65 years and over increased in every county, except Lonoke. However, Lonoke County continues to have the largest percentage

(11.6%) of elderly population within the MSA. Pulaski County ranks second with 11.5%, followed by Saline County with 11.1% and Faulkner County with 10.7%. Among the major cities in the MSA, Benton has the highest percentage elderly population with 15.8%, followed by North Little Rock with 15.3% and Little Rock with 12.6%.

Implications - Now and The Near Future

- As mentioned earlier, much of the "perceived population growth" within the MSA is not from what is usually termed as "real" growth, but rather a "pseudo" growth where movement of people *within* the MSA is causing an abandonment of the inner city areas for low density fringe suburban and exurban development.

- The increasing numbers of female and male-headed (single parent) family households will continue to have significant

negative impacts on the delivery of educational, social and governmental services since many of these households have incomes below the poverty level.

- The continued graying of the population will bring significant changes in the delivery of social services. The elderly have unique housing, medical, transportation and supportive service needs.

- The need for affordable housing within the MSA will continue to grow in the near future due to the increase in both nonfamily and single parent households which typically have lower incomes. To date, this need has been primarily met through the building of apartments and mobile (manufactured) homes. This trend could have long-term impacts on local land use patterns, transportation and infrastructure needs.

Conclusion

These long-term demographic trends form the basis for local and regional infrastructure development plans and for service delivery plans at the local, regional and state levels. As more detailed data becomes available from the 1990 Census, their implications on public policy and for the future of the metropolitan area will be further explored in *METROTRENDS*.

Demographic Changes by County

(continued from page 2)

	MSA		Pulaski		Saline		Faulkner		Lonoke	
	1990	1980	1990	1980	1990	1980	1990	1980	1990	1980
Households by Type										
Total Households	195,437	168,943	137,209	124,516	23,037	17,572	21,325	15,485	13,866	11,370
Family Households (families)	138,788	126,365	93,512	90,436	18,498	14,796	15,748	11,822	11,030	9,311
Married-couple families	109,699	103,932	71,115	72,107	16,038	13,162	13,234	10,484	9,312	8,179
Other family, male hhr.	5,435	3,700	3,894	2,944	589	350	535	186	417	220
Other family, female hhr.	23,654	18,733	18,503	15,385	1,871	1,284	1,979	1,152	1,301	912
Nonfamily households	56,649	42,488	43,697	34,080	4,539	2,776	5,577	3,588	2,836	2,044
Householder living alone	48,643	31,892	37,670	29,308	4,043	2,584	4,369	NA	2,561	NA
Householder 65 yrs & over	17,763	11,400	12,802	10,244	1,800	1,156	1,814	NA	1,347	NA
Persons living in hhs	500,487	461,891	342,290	333,646	62,921	51,511	56,505	42,739	38,771	33,995
Persons per household	2.56	2.73	2.49	2.68	2.73	2.93	2.65	2.76	2.80	2.99
Group Quarters										
Persons living in group qrts.	12,630	11,593	7,370	6,967	1,262	1,650	3,501	2,453	497	523
Institutionalized persons	7,179	7,193	4,676	4,200	1,007	1,526	1,006	957	490	510
Other persons in group qrts.	5,451	5,400	2,694	2,767	255	124	2,495	2,496	7	13
Race and Hispanic Origin										
White	404,808	378,355	252,554	254,697	62,215	51,361	54,644	42,196	35,395	30,101
Black	101,862	90,783	92,200	81,407	1,348	1,458	4,778	3,700	3,536	4,218
% of Total Population	19.9	19.1	26.4	23.9	2.1	2.7	8.0	8.0	9.0	12.2
Amer. Indian, Eskimo, or Aleut	1,870	1,490	1,163	1,064	285	179	256	129	166	118
% of Total Population	0.4	0.3	0.3	0.3	0.4	0.3	0.4	0.3	0.4	0.3
Asian or Pacific Islander	3,347	1,918	2,762	1,731	245	76	226	77	114	34
% of Total Population	0.7	0.4	0.8	0.5	0.4	0.1	0.4	0.2	0.3	0.1
Other race	1,230	1,938	981	1,714	90	87	102	90	57	47
Hispanic origin (of any race)	4,164	4,072	3,199	3,325	378	328	341	208	246	211
% of Total Population	0.8	0.9	0.9	1.0	0.6	0.6	0.6	0.5	0.6	0.6
TOTAL HOUSING UNITS	214,546	180,920	151,538	132,810	24,602	18,854	23,397	16,814	15,009	12,442
Occupancy and Tenure										
Occupied Housing Units	195,437	168,985	137,209	124,516	23,037	17,572	21,325	15,489	13,866	11,408
Owner occupied	126,681	111,706	82,772	77,678	18,563	14,244	15,027	11,220	10,319	8,564
% owner occupied	64.8	66.1	60.3	62.4	80.6	81.1	70.5	72.4	74.4	75.1
Renter occupied	68,756	57,279	54,437	46,838	4,474	3,328	6,298	4,269	3,547	2,844
Vacant Housing Units	19,109	11,605	14,329	8,163	1,565	1,182	2,072	1,253	1,143	1,007
For seasonal, recreational, or occasional use	947	853	275	377	171	126	424	255	77	95
Persons per owner—occupied	NA	NA	2.64	2.87	2.76	2.98	2.77	2.9	2.82	3.01
Persons per renter—occupied	NA	NA	2.27	2.36	2.63	2.73	2.37	2.41	2.73	2.89
Units/over 1 person per room	6,221	6,997	4,314	4,992	717	719	675	610	515	676
Units in Structure										
1-unit, detach & attach	145,163	132,249	101,594	94,764	17,210	14,655	15,493	12,731	10,866	10,099
2 to 4 units	14,900	12,250	11,806	10,337	604	537	1,666	948	824	428
5 to 9 units	9,666	4,790	8,923	4,394	186	106	403	220	154	70
10 to more units	19,256	16,722	17,759	15,870	276	174	1,021	446	200	232
Mobile home, trailer, other	25,561	14,630	11,456	7,333	6,326	3,304	4,814	2,405	2,965	1,588
Race and Hispanic Origin of Householder										
Occupied Housing Units	195,437	168,985	137,209	124,516	23,037	17,572	21,325	15,489	13,866	11,408
White	160,275	140,046	105,475	98,348	22,494	17,142	19,638	14,383	12,668	10,173
Black	33,222	27,402	30,245	24,871	364	334	1,506	1,024	1,107	1,173
% of Occupied Units	17.0	16.2	22.0	20.0	1.6	1.9	7.1	6.6	8.0	10.3
Amer. Indian, Eskimo or Aleut	720	NA	453	NA	106	NA	100	NA	61	NA
% of Occupied Units	0.4	NA	0.3	NA	0.5	NA	0.5	NA	0.	NA
Asian or Pacific Islander	856	NA	744	NA	51	NA	54	NA	7	NA
% of Occupied Units	0.4	NA	0.5	NA	0.2	NA	0.3	NA	0.1	NA
Other race	364	NA	292	NA	22	NA	27	NA	23	NA
Hispanic Origin (of any race)	1,248	1,167	998	978	91	87	90	51	69	51
% of Occupied Units	0.6	0.7	0.7	0.8	0.4	0.5	0.4	0.3	0.5	0.4

NA=Not Available

Demographic Changes by City

	Little Rock		North Little Rock		Jacksonville		Sherwood	
	1990	1980	1990	1980	1990	1980	1990	1980
TOTAL POPULATION	175,795	158,461	61,741	64,388	29,101	27,589	18,893	10,586
Sex								
Male	81,587	73,311	28,978	30,472	14,649	14,210	9,196	5,173
Female	94,208	85,150	32,763	33,816	14,452	13,379	9,697	5,413
Age								
Under 5 years	12,741	12,626	4,348	4,770	3,013	3,132	1,458	831
5 to 17 years	31,012	31,686	11,282	12,673	5,944	6,022	3,671	2,502
18 to 24 years	18,450	20,649	5,563	7,791	4,072	5,625	1,667	1,014
25 to 44 years	61,002	47,529	19,099	17,448	10,202	8,577	6,975	3,729
45 to 59 years	23,631	22,086	9,110	10,358	3,417	2,570	3,072	1,601
60 to 74 years	19,078	16,717	8,481	8,221	1,713	1,156	1,638	73
75 years and over	9,881	7,168	3,858	3,027	739	507	412	173
Median Age	32.8	29.1	34.6	31.1	27.2	23.8	32.6	30.1
Under 18 years	43,753	44,312	15,630	17,443	8,957	9,154	5,129	3,333
% of Total Population	24.9	28.0	25.3	27.1	30.8	33.2	27.1	31.5
65 years and over	22,071	17,369	9,477	7,915	1,775	1,159	1,390	544
% of Total Population	12.6	11.0	15.3	12.3	6.1	4.2	7.4	5.1
Household by Type								
Total Households	72,573	60,749	24,987	24,531	9,854	8,646	7,018	3,557
Family Households (families)	45,484	40,804	16,766	17,603	7,780	7,212	5,544	3,132
Married-couple families	32,978	30,967	12,248	13,996	6,431	6,253	4,759	2,798
Other family, male householder	2,013	1,405	725	529	242	170	152	52
Other family, female householder	10,493	8,432	3,793	3,078	1,107	789	633	282
Nonfamily households	27,089	19,945	8,221	6,928	2,074	1,434	1,474	425
Householder living alone	23,283	16,927	7,251	6,150	1,757	1,190	1,242	379
Householder 65 years and over	7,337	5,342	3,150	2,488	495	303	313	117
Persons living in households	171,916	154,917	60,532	63,027	27,723	25,929	18,835	10,585
Persons per household	2.37	2.55	2.42	2.57	2.81	3.00	2.68	2.98

METROPLAN

201 East Markham Suite 450
Little Rock, Arkansas 72201

BULK MAIL
U. S. Postage

PAID

Little Rock, AR 72201
Permit #632