



FAYETTEVILLE

ARKANSAS

PROGRAM FOR COMMUNITY RENEWAL

THE NEED —
ECONOMIC BASIS —
GOALS —
RESOURCES —
SCHEDULE —

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JAMES A. VIZZIER — CONSULTING PLANNER



COMMUNITY RENEWAL PROGRAM
FAYETTEVILLE, ARKANSAS

PREPARED FOR
THE CITY OF FAYETTEVILLE, ARKANSAS

92 - 2050

BY

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FEBRUARY, 1968

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PROJECT ARK. R-65(CR)

THE PREPARATION OF THIS REPORT WAS FINANCED
IN PART THROUGH A COMMUNITY RENEWAL PROGRAM
GRANT FROM THE URBAN RENEWAL ADMINISTRATION
OF THE HOUSING AND HOME FINANCE AGENCY, UNDER
THE PROVISIONS OF TITLE I OF THE HOUSING ACT
OF 1954, AS AMENDED.



FIRST NATIONAL BANK BUILDING P. O. BOX 4224 • FAYETTEVILLE, ARKANSAS 72701

July 10, 1968

City Manager and Board of Directors
City Administration Building
Fayetteville, Arkansas 72701

Dear Mr. Fox:

We are pleased to submit the Community Renewal Program for the City of Fayetteville.

Previous plans for the City have been primarily concerned with future growth. This report is a city-wide study of the problems of older neighborhoods. It does not spell out the details of neighborhood improvements. But it defines the type of problems in each neighborhood, suggests the type of treatment required, lists the tools needed, estimates the cost, and establishes a priority for renewal actions. It is a guide for bringing the Community's resources to bear on blight.

Much of the report consists of data describing blight throughout the City. It must be kept current and it must be available to the many public and private agencies that can act on the information.

The program sets out a Community renewal program to be carried out over a 10-12 year period. As more people become involved in the program goals may change. In time, resources for renewal may change. The program should be updated and refined as these changes occur. In any case, renewal should become part of the daily operation and administration of the City.

As the program is fulfilled, it will reduce the cost of City services and it will protect public and private investment in older neighborhoods.

We have enjoyed carrying out this assignment for the City of Fayetteville and we appreciate the cooperation of the many people who contributed to it.

Respectfully submitted,

James A. Vizzier
James A. Vizzier

JAV:sn

ACKNOWLEDGEMENTS

The assistance provided by numerous agencies and individuals greatly aided the preparation of this report. In particular, gratitude is extended to the following for their help in developing material used in the CRP.

Personnel of the City Planning Office

City Building Inspector

City Controller

City Engineer

City Street Department Engineer

City Traffic Officer

City Police Clerk

City Fire Chief

City Superintendent of the Sanitation Department

Office of the City Manager

County Health Department: County Sanitarian and Public Health Nurses

State Health Department

Assistant School Superintendent

Fayetteville Chamber of Commerce

Washington County Economic Opportunity Agency

Fayetteville Housing Authority

County Conference on Social Services

Economist-Federal Housing Administration

Various Administrative Offices-University of Arkansas

Bureau of Business and Economic Research-University of Arkansas

Industrial Research and Extension Center-University of Arkansas

State Employment Security Division

Arkansas Industrial Development Commission

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SECTION I-THE NEED FOR RENEWAL

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THE NEED FOR RENEWAL

Most of the efforts to improve the City of Fayetteville have been directed to setting standards for new development. They have been attempts to avoid past mistakes such as standards for new buildings and plans to expand existing areas. Seldom has there been systematic thought to improving the existing city.

There are many symptoms of decay in the City. These symptoms point to the causes of blight and give clues to seriousness of the blight. A review of various neighborhoods in the City has suggested that the symptoms of blight should be arranged into five groups. They are:

- Structural Defects
- Environmental Conditions
- Technological Changes
- Social Problems, and
- Economic Conditions

MEASURING BLIGHT

Existing regulations, data sources, and standards were reviewed to determine criteria for measuring factors of blight.

Census Data. City-wide data from the 1960 Census of Housing and the 1960 Census of Population were reviewed to establish the character and trends of housing and population. The city was not tracted in 1960 so this data was broken down by census enumeration districts before relating it to neighborhoods. Much of the data was stale by 1965, and it was compared to 1965 data on age, sex and race from a special census to update it.

Aerial Photographs. Current aerial photographs taken in 1965 were used to update maps and prepare material for field surveys.

Exterior Structure Conditions. The building code and the housing code were reviewed for criteria to check the structure conditions throughout the city. Both were quite useful but both are ten years old and not adequate for complete survey criteria.

Additional criteria were gained from the Urban Renewal Manual, the FHA Minimum Property Standards for Rehabilitation and from the structure survey forms developed by the American Public Health Association. The resulting criteria were designed to measure by exterior inspection defects of structure distinguishing between those that are susceptible to repair and those that are not.

It is not possible to check the conditions of home heating, plumbing and electrical systems from an exterior survey. After a review of electrical and plumbing codes, a check list was worked out for spot checks of poor structures in various neighborhoods. This check list was supplemented by information from the 1960 Census of Housing on heating, plumbing, hot water, bath and toilet facilities.

Environmental Conditions. In many neighborhoods the condition of structures is not the only blight factor. The street patterns, drainage problems, sanitary conditions, incompatible uses, nearness to parks and schools, upkeep of lawns and vacant property and many similar conditions contribute to the living and working conditions in each neighborhood.

A review of local sanitation codes by the county sanitarian revealed that the codes were inadequate for measurement of neighborhood sanitary conditions. The program guide for community environmental block survey and socio-economic

stratification developed by the American Public Health Association was reviewed and adopted for a community sanitary survey.

Environmental factors from the Urban Renewal Manual were incorporated into the criteria along with FHA criteria for Title I loan insurance.

Individual department heads were asked for their evaluation of various community facilities under their jurisdiction and this was compared with standards expressed in the comprehensive plan.

Current engineering reports were examined along with standards of the State Board of Health to determine satisfactory levels for utility service.

Technological Changes. During the life of many of our neighborhoods, there have been technological changes which have tended to make shopping areas, industrial areas, residential platting and street patterns obsolete. Most of these changes have been brought about by automobile travel and new building types.

Criteria for assessing streets were developed with the aid of the head of the City Street Department using standards for municipal streets used by the State Highway Department in a state-wide study of road and street needs prepared for the 1967 State Legislature. The land use plan and the zoning ordinance were checked for land use standards. Subdivision regulations and FHA practices were consulted for platting standards.

Social Problems and Economic Conditions. Physical symptoms of blight can often be traced to problems of people. There are many reasons why people are unable to improve their individual situations. The information to measure this less tangible kind of blight is neither so obvious nor as available as indices of physical deterioration.

The 1960 Census of Population and Housing was quite useful in suggesting areas for study. It contains information about population, age groups, renters, rents, family sizes, dwelling types, vacancies, occupations, mobility and other items. None of these are necessarily elements of blight but in the wrong combinations they might be.

Assessed valuations from the tax records were used to measure the economic vitality of various areas of the city.

Figures on income and employment from the University of Arkansas Bureau of Business Research combined with occupation data formed other blight indices.

The Institute for Community Studies from New York was employed to develop standards for measuring social, welfare and recreational services in the community.

An industrial psychologist and a computer specialist were employed to design a questionnaire for measuring social and economic conditions in the city's two poorest neighborhoods.

The economic standards set by the Office of Economic Opportunity were reviewed by a market analyst from the University of Arkansas and adapted for use in measuring social and economic blight outside of the two poorest neighborhoods.

The Public Health Nurses at the County Health Unit suggested means for checking on mental and physical health conditions in various areas of the city.

Both the Welfare Department and the Juvenile Court Referee were reluctant to release any information about their activities because they felt that publicity could jeopardize the effectiveness of their work.

Crime records proved to be of little use since there was little relation between crime and place of residence.

Once the criteria for measuring the various types of blight were assembled, they were adjusted for the four major types of land use:

Residential Neighborhood

Commercial Areas

Industrial Areas, and

Public and Semi-Public Uses

They were further modified to adapt them for use in different types of neighborhoods, considering incomes, living standards and the trends of land use in the area.

Block Sheet - Exterior Inspection

Checklist for Measuring Blight

Environmental Factors

Sanitary Conditions (Community Sanitary Survey)

Social and Economic Conditions (Questionnaire)

Terrain, Drainage, Grading, Erosion

Incompatible Uses or Mixtures

Street and Traffic Conditions--Controls, Hazards

Paving

Drainage

Intersections

Controls

Vision

Street Pattern

Overcrowding or Improper Location of Structures

Obsolete Building Types or Conversions

Inadequate Community Facilities

Improvements

Screening

Walks and Drives

Landscaping

Grading--Erosion Drainage

Lighting

Access

Buffer

Commercial Facilities

Upkeep

Lot Sheet - Exterior Inspection

Checklist for Measuring Blight

Land Use

Residential

Lots

Access
Size
Yards
Coverage
Parking
Signs
Improvements
 Walks
 Drives
 Screening and Landscaping
Upkeep
Storage

Structures

Access
Structural Elements
Roofs and Walls
Moisture Proof
Age or Obsolescence
Privacy
Foundations
Home Occupations
Conversions
Stairs and Porches
Windows and Ventilation
Vermin Proof
Chimneys and Pipes

Public and Semi-Public

Access
Size
Yards and Coverage
Parking
Storage
Improvements
 Lighting
 Walks and Drives
 Screening and Landscaping
Signs
Upkeep
Buffers

Structural Elements
Walls
Size
Arrangement
Egress
Age and Obsolescence
Storage
Nuisance and Hazards
Upkeep

Lot Sheet - Exterior Inspection
Checklist for Measuring Blight

Land Use

Commercial - Type

Lots

Access
Parking and Loading
Pedestrian Access and Circulation
Signs
Yards and Coverage
Storage
Facilities on Row
Improvements
 Lighting
 Screening and Landscaping
 Walks and Drives
 Drainage
Upkeep
Buffers

Structures

Structural Elements
Walls
Layout and Condition of Partitions
Size
Egress
Age and Obsolescence
Display
Storage
Circulation
Nuisance and Hazards
Upkeep

Industrial

Access
Size
Yards and Coverage
Parking and Loading
Signs
Storage
Upkeep
Improvements
 Lighting
 Screening and Landscaping
 Drainage
 Walks and Drives
Buffers

Structural Elements
Walls
Size
Arrangement
Egress
Age and Obsolescence
Storage
Nuisance and Hazards
Upkeep

DATA COLLECTION

Once the criteria for measuring blight was assembled, a series of surveys were taken to gather data for measuring blight. They are listed below:

Maps and Aerial Photographs. Maps of each quarter section in the city were checked against 1964 aerial photographs and prepared in book form for use in field surveys.

Community Sanitary Survey. Two sanitarians and two drivers made a block by block survey of sanitary conditions throughout the city. The survey covered the many things which can contribute to unsanitary and unsightly conditions such as standing water, stray animals, livestock, poultry, refuse, rubble, vacant areas, privies, water wells, abandoned automobiles, industrial waste, evidence of rats and insects, seepage and similar items.

Land Use and Structural Conditions Survey. An exterior inspection of each property in the city was made to determine the use and condition of each structure and each lot in the city. Evidences of deterioration were noted and classified according to seriousness or susceptibility to treatment.

Street and Other Environmental Conditions. With the cooperation of the street department, a survey was made to check the condition of streets and drainage throughout the city.

Community Attitudes Survey in Slum Areas. Using a questionnaire especially designed for slum areas, two people made a 100% interview of 301 families in two of Fayetteville's worst neighborhoods. Sixty-one separate items of information

were asked from each family interviewed. This survey furnished data that was unavailable elsewhere or available only on a city-wide basis.

Characteristics of Poverty Level Families. In cooperation with the Marketing Department of the University of Arkansas and the local office of the Economic Opportunity Agency, a less detailed survey was made of 327 poverty-level and near poverty-level families outside of these two neighborhoods. These families were located by reviewing blight data from the other CRP studies. This data also was used to help adjust city-wide information for neighborhood use.

Social, Welfare and Recreation Services. The Institute of Community Studies in New York was retained to conduct a survey of social services in the city. Four different men, each a specialist in some area of social services were sent to the city to survey public and private services and needs within his particular field of knowledge. These surveys were combined into a complete study of city-wide social, welfare and recreation services.

Information from Other Agencies. A great deal of information was collected from records of various agencies. Some of the more important ones are listed below:

Commuting Survey of Northwest Arkansas
Arkansas Industrial Development Commission

Campus Plan and University Statistics
University of Arkansas

Market Data and Industrial Information
Fayetteville Chamber of Commerce

Traffic Data
Arkansas State Highway Department

General Statistics
University of Arkansas Bureau of Business Research
State Planning Commission
Employment Security Division

Communicable Diseases
Public Health Center

School Information
Assistant School Superintendent

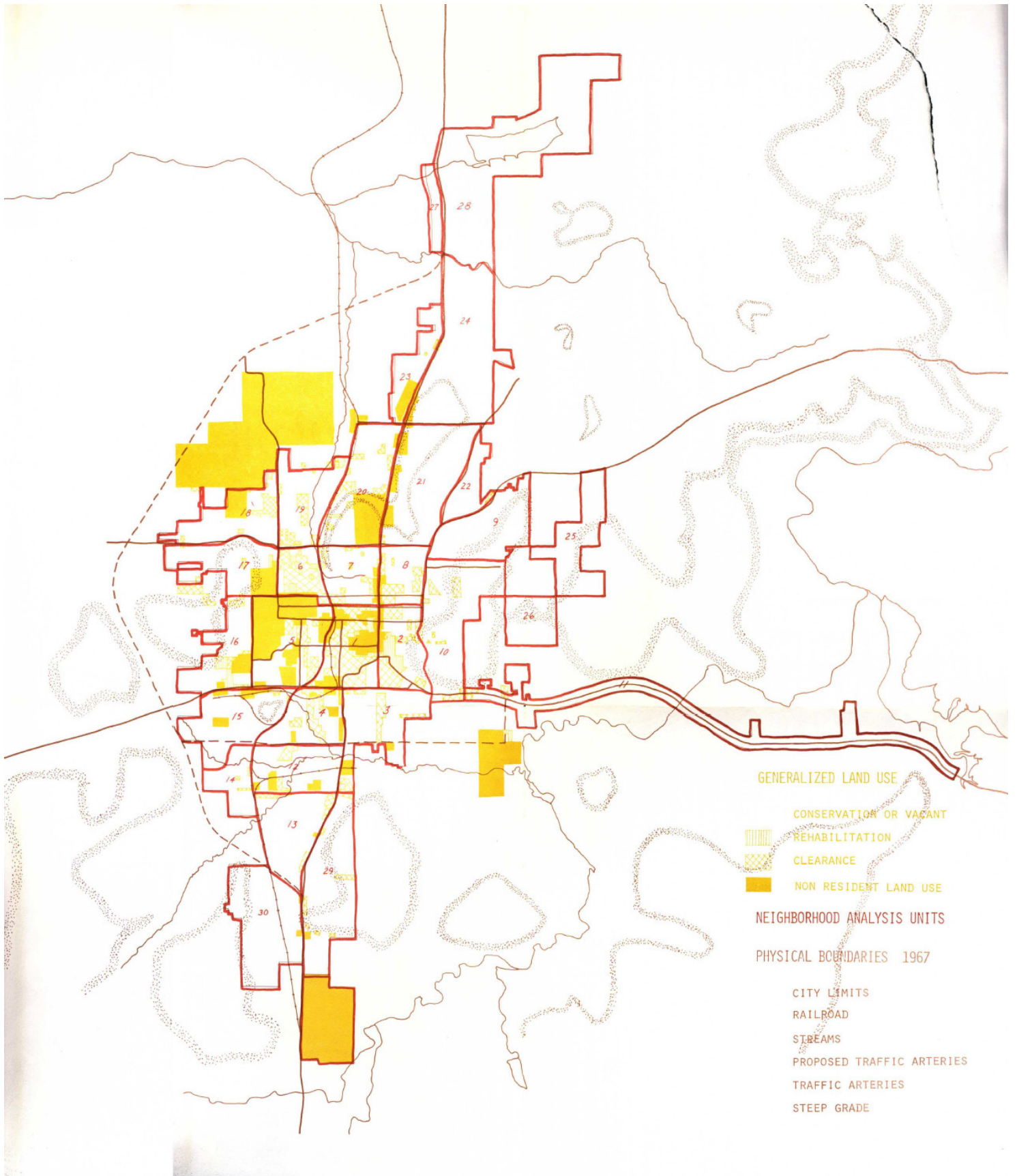
City Statistics
Building Inspector
City Engineer
Water and Sewer Department
City Controller
Fire Department
Police Department
Sanitation Department

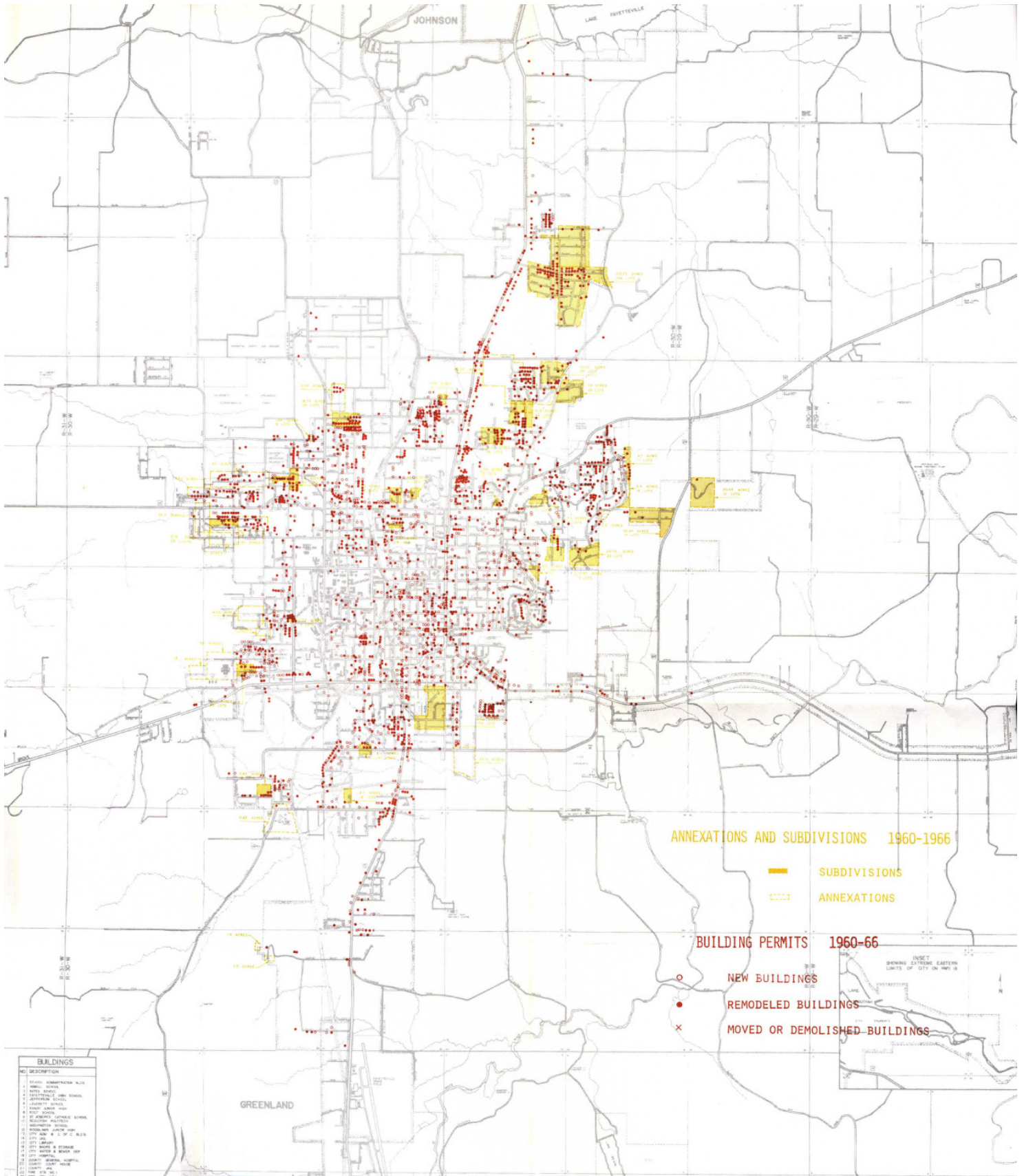
Tabulation and Mapping. After the various data were collected, they were evaluated and presented on maps or grouped according to blight criteria and tabulated by block.

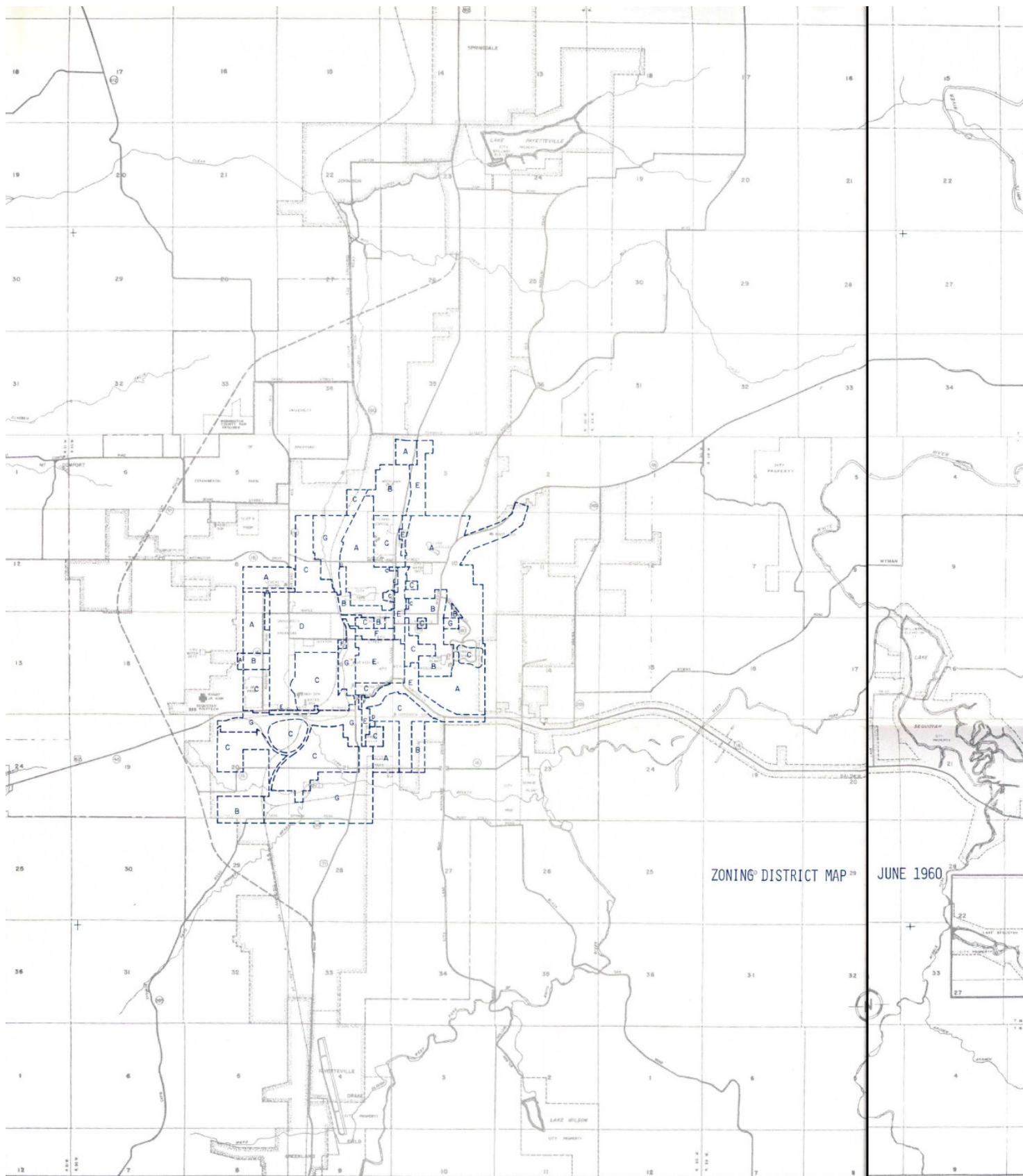
In order to group the data and break it into manageable size for analysis, synthesis and presentation, the city was divided into neighborhoods. This was done by mapping those things that divide the city into neighborhoods such as traffic arteries, railroads, streams, hills, non-residential land uses. Other factors that encourage neighboring, such as schools, churches and social and economic conditions were considered. And, finally the boundaries of enumerator districts were noted so that census data could be presented on a neighborhood basis.

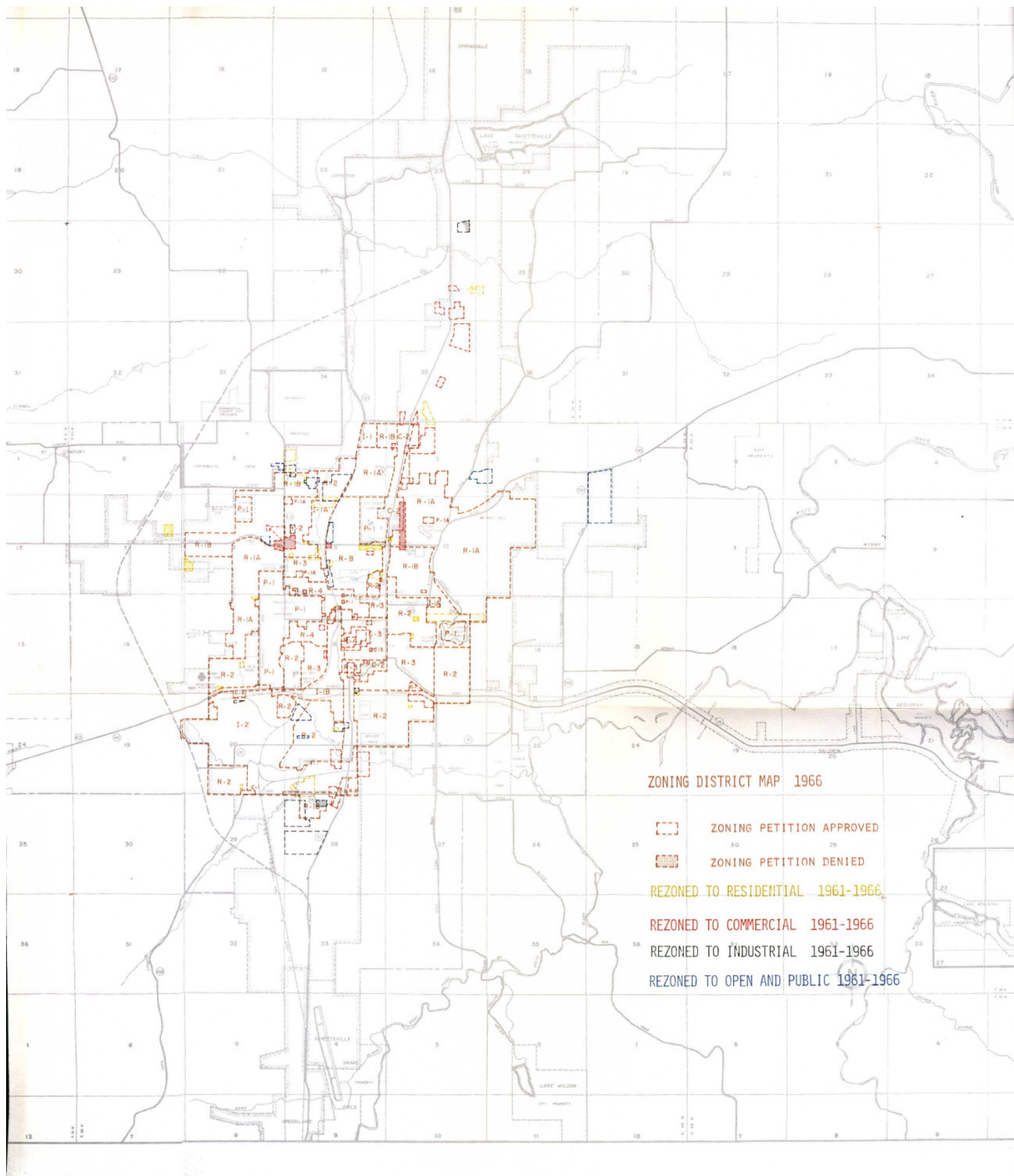
The various block data not shown on maps were then combined and presented by neighborhood. Some data meaningful only in combination with other factors were combined before being tabulated by neighborhood.

After review of the data describing blight throughout the City, many conditions of blight began to emerge. In some areas public services are adequate but private property has not been maintained. In others, private property is in good condition and public facilities are lacking. Poor zoning practice has allowed mixture of incompatible uses. Social and economic conditions add to physical blight in certain areas. Attitudes of lending agencies and real estate offices toward blighted areas sometimes accelerate blight. Building codes designed to set standards for new construction have done little to encourage the upgrading of older areas. The many symptoms of blight have been combined and synthesized so that the degree of blight can be determined for each area.









ZONING DISTRICT MAP 1966

[Dashed line] ZONING PETITION APPROVED

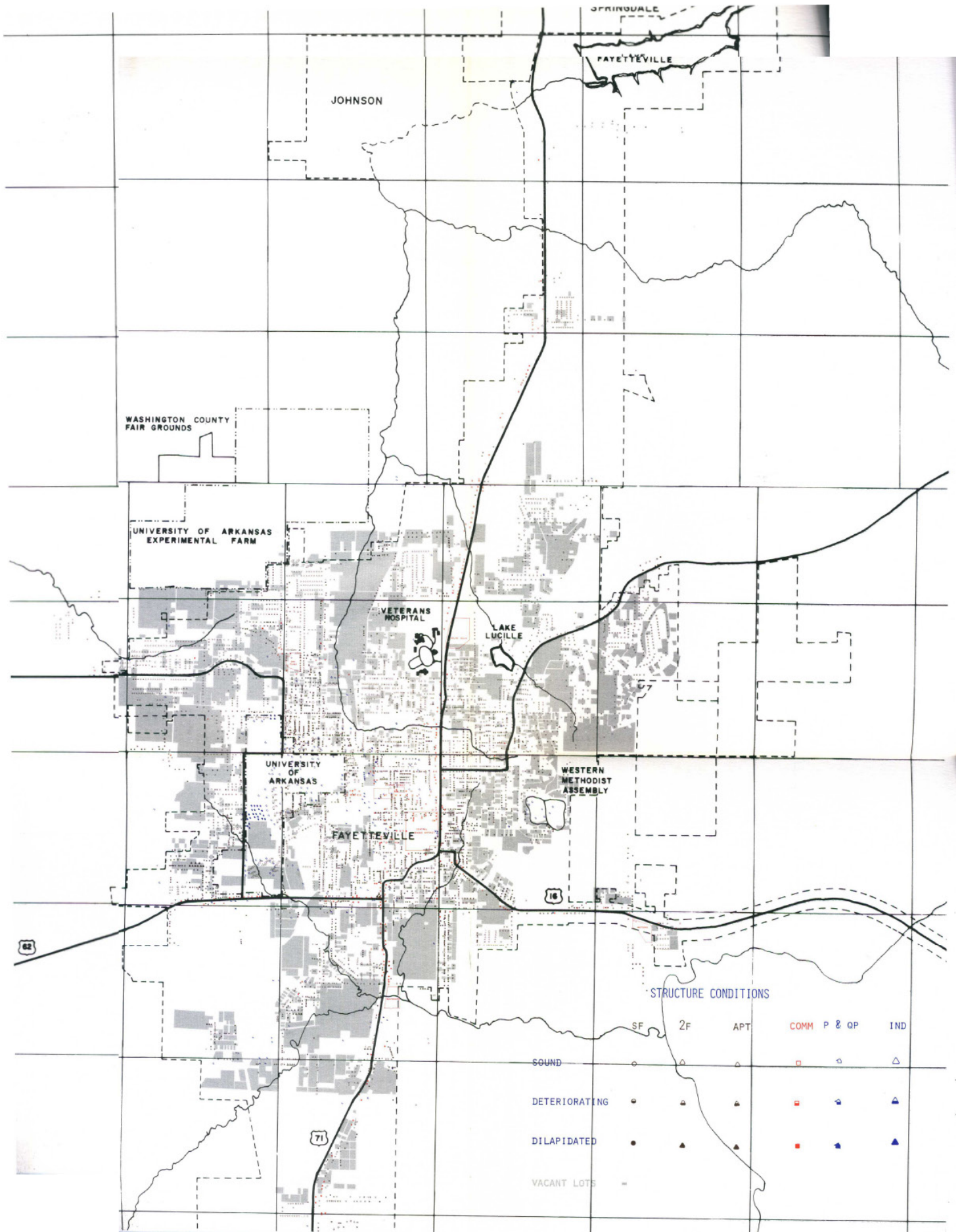
[Solid line] ZONING PETITION DENIED

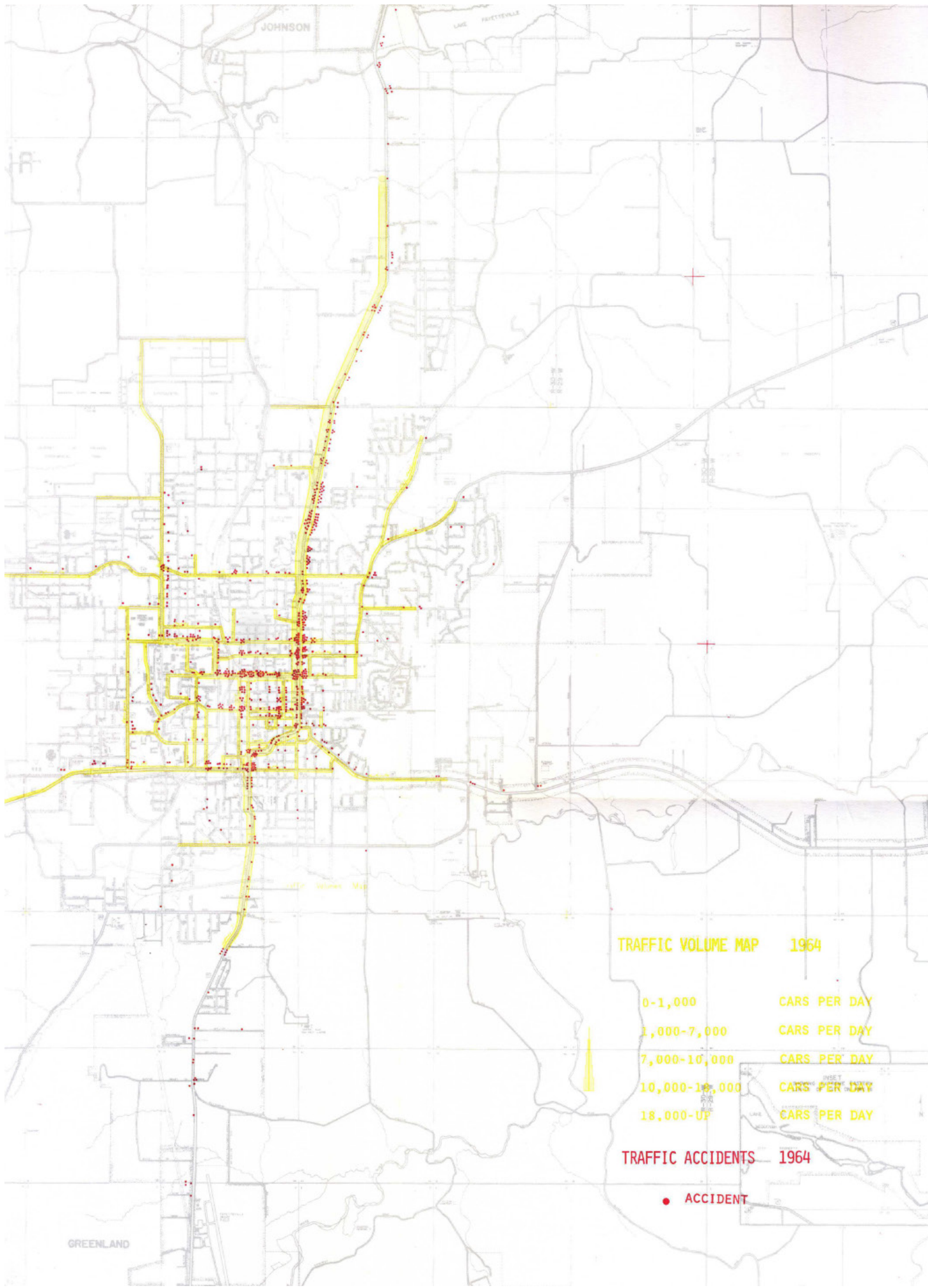
[Yellow shaded area] REZONED TO RESIDENTIAL 1961-1966

[Red shaded area] REZONED TO COMMERCIAL 1961-1966

[Blue shaded area] REZONED TO INDUSTRIAL 1961-1966

[Green shaded area] REZONED TO OPEN AND PUBLIC 1961-1966



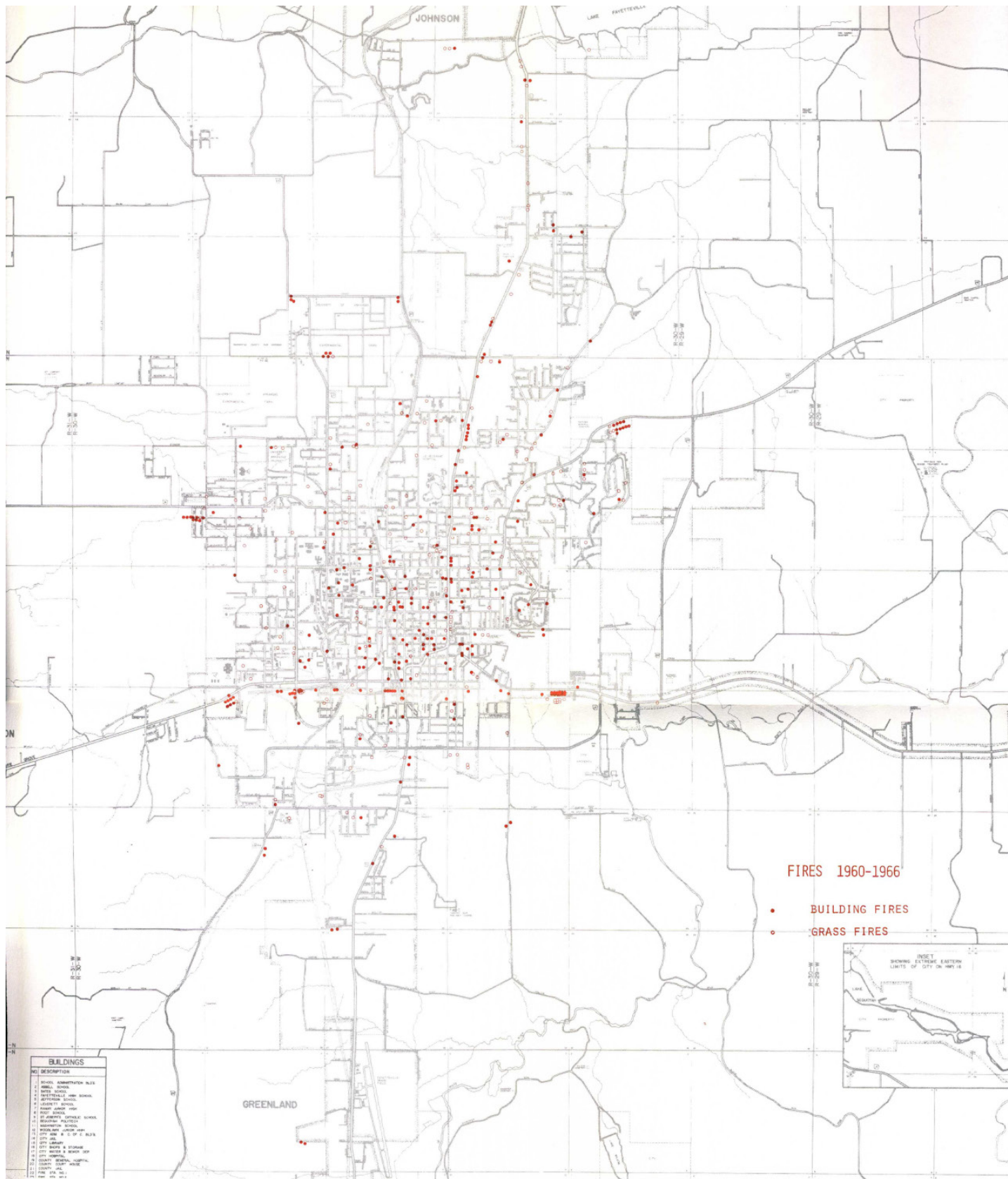


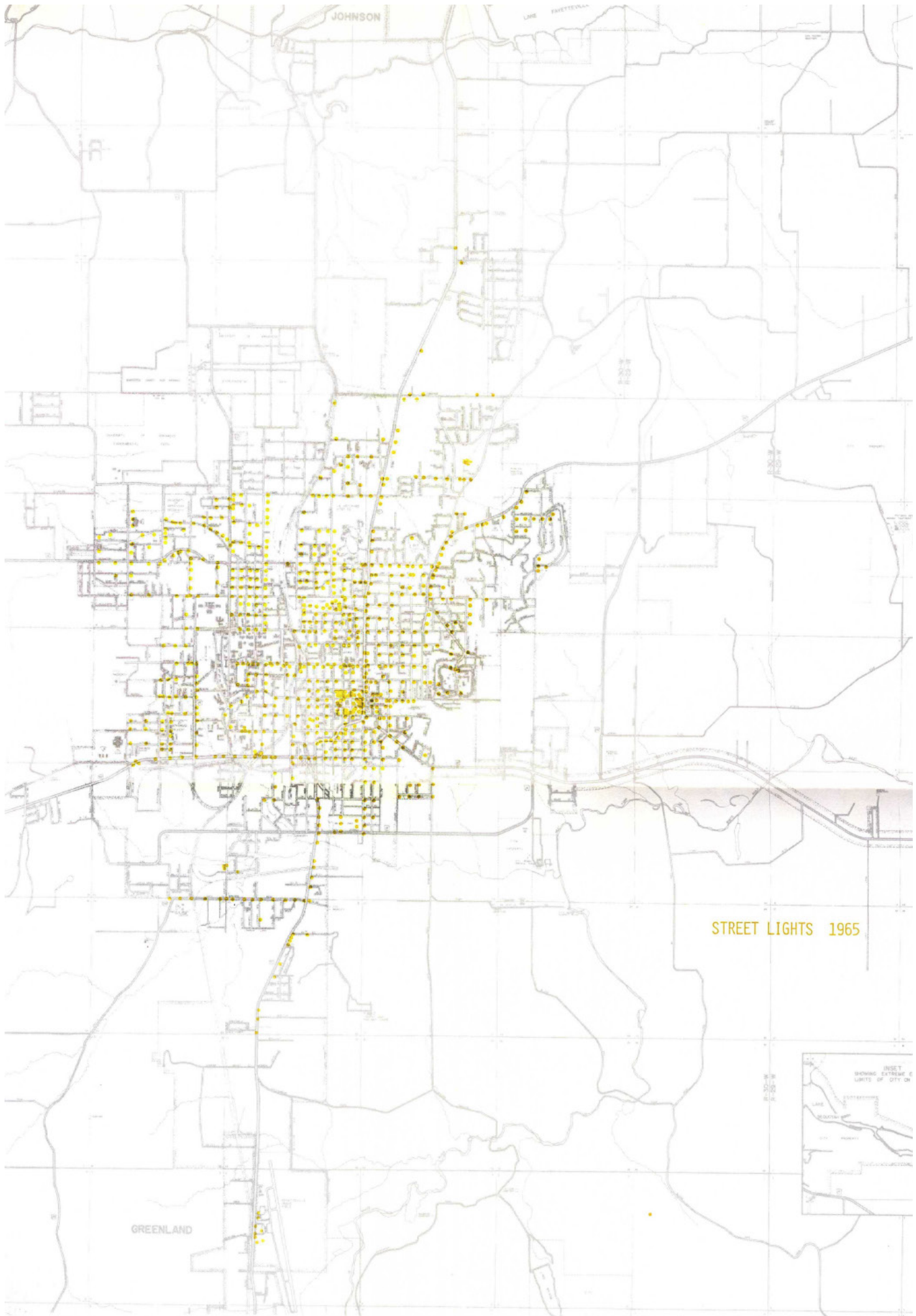
TRAFFIC VOLUME MAP 1964

- 0-1,000 CARS PER DAY
- 1,000-7,000 CARS PER DAY
- 7,000-10,000 CARS PER DAY
- 10,000-18,000 CARS PER DAY
- 18,000-UP CARS PER DAY

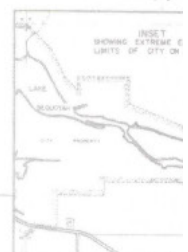
TRAFFIC ACCIDENTS 1964

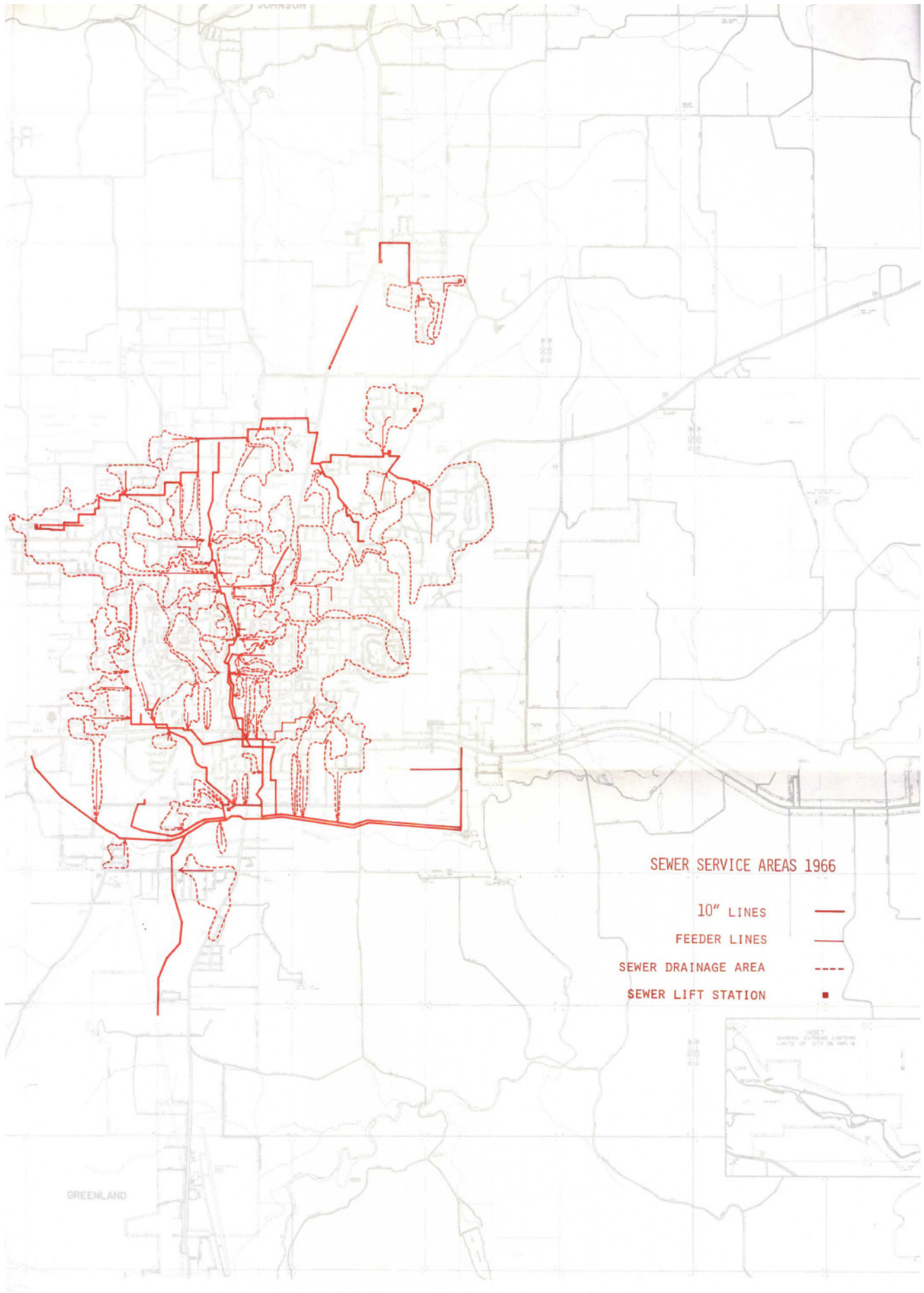
● ACCIDENT

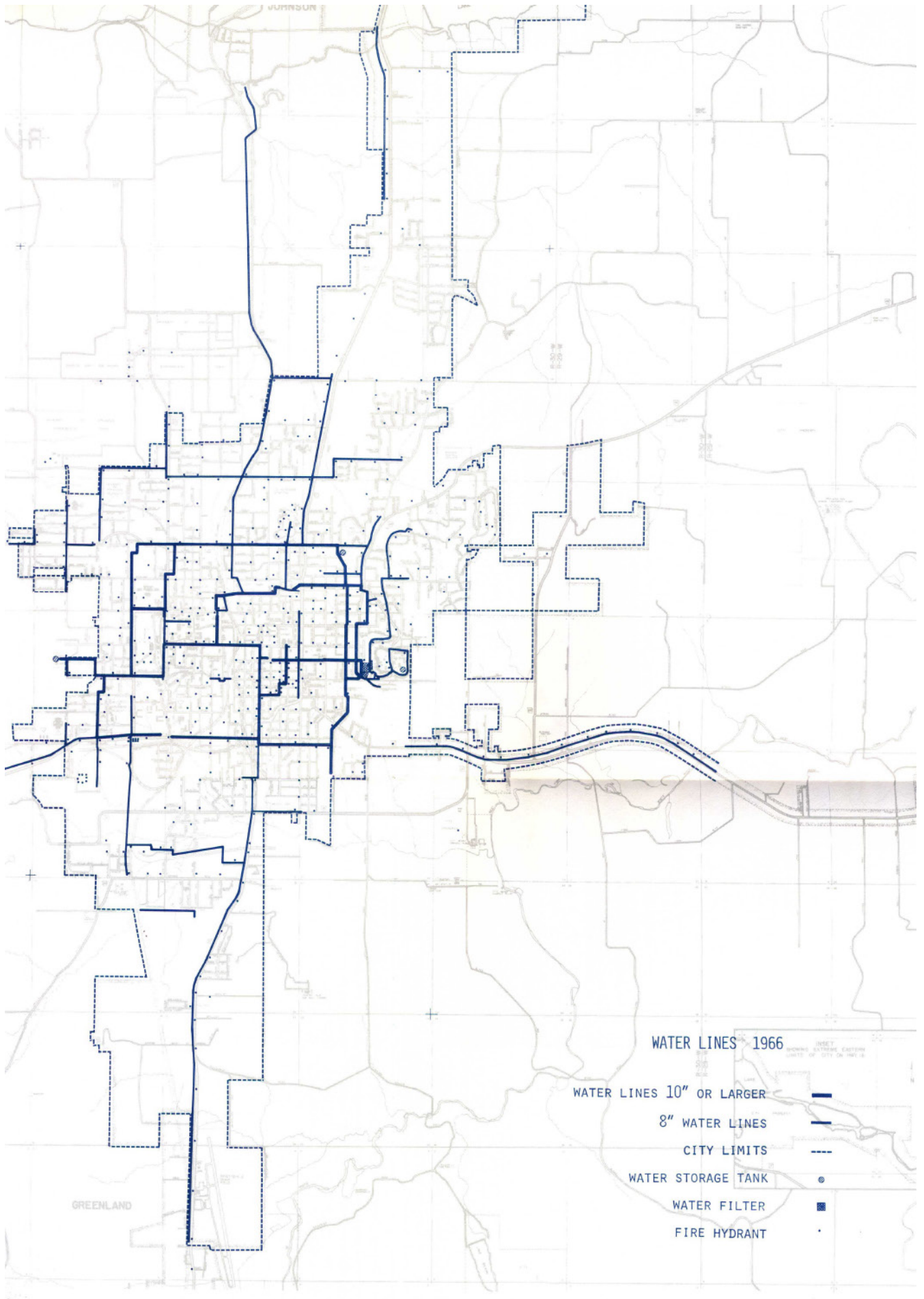


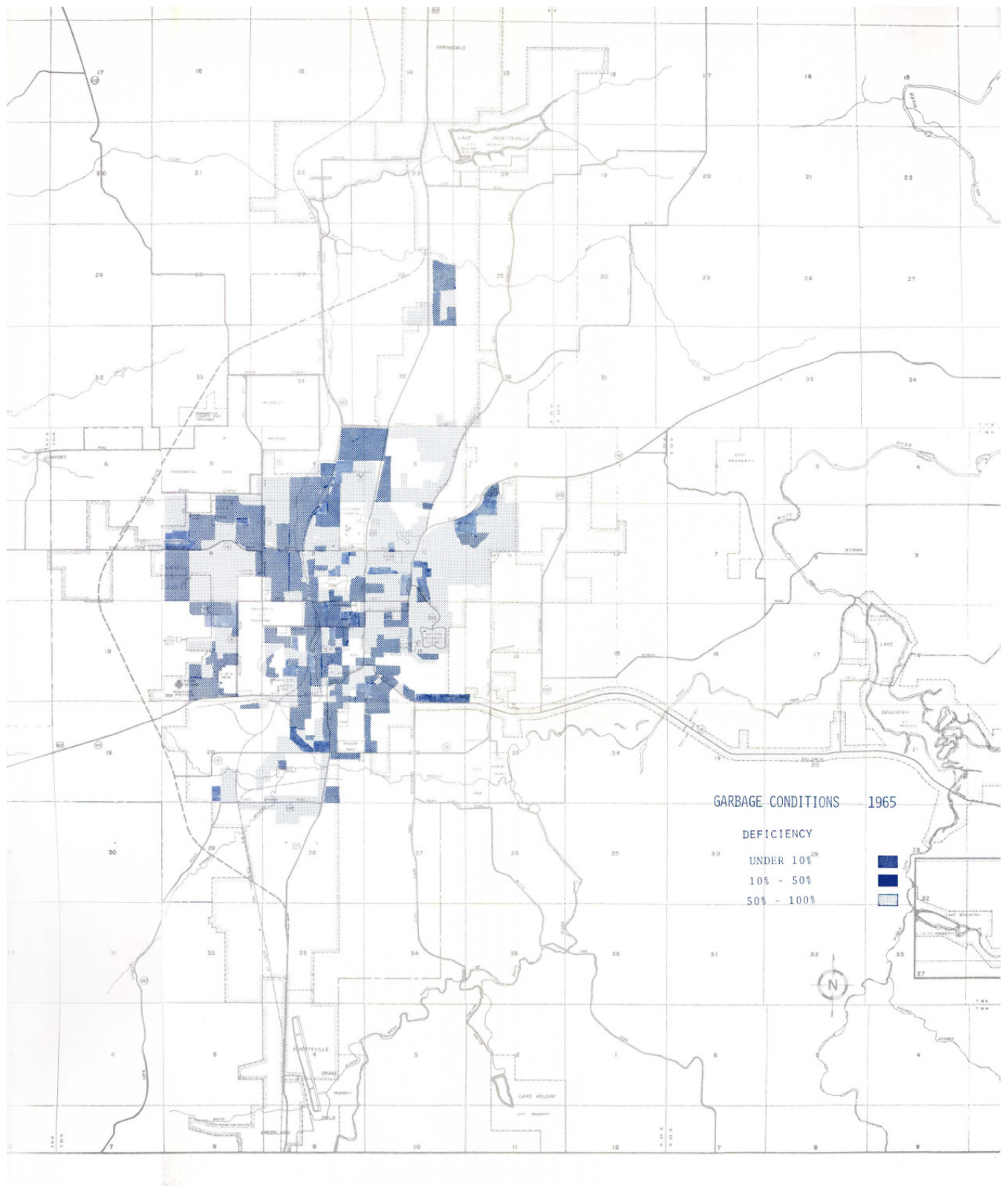


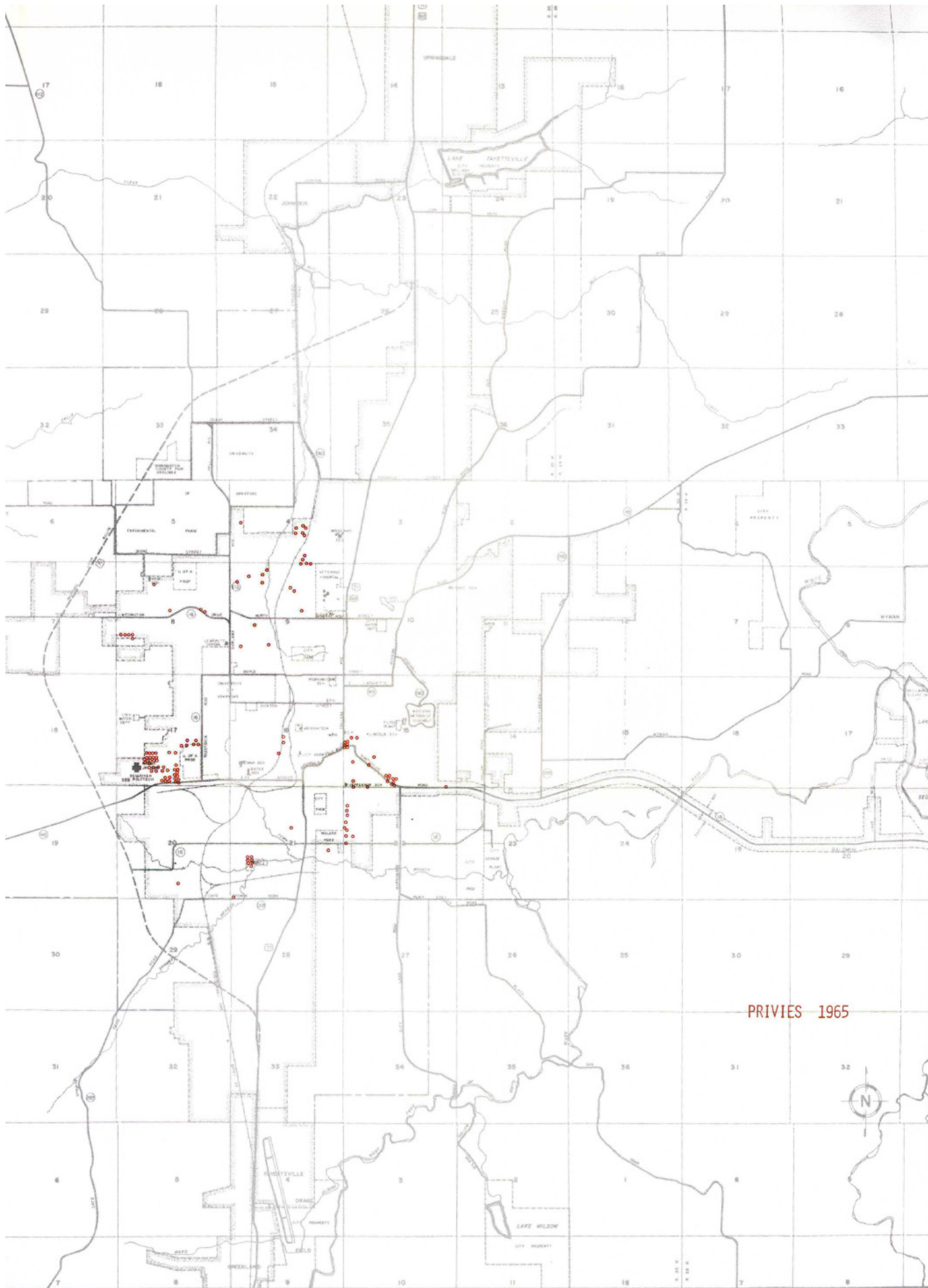
STREET LIGHTS 1965

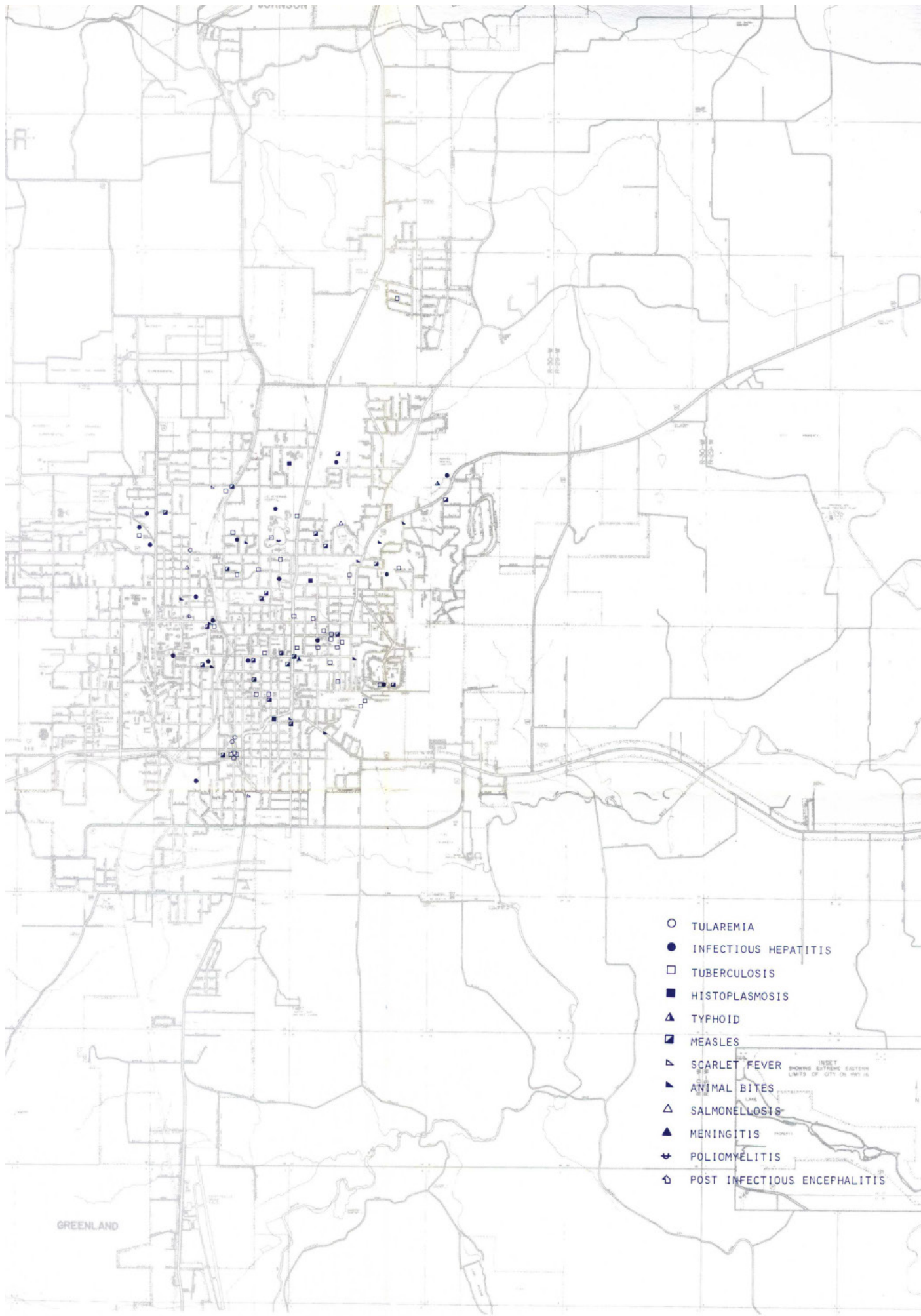






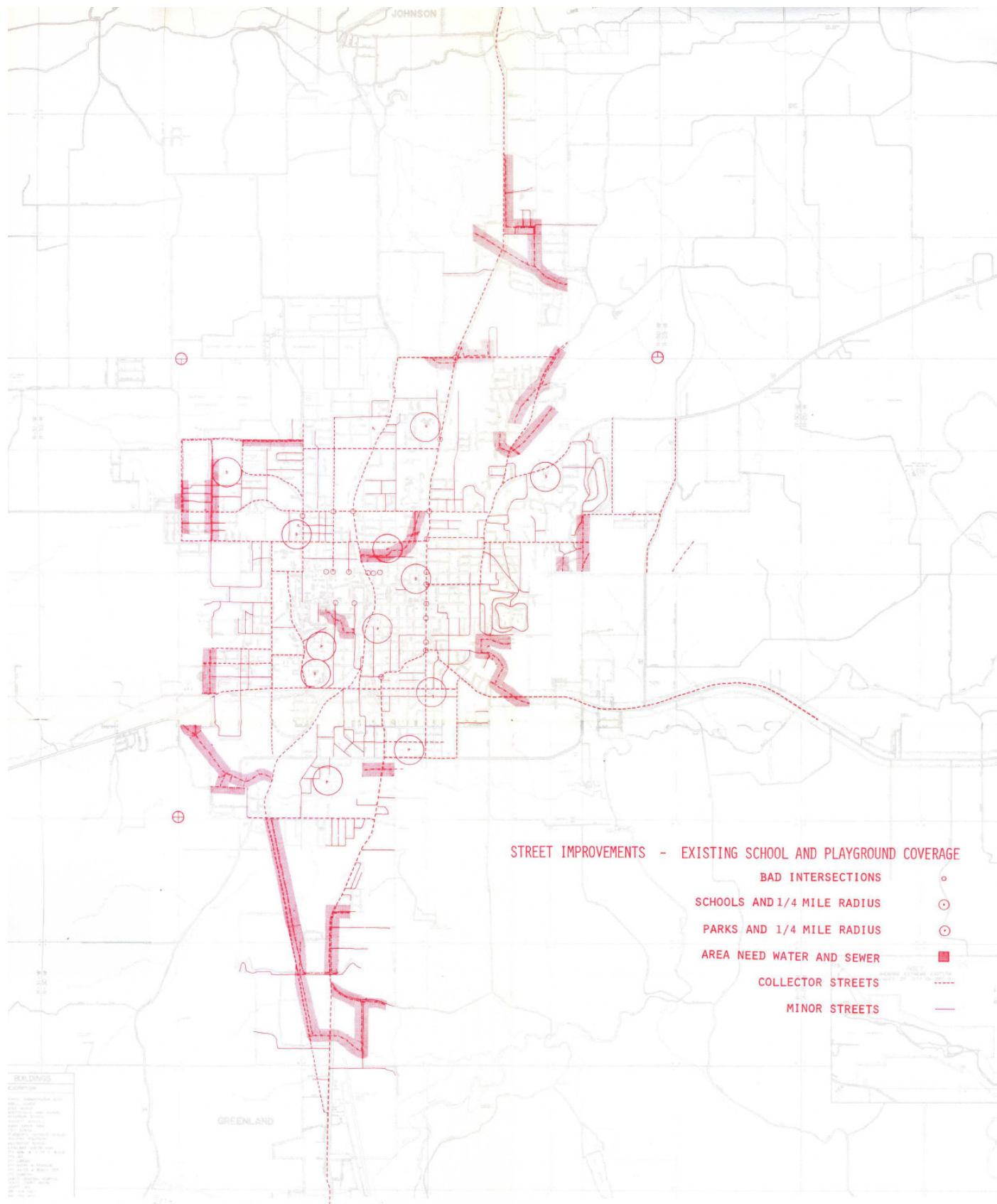


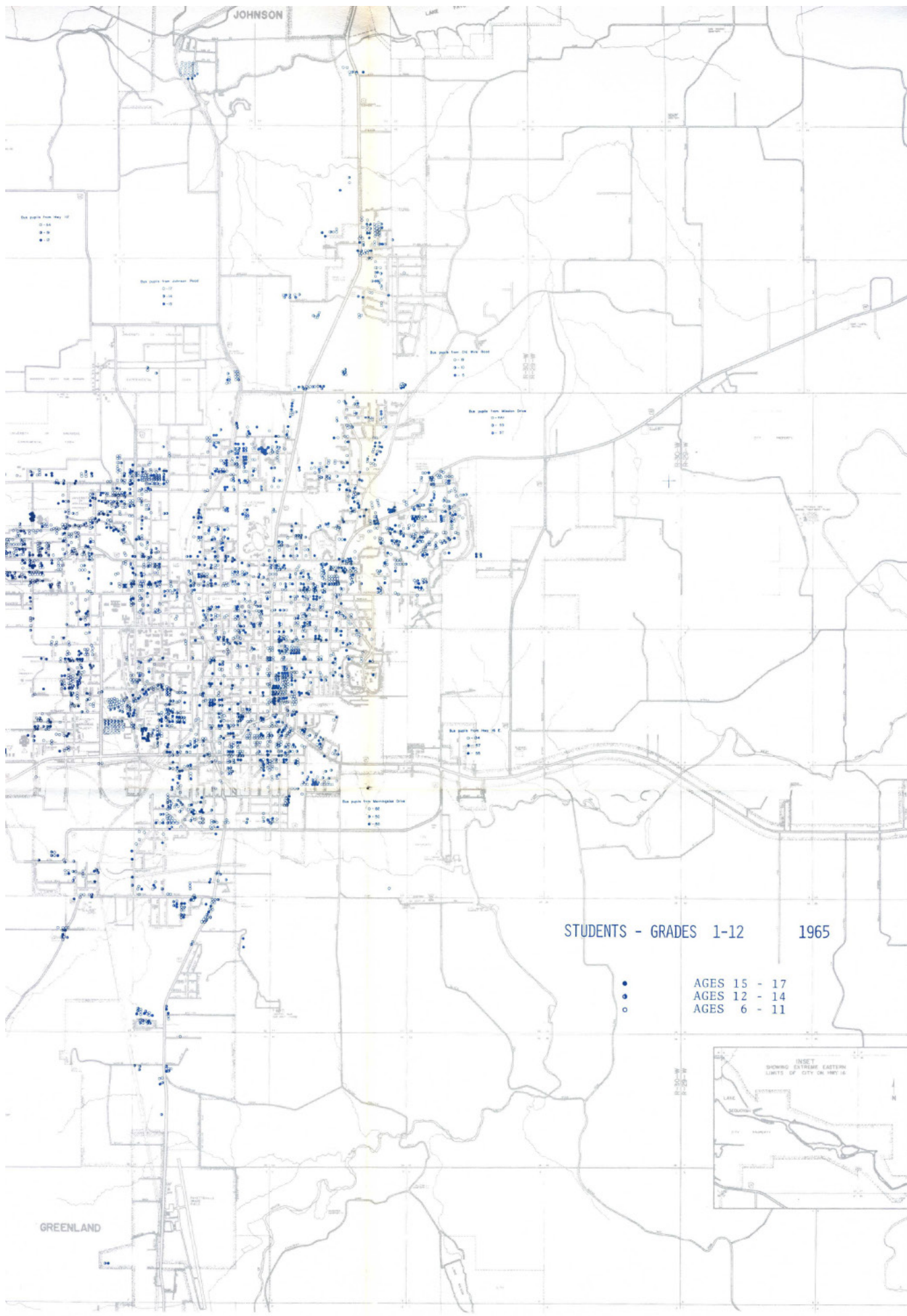


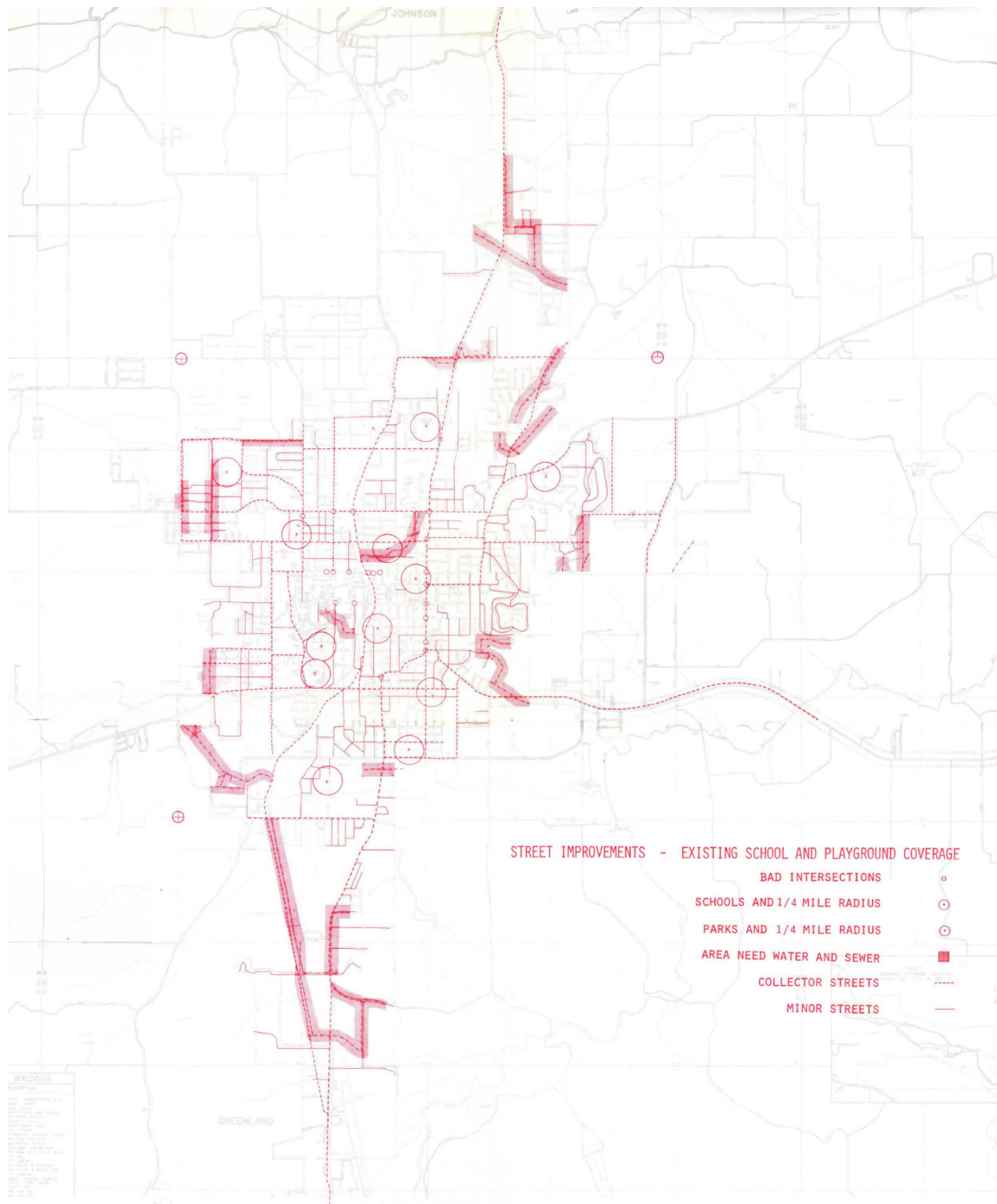


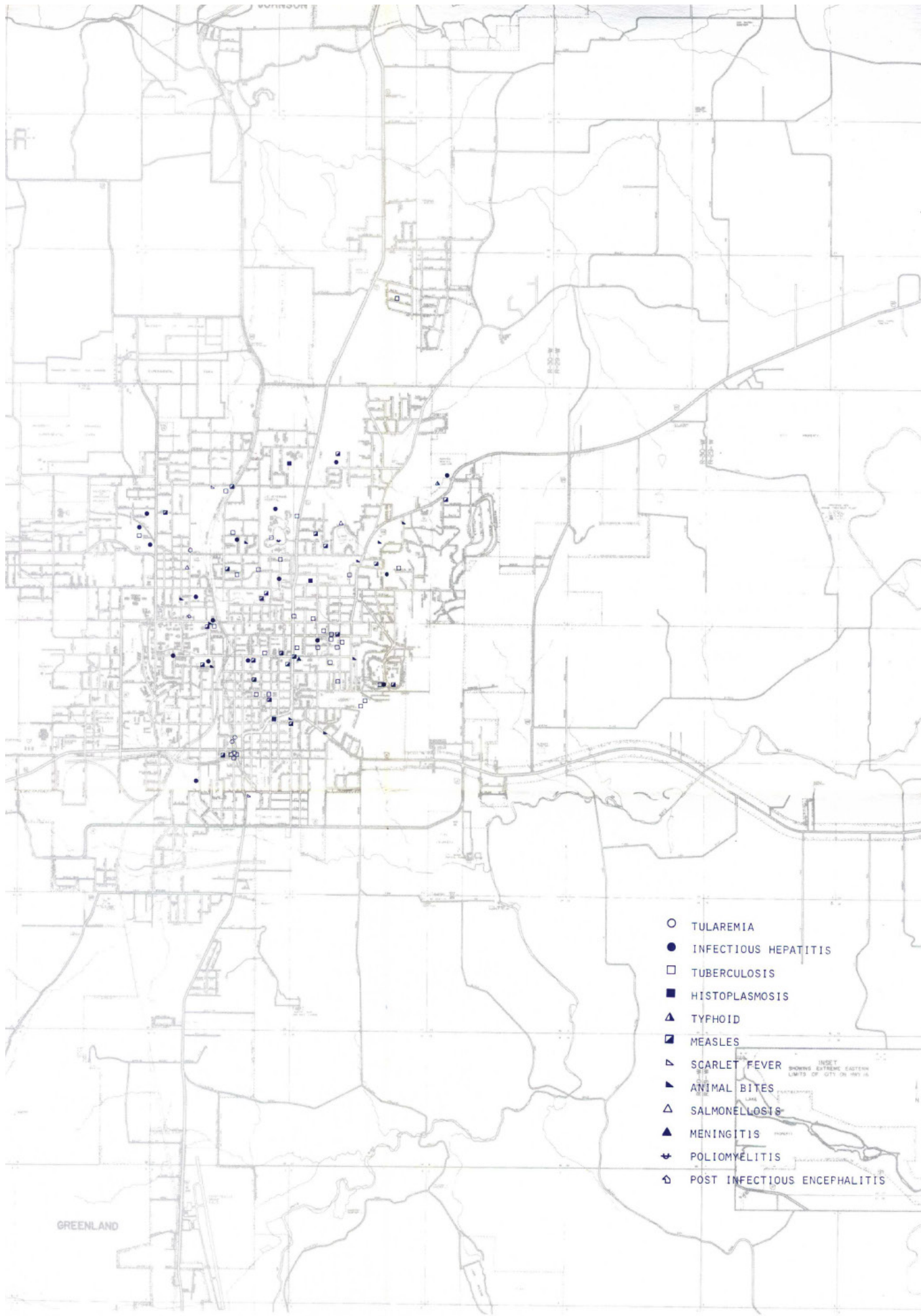
- TULAREMIA
- INFECTIOUS HEPATITIS
- TUBERCULOSIS
- HISTOPLASMOSIS
- △ TYPHOID
- ▣ MEASLES
- ▤ SCARLET FEVER
- ▲ ANIMAL BITES
- ◡ SALMONELLOSIS
- ▲ MENINGITIS
- ⊕ POLIOMYELITIS
- ◊ POST INFECTIOUS ENCEPHALITIS

INSET SHOWS EXTREME EASTERN LIMITS OF CITY IN 1911



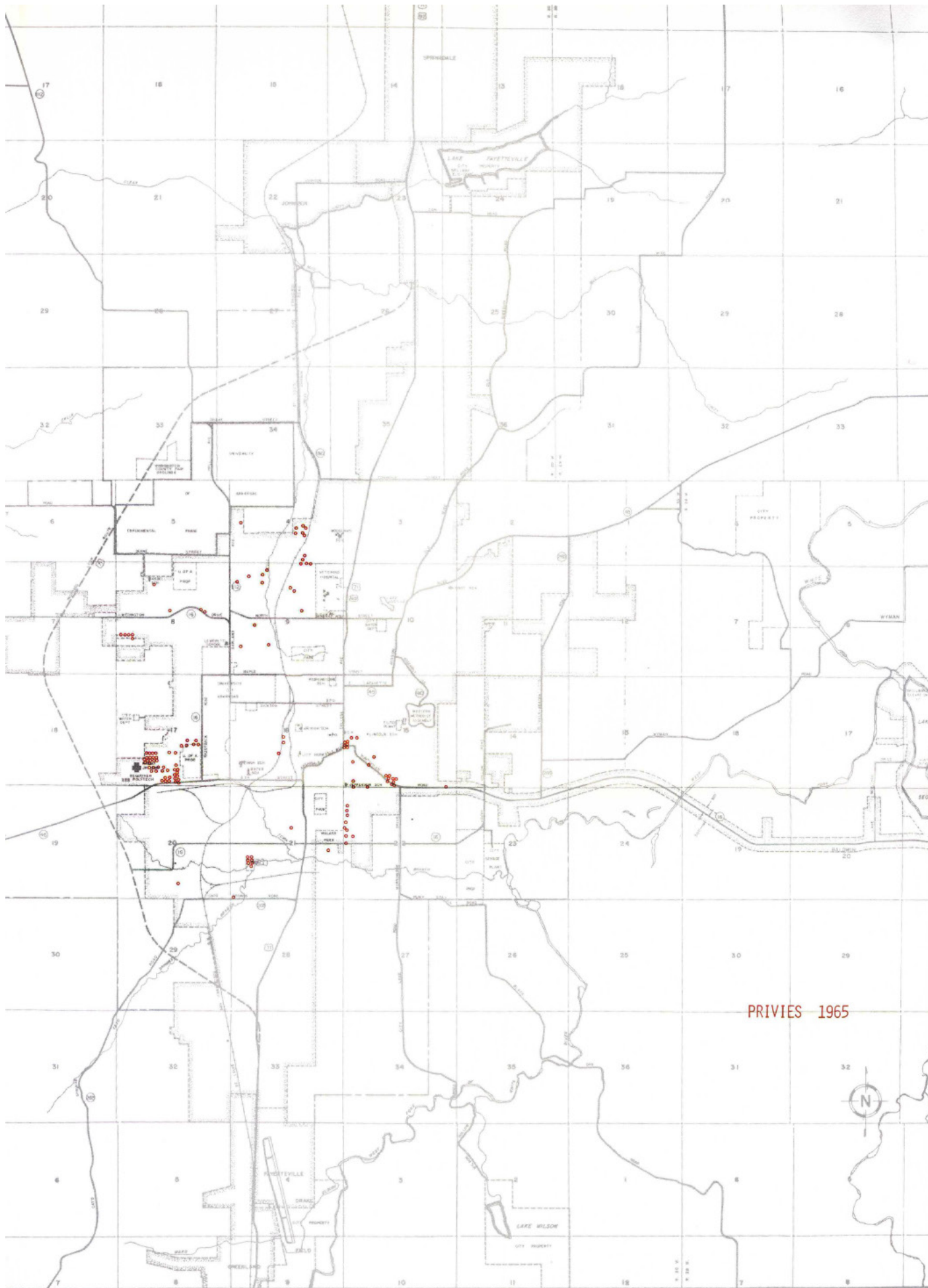






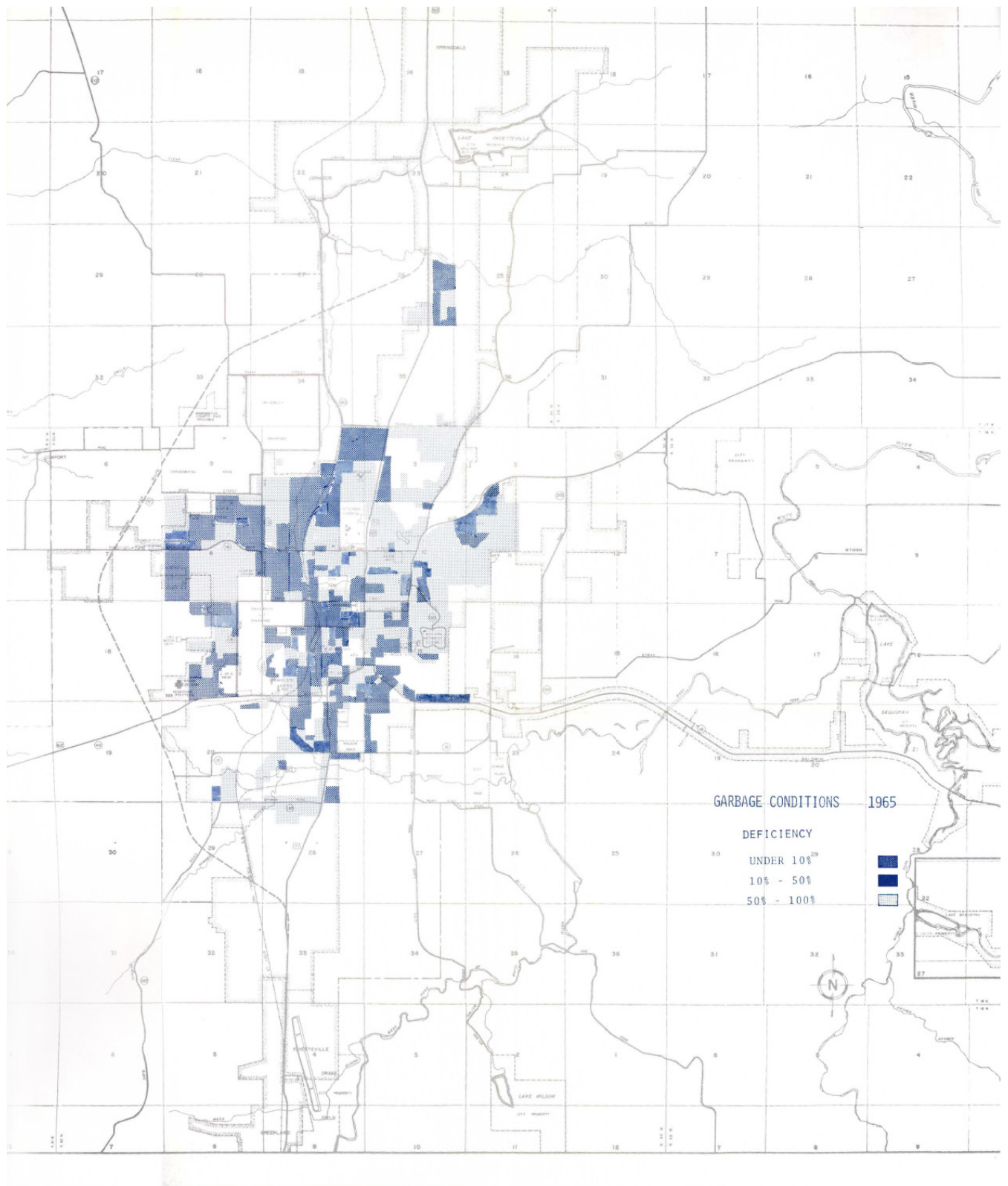
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- △ TYPHOID
- ▣ MEASLES
- ▤ SCARLET FEVER
- ▲ ANIMAL BITES
- ◡ SALMONELLOSIS
- ▲ MENINGITIS
- ⊕ POLIOMYELITIS
- ◊ POST INFECTIOUS ENCEPHALITIS

INSET SHOWS EXTREME EASTERN LIMITS OF CITY IN 1911



PRIVIES 1965





SOCIO-ECONOMIC
CONDITIONS

Housing Characteristics for Fayetteville, Arkansas from the 1960 Census of Housing

Occupancy

6,932	Total dwelling units		
6,237	Occupied		
3,208	Owner occupied	3,029	Rented
3,129	White	2,963	White
79	Non white	66	Non white
695	Vacant	19	Rented or sold
579	Sound or deteriorating	36	Occasional use
467	Available	42	Dilapidated
72	For sale	74	Seasonal use
395	For rent		

Condition

5,574	Sound	1,112	Deteriorating
5,238	With all plumbing	712	With all plumbing
12	Lack hot water	7	Lack hot water
324	Lack other plumbing	393	Lack other plumbing
246	Dilapidated		
3,208	Owner occupied	3,029	Renter occupied
2,793	Sound	2,307	Sound
2,681	With all plumbing	2,111	With all plumbing
112	Lack some plumbing	196	Lack some plumbing
346	Deteriorating	615	Deteriorating
248	With all plumbing	401	With all plumbing
98	Lack some plumbing	214	Lack some plumbing
69	Dilapidated	167	Dilapidated
72	Vacant for sale	395	Vacant for rent
70	With all plumbing	348	With all plumbing
2	Lack some plumbing	47	Lack some plumbing

Bath Facilities

6,525	Hot and cold water inside	4,809	One bathroom
245	Cold only	1,200	More than one
75	Piped water outside	923	Shared or none
87	No water		
6,237	Exclusive flush toilet	6,034	Exclusive tub or shower
410	Shared flush toilet	491	Shared tub or shower
285	Other toilet facilities	407	No tub or shower

<u>Water</u>	<u>Sewer</u>
6,810 Public or private system	5,574 Public
45 Well	1,086 Septic tank or cesspool
77 Other	272 Other or none

<u>Heat</u>	
279 Steam or hot water	1,550 Other with flue
1,794 Warm air	1,320 Other without flue
1,932 Floor, wall or pipeless furnace	43 None
15 Electric built in	

<u>Value</u>	<u>Rent</u>
448 \$ 5,000 or less	39 Under \$20/month
452 5,000 to 7,400	632 \$ 20 - 39
388 7,500 to 9,900	648 40 - 59
483 10,000 to 12,400	874 60 - 79
325 12,500 to 14,900	395 80 - 99
449 15,000 to 19,900	172 100 - 119
215 20,000 to 24,900	90 120 and above
198 25,000 and above	Median \$ 62
Median \$ 11,000	179 No rent

<u>Age</u>	<u>Foundation Type</u>
1,170 Built 1955 - 1960	2,399 Basement
920 1950 - 1954	1,051 Slab
1,477 1940 - 1949	3,482 Other
3,365 1939 or earlier	

<u>Building Type</u>	<u>Bedrooms</u>
4,855 Single family	2,247 One bedroom or less
390 Two family	2,411 Two bedrooms
531 Three and four family	2,274 Three or more
1,071 Five or more	
85 Trailers	

<u>Building Type by Occupancy</u>	
<u>Owner occupied</u>	<u>Rented</u>
2,895 Single family	1,540 Single family
252 Two family or more	314 Two family
61 Trailers	379 Three or four family
	420 Five to nine family
	352 Ten or more
	24 Trailer

Family Size

<u>Owner occupied</u>		<u>Rented</u>	
389	One person	597	One person
1,067	Two persons	1,031	Two persons
701	Three "	653	Three "
569	Four "	438	Four "
341	Five "	186	Five "
105	Six "	53	Six "
16	Seven "	25	Seven "
20	Eight "	46	Eight "
Median 2.7 persons		Median 2.4 persons	

Person/Room

<u>Owner occupied</u>		<u>Rented</u>
1,778	0.5 or less	926
1,327	0.51 to 1.0	1,734
103	1.01 or more	319

Person/Unit

2.8 Average
3.0 Owner occupied
2.7 Rented

Length of Occupancy

<u>Owner occupied</u>		<u>Rented</u>
422	Moved in 1959 - 1960	1,991
304	1958	393
762	1954 - 1957	392
1,263	1940 - 1953	234
457	1930 or before	19

The following tables contain data from the Attitudes Survey
of "Willow Street" and "Fairgrounds" Areas.

RESPONDENTS

Willow Street:

<u>Classification</u>	<u>Number</u>	<u>% of Total</u>
Head of Household	161	72.9
Spouse	55	24.9
Other*	<u>5</u>	<u>2.2</u>
Totals	221	100.0

Fairgrounds:

<u>Classification</u>	<u>Number</u>	<u>% of Total</u>
Head of Household	48	60.0
Spouse	30	37.5
Other*	<u>2</u>	<u>2.5</u>
Totals	80	100.0

* Refers to "other adult" such as Uncle, Aunt, Grandparent, etc.

EMPLOYMENT
AGE DISTRIBUTION OF EMPLOYABLE ADULTS

Age	Heads of House- hold and their Spouses		Son		Daughter		Other		Totals	
	<u>Willow</u>	<u>Fair-</u> <u>Street</u> <u>grounds</u>	<u>Willow</u>	<u>Fair-</u> <u>Street</u> <u>grounds</u>	<u>Willow</u>	<u>Fair-</u> <u>Street</u> <u>grounds</u>	<u>Willow</u>	<u>Fair-</u> <u>Street</u> <u>grounds</u>	<u>Willow</u>	<u>Fair-</u> <u>Street</u> <u>grounds</u>
20 & less	7	2	5	-	7	2	6	-	25	4
21 - 25	18	14	3	-	2	-	1	-	24	14
26 - 30	22	10	1	1	1	1	2	-	26	12
31 - 35	28	9	0	-	1	-	-	-	29	9
36 - 40	31	8	2	-	-	1	-	-	33	8
41 - 45	30	10	1	-	2	-	1	-	34	10
46 - 50	27	4	1	-	-	-	-	-	28	4
51 - 55	37	11	-	-	-	-	1	-	38	11
56 - 60	19	8	-	-	-	-	2	-	21	8
61 - 65	20	7	-	-	-	-	-	-	20	7
66 - 70	19	6	-	-	-	-	-	-	19	6
71 - 75	23	3	-	-	-	-	-	-	23	3
76 - 80	11	5	-	-	-	-	-	-	11	5
81 - 85	3	2	-	-	-	-	-	-	3	2
86 - 90	1	1	-	-	-	-	-	-	1	1
Unknown	-	-	-	-	-	-	1	-	1	-

OCCUPATIONAL CLASSIFICATION

W = Willow Street

F = Fairgrounds

Occupation	Head		Wife		Husband		Son		Daughter		Other		Total	
	W	F	W	F	W	F	W	F	W	F	W	F	W	F
Unemployed	38	22	-	-	-	-	-	-	-	-	-	-	58	22
Small Business Owner	4	-	1	-	-	-	-	-	-	-	-	-	5	-
Foreman	3	4	-	-	-	-	-	-	-	-	-	-	3	4
Registered Nurse	-	-	-	1	-	-	-	-	-	-	-	-	-	1
Licensed Practical Nurse	2	-	1	-	-	-	-	-	-	-	-	-	3	-
Nurses Aid	-	-	-	1	-	-	-	-	1	1	2	-	3	2
Clergyman	2	1	1	-	-	-	-	-	-	-	-	-	3	1
School Teacher	1	-	1	1	-	-	-	-	-	-	-	-	1	-
Bank Leader	1	-	-	-	-	-	-	-	-	-	-	-	1	-
Bill Collector	1	-	-	-	-	-	-	-	-	-	-	-	1	-
Photographer	-	1	-	-	-	-	-	-	-	-	-	-	-	1
Interior Decorator	-	-	1	-	-	-	-	-	-	-	-	-	1	-
Social Worker	-	-	1	-	-	-	-	-	-	-	-	-	-	-
Lab Assistant	-	2	-	-	-	-	-	-	-	-	-	-	-	2
Exterminator	-	1	-	-	-	-	-	-	-	-	-	-	-	1
Stenography	2	-	4	1	-	-	-	-	1	-	-	-	7	1
Shipping-Rec'ng Clks	3	-	1	-	-	-	-	-	-	-	-	-	4	-
Mail Carrier	1	-	-	-	-	-	-	-	-	-	-	-	1	-
Service Sales Person	1	-	-	-	-	-	2	-	-	1	-	-	11	1
Commodities Sales Person	6	-	3	-	-	-	-	-	1	1	-	-	4	1
Account Clerks	1	-	2	-	-	-	-	-	-	-	-	-	2	-
Buyers	2	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitor	16	6	-	-	1	-	2	-	-	-	1	-	20	6
Day Work	17	1	38	1	-	-	-	-	1	-	6	-	62	2
Handy Man	6	3	-	-	-	-	2	-	-	-	-	-	8	3
Baby Sitting	-	2	-	2	-	-	-	-	-	1	-	-	-	5
Baker	2	-	1	-	-	-	-	-	-	-	-	-	3	-
Cooks and Helpers	6	2	6	1	-	-	-	-	1	-	-	-	12	3
Waitress	-	-	1	1	-	-	-	-	-	-	-	-	2	1
Kitchen Helpers	1	1	-	-	-	-	1	-	1	-	-	-	3	1
Food Service	1	1	-	2	-	-	-	-	-	-	-	-	1	3
Stocker	2	-	-	-	-	-	-	-	-	-	-	-	2	-
Barbering-Cosmetology	1	-	-	-	-	-	-	-	-	-	-	-	1	-
Protective Service	3	-	-	-	-	-	-	-	-	-	-	-	3	-

Occupational Classification (continued)

W = Willow Street

F = Fairgrounds

	<u>Head</u>		<u>Wife</u>		<u>Husband</u>		<u>Son</u>		<u>Daughter</u>		<u>Other</u>		<u>Total</u>	
	W	F	W	F	W	F	W	F	W	F	W	F	W	F
Auto Mechanic	3	-	-	-	-	-	-	-	-	-	-	-	3	-
Auto Shop Workers	13	1	1	-	-	-	-	-	-	-	-	-	14	1
Appliance Service Man	1	-	-	-	-	-	-	-	-	-	-	-	1	-
Utilities Service Man	2	-	-	-	-	-	-	-	-	-	-	-	2	-
Auto Salvage	-	1	-	-	-	-	-	-	-	-	-	-	-	1
Apparel Service	3	-	-	1	-	-	1	-	-	-	-	-	4	1
Manual Labor	4	2	-	-	-	-	2	-	-	-	-	-	6	2
Poultry Grower Labor	2	-	-	-	-	-	-	-	-	-	-	-	2	-
Poultry Processing	13	4	1	1	-	-	-	1	-	-	-	-	14	6
Frozen Food Preparation	2	-	-	1	-	-	-	-	-	-	-	-	2	1
Logging	1	2	-	-	-	-	-	-	-	-	-	-	1	2
Saw Mill Worker	2	3	-	-	-	-	-	-	-	-	-	-	2	3
Garment Maker	1	-	1	-	-	-	-	-	-	-	-	-	2	-
Metal Worker	2	1	-	-	-	-	-	-	-	-	-	-	2	1
Production Worker	5	-	7	4	-	-	-	-	1	-	-	-	13	4
Home Construction	7	10	-	-	-	-	1	-	-	-	-	-	8	10
Glass Glazer	-	-	-	-	-	-	-	-	-	-	1	-	1	-
Delivery Man	1	-	-	-	-	-	-	-	-	-	-	-	1	-
Truck Driver	3	3	-	1	-	-	-	-	-	-	1	-	4	4
Street Repair	1	-	-	-	-	-	-	-	-	-	-	-	1	-
Filter Plant Operator	1	-	-	-	-	-	-	-	-	-	-	-	1	-
Butcher	5	-	-	-	-	-	1	-	-	-	1	-	7	-
Machine Operator	2	3	2	1	-	-	1	-	-	-	-	-	5	4
Student	4	2	-	-	-	-	-	2	-	-	1	-	7	2
Neighborhood Youth Corp.	-	-	-	-	-	-	-	-	-	-	1	-	1	-
Farmer	-	1	-	-	-	-	-	-	-	-	-	-	-	1
TOTALS	221	80	74	20	1	0	13	3	7	4	14	0	332	105

EMPLOYMENT SUMMARY

	<u>Willow Street</u>	<u>Fairgrounds</u>
Total Employed Adults	271	83
Total Unemployed Adults	83	48
Total Number Adults	354	131
Total Employed Heads of Household	163	58
Total Unemployed Heads of Household	58	22
Total Heads of Household	221	80
Total Children Under Employment Age	314	124
Total Residents in the Area	668	255

TENURE OF RESIDENCE AT PRESENT DWELLING

<u>No. of Years</u>	<u>Number of Households</u>	
	<u>Willow Street</u>	<u>Fairgrounds</u>
Less Than		
1	31	19
1 - 2	26	18
3 - 4	33	7
5 - 9	37	13
10 - 14	27	12
15 - 19	16	4
Total less than 20	170	73
Total 20 or Over	51	7
Grand Total	221	80

DISTRIBUTION OF PREVIOUS RESIDENCES

<u>Last Previous Residence</u>	<u>Total Number of Households</u>	
	<u>Willow Street</u>	<u>Fairgrounds</u>
Total within the Immediate Area	100	18
Elsewhere within the City	57	23
Within Washington County	10	21
Within the State	34	8
Outside the State	17	9
Unknown	3	1
Total from Outside the Immediate Area	121	62
Total Present Households	221	80

TENURE OF RESIDENCE IN FAYETTEVILLE

No. of Years	Number of Households	
	<u>Willow Street</u>	<u>Fairgrounds</u>
1 or less	16	11
2	7	5
3	3	2
4	7	5
5	9	0
6 - 10	19	14
11 - 15	16	8
16 - 20	21	11
Total 20 or Less	100	56
Total Over 20	121	24
Grand Total	221	80

REASONS FOR MOVING TO FAYETTEVILLE

(Applies to residents of 20 years or less)

(The following responses came from 100 residents in the Willow Street area and 56 residents in the Fairgrounds area. Some respondents gave as many as three reasons.)

<u>Reasons</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
Better Job Opportunities	22	16
Relatives Living Here	16	12
Had Job Offer as a Teacher	4	-
Had Job Offer as a Janitor	2	2
Had Job Offer as a Salesman	1	-
Had Job Offer as a Clergyman	1	-
Job Transferred to Fayetteville	16	4
To Leave the Farm	1	-
Because of School	7	1
"Just Found Fayetteville on the Map"	1	-
Better Living Conditions	1	1
Marriage	5	3
- City Facilities		
Convenience - Employment	1	3
-Health or Age		
Convenience - Due to Death in Family	6	5
Area Attractiveness	3	-

HOME OWNERSHIP STATUS

<u>Classification</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
Own	104	36
Rent	76	41
Buying	40	3
Parsonage	<u>1</u>	<u>-</u>
Totals	221	80

METHOD OF FINANCING (For Those Buying)

<u>Method</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
Bank	15	2
Personal Loan	8	1
Savings & Loan	11	-
G.I. Loan	2	-
F.H.A.	1	-
Jim Walters	1	-
Back Taxes	1	-
Unknown	<u>1</u>	<u>-</u>
Totals	40	3

AMOUNT PAID (For Those Buying)

<u>Amount</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
1,000	0	0
2,000	2	0
3,000	3	0
4,000	5	1
5,000	7	1
6,000	8	1
7,000	5	0
8,000	0	0
9,000	6	0
10,000	0	0
11,000	0	0
12,000	0	0
Unknown	<u>4</u>	<u>0</u>
Totals	40	3

REASONS FOR BEING DISSATISFIED WITH PRESENT HOUSE

	<u>% Satisfied</u>	<u>% Indicating Dissatisfaction</u>
Willow Street	102/221	119/221
Fairgrounds	26/80	54/80
<u>Reason for Dissatisfaction</u>	<u>Willow Street Frequencies</u>	<u>Fairgrounds Frequencies</u>
Layout, Space Arrangement	5	2
Type of House	17	9
State of Repair	45	24
Size	32	12
Location (Not due to Neighborhood)	10	1
Location (Due to Neigh- borhood)	4	2
Lack of City Services	20	3
Temperature Control	4	2
Insects	2	1
General Dissatisfaction	<u>13</u>	<u>0</u>
Totals	152	56

STATE OF REPAIR OF RESIDENCES

(Occupant's Evaluation)

<u>State of Repair</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
Pretty Good	60	22
Needs Few Minor Repairs	106	38
Needs Major Repairs	47	18
Beyond Repair	<u>8</u>	<u>2</u>
Totals	221	80

WHEN THEY PLAN TO REPAIR

<u>Response</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
1 - 2 Years	11	3
3 - 5 Years	12	0
Not at all	4	1
Don't know	<u>20</u>	<u>14</u>
Totals	47	18

WILLINGNESS TO REPAIR IF FIVE-YEAR LOANS WERE AVAILABLE

<u>Response</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
Yes	20	3
No	6	3
Don't Know	<u>21</u>	<u>12</u>
Totals	47	18

RATE AT WHICH RESPONDENTS FEEL THEY CAN REPAY A LOAN (For Those
Willing to Assume a Loan)

<u>Amount \$/mo</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
10 or less	4	2
11 - 20	1	-
21 - 30	3	-
31 - 40	4	-
41 - 50	3	1
Don't know	<u>5</u>	<u>-</u>
Totals	20	3

WILLINGNESS TO PAY MORE FOR A BETTER RESIDENCE

<u>Response</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
Yes	44	18
No	27	19
Unknown	<u>5</u>	<u>4</u>
Totals	76	41

AMOUNT OF ADDITIONAL RENT RESIDENTS ARE WILLING TO PAY

<u>Amount \$/mo</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
5 or less	5	1
6 - 10	7	4
11 - 15	6	4
16 - 20	6	5
21 - 25	6	0
26 - 30	4	1
31 - 35	0	1
36 - 40	0	0
41 - 45	0	0
46 - 50	1	0
Don't Know	<u>9</u>	<u>2</u>
Totals	44	18

CURRENT RENT

<u>Amount \$/mo</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
11 - 15	4	0
16 - 20	8	1
21 - 25	8	8
26 - 30	7	6
31 - 35	11	9
36 - 40	5	7
41 - 45	4	4
46 - 50	12	1
51 - 55	3	1
56 - 60	6	1
61 - 65	2	1
66 - 70	0	0
71 - 75	1	1
76 - 80	0	0
81 - 85	0	0
86 - 90	0	0
91 - 95	1	0
96 - 100	<u>3</u>	<u>1</u>
Totals	76	41

RESIDENTS ATTITUDES TOWARD ASSIGNMENT OF RESPONSIBILITIES FOR THE UPKEEP OF RENTAL PROPERTY

(Responses are from all residents, regardless of whether or not they rent)

<u>Responsibility</u>	<u>Owner</u>	<u>Willow Street</u>			<u>Owner</u>	<u>Fairgrounds</u>		
		<u>Tenant</u>	<u>Both</u>	<u>Don't Know</u>		<u>Tenant</u>	<u>Both</u>	<u>Don't Know</u>
1. Seed Lawn	205	10	-	6	80	-	-	-
2. Paint outside of house	212	1	2	6	80	-	-	-
3. Paint inside of house	205	10	-	6	80	-	-	-
4. Repair Porch Step	209	6	-	6	80	-	-	-
5. Repair Fences	207	6	1	7	77	3	-	-
6. Install garbage racks & cans	93	119	3	6	6	74	-	-
7. Plant Tree in Yard	205	8	1	7	80	-	-	-
8. Remove snow from walk	39	174	1	7	-	80	-	-
9. Rain Gutters	207	7	1	6	80	-	-	-
10. Repair Sidewalk	211	3	3	4	80	-	-	-
11. Replace broken windows	102	102	11	6	-	80	-	-
12. Cut Grass	35	180	-	6	1	78	1	-

RESIDENTS' PERCEPTION OF HIS NEIGHBORHOOD BOUNDARIES

Size of Area	Willow Street	Fairgrounds
Resident's property plus Contiguous Properties	76	31
Immediate area including Non-Contiguous Properties	117	42
A large homogenous section of the area under study	20	2
Other	<u>8</u>	<u>5</u>
Totals	221	80

RESIDENTS' PLANS FOR MOVING

PLANS	Willow Street	Fairgrounds
Definitely plan to stay	163	58
Thinking of moving in indefinite future	38	11
Thinking of moving within a "year" - nothing definite	6	1
Definitely plan to move	12	10
Unknown	<u>2</u>	<u>0</u>
Totals	221	80

REASONS FOR MOVING

(For those who plan to move; 18 in Willow Street Area, 11 in Fairgrounds area)

(These reasons represent responses to an open-ended question; respondents gave from one to three responses)

Reason	Willow Street (18 Respondents)	Fairgrounds (11 Respondents)
House*	3	4
House too old-dilapidated	1	1
Cheaper rent	1	1
Decided to buy or build	1	-
Need larger/smaller house	4	-
House is too cold	-	1
Children		
No place for children to play	3	1
Children's associates not desirable	1	1
Dissatisfaction with schools	1	-
Neighbors		
Don't like people here	4	-
Neighborhood Environment		
Neighborhood too dirty	-	1
Neighborhood too noisy	1	2
Too much traffic	1	-
Poor streets	1	-
Neighborhood run down	2	1
Miscellaneous		
Want to buy trailer	1	-
Move in with friends	1	1

*Of the twelve respondents who say they plan to move because of "house", half (6) indicated a willingness to stay if adequate housing became available.

INFORMATION ABOUT PREFERRED LOCATION

(For those who plan to move; 18 in Willow Street Area, 11 in Fairgrounds Area)

<u>Question & Response</u>	<u>Willow Street (18 Respondents)</u>	<u>Fairgrounds (11 Respondents)</u>
Where would you like to move?		
In Negro area	1	-
Highway 16 - Elkins Area	1	1
Other location in Fayetteville	6	2
Out of immediate neighborhood	2	2
Near place of employment	1	1
Eleventh school district	1	1
To the country	4	-
Garland Avenue	1	-
Don't know	1	4
Why would you like to live there?		
Room for children to play	2	-
Raise garden/animals	2	-
Don't know	3	3
Better neighborhood	4	1
Better house/lot	4	-
Nearer to work	1	2
Training school in area	1	-
Other	1	5
Why would you be unable to move there?		
Financial	2	-
*Racial discrimination	3	-
No reason	10	11
Need to sell present home	1	-
No houses available	2	-
What is your spouse's feeling about moving?		
Wants to move	12	8
Doesn't care	1	-
Doesn't know	2	2
No spouse	3	1

*Note that Question 19 of the Questionnaire (See Appendix) insures that Negro families who plan to move consider the possibility of racial discrimination.

REASONS FOR STAYING IN THIS NEIGHBORHOOD
 (For Respondents who have no plans for moving)
 [These reasons represent responses to an open-ended question:
 Respondents gave from one to three reasons]

Reason	Willow Street (203 Respondents)	Fairgrounds (69 Respondents)
Rent is right	20	8
House is right size	2	-
Good Schools	2	-
Space for children to play	1	-
Close to school	27	14
"Our kind of people" live here	2	-
Quiet neighborhood	26	5
Close to work	33	23
Good transportation	1	2
Shopping nearby	33	13
Close to church/other organization	10	7
Neighborhood well cared for	2	-
Neighborhood has trees/greenery	1	1
Close to park/playground	3	1
Light traffic	1	-
Can't afford housing elsewhere	27	6
Racial discrimination	5	-
Property values	2	1
Good neighbors	11	-
Like the people here	10	-
Convenient	4	1
"Just like it here"	7	1
"Just don't want to move"	25	5
Own/buying own home	47	17
Only place available	13	1
Relatives nearby	10	3
Can't sell	3	-
Born/lived long time here	5	4
Too old to move	1	-
Husband doesn't want to move	1	-

SPOUSE'S FEELING ABOUT STAYING IN NEIGHBORHOOD

<u>Response</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
No reply or no spouse	72	20
Wants to move	21	6
Doesn't want to move	99	39
Doesn't care	7	2
Doesn't know	3	2
Not living here	<u>1</u>	<u>0</u>
Totals	203	69

RESPONSES TO THE QUESTION: "Can you afford to live in any other neighborhood?"

<u>Response</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
Yes	147	54
No	48	18
Don't know	22	7
No reply	<u>4</u>	<u>1</u>
Totals	221	80

RESPONSES TO THE QUESTION:

"If you could afford to live in any neighborhood in Fayetteville, or the suburbs, which would you choose?"

<u>Area Chosen</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
No Choice	85	19
Northwest	4	3
Fairgrounds Area	7	23
Southwest	2	15
Northeast	4	2
North	8	6
Central	5	3
East	27	5
Willow Street Area	77	1
South	<u>2</u>	<u>3</u>
Totals	221	80

REASONS GIVEN FOR NEIGHBORHOOD CHOICE (See previous table)
 [Respondents gave from zero to three reasons]

<u>Reason</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
Good View	6	5
Clean	11	5
Pretty neighborhood	24	6
Roomier	23	11
Don't know	2	0
White neighborhood	3	0
Convenience	14	10
Already here/don't want to move	6	4
Friends here/there	5	3
Relatives here/there	10	4
Could afford it	1	0
Quieter	15	2
Cool/shade trees	3	0
"Just like it"	16	10
Better neighborhood/location	12	9
Raise crops/animals	14	0
Dissatisfaction with present school	1	0
More activities	1	0
"Home"	3	4
Seclusion	4	8
Close to school	3	2
Close to shopping	3	0
Close to work	5	3
Colored can buy there	1	0

REASONS GIVEN BY RESPONDENTS FOR NOT BEING ABLE TO LIVE IN THEIR
 CHOICE NEIGHBORHOOD (Respondents were Primarily Colored)
 [For respondents whose choice neighborhood differed from their
 present neighborhood] (For respondents who have no plans for moving)

<u>Reason</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
Discrimination (definitely)	39	This question was aimed at the racial discrimination issue; hence was not asked in the Fairgrounds area
Discrimination (possibly)	20	
No reason	23	
Not sure	19	

RESPONDENTS' REASONS FOR MOVING FROM THE NEIGHBORHOOD THEY LIVED
IN LAST

(For Residents of Less than 20 Years in Fayetteville)
(Respondents gave either one or two reasons)

<u>Reason</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
House		
House to be torn down	3	2
To set up own household	14	2
Evicted/Sale of house	6	2
House was old/dilapidated	12	3
Cheaper rent	3	4
Decided to buy/build	11	8
Needed smaller/larger house	7	9
Children		
No play area	0	1
Dissatisfied with school	3	0
Too far from school	3	4
Neighbors		
Didn't like people there	5	1
Neighborhood Environment		
Neighborhood too dirty	0	1
Neighborhood too noisy	1	1
Shopping too far away	3	1
Had no trees/greenery	0	1
Too far from work	12	6
Other		
To be near relatives	8	5
Death of spouse	0	1
Health/age	8	1
To be near job	14	7
Chance to own home	3	0
Better job	3	0
Landlord trouble	6	0
"Just wanted to move"	4	1
Home burned	1	0

REASONS FOR MOVING TO PRESENT NEIGHBORHOOD

(For residents who have lived in their present neighborhood for 20 years or less) (Respondents gave up to three reasons)

<u>Reason</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
Rent/Price was right	34	14
Good quality house	4	1
House was right size	6	4
Lot was wide enough	2	0
Good schools	1	1
Close to school	5	3
"Our Kind" live here	1	0
All negro neighborhood	1	0
Neighborhood was quiet	5	2
Close to work	6	8
Shopping Nearby	4	1
Close to church/organization	0	1
Trees/greenry	1	1
Light traffic	1	0
Like house	2	2
House modern	1	1
Only house/lot available	27	18
Friendly people	2	1
Close to doctor/utilities	0	2
Good neighborhood	1	1
Accessible in winter	1	0
Relatives nearby	16	5
Own the land	0	1

RESIDENT'S DESCRIPTION OF CHANGES THAT HAVE TAKEN PLACE IN
THEIR NEIGHBORHOODS

<u>Change</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
Don't know	3	0
None	99	38
Better in most respects	32	8
New construction - general	36	24
Different types of people	24	7
More streets/utilities	1	3
More populated/heavier traffic	9	0
Colored moving in	7	0
Area has gotten worse	<u>10</u>	<u>0</u>
Totals	221	80

RESPONDENTS' ADVICE TO FRIENDS ABOUT MOVING TO THIS NEIGHBORHOOD

<u>Advice</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
Buy here	92	39
Look elsewhere	104	32
Neither or both	20	5
Don't know	3	1
No reply	<u>2</u>	<u>3</u>
Totals	221	80

REASONS FOR THE ADVICE GIVEN IN ABOVE TABLE

(In some cases respondents gave two reasons)

<u>Reason</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
Reasons for buying		
"Because I like it"	26	11
Nice neighborhood	23	17
Want friends nearby	13	4
Quieter	10	4
Facilities nearby	13	4
Want them to satisfy themselves	7	2
Better to buy than to rent	10	4
Only place race wants to improve itself	2	0
Middle class neighborhood	1	0
Economically a good place	5	4
Reasons to look elsewhere		
Nothing available to buy here	26	2
Low property values	14	1
Slum area	6	2
Bad neighbors	3	4
Overcrowded	5	4
Too near colored section	18	0
Heavy traffic	2	1
Better neighborhoods elsewhere	26	9
Poor streets here	4	3
No sewers here	6	0
Not convenient to work/shopping	2	0
Neighborhood running down	4	4
Don't like it here	1	2
Bad lot arrangement	1	0
Not a good place to live	2	3
Want them to satisfy themselves	2	2
Noisy here	2	1
Elderly people here	2	0
Reasons for saying neither		
Want them to satisfy themselves	11	1
Depends on finances	1	0

RESPONDENTS DESCRIPTION OF THEIR NEIGHBORS
(In some cases respondents gave two replies)

<u>Description</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
Good/friendly/helpful	41	29
Pretty good	87	20
Ordinary/all right	31	10
Good with some exceptions	8	1
Both good and bad/all kinds	31	9
Some all right	1	3
Unsatisfactory	5	1
"Nosey," invade privacy	3	1
Mixed races	18	0
"Lower class"	3	1
Noisy	3	1
Middle class	5	0
Not clean/neat	2	1
A lot of older people	5	0
Can't say/won't judge	7	3

CHANGES THE RESPONDENTS EXPECT TO OCCUR IN THEIR NEIGHBORHOOD
OVER THE NEXT FIVE YEARS

(Respondents gave as many as two replies)

<u>Expected Change</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
None	98	21
Don't know	17	6
New/improved homes	50	34
New/better schools	3	9
Paved/improved streets	22	11
More housing projects	2	3
Everything improved/changed	22	0
Better neighbors	2	0
Higher incomes/better jobs	3	0
Lower income	1	0
Declining property values	7	3
More colored people	6	0
New people moving in	9	3
Improved city services	5	0
More people/traffic	1	5
Possibly a new shopping center	4	0
Possible general improvement	1	0
People sell out and leave	1	2
Property value increase	2	10

RESPONDENT'S RATINGS OF THEIR NEIGHBORHOODS.

Characteristic	Very Satis- fied	<u>Willow Street</u>				Very Dissat- isfied	<u>Fairgrounds</u>				Very Dissat- isfied
		Satis- fied	Don't Know	Dissat- isfied	Satis- fied		Don't Know	Dissat- isfied			
Location of school	40	140	33	8	0	3	67	7	3	0	
Transportation ser- vice	18	124	29	45	5	2	44	15	18	1	
Availability of parks/ playgrounds	15	107	38	49	12	1	38	12	27	2	
Adequacy of city services	5	56	6	91	63	0	29	2	28	21	
Streets	1	2	0	57	45	0	0	0	22	17	
Trash pickup	0	2	0	39	26	0	0	0	10	7	
Street lighting	20	152	14	30	5	0	62	1	17	0	
Side-street traffic	9	96	28	75	13	0	43	2	34	1	
Shopping facilities	22	161	15	22	1	1	75	1	3	0	
Cleanliness	5	106	15	79	16	1	43	3	32	1	
Quietness	23	132	8	40	19	2	56	1	20	1	
Parking space	9	82	26	82	22	0	58	7	15	0	
Number of trees/ green areas	13	166	16	22	4	1	72	1	6	0	
Appearance of yards/ lawns	7	128	16	61	9	0	62	3	12	3	
Size of lot	14	147	27	28	5	1	69	4	5	1	
Pattern of streets	4	90	53	65	9	1	37	23	18	1	
Indoor recreational facilities	6	59	98	52	6	1	36	32	11	0	
Medical facilities	13	169	26	13	0	1	72	2	5	0	
Legal aid	12	92	108	11	3	1	38	38	2	1	
Totals	236	2011	551	869	262	16	901	154	288	57	

* These responses reflect volunteered additions to the questionnaire.

RESPONDENTS RANKING OF THE WORST CHARACTERISTICS OF THEIR NEIGHBORHOODS

<u>Characteristic</u>	<u>Willow Street</u>			<u>Fairgrounds</u>		
	<u>Worst</u>	<u>Second Worst</u>	<u>Third Worst</u>	<u>Worst</u>	<u>Second Worst</u>	<u>Third Worst</u>
Location of school	0	0	1	0	0	0
Transportation service	7	9	3	3	3	4
Availability of parks/ playgrounds	5	10	8	4	4	5
Adequacy of city ser- vices	118	20	13	39	7	4
Street lighting	5	6	5	0	6	1
Side-street traffic	17	26	11	4	10	5
Shopping facilities	0	4	4	1	0	2
Cleanliness	17	28	21	10	17	8
Quietness	14	18	9	5	3	8
Parking space	10	33	19	2	1	2
Number of trees/green acres	0	2	2	0	1	0
Appearance of yards/ lawns	2	13	24	1	5	3
Size of lot	3	4	8	1	0	1
Pattern of streets	7	8	19	2	5	3
Indoor recreational facilities	4	12	10	0	2	2
Medical facilities	0	1	2	0	3	0
Legal aid	1	3	0	0	0	0

MEMBERSHIP IN ORGANIZATIONS WHOSE GOALS INCLUDE NEIGHBORHOOD IMPROVEMENT
 (For respondents who registered some dissatisfaction with their
 neighborhood)*
 (Some respondents belong to all three organizations listed.)

<u>Organization</u>	<u>Willow Street***</u>	<u>Fairgrounds**</u>
Neighborhood Economic Opportunity Ass'n	20	0
Community Club	19	0
Human Relations	8	0

* There are 211 respondents in the Willow Street area and 72 in the
 Fairgrounds area who registered dissatisfaction.

** No such organizations were known to exist in this area.

*** There is a total number of 24 respondents who belong to one or more
 organizations.

REASONS GIVEN FOR NOT JOINING NEIGHBORHOOD ORGANIZATIONS
 (For those registered dissatisfaction and know that such organi-
 zations exist)

<u>Reason</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
No time	12	Not
"Don't join organizations"	1	Applicable
Illness	1	
"Never considered joining	1	See**
Don't know	3	Above
Thinking about it	<u>3</u>	
Totals	21	

RESPONDENTS REPLIES TO THE QUESTION: If there were such a neighborhood organization, would you join?
(For those who registered dissatisfaction and do not know of any such organizations.)

<u>Response</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
Yes	113	52
No	45	16
Depends on purpose	0	3
No reply	<u>8</u>	<u>1</u>
Totals	166	72

MEMBERSHIPS IN ALL ORGANIZATIONS

(For those who registered some dissatisfaction with present neighborhood)*

(No respondent belongs to more than four organizations)

<u>Organization</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
None	82	41
P.T.A.	16	2
Church	103	24
Community Club	19	0
Human relations	8	0
Neighborhood Economic Opportunity Association	20	0
Ladies Clubs	17	2
Lodges (Masonic and Eastern Star)	5	1
Miscellaneous	10	2

*There were 211 respondents in the Willow Street area and 72 respondents in the Fairgrounds area who registered dissatisfaction with their neighborhood.

RESPONDENTS REPLIES TO THE QUESTION:
 Have you tried to get any group or organization to do anything
 about some of the things you don't like in your neighborhood?
 If so, which one(s)? (For all residents)

<u>Response</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
None	176	72
Don't remember	4	0
Informal groups	10	0
Neighborhood Economic Oppor- tunity Association	10	0
Community Club	18	0
Human Relations	1	0
City Officials	2	4
Yes (no organization named)	0	1
No reply	<u>0</u>	<u>3</u>
Totals	221	80

BIRTHPLACE OF HEAD OF HOUSEHOLD

<u>Birthplace</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
Fayetteville	53	12
Farm or open country	73	42
Village: Under 2500	41	13
City: 2500-25,000	25	8
City: 25,000-100,000	13	1
City: 100,000-500,000	7	1
Metropolitan area over 500,000	4	1
Not sure	<u>5</u>	<u>2</u>
Totals	221	80

RESPONDENTS VOTER REGISTRATION STATUS

<u>Classification</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
Not registered	83	48
Too young	4	3
Registered - voted in last City election	52	6
Registered - did not vote in last City election	79	21
Residence too short	3	1
Don't know	<u>0</u>	<u>1</u>
Totals	221	80

EDUCATION LEVEL OF HEADS OF HOUSEHOLD

<u>Level</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
No school years completed	6	1
Less than 5th grade	20	11
5-6 grades	28	15
7-8 grades	60	23
1-3 years of high school	59	16
4 years of high school	31	8
1-3 years of college	13	1
4 years of college (or more)	2	4
Unknown	<u>2</u>	<u>1</u>
Totals	221	80

FAMILY INCOME

<u>Amount</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
Under \$2,000	58	16
\$2,000-\$2,999	34	10
\$3,000-\$3,999	42	20
\$4,000-\$4,999	27	8
\$5,000-\$7,499	35	7
\$7,500-\$9,999	8	1
\$10,000 and over	1	4
Unknown	4	5
Welfare, retirement, social security	<u>12</u>	<u>9</u>
Totals	221	80

TYPE OF DWELLING

(Generally Indicates Number of Families in the Dwelling)

<u>Type</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
Single Family House	206	74
Two Family Residence	7	6
Three Family Residence	7	0
Garage Apartment	1	0
	<hr/>	<hr/>
Totals	221	80

RACE AND SEX OF INTERVIEWEE

<u>Race:</u>	<u>Willow Street</u>	<u>Fairgrounds</u>
White	114	80
Colored	107	0
<u>Sex:</u>		
Male	104	31
Female	117	49

SURVEY OF POVERTY-LEVEL FAMILIES ADDED TO THE
SURVEY OF "WILLOW STREET" AND "FAIRGROUNDS" AREAS 1

The purpose of this study was to gather information on such problem areas as housing, health, unemployment and education. The information was obtained through personal interviews with residents of neighborhoods designated as poverty areas within the Fayetteville School District, and data was gathered between March 15 and May 10, 1967.

Poverty areas were those delineated in a previous housing study, and were the chief areas containing poverty-level dwellings. When the original areas had been completely investigated, additional dwellings were sought out. For more complete coverage, these included all families receiving welfare payments in the district.

Although the purpose was to do a study of the complete universe of poverty-level families, this was not feasible since low-income level housing is scattered throughout Fayetteville. Many neighborhoods were of housing units heterogeneously combined and included wide ranges of condition and value of house.

Persons of poverty-level income which were not included in the survey were of three main classes: a) a previously surveyed Negro area was not considered, and this made this study one exclusively of white families; b) approximately ten percent (10%) of the respondents either refused to be interviewed or gave information too incomplete for use; c) certain low-income housing scattered throughout the uninvestigated areas could not be included because of limited time available.

1 The following section contains data from "Some Characteristics of Poverty-Level Families in the Fayetteville School District" for Economic Opportunity Agency, Washington County, Arkansas, by Management Research Associates.

Control of interviewing results was maintained through careful training of the interviewers--a group of senior and graduate students (candidates for Masters and Doctoral degrees)--who were presently members of marketing research classes (one a graduate seminar). An audit was made of interviews completed to be sure procedures were properly followed and that results presented were honestly given. A total of 327 interviews were completed. Classifications of persons in addition to poverty-level were "fringe-poverty"--from five hundred to one thousand dollars (\$500.00-\$1,000.00) above poverty level; and "non-poverty"--above the fringe level. Persons of "non-poverty" level living in the neighborhoods were normally eliminated as prospects for interviews unless they provided extra insight on neighborhood conditions.

The entire investigation was under the direction of Dr. Franklin S. Williams, professor of marketing at the University of Arkansas.

The 332 interviews were all taken in neighborhoods which were principally if not entirely poverty level areas. On the basis of income, and as designed in the questionnaire (Appendix), these were classified as Class I, poverty (130 interviews, 345 persons), Class II, fringe poverty (98 interviews, 301 persons) and Class III, lower income (104 interviews and 160 persons).

"Poverty level" will be used to designate combined Class I and Class II, "low income" or lower income" will be used to designate Class III. Otherwise, individual classes will be designated by number in the discussion. Class I and Class II were combined because these two levels were found to be much the same in many ways, and the broader group permitted wider generalizations. Wherever "poverty level" is used and Class I and Class II data are significantly different, this will be shown.

EDUCATIONAL LEVEL

<u>Years Schooling Completed</u>	<u>Class I</u>	<u>Class II</u>	<u>POVERTY Class III</u>	<u>Fayetteville</u>
0	21.0%	13.2%	15.6%	1.4%
1-5	20.7	16.6	9.4	6.2
6-8	32.9	30.6	26.9	18.2
8th or below	73.6	60.4	51.9	25.8
9-11	15.7	26.9	21.3	15.4
12	8.9	10.6	21.9	22.2
Some College	.0	1.0	3.1	17.2
College Grad.	.0	.7	1.9	19.3

AGE LEVELPOVERTY STUDY GROUPS

<u>Age Range</u>	<u>Class I</u>	<u>Class II</u>	<u>Class III</u>	<u>Fayetteville</u>
1-6	15.1%	12.6%	12.8%	11.0%
7-15	18.8	17.9	13.8	11.0
16-21	6.7	9.6	12.5	17.2
22-35	11.0	17.3	21.3	28.9
Total percent	17.7	26.9	33.8	46.1
34-46	6.7	12.0	10.6	9.5
47-60	11.0	15.6	15.0	10.6
over 60	29.9	14.9	13.1	11.2

JOB TRAINING AND EDUCATIONAL LEVEL

<u>Years Schooling Completed</u>	<u>Number in over-16 poverty group</u>	<u>Number interested in training</u>	<u>Per Cent</u>
0	17	0	0.0%
1-5	41	2	4.87
6-8	163	15	9.2
9-11	123	14	11.38
12 (H.S. Grad.)	60	10	16.67
Some College	6	1	16.67
Not Classified		3	
		Total	45

JOB TRAINING AND AGE LEVEL

<u>Age Group</u>	<u>% of Persons Wanting Job Training</u>	<u>% of Poverty Group Class I, Class II</u>	<u>Ratio</u>
16-21	13.3%	11.5%	1.1 to 1
22-35	37.8	20.7	1.8 to 1
36-46	24.4	13.6	1.8 to 1
47-60	17.8	19.6	.9 to 1
over 60	6.7	34.1	.2 to 1

<u>Age Group</u>	<u>Number in Group</u>	<u>Number Interested in Training</u>	<u>Per Cent</u>
16-21	52	6	11.5%
22-35	90	17	18.9
36-46	59	11	18.6
47-60	85	8	9.4
over 60	148	3	2.0

Total 45

PRESENT SKILLS--45 POTENTIAL ON-THE-JOB TRAINEES

Present Employment

Waitress, restaurant work	1
Lumber mill work	1
Carpentry, painting	1
Bookkeeping	1
Laundry work	1
Construction	1
Machine operator	2
Mechanic	1
Agriculture	1
Cab distributor	1
Makes plumbing parts	1
None reported	33

Training Wanted

Nutrition	1
Beautician	1
Ceramics	1
Mechanics	2
Refrigeration	1
Post Office Work	1
Welding and woodwork	1
Practical nursing	2
Sewing	2
Body work	1
Office work	2
Plumbing	1
Art	1
Anything, not sure	28

SOURCES OF INCOME

A comparison of income sources is found in the following chart:

Job Sources:	Full time	144	198 Total
	part time	<u>54</u>	
Non-Job Sources:	Social Security	131	213 Total
	Welfare	35	
	Veteran's Benefits	21	
	Retirement Income	12	
	Money from Relatives	9	
	Unemployment Comp.	<u>5</u>	

These income sources must support 646 persons--the total in the 228 family units interviewed (poverty level).

HOUSING

Housing Type

Single-family units	207	228 Total
Two-family units	15	
Three-family units	5	
More than three-family	<u>1</u>	

Housing Size

One-room houses	1
Two-room houses	8
Three-room houses	34
Four-room houses	74
Five-room houses	57
Six-room houses	28
More than six-room houses	24
No answer	1

Bedrooms

One-bedroom	50
Two-bedrooms	121
Three-bedrooms	43
Four or more bedrooms	9

Beds

One bed	23
Two beds	98
Three beds	64
Four beds	27
Five or more beds	11

Baths

One bathroom	190
Two bathrooms	8
Three bathrooms	2
Four bathrooms	22

Construction Type

Solid foundation	88
On piers	67
Cement Slab	23
Foundation with basement	20

Heating Type

Space heaters	120
Gas furnace	93
Wood or coal stove	8
Central heating	2

Repairs

Need repairs very much	40
Need repairs	77
Repairs--could use, but not badly needed	39
Repairs not needed	55

Total needing repairs	156
Total not needing repair	55

NEIGHBORHOOD

Tenure

Lived in house year or less	60
2 or 3 years	26
3 to 5 years	17
6 to 10 years	37
Over 10 years	83

Desire to Move

Wished could move	19
Thought about finding another place	48
Looked for another place	11
No, none of these	138
Don't know, no answer	7

Choice of Location

Moving out of neighborhood	95
Another house, same neighborhood	53
Don't know, no answer	71

Interested in New Housing Units

Definitely yes	31
Probably yes	41 72
Don't know	6
Probably no	52
Definitely no	93 145

Need for Neighborhood Improvements

Street repair	46
Better trash collection	42
General paint, repair	16
Pick up stray dogs, cats	14
Better drainage ditches	8
Tear down old buildings	7
Clean up vacant lots	4
Better mail service	4
Enforce traffic laws	4
Improve sidewalks	4

Interest in Meetings to Discuss Neighborhood Problems

Yes	62
No	132

EMPLOYMENT

Of the 223 respondents, 30 were out of work, looking for work or looking for a different job.

Last time worked?

Within past six months	7
Last year	2
1 to 2 years ago	3
3 to 7 years ago	2
8 or more years ago	2

Educational Level of Those Unemployed, Looking for Work

0 to 4 years	2
5 to 8 years	10
Some H.S.	6
H.S. Graduate	7

Resources for Work

Employment Office	5
Asking friends	3
Local firms	2
Out of town	2
Newspaper	1
Other	3
Not looking	5

Sick or Injured

Past week	26	3.7% of poverty population
Past year	74	10.5% of poverty population
Long-time illness	70	10.0% of poverty population
Out of work be- cause of ill- ness or injury	49	7.0% of poverty population

Summary and Conclusions

From this study of 646 persons of the Fayetteville culture of poverty and 160 low-income persons, certain tentative conclusions now appear.

First of all there are various short run problems which should be faced and attacked if the burden of poverty conditions is to be reduced both in community and individuals involved.

Poverty may be viewed as a symptom of several causes, involving educational level, age distribution, and the reinforcing conditions of poor housing, subnormal health conditions, and many other factors bearing on the very morale necessary to maintain such persons as productive citizens in the community.

Two principal factors acting to limit the productivity of the poverty sector are age distribution and educational level. Median years schooling in the poverty neighborhood is a little more than one-half ($1/2$) that of the Fayetteville area, with two-thirds ($2/3$) of all poverty-level persons in the eighth-grade-or-below category (where only one-fourth ($1/4$) of local citizens normally fall). Age groups are particularly heavy in the over 60 range (20 percent) and one-half ($1/2$) the normal in the more productive 16-35 year age classification. Thus we can summarize by saying the local poverty picture seems to be too much age and too little educational background.

Opportunities for improving educational levels lie in several directions. For the early years, thirty-three (33) persons were found ready for Day Care and 43 others for Head Start Programs, opening up promising areas for raising the long-run educational level

for short-run effect of freeing possible working mothers for income producing positions. For the Neighborhood Youth Corps, 35 or 65 in the 16 to 21 year age range were listed as potential enrollees.

Among adults, 45 persons showed some interest in on-the-job training, 23 males and 22 females. Potential trainees were concentrated in the high school graduate and 9th through 11th grade categories, and in the most productive age groups, 22 through 46 years. Except for those over 60, about 13 percent of all poverty-level persons appeared as potential members of such training programs. Only 30 percent expected payment. Educational opportunities needed improvement through age 46, but the concentration of those at higher age groups suggests more investigation of adult education possibilities. These could provide older persons with more opportunity for widened life interests and some increased productivity.

A limiting factor in the possibility for on-the-job training was the low level of acquired skills offered by potential training candidates--sixty percent listed no skills at all--and by the fact that seventy percent of such persons named no specific training or job as a future goal. Past inactivity, previous failure, and poor educational and general family backgrounds were all possible factors contributing to such limited aspiration levels.

Of the 223 households investigated, only 118 had at least one full-time job holder; 25 households had two persons in full-time jobs but necessarily at low-paying skills. Holders of part-time jobs numbered 54, some of them members of the same families containing full-time workers. Non-job income sources were listed by 213 persons, and principal among these were 131 of the 148 people over 60 on social security. Contrary to much current belief, welfare

was a minor source--only 35 families (less than one-sixth) had welfare income. All other supplementary non-job income sources still totalled very few: Veteran's benefits (21), retirement income (12), money from relatives (9), and unemployment compensation (5). Thus 646 persons were living on 144 full-time (low paying) jobs, 54 part-time jobs, and 213 non-job income sources (principally social security). When the comparatively low level of all income sources is considered, the resulting poverty-level living conditions are more easily explained.

Furthermore, the most productive income sources by age level were from 22-46, and these 149 persons comprised only 23 percent of the total poverty-level population. It is certain that many of them were not working, since only 45 households had a part-time job holder. Thus 144 full-time job holders plus 131 social security recipients turn out to be the principal support of 646 persons included in 228 households investigated.

Most poverty-level families lived in single-unit housing facilities---207 of 228, or over 90 percent. The typical house was a single-story, four-room, small in size. These were of modest construction and principally of run-down condition. Most had two "rooms with beds" two or three beds, one bathroom (or outside facility), and were heated with space heaters. An important group of families--the retired older citizens who appeared to live in previously middle-income living patterns--had homes which outwardly looked like above-poverty-level. In such cases, poverty-level classification was due to the seriously reduced financial circumstances of older age.

Three out of every four houses were reported to be in need of repair, and many---approximately half of them--appeared to need major repair work. A significant number of respondents reported they needed

"everything", and most family dwellings needed a number of such items as new floors and porches, repaired roofs, and attention to such inside work as plumbing, wiring, and repair to walls. Some persons, including the old and those in ill-health, were found living under conditions which could be considered a major threat to health, not merely a personal discomfort.

In spite of such conditions, two out of three respondents did not favor moving to new housing units though these were priced within their ability to pay. Some liked the neighborhood, some couldn't visualize ever leaving, some felt that they were too old to move, and more than half had never even considered moving (138 of 228). Those who considered moving seemed more likely to favor moving out of the neighborhood, preferably to the country or where conditions were less crowded.

Approximately two hundred different improvements to neighborhood were suggested, the most frequent being street repair (46), better trash collection (42), general repair and paint up of area (16), and the pickup of stray dogs and cats. Some blamed poor neighborhood conditions on problems due to city administration, others blamed their neighbors, and some were sorry they themselves could not do more. Such city problems as street repair, trash collection, drainage ditches and traffic law enforcement were still the principal ones in mind.

It was surprising to find as many as one-third (1/3) of the respondents saying that they would be interested in neighborhood meetings. All such favorable findings must be interpreted as possibly upward biased, answers tend to be given as the respondent may sense the interviewer wants to hear. Whenever possible, however, leading questions were eliminated and interviewers tried to avoid any biasing

effect.

Only a small number--30--of the 228 respondents were reported out of work and/or looking for work. This leads one to believe that many of the 286 residents between 16 and 60 were not considered potential income producers. Potential income producers--age 16-60 were 122, out of 345 total persons in Class I. Thus only 122 or 345, 35.4 percent, were potential sources of income except for retirement persons.

In Class II, fringe poverty, the picture brightens. Potential income producers--ages 16 to 60-- were 164 out of 301 persons. Thus 164 of 301 or 54.4 percent were potential non-retirement income sources.

In moving from poverty to fringe poverty level, there is an increase of over one-half ($1/2$) as many non-retirement income sources--ages 16 to 60--in the group.

In the Class III group, low income level, this 16 to 60 group becomes sixty (60) percent of the total.

Of this 30 out of work on the poverty level, more than one-half ($1/2$) had been out of work for over one year, and about one-half ($1/2$) were below 9th grade educational level. Only 20 were looking for work, and only 5 had visited employment offices and 2 had seen local firms. The search for new job sources did not appear to be strong or intelligently followed.

About one of every ten (10) of the poverty population reported serious illness, and the same proportion reported an illness that had "held on for a long time". Many serious health conditions were noted, and these are accumulated in various places of the appendix of the report.

All data considered, it is felt that the principal needs of the poverty culture are for improved educational facilities and for some way to raise aspiration levels and the desire to become an active member of a productive society. Unless some new ways can be devised to change the thinking of the adult population, the principal avenue of approach is probably education-of the 16 to 21 group, to rehabilitate the youthful drop-outs, of the large 7-15 group through some kind of in-the-home or at school program, and of the pre-school age where the greatest hope lies for a change of functional ability, a rise in aspiration level, and a general infusion of more hope than the previous generation seems to have had.

Male Employment (Negro)--1935 (from Fayetteville City Directory)

Attendant at Fair Grounds.....	1
Cleaner at laundry.....	1
Cooks.....	8
Fraternity or Sorority.....	2
Restaurant.....	2
Contractor.....	1
Fireman at Ozark Theater.....	1
Farmer.....	3
Gardener.....	1
Houseboy.....	7
Fraternity or Sorority.....	5
Janitor.....	7
Southwestern Bell.....	1
Southwestern Gas.....	1
City Hospital.....	1
National Cemetery.....	1
Laborer.....	27
Porter.....	29
Barber.....	10
Drug Store.....	3
Motor company.....	1
Clothing store.....	2
Bank.....	1
Bus Station.....	1
Hotel.....	5
Pastor.....	2
Shoe Shine Parlor.....	2
Retired.....	3
Teacher.....	1

Female Employment (Negro)--(From Fayetteville City Directory)

Cook.....	14
Fraternity or Sorority.....	1
Private Home.....	1
Board House.....	1
Domestic.....	10
General housework.....	1
Housekeeper.....	2
Laundress.....	7
Maid.....	1

Employment...1962...Negro Men

Cook.....	3
Auto Mechanic.....	1
Carpenter.....	1
Handyman at car lot.....	1
Hotel work.....	1
Janitor.....	1
High School Principal.....	1
Porter.....	1
Student.....	15
Tire recapping.....	3
Unemployed.....	1

Employment...1962...Negro Women

Day Work.....	8
Domestic.....	17
Laundry.....	1
Nurse training.....	1
School teacher.....	3
Beautician.....	1
Maid for business establishments.....	2
Housewife.....	2
Student.....	11

EMPLOYMENT - 1965

Consolidated Job Categories for Fayetteville Negro Men

A.	Maintenance/cleanup.....	21
A.	Automotive workers, unskilled.....	8
A.	Kitchen helpers.....	5
B.	Tire recappers.....	5
A.	Yard workers.....	4
A.	Production-line food processors.....	4
B.	Slaughterhouse butchers.....	4
B.	Shoeshine stand operators.....	3
A.	Contract cleanup.....	3
C.	Auto body-workers.....	3
B.	Auto lubrication.....	2
A.	Bakers' helpers.....	2
C.	Pastors.....	2
A.	Theater custodians.....	2
B.	Dry cleaners.....	2
B.	Horse trainer/breakers.....	2
C.	Barbers.....	1
A.	Horse-farm helpers.....	1
C.	Bakers.....	1
B.	Cook.....	1
B.	Hospital orderly.....	1
B.	Butchers' helpers.....	1
A.	Pharmacy stockman-delivers.....	1
A.	Odd jobs.....	1
C.	Construction worker, mason/bricklayer.....	1
C.	Equipment stockman, telephone co.....	1
C.	Salesman, auto-supply firm.....	1
A.	Bell-hop.....	1
B.	Private chauffeur.....	1
C.	School teacher.....	1
B.	Truck driver.....	1
C.	Beer tavern proprietor.....	1
A.	Veterinarian's helper.....	1
B.	Glazier.....	1
C.	Material dispatcher, purchasing department.....	1
C.	Carpenter.....	1
	Armed Forces.....	6
	Unemployed.....	14
	College students.....	4
	TOTAL	116

Tentative Job Classifications by Skills for Fayetteville Negro Men

Class A. Unskilled.....	55	Armed Forces.....	6
Class B. Semi-skilled.....	23	Unemployed.....	14
Class C. Skilled*.....	14	College students....	4

* This category includes men in professional, managerial, and proprietor categories, as well as skilled wage-earner.

EMPLOYMENT - 1965

Consolidated Job Categories for Fayetteville Negro Women

A. Domestic work.....	64
B. Cooks.....	13
A. Production line food processing.....	3
A. Commercial maintenance.....	3
A. Baby-sitters.....	2
B. Housekeepers.....	2
A. Cooks' helpers.....	2
B. Day nursery teachers.....	1
C. Practical nurse.....	1
A. Waitress.....	1
C. Music teacher.....	1
C. Public school counselor.....	1
Unemployed.....	33
College students.....	5
TOTAL	132

Tentative Job Classifications by Skills for Fayetteville Negro Women

Class A. Unskilled.....	75	Unemployed.....	33
Class B. Semi-skilled.....	16	College students....	5
Class C. Skilled*.....	3		

* This category included women in professional, managerial, and proprietor categories as well as skilled wage-earner.

LAND USE
AND
STRUCTURE CONDITIONS

NATURE AND DEGREE OF BLIGHT FOR NEIGHBORHOODS BY LAND USE CLASSIFICATION

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Residential															
Acreage	100.67	94.37	66.03	57.36	77.52	79.52	81.26	84.38	145.04	63.48	201.32	29.42	16.44	9.75	9.42
Stable	24.63	50.74	34.13	33.06	34.05	51.07	23.55	31.57	158.51	44.79	142.31	11.74	1.57	4.96	2.94
Rehabilitation	15.87	22.23	11.16	4.05	5.29	0.86	2.07	2.07	1.65	16.45	56.12	11.74	1.57	4.96	2.94
Clearance											2.89	1.79	6.51	2.15	3.06
Dwelling Units	884	477	262	335	1057	695	514	414	374	267	210	148	58	39	36
Sound	159	107	80	109	715	240	306	161	358	182	150	71	27	12	2
Deficient	601	265	158	205	299	416	200	151	14	80	57	69	31	21	21
Clearance	124	113	54	11	43	39	59.5	63.6	95.7	68.2	71.4	48.8	46.6	30.8	5.6
Percent sound	18.6	21.2	27.4	33.5	64.3	34.3									
Commercial															
Acreage	42.00	9.58	40.54	23.90	3.26	3.41	19.66	13.24	...	.73	13.05	...	2.07	...	13.84
Stable	6.80	2.81	9.47	.55	1.58	3.41	2.20	3.49	...	.21	10.69	...	0.41	...	...
Rehabilitation	13.91	4.12	15.29	15.02	1.98	...	15.88	9.75	...	.52	2.36	...	1.57	...	2.94
Clearance	21.29	2.65	15.78	8.33	1.10	...	1.58	...	...	...	...	...	...	...	10.90
Structures	238	24	17	40	22	5	24	17	...	14	17	...	8	...	6
Sound	20	17	6	2	8	5	6	13	...	12	12	...	1	...	...
Deficient	154	10	2	14	8	...	15	...	...	...	...	...	...	...	...
Clearance											...	...	...	...	...
Industrial															
Acreage	4.98	...	.77	8.94	...	...	...	...	...	...	...	...	...	...	...
Stable	...	...	...	2.48	...	...	...	...	...	...	...	...	...	...	...
Rehabilitation	4.06	...	.77	1.74	...	...	...	...	...	...	...	...	...	...	...
Clearance	4.02	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Structures	11	...	1	4	...	...	...	...	...	...	...	...	...	...	...
Sound	...	...	...	1	...	...	...	...	...	...	...	...	...	...	...
Deficient	...	...	...	2	...	...	...	...	...	...	...	...	...	...	...
Clearance	8	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Public and Semi-Public															
Acreage	21.48	8.45	35.29	11.40	211.32	9.83	28.42	6.61	7.50	21.57	16.94	6.20	19.97	.83	.56
Stable	71.49	115.23	37.71	2.71	20.00	1.90	24.42	6.61	7.50	10.80	16.94	6.20	19.97	.83	.56
Rehabilitation	8.00	3.16	14.00	10.00	20.00	1.41	4.00	...	...	5.00	...	...	...	...	...
Clearance	11.48	4.38	...	...	...	...	...	...	...	...	...	...	...	...	...
Structures	118	8	2	2	135	15	4	...	2	1	3	...	...	...	1
Sound	2	1	1	1	28	10	...	...	...	...	...	...	...	...	...
Deficient	...	...	...	...	35	4	2	...	2	...	...	...	...	...	...
Clearance	5	4	...	...	72	1	...	...	...	...	...	...	...	...	...
Streets and Railroads															
Acreage	66.78	32.35	29.84	24.88	51.48	40.46	40.78	30.82	44.25	42.76	52.26	35.01	23.99	6.54	45.51
Vacant															
Acreage	18.44	153.28	162.64	90.59	76.12	45.45	20.83	27.27	167.62	140.91	771.17	311.24	240.44	195.04	298.03
TOTAL ACREAGE	264.35	297.93	335.11	217.47	419.70	179.07	207.95	172.32	384.41	268.45	1054.74	193.16	339.09	212.16	442.63
Residential															
Acreage	81.19	83.31	144.05	92.22	116.00	25.87	9.08	119.58	10.50	...	...	5.12	28.25	16.99	2,008.10
Stable	50.50	71.49	37.71	2.71	20.00	1.90	24.42	6.61	7.50	...	...	4.38	10.08	16.92	1,591.44
Rehabilitation	11.57	2.48	4.96	6.36	6.19	1.15	1.65	2.56	...	...	...	.74	6.36	2.47	117.28
Clearance	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Dwelling Units	398	215	593	244	300	57	27	194	10	...	...	13	75	53	8,376
Sound	146	34	163	163	273	54	15	185	10	...	...	11	20	18	4,603
Deficient	58	...	134	87	36	3	12	8	...	...	...	1	6	3	3,183
Clearance	...	...	...	...	...	...	...	...	...	...	...	...	...	...	540
Percent sound	48.7	74.8	70.8	60.8	88.3	34.7	55.6	95.4	100.0	...	...	84.6	53.3	75.6	55.3
Commercial															
Acreage	.83	...	16.52	47.77	32.77	...	36.60	22.87	...	...	1.93	18.37	6.33	1.86	401.63
Stable	...	...	15.07	38.86	19.02	...	31.99	11.39	...	...	1.93	18.37	6.33	1.86	170.04
Rehabilitation	...	...	2.75	8.91	13.35	...	4.61	11.48	...	...	...	36.00	6.33	1.24	185.66
Clearance	...	...	...	...	...	...	...	...	...	...	...	...	...	...	65.93
Structures	2	...	5	31	51	...	17	15	...	...	2	6	9	3	588
Sound	...	...	5	13	19	...	8	7	...	...	2	6	9	1	167
Deficient	...	...	...	...	...	...	...	...	...	...	...	...	...	...	17
Clearance	2	...	...	...	...	...	...	...	...	...	...	...	...	...	204
Industrial															
Acreage	...	...	...	4.58	...	...	...	...	...	...	...	...	.41	...	176.73
Stable	...	...	...	4.59	...	...	...	...	...	...	...	...	.41	...	121.36
Rehabilitation	...	...	...	...	...	...	...	...	...	...	...	...	...	...	185.66
Clearance	...	...	...	...	...	...	...	...	...	...	...	...	...	...	47.99
Structures	...	...	...	1	...	...	...	...	...	...	...	...	1	3	49
Sound	...	...	...	...	...	...	...	...	...	...	...	...	...	...	8
Deficient	...	...	...	...	...	...	...	...	...	...	...	...	...	...	34
Clearance	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Public and Semi-Public															
Acreage	69.09	39.53	38.27	69.58	2.64	...	...	...	...	...	...	643.26	259.09	...	432.21
Stable	40.00	34.53	37.71	69.58	1.98	...	...	...	...	...	...	643.26	259.09	...	787.37
Rehabilitation	29.09	5.00	...	...	...	...	...	...	...	...	...	...	...	...	50.27
Clearance	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Structures	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Sound	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Deficient	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Clearance	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Streets and Railroads															
Acreage	21.72	32.37	32.97	41.49	37.39	2.87	3.59	31.54	7.17	1.19	...	10.04	40.58	25.91	894.91
Vacant															
Acreage	66.45	133.70	71.65	130.66	270.49	92.56	104.04	390.49	278.79	142.56	58.08	326.19	423.55	390.90	5,550.96
TOTAL ACREAGE	246.28	289.11	287.44	386.81	459.89	119.30	153.31	565.06	296.46	143.85	70.61	1032.98	758.21	469.96	10,564.54

STREETS AND RAILROADS BY NEIGHBORHOODS

Neighborhood Number	Street Classification			Railroads
	A	B	C	
1	35,525 ft.	3,400 ft.	10,500 ft.	4,375 ft.
2	6,850	7,500	13,750	
3	3,375	7,375	10,000	
4	2,250	6,175	8,750	2,250
5	12,000	13,750	7,500	5,800
6	10,625	4,750	13,375	3,250
7	22,375	5,875	7,075	
8	16,125	5,075	5,650	
9	11,150	22,150	5,250	
10	4,625	18,500	14,125	
11	1,250	32,400	11,875	
12		13,000	3,000	7,250
13		8,150	4,750	4,000
14		700	5,000	
15		7,500	7,750	12,200
16	1,375	5,250	12,300	
17	7,375	11,250	9,750	
18	2,000	6,125	20,600	
19	1,575	14,875	6,800	5,000
20	13,125	4,150	18,875	
21	10,175	7,400	15,000	
22		1,250	1,250	
23			3,125	
24	20,475		7,000	
25		6,250		
26			1,125	
27				
28	4,625		4,125	
29		19,600	19,750	625
30			9,775	6,400
TOTAL	186,875	232,450	257,825	51,150
	186,875	+ 232,450	+ 257,825	= 677,150

SUMMARY OF ENVIRONMENTAL DEFICIENCIES BY NEIGHBORHOODS

	1	2	3	4	5	6	7	8	9	10
Assessed Value:										
High (\$ per sq.ft.)	2.494	.341	.197	.429	...	.364	.325	.415	.205	.517
Low (\$ per sq.ft.)	.021	.016	.002	.018	...	.061	.021	.040	.029	.018
Mixed Uses	X	X	X	X	...	...	X	...	...	...
Conversions	X	X	...	...	X	X	X	...	...	...
Street Conditions:										
Standard Roadway (ft.)	35,525	6,850	3,375	2,250	12,000	10,625	22,375	16,125	11,150	4,625
Major Repairs (ft.)	3,400	7,500	7,375	6,175	13,750	4,750	5,875	5,075	22,150	18,500
To be Rebuilt (ft.)	10,500	13,750	10,000	8,750	7,500	13,375	7,075	5,650	5,250	14,125
Congestion	X	X	...	X	X	X	...	X	...	...
Steep Grades	...	X	...	...	...	...	X	...	X	X
Platting Problems	X	X	X	...	X	X	X	...	X	X
Drainage Problems	X	X	X	X	X	X	X	...	...	...
Water Service	...	...	X	X	...	...	...	...	...	...
Sanitary Sewer	...	...	X	...	X	...	X	...	...	X
Playground	...	X	...	X	X	X	...	X	...	X
Elementary School	...	...	X	...	...	...	X	...	...	...
	11	12	13	14	15	16	17	18	19	20
Assessed Value:										
High (\$ per sq.ft.)	.077	.164	.113	.037	.111	.162	.231	.329	.156	.279
Low (\$ per sq.ft.)	.019	.030	.030	.010	.069	.010	.046	.056	.005	.019
Mixed Uses	X	X	X	...	...	X	...	...	X	...
Conversions	...	...	...	...	...	...	...	...	...	...
Street Conditions:										
Standard Roadway (ft.)	1,250	...	...	...	...	1,375	7,375	2,000	1,575	13,125
Major Repairs (ft.)	32,400	13,000	8,150	700	7,500	5,250	11,250	6,125	14,875	4,150
To be Rebuilt (ft.)	11,875	3,000	4,750	5,000	7,750	12,300	9,750	20,600	6,800	18,875
Congestion	X	X	...	...	X	X	...	...	X	X
Steep Grades	...	...	...	X	X	X	X	...	...	X
Platting Problems	...	X	...	X	X	X	...	...	X	X
Drainage Problems	X	X	X	X	X	...	...	X	X	X
Water Service	...	...	X	...	...	...	...	X	X	...
Sanitary Sewer	...	X	...	X	X	X	...	...	...	X
Playground	...	X	X	X	...	X	...	...	X	X
Elementary School	X	...	...	...	...	...	X	...	...	...
	21	22	23	24	25	26	27	28	29	30
Assessed Value:										
High (\$ per sq.ft.)	.349	.260	...	.192	...	...	...	...	.095	.139
Low (\$ per sq.ft.)	.011	...	...	.019	...	...	...	...	.010	.056
Mixed Uses	...	...	...	...	...	...	...	...	X	X
Conversions	...	...	...	...	...	...	...	...	...	...
Street Conditions:										
Standard Roadway (ft.)	10,175	...	...	20,475	...	...	...	4,625	...	...
Major Repairs (ft.)	7,400	1,250	...	...	6,250	...	...	...	19,000	...
To be Rebuilt (ft.)	15,000	1,250	3,125	7,000	...	1,125	...	4,125	19,750	9,775
Congestion	X	...	...	...	...	...	...	...	X	...
Steep Grades	X	...	...	X	X	X	...	...	X	X
Platting Problems	...	...	...	...	...	...	...	...	X	X
Drainage Problems	...	X	X	X	...	X	X	X	...	X
Water Service	...	...	X	X	...	...	X	X	X	X
Sanitary Sewer	X	...	X	X	X	X	X	X	X	X
Playground	X	...	X	X	X	X	X	X	X	X
Elementary School	...	...	...	X	...	...	...	...	...	...

TYPES OF RENEWAL ACTION

The many causes of neighborhood blight combine to form different patterns of decay in different neighborhoods. With the symptoms mapped and tabulated it becomes possible to picture the type of blight and the seriousness of it in each area. These patterns of decay suggest the type of treatment required to stop blight or to eliminate.

There are many degrees of deterioration requiring as many degrees of treatment. For the purpose of mapping and discussing the treatment of physical conditions of each neighborhood, the symptoms of physical blight have been grouped into five ranges and criteria have been outlined to help classify all areas of the city into one of these ranges. Federal, State and local requirements were considered in drafting these criteria.

Minor Conservation. The area is generally stable. The city and other public agencies responsible for community facilities need to perform routine maintenance on these facilities, and the owners of private property need to be encouraged in minor repair and maintenance by code enforcement, publicity and neighborhood pride.

Concentrated Code Enforcement. The area has vitality and good location for its use. Both private property and public facilities require many minor improvement or a few major improvements. These improvements must be encouraged by capital budgeting of public improvements, strict code enforcement and advice to private property owners on obtaining financial and technical help to make the improvements.

Conservation. More than 20% of the structures in the area are substandard but less than 20% must be cleared. The use is appropriate to the area. Streets, utilities and other public facilities are or can be provided. Major public and Private expense is needed to upgrade the area.

Rehabilitation and Conservation. At least 20% of the structures have deficiencies requiring clearance with the rest suitable for remodelling and at least two major environmental deficiencies such as poor drainage, incompatible uses or unimproved streets are present in the area.

Clearance and Redevelopment. At least 50% of structures are too bad to rehabilitate, or at least 20% of the structures are so substandard that they require clearance and enough other structures must be cleared for planning reasons that the total cleared structures add up to 50% of the total.

While the renewal action chosen for each area must create an area that is apt to remain stable for a period of 25 or 30 years, it must be one that will cause the least possible disruption to residents and surrounding areas.

SUMMARY OF STRUCTURE CONDITIONS BY NEIGHBORHOODS

Neighborhood	Number of Structures					Percent Distribution			
		Sound	Lacking Plumbing	Need Improvement	Clearance by Urban Renewal or Code Enf.	Total	Sound	Improvement	Clearance
1	1151	190	(149)	670	291	100.0	16.5	58.2	25.3
2	509	109	(16)	276	124	100.0	21.4	54.2	24.4
3	312	87	(9)	168	57	100.0	27.9	53.8	18.3
4	371	113	(5)	231	27	100.0	30.5	62.3	7.3
5	1214	751	(23)	340	123	100.0	61.9	28.0	10.1
6	715	255	(50)	420	40	100.0	35.7	58.5	5.8
7	542	312	(6)	215	15	100.0	57.6	39.7	2.8
8	431	264	(...)	165	2	100.0	61.3	38.3	.5
9	376	358	(...)	16	2	100.0	95.2	4.3	.5
10	282	195	(1)	80	7	100.0	69.1	28.4	2.5
11	230	165	(...)	57	8	100.0	71.7	24.8	3.5
12	150	73	(3)	69	8	100.0	48.7	46.0	5.3
13	68	29	(...)	38	1	100.0	42.6	55.9	1.5
14	39	12	(1)	21	6	100.0	30.8	53.8	5.4
15	67	4	(1)	25	38	100.0	9.1	56.8	34.1
16	404	198	(9)	146	60	100.0	49.0	36.1	14.9
17	222	188	(3)	34	...	100.0	84.7	15.3	...
18	400	300	(7)	93	7	100.0	75.0	23.3	1.8
19	542	387	(5)	135	20	100.0	71.4	24.9	3.7
20	303	186	(33)	99	18	100.0	61.4	32.7	5.9
21	362	300	(...)	62	1	100.0	82.8	16.9	.3
22	57	54	(...)	3	...	100.0	94.7	5.3	...
23	44	23	(...)	21	...	100.0	52.3	47.7	...
24	210	193	(...)	15	1	100.0	92.3	7.2	.5
25	10	10	(...)	...	...	100.0	100.0	...	...
26	...	...	(...)	...	...	100.0	...	...	...
27	2	...	(...)	2	...	100.0	...	100.0	...
28	19	17	(...)	2	...	100.0	89.5	10.5	...
29	86	41	(...)	39	6	100.0	47.7	45.3	7.0
30	59	43	(...)	16	...	100.0	72.9	27.1	...
TOTAL	9177	4857	(321)	3458	862	100.0	53.0	37.8	9.2

Neighborhood	Clearance by Other Public Action							Type of Treatment
	U of A Expansion	City Hospital Expansion	Streets & Highways	Civic Center	Courthouse and Jail	Schools	Public Housing	
1	...	40	38	...	...	18	32	Clearance & Redevelopment
2	10	53	63	...	11	Clearance & Redevelopment
3	28	...	...	17	...	Clearance & Redevelopment
4	4	...	...	...	...	Conservation
5	77	...	...	...	...	...	...	Rehabilitation
6	250	...	10	...	...	...	...	Conservation
7	10	...	...	...	...	Code Enforcement
8	17	...	...	...	...	Code Enforcement
9	Minor
10	Code Enforcement
11	6	...	...	...	...	Conservation
12	2	...	...	...	...	Conservation
13	12	...	...	...	...	Conservation
14	Conservation
15	9	...	...	...	...	Clearance & Redevelopment
16	82	...	5	...	...	...	11	Rehabilitation
17	6	...	Minor
18	Code Enforcement
19	12	...	...	...	...	Code Enforcement
20	15	...	...	...	...	Code Enforcement
21	15	...	...	...	...	Minor
22	5	...	...	...	...	Minor
23	Conservation
24	Minor
25	Minor
26	Minor
27	Minor
28	Minor
29	20	...	...	...	...	Conservation
30	Conservation
TOTAL	409	40	218	53	63	41	54	

PRIMARY RENEWAL ACTIONS BY NEIGHBORHOODS

<u>Neighborhood No.</u>	<u>Minor Conservation</u>	<u>Concentrated Code Enforcement</u>	<u>Conservation</u>	<u>Rehabilitation & Conservation</u>	<u>Clearance and Redevelopment</u>
1	-	-	-	X	X
2	-	-	X	X	X
3	-	-	X	X	X
4	-	-	X	-	X
5	-	X	X	X	X
6	-	-	-	X	X
7	-	X	-	X	X
8	-	X	-	X	-
9	X	-	-	-	-
10	-	X	X	-	-
11	-	-	X	-	-
12	-	-	X	-	X
13	-	-	X	-	X
14	-	-	-	X	-
15	-	X	X	-	X
16	-	X	-	-	X
17	-	X	-	-	-
18	-	X	-	-	-
19	-	X	X	-	-
20	-	-	X	X	-
21	X	-	-	X	-
22	X	-	-	X	-
23	-	X	-	X	-
24	-	X	-	X	-
25	-	-	-	-	-
26	-	-	-	-	-
27	-	-	-	-	-
28	-	-	-	-	-
29	-	-	X	-	X
30	-	-	X	-	X

SECTION II

ECONOMIC BASIS FOR RENEWAL

SECTION II-ECONOMIC BASIS FOR RENEWAL

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NATURE AND PURPOSE OF THE STUDY

The purpose of this economic study has been to identify Fayetteville's present role in the regional economy of Northwest Arkansas and to make projections as to the future economic position that Fayetteville will attain in this area. This study is intended to become a portion of the Community Renewal Program (C.R.P.) being prepared for the City of Fayetteville. Although the C.R.P. planning for Fayetteville will establish a positive program of local urban renewal activities, it is essential that consideration be given to factors outside the community which might affect the conditions and prospects within the community. The report evaluates major growth trends of the Fayetteville economy as related to Northwest Arkansas (Washington, Benton, Madison and Carroll Counties), the State of Arkansas and the nation. The four major areas which have been analyzed in the study are:

1. An analysis of the economic patterns and trends in the community.. Emphasis is to be placed on the dynamic elements in the area economy, such as the University of Arkansas, new industrial development, the the recreational industry around Beaver Lake, and on forecasts of demographic and economic trends.
2. Forecasts of growth and change in the non-residential sector of the regional economy.
3. Forecasts of the prospective supply of and demand for land and structures for residential and related public, semi-public and private purposes.
4. Forecasts of land and housing to serve the growth of the University of Arkansas.

ANALYSIS AND PROJECTIONS OF THE LOCAL ECONOMY

General Economic Background

Fayetteville is the principal urban city in one of the fastest growing regions in the State of Arkansas. Although there are four counties in the Northwest Arkansas Region, the growth of Washington County has been significantly higher than in the remainder of the Region and Fayetteville's share of the area's growth constitutes an increasing proportion. The principal factors which have contributed to Northwest Arkansas and Fayetteville's recent economic development have been the accelerated growth of the University of Arkansas and the new and expanded manufacturing activities within the area. Fayetteville is the location of the two major employers (the University of Arkansas and Campbell Soup Company) in Northwest Arkansas.

During the period from 1960 to 1965 while the State's population experienced a gain of 7.3 percent, the population of Northwest Arkansas increased by 22,480 persons or by 20.0 percent and the rate of growth in Fayetteville was 29.6 percent or from 20,274 in 1960 to 26,279 in 1965.

By itself, Fayetteville's rate of growth appears to be rather high; however, when comparing the growth rate of Fayetteville with the other urban areas in Northwest Arkansas it can be seen that Fayetteville grew at a slower rate than Springdale or Rogers during the 1960-1965 period, but Fayetteville had the highest numerical gain as is shown in the following table:

Table 1

POPULATION INCREASES IN NORTHWEST ARKANSAS URBAN
AREAS, 1960-1965

<u>City^a</u>	<u>Population</u>		<u>Change 1960-1965</u>	
	<u>1960</u>	<u>1965</u>	<u>Number</u>	<u>Percent</u>
Fayetteville	20,274	26,279	6,005	29.6
Springdale	10,076	14,044	3,968	39.4
Rogers	5,700	8,284	2,584	45.3
Bentonville	3,649	4,517	870	23.8

^aAlthough Siloam Springs is also classified as urban, it is not included in this table because there was no comparable population count available for 1965.

Source: U. S. Bureau of the Census, Census of Population: 1960 and special censuses of municipalities.

Similar to the 1960-1965 pattern of growth in the Region, Fayetteville showed a slower rate of growth than three of the five urban areas of Northwest Arkansas between 1950 and 1960 as is illustrated in the following table:

Table 2

POPULATION INCREASES IN NORTHWEST ARKANSAS URBAN
AREAS, 1950-1960

<u>City</u>	<u>Population</u>		<u>Change, 1950-1960</u>	
	<u>1950</u>	<u>1960</u>	<u>Number</u>	<u>Percent</u>
Fayetteville	17,071	20,274	3,203	18.8
Springdale	5,835	10,076	4,241	72.7
Rogers	4,962	5,700	738	14.9
Bentonville	2,942	3,649	707	24.0
Siloam Springs	3,270	3,953	683	20.9

Source: U. S. Bureau of the Census, Census of Population: 1950 and 1960.

Annexations to the urban areas of Northwest Arkansas have accounted for a very important part of the increases in population particularly for Fayetteville and Rogers. Between 1960 and 1965 the population in annexed areas accounted for the following proportions of the total population gains: Fayetteville-38.3% (2,300 persons); Rogers-73.5% (1,900 persons); Springdale-12.6% (500 persons); and Bentonville-34.5% (300 persons).

The relative position of Fayetteville to the four-county region of Northwest Arkansas is:

- 19.5 percent of the total 1965 population;
- 74.8 percent of the 1960 total nonwhite population;
- 19.0 percent of the 1960 employed persons;
- 22.7 percent of the 1963 value added by manufacture;
- 24.5 percent of the 1963 production workers;
- 29.7 percent of the 1963 retail sales;
- 19.8 percent of the retail establishments;
- 25.2 percent of the 1963 wholesale trade sales;
- 32.0 percent of the 1963 total receipts of selected services; and
- 17.2 percent of the 1960 total housing units.

In-migration has played a major role in the population growth of Northwest Arkansas since 1960. Between 1960 and 1965 net in-migration to Northwest Arkansas totaled 18,919 persons of which almost 70 percent (12,946 persons) were in Washington County.¹

A comparison of family income as reported in 1959 shows in percentage terms that in Fayetteville more of the families are in the higher income groups and fewer in the lower income groups

¹Arkansas 1966 Population Estimates by the Industrial Research and Extension Center of the University of Arkansas (May, 1967).

than in Northwest Arkansas. As the following table illustrates, 10.8 percent of the Fayetteville families and 4.4 percent of the Northwest Arkansas families were in the income groups of \$10,000 or more. On the other hand, 28.3 percent of the families in Fayetteville were in the income groups of less than \$3,000 as contrasted with 46.9 percent of the families in Northwest Arkansas. (See Table 3.)

By examining the occupational structure of the City of Fayetteville to that of Northwest Arkansas, it can readily be concluded that a great portion of the differences in family income are the result of the types of jobs held by the employed persons. For example, as is shown in Table 4 over one-half (54%) of Fayetteville's 1960 workers were in white-collar occupations as compared to about one-third of Northwest Arkansas' workers. Blue-collar workers constituted 24 percent of Fayetteville's total and 36 percent of Northwest Arkansas' total.

Total personal income in Northwest Arkansas has increased significantly during the past decade relative to the increase experienced by the State of Arkansas as a whole. The growth rate of Washington's personal income has been above that of the Region during each five-year period since 1950 (see Table 5); however, the rate of change in per capita income in Washington County has been slower than the growth rates for Northwest Arkansas and the State, but still higher than in the nation as a whole. (See Table 6.)

General Analysis

Labor Force and Employment Mix. The level of employment is the dominant influence on an area's population growth. Princi-

Table 3
INCOME IN 1959 OF FAMILIES IN FAYETTEVILLE AND NORTHWEST ARKANSAS

Family Income	Number of Families		Percent Distribution	
	Fayetteville	Northwest Arkansas	Fayetteville	Northwest Arkansas
Under \$1,000	238	3,455	4.8	11.2
\$1,000 to \$1,999	503	5,560	10.1	18.0
\$2,000 to \$2,999	664	5,386	13.4	17.5
\$3,000 to \$3,999	659	4,858	13.3	15.7
\$4,000 to \$4,999	596	3,543	12.0	11.5
\$5,000 to \$5,999	542	2,560	10.9	8.3
\$6,000 to \$6,999	430	1,610	8.7	5.2
\$7,000 to \$7,999	375	1,194	7.6	3.9
\$8,000 to \$8,999	285	866	5.7	2.8
\$9,000 to \$9,999	136	454	2.7	1.5
\$10,000 to \$14,999	315	880	6.4	2.8
\$15,000 to \$24,999	148	350	3.0	1.1
\$25,999 and over	68	142	1.4	0.5
Total	4,959	30,858	100.0	100.0
Median Income	\$ 4,697	\$ 3,212		

Source: U.S. Department of Commerce, Bureau of the Census, Census of Population: 1960, Vol. I, Part 5, (Washington: Government Printing Office).

Table 4

OCCUPATION GROUP OF THE EMPLOYED FOR FAYETTEVILLE
AND NORTHWEST ARKANSAS: 1960

Occupation Group	Employment		Percent Distribution	
	Fayetteville	Northwest Arkansas	Fayetteville	Northwest Arkansas
Professional, technical and kindred workers	1,581	3,791	20.7	9.4
Managers, officials and proprietors, except farm	902	3,540	11.8	8.8
Clerical and kindred workers	1,071	3,308	14.0	8.2
Sales workers	597	2,471	7.8	6.2
Craftsmen, foremen and kindred workers	613	4,467	8.0	11.1
Operatives and kindred workers	1,035	8,008	13.5	19.9
Laborers, except farm and mine	215	1,953	2.8	4.9
Private household workers	236	797	3.1	2.0
Service workers, except private household	987	3,011	12.9	7.5
Farmers and farm managers	28	5,782	0.4	14.4
Farm laborers and farm foremen	60	1,635	0.8	4.1
Occupation not reported	325	1,388	4.2	3.5
TOTAL Employed	7,648	40,151	100.0	100.0

Source: U. S. Department of Commerce, Bureau of the Census, Census of Population: 1960, Vol. I, Part 5, (Washington: Government Printing Office).

TABLE 5

TOTAL PERSONAL INCOME ESTIMATES IN WASHINGTON COUNTY,
NORTHWEST ARKANSAS, AND ARKANSAS, 1950 - 1964

(millions of dollars)

Year	Washington County	Northwest Arkansas	State of Arkansas
1950	48.2	96.7	1,556
1951	55.4	110.9	1,741
1952	55.2	108.4	1,799
1953	54.0	105.0	1,809
1954	53.3	101.1	1,782
1955	57.7	109.4	1,933
1956	61.1	113.3	2,004
1957	66.7	122.2	2,058
1958	73.3	136.2	2,141
1959	82.6	152.1	2,359
1960	87.1	161.4	2,394
1961	97.3	178.3	2,615
1962	105.7	192.2	2,782
1963	114.5	206.7	2,986
1964	125.7	223.5	3,200
<u>Percent Changes</u>			
1950-1964	160.8	131.1	105.7
1950-1955	19.7	13.1	24.2
1955-1960	51.0	47.5	23.8
1960-1964	44.3	38.5	33.7

Source: Bureau of Business and Economic Research,
College of Business Administration, University of
Arkansas.

TABLE 6

ESTIMATED PER CAPITA INCOME AND PERCENT CHANGE
SELECTED YEARS, 1950-1964

Geographic Area	Per Capita Income			Percent Change		
	1950	1960	1964	1950-1960	1950-1964	1960-1964
Washington County	\$ 965	\$1,561	\$1,864	61.8	93.2	19.4
Northwest Arkansas	856	1,435	1,726	67.6	101.6	20.3
State of Arkansas	807	1,337	1,655	65.7	105.1	23.8
United States	1,485	2,217	2,566	49.3	72.8	15.7

Sources: Bureau of Business and Economic Research, College of Business Administration, University of Arkansas and U. S. Department of Commerce, Office of Business Economics, Survey of Current Business, Vol. 45, No. 7, Table 2, p. 11 (Washington: Government Printing Office, July, 1965).

pal exceptions to this general guideline are "dormitory" and educational communities such as the City of Fayetteville. But as in the case for Fayetteville, as the student population swells, this places additional demands by enlarging the number of individuals to be provided with goods and services thereby tending to expand economic opportunities and employment in the area. Consideration of the prospects for economic growth in an area are essential for rationally founded population projections. Therefore, it is imperative to consider the historical trend of labor force and employment activity in Northwest Arkansas and Fayetteville in order to appraise the future economic and population outlook.

No detailed current data is available on the total labor force and total employment for Fayetteville. The most recent total count is the 1960 data contained in the Census of Population. The census data are not as up to date as would be desirable, and they are also one-time sample based figures rather than annual averages, but the statistics contained in the census publications are the best available in coverage and detail for such local areas as cities and intrastate regions.

The Employment Security Division (ESD) publishes current statistics for the Fayetteville Labor Market Area which includes data for Washington County in total. In addition, the Chamber of Commerce publishes current employment data, but this data is primarily limited to industrial employment.

It should be noted that employment as compiled in the Census of Population is based on the workers' place of residence, and not in their place of employment as is the basis of the other available data, including that of the ESD.

Although the employment statistics are somewhat limited, a relatively accurate picture of the trends in more recent years can be viewed through the use of data prepared by the ESD by including the data for the entire Northwest Arkansas labor market areas.

The following table indicates the components of the civilian labor force in 1950 and 1960. The United States Bureau of the Census defines the labor force as comprising all persons 14 years of age and over who are either working or looking for work. Not included in Table 7 are members of the armed forces on active duty.

Table 7

COMPONENTS OF CIVILIAN LABOR FORCE: 1950-1960

	<u>Fayetteville</u>	<u>Northwest Arkansas</u>	<u>Arkansas</u>
1950:			
Civilian Labor Force	5,995	41,112	646,124
Employed	5,844	39,916	615,796
Unemployed	151	1,196	30,328
Unemployed rate (%)	2.5	2.9	4.7
1960:			
Civilian Labor Force	7,874	41,814	601,484
Employed	7,648	40,151	565,491
Unemployed	226	1,663	35,993
Unemployed rate (%)	2.9	4.0	6.0

Source: U.S. Department of Commerce, Bureau of the Census, Census of Population: 1950, Vol. II, Part 4; and 1960, Vol. I Part 5 (Washington: Government Printing Office).

As the above table shows, Fayetteville's labor force had a much more significant increase than Northwest Arkansas' between 1950 and 1960 while the State's labor force experienced a marked decrease. From 1950 to 1960, Fayetteville's proportion of the Region's labor force rose from 14.6 percent to 18.8 percent while Northwest Arkansas' share of the State's labor force increased

from 6.4 percent in 1950 to 7.0 percent in 1960.

Fayetteville's 1950 and 1960 labor force participation rates by sex as compared with the Region, State and the nation were as follows:

LABOR FORCE PARTICIPATION RATES BY SEX^a

<u>Geographic Area</u>	<u>Male</u>		<u>Female</u>	
	<u>1950</u>	<u>1960</u>	<u>1950</u>	<u>1960</u>
Fayetteville	52.8	60.5	34.3	40.0
Northwest Arkansas	73.5	69.1	24.5	31.4
Arkansas	76.7	70.3	21.2	28.5
United States	84.5	81.2	33.1	36.7

^a A participation rate for a particular age group is the proportion of those persons in the labor force to the total number of persons within the particular age group.

The male participation rates for Fayetteville are considerably lower than in the other areas. The primary reason for Fayetteville's lower male rates is because of the lower rates in the age groups which contain the University students and this can be seen in Table 8 which shows the 1960 male participation rates by age group.

As an area becomes more urbanized participation rates rise substantially. Female participation rates in Fayetteville experienced a significant gain between 1950 and 1960 and also in the Region and the State. In 1960, Fayetteville's female participation rate was considerably higher than the national rate. Table 9 shows the female population and labor force 14 years of age and over by age groups and includes the corresponding labor force participation rates.

Table 8

LABOR FORCE STATUS FOR MALES BY AGE, 1960

	<u>Fayetteville</u>	<u>Northwest Arkansas</u>
Population:		
14-17 years	439	3,704
18-24 years	3,031	6,438
25-34 years	1,437	5,972
35-44 years	944	5,883
45-64 years	1,418	11,825
65 years and over	737	7,535
Total 14 years and over	<u>8,006</u>	<u>41,357</u>
Labor Force:		
14-17 years	112	1,040
18-24 years	1,270	4,077
25-34 years	1,052	5,371
35-44 years	953	5,564
45-64 years	1,243	10,100
65 years and over	213	2,419
Total 14 years and over	<u>4,843</u>	<u>28,571</u>
Labor Force Participation Rate:		
14-17 years	25.5	28.1
18-24 years	41.9	63.3
24-34 years	73.2	89.9
35-44 years	(a)	94.6
45-64 years	87.7	85.4
65 years and over	28.9	32.1
Total 14 years and over	<u>60.5</u>	<u>69.1</u>

^aThe population in this age group exceeds the labor force figure due to the 25 percent sampling procedure used for assembling data on the characteristics of the labor force.

Source: U.S. Department of Commerce, Bureau of the Census, Census of Population: 1960, Vol. I, Part 5 (Washington: Government Printing Office).

Table 9

LABOR FORCE STATUS FOR FEMALES BY AGE, 1960

	<u>Fayetteville</u>	<u>Northwest Arkansas</u>
Population:		
14-17 years	480	3,616
18-24 years	2,246	5,724
25-34 years	1,196	6,000
35-44 years	1,022	6,401
45-64 years	1,760	12,774
65 years and over	988	7,803
Total 14 years and over	<u>7,692</u>	<u>42,318</u>
Labor Force:		
14-17 years	118	514
18-24 years	918	2,438
25-34 years	493	2,187
34-44 years	484	2,684
45-64 years	916	4,801
65 years and over	149	678
Total 14 years and over	<u>3,078</u>	<u>13,302</u>
Labor Force Participation Rate:		
14-17 years	24.6	14.2
18-24 years	40.9	42.6
25-34 years	41.2	36.5
35-44 years	47.4	41.9
45-64 years	52.0	37.7
65 years and over	15.1	8.7
Total 14 years and over	<u>40.0</u>	<u>31.4</u>

Source: U.S. Department of Commerce, Bureau of the Census,
Census of Population: 1960, Vol. I, Part 5 (Washington:
Government Printing Office).

The economic character of any area is greatly influenced by the level and characteristics of its employment base. Local economic performance can be measured by comparison with employment patterns of other areas. Fayetteville's employment patterns and trends as contained in the following analysis are related to those of the Region, the State and the nation. The analysis is based primarily on employment data as shown in the Census of Population as this data is the most complete and detailed information available for local areas.

Between 1950 and 1960, Fayetteville's total employment increased by 1,804 persons or by 30.9 percent while total employment in the Northwest Arkansas Region increased by only 235 persons or by 0.6 percent. (See Tables 10 and 11.) During this period there was a 14.5 percent national increase and an 8.2 percent decline in Arkansas as a whole. Northwest Arkansas' slower than national growth in total employment has been primarily due to differences in importance and changes in the agricultural employment sector. The Region's declines in farm employment have been sharper than those of the United States as a whole, and its dependence on farming as a source of employment is much greater. The comparison of growth rates is quite different when only non-agricultural employment is considered. From 1950 to 1960, there was a gain of 31 percent in non-agricultural jobs in Fayetteville while the corresponding increases were 40 percent in the Region, 17 percent in the State and 22 percent in the nation. By industry groups the most significant rates of growth for Fayetteville and Northwest Arkansas were in manufacturing employment. Between 1950 and 1960 the City's manufacturing employment almost doubled --

TABLE 10

EMPLOYMENT AND PERCENT CHANGE BY INDUSTRY IN FAYETTEVILLE
1950 AND 1960

Industry	Employment		Percent Change 1950-1960
	1950	1960	
Agriculture, forestry, and fisheries	112	153	36.6
Mining	---	12	----
Construction	413	314	-24.0
Manufacturing	562	1,094	94.7
Transportation, communications, and public utilities	428	452	5.6
Wholesale and retail trade	1,381	1,525	10.4
Finance, insurance, and real estate	201	259	28.9
Services	1,378	1,766	28.2
Government (total civilian)	1,326	1,868	40.9
Public education	1,095	1,598	45.9
Public administration	231	270	16.9
Industry not reported	43	205	376.7
Total	5,844	7,648	30.9

Sources: U. S. Department of Commerce, Bureau of the Census, Census of Population: 1960, Vol. I, Part 5, Table 75, p. 5-177; and 1950, Vol. II, Part 4, Table 35, p. 4-53 (Washington: Government Printing Office).

TABLE 11

EMPLOYMENT AND PERCENT CHANGE BY INDUSTRY IN NORTHWEST ARKANSAS
1950 AND 1960

Industry	Employment		Percent Change 1950-1960
	1950	1960	
Agriculture, forestry, and fisheries	17,201	8,276	-51.9
Mining	43	67	55.8
Construction	2,367	2,793	18.0
Manufacturing	3,604	8,003	122.1
Transportation, communications, and public utilities	1,641	2,061	25.6
Wholesale and retail trade	6,301	7,369	16.9
Finance, insurance, and real estate	634	967	52.5
Services	4,419	5,824	31.8
Government (total civilian)	3,013	3,783	25.6
Public education	2,124	2,734	28.7
Public administration	889	1,049	18.0
Industry not reported	693	1,008	45.5
Total	39,916	40,151	0.6

Sources: U. S. Department of Commerce, Bureau of the Census, Census of Population: 1960, Vol. I, Part 5, Table 85, pp. 5-208 to 5-213; 1950, Vol. II, Part 4, Table 43, pp. 4-83 to 4-92 (Washington: Government Printing Office).

an increase of 94.7 percent or from 562 employees in 1950 to 1,094 employees in 1960. The corresponding rate of increase in the Region exceeded that of Fayetteville. Northwest Arkansas' manufacturing employment showed a gain of 122 percent during the decade of the 1950's.

The government sector ranked as the second most important in rate of growth for the city between 1950 and 1960. Overall, government increased by 542 employees or 40.9 percent. Of this total government increase, 93 percent was in public education and the remaining 7 percent in public administration. The percentage increases of employment in services and finance, insurance and real estate in Fayetteville were approximately the same -- 28.9 percent and 28.2 percent, respectively.

Tables 12 and 13 show the City and the Region's 1950 and 1960 employment by industry and sex. During this period female employment increased faster than male employment in Fayetteville. For females, the percentage gain in total employment was 38.9 percent as contrasted with a 26.1 percent increase of male employment. For the Region while total male employment declined by 9.0 percent there was a 30.1 percent rise in female employment. The industry pattern of employment changes by sex was comparable with the patterns experienced by total employment. Again for both males and females in the City and Region, the fastest growth rates were in manufacturing followed by government in Fayetteville and by services for Northwest Arkansas.

Tables 14 and 15 compare the employment structure of Fayetteville relative to the Region, state and nation for 1950 and 1960. The government sector is considerably more important to Fayetteville's

TABLE 12

EMPLOYMENT AND PERCENT CHANGE BY INDUSTRY AND SEX IN FAYETTEVILLE
1950 AND 1960

Industry and Sex	Employment		Percent
	1950	1960	Change 1950-1960
Male:			
Agriculture, forestry, and fisheries	98	137	39.8
Mining and construction	401	326	-18.7
Manufacturing	374	632	69.0
Transportation, communications, and utilities	300	348	16.0
Wholesale and retail trade	893	1,007	12.8
Finance, insurance, and real estate	125	148	18.4
Services	671	829	23.5
Government (total civilian)	785	1,101	40.3
Public education	612	904	47.7
Public administration	173	197	13.9
Industry not reported	27	105	288.9
Total	3,674	4,633	26.1
Female:			
Agriculture, forestry, and fisheries	14	16	14.3
Mining and construction	12	---	---
Manufacturing	188	462	145.7
Transportation, communications, and utilities	128	104	-18.7
Wholesale and retail trade	488	518	6.1
Finance, insurance, and real estate	76	111	46.1
Services	707	937	32.5
Government (total civilian)	541	767	41.8
Public education	483	694	43.7
Public administration	58	73	25.9
Industry not reported	16	100	525.0
Total	2,170	3,015	38.9

Sources: U. S. Department of Commerce, Bureau of the Census,
Census of Population: 1960, Vol. I, Part 5, Table 75, p. 5-177;
and 1950, Vol. II, Part 4, Table 35, p. 4-53 (Washington: Govern-
ment Printing Office).

TABLE 13
EMPLOYMENT AND PERCENT CHANGE BY INDUSTRY AND SEX
IN NORTHWEST ARKANSAS
1950 AND 1960

Industry and Sex	Employment		Percent Change
	1950	1960	1950-1960
Male:			
Agriculture, forestry, and fisheries	14,774	7,350	-50.3
Mining and construction	2,368	2,787	17.7
Manufacturing	2,433	4,674	92.1
Transportation, communications, and utilities	1,277	1,734	35.8
Wholesale and retail trade	4,278	4,857	13.5
Finance, insurance, and real estate	418	577	38.0
Services	2,436	2,691	10.5
Government (total civilian)	1,666	2,188	31.3
Public education	999	1,362	36.3
Public administration	667	826	23.8
Industry not reported	480	565	17.7
Total	30,130	27,423	-9.0
Female:			
Agriculture, forestry, and fisheries	2,427	926	-61.8
Mining and construction	42	73	73.8
Manufacturing	1,171	3,329	184.3
Transportation, communications, and utilities	364	327	-10.2
Wholesale and retail trade	2,023	2,512	24.2
Finance, insurance, and real estate	216	390	80.6
Services	1,983	3,133	58.0
Government (total civilian)	1,347	1,595	18.4
Public education	1,125	1,372	22.0
Public administration	222	223	0.5
Industry not reported	213	443	108.0
Total	9,786	12,728	30.1

Sources: U. S. Department of Commerce, Bureau of the Census, Census of Population: 1960, Vol. I, Part 5, Table 85, pp. 5-208 to 5-213; and 1950, Vol. II, Part 4, Table 43, pp. 4-83 to 4-92 (Washington: Government Printing Office).

TABLE 14

PERCENT DISTRIBUTION OF EMPLOYMENT BY INDUSTRY
UNITED STATES, ARKANSAS, NORTHWEST ARKANSAS, AND FAYETTEVILLE
1950

Industry	United States	Arkansas	Northwest Arkansas	Fayetteville
Agriculture, forestry, and fisheries	12.5	35.3	43.1	1.9
Mining	1.6	1.1	0.1	---
Construction	6.1	5.7	5.9	7.1
Manufacturing	26.0	13.8	9.1	9.6
Transportation, communications, and public utilities	7.9	5.8	4.1	7.3
Wholesale and retail trade	18.6	15.8	15.8	23.7
Finance, insurance, and real estate	3.4	1.7	1.6	3.4
Services	15.2	12.8	11.1	23.6
Government	7.2	6.0	7.5	22.7
Industry not reported	1.5	2.0	1.7	0.7
Total	100.0	100.0	100.0	100.0

Source: U. S. Department of Commerce, Bureau of the Census, Census of Population: 1950, Vol. II, Part 4, Table 35, p. 4-53, and Table 43, pp. 4-83 to 4-92 (Washington: Government Printing Office).

TABLE 15

PERCENT DISTRIBUTION OF EMPLOYMENT BY INDUSTRY
UNITED STATES, ARKANSAS, NORTHWEST ARKANSAS, AND FAYETTEVILLE
1960

Industry	United States	Arkansas	Northwest Arkansas	Fayetteville
Agriculture, forestry, and fisheries	6.7	17.7	20.6	2.0
Mining	1.0	0.9	0.2	0.2
Construction	5.9	6.4	7.0	4.1
Manufacturing	27.1	20.1	19.9	14.3
Transportation, communications, and public utilities	6.9	6.2	5.1	5.9
Wholesale and retail trade	18.2	18.3	18.4	19.9
Finance, insurance, and real estate	4.2	2.7	2.4	3.4
Services	17.0	17.4	14.5	23.1
Government	8.9	7.6	9.4	24.4
Industry not reported	4.0	2.6	2.5	2.7
Total	100.0	100.0	100.0	100.0

Source: U. S. Department of Commerce, Bureau of the Census, Census of Population: 1960, Vol. I, Part 1, Table 92, p. 1-223, and Part 5, Table 62, p. 5-155, Table 75, p. 5-177, and Table 85, pp. 5-208 to 5-213 (Washington: Government Printing Office).

employment base than in the other areas primarily because of the University of Arkansas employees which are in this group. Almost one of every four Fayetteville employees in 1960 was in government as contrasted with about one of every eleven employees in the Region and nation and one of every thirteen employees in the State.

The proportions of Fayetteville's employment in service and trade industries also constitute larger portions of total employment than do the corresponding ratios in the Region, State and nation. On the other hand, construction and manufacturing employment show lower ratios to Fayetteville's total employment than in the other areas.

Table 16 shows the 1964 and 1965 labor force and the employment for Washington County and Northwest Arkansas. This ESD data is not available for the City as the Fayetteville Labor Market Area as set up by the Employment Security Division includes all of Washington County. During this period, Washington County's growth exceeded that of the Region in manufacturing, but showed a slower rate of increase than Northwest Arkansas in the non-manufacturing segment. Construction employment showed a decline in both areas, but the rate of decline was slower in the County than in the Region as a whole. Agricultural employment declined in Northwest Arkansas, but registered a slight gain in Washington County from 1964 to 1965.

Manufacturing. According to the 1963 Census of Manufacturers, Fayetteville had 33 manufacturing establishments with a payroll of approximately \$8 million. Of the 33 total number of manufacturing establishments, 14 had 20 or more employees. All employees totaled

TABLE 16

LABOR FORCE AND EMPLOYMENT BY INDUSTRY IN WASHINGTON COUNTY AND NORTHWEST ARKANSAS

1964 AND 1965

Industry	Washington County		Northwest Arkansas		Percent Change 1964-1965	
					Washington County	Northwest Arkansas
Total Civilian Labor Force	25,550	27,850	47,275	50,575	9.0	7.0
Unemployed	1,000	1,025	2,400	2,275	2.5	-5.2
Employed	24,550	26,825	44,875	48,300	9.3	7.6
Agriculture	2,875	2,900	6,675	6,375	0.8	-4.5
Nonagriculture	21,675	23,925	38,200	41,925	10.4	9.8
Domestic service, self- employed, and unpaid family workers	3,825	4,025	8,400	8,850	5.2	5.4
Wage and salary	17,850	19,900	29,800	33,075	11.5	11.0
Manufacturing	5,075	6,250	10,425	12,125	23.2	16.3
Durable goods	1,200	1,575	2,775	3,475	31.3	25.2
Nondurable goods	3,875	4,675	7,650	8,650	20.6	13.1
Nonmanufacturing	12,775	13,650	19,375	20,950	6.8	8.1
Construction	1,050	1,025	1,650	1,550	-2.4	-6.1
Public utilities	1,475	1,575	2,000	2,150	6.8	7.5
Trade	3,975	4,250	6,450	6,975	6.9	8.1
Finance, insurance, and real estate	475	500	750	800	5.3	6.7
Services	1,900	2,000	3,050	3,225	5.3	5.7
Government	3,650	4,050	4,975	5,725 ^a	11.0	15.1
Other nonmanufacturing	250	250	500	525	-0-	5.0

a Benton County data for 1965 not comparable with data for years prior to 1965 due to new benchmark data.

Sources: Compiled primarily from Arkansas Department of Labor, Employment Security Division, Arkansas Labor Force Data, 1964-1965 (Little Rock: Reports and Analysis Section); and additional information provided by the Employment Security Division.

2,256 of which 1,907 were production workers. Production workers wages amounted to \$6,013,000. Value added by manufacture was \$17,121,000 or more than double the 1958 figure of \$8,244,000.

Fayetteville's share of Northwest Arkansas' 1963 manufacturing activity is illustrated in the following table.

Table 17

MANUFACTURING ESTABLISHMENTS, PRODUCTION WORKERS AND
VALUE ADDED, FAYETTEVILLE AND NORTHWEST ARKANSAS, 1963

	<u>Fayetteville</u>	<u>Northwest Arkansas</u>	<u>Fayetteville's Percent of Region</u>
Number of establishments	33	202	16.3
Number of production workers	1,907	7,780	24.5
Wages (\$1,000)	\$ 6,013	\$23,833	25.2
Value added by manu- facture, adjusted (\$1,000)	\$17,121	\$75,485	22.7

Source: U. S. Department of Commerce, Bureau of the Census, Census of Manufactures: 1963 (Washington: Government Printing Office).

Retail and Wholesale Trade and Selected Services. It has been stated that "The modern urban or town area owes its existence to the simple fact that they are centers for the production and distribution of goods and services. Take away these economic functions and the reasons for the inhabitants living there is removed."¹ The economic well-being and future progress of a community is heavily dependent upon two functions: (1) its effectiveness in satisfying the demand of local consumers for goods and services and (2) serving

¹ Survey of Cincinnati, Ohio prepared by the City Planning Commission.

persons from outside the geographical boundaries of the city or town thus attracting a flow of income into the community.

Fayetteville's trade comes primarily from an area within approximately a 30-mile radius of the City and the trade area covers a large portion of Northwest Arkansas. A few years ago, a report was prepared for the Fayetteville Chamber of Commerce by two University of Arkansas graduate students which outlined in detail the Fayetteville retail trade area.¹ This study indicated that the trade area includes all of Washington County, most of Benton County and Madison County and a portion of Carroll County. In addition to the above described area in Arkansas, the Fayetteville trade area covered portions of Adair County in Oklahoma and Barry County in Missouri. It is very doubtful that the trade area boundaries as delineated in this study have changed by any appreciable degree in the past few years. A labor commuting survey as of August, 1966, prepared by the Arkansas Industrial Development Commission tends to indicate that boundaries of the Fayetteville trade area have not changed as trade and labor market area boundaries are quite similar. According to the results of this survey of manufacturing firms, the employees commuting to work at Fayetteville from areas outside of Washington County were distributed by location of residence as follows: Madison County - 270; Benton County - 108; Crawford County - 6; and Adair County, Oklahoma - 174. It could be assumed by using this data that if there have been any

¹ "An Outline of the Fayetteville Trade and Labor Area", Hugh R. Dawson and Hollis A. Dixon, under the direction of Robert M. Bell, Marketing Department, University of Arkansas.

changes in Fayetteville's trade area, it would be an expansion to include a larger portion of Adair County, Oklahoma, particularly around the Stillwell area.

The most comprehensive coverage of the level of activity in trade and services is the data available in the Census of Business. The Department of Commerce publishes data only for selected years, e.g. 1948, 1954, 1958, and 1963. The basic analysis of the historical activity of retail, wholesale and selected services is based primarily on census data for 1954, 1958 and 1963.

Retail sales have shown a steady increase in Fayetteville and Northwest Arkansas during the period from 1954 through 1963. Fayetteville's growth rate was considerably slower in the 1954-1958 period than during the later period from 1958-1963. (See Table 18). Between 1954 and 1958, Fayetteville's retail sales increased only about two-thirds as fast as Northwest Arkansas sales. Consequently, Fayetteville's share of retail sales in the area declined from 26.4 percent in 1954 to 24.5 percent in 1958. In 1963, retail sales in Fayetteville were valued at \$46.5 million -- an increase of \$17.4 million, or 60.1 percent, since 1958. During this same period, retail sales in Northwest Arkansas rose by 32.2 percent, thus Fayetteville's proportion of the area increased from 24.5 percent in 1958 to 29.7 percent in 1963.

A further comparison of Fayetteville's sales between 1954 and 1963 with those of the State and nation shows that Fayetteville's rate of growth has been higher than in Arkansas and the United States particularly since 1958. From 1954 to 1958, Fayetteville showed a slower growth than nationally and only a slightly faster growth rate than the State.

Table 18

RETAIL SALES FOR FAYETTEVILLE, NORTHWEST ARKANSAS,
ARKANSAS AND THE UNITED STATES: 1954, 1958 and 1963

Retail Sales (in thousands):	Fayetteville	Northwest Arkansas	Arkansas	United States
1954	\$ 24,888	\$ 94,096	\$1,333,632	\$169,967,748
1958	29,073	118,520	1,536,734	199,646,463
1963	46,536	156,641	1,984,375	243,198,622
Percent Change in Sales:				
1954-1963	87.0	66.5	48.8	43.1
1954-1958	16.8	26.0	15.2	17.5
1958-1963	60.1	32.2	29.1	21.8

Source: U.S. Department of Commerce, Bureau of the Census, Census of Business, Retail Trade: 1954, 1958 and 1963 (Washington: U.S. Government Printing office).

The following table indicates the trends in Fayetteville's retail sales activity relative to Northwest Arkansas by the store types for which a comparison can be made.

In 1963, the sales of Fayetteville's general merchandise group stores accounted for one-half of Northwest Arkansas' sales in this category. In this store group, Fayetteville's share of the Region increased from 33.3 percent to 49.8 percent in 1963.

Table 19

RETAIL TRADE: FAYETTEVILLE'S RETAIL SALES AS A PERCENT OF NORTHWEST ARKANSAS' RETAIL SALES BY TYPE OF ESTABLISHMENT: 1954, 1958 AND 1963

<u>Type of Establishment</u>	<u>1954</u>	<u>1958</u>	<u>1963</u>
Lumber, building materials, hardware and farm equipment dealers	27.6	28.0	29.1
General Merchandise group stores	33.3	30.5	49.8
Food stores	26.2	28.8	23.4
Automotive dealers	35.7	35.5	36.7
Gasoline service stations	N.A.	24.9	27.4
Apparel, accessory stores	N.A.	39.0	31.2
Furniture, home furnishings and appliance dealers	41.0	31.2	N.A.
Eating, drinking places	35.1	30.2	35.7
Drug stores, proprietary stores	N.A.	N.A.	N.A.
Other retail stores	N.A.	N.A.	N.A.
Nonstore retailers	<u>3.5</u>	<u>N.A.</u>	<u>N.A.</u>
TOTAL	26.4	24.5	29.7

N.A. - Not Available

Source: U. S. Department of Commerce, Bureau of the Census,
Census of Business: Retail Trade, 1954, 1958 and 1963. (Wash-
ington: Government Printing Office).

Food stores, apparel and accessory stores' sales in Fayetteville have declined in importance relative to the Region while lumber, etc., automotive dealers and gasoline stations' sales in Fayetteville have accounted for an increasing share of the Region.

Sales of automotive dealers (21.4 percent of total) and food stores (15.0 percent of total) rank first and second respectively, in importance to Fayetteville's total 1963 sales. (See Table 20.) In the United States, the importance of these two types of stores was reversed with food stores totaling 24.0 percent of national sales and automotive dealers at 19.1 percent.

All types of trade in Fayetteville had sales gains between 1954 and 1963, but the most rapid rate of growth was in the general merchandise group stores. In 1963, retail sales in this category were valued at \$6,955,000 -- an increase of \$4,845,000 or 230 percent since 1954. (See Table 21.) The next most striking percentage gains were in gasoline service stations and lumber, building materials, hardware and farm equipment stores whose sales increased between 1954 and 1963 by 132 and 122 percent, respectively. In terms of actual dollar volume increases after general merchandise group stores, the next largest increases were in lumber, etc., and food stores which experienced gains of \$2,527,000 and \$2,462,000, respectively.

The total number of retail establishments in Fayetteville, Northwest Arkansas and the State has fluctuated since 1954. As is shown in Table 22, the number of establishments in Fayetteville declined from 232 in 1954 to 227 in 1958, but between 1958 and 1963 showed a gain of 28. The reverse trends were apparent both in Northwest Arkansas and Arkansas as the number of establishments increased between 1954 and 1958 and decreased between 1958 and 1963.

Table 20

PERCENTAGE STRUCTURE OF FAYETTEVILLE'S RETAIL SALES BY
TYPE OF ESTABLISHMENT: 1954, 1958 AND 1963

<u>Type of Establishment</u>	<u>Percent of Total</u>		
	<u>1954</u>	<u>1958</u>	<u>1963</u>
Lumber, building materials, hardware and farm equip- ment dealers	8.3	12.3	9.9
General merchandise group stores	8.5	9.5	14.9
Food stores	18.2	21.9	15.0
Automotive dealers	22.7	23.7	21.4
Gasoline service stations	5.1	7.1	6.4
Apparel, accessory stores	5.8	5.9	4.4
Furniture, home furnishings and appliance dealers	5.0	3.9	3.6
Eating, drinking places	5.0	4.1	4.8
Drug stores, proprietary stores	4.3	4.9	3.9
Other retail stores and non- store retailers	<u>17.0</u>	<u>6.6</u>	<u>15.6</u>
TOTAL ^a	100.0	100.0	100.0

^a May not add to 100.0 due to rounding.

Sources: U. S. Department of Commerce, Bureau of the Census,
Census of Business: Retail Trade, 1954, 1958 and 1963 (Washington:
Government Printing Office).

Table 21

FAYETTEVILLE'S RETAIL SALES BY TYPE OF ESTABLISHMENT:

1954, 1958 and 1963

<u>Type of Establishment</u>	<u>Retail Sales (thousands)</u>		
	<u>1954</u>	<u>1958</u>	<u>1963</u>
Lumber, building materials, hardware and farm equip- ment dealers	\$2,073	\$3,573	\$4,600
General merchandise group stores	2,110	2,775	6,955
Food stores	4,541	6,359	7,003
Automotive dealers	5,654	6,883	9,959
Gasoline service stations	1,279	2,078	2,972
Apparel and accessory stores	1,448	1,720	2,051
Furniture, home furnishings and appliance dealers	1,232	1,134	1,690
Eating and drinking places	1,254	1,202	2,213
Drug stores and proprietary stores	1,070	1,427	1,828
Other retail stores	4,209	(a)	6,125
Nonstore retailers	<u>18</u>	<u>(a)</u>	<u>1,140</u>
TOTAL	\$24,888	\$29,073	\$46,536

^a Information withheld to avoid disclosure for individual stores.

Sources: U. S. Department of Commerce, Bureau of the Census,
Census of Business: Retail Trade, 1954, 1958 and 1963 (Washington:
Government Printing Office).

Table 22

NUMBER OF RETAIL ESTABLISHMENTS IN FAYETTEVILLE,
NORTHWEST ARKANSAS AND ARKANSAS: 1954, 1958 AND 1963

	<u>Fayetteville</u>	<u>Northwest Arkansas</u>	<u>Arkansas</u>
Number of Establishments:			
1954	232	1,215	18,783
1958	227	1,396	20,159
1963	255	1,288	18,273
Change in No. of Establishments:			
1954-1963	23	73	-510
1954-1958	-5	181	1,376
1958-1963	28	-108	-1,886

Source: U.S. Department of Commerce, Bureau of the Census, Census of Business: Retail Trade, 1954, 1958 and 1963. (Washington: Government Printing Office).

As has the total number of establishments fluctuated in Fayetteville, so have the number of establishments by type as can be seen in Table 23. The most significant changes which have occurred have been the decline in the number of food stores and the gain in the number of gasoline stations, nonstore retailers and automotive dealers. The number of lumber, apparel, furniture and drug stores in Fayetteville has remained relatively constant since 1954. Eating and drinking establishments decreased in number by 15 from 1954 to 1958, but the number in 1963 exceeded the 1958 figured by 15 so that in both 1954 and 1963, there were 47 such establishments.

Table 23

RETAIL TRADE: NUMBER OF ESTABLISHMENTS BY TYPE,
FAYETTEVILLE: 1954, 1958 and 1963

<u>Type of Establishment</u>	<u>Number of Establishments</u>		
	<u>1954</u>	<u>1958</u>	<u>1963</u>
Lumber, building materials, hardware and farm equip- ment dealers	12	12	13
General merchandise group stores	10	9	15
Food stores	37	28	18
Automotive dealers	19	15	25
Gasoline service stations	20	43	36
Apparel, accessory stores	23	23	22
Furniture, home furnishings and appliance dealers	17	16	16
Eating, drinking places	47	32	47
Drug stores, proprietary stores	12	10	11
Other retail stores	31	36	35
Nonstore retailers	<u>4</u>	<u>3</u>	<u>17</u>
TOTAL	232	227	255

Source: U. S. Department of Commerce, Bureau of the Census,
Census of Business: Retail Trade, 1954, 1958 and 1963 (Washington:
Government Printing Office).

Sales of wholesale trade establishments in Fayetteville were \$22,176,000 in 1963. This represented an increase of 105.9 percent from 1954. Sales data for 1954 are not available for two of the counties in the Northwest Arkansas region, so the following table only contains figures for 1958 and 1963. During this five-year period wholesale sales in Fayetteville increased more than twice as much as did the sales in Northwest Arkansas. In 1958, Fayetteville's sales as a proportion of Northwest Arkansas' sales were 18.7 percent and by 1963 had risen to 25.2 percent due to Fayetteville's more significant rate of growth. Northwest Arkansas' rate of change from 1958 to 1963 was almost equal to that of Arkansas.

Table 24

WHOLESALE TRADE SALES IN FAYETTEVILLE, NORTHWEST
ARKANSAS AND ARKANSAS: 1958 AND 1963

	<u>Sales (in thousands)</u>		<u>Percent Change</u>
	<u>1958</u>	<u>1963</u>	<u>1958 - 1963</u>
Fayetteville	\$12,508	\$22,176	77.3
Northwest Arkansas	67,017	87,999	31.3
Arkansas	1,163,741	1,545,891	32.8

Source: U. S. Department of Commerce, Bureau of the Census, Census of Business: Wholesale Trade, 1958 and 1963 (Washington: Government Printing Office).

There were 41 wholesale trade establishments in Fayetteville in 1963. Fayetteville's establishments as a percent of Northwest Arkansas' total establishments in 1963 was 25.8 percent.

The trend in Fayetteville's wholesale trade establishments followed the same pattern as the number of retail establishments

in that the number of wholesale establishments declined from 1954 to 1958, but increased from 1958 to 1963. The following table shows the number of establishments and numerical changes.

Table 25

NUMBER OF WHOLESALE TRADE ESTABLISHMENTS IN FAYETTEVILLE,
NORTHWEST ARKANSAS AND ARKANSAS: 1954, 1958 AND 1963

	<u>Fayetteville</u>	<u>Northwest Arkansas</u>	<u>Arkansas</u>
Wholesale Trade Estab- lishments:			
1954	37	131	1965
1958	35	133	2298
1963	41	159	2566
Change in Establishments:			
1954-1963	4	28	601
1954-1958	-2	2	333
1958-1963	6	26	268

Source: U.S. Department of Commerce, Bureau of the Census,
Census of Business: Wholesale Trade, 1954, 1958 and 1963
(Washington: Government Printing Office).

Average sales per wholesale establishment in Fayetteville are lower than those in the entire Northwest Arkansas Region or in the State, but between 1958 and 1963 Fayetteville's establishments closed much of the gap as is illustrated in the following insert:

AVERAGE SALES PER WHOLESALE ESTABLISHMENT

	<u>1958</u>	<u>1963</u>
Fayetteville	\$ 357	\$ 541
Northwest Arkansas	504	552
Arkansas	506	602

From 1958 to 1963 average sales per establishment in Fayetteville increased more than 2 1/2 times the rate in the State and more than 5 times the rate in Northwest Arkansas.

Selected Services as defined in the 1957 edition of the Standard Industrial Classification Manual are establishments primarily engaged in rendering a variety of services to individuals and businesses. The following groups of services are included:

1. Hotels, motels, rooming houses, camps, and other lodging places.
2. Personal services -- laundries, cleaning plants, barber shops, beauty shops, photographic studios, shoe repair shops, funeral parlors, etc.
3. Miscellaneous business services -- advertising agencies, credit agencies, collection agencies, stenographic services, business consulting services, interior decorators, auctioneers, etc.
4. Automobile repair shops, automobile services and garages.
5. Miscellaneous repair services -- radio and television repair, refrigeration service and repair, watch, clock, and jewelry repair, furniture repair, etc.
6. Motion pictures -- motion picture production and distribution, motion picture theaters and drive-in motion picture theaters.
7. Amusement and recreation services (except motion pictures) -- dance halls, theatrical presentations, bowling establishments, golf courses and country clubs, swimming pools, skating rinks, amusement parks, fairs, tourist attractions.

The following major groups are also in the category of services but are not included in the Census of Business figures:

1. Medical and other health services.
2. Legal services.
3. Educational services.

4. Museums, art galleries and botanical and zoological gardens.
5. Nonprofit membership organizations.
6. Private households.
7. Miscellaneous services.

In 1963, Fayetteville's selected services establishments had gross receipts of \$5,073,000 -- an increase of 125 percent over 1954 receipts as is shown in the following table.

Table 26

SELECTED SERVICES: VALUE OF RECEIPTS IN FAYETTEVILLE,
NORTHWEST ARKANSAS AND ARKANSAS, 1954, 1958 AND 1963

Value of Receipts (in Thousands):	<u>Fayetteville</u>	<u>Northwest Arkansas</u>	<u>Arkansas</u>
1954	\$ 2,252	\$ 6,587	\$ 113,104
1958	2,695	9,380	151,036
1963	5,073	15,829	209,110
Percent Change in Receipts:			
1954	125.3	140.3	84.9
1958	19.7	42.2	33.5
1962	88.2	68.9	38.5

Source: U. S. Department of Commerce, Bureau of the Census,
Census of Business: Selected Services, 1954, 1958 and 1963
(Washington: Government Printing Office).

Fayetteville's share of Northwest Arkansas' selected service receipts has fluctuated since 1954. From 1954 to 1958, Fayetteville's percent of Northwest Arkansas total receipts fell from 34.2 percent to 28.8 percent, but from 1958 to 1963 rose to 32.0 percent.

The table below is a comparison of the 1958 and 1963 selected services receipts by type of service for Washington and Benton counties combined. Comparable data are not available for Fayetteville and the other two counties (Carroll and Madison) of the Northwest Arkansas Region because these figures are tabulated only for areas having 200 establishments or more.

Table 27

SELECTED SERVICES RECEIPTS BY TYPE OF ESTABLISHMENT,
WASHINGTON AND BENTON COUNTIES COMBINED: 1958 and 1963
(in thousands)

	<u>1958</u>	<u>1963</u>	<u>Percent Change</u>
Hotels, motels, tourist courts, camps	\$ 1,011	\$ 2,204	118.0
Personal services	2,850	4,099	43.8
Miscellaneous business services	570	1,520	166.7
Auto repair, auto services, garages	1,928	3,832	98.8
Miscellaneous repair service	630	585	7.1
Motion pictures	532	613	15.2
Other amusement and recrea- tion	<u>463</u>	<u>912</u>	<u>97.0</u>
TOTAL	\$ 7,984	\$13,765	72.4

Source: U.S. Department of Commerce, Bureau of the Census,
Census of Business: Selected Services, 1958 and 1963
(Washington: Government Printing Office).

Although the personal services represented the most important division in receipts in the two-county area in both 1958 and 1963, the rate of increase in receipts (43.8 percent) was slower than in most of the categories, thus the proportion of personal service receipts to total receipts fell from 35.7

percent in 1958 to 29.8 percent in 1963. Automobile repair receipts were more important to total selected service receipts in 1963 (27.8 percent of the total) than in 1958 (24.1 percent of the total). The largest percentage gain occurred in the miscellaneous business services receipts.

In 1963, there were 154 selected service establishments in Fayetteville or 31 more than in 1954. Of this total change, most of the increase was since 1958. The following table compares the number of establishments and changes in the number for Fayetteville as contrasted with the Northwest Arkansas Region and the State.

Table 28

NUMBER OF SELECTED SERVICE ESTABLISHMENTS IN FAYETTEVILLE, NORTHWEST ARKANSAS AND ARKANSAS: 1954, 1958 and 1963

	<u>Fayetteville</u>	<u>Northwest Arkansas</u>	<u>Arkansas</u>
Number of establishments:			
1954	123	520	7,115
1958	124	697	9,180
1963	154	713	9,141
Change in number of establishments:			
1954-1963	31	193	2,026
1954-1958	1	177	2,065
1958-1963	30	16	-39

Source: U.S. Department of Commerce, Bureau of the Census
Census of Business: Selected Services, 1954, 1958 and 1963
(Washington: Government Printing Office).

Table 29 contains more detailed information on the number of selected service establishments by type in Fayetteville and Northwest Arkansas. As a proportion of the Northwest Arkansas establishments, Fayetteville's share ranges from 36 percent of

the motion picture establishments to 12 percent of the miscellaneous repair service establishments.

Table 29

NUMBER OF SELECTED SERVICE ESTABLISHMENTS BY TYPE
OF SERVICE IN FAYETTEVILLE AND NORTHWEST ARKANSAS:
1963

<u>Type of Service</u>	<u>Fayetteville</u>	<u>Northwest Arkansas</u>
Hotels, motels, tourist courts, camps	29	117
Personal services	70	284
Miscellaneous business services	10	50
Auto repair, auto services, garages	24	141
Miscellaneous repair services	8	66
Motion pictures	4	11
Other amusement and recrea- tion services	<u>9</u>	<u>44</u>
Total	154	713

Source: U.S. Department of Commerce, Bureau of the Census,
Census of Business: Selected Services, 1963 (Washington:
Government Printing Office).

Average receipts per selected service establishment in Fayetteville have historically been higher than in Northwest Arkansas and than in the State as a whole. The following insert compares the receipts per establishment:

AVERAGE RECEIPTS PER SELECTED SERVICE ESTABLISHMENT
(in thousands)

	<u>1954</u>	<u>1958</u>	<u>1963</u>
Fayetteville	\$ 18	\$ 22	\$ 33
Northwest Arkansas	13	13	22
Arkansas	16	16	23

Between 1950 and 1960 Fayetteville's population increased by 3,203 persons. Most of this increase was in the non-student population. Of the total increase from 1950 to 1960, approximately one-fourth was in age group 18-24 years which includes most of the students. Table 31 shows Fayetteville's population by age groups for 1950, 1960 and 1965. Fayetteville's largest gain in population between 1950 and 1960 was in the group under 18 years of age which increased by 1,451 persons. During this period, one age group (25-34 years of age) showed a loss in population of 542 persons. Persons 45-64 years of age in the City increased by 652 during the decade of the fifties and persons 65 years of age showed a gain of 573 during this period.

The 1960-1965 pattern of population change in Fayetteville differed considerably from the 1950-1960 pattern. The total

Table 31
POPULATION OF FAYETTEVILLE BY AGE GROUPS,
1950, 1960 AND 1965

<u>Age Group</u>	<u>1950</u>	<u>1960</u>	<u>1965</u>
Under 18 years	4,044	5,495	6,589
18-24 years	4,472	5,277	8,873
25-34 years	3,175	2,633	2,673
35-44 years	1,702	1,966	2,302
45-64 years	2,526	3,178	3,744
65 years and over	1,152	1,725	2,098
TOTAL	17,071	20,274	26,279

Source: U.S. Department of Commerce, Bureau of the Census, Census of Population: 1950 and 1960; and tabulations of the October, 1965 special census of the City of Fayetteville.

Data are not available to allocate the net growth from 1950 to 1960 between migration and natural increase, but it is apparent that in-migration could not have far exceeded the natural increase as the total population gain was only 3,203 persons. Although 1950 and 1960 data are not available for the City, migration figures are published for counties and the county data has been used to compile data for the Northwest Arkansas Region. The following table shows the components of population change for Washington County and Region during the decade of the fifties.

Table 32

ESTIMATES OF CHANGE IN POPULATION AND NET TOTAL MIGRATION
FOR WASHINGTON COUNTY AND NORTHWEST ARKANSAS, 1950 TO 1960

	<u>Washington County</u>	<u>Northwest Arkansas</u>
Population:		
April 1, 1960 Census	55,797	112,421
April 1, 1950 Census	49,979	113,033
Net Change, 1950-1960:		
Number	5,818	-612
Percent	11.6	-0.5
Components of Change, 1950-1960:		
Births	10,976	21,663
Deaths	4,164	10,073
Net Total Migration:		
Number	-994	-12,202
Percent	-2.0	-10.8

Source: U.S. Department of Commerce, Bureau of the Census, Current Population Reports: Components of Population Change, 1950 to 1960 for Counties, Standard Metropolitan Statistical Areas and Economic Subregions, Series P-23, No. 7, November, 1962.

Northwest Arkansas experienced a significant out-migration from 1950 to 1960 and the County a much smaller rate of out-migration. Table 33 shows the pattern of migration by age groups. As this table illustrates, the Region's out-migrants were concentrated

in the productive age groups and younger age groups. A net in-migration is shown in all groups over 55 years and those under 5 years of age. For the County, there was a pattern of in-migration in the age groups containing the college students and in the groups over 45 years and under 5 years.

The 1950-1960 pattern of out-migration has changed and since that time, there has been a pattern of in-migration in both the County and the Region. Table 34 contains the estimates of population change during the 1960-1966 period as estimated by the University's Industrial Research and Extension Center.

Table 34

ESTIMATES OF CHANGE IN POPULATION AND NET TOTAL MIGRATION
IN WASHINGTON COUNTY AND NORTHWEST ARKANSAS, 1960-1966

	<u>Washington County</u>	<u>Northwest Arkansas</u>
Population:		
July, 1966 estimate ^a	73,585	138,535
April, 1960 Census	55,797	112,421
Net Change, 1960-1966:		
Number	17,788	26,114
Percent	31.9	23.2
Components of Change, 1960-1966:		
Natural increase	4,842	7,195
Net total migration		
Number	12,946	18,919
Percent	23.2	16.8

^aPreliminary figures.

Source: Arkansas 1966 Population Estimates (Little Rock: Industrial Research and Extension Center, University of Arkansas, May, 1967).

There are two general methods for making population projections for local areas. One is the extrapolation of past trends of growth into the future and the second method involves an analysis of the economic base of the area. Both methods have been utilized in this study.

Many factors have been considered in order to derive population projections for the City of Fayetteville. Special treatment has been given to the college students as the City's population base is heavily dependent on this segment of its population. Detailed analysis has been done with regard to the potential of the Northwest Arkansas Region and the role that Fayetteville will occupy within the Region.

Population forecasting is essentially a matter of judgment, but should be an informed judgment backed up by the most complete and thorough analysis that can be made. The degree of reliability of any population projection tends to decrease in direct proportion as to the number of years into the future for which projections are made.

The basic assumptions made in this study relevant to the area's environmental situation in determining the framework upon which to construct the projections include:

1. That no major economic depression will occur;
2. That large-scale armed conflict will be avoided; and
3. That there will be no major epidemic or natural catastrophe.

As Fayetteville's population is heavily dependent on the students living in the City and attending the University of Arkansas, the student and nonstudent segments have been studied

Table 36

FALL ENROLLMENT TRENDS OF THE UNIVERSITY OF ARKANSAS

<u>Year</u>	<u>Enrollment</u>	<u>Change from Previous Year</u>
1947-1948	4831	
1948-1949	4979	148
1949-1950	4712	-267
1950-1951	4103	-609
1951-1952	3611	-492
1952-1953	3596	- 15
1953-1954	3744	148
1954-1955	4047	303
1955-1956	4579	532
1956-1957	5048	469
1957-1958	5190	142
1958-1959	5783	593
1959-1960	5461	-322
1960-1961	5862	401
1961-1962	6388	526
1962-1963	6864	476
1963-1964	7319	455
1964-1965	7912	595
1965-1966	9268	1356
1966-1967	9973	705
1967-1968	10423	450
Estimated:		
1970-1971	12960 ^a	
1975-1976	16075 ^a	

^aDecember, 1965 estimates prepared by the Bureau of Business and Economic Administration, College of Business Administration, University of Arkansas.

the City since the April, 1960 census.

Separate population estimates were made for the age groups which contain most of the University students (15 to 34 years). The estimates for these age groups were based primarily on expected changes in enrollment. Population projections for the remaining age groups were made by the component technique as mentioned above. Separate consideration has been given to the projected level of births for the City since the fertility ratios for the City will be considerably lower than those projected at the national level due to the large concentration of the single college girls who reside in the City. The fertility ratio for females in the 15-44 year age groups in the City declined from 409 in 1960 to 291 in 1965 primarily as a result of the influx of female college students as well as a decline in birth rates.¹ Another factor which has been considered with regard to births and fertility ratios are the differences which exist in urban areas relative to nonurban areas as the urban fertility ratios tend to be lower possibly as a result of increased female participation in the labor force.

The death rates used conform to mortality estimates as projected by the Division of the Actuary, Social Security Administration Actuarial Study No. 46, May, 1957, for the United States. The high rates developed in that study were selected for the projections as they appear harmonious with past mortality in the State. These mortality rates were revised by the University of Arkansas' Industrial Research and Extension Center on the basis of color. In this study the rates developed for the

¹The fertility ratios are expressed as the number of children under 5 years of age per 1,000 women of child-bearing age (15 to 44 years).

The components of the population changes implied in these population projections are:

	<u>1965-1970</u>	<u>1970-1975</u>	<u>1975-1980</u>
Total Change in Population	5,621	5,400	5,800
Natural Increase	1,920	2,120	2,300
Migration	3,701	3,280	3,500

We are of the opinion that the future racial characteristics of the City's population will be somewhat comparable to these existing at the present time. The composition of Fayetteville's population by color since 1950 has been:

	<u>Total</u>	<u>White</u>	<u>Nonwhite</u>	<u>% Nonwhite</u>
1950	17,071	16,680	391	2.3
1960	20,274	19,746	528	2.6
1965	26,279	25,673	606	2.3

In summary, the population of the Series A projection by age and color is:

	<u>1965</u>	<u>1970</u>	<u>1975</u>	<u>1980</u>
Total Population	26,279	31,900	37,300	43,100
Age Distribution (%): ^a				
Under 20 years	40.0	39.6	39.5	39.1
20 to 44 years	37.7	37.9	38.1	37.7
45 to 64 years	14.2	14.5	14.2	14.5
65 years and over	8.0	8.0	8.2	8.8
Color Distribution:				
White	25,673	31,230	36,550	42,280
Percent	97.7	97.9	98.0	98.1
Nonwhite	606	670	750	820
Percent	2.3	2.1	2.0	1.9

^aMay not add to 100.0 due to rounding.

The following table shows in detail (by age) the population based on our Series A projections for 1970, 1975 and 1980 together with data from the 1965 special census of the City.

Another set of population projections was constructed on the basis of low and high employment estimates for Washington County as related to the Northwest Arkansas Region. These population figures were prepared by projecting past ratios between employment and labor force and labor force and population. Applying the projected ratios against the employment estimates, a set of high and low population figures was derived. In the projected ratios of labor force to population, special consideration was given to the age group containing the college students in the area since these age groups tend to have lower participation rates than normal as a result of the college enrollment. The results of the population implied by the employment projection are shown below.

Table 38

POPULATION PROJECTIONS, WASHINGTON COUNTY AND
NORTHWEST ARKANSAS, 1970 TO 1985^a

Year	Series A		Series B	
	Washington County	Northwest Arkansas	Washington County	Northwest Arkansas
1965	70,870	134,901	70,870	134,901
1970	77,800	145,200	85,300	155,500
1975	85,800	155,400	95,300	169,900
1980	93,000	165,200	106,200	186,500
1985 ^b	102,400	177,500	120,000	206,300

^a All projections rounded to nearest 100.

^b This series of projections were extrapolated to 1985 primarily because relationships between employment and land use in Fayetteville had to be extrapolated to 1985.

Source: 1965 population estimates by the Bureau of Business and Economic Research and the Industrial Research and Extension Center of the University of Arkansas; all projections were prepared by James A. Vizzier, Consulting Planner, Fayetteville, Arkansas.

Projections of the urban and rural populations of the County were made. In determining the future place of residence (urban or rural) the assumption was made that the decade experience between 1950 and 1960 would be indicative of future trends in Washington County. To project the historical experience of the decade of the 1950's the proportions of the urban and rural segments were computed for 1950 and 1960. From this 10-year change, an annual rate of change was derived. The annual rate of change was then projected forward to determine 1980 proportions for the urban and rural populations of the County. It was assumed that only one-half of the rate of change that was expected to occur between 1960 and 1980 in the urban-rural residence structure would occur after 1980. The resulting projected proportions were then applied to the projections of total population for the County to determine the respective urban and rural segments.

The projections of the urban and rural populations for Washington County are shown in the following table.

Table 39

URBAN AND RURAL POPULATION, WASHINGTON
COUNTY: PROJECTED RANGE 1970 TO 1985^a

	Series A		Series B	
	Urban	Rural	Urban	Rural
1970	49,000	28,800	53,700	31,600
1975	57,700	28,100	64,100	31,200
1980	66,500	26,500	75,900	30,200
1985	75,400	27,000	88,400	31,600

a All estimates rounded to nearest 100.

Source: Projection prepared by James A. Vizzier, Consulting Planner, Fayetteville, Arkansas.

Between 1950 and 1960 the urban population of Washington County increased by 7,444 persons. Of this growth, Fayetteville accounted for 40.3 percent. From 1960 to 1965 the County's urban population gained 9,973 persons, of which 60.2 percent was in Fayetteville. Assuming that the latter period will be more representative of future growth than in the previous period Fayetteville could be expected to achieve the following growth patterns based on anticipated changes in the County's urban population.

Series A:	Washington County Urban Growth ^a	Projected Growth of Fayetteville ^a
1965-1970	8,700	5,200
1970-1975	8,700	5,200
1975-1980	8,800	5,300
1980-1985	8,900	5,400

Series B:

1965-1970	13,400	8,000
1970-1975	10,400	6,300
1975-1980	11,900	7,100
1980-1985	12,500	7,500

a All estimates rounded to nearest 100.

The resulting population projections for Fayetteville by the above described method yield the following results:

	<u>Series A</u>	<u>Series B</u>
1970	31,500	34,300
1975	36,700	40,600
1980	42,000	47,700
1985	47,400	55,200

The results of the Series A estimates derived by the growth-ratio method were very similar to the projections computed by the component method described earlier; therefore, it was assumed that a range of population projections would be

presented in this study. On the lower side the projections derived by the component technique are considered to represent a rather minimum growth figure for the City. On the high side, the population projections compiled from the urban-growth ratios will be used throughout this report as what is considered to be more or less the maximum amount of growth that the City will achieve if the economy of the area progresses according to the basic assumptions underlying the employment projections contained in this study.

The importance of the City's ability to continually attract in-migrants is illustrated by comparing the natural growth projections to the total population projections by components of natural and migratory increases. The Series B projections imply the following assumptions regarding the components of population change:

	<u>1965-1970</u>	<u>1970-1975</u>	<u>1975-1980</u>
Total Change in Population	8,021	6,300	7,100
Natural Increases	1,930	2,250	2,380
Migration	6,091	4,050	4,720

In determining the allocation of the Series B population projections to age groups, we have used as a starting point the results of the component method (the Series A projections) which was described previously. After computing the population by age groups through the application of birth rates, mortality rates and the migration rates experienced between 1960 and 1965, the additional migration that was necessary to support the Series B population projections was assumed to have age characteristics similar to the white outmigrants from the State during the 1950-1960 decade. The percentage distribution of the State's white outmigrants is summarized as follows:

	<u>Male</u>	<u>Female</u>
Under 20 years	34.6%	33.3%
20 to 44 years	53.1%	51.3%
45 to 64 years	10.8%	9.6%
65 years and over	1.5%	5.8%

The assumption on the racial characteristics of the Series B population projections was the same as was used in the Series A projections.

In summary, the population of the Series B projection is:

	<u>1965</u>	<u>1970</u>	<u>1975</u>	<u>1980</u>
Total Population	26,279	34,300	40,600	47,700
Age Distribution (%): ^a				
Under 20 years	40.0	39.2	38.8	38.1
20 to 44 years	37.7	39.0	38.5	37.9
45 to 64 years	14.2	14.2	14.7	15.6
65 years and over	8.0	7.6	8.0	8.5
Color Distribution:				
White	25,673	33,580	39,790	46,790
Percent	97.7	97.9	98.0	98.1
Nonwhite	606	720	810	910
Percent	2.3	2.1	2.0	1.9

^a May not add to 100.0 due to rounding.

Table 40 shows in detail the population based on our Series B projections for 1970, 1975 and 1980 in addition to data from the 1965 special census of the City.

The population projections were extrapolated to 1985 in total only for use in the housing market analysis. Also for additional use in the housing section, the University of Arkansas enrollment was estimated for 1985 based on the same assumption that was used for extension to 1980 (that total enrollment would increase by 3,115 students during the five-year periods from 1975 to 1980 and from 1980 to 1985). Thus, total enrollment was projected to 22,305 students in 1985.

Table 41 shows the two sets of population projections for Fayetteville as related to the Northwest Arkansas Region.

Table 40

POPULATION OF FAYETTEVILLE, ARKANSAS BY AGE GROUPS,
1965 AND SERIES B POPULATION PROJECTIONS
FOR 1970, 1975 AND 1980

Age Group	Population	Series B Population Projections		
	1965	1970	1975	1980
Under 5 years	1,972	2,390	2,860	3,180
5 to 9 years	1,688	2,060	2,420	2,890
10 to 14 years	1,624	2,100	2,440	2,870
15 to 19 years	5,248	6,900	8,040	9,210
20 to 24 years	4,930	6,720	7,750	8,920
25 to 29 years	1,451	2,200	2,420	2,790
30 to 34 years	1,222	1,620	1,750	1,950
35 to 39 years	1,049	1,500	1,910	2,080
40 to 44 years	1,253	1,320	1,820	2,320
45 to 49 years	1,006	1,550	1,620	2,220
50 to 54 years	1,055	1,190	1,780	1,870
55 to 59 years	870	1,150	1,280	1,900
60 to 64 years	813	980	1,280	1,430
65 to 69 years	714	860	1,040	1,360
70 to 74 years	598	700	850	1,040
75 years and over	786	1,060	1,340	1,670
Total	26,279	34,300	40,600	47,700

Sources: Tabulations of the October 15, 1965 special census of the City of Fayetteville, Arkansas and projections prepared by James A. Vizzier, Consulting Planner, Fayetteville, Arkansas.

Table 41

POPULATION OF FAYETTEVILLE AND NORTHWEST ARKANSAS:
1960, 1965 AND PROJECTED RANGE 1970, 1975, 1980 AND 1985

<u>YEAR</u>	<u>Fayetteville</u>	<u>Northwest Arkansas</u>
1960	20,274	112,421
1965	26,279	134,901
1970		
Series A	31,900	145,200
Series B	34,300	155,500
1975		
Series A	37,300	155,400
Series B	40,600	169,900
1980		
Series A	43,100	165,200
Series B	47,700	186,500
1985		
Series A	48,800	177,500
Series B	55,300	206,300

Sources: 1960 data from Census of Population: 1960; 1965 data for Fayetteville from special census of city; 1965 data for Northwest Arkansas from estimates of the University of Arkansas' Bureau of Business and Economic Research and Industrial Research and Extension Center; and population projections for 1970, 1975 and 1980 by James A. Vizzier, Consulting Planner.

Housing Market Analysis

This section is designed to make a quantitative as well as a qualitative analysis of the existing housing inventory in Fayetteville. The data examined here together with the conclusions derived are used as background for the analysis of the potential market for housing.

According to the 1960 Census of Housing the median value of owner-occupied housing units in Fayetteville was \$11,000. The owner-occupied housing units were distributed among the different value ranges as follows:

<u>Value Range</u>	<u>Number of Housing Units</u>	<u>Percent Distribution</u>
Less than \$5,000	448	15.1
\$5,000 to \$9,900	840	28.4
\$10,000 to \$14,900	808	27.3
\$15,000 to \$19,900	449	15.2
\$20,000 to \$24,900	215	7.3
\$25,000 or more	198	6.7
Total	<u>2,958</u>	<u>100.0%</u>

Evidence based on the value of building permits issued since 1959 points to a general qualitative upgrading of local housing units. Table 42 shows the year to year trends in the value of permits for single-family units authorized in Fayetteville from 1960 to 1966.

From 1960 to 1966, a total of 409 housing units in multi-family structures (three or more units per building) have been authorized by local building permits. This figure accounts for 24.1 percent of all housing unit permits issued by the City during this six-year period.

Table 43 shows 1960 data on the condition, age and value of housing for Fayetteville as compared with the Northwest Arkansas Region.

Table 42

TRENDS IN NUMBER AND VALUE OF SINGLE-FAMILY HOUSING UNITS
IN THE CITY OF FAYETTEVILLE, 1960-1966

<u>Year</u>	<u>Housing Units Authorized</u>	<u>Value of Permits^a</u>	<u>Average Unit Value^b</u>
1960	111	\$ 700,200	\$ 6,300
1961	107	\$ 729,100	\$ 6,800
1962	158	\$ 1,024,900	\$ 6,500
1963	205	\$ 1,391,000	\$ 6,800
1964	176	\$ 1,276,500	\$ 7,300
1965	248	\$ 1,997,600	\$ 8,100
1966	127	\$ 1,093,700	\$ 8,600

^a Does not include plumbing, wiring or mechanical equipment. About 50% should be added to get the total cost of the units excluding land costs.

^b Rounded to nearest \$100

Source: Local building permit data.

Table 43

CONDITION, AGE AND VALUE OF HOUSING FOR NORTHWEST ARKANSAS
AND FAYETTEVILLE, 1960

	<u>Northwest Arkansas</u>	<u>Percent^a</u>	<u>Fayetteville</u>	<u>Percent^a</u>
Condition:				
Sound	31,079	77.3	5,574	80.4
Deteriorating	7,511	18.7	1,112	16.0
Dilapidated	1,640	4.1	246	3.5
Year Structure Built:				
1955 to March 1960	4,962	12.3	1,170	16.9
1950 to 1954	4,655	11.6	920	13.3
1940 to 1949	7,071	17.6	1,477	21.3
1939 or earlier	23,542	58.5	3,365	48.5
Value, Owner-Occupied:				
Less than \$5,000	3,907	28.4	448	15.1
\$5,000 to \$9,900	5,102	37.1	840	28.4
\$10,000 to \$14,900	2,929	21.3	808	27.3
\$15,000 to \$19,900	981	7.1	449	15.2
\$20,000 to \$24,900	385	2.8	215	7.3
\$25,000 or more	434	3.2	198	6.7

^a Total may not equal 100.0% due to rounding.

Source: U. S. Department of Commerce, Bureau of the Census, Census of Housing: 1960.

1960 census data for renter-occupied housing in Fayetteville showed the following rental distribution:

<u>Gross Rent Per Month Renter-Occupied</u>	<u>Number of Housing Units</u>	<u>Percent Distribution</u>
Less than \$20	39	1.3
\$20 to \$39	632	20.9
\$40 to \$59	648	21.4
\$60 to \$79	874	28.8
\$80 to \$99	395	13.0
\$100 to \$119	172	5.7
\$120 or more	90	3.0
No cash rent	<u>179</u>	<u>5.9</u>
Total	3,029	100.0

An important factor to consider is an evaluation of the quantitative and qualitative characteristics of the housing supply is the comparison of the valuation of the housing units with the ability (not willingness) to either purchase or rent housing accommodations.

In the following analysis the ability to pay for housing is based on 1960 census data relating family income distribution to the value of owner-occupied housing and renter-occupied units. The following basic assumptions used in this comparison are:

1. A ratio of 2.5 times the family income to the value of owner-occupied homes and/or renter-occupied units.
2. Renter-occupied units have been assigned the following values:

<u>Rental</u>	<u>Value</u>
Less than \$40	Less than \$5,000
\$40 to \$79	\$5,000 to \$9,900
\$80 to \$99	\$10,000 to \$14,900
\$100 to \$120	\$15,000 to \$19,900
\$120 or more	\$20,000 and over

Table 44

COMPARISON OF FAMILY INCOME DISTRIBUTION AND HOUSING
VALUES, FAYETTEVILLE: 1960

<u>Income Group</u>	<u>Number of Families</u>	<u>Percent Distribution</u>
Under \$2,000	741	14.9
\$2,000 to \$3,999	1,323	26.7
\$4,000 to \$5,999	1,138	22.9
\$6,000 to \$7,999	805	16.3
\$8,000 and over	<u>952</u>	<u>19.2</u>
	4,959	100.0

<u>Value of Housing Unit</u>	<u>Market¹</u>	<u>Distribution²</u>
Less than \$5,000	14.9	19.3
\$5,000 to \$9,900	26.7	40.7
\$10,000 to \$14,900	22.9	20.7
\$15,000 to \$19,900	16.3	10.7
\$20,000 and over	19.2	8.7

1 Market represents the proportion (%) of families considered capable of affording housing in a specific value range.

2 Distribution represents the proportion (%) of the housing supply in each respective value range.

Source: Compiled from data from the Census of Population: 1960
and Census of Housing: 1960.

There are some recognizable inadequacies in this methodology, but such a comparison should present a relatively reliable measure which will point out some of the basic strong as well as weak points of the local housing market.

Based on the above data the following general market information is concluded:

1. There is a definite surplus of housing units priced in the range of the low and very low income families. (2,064 families in this income range compared with 3,481 housing units in this range.)
2. There appears to be a state of balance of housing units available to the families with a modest income. (1,203 housing units compared with 1,138 families in this range.)
3. There is a shortage of housing units priced in the range of the middle income families. (805 families whose incomes indicate the ability to rent or purchase housing units ranging from \$15,000 to \$19,900 and 621 units available in this range.)
4. There is a very definite shortage in the \$20,000 and over range of housing units. (952 families who could afford these units and only 503 units in this range.)

It is difficult to predict with any reasonable degree of accuracy the present state of the balance of the housing market. From the data available on building permit valuation it is quite apparent that there has been a general upgrading of the

value of permits issued, but this data only points out the trends in new construction. Data is not available to make a comparison of income and housing in the areas that have been annexed to City since 1960. However, much of the building activity has been taking place in these areas. Building permits that have been issued since 1960 in areas that have been annexed to the corporate limits amounted to 281 permits but represented only 30 percent the total residential structures in those areas. It could be assumed that modest changes have occurred in the overall picture between the current housing supply and the apparent housing market demand since 1960, but the state of imbalance that existed in 1960 is still in existence, especially with respect to housing for the low income groups since most of the new construction appears to have brought more balance to the shortage of supply to the middle and upper income level families' housing.

"Upgrading" housing accommodations poses a problem as about 20 percent of the families are occupying housing units in value ranges below those which they could afford. A major difference exists between ability to pay and willingness to pay.

Estimates based on existing as well as projected data will serve to identify a large segment of the potential of the market for housing in the City.

These markets include:

1. New additions to the housing inventory required for the growth in total population; and
2. New additions to serve as a replacement market for the units displaced by natural causes and other (legal) actions.

The starting basis for the housing market projections is the 1965 housing inventory of the City. Our estimate of this inventory was based on 1960 housing data with additions to the supply based on building permit data and on field observation. Data on 1960 occupancy status for the City and the region is shown in Table 45.

Table 45

OCCUPANCY STATUS OF HOUSING IN NORTHWEST ARKANSAS
AND FAYETTEVILLE, 1960

	<u>Northwest Arkansas</u>	<u>Fayetteville</u>
Owner-Occupied	25,395	3,208
Nonwhite Owner	100	79
Renter-Occupied	10,469	3,029
Nonwhite Renter	78	66
Total Occupied	35,864	6,237
Total Nonwhite Occupied	178	145
Vacant, Available	1,415	467
Effective Housing Supply	37,279	6,704
Effective Vacancy Ratio	3.8%	7.0%
Other Vacant	2,951	228
Total Housing Supply	40,230	6,932
Gross Vacancy Ratio	10.9%	10.0%

Source: Compiled from U. S. Department of Commerce, Bureau of the Census, Census of Housing: 1960 (Washington: Government Printing Office).

The following table indicates the results of the 1965 inventory.

Table 46

HOUSING UNIT INVENTORY FOR THE CITY OF FAYETTEVILLE:
1965

Effective Housing Supply	8,326
Occupied Housing Units	8,107
Vacant, Available	219
Percent vacant	2.6
Sound	4,603
Deficient	3,183
Clearance	540

The total 1965 population was 26,279; 81.0 percent living in households (21,281), and there were 2.6 persons per household. The 1965 nonhousehold population in the City was more than double the level apparent in 1960. Students living in University residence halls, fraternity and sorority houses and hospitals account for almost all of the nonhousehold population. There has also been an apparent decline in the average number of persons per household since 1960. At that time the household size averaged 2.88 persons and had dropped to 2.63 persons by 1965. Factors contributing to the decline in the size of households have been the number of new multi-family housing units that have been built since 1960 and the rapid growth experienced by the University of Arkansas since

typically these segments of the population tend to have smaller households.

During the period from 1960 to 1966 the proportion of multi-family (5 family or more) housing units authorized by new building permits to total housing units in Fayetteville has ranged from a low of 8 percent in 1961 to a high of 49 percent in 1964 with an average of 24 percent. The following table shows the local permit activity by size of buildings.

Table 47

NEW HOUSING UNITS AUTHORIZED BY BUILDING PERMITS
FOR THE CITY OF FAYETTEVILLE, 1960-1966

<u>Year</u>	<u>Total Housing Units</u>	<u>Single Family Units</u>	<u>Two Family Units</u>	<u>3 or 4 Family Units</u>	<u>Five Family Or More Units</u>
1960	162	111	34	3	14
1961	127	107	10	...	10
1962	194	158	10	...	26
1963	259	205	16	...	38
1964	399	176	24	3	196
1965	306	248	40	...	18
1966	252	127	24	...	101
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total	1,699	1,132	158	6	403

Source: Compiled from local building permit data.

From 1960 through September, 1966 the ratio of three or more family units authorized to all new housing units permits issued by building departments in the principal urban communities in the Northwest Arkansas Region was:

Fayetteville	22.2%
Springdale	2.8%
Rogers	8.9%
Bentonville	5.4%
Siloam Springs	1.2%

The following table illustrates the building permit trends for these cities since 1960.

Table 48

New Housing Units Authorized by Building Permits
Principal Communities in the Fayetteville, Arkansas, HMA
January 1960-October 1, 1966

	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>Jan.-Sept. 1966</u>	<u>Total</u>
City of Fayetteville								
One unit	111	107	158	205	176	248	124	1,129
Two units	34	20	10	16	24	40	20	164
3 or more	17	-	26	38	199	18	70	368
Total	<u>162</u>	<u>127</u>	<u>194</u>	<u>259</u>	<u>399</u>	<u>306</u>	<u>214</u>	<u>1,661</u>
City of Springdale								
One unit	152	237	281	219	162	190	106	1,347
Two units	-	-	-	-	22	20	4	46
3 or more	-	4	-	24	-	12	-	40
Total	<u>152</u>	<u>241</u>	<u>281</u>	<u>243</u>	<u>184</u>	<u>222</u>	<u>110</u>	<u>1,433</u>
City of Rogers								
One unit	72	77	77	87	97	81	71	562
Two units	-	2	2	2	10	2	-	18
3 or more	-	-	12	-	37	8	-	57
Total	<u>72</u>	<u>79</u>	<u>91</u>	<u>89</u>	<u>144</u>	<u>91</u>	<u>71</u>	<u>637</u>
City of Bentonville								
One unit	31	31	32	53	40	47	22	256
Two units	-	-	2	2	-	2	-	6
3 or more	-	-	-	-	8	-	7	15
Total	<u>31</u>	<u>31</u>	<u>34</u>	<u>55</u>	<u>48</u>	<u>49</u>	<u>29</u>	<u>277</u>
City of Siloam Springs								
One unit	28	46	50	58	52	42	25	301
Two units	-	-	-	2	20	-	-	22
3 or more	-	-	-	4	-	-	-	4
Total	<u>28</u>	<u>46</u>	<u>50</u>	<u>64</u>	<u>72</u>	<u>42</u>	<u>25</u>	<u>327</u>

Source: Department of Housing and Urban Development, Federal Housing Administration,
Analysis of the Fayetteville, Arkansas Housing Market as of October 1, 1966.

In making projections for the future housing market in the City, we have made separate projections for the student housing needs since the total housing needs based on the population projections for the City will be closely correlated to the demands generated by enrollment increases at the University of Arkansas. Of primary importance in assessing the future total housing needs in the City is determining the proportion of the total population that will be living in households. Since most of the nonhousehold population represents students living in residence halls, fraternities and sororities, the future composition of the City's non-household population will be primarily dependent on the relationship of students in group quarters to total student enrollment projections. We have used as a basis for allocating the student enrollment projections to the various housing categories, percentage distributions compiled from data contained in the 1966 FHA housing market analysis of the Fayetteville area.¹ The student housing data in this report included John Brown University as well as the University of Arkansas, but by the process of eliminating the known elements, we have established the following percentages relative to the distribution of enrollment by specific housing categories:

Residence halls, fraternities and sororities	51.0
Married quarters	4.0

¹ Department of Housing and Urban Development, Federal Housing Administration, Analysis of the Fayetteville, Arkansas Housing Market as of October 1, 1966.

Commute	13.3
Rent accommodations:	
Rooms	4.5
Apartments	17.5
Houses	5.5
Own home	2.7
Not reported	1.5

These percentages were applied to the University of Arkansas enrollments as projected by the Bureau of Business and Economic Research for 1970 and 1975 and the 1980 and 1985 projections developed for use in this study and described in the population section. The results of applying the ratios to enrollment projections are contained in the following table. The ratios used are in line with standards used by the University which are to provide housing for one-half of the students.

Table 49

PROJECTION OF UNIVERSITY OF ARKANSAS HOUSING NEEDS,
1970 to 1985

	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1985</u>
Total Enrollment	12,960	16,075	19,190	22,305
Residence Halls				
Fraternities and				
Sororities	6,610	8,198	9,787	11,376
Married Quarters	518	643	768	892
Commute	1,724	2,138	2,552	2,966
Rent Accommodations:				
Rooms	583	723	864	1,004
Apartments	2,268	2,813	3,358	3,903
Houses	713	884	1,055	1,227
Own Home	350	434	518	602
Not Reported	194	241	288	335

Sources: 1970 and 1975 enrollment projections are December, 1965 estimates prepared by the Bureau of Business and Economic Research, University of Arkansas; and other estimates and projections were prepared by James A. Vizzier, Consulting Planner, Fayetteville, Arkansas.

Our estimates of the nonhousehold population represent the projections of number of students in residence halls, fraternities, sororities, and rooms in addition to an estimated 250 persons which represent other nonhousehold quarters such as hospitals. Thus, the nonhousehold population projections are:

1970	7,443
1975	9,171
1980	10,901
1985	12,630

Other assumptions used in making the projections for the future housing are:

1. Family size or the density of persons per household will be 2.7 persons for all projection years---which represents a slight increase from the estimated 1965 figure of 2.6 but which represents a decline from the 1960 level of 2.9.
2. By 1985 most of the units classified as deteriorated (clearance) will have been demolished, and in addition to these removals other demolitions will range from about 550 to 950 during the 20-year period.
3. A constant vacancy rate of the effective housing supply will be five percent.

The following two tables show the estimates of housing unit absorption (the measure which indicates the volume of new construction to be supplied as a response to market forces) based on the two sets of population projections developed in this study.

Table 50

PROJECTION OF SERIES A HOUSING UNIT ABSORPTION,
FAYETTEVILLE, ARKANSAS: 1970 to 1985

	Series A			
	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1985</u>
Total Population	31,900	37,300	43,100	48,800
Percent in Housing Units	76.7	75.4	74.7	74.1
Population in Housing Units	24,457	28,129	32,199	36,170
Occupants per Housing Unit	2.7	2.7	2.7	2.7
Required Housing Units	9,058	10,418	11,926	13,396
Vacant, Available Units	477	548	628	705
Effective Housing Supply	9,535	10,966	12,554	14,101
Increase in Effective Housing Supply ^a	1,209	1,431	1,588	1,547
Replacement of Demolished Units	200	350	350	200
Total Absorption	1,409	1,781	1,938	1,747
Cumulative Absorption	1,409	3,190	5,128	6,875

^a Increase from previous period, i.e., 1965 to 1970, 1970 to 1975, etc.

Source: All estimates and projections prepared by James A. Vizzier, Consulting Planner, Fayetteville, Arkansas.

Table 51

PROJECTION OF SERIES B HOUSING UNIT ABSORPTION,
FAYETTEVILLE, ARKANSAS: 1970 to 1985

	Series B			
	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1985</u>
Total Population	34,300	40,600	47,700	55,200
Percent in Housing Units	78.3	77.4	77.1	77.1
Population in Housing Units	26,857	31,429	36,799	42,570
Occupants per Housing Unit	2.7	2.7	2.7	2.7
Required Housing Units	9,947	11,640	13,629	15,767
Vacant Available Units	524	613	717	830
Effective Housing Supply	10,471	12,253	14,346	16,597
Increase in Effective Housing Supply ^a	2,145	1,782	2,093	2,251
Replacement of Demolished Units	300	450	450	300
Total Absorption ^a	2,445	2,232	2,543	2,551
Cumulative Absorption	2,445	4,783	7,326	9,877

^a Increase from previous period, i.e., 1965 to 1970, 1970 to 1975, etc.

Source: All estimates and projections prepared by James A. Vizzier, Consulting Planner, Fayetteville, Arkansas.

For purposes of assigning the estimates of the housing unit absorptions by size of structures we have assumed the following ratios which follow closely the pattern of the construction of new housing units in the City during the period since 1960:

	<u>Percent of Total</u>
Single-family	67%
Two-family	7%
Three and four-family	1%
Five-family or more	25%

Table 52 shows the projections of housing unit absorption by size of structure.

The intensity of land development for future housing needs is not expected to change to any marked degree from the present. The intensities used for projecting the land requirements for the future housing market are:

Single-family	3.2 to 4.7 units per acre
Two-family	6.0 to 9.0 units per acre
Three and four-family	11.0 to 14.0 units per acre
Five-family or more	25.0 to 30.0 units per acre

In order to accommodate the future housing market as projected at the intensities cited above the acreage of land which will be required is estimated in Table 53.

Thus, from approximately 1,096 to 1,596 acres of land will be required by 1985 to provide sites for the potential housing market of the Series A population projections and from approximately 1,558 to 2,267 for the Series B population projections.

Table 52

PROJECTION OF HOUSING UNIT ABSORPTION BY SIZE OF STRUCTURE, FAYETTEVILLE,
ARKANSAS, SERIES A AND SERIES B: 1965 to 1985

	Total Units	Single- Family (67%)	Two- Family (7%)	Three and Four Family (1%)	Five Family or More (25%)
Series A:					
1965-1970	1,409	944	99	14	352
1970-1975	1,781	1,193	125	18	445
1975-1980	1,938	1,298	136	19	485
1980-1985	1,747	1,171	122	17	437
Series B:					
1965-1970	2,445	1,639	171	24	611
1970-1975	2,232	1,496	156	22	558
1975-1980	2,543	1,704	178	25	636
1980-1985	2,551	1,711	179	26	638

Source: Projections prepared by James A. Vizzier, Consulting Planner, Fayetteville, Arkansas

Table 53

LAND REQUIREMENTS FOR THE FAYETTEVILLE HOUSING MARKET: 1965 to 1985

	<u>Total Acres Required</u>		<u>Single Family</u>		<u>Two Family</u>	<u>Three and Four Family</u>	<u>Five Family or More</u>
Series A:							
1965-1970	225 to	327	201 to	295	11 to 17	1 to 1	12 to 14
1970-1975	284 to	414	254 to	373	14 to 21	1 to 2	15 to 18
1975-1980	308 to	450	276 to	406	15 to 23	1 to 2	16 to 19
1980-1985	279 to	405	249 to	366	14 to 20	1 to 2	15 to 17
	<hr/>		<hr/>		<hr/>	<hr/>	<hr/>
Total	1,096 to	1,596	980 to	1,440	54 to 81	4 to 7	58 to 68
Series B:							
1965-1970	390 to	567	349 to	512	19 to 29	2 to 2	20 to 24
1970-1975	355 to	518	318 to	468	17 to 26	2 to 2	19 to 22
1975-1980	406 to	590	363 to	533	20 to 30	2 to 2	21 to 25
1980-1985	407 to	592	364 to	534	20 to 30	2 to 2	21 to 26
	<hr/>		<hr/>		<hr/>	<hr/>	<hr/>
Total	1,558 to	2,267	1,394 to	2,047	76 to 115	8 to 8	81 to 97

Source: Projections prepared by James A. Vizzier, Consulting Planner, Fayetteville, Arkansas.

In general terms of price and rental ranges -- at current price levels we do not believe it possible to construct new housing units for the families who cannot afford housing costing more than \$9,000 or renting for more than about \$90 without some sort of subsidy being available either to the developer such as under the FHA Loan Program for nonprofit organizations, or to the occupants, as provided in the Public Housing Program or as rental supplement in accordance with the 1965 Housing Act.

Private enterprise has been generally unable to construct new housing units for this segment of the population. Land and construction costs virtually preclude the possibility of constructing "low rent" or "low priced" housing without assistance in land acquisition and cost or with the lower rents achievable with below-market-interest-rate financing.

Rental rates in the City of Fayetteville are more than likely inflated to a considerable degree than would be the case in a normal rental market. A large portion of the local rental demand is generated by the student population. The student population constitutes to a large extent a seasonal demand for housing; thus, vacancy rates are higher during the summer months. In connection with the FHA housing market analysis a postal vacancy survey was conducted in the Fayetteville Housing Market Area in August, 1966, which included the Fayetteville Post Office as well as four other post offices in the housing market area having city delivery routes. The results of this survey for the Fayetteville Housing Market Area and the Fayetteville city delivery route are shown in Table 54.

Table 54

FAYETTEVILLE, ARKANSAS AREA POSTAL VACANCY SURVEY
August 8, 1966

	<u>Fayetteville</u>	<u>Survey Area Total^a</u>
Total residences and apartments:		
Total possible deliveries	10,515	28,420
Vacant Units, Total	476	955
Percent Vacant	4.5	3.4
Used Vacant Units	389	809
New Vacant Units	87	146
Units Under Construction	334	498
Residences:		
Total possible deliveries	8,925	26,395
Vacant Units, Total	250	674
Percent Vacant	2.8	2.6
Used Vacant Units	176	550
New Vacant Units	74	124
Units Under Construction	88	232
Apartments:		
Total possible deliveries	1,590	2,025
Vacant Units, Total	226	281
Percent Vacant	14.2	13.9
Used Vacant Units	213	259
New Vacant Units	13	22
Units Under Construction	246	266
House Trailers:		
Total possible deliveries	275	575
Vacant Units, Total	14	30
Percent Vacant	5.1	3.2

^a The survey area total includes the cities of Fayetteville, Springdale, Bentonville, Rogers, and Siloam Springs.

Source: Department of Housing and Urban Development, Federal Housing Administration, Analysis of the Fayetteville, Arkansas Housing Market as of October 1, 1966.

As of October 1, 1966 it was estimated that the vacancy ratios in the Housing Market Area were 1.1 percent of the sales inventory and 2.7 percent of the rental inventory. (These ratios represent the available vacancies.) The rates as of October 1, 1966 include areas not covered by the postal survey and other adjustments in addition to adjustments for "student seasonality" resulting from the summer out-migration of students occupying off-campus housing since many of these units were vacant at the time of the postal survey in August.

The above illustration of the postal survey vacancy rates as of August versus estimates of vacancy rates in October tends to illustrate the effect that the off-student season has on vacancy rates. Such a pattern must affect the rental rates asked in the area if a portion of the apartments and other rentals are not in demand for about three months of the year. As a result the rental rates tend to be higher not only as to the demands of the market but also as an adjustment for seasonality.

Although it is difficult to predict with complete accuracy, the following sales price and rent distributions appear reasonable for new construction.

<u>Sales Units (67% of New Market)</u>		<u>Rental Units (33% of New Market)</u>	
<u>Range</u>	<u>Distri- bution</u>	<u>Range</u>	<u>Distri- bution</u>
Under \$10,000	7%	Under \$80	3%
\$10,000 to \$14,900	30%	\$80 to \$99	5%
\$15,000 to \$24,900	40%	\$100 to \$150	62%
\$25,000 and over	23%	\$150 and over	30%

Existing Land Use and Future Requirements

Industrial, Retail, Wholesale and Selected Services. In the course of our field research, we measured the existing gross floor space and total land in industrial, wholesale, and retail and selected services uses as a basis for establishing existing 1965 relationships of employment to floor space and land to floor ratios. We have made two sets of employment projections for the industrial, retail, wholesale, and selected services establishments in the City by five-year intervals from 1970 to 1985. These employment projections were applied to an estimated future amount of gross floor space per employee to determine the total amount of floor space required. Our estimates of the future floor space requirements represent a more desirable amount of floor space per employee than existed in the City in 1965. These estimates reflect the tendency of an increasing amount of floor space per employee due to more efficient application of merchandise in the trade industries as well as changing technology in manufacturing establishments.

The estimates of future land uses for industrial, retail, wholesale, and selected services were determined by multiplying the estimates of floor space for the respective years by a desired land to floor ratio. The land to floor ratios for the future are presented as standards or goals which the City should strive to meet if it is to remain competitive as a location for these types of land use.

Tables 55, 56, 57, and 58 present our estimates of land and floor space requirements for the industrial, retail, wholesale

Table 55

PROJECTIONS OF INDUSTRIAL LAND AND FLOOR SPACE REQUIREMENTS, FAYETTEVILLE, ARKANSAS:
1965 to 1985

	<u>1965</u>	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1985</u>
Series I:					
Manufacturing Employment	3,950	4,300	4,700	5,200	5,700
Land Area in Industrial Use (acres)	177	192	211	232	255
Floor Space in Industrial Use(sq ft) ^a	1,035,000	1,161,000	1,316,000	1,508,000	1,710,000
Land to Floor Space Ratio	7.4 to 1	7.2 to 1	7.0 to 1	6.7 to 1	6.5 to 1
Number of Employees Per Acre	22	22	22	22	22
Amount of Floor Space Per Employee	262	270	280	290	300
Series II:					
Manufacturing Employment	3,950	4,750	5,550	6,600	7,800
Land Area in Industrial Use (acres)	177	212	250	294	349
Floor Space in Industrial Use(sq ft) ^a	1,035,000	1,282,500	1,554,000	1,914,000	2,340,000
Land to Floor Space Ratio	7.4 to 1	7.2 to 1	7.0 to 1	6.7 to 1	6.5 to 1
Number of Employees Per Acre	22	22	22	22	22
Amount of Floor Space Per Employee	262	270	280	290	300

^a The estimates of floor space are obtained by multiplying the projected employment figures by the estimated amount of floor space per employee.

Source: Estimates and projections prepared by James A. Vizzier, Consulting Planner, Fayetteville, Arkansas.

Table 56

PROJECTIONS OF RETAIL LAND AND FLOOR SPACE REQUIREMENTS, FAYETTEVILLE, ARKANSAS:
1965 to 1985

	<u>1965</u>	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1985</u>
Series I:					
Retail Trade Employment	2,600	3,150	3,600	4,150	4,800
Land Area in Retail Use (acres)	149	191	231	282	339
Gross Floor Space in Retail Use(sq ft)	1,395,500	1,732,500	2,016,000	2,365,500	2,784,000
Land to Floor Space Ratio	4.6 to 1	4.8 to 1	5.0 to 1	5.2 to 1	5.3 to 1
Amount of Floor Space Per Employee	540	550	560	570	580
Series II:					
Retail Trade Employment	2,600	3,400	3,900	4,500	5,200
Land Area in Retail Use (acres)	149	206	251	306	367
Gross Floor Space in Retail Use(sq ft)	1,395,500	1,870,000	2,184,000	2,565,000	3,016,000
Land to Floor Space Ratio	4.6 to 1	4.8 to 1	5.0 to 1	5.2 to 1	5.3 to 1
Amount of Floor Space Per Employee	540	550	560	570	580

Source: Estimates and projections prepared by James A. Vizzier, Consulting Planner, Fayetteville, Arkansas.

Table 57

PROJECTIONS OF WHOLESALE LAND AND FLOOR SPACE REQUIREMENTS, FAYETTEVILLE, ARKANSAS:
1965 to 1985

	<u>1965</u>	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1985</u>
Series I:					
Wholesale Employment	300	350	400	450	500
Land Area in Wholesale Use (acres)	37	44	53	62	72
Gross Floor Space in Wholesale Use (square feet) ^a	197,100	238,000	280,000	326,300	375,000
Land to Floor Space Ratio	8.1 to 1	8.1 to 1	8.2 to 1	8.3 to 1	8.4 to 1
Amount of Floor Space Per Employee	660	680	700	725	750
Series II:					
Wholesale Employment	300	400	450	500	550
Land Area in Wholesale Use (acres)	37	51	59	69	80
Gross Floor Space in Wholesale Use (square feet) ^a	197,100	272,000	315,000	362,500	412,500
Land to Floor Space Ratio	8.1 to 1	8.1 to 1	8.2 to 1	8.3 to 1	8.4 to 1
Amount of Floor Space Per Employee	660	680	700	725	750

a Rounded to nearest 100 square feet.

Source: Estimates and projections prepared by James A. Vizzier, Consulting Planner, Fayetteville, Arkansas.

Table 58

PROJECTIONS OF ADDITIONAL LAND AND FLOOR SPACE REQUIREMENTS FOR SELECTED
SERVICES ESTABLISHMENTS, FAYETTEVILLE, ARKANSAS:
1965 to 1985

	<u>1965-70</u>	<u>1970-75</u>	<u>1975-80</u>	<u>1980-85</u>
Series I:				
Increase in employment	250	250	200	200
Land acreage requirements	14	14	12	12
Floor space requirements (sq ft)	170,000	172,500	140,000	142,000
Land to floor space ratio	3.5:1	3.6:1	3.7:1	3.8:1
Amount of floor space per employee	680	690	700	710
Series II:				
Increase in employment	350	300	250	250
Land acreage requirements	18	17	15	15
Floor space requirements (sq ft)	238,000	207,000	175,000	177,500
Land to floor space ratio	3.5:1	3.6:1	3.7:1	3.8:1
Amount of floor space per employee	680	690	700	710

Source: Estimates and projections prepared by James A. Vizzier,
Consulting Planner, Fayetteville, Arkansas.

and selected service uses in the future.

Our estimates indicate that during the twenty-year period from 1965 to 1985 requirements for new industrial land will be from 78 to 172 acres, requirements for new retail uses will amount to from 190 to 218 acres, requirements for land for wholesale uses will range from 35 to 43 acres, and selected services will require from 52 to 65 acres of additional land.

Office Space. There are basic economic reasons for predicting expansion of new office space supply for Fayetteville. Over and above normal needs for replacement there are major assets which the City possesses which will raise the demand for new space. Among these assets is that the population growth will require more services and consequently, more office space of all types. The economic well-being of the area contributes to the demand for office space uses as well as providing the capacity to afford new space.

Gross floor area of office space in 1965 in the City amounted to 9.3 gross square feet per capita of the City's population.¹ Utilizing this same measure to project office space needs based on our two series of population projections indicates that by 1985 gross city office space would amount to from 453,800 square feet to 514,300 square feet. (See Table 59 for intervening year estimates.)

¹ In our measure of office space we have included all establishments classified as professional services and those in finance, insurance and real estate.

Table 59

PROJECTION OF OFFICE SPACE FLOOR AND LAND REQUIREMENTS, FAYETTEVILLE, ARKANSAS: 1965 to 1985

	<u>1965</u>	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1985</u>
Series A:					
Population	26,279	31,900	37,300	43,100	48,800
Land Area in Office Use (acres)	18	23	29	35	42
Floor Space in Office Use(sq ft) ^a	243,800	296,700	346,900	400,800	453,800
Land to Floor Space Ratio	3.2	3.4	3.6	3.8	4.0
Amount of Floor Space per resident	9.3	9.3	9.3	9.3	9.3
Series B:					
Population	26,279	34,300	40,600	47,700	55,300
Land Area in Office Use (acres)	18	25	31	39	47
Floor Space in Office Use (sq ft)	243,800	319,000	377,600	443,600	514,300
Land to Floor Space Ratio	3.2	3.4	3.6	3.8	4.0
Amount of Floor Space per resident	9.3	9.3	9.3	9.3	9.3

^a Floor space rounded to nearest 100 square feet.

Source: Estimates and projections by James A. Vizzier, Consulting Planner, Fayetteville, Arkansas.

In 1965, there were 243,800 gross square feet of office space situated on 18 acres of land in Fayetteville. For the City overall utilization of land for office purposes amounted to 3.2 square feet of land for each square foot of gross building area.

By 1985 we estimate that the 210,000 square feet to 270,500 square feet of new gross office space to be added will require from 24 to 29 acres of land. Table 59 indicates our projected future office space requirements for the City by five-year intervals from 1965 to 1985.

Public and Semi-Public Land Uses. In 1965, 1,532 acres within the city limits of Fayetteville were in public and semi-public uses. The University of Arkansas land encompasses about one-fifth of the total public and semi-public land in the City. The Lake Fayetteville area accounts for about another two-fifths of the public and semi-public land.

Plans for expansion of the University of Arkansas until 1975 call for the acquisition of an additional 68 to 72 acres. The University plan proposes a direction and extent of growth which will expand the academic area by at least 12 acres with the possibility of an additional 4 acres, the housing area by 22 acres, and 26 acres for athletics and free recreation.

The Fayetteville Public School System facilities include one high school, two junior high schools, and six elementary schools. The total 1967 fall enrollment for these schools was

4,660 pupils. In addition to these schools there is an area vocational-technical high school located in the City which had an enrollment of 130 students in the fall of 1967. Special students of junior high school age are now afforded the opportunity to receive special training at the Northwest Arkansas Supplementary Center (NASEC) school which was opened during the fall of 1967 with an enrollment of 100 students. (See Table 60.)

The Fayetteville School District currently occupies about 136.5 acres of land. The present capacity of existing facilities is approximately 5,500 students including the vocational-technical school and NASEC.

Based on our high projection of population for 1980 we estimate the need for the following school facilities:

- 1 new high school
- 1 new junior high school
- 4 new elementary schools

These projected school facility needs indicate a requirement of approximately an additional 70 to 80 acres of land for school uses.

Table 61 presents our estimates of future land use by type and indicates the probable number of acres that will be required to support the population and employment levels projected for the City of Fayetteville. Table 62 presents the additional new acreages that will be required by five-year intervals from 1965 to 1985, together with cumulative 20-year requirements.

TABLE 60

SCHOOLS IN THE FAYETTEVILLE SCHOOL DISTRICT

<u>School</u>	<u>Grades</u>	<u>Enrollment</u> <u>1967-'68</u>	<u>Capacity</u>	<u>Acres</u>
<u>Elementary</u>				
Asbell	1-6	350	360	20
Bates	1-6	500	525	10
Leverett	1-6	325	360	3
Jefferson	1-6	380	400	6
Root	1-6	450	450	7.5
Washington	1-6	355	300	2
Sub-Total		2,360	2,395	48.5
<u>Junior High</u>				
Ramay	7-9	650	750	20
Woodland	7-9	600	700	20
Sub-Total		1,250	1,450	40
<u>High School</u>				
Fayetteville High	10-12	1,050	1,200	30
Total		4,660	5,045	118.5
Northwest Arkansas Supplementary Center	7-9	100	150	8
Sequoyah Polytechnic	11-12	130	300	10
Grand Total		4,890	5,495	136.5

TABLE 61

LAND USE BY USE TYPE, FAYETTEVILLE, ARKANSAS: 1965 to 1985

	<u>1965</u>	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1985</u>
Series I: ^a					
Residential	2,008	2,284	2,633	3,012	3,354
Commercial	402	470	539	617	703
Industrial	177	192	211	232	255
Public and Semi-Public	1,532	1,655	1,774	1,902	2,029
Streets and Railroads	895	1,016	1,155	1,307	1,452
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Developed Area	5,014	5,617	6,312	7,070	7,793
Series II: ^b					
Residential	2,008	2,487	2,924	3,422	3,922
Commercial	402	498	574	662	757
Industrial	177	212	250	294	349
Public and Semi-Public	1,532	1,708	1,847	2,004	2,173
Streets and Railroads	895	1,092	1,265	1,462	1,667
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total Developed Area	5,014	5,997	6,860	7,844	8,868

^a Series I land use projections based primarily on Series A population projections and Series I employment projections.

^b Series II land use projections based primarily on Series B population projections and Series II employment projections.

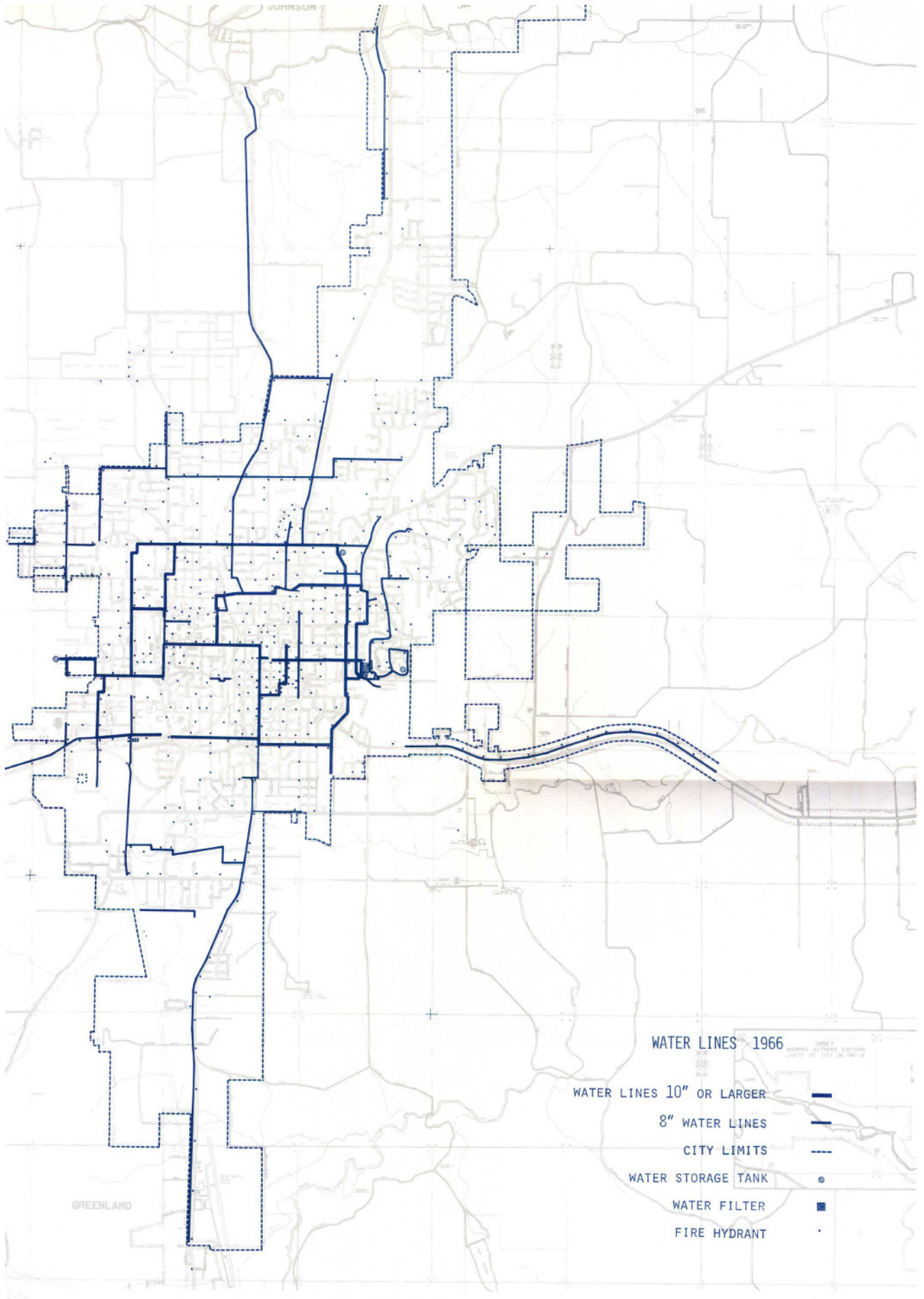
Source: All estimates and projections prepared by James A. Vizzier, Consulting Planner, Fayetteville Arkansas.

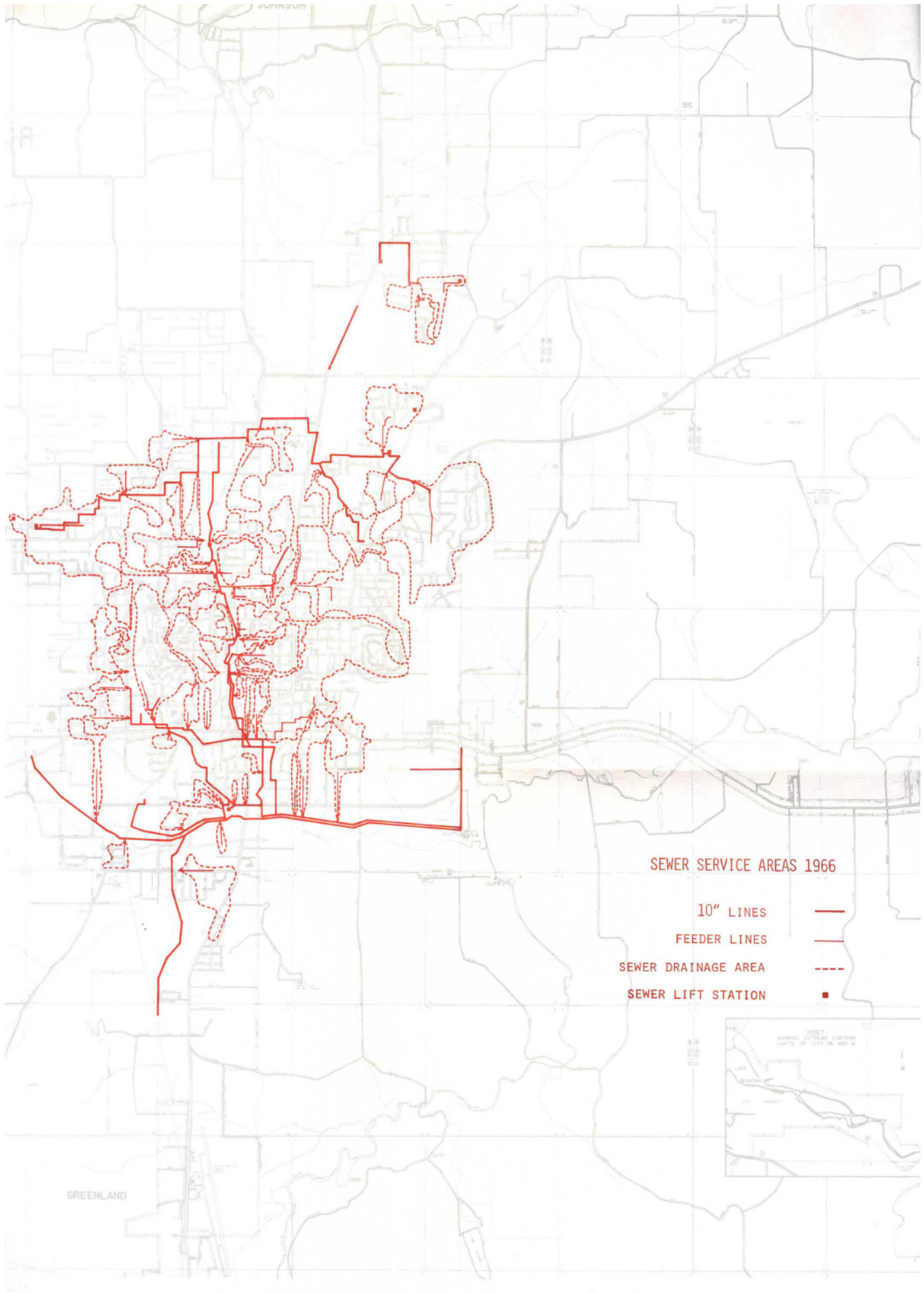
Table 62

LAND REQUIREMENTS BY USE TYPE, FAYETTEVILLE, ARKANSAS: 1965-1985
(Developed Land in Net Additional Acres)

	<u>1965-1970</u>	<u>1970-1975</u>	<u>1975-1980</u>	<u>1980-1985</u>	<u>Cumulative 1965-1985</u>
Series I:					
Residential	276	349	379	342	1,346
Commercial	68	69	78	86	301
Industrial	15	19	21	23	78
Public and Semi-Public	123	119	128	127	497
Streets and Railroads	121	139	152	145	557
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total	603	695	758	723	2,779
Series II:					
Residential	479	437	498	500	1,914
Commercial	96	76	88	95	355
Industrial	35	38	44	55	172
Public and Semi-Public	176	139	157	169	641
Streets and Railroads	197	173	197	205	772
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total	983	863	984	1,024	3,854

Source: All estimates and projections prepared by James A. Vizzier, Consulting Planner, Fayetteville, Arkansas.





SEWER SERVICE AREAS 1966

- 10" LINES
- FEEDER LINES
- SEWER DRAINAGE AREA
- SEWER LIFT STATION



Section 3

Goals for Community Renewal

SECTION III-GOALS FOR COMMUNITY RENEWAL

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GOALS FOR COMMUNITY RENEWAL

During the past ten years a number of studies have been made in the City. Each study has attempted to identify needs of one type or another and each has made statements of goals, policy or recommendation. Some of the more significant studies are summarized below.

Workable Program for Community Improvement

Fayetteville received a certification of its Workable Program for 1961. The program was recertified again in 1965. During that period the City reported the following progress:

Codes and Ordinances

- Adopted a Housing Code
- Arranged for a half-time housing inspector
- Adopted an interim enforcement plan
- Updated the Plumbing Code
- Adopted a new Electrical Code
- Adopted a Fire Prevention Code
- Adopted a new Gas Code

Comprehensive Plan

- Adopted a Community Facilities Plan
- Adopted a Public Improvement Program
- Set up an office to handle planning administration
- Hired a planning consultant to review planning program

Neighborhood Analysis

- Prepared a cursory survey and analysis of neighborhoods
- Received a grant to prepare a Community Renewal Program which includes a thorough neighborhood analysis

Financing

Increased budgets for building inspection and planning administration

Completed 3 fire stations, a police courts building, a library and hospital wing for geriatrics

Expanded water and sewer system

Housing for Displaced Families

Reactivated the City Housing Authority

Citizen's Advisory Committee

Reactivated and reorganized

This progress has not reached the point where the Workable Program is a positive force for renewal

City's Renewal accomplishments

City has completed a number of capital improvements in older neighborhoods

The Housing Authority has made application for low rent public housing.

The Housing Inspector has begun to take action on complaints about vacant and dilapidated buildings

The University has acquired some blighted property near its campus for expansion

These accomplishments are spotty and uncoordinated. They must be expanded and directed where they will affect blight.

City Codes and Ordinances

The Building Code is ten years old and needs replacing

Lack of personnel often prevents inspections at the proper stages of construction

The Housing Code is also ten years old and needs updating. The Housing Inspector should be moved from half-time to full-time. A long-range systematic plan for enforcement is needed to guide the Inspector.

Annual inspection and licensing of rooming houses, dormitories, apartments, and boarding houses should be enforced in cooperation with the University of Arkansas housing officials.

New electrical, plumbing and fire prevention codes are in effect. Health and Sanitation Codes consist of a few regulations passed from time to time and none are enforced since the City has no sanitarian. The City relies on state health regulations enforced by two sanitarians who are responsible for the entire county. At least two more county sanitarians are needed. Public health activities are also badly understaffed by nurses, and communicable disease records are very spotty.

The Comprehensive Plan

The comprehensive plan was developed at a time when the City's growth rate was one-half the present rate and projections and proposals are rapidly becoming outdated. The land use plan outlines blighted areas generally but makes few proposals for improvement. The street plan suggests that the street pattern be improved by developing certain streets as collectors. The community facilities plan proposes a neighborhood park and one school in blighted neighborhoods. It also proposes several public buildings which have been built and a civic center which has not. The zoning ordinance was designed to help stabilize certain neighborhoods, but it has not been changed in harmony with the land use plan and it is now contrary to the plan in some cases. The subdivision regulations are not enforced outside of the City and therefore do not prevent blight on the fringe of the City where the new building is occurring. The capital improvements program has a number of projects listed which will improve blighted areas and most of these have been completed. Generally, the plan must be updated and oriented toward renewal actions. Current planning

activities are directed largely at administering the zoning ordinance and subdivision regulations. Little use is being made of the plans or the capital improvements program and these items must be brought into use to guide renewal efforts. Funds should be budgeted to hire a trained planning administrator to supplement the clerk now employed in the office.

The University of Arkansas Campus Plan

The University of Arkansas Campus Plan envisions a 50 million dollar building program for nearly twice the present enrollment during the next ten years. This will require about 80 acres for campus expansion in 3 blighted residential areas. This plan should be extended another 10 years to aid renewal planning in other areas adjacent to the present or proposed campus.

FUTURE COMMUNITY GOALS FOR RENEWAL ACTION

Most of the current renewal actions in the City take place in an incidental way without direction or long-range purpose. Renewal should be a means to accomplish community goals; a tool to accomplish plans. This study has revealed a list of goals that the City needs to achieve and they are goals that renewal can help to achieve.

Economic Goals

If Fayetteville's income, employment and tax base are to continue to grow at the present rate, high caliber industries must be encouraged to build here. A favorable climate for top industries must be developed.

The University of Arkansas is the prime economic and cultural asset in the area. It is the largest industry and the biggest attraction. It must be encouraged to grow and expand its offerings.

Critical areas must be renewed to stop decay, increase tax return, reduce public expenses and to recapture past public and private investments.

Commercial Goals

The Fayetteville Business District is the major shopping center in a region of 110,000 people. It must move to become the major economic, social, cultural and governmental center as well. It must be expanded, diversified and modernized.

A balanced system of modern neighborhood shopping centers must be encouraged to supplement the downtown and to serve the residential areas.

Industrial Goals

To attract good industries, skilled workers must be trained or attracted.

Suitable space with proper services and good surroundings must be provided.

Transportation and traffic facilities must be developed.

Residential Goals

Adequate housing must be provided for all citizens at prices they can afford.

Wider choice of housing types must be provided to the many types of families whether they be individuals, young, elderly, handicapped, families with children, or University students.

A wider choice of neighborhoods and housing types must be opened to all income groups.

Efficient private development of housing both new and rehabilitated must be encouraged.

Private lenders must be encouraged to invest in conservation and rehabilitation areas.

Financial and rehabilitation counselling should be provided property owners who wish to improve their property.

Enough housing must be built to maintain a healthy vacancy rate of 3 to 5% for both renters and owners.

The present housing supply must be maintained in a healthy and livable condition.

Proper community facilities and public services must be provided all neighborhoods.

A housing information center should be established to aid people with housing problems.

For those families unable to provide themselves with adequate housing, some type of aided housing should be provided until they become independent. Educational opportunities or other social services should be provided which will help these families become independent.

Other Goals

The general plan should be updated and expanded to include plans for community renewal.

The Housing Code and Building Code should be updated.

Close coordination should be developed among the Housing Authority, the Planning Commission, the Board of Directors and the Various city department heads to expedite urban renewal action.

Tax laws should be changed to encourage a property owner to improve his property either by shifting tax burdens more to the land and less to the building or by granting some type of tax credit for improvements.

State laws should be changed to allow cities to raise more money for municipal improvements and services.

The many committees that have been set up for various types of community improvement should develop a better system of mutual information and effort by adopting the same overall plan and by encouraging some common memberships.

The University of Arkansas campus plan should be expanded in time and scope to allow more comprehensive renewal plans around the campus.

SECTION IV

RESOURCES FOR RENEWAL

SECTION IV-RESOURCES FOR RENEWAL

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SOCIAL RESOURCES FOR RENEWAL: PLAN FOR COMMUNITY ACTION

It is important to know the nature and degree of blight in each of the city's neighborhoods. A plan for treating this blight is essential. Many people and many agencies must take action to realize the plan. Blight has affected most areas of Fayetteville in one degree or another and the whole City must participate in renewal plans if it is to be stopped.

Most of the citizens can be contacted through existing organizations. They can be told of the nature of blight, the cost of treating it, and the benefit of eliminating it. These organizations can help build understanding of renewal and interest in city-wide action to remove blight. Service clubs, PTA and Labor groups are examples.

Other organizations represent professional groups, businessmen, welfare agencies, and similar associations of people who are able to take concerted action to make specific improvements to the city or a neighborhood. The help of these organizations must be enlisted at a more particular level. The Real Estate Board, the School Board, the Downtown Merchants, the Bar Association, and the University of Arkansas Board of Trustees fall into this group.

These organizations were inventoried and contacted about the amount and type of help they might give toward community-wide renewal goals.

<u>Organization</u>	<u>Type of Contract</u>	<u>Type of Aid</u>
17 service clubs (men and women)	Business and Prof.	Programs for understanding and support
League of Women Voters	City-Wide	City-wide distribution of information
Parent Teachers	Parents of all school children	Public information
Fayetteville Human Relations Council		Public information
Labor Council	Labor	Public information
Real Estate Board	Landlords-Tenants	Housing problems Relocation
Downtown Fayetteville Unlimited	Businessmen and Financial Institutions	Commercial Renewal Financing
School Board	School Administrators	Action on Educational Facilities
Home Builders Assoc.	Developers	Housing Problems
University of Arkansas	Administration Faculty-Staff Students	U of A Expansion Student Housing; Advice in specialized renewal problems; Community Dev. Series- Title I Higher Education Act
Economic Opportunity Agency Neighborhood Councils	Underprivileged families	Information; Economic & Social Services
Bar Association	Attorneys	Legal Services
Medical Association	Medical Profession	Medical Services
Housing Authority	City Poorly Housed	Housing Resources Relocation Financing Rehabilitation Information

<u>Organization</u>	<u>Type of Contract</u>	<u>Type of Aid</u>
Citizen's Advisory Committee		
City Board	City Gov't. - Voters	
University of Ark.	Faculty-Students	
Technical Group	Professionals,	Coordination of
Labor Council	Citizen's Assoc.	Various Renewal Act
PTA	Parent-Teacher	
Women's Org.	Women	
Civic Club	Business & Professional	
Chamber of Comm.	Business & Professional	
Jaycees		
County Conference on Social Service	Social Agencies	Fund Raising Social Services
Schools	School/Admin.	Educational Problems
County Health	Health Services	Health Problems
Mental Health Assoc.	Health Services	Health Problems
County Welfare Service	Underprivileged families	Economic & Social Problems
Senior Citizens	Elderly	Problems of the Aging
Fayetteville Youth Center	Recreation Services	Recreation Problems
Regional Library	Library Services	Education & Cultural Problems
Juvenile Court	Juvenile Services	Juvenile Problems
Salvation Army	Underprivileged	Social Services
Ministerial Alliance	Religious Groups	Social Problems
Chamber of Commerce Committees	Business & Professional	Fund Raising-Action Programs
Public Information		Publicity
Streets-Highways		Transportation Problems
Auditorium		Cultural & Entertainment Problems
City Renewal		Blight Problems
Education		Education Problems
Medical Center		Health Problems
Recreation		Recreation Problems

All of these groups have indicated a willingness to sponsor programs to explain the community renewal program. This will provide a means for most of the citizens of Fayetteville to learn of the extent of blight, and the plan for treating it. The significant maps, charts, figures, findings and recommendations from this study will be put to use in public meetings,

newspapers, radio and television programs. The material will be prepared in a form that can be understood and presented by members of the various organizations.

After the program has been explained, certain groups will be asked to take specific actions that will aid urban renewal efforts. These actions might include improvement of a school facility or providing a vocational training course by the school board. The United Fund Agency or the EOA might be asked to provide funds for a day care center or a family counselling service. The Chamber of Commerce might be asked to raise funds for an auditorium. The Medical Association and Health Center may be asked to provide better medical records. EOA may be asked to form neighborhood councils to work with blight problems in seriously blighted areas.

One agency should assume the responsibility for informing these organizations about community renewal and it should coordinate the diverse efforts of many organizations needed in community renewal. Logically, this work should be handled by the citizen's advisory committee appointed by the Board of Directors to watch over the Workable Program for Community Improvement.

This committee has members representing most of the organizations in the City and it reviews the Workable Program for Community Improvement annually. It is in a position to know what needs to be done and to recommend action by the proper agency.

The Housing Authority has been established by the City to provide decent, sanitary and safe housing for all its citizens at a price they can afford. The Housing Authority is presently developing low-rent housing for low-income citizens. This will

provide housing for low-income families with special accommodations for the elderly.

Other families need aid in finding housing or in rehabilitating present housing. The Housing Authority should set up a housing information service to:

1. help citizens find adequate housing if they are without housing or need relocation,
2. put them in touch with builders and materials suppliers who can help with rehabilitation,
3. provide suggestions for financing needed improvements to dwellings,
4. refer needy families to the proper social or welfare agency for professional services, employment help or information about other problems.

Very little use has been made of the FHA Loan Assistance programs. Less than 1% of the remodeling or new construction of recent years has been done under Title I (203) Loan Insurance. No loan financing has been done under FHA Section 220 or 221 because the City has no urban renewal program. The same is true of Section 203 (k) and 220 (h).

The study of health, welfare and recreation agencies revealed a number of deficiencies in the county agencies for health, welfare and recreation. They are as follows:

GENERAL RECOMMENDATIONS

The Regional or county-wide approach to the meeting of problems and the development of services should be fostered at every opportunity while at the same time preserving local loyalty and responsibility.

Efforts should be initiated by the communities of Fayetteville and Springdale to nurture and further strengthen the relationships of those communities to the University of Arkansas.

In instances where construction of new facilities are considered every effort should be made to develop such facilities as multiple service units.

HEALTH SERVICES

A Public Health Advisory Board should be established by the County Health Department in cooperation with the State Health Department, the County Judge, the Medical and Dental Societies, the Mayors of Fayetteville and Springdale, and other health-related groups within the County.

The nursing staff of the Washington County Health Department should be increased as rapidly as financing and the recruitment of competent public health nurses will allow.

Two additional sanitarians should be added to the Health Department staff as soon as possible.

The nursing services of the two school systems should be brought under the working supervision of the County Health Department and ultimately transferred to that administrative jurisdiction.

Plans should be initiated for the establishment of secondary health centers throughout the County.

Efforts should be initiated by joint action of the County and principal cities to develop a long range Comprehensive Plan for sewage and industrial waste disposal.

The County Health Department, in cooperation with the Chambers of Commerce of Fayetteville and Springdale, should initiate specific plans for the prevention of major air pollution in Washington County and the establishment of rules and regulations controls.

Full consideration should be given to the development, enactment and enforcement of Housing Codes in the principal cities of Washington County.

The voluntary health agencies should take the leadership in the formation of a Health Council or committee which would operate under the continuing jurisdiction of the proposed new planning organization.

Health Services Recommendations, continued:

A plan should be developed for the coordination of planning efforts for future hospital and patient care in Washington County under the auspices of the proposed new planning organization.

Early consideration should be given by Fayetteville as well as the surrounding communities to the possibility of flouridation of the water supply.

A review of the adequacy of coverage of medical care to citizens of Washington County should be conducted through the medium of a special committee under the auspices of the proposed planning organization.

RECREATION AND YOUTH SERVICES

The present two youth centers should be designated as the Parks and Recreation Department of their respective cities making them the official Public Recreation Agencies.

Financial support of the two youth centers should continue to be received from all appropriate tax and voluntary sources with increasing emphasis upon tax support.

Whatever extra or unused tax millage for parks and recreation is available should be utilized for the support of the Public Recreation and Parks Programs.

Planning for the future should include use of the present public school facilities by the Parks and Recreation Departments so the programs may be taken to the neighborhood level particularly at points that are quite distant from the present two centers.

The three summer baseball programs should be incorporated into the regular activities of the two youth centers.

The Boys' State and Girls' State program should be primarily financed by the American Legion and the American Legion Auxiliary.

The Council on Aging should continue in its separate facilities, but should consider seeking a working relationship with the proposed Parks and Recreation Agencies.

Efforts should be directed toward establishing solid cooperative relationships between the Parks and Recreation Departments, with the University of Arkansas.

FAMILY AND CHILDREN SERVICES

A new multiservice family conseling and health center should be established under the sponsorship of the citizens of Washington County and the University of Arkansas. Such a center would include the following services:

- Family Counseling Service
- Psychiatric and Psychological Diagnostic and Treatment
- Short Term Child Placement Services
- Visiting Homemaker Services
- Day Care Services on a Decentralized Basis
- Training and Education of Social Work and Health Aides
- Family Planning and Health Services
- Research in Family Living and Child Behavior

The Children's Services Division should limit its program to protective service to children including services to the Juvenile Court, investigation of complaints of child neglect, and placement of court committed, neglected and dependent children.

Efforts should be made through the proposed new planning organization to encourage the State office to expand the basic staff which now serves four counties.

The present arrangement for the employment of a Juvenile Court Referee should be maintained and become a standard pattern for Washington County.

When the new family center is established plans should be made for the volunteer probation officers to secure their special training and supervision from the staff of the center.

In cooperation with the authorities of the cities of Springdale and Fayetteville, the County should establish a subsidized group boarding home for the temporary detention of children pending long term disposition by the Court. Separate and similar facilities should be considered for long term disposition of cases particularly those involving girls.

The responsibility for the dissemination of general relief and financial assistance should be centralized in the Washington County Public Welfare Service with the Salvation Army designated as the Voluntary Community Agency to provide any supplementary financial assistance which might be required in individual cases.

The Fayetteville Community Nursery should become the nucleus of a new and substantially enlarged Day Care Center for the Fayetteville area. This Day Care Center should operate under the direct administration and supervisory auspices of the newly proposed Family Center.

The programs initiated by the Fayetteville and Springdale Public School systems under the Elementary and Secondary Educational Act should be maintained and strengthened.

Family and Children Services Recommendations, continued:

The classes for retarded children now provided under private auspices with financing from the United Funds of Fayetteville and Springdale should be transferred to the jurisdiction of the educational systems.

In the construction of any new family, the Salvation Army should give full consideration to joining in with other community interests which may be also in the process of creating needed new facilities.

Boysland of Arkansas should seek out the direct consultation and service of the Child Welfare League of America in planning its further expansion of facilities and program.

The Economic Opportunity Agency for Washington County, Incorporated, should have the full support of County citizens and organizations in the establishment of further programs under the Economic Opportunity Act.

CENTRAL SERVICES--PLANNING AND FINANCING

A new county-wide planning and fund raising organization should be established through the joint sponsorship of the Springdale Community Fund, the Fayetteville United Fund, and business, civic, and agency leadership representing the overall interests in Washington County.

A county-wide United Fund Campaign should be organized and conducted on an annual basis under the auspices of the proposed United Community Services.

MEASUREMENT OF RELOCATION REQUIREMENTS AND RESOURCES

The 1960 census of housing listed 6,932 dwelling units in Fayetteville with 246 dilapidated, 1,112 deteriorating and 336 needing plumbing. It also counted 3,365 units built before 1940 that are apt to have outdated plumbing, heating, or electrical systems. 1,477 units were built between 1940 and 1949 when building codes were inadequate and when standard building materials were scarce during World War II and the building boom that followed. This leaves 2,190 units that were built between 1950 and 1960 under modern codes plus those that have been built or annexed since 1960. This suggests that about 65% of the housing supply might be susceptible to blight.

The structural survey and classification made in another part of this report lists total dwelling units in 1965 at 8,326. Of these 4,603 are sound, 3,183 are deficient to some degree and 540 should be cleared. Added to these dwellings that are blighted to the point of needing clearance are 787 deficient dwelling units that must be cleared to make room for improvements such as University expansion, street construction, hospitals or schools and playgrounds. Most of these improvements are in older neighborhoods where the units that must be cleared are deficient or dilapidated rather than sound. When the units to be cleared by public projects are added to those to be cleared by urban renewal, the total number of families to be displaced comes to 1327.

RESIDENTIAL DISPLACEMENT

540	dwellings are so badly deficient that they require clearance
787	dwellings will have to be cleared to make room for other uses
<hr/>	
1,327	families are apt to be displaced by renewal action
2,400	dwelling units are substandard and need repairs to keep them in the housing supply
<u>4,600</u>	dwellings are in good condition and must be protected
7,000	dwellings are available for the housing supply
8,100	households are estimated for 1965
<u>7,000</u>	dwelling units are sound
1,100	standard dwelling units are available

Of nearly 5,000 dwelling units that are old enough to require inspection about 3,000 are expected to be in violation of codes. When 780 of these are cleared by public actions other than renewal 2,400 remain to be brought up to code standards.

Housing Cost and Income

In 1960 there was an imbalance between cost of housing and family income. Median value for houses in 1960 was \$11,000. There were 378 more dwelling units valued under \$5,000 than there were families with annual incomes under \$2,000. With the exception of some small apartments, most of the dwelling units in this price range were probably substandard.

There were 1039 more dwelling units valued from \$5,000 to \$10,000 than there were families with annual incomes between \$2,000 and \$4,000. Many of these dwelling units derive their value from location and are actually substandard structures. Most of the others are in the major repair classification.

There were 2,327 dwellings valued at \$10,000 or over and there were 2,895 families making over \$4,000 per year. There was a shortage of 568 units in this value range.

These figures suggest that over 1,400 families were living in poorer dwellings than they could afford and that many of these dwellings were substandard. This suggestion is reinforced when it is noted that in 1960 there were 1,288 units valued under \$10,000, 3,365 units were built before 1940, 1,112 units were considered substandard and 246 units dilapidated.

HOUSING VALUE AND INCOME: 1960

<u>Value or Rent Range</u>		<u>Comparable Family Income</u>	
Under \$5,000	19.3%	14.9%	Under \$2,000
\$5,000 - \$9,900	40.7	26.7	\$2,000 - \$3,999
\$10,000 - \$14,900	20.7	22.9	\$4,000 - \$5,999
\$15,000 - \$19,900	10.7	16.3	\$6,000 - \$7,999
\$20,000 and over	8.7	19.2	\$8,000 and over

Changes Since 1960

Between 1960 and 1966 population increased by 6,000 persons, roughly 3,400 of these were University students. Building permits for 1700 new dwelling units were issued. Households increased by 1,870 units. A building conditions survey lists 540 dwelling units needing clearance and nearly 3,200 units requiring major repairs.

Per capita incomes of renters rose about 30% and incomes of all families rose 40% between 1960 and 1966. Building costs rose about 34% during the period. Vacancy rates changed from 3.1% for sale and 8.2% for rent in 1960 to 1.1% and 2.7% in 1966.

It appears that new dwelling units just about balanced new households and new off campus students. Some households were added by annexation. Little has been done, however, to improve the stock of older houses. According to permit records less than 50 dwellings have been demolished. There is little indication that the repair work brought many substandard houses up to standard. At the same time it is likely that more houses slipped into the clearance and major repair categories.

Presently about 6 1/2% of the City's housing should be razed and replaced. Approximately 38% should be upgraded. If the 44% deficient units are subtracted from the units costing less than \$10,000 about 16% are in standard condition.

Using \$10,000 as an average value for a modest new two bedroom house or an older house remodelled to standard condition, then 60% of the City's population live in houses that cost less

than this figure. These are the houses that might be expected to need major repairs.

Using 1/5 of income as a reasonable rent or 2 1/2 times annual income as a reasonable house value it is apparent that 40% of the City's families cannot afford more than \$10,000 for a house. If we also assume that most of the City's deficient housing falls in this value range, then more conclusions are possible.

Condition of Housing Valued at \$10,000 or Less

4,995	60%	of the City's dwellings are valued under \$10,000
- 540	-6 1/2%	are classified as dilapidated
- 787	-9 1/2%	should be cleared for other uses
3,668	44%	remain in the housing supply
<u>2,396</u>	<u>29%</u>	need major repairs
1,272	15%	are standard

Of the nearly 5,000 families living in this housing, 1,666 have incomes that will afford housing costing more than \$10,000. Most of these probably live in the 1,272 standard dwellings. 540 families live in dilapidated housing and probably could not afford standard housing. 787 families who live in standard houses or in houses needing major repair will be displaced by other uses. Most will probably need help in finding standard housing. 2,396 families live in housing requiring major repairs. Most of these probably need some aid in making these repairs. Some will not be able to afford such repairs even with aid and will need relocation aid.

If the 20% who could afford it moved into new houses, if the 16% whose houses needed to be cleared were relocated and if the remaining houses were rehabilitated a 4% surplus would remain in this value range.

University Students

The University has been housing approximately one half the students in campus housing. The others either commute or live in private housing in or near the city. Many of these students live near the campus. Present plans for campus growth call for building dormitory complexes for 1,600 students' and apartments for 200 student families. Additional classroom space and athletic fields. This expansion will displace from 1,200 to 1,400 students now living near the campus. The net gain in housing is not enough to relocate these students plus one half of the 3,000 new students projected by 1975. Students are living in other areas mapped for clearance but not in large concentrations. They do not create a special relocation problem because most students select their housing on a temporary basis by the semester or year.

Elderly

In 1960 the City had 1,725 people over 65 years of age. By 1965 the number had risen to 2,098. Estimates for 1967 show the number at 2,400. Projection of the elderly population for 1980 stand at 3,800. According to the 1960 census 71% of the elderly in Fayetteville lived in homes that were built before 1940, 14% lived in houses built between 1940 and 1949 and 15% lived

in houses built since 1950. This means that the majority of the elder citizens are living in older homes that are subject to clearance, rehabilitation or code enforcement. Median incomes for older heads of household in 1960 ranged from 1,100 to 2,500 per year depending on age. For older citizens who are not heads of household the median income was \$800 per year. Few can afford to repair their quarters or move to better homes without aid. Most, however, could afford to move to subsidized quarters if they sold their homes or if they received a relocation allowance.

Negro Citizens

There are about 600 non-white citizens of Fayetteville. Slightly over 100 of these are University students and about 500 are permanent residents. About 80% live in housing that is mapped for rehabilitation or clearance. Over 60% of the Negro families earned less than \$4,000 in 1959. The minimum annual income required to buy or rent a standard house for a small family is about \$3,600. It appears that about 25 families will not need relocation, 40 families will be able to relocate themselves and 60 families will need aid if they relocate in standard housing.

Commuters

Two thousand workers commute to Fayetteville industries from an area within ten miles of the city. One thousand and six hundred workers commute from ten miles or more into the city. Many of these workers enjoy living in rural areas and working in the city. However, it is likely that many others would like to move to Fayetteville and avoid traffic if low

cost housing were available near their work.

Family Size

The proportion of University students and elderly residents in Fayetteville's population tends to keep the median family size low. This suggests a need for more small units in the City's housing supply. The following table groups families by size.

Size of Families: 1960

Family Size	Owner Occupied	Renters	Total	%
One person	389	597	986	15.8
Two persons	1,067	1,031	2,098	33.6
Three persons	701	653	1,354	21.7
Four persons	569	438	1,007	16.1
Five persons	341	186	527	8.5
Six Persons	105	53	158	2.5
Seven persons	16	25	41	.6
Eight persons	20	46	66	1.0
Median	2.7	2.4		
Person/unit	3.0	2.7	2.8	

Housing Resources Needed and Available

After housing needs are compared to incomes it appears that they fall into five classes.

1. There are a number of families living in marginal housing that can afford to live in much better dwellings. A variety of housing types could be developed in choice locations to attract these people from their present houses. Single family homes, duplexes, dormitories, row houses, and condominium apartments are needed.
2. Some families are living in substandard housing who can afford low cost private housing. Private developers must be encouraged to build this type of housing and middle income families must be shown how they can afford to live in it. About 500 homes valued from \$9,500 to \$13,500 are presently being developed.
3. Many families are living in substandard houses who do not understand how to make the needed repairs or how to finance them. With aid in rehabilitation and financing, these families could remodel these homes. There are \$1,500 rehabilitation grants and \$10,000, 3% FHA loans to aid low income families in home improvements and other types of FliA insurance for middle income families. The City Housing Authority should provide aid and advice to these families and landlords to help them return marginal dwellings to the housing supply.

4. Many low and middle income families who rent sub-standard dwellings can afford standard apartments built with FHA 221(d)(3) below market interest loans. Some may live in such apartments with rents supplemented by the Federal Housing Assistance Administration. Non-profit groups such as religious foundations, labor unions, philanthropic organizations, and lodge groups as well as limited dividend corporations are eligible for the low interest rate loans to build this type of housing. Such groups must be made aware of the need for this range of rental housing. One hundred and fifty of these units are being planned for the northwest part of the city by a limited dividend corporation. They are planned for middle income families (\$5500 to \$8500 per year) rather than for low income families needing rent supplements. More of these units are needed in other parts of the city and some should be for low income families as well as for these in the middle income group.

Generally, this type of housing is helpful to the family that cannot afford proper housing temporarily but will in time be able to afford a standard dwelling.

5. There are many families whose incomes will not support a minimum standard dwelling. They require the subsidized rent provided by low-rent public housing or low income FHA 221(d)(3) apartments. Many of these families, once aided, will go on to provide a standard

dwelling for themselves.

Others with a fixed or declining income such as the elderly or the handicapped have no hope of renting standard dwellings without help.

The Housing Authority is developing 200 units of low rent public housing; 120 units for elder families and 80 units for regular families. It appears that there is a need for at least 80 additional units for the elderly and 200 additional units for families with children.

6. University students make up almost one third of the City's population and it is the fastest growing part of the population. Approximately one half are housed on the campus and one half live off the campus. Dormitories and apartments for 1600 students are to be built during the next ten years. Long term, low interest rate loans are available to the University to provide college housing on the campus. This housing is limited largely by the available campus space to build it. The students who live off-campus do so to gain a wider choice of housing, rents and locations available off-campus. The community should be encouraged to make a variety of housing available to these students.

Non-Residential Relocation

Non-residential renewal and relocation are determined not so much by structural conditions as by need for larger sites, locations near related businesses or services, traffic facilities, parking, space for storage or expansion and better utility service. The major non-residential relocation needs are discussed below.

University of Arkansas - The University needs land for expansion. It is surrounded by development but once it acquires additional land for growth, relocation will not be a major problem.

Central Business District - Space is needed for growth. The business district needs room to expand and businesses within the district must also expand. There is a demand for civic buildings, office buildings, larger department stores, small businesses, entertainment, business services, medical facilities, and housing downtown. Rebuilding the downtown involves temporary relocation which is complex, expensive and must be done in several stages. Financial aid for relocation and public action to assemble sites will be necessary. It will require moving businesses, razing old buildings, building new buildings and returning the businesses.

Small Businesses and Offices - Many small businesses and services are scattered along major streets or on the edge of present business districts in marginal locations. They do not have the resources to assemble enough land for proper buildings and parking in locations

near related businesses. Areas must be developed to accomodate these small businesses in better locations and with larger sites. Public action will be needed to assemble such sites in desirable locations along with financial aid for relocation.

Service Businesses - Truck firms, warehouses, electricians, plumbers, metal shops, building materials suppliers, wholesalers, feed stores, contractors, and other services are scattered throughout the City generally in rundown or congested areas, lacking parking and without proper access to the major street system. One or more centralized service districts must be planned on major traffic routes with access to all parts of the City. Once sites become available these firms can move from the blighted areas leaving them ready for clearance.

Industrial Areas - Many of Fayetteville's older industries are located on crowded lots along the railroad in the central part of the City. There is no room for parking or expansion, traffic access is poor, and utilities are overloaded in this area. At present there are few good industrial sites available. Where there is space there are no utilities or access and where these things exist there is no room. A planned industrial park is essential to relocate these industries as the railroad frontages are rebuilt.

RELOCATION LOAD

Neighborhood	Seriously Substandard Structures		Deteriorating Structures Cleared for Plan		Total
	Residential	Other	Residential	Other	
1	124	167	84	54	429
2	113	11	127	20	271
3	54	3	38	7	102
4	11	16	3	1	31
5	43	80	77	...	200
6	39	1	265	...	305
7	8	7	3	7	25
8	2	...	7	10	19
9	2	...	...	...	2
10	5	2	...	...	7
11	3	5	4	2	14
12	8	...	...	2	10
13	...	1	6	6	13
14	6	...	8	...	14
15	13	25	9	...	47
16	58	2	98	...	158
17	6	...	6
18	7	7
19	19	1	12	...	32
20	18	...	15	...	33
21	...	1	10	5	16
22	5	...	5
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24	1	1
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29	6	...	10	10	26
30
TOTALS	540	322	787	124	1,773

NEIGHBORHOOD POPULATION CHARACTERISTICS

Neigh- bor- hood	Popula- tion 1965	No. of House- holds	Popula- tion per House- hold	Popula- tion not in House- hold	Popula- tion 6-17 yrs of age	Popula- tion 65 yrs and over	White Popula- tion	Nonwhite Popula- tion	No. of House- holds per acre	Percent of Housing units owner occupied	Percent of Housing units renter occupied
1	2110	884	2.3	...	253	330	2093	17	8.0	38.0	62.0
2	1432	477	3.0	...	290	196	971	461	5.1	52.6	47.4
3	817	292	2.8	...	157	94	817	...	4.4	65.4	34.6
4	887	325	2.7	...	148	70	887	...	5.7	65.1	34.9
5	5089	1057	2.2	2772	488	144	5039	50	9.8	29.5	70.5
6	2375	569	2.4	1019	126	84	2354	21	8.4	29.3	70.7
7	1431	514	2.5	155	195	179	1429	2	5.2	66.0	34.0
8	1088	414	2.6	...	201	183	1081	7	4.4	68.2	31.8
9	1232	374	3.3	...	350	94	1232	...	2.3	94.4	5.6
10	640	267	2.4	...	101	79	640	...	4.3	63.4	36.6
11	669	210	3.2	...	140	51	663	6	1.0	88.6	11.4
12	434	148	2.9	...	73	34	434	...	5.0	60.9	39.1
13	186	58	3.2	...	48	14	186	...	3.5	87.5	12.5
14	99	39	2.5	...	16	7	99	...	4.0	87.5	12.5
15	90	36	2.5	...	14	5	90	...	3.8	52.8	47.2
16	928	398	2.3	...	172	63	924	4	4.5	37.2	62.8
17	1536	215	3.3	820	289	41	1510	26	2.6	62.8	37.2
18	1114	393	2.8	...	261	39	1112	2	2.7	78.5	21.5
19	1025	430	2.4	...	208	58	1025	...	5.5	59.8	40.2
20	1059	268	3.1	232	204	91	1051	8	2.9	58.3	41.7
21	904	309	2.9	...	208	91	904
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HOUSING OPPORTUNITIES FOR MINORITY GROUPS

The Negro is the only significant minority group in Northwest Arkansas. Fayetteville is the only place in the four county region with a concentration of Negroes. The group has been here since the Civil War and over the past 40 years it has averaged a stable 2.3% of the population.

The demographic character of Fayetteville's Negro families are similar to those of the white population. Labor participation rates are somewhat higher than among whites. The low incomes of the Negro worker make necessary for families to have additional wage earners.

In 1960 one-third of Negro housing was sound with two thirds deteriorating or dilapidated.

Education levels are below those for the City although they are comparable to those in other blighted areas. Lack of education has meant lower pay and in turn poorer housing.

Job Classifications - 1965

	<u>Men</u>	<u>Women</u>
Unskilled	55	75
Semi-skilled	23	16
Skilled	14	3
Armed Forces	6	
Unemployed	14	33
College students	<u>4</u>	<u>5</u>
	116	132

Residential Discrimination

The same pattern of Negro residences has existed from the Civil War until 1960 with all the Negroes in Washington County except a few University students and a handful of families concentrated in a small area east of the Fayetteville square. Since 1960, however, Negro families have begun to move south of Huntsville Road in the neighborhood of Jefferson school. During this time non-white University students have begun to move out of the University owned dormitories and apartments into private homes and apartments around the campus. In 1960 Negroes lived in three neighborhoods in the city; by 1965 they lived in 13 of the city's neighborhoods. Most of this movement has been made by non-white University students; who, with higher incomes and better education are offered a wider choice of housing.

The Negroes living in the area east of the business district have been more cautious about moving out of that area. Over half of the residents of the area stated that they were dissatisfied with their house. The major reasons for dissatisfaction were: repair, size, city services, type of house and location, in that order. Over 70% stated that they plan to stay where they were. Their prime reasons for staying were: own their home, work is near, shops are near, school is near, neighborhood is quiet. just don't want to move, rent is right, neighbors and relatives. Two thirds felt that they could afford to move.

About one fourth of the residents of the area felt that their house was in good repair, one half felt the need for repairs and one fourth thought their house was in bad condition.

Two thirds of the residents of the area either owned their home or were buying it. Of those buying one fourth were paying less than \$4,000 and one half were paying between \$4,000 and \$7,000. About 15% were paying enough to buy a new standard house (\$9,000). Most were using banks, savings and loan or personal loans for financing.

Of the renters one fourth were paying less than \$25 per month rent, one half were paying \$25 to \$50. Sixteen percent were paying from \$50 to \$75 and the rest were paying \$90 to \$100.

Over one half of the renters felt that they could pay more rent for better houses. Four percent were willing to pay from \$5 to \$15 more per month. Thirty six percent were willing to pay \$15 to \$30 more per month.

One third of the owners answered the question about repairing their house if a five year loan were available. Of these about one half said they would and about one half said they didn't know. This suggests that many owners may not understand what is involved in a home repair loan. Nearly one half of the owners willing to repair would spend from \$10 to \$30 more each month for a loan and the other half would spend from \$30 to \$50 more.

Neighborhood Choice

The principal reasons given for moving to the present neighborhood were: the price or rent was right, the house or lot was the only one available and relatives were near. Their reasons for moving from the previous neighborhood were:

to be near work, to set up own household, house was in poor condition or decided to buy or build.

Criticisms of the neighborhood were aimed at housing, streets, city services, parking, drainage and noise. Of these they expected changes in housing and streets during the next five years.

When asked where they would live if they could afford to live anywhere in the city respondents chose nearby areas close to the things they now enjoyed but in areas that had better housing and streets or in areas that were undeveloped. The majority chose the present neighborhood with the next largest group choosing an area just east of the present neighborhood near a new shopping center. The reasons for choosing these areas were prettier surroundings, roomier, liked it, quieter, to raise crops or animals, better location, convenience, clean, or relatives live there.

Responses, when asked why they could not live in the neighborhood of their choice indicate that 40% felt discrimination was the prime reason, 20% thought discrimination might be the reason, 20% saw no reason and 20% were not sure. Since most of them chose neighborhoods similar to the one where they lived, economics was not considered a deterrent.

Membership in Organizations for Neighborhood Improvement

Of 211 respondents who were dissatisfied with the neighborhood 20 belonged to the Neighborhood Council set up by the Economic Opportunity Agency, 19 belong to the

Community Social Club and eight belong to the Council on Human Relations. The prime reason given for not joining such an organization was no time. Yet when asked if they would join such an organization if it were available 113 said yes and 45 said no. This seems to indicate that improvement groups have not actively recruited in the area. Most of the residents belong to a church but the three groups mentioned above are the only ones that have been asked to help improve conditions.

People in the Willow Street area have not used their vote to try to improve neighborhood conditions. Over one third are not registered voters. About one fourth voted in the last city election.

Community Attitudes

Evidence that the community is willing to work to reduce discrimination is growing. The schools have been desegregated for some years. The University of Arkansas welcomes several hundred Negro teachers to the campus each summer to work on advanced degrees during their summer vacation. The city is developing low-rent public housing for families and elderly people. The Board of Directors has publicly expressed a willingness to improve housing, streets, and services to the poorer neighborhoods either with or without urban renewal. The Economic Opportunity Agency has organized a neighborhood council in the Negro area to study discrimination and suggest programs to raise income levels. The Council on Human Relations is conducting a program to get higher paying jobs for Negroes. Builders and

developers are presently developing 150 221(d)3 apartments and three FHA approved subdivisions totaling 457 lots for homes costing \$9,000 to \$12,000 all open to Negroes. The Downtown Association and the Chamber of Commerce worked successfully to open theaters, restaurants, and clerking jobs to Negroes before the open accommodations law was passed.

Generally, there was little complaint about health, legal, welfare, or protective services. Most complaints were aimed at sanitary services, streets and drainage problems. Some people in the neighborhood felt that they needed a community center in the area while others disagreed that a center nearby would increase segregation especially among teenagers and the elderly. Although there was little complaint about real estate services, there is some indication that real estate brokers are reluctant to help Negroes find better housing. Lenders are also hesitant to lend money for improvements in blighted areas particularly where community facilities are lacking.

Projected Minority Group Housing Needs

It is likely that the number of Negro students at the University will continue to grow. The Negro student is offered courses and facilities at the University that are unavailable elsewhere in the state. The proportion of Negro students to white students is still quite small and it is apt to grow as more Negroes are able to afford a University education. The students find housing either on the University campus or in nearby homes and apartments. Their housing problems are

related to their ability to pay and are similar to those of the white student.

There is little reason to believe that there will be any large migration of Negroes into Fayetteville. The city is in the center of a number of economically depressed counties in Arkansas, Oklahoma and Missouri. These counties contain very few Negroes. Most of them contain none at all. Labor demands of the Fayetteville area are being filled by these all white counties. Migration patterns in nearby cities such as Tulsa, Joplin, Springfield and Fort Smith show a similar experience. Apparently migration from the large rural Negro concentrations in distant parts of the state are moving to the major cities such as St. Louis, Milwaukee, Chicago, Detroit and Washington, D.C. rather than stopping in the small cities in the Ozarks.

The Negro population of Fayetteville has been at about 2.3% of the total population of Fayetteville for 40 years and it is expected to stay under 3% for some years to come.

Over one half of the Negro homes in Fayetteville are classified for clearance either to provide standard housing or to provide for expansion of other uses. Another 28% require major improvements or repairs. This leaves only one fifth that are not to be touched by some corrective action in the future.

Program to Expand Housing Opportunities for Negroes

1. Encouragement of low and middle income housing available to Negroes in preferred areas.
 - (a) low rent public housing-regular and elderly
 - (b) FHA 221(d)3 apartments
 - (c) older homes rehabilitated to standard condition with grants or FHA loans
 - (d) new FHA insured homes in the \$8,000 to \$12,000 range
2. Counselling service to help locate housing rehabilitation services, and financial assistance
3. Vocational education and employment services to raise income levels
4. Day care centers to allow higher employment rates
5. Neighborhood committees to work for neighborhood improvements and voter registration
6. Enlistment of the real estate brokers in locating better housing and financing for Negro families.

ADMINISTRATIVE ORGANIZATION AND LEGAL TOOLS FOR RENEWAL

Administrative Organization Needed for Renewal

A systematic program of renewal has not been a normal function of the City government. The City has never developed the staff or processes to carry out renewal actions. A basic organization is needed by the City to coordinate renewal efforts into an effective program. The more important renewal services needed are outlined below.

Housing Authority Staff

The Housing Authority has been recently organized to provide low cost housing and to execute various urban renewal activities. In addition to its director, the Authority must provide other services to aid renewal.

Housing Information - The authority should maintain a file of all housing resources available in the community.

Rehabilitation Services - Specialists in the remodelling of older dwellings should be available to counsel property owners who wish to upgrade their property and to offer advice as to the hiring of builders and the purchase of materials.

Relocation - Counselors should be provided to aid in the relocation of all families displaced by renewal activity.

Financial Advice - Experts must be available to the owners and residents of blighted areas to explain how they can finance needed home improvements by various loans and grants.

Legal Aid - Legal advice is necessary for relocation of families and rehabilitation of older dwellings.

Community Organizations - The Authority must assist residents of blighted areas in forming neighborhood groups to work for improved social services, economic aids, recreational facilities, city services, and professional services.

Community Design - Older neighborhoods must be redesigned to improve them functionally and esthetically and extend their useful life.

Market Studies - The economic usefulness of various neighborhoods must be studied to determine the economic potential of renewal.

Land Services - Appraisals, land surveys, and title examinations are needed to establish the status of lots and ownerships in renewal areas.

Real Estate Services - Real estate services are needed to locate housing and relocation space, and to appraise buy, sell, or rent property for various renewal actions.

City Administrative Staff

The City has never considered renewal as a continuous activity and it must hire permanent staff to pursue the renewal actions needed to eliminate and prevent blight.

Planning Administrator - The City needs a full time administrator to insure that development decisions that affect the comprehensive plan are made in conformity to the plan. He should have a thorough understanding of the plan, general understanding of planning theory and a knowledge of administrative procedures.

Housing Inspector - The City must have a full time housing inspector to help bring substandard housing into standard condition. This will require a systematic code enforcement program, a complete set of records and inspection procedures, an understanding of all urban renewal programs and an up to date set of codes and ordinances.

Coordinator for Urban Renewal Programs - The City has or will have a number of different programs and committees that have some type of urban renewal action as an objective. Sections of the comprehensive plan and the workable program should be dedicated to removing or preventing blight. The public housing and urban renewal programs are completely dedicated to eliminating blight. Various city departments will be making improvements in blighted areas. Social and economic agencies are committed to removing sources of blight. Neighborhood organizations will be formed to work on

neighborhood improvements. Federal, state and local public agencies are working on other improvements that will benefit older areas of the City. The City should have an official responsible for coordinating all these efforts to remove the economic, social and physical causes of blight. His job should include staying abreast of the work of all groups, organizing neighborhood improvement groups, suggesting work programs working with the Citizen's Advisory Committee and city departments on the workable program and any other activity which would direct all renewal actions toward an overall community renewal program.

Financial Requirements

The financial requirements for renewal administration add up to nearly one million dollars for the planning period. However, the city's direct cost is limited to a planning administrator, housing inspector and a coordinator. Supporting personnel for clerical work and drafting are already available.

The major part of the administrative cost will fall on the Housing Authority and if the federal matching grants for renewal are used these costs will be borne largely by federal grants.

The Functions of Renewal

Excepting the Housing Authority with its special renewal functions of planning, relocation, demolition, land acquisition, and land sale the renewal actions will be carried out within the programs of existing city departments or public and private agencies. The needed improvements or services will be added to

existing programs so that renewal and maintenance will become a continuing function of existing departments and agencies.

Coordination

Some of the public agencies and departments that have a substantial interest in renewal actions are: The Housing Authority, the City Board of Directors, the Citizen's Advisory Committee, the City Planning Commission, the State Highway Department, the University of Arkansas, the Economic Opportunity Agency, Washington County, the Chamber of Commerce, the Downtown Merchants Association, the Street Department, the Water and Sewer Department, the Park and Recreation Department and the School Board. There are also many private citizens, businesses and volunteer groups such as the County Conference on Social Services or the Fayetteville Human Relations Council with a concern for renewal. All of them take actions from time to time that are intended to improve conditions within the community. Only rarely do these groups or individuals try to combine their efforts to achieve an overall upgrading or renewing of a neighborhood or the community. It is imperative that these piecemeal actions be directed toward an overall plan for community renewal. This will require an official responsible for this coordination, overall goals for renewal, a constant exchange of information and a spirit of cooperation.

Legal Tools for Renewal Action

Renewal as a function of city government is a new consideration for Fayetteville. A number of laws are needed to aid this function. Certain laws needed for eliminating blight and preventing it are listed.

State Laws

Tax powers - Under present revenues the annual City budget, less water and sewer department operations, is less than the amount needed annually for improvements to blighted areas. Additional powers for raising money to pay for capital improvements must be given to cities. This is needed for extending services to new areas as well as for improving services to older neighborhoods.

Present property tax laws do not encourage property owners to improve their property. Improvements are assessed more heavily than land and are penalized accordingly. Laws that put the heavier assessment on the land would encourage the owner to make improvements. Another method that might be considered is a tax write off for improvements made to property.

Stronger arrangements should be made for coordinating the plans and standards of state and county agencies with those of the City. This would mean review of state and county plans for improvements within the City for conformity to codes and development standards. It might also include the availability of welfare lists, medical records, sales tax

information and other pertinent data to the City.

Counties should be granted the power to enforce building codes in order that substandard areas will not be developed near the City or in other critical areas such as near lake fronts.

State law should spell out the power of a city to require a property owner to maintain his property at a minimum standard.

Local Laws

The City needs a completely updated set of health and sanitation rules.

An updated and completed comprehensive plan is needed.

Authority is needed for controlling traffic hazards such as sight obstructions, ingress and egress, parking and signs on or near private property.

Codes and procedures are needed for inspecting and licensing rooming, boarding houses, dormitories and fraternities.

Standards should be developed for improvements in developed neighborhoods much like those that have been adopted for new areas.

FINANCIAL RESOURCES FOR RENEWAL

Urban Renewal Costs

Urban Renewal is a costly operation and complicated. The cost and complexity cause it to be a long range program. The planning of each project may take a year and the execution from 3 to 7 years. Some of the major renewal processes that contribute to this cost are listed below.

Surveys and Plans - This first step is the development of a detailed plan for urban renewal. It involves parcel by parcel studies of structure conditions, land use, zoning, relocation and demolition. There are also engineering studies of streets, drainage, grading and utilities. Land surveys, ownerships, acquisition appraisals and reuse appraisals are mapped. Plans for land use and traffic circulation are drafted and market studies are made to determine the demand for the cleared land.

Administration - Once the project is being executed various professional services are required. Relocation counselors are needed to help families and businesses find new quarters when theirs are to be demolished. Rehabilitation advice is needed for families that need to improve their property. Financial advice must be provided to owners that rehabilitate their property. Various sources of funds are available for this purpose. Occasionally legal aid or welfare assistance is needed for residents of renewal projects. In some cases an organization of neighborhood residents or businesses will be needed to work on certain renewal actions.

Acquisition of Land - In most projects it will be necessary for the City to buy some of the land, relocate the tenants, raze

the buildings, improve the land and sell it back for private development. In most cases a loss will be involved but in others where there is an intense demand for the land it can be sold for more than these costs.

Relocation - The cost of relocating families and business involves actual moving expenses, damages to equipment or furnishings, temporary loss of business, repair of new quarters and higher rent.

Demolition - Condemned buildings must be razed, wreckage removed and the site left in a safe condition until it can be prepared for disposition.

Site Improvements - When a site is cleared or rehabilitated it must be properly served with standard streets, utilities, adequate drainage, sidewalks, landscaping and any other physical improvements needed to maintain it in a standard condition. These improvements will have much to do with resale value of the land.

Community Facilities - One of the reasons that major community facilities are poorly located to serve the community is the cost or availability of sites. Urban renewal offers the opportunity to clear land and improve traffic circulation in central areas. This allows the construction of larger and more modern schools, parks, hospitals and governmental buildings in areas where they can do the most good. This in turn enhances the value and life span of these older neighborhoods.

An estimate of these various renewal costs for each neighborhood in the City have been made and they are outlined on the following table.

ESTIMATES OF RENEWAL COSTS

	1	2	3	4
Survey & Planning	150,000	85,000	50,000	25,000
Administration	250,000	75,000	50,000	25,000
Acquisition	7,000,000	1,200,000	700,000	200,000
Subtotal	7,400,000	1,360,000	800,000	300,000
Relocation	700,000	165,000	60,000	55,000
Demolition	500,000	250,000	85,000	40,000
Site Improvements				
Streets	175,000	225,000	185,000	160,000
Drainage		110,000	25,000	
Utilities	350,000	15,000	10,000	7,500
Sidewalks & Landscape	156,000	20,000	16,000	15,000
Subtotal	675,000	370,000	236,000	182,500
Community Facilities				
Auditorium	5,000,000			
Courthouse		2,000,000		
City Hall	400,000			
Hospital	2,000,000			
Parking	500,000			
Schools			300,000	
Playgrounds		25,000		25,000
Public Housing	4,000,000	3,000,000		
Community Centers		50,000		
Subtotal	11,900,000	5,075,000	300,000	25,000
Total Renewal Costs	21,175,000	7,220,000	1,481,000	602,500

ESTIMATES OF RENEWAL COSTS-(Continued)

	5	6	7	8
Survey & Planning	40,000	60,000	10,000	15,000
Administration	75,000	100,000	20,000	12,000
Acquisition	1,140,000	1,200,000	450,000	110,000
Subtotal	1,255,000	1,360,000	480,000	137,000
Relocation	276,000	90,000	45,000	30,000
Demolition	250,000	275,000	35,000	25,000
Site Improvements				
Streets	185,000	200,000	150,000	125,000
Drainage	25,000	10,000	30,000	
Utilities	10,000	10,000	13,000	5,000
Sidewalks & Landscape	20,000	18,000	26,000	10,000
Subtotal	140,000	238,000	279,000	140,000
Community Facilities				
Auditorium				
Courthouse				
City Hall				
Hospital				
Parking				
Schools			300,000	
Playgrounds		25,000	100,000	25,000
Public Housing				
Community Centers				
Subtotal		25,000	400,000	25,000
Total Renewal Costs	1,921,000	1,988,000	1,239,000	357,000

ESTIMATES OF RENEWAL COSTS- (Continued)

	9	10	11	12
Survey & Planning	3,000	8,000	8,000	5,000
Administration	12,000	12,000	12,000	12,000
Acquisition	15,000	30,000	90,000	45,000
Subtotal	30,000	50,000	110,000	62,000
Relocation	600	7,500	23,000	8,400
Demolition	1,500	9,000	20,000	10,000
Site Improvements				
Streets	175,000	225,000	175,000	120,000
Drainage			25,000	35,000
Utilities	13,000	16,000	20,000	8,000
Sidewalks & Landscape	25,000	30,000	40,000	16,000
Subtotal	213,000	271,000	260,000	179,000
Community Facilities				
Auditorium				
Courthouse				
City Hall				
Hospital				
Parking				
Schools				
Playgrounds		25,000	25,000	
Public Housing				
Community Centers				50,000
Subtotal		25,000	25,000	50,000
Total Renewal Costs	245,100	362,500	438,000	309,400

ESTIMATES OF RENEWAL COSTS-(Continued)

	13	14	15	16
Survey & Planning	8,000	8,000	20,000	40,000
Administration	12,000	25,000	25,000	75,000
Acquisition	80,000	75,000	400,000	1,150,000
Subtotal	100,000	108,000	445,000	1,265,000
Relocation	20,000	4,000	80,000	300,000
Demolition	20,000	14,000	60,000	225,000
Site Improvements				
Streets	115,000	80,000	140,000	195,000
Drainage	35,000	10,000	20,000	
Utilities	6,000	3,000	7,500	8,500
Sidewalks & Landscape	12,000	6,000	15,000	17,000
Subtotal	168,000	99,000	182,500	220,500
Community Facilities				
Auditorium				
Courthouse				
City Hall				
Hospital				
Parking				
Schools				
Playgrounds	25,000	25,000		3,000,000
Public Housing				50,000
Community Centers				
Subtotal	25,000	25,000		3,050,000
Total Renewal Costs	333,000	250,000	767,500	5,060,500

ESTIMATES OF RENEWAL COSTS- (Continued)

	17	18	19	20
Survey & Planning	4,500	7,500	15,000	15,000
Administration	15,000	15,000	20,000	20,000
Acquisition	36,000	30,000	144,000	164,000
Subtotal	55,500	52,500	179,000	199,000
Relocation	1,800	2,000	12,500	10,000
Demolition	6,000	7,000	33,000	33,000
Site Improvements				
Streets	195,000	260,000	180,000	225,000
Drainage			35,000	30,000
Utilities	10,000	13,000	10,000	11,000
Sidewalks & Landscape	20,000	25,000	20,000	20,000
Subtotal	225,000	298,000	245,000	286,000
Community Facilities				
Auditorium				
Courthouse				
City Hall				
Hospital				
Parking				
Schools	300,000			
Playgrounds	25,000		25,000	
Public Housing				
Community Centers		50,000		50,000
Subtotal	325,000	50,000	25,000	50,000
Total Renewal Costs	613,300	409,500	494,500	578,000

ESTIMATES OF RENEWAL COSTS- (Continued)

	21	22	23	24
Survey & Planning	5,000	1,200	3,000	
Administration	15,000			
Acquisition	45,000			
Subtotal	65,000	1,200	3,000	
Relocation			300	
Demolition	12,000			1,000
Site Improvements				
Streets	210,000	200,000	40,000	90,000
Drainage	25,000		10,000	35,000
Utilities	11,000	1,500	1,500	3,500
Sidewalks & Landscape	20,000	3,000	3,000	7,000
Subtotal	316,000	204,500	54,500	135,500
Community Facilities				
Auditorium				
Courthouse				
City Hall				
Hospital				
Parking				
Schools				
Playgrounds	25,000		25,000	25,000
Public Housing				
Community Centers				
Subtotal	25,000		25,000	25,000
Total Renewal Costs	418,000	205,700	82,800	161,500

ESTIMATES OF RENEWAL COSTS-(Continued)

	25	26	27	28
Survey & Planning				7,500
Administration				12,000
Acquisition				
Subtotal				19,500
Relocation				
Demolition				
Site Improvements				
Streets	30,000	22,000		40,000
Drainage			20,000	
Utilities	3,100	1,000		2,000
Sidewalks & Landscape	6,000	2,000		4,000
Subtotal	39,100	25,000	20,000	46,000
Community Facilities				
Auditorium				
Courthouse				
City Hall				
Hospital				
Parking				
Schools				
Playgrounds				
Public Housing				
Community Centers				
Subtotal				
Total Renewal Costs	39,100	25,000	20,000	65,500

ESTIMATES OF RENEWAL COSTS-(Continued)

	29	30
Survey & Planning	9,000	
Administration	12,000	
Acquisition	150,000	
Subtotal	171,000	
Relocation	62,000	
Demolition	45,000	
Site Improvements		
Streets	250,000	100,000
Drainage	15,000	
Utilities	15,000	5,000
Sidewalks & Landscape	30,000	10,000
Subtotal	310,000	115,000
Community Facilities		
Auditorium		
Courthouse		
City Hall		
Hospital		
Parking		
Schools		
Playgrounds	25,000	25,000
Public Housing		
Community Centers		
Subtotal	25,000	25,000
Total Renewal Costs	613,000	140,000

Financial Resources

The major part of renewal costs must be borne by the City of Fayetteville. Some will be borne by Washington County in the form of a courthouse parking lot. Some of it will be given by the State through highway improvements and expansion of the University of Arkansas. There is the possibility that some private funds can be raised for renewal action. Other renewal costs are self supporting and are not a major concern in the renewal budget. Low-rent public housing, for example, is guaranteed by the federal government against losses and with this help it is amortized by rents. Even so, the estimated renewal costs exceed the City's ability to make capital improvements by several times. In fact it comes to over thirty million dollars.

The federal urban renewal program was designed to help cities fund the costs of these improvements. The City can get a federal subsidy for 3/4 of these renewal costs in urban renewal projects or in concentrated code enforcement areas. Some urban renewal actions are needed in sections of the City that are not eligible for funds from either of these programs.

Considering the sources of funds from other sources it appears that the City must still raise about \$10,000,000 for its share of renewal costs. This would mean that over a 15 year period improvement costs would average about \$700,000 per year.

During 1966, the City spent about \$861,000 for operation and maintenance of City facilities and services. During this same year disbursements from the 1962 General Obligation Bond Fund totaled about \$123,000. In addition to the funds disbursed from

the 1962 General Obligation Bond Fund to finance capital improvements, the City's special Capital Improvements Fund showed total disbursements of about \$113,000 during the year ending December 31, 1966.

To finance needed capital improvements, the Capital Improvements Fund borrowed from the Water and Sewer Department and the loan is to be repaid from revenues from a voluntary 1 mill ad valorem tax to be received by this fund.

During the next 15 years a growth of about 75 percent will have to be accommodated. It is estimated that 28 percent of this growth will be settled in urban renewal areas and 72 percent in new developments.

If services to blighted areas are to be improved, more funds must be put into capital improvements. Obviously, new sources of funds must be found. The potential of the various sources of revenue for renewal are reviewed below.

Amendment 13 - Five Mill Capital Improvement Tax

Presently, four of the five mills available for capital improvements are committed to pay for various improvements. The various bond issues will be paid out in 1975, 1980, 1985 and 1993 under the terms of issue. Steadily increasing property valuations will, of course, cause them to be paid out sooner. If the one mill tax presently available is added to the bonding power that will become available as bonds are paid, additional monies should become available for capital improvements during the next 15 years. Each mill produces 26,000 per year on a 26,000,000 assessed value.

This money can be used for streets improvements, a new city hall and parking lot, expansion of the city hospital, a civic auditorium, community centers, parks or any other public improvement.

TAX MILLAGE LEVIES IN THE CITY OF FAYETTEVILLE, 1962-1966

<u>Identification</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>
General Government	5.0	5.0	5.0	5.0	5.0
General Obligation Funds (Amendment 13 Bonds)	4.0	4.0	4.0	4.0	4.0
Fire Protection	3.7	3.7	3.7	3.7	3.7
Police Pension Fund	0.5	0.5	0.5	1.0	1.0
Fire Pension Fund	0.5	0.5	0.5	1.0	1.0
Park Maintenance Fund	0.3	0.3	0.3	0.3	0.3
Capital Improvements (Voluntary)	<u>...</u>	<u>...</u>	<u>...</u>	<u>1.0</u>	<u>1.0</u>
TOTAL MILLAGE	14.0	14.0	14.0	16.0	16.0

BONDED INDEBTEDNESS, CITY OF FAYETTEVILLE,
END OF YEAR

1961	\$ 578,000
1962	465,000
1963	1,180,000
1964	1,124,000
1965	1,289,400
1966	1,228,000

Source: City of Fayetteville, Arkansas, Audit Reports,
December 31, 1961 through December 31, 1966.

1962 GENERAL OBLIGATION REFUNDING AND IMPROVEMENT
BOND FUND, BONDS OUTSTANDING

	<u>Total of Bonds Outstanding</u>
1968	\$1,005,000
1969	975,000
1970	944,000
1971	912,000
1972	879,000
1973	846,000
1974	812,000
1975	778,000
1976	742,000
1977	706,000
1978	669,000
1979	630,000
1980	589,000
1981	546,000
1982	503,000
1983	458,000
1984	412,000
1985	363,000
1986	312,000
1987	260,000
1988	207,000
1989	152,000
1990	94,000
1991	36,000
1992	-0-

Source: Compiled from City of Fayetteville, Arkansas,
Audit Report, December 31, 1966.

County Capital Improvements Bonds

The county is presently committing two mills toward bonds to improve the County General Hospital. These bonds will be paid out by 1970 leaving up to five mills available for capital improvement. These funds may be used for a new courthouse, jail and parking area.

School Improvements

The School District may issue general obligation bonds for whatever improvements the voters will approve. Voters have approved all bond issues submitted for school and playgrounds in recent years.

Improvement Districts

A number of facilities such as streets, playgrounds, utilities or other public improvements may be financed by a special tax on the assessed value of the property benefitted by the improvement. Improvement costs are limited to 60% of assessed value of the property in the district.

Water and Sewer Improvements

Utilities may be improved with general obligation bonds, improvement district bonds or revenue bonds. Generally, they are financed through revenue bonds since the other sources are needed for other purposes.

Reassessment

All three of the millages listed above are based on assessed valuation. In 1957 there was a state wide reassessment of property. At that time all property was assessed on the same

basis and assessed values nearly doubled. Since that time, property has usually been reassessed only at the time that it has been sold or improved. Property that was exchanged during the past year carries a current assessment. Much property is still assessed at 1957 rates. Updating these values and recording unreported improvements promise a substantial increase in assessed values.

Reassessment of property offers a means of raising more money with the same millage rates.

Revenue Bonds

The City may issue revenue bonds to finance a variety of self liquidating improvements such as utilities and parking lots.

State Taxes

Each year this state turns back to the City certain taxes collected from the general sales tax and the gasoline tax. These taxes are allocated on a per capita basis. They have been steadily rising with the increase in population and the increase in sales. Part of the turnback goes to the general fund and part goes to the street fund.

County Taxes

The county returns 80% of the three mill road tax collected in the City to Fayetteville for its use. In 1965 the City collected \$52,483.81 from this tax.

Local Taxes

The City collects franchise taxes from public utilities. With exception of the telephone company these taxes are based on

MUNICIPAL TURNBACK FROM THE STATE FOR THE
CITY OF FAYETTEVILLE: 1961-1966

Year	General Fund	Street Fund
1961	\$51,953.98	\$94,836.00
1962	59,468.60	110,603.10
1963	63,545.57	119,687.26
1964	64,023.78	124,694.46
1965	62,237.93	180,526.43
1966	86,140.48	278,150.98

Source: City of Fayetteville, Audit Reports, December 31, 1961
through December 31, 1966.

CITY OF FAYETTEVILLE, ARKANSAS
SUMMARY OF REVENUES AND EXPENDITURES

	Revenues			Expenditures		
	General Fund	Street Fund	Total	General Fund	Street Fund	Total
1962	\$513,257.04	\$227,334.53	\$740,591.57	\$458,270.11	\$226,289.23	\$684,559.34
1963	549,911.58	260,878.15	810,789.73	504,864.85	219,242.68	724,107.53
1964	568,108.20	226,769.70	794,877.90	560,090.49	182,579.96	742,670.45
1965	618,386.99	276,905.64	895,292.63	616,652.55	209,145.11	825,797.66

Sources: City of Fayetteville, Arkansas, Audit Reports, December 31, 1962 through December 31, 1965.

receipts and they grow each year. In 1965 the city collected \$68,639.26 from this source.

Occupation Tax

The City may tax businesses operating within its limits. At present it does not collect such a tax. It is estimated that about \$50,000 per year could be raised from a modest occupation tax.

Vehicle Tax

With approval of the voters the city can levy a \$5.00 license fee on all vehicles registered in the city. If such a tax were levied it would produce about \$50,000 per year on present registrations.

Sales Tax

State laws do not permit cities to levy a sales tax but there is strong support for passing such a law. Sales in Fayetteville were \$56,173,000 in 1965. A one mill sales tax would produce about \$500,000 on these sales.

State Highway Department Improvements

There are about 25 miles of state highways in the City of Fayetteville. Much of it needs major widening and repair. Much of the highway needing repair is in blighted areas. During the 15 year renewal period the state will be asked to finance these improvements.

University of Arkansas Improvements

During the next fifteen years the University of Arkansas is expected to double in enrollment. The campus is crowded now. Room for expansion can be provided by clearing three blighted areas on the edge of the campus. Acquisition costs can be financed by state appropriations or through a University supported bond issue. The University is presently engaged in a \$50 million building program.

SECTION V

PROGRAM FOR RENEWAL ACTION

SECTION V-PROGRAM FOR RENEWAL ACTION

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TREATMENT, PRIORITIES AND STAGING OF RENEWAL ACTION

The Need for Renewal

The signs of decay are apparent throughout the City although they differ from one neighborhood to another. In some residential areas blight is characterized by the condition of private structures, in others its symptoms show in the condition of streets or other public facilities, and in still others blight appears in traffic condition, contagious disease, a mixture of incompatible uses, insufficient parking or obsolete building types. Residential areas are generally blighted by structural or environmental conditions. Nonresidential areas are more apt to be blighted by facilities that are functionally obsolete.

The causes of blight are almost as numerous as the outward signs. Age of neighborhoods, technical changes, tax laws, community attitudes, individual poverty, community poverty, land use patterns, traffic patterns, and economic trends are a few of the many reasons for City decay.

Structure Conditions - About 540 houses on 120 acres need to be cleared because they are in such poor condition that they must be rebuilt. Add to this 330 commercial, industrial and public or semi-public buildings on 165 acres that are blighted to the point of uselessness. 870 of the City's buildings, nearly 10%, on 285 acres of land, over 5%, are structurally obsolete or dilapidated.

Environmental and Technical Conditions - Still other buildings, although structurally sound, are blighted for other

reasons. Other uses are encroaching into the area. Street patterns or street conditions are unsuited to traffic needs and traffic hazards and congestion are created. Steep grades or poor drainage have made nearby land unsuitable for development. These conditions have added 737 homes and 124 other buildings on 240 acres of land to those needing clearance and rebuilding. Along with this seriously blighted land, almost a square mile, there is a like amount of land that is bypassed, unusable or inefficiently used because of blighted conditions or poor design of adjacent areas. If these areas could be cleared and redeveloped an estimated 1350 acres in prime locations could be returned to productive activity.

Only 28% of the cities streets are in standard condition while 35% need major repairs and 37% need to be rebuilt. Many of these streets need to be widened and connected to carry heavier volumes of traffic and improve circulation.

Social and Economic Conditions - Of the 10,000 students at the University of Arkansas over 8000 reside in the City. Most of these students have special housing needs and many have real housing problems. The University houses about 1/2 of these students on the campus and the others live off-campus.

In 1960 over 13% of Fayetteville's families had incomes below \$3,000, low enough to make it almost impossible for them to find standard houses. Of these about 2 1/2% were nonwhite and had the additional problem of discrimination to contend with in finding adequate jobs and housing. About 8% of the population were 65 years old or older. Most of the

elderly have a low income which is fixed or declining and most have special housing needs.

The health, recreation, welfare and social services available to these people are provided on a piecemeal basis by a jumble of public, private and volunteer agencies. No real effort has been made to find out what services are needed to provide for minimum family living conditions or to help these families become self sufficient. Many services are duplications while other needed services are lacking.

Fayetteville has most types and degrees of blight that other cities have exhibited. It does not have the extent of blight that some cities have. There are no great expanses of dense, squalid and dilapidated tenements. There are not great numbers of unemployed workers. There are substantial areas of very old neighborhoods and business areas with obsolete structures, land use patterns and city services. There are also some unique problems brought on by the terrain and the proportion of University students to general population. There are pressing needs for public facilities and public services which cannot be met until additional sources of revenue are available.

Economic Basis for Renewal

Fayetteville is the major activity center in a four county area. Two of these counties, Washington and Benton County, are experiencing an unusual amount of growth. If Fayetteville expects to hold its dominant position in Northwest Arkansas it must modernize and expand to compete with the new and developing communities in the area.

Compared to Northwest Arkansas Fayetteville has about:

- 20% of the population - bolstered by University of Arkansas enrollment

- 20% of the employed

- 30% of the retail activity

- 25% of the wholesale trade

- 32% of the selected services

- 17% of the housing

- Twice the percentage of families with incomes over \$10,000

- 1/2 the percentage of families with incomes under \$3,000

The location of the University of Arkansas, the County Courthouse and major industrial plants in Fayetteville have been the principal factors in this growth.

Since 1960 the rate of growth in employment, population, income, housing, University enrollment, retail activity and manufacturing has been more than double what it was between 1950 and 1960. This increase in economic activity has been followed by an increase in demand for land in the center of the City and in outlying areas. It is causing a demand for more and better municipal services. It is putting a greater pressure on central traffic facilities. And it is improving the tax base and the

ability to provide the additional services.

The following pages contain a summary of the economic analysis and projections of the local economy.

General Economic Background

Fayetteville is the principal urban city in one of the fastest growing regions in the State of Arkansas.

The principal factors which have contributed to Northwest Arkansas' and Fayetteville's recent economic development have been the accelerated growth of the University of Arkansas and the new and expanded manufacturing activities within the area.¹

During the period from 1960 to 1965 while the State's population experienced a gain of 7.3 percent, the population of Northwest Arkansas increased by 20.0 percent and the rate of growth in Fayetteville was 29.6 percent.

In-migration has played a major role in the population growth of Northwest Arkansas since 1960. Between 1960 and 1965 net in-migration to the Region totaled about 19,000 persons of which almost 70 percent was in Washington County.

Total personal income in Northwest Arkansas has increased significantly during the past decade relative to the increase experienced by the State as a whole and the rate of growth in Washington County has been above that of the Region.

General Analysis

The economic character of any area is greatly influenced by the level and characteristics of its employment base. However, no current data is available on the total level of employment in the City.

Many workers commute to work in Fayetteville from outlying areas. A study of the commuting patterns in manufacturing establishments in several of the Northwest Arkansas cities and towns conducted in August, 1966 showed that approximately 550 manufacturing employees commute to Fayetteville from areas outside of Washington County. About one-half of the employees live within the City and its suburban areas while the other one-half commute from areas as far away as Stillwell, Oklahoma.

Between 1950 and 1960 the City's manufacturing employment almost doubled--an increase of 94.7 percent or from 562 employees in 1950 to 1,094 employees in 1960. These figures do not represent persons residing outside the City limits as they are taken from the Census of Population.

¹The Northwest Arkansas Region as defined for the purposes of this study includes the following counties: Washington; Benton; Carroll; and Madison.

The government sector of employment is considerably more important to Fayetteville's employment base than in other areas primarily as a result of the large number of University of Arkansas' faculty and staff which are counted in this group. Almost one of every four Fayetteville employees in 1960 was in government as contrasted with about one of every eleven in Northwest Arkansas and the nation, and one of every thirteen employees in the State.

According to the Census of Manufactures: 1963, Fayetteville had 33 manufacturing establishments with a payroll of approximately \$8 million.

Value added by manufacture was slightly more than \$17 million. The value added by Fayetteville's manufacturing firms more than doubled between 1958 and 1963.

During the period from 1954 to 1963, retail sales in Fayetteville rose at a considerably faster rate than in the Region, the State or the United States.

Sales of wholesale establishments in the City more than doubled between 1954 and 1963.

In 1963, Fayetteville's selected service establishments had gross receipts of approximately \$5 million--an increase of 125 percent over the 1954 receipts.

Population Trends and Projections

A significant portion of Fayetteville's population growth since 1960 is attributed to enrollment expansion at the University of Arkansas. Spring enrollment in 1960 was 5,025 students and by the fall of 1965 enrollment reached 9,268 students which represents an increase of 4,243 students.

Annexations to the Fayetteville city limits have accounted for a very important part of the increases in the City's population. In 1965 the population of areas that had been annexed to the City since 1960 totaled 2,300 persons.

Between 1960 and 1965 the total population of Fayetteville increased by 6,005 persons. Of this amount, it is estimated that about 4,500 persons were in-migrants and the remaining 1,500 persons were added by natural increase. These estimates include persons living in the areas that were annexed to the City between 1960 and 1965.

The total population of Fayetteville is projected to fall within a range of from 43,100 persons to 47,700 persons by 1980 and from 48,800 to 55,300 persons in 1985.

University of Arkansas enrollment for 1980 is projected to reach about 19,200 students of which approximately 17,100 will be residing within the corporate limits of Fayetteville.

The components of population growth from 1965 to 1980 are estimated to be:

	<u>Series A</u>	<u>Series B</u>
Total Change in Population: 1965-1980	16,821	21,421
Natural Increase	6,340	6,560
Migration	10,481	14,861

In summary, the percentage distribution of the 1980 population projections by age groups is:

	<u>Series A</u>	<u>Series B</u>
Under 20 years	39.1	38.1
20 to 44 years	37.7	37.9
45 to 64 years	14.5	15.6
65 years and over	8.8	8.5

We are of the opinion that the future racial characteristics of the City's population will be somewhat comparable to those existing at the present time. In 1965 the nonwhite proportion of Fayetteville's population was 2.3 percent and we estimate that by 1980 this proportion will decline to 1.9 percent. Thus, the 1980 projected population by color is:

	<u>Series A</u>	<u>Series B</u>
White	42,280	46,790
Nonwhite	820	910

Housing Market Analysis

In 1960, the median value of owner-occupied housing units in Fayetteville was \$11,000. Evidence based on the value of building permits for single-family housing units points to a general qualitative upgrading of local housing units since 1960. The average unit value of the building permits for single-family units has increased from \$6,300 in 1960 to \$8,600 in 1966.

From 1960 to 1966, a total of 409 housing units in multi-family structures (three or more units per building) have been authorized by local building permits. This figure accounts for 24 percent of all housing unit permits issued by the City during this six-year period.

The physical condition represents another measure of the quality of housing. Estimates of the City's 1965 effective housing supply¹

¹The effective housing supply includes occupied units plus units available for sale or rent.

based on field observation indicated the following results as to the condition of housing:

	<u>Number</u>	<u>Percent</u>
Sound	4,603	55.3
Deficient	3,183	38.2
Clearance	540	6.5

The effective vacancy ratio for the City has declined considerably since 1960. At that time, the ratio was 7.0 percent and by 1965 it was estimated that the ratio had decreased to 2.6 percent.

The size of households in Fayetteville has declined in recent years primarily as a result of the large increase in student households and the number of new multi-family units built in the area as these tend to represent smaller households. The average size of households declined from 2.88 persons in 1960 to an estimated 2.63 in 1965.

Based on general market information derived from the 1960 housing data on the City, the following general market information is concluded:

There was a surplus of housing units priced in the range of low and very low income families.

There appeared to be a state of balance of housing units available to the families with a modest income.

There was a shortage of housing units priced in the range of middle and high income families.

It can be assumed that the state of imbalance that existed in 1960 is still in existence, especially with respect to housing for the low income groups since most of the new construction appears to have brought more balance to the shortage of housing for the middle and high income level families.

Projections that have been made of the future housing market include the following two market segments: (1) new additions to the housing inventory required for the growth in total population; and (2) new additions to serve as a replacement market for the housing units displaced by natural causes and other (legal) actions. The sum of these two market segments represents the total housing unit absorption.

Of primary importance in determining the future demands for housing is an estimate of the population that will be living in households. Therefore, separate estimates have been made for the housing needs of the projected University of Arkansas students since approximately one-half of these students will be provided housing by the University and a considerable number

of the students who will be living off-campus in rooming and boarding houses are not counted as a part of the household population. Our estimate of the nonhousehold population for 1985 is 12,630 persons.

We have developed two sets of housing unit absorption estimates to correspond with the low (Series A) and high (Series B) population projections. The housing unit absorption estimates (representing new construction) from 1965 to 1985 are: Series A - 6,875 units; and Series B - 9,877 units.

Our estimates of the size of the new housing unit construction are based on the following ratios which are similar to the pattern of construction since 1960:

	<u>Percent</u>
Single-family	67
Two-family	7
Three and four-family	1
Five-family or more	25

The intensities used for projecting the land requirements for the future housing market are:

Single-family	3.2 to 4.7 units per acre
Two-family	6.0 to 9.0 units per acre
Three and four-family	11.0 to 14.0 units per acre
Five-family or more	25.0 to 30.0 units per acre

In order to accommodate the future housing market as projected at the intensities cited above, the following land acreages will be needed by 1985:

	<u>Acres</u>
Series A	1,096 to 1,596
Series B	1,558 to 2,267

In general terms of price and rental ranges -- at current price levels, we do not believe it possible to construct new housing units for the families who cannot afford housing costing more than \$9,000 or renting for more than about \$90 without some sort of subsidy being available either to the developer such as under the FHA Loan Program for nonprofit organizations, or to the occupants as provided in the Public Housing Program or as rent supplement in accordance with the 1965 Housing Act.

Although it is difficult to predict with complete accuracy, the following sales price and rent distributions appear reasonable for new construction:

Sales Units
(Single-Family: 67 % of New Market)

<u>Range</u>	<u>Distribution</u>
Under \$10,000	7%
\$10,000 to \$14,900	30%
\$15,000 to \$24,900	40%
\$25,000 and over	23%

Rental Units
(33% of New Market)

<u>Range</u>	<u>Distribution</u>
Under \$80	3%
\$80 to \$99	5%
\$100 to \$150	62%
\$150 and over	30%

Existing Land Use and Future Requirements

In the determination of the future requirements for commercial and industrial land, we have made the following employment projections for the City for 1985:

	<u>Estimated 1965</u>	<u>1985 Projections</u>	
		<u>Series I</u>	<u>Series II</u>
Manufacturing	3,950	5,700	7,800
Trade			
Retail	2,600	4,800	5,200
Wholesale	300	500	550
Selected Services	900	1,800	1,950

Estimates of the remaining commercial land uses as well as estimates of the public and semi-public land requirements have been based on the projections of Fayetteville's population.

Our projections of developed land use by type for 1985 are shown below together with the 1965 data.

	<u>Developed Acreage</u>		
	<u>Existing 1965</u>	<u>1985 Projections</u>	
		<u>Series I</u>	<u>Series II</u>
Residential	2,008	3,354	3,922
Commercial	402	703	757
Industrial	177	255	349
Public and Semi- public	1,532	2,059	2,173
Streets and Rail- roads	895	1,452	1,667
Total	<u>5,014</u>	<u>7,793</u>	<u>8,868</u>

MARKET FOR CLEARED LAND TO 1985

Use <u>Includes Streets</u>	<u>Average Need 1970-1985</u>	<u>Displaced by Clearance</u>	<u>Total Needs</u>	<u>Cleared and By-Passed Land</u>	<u>New Developmen</u>
Commercial	392	100	492	162	330
Retail	(255)			(90)	(205)
Services	(72)			(41)	(50)
Office	(35)			(15)	(20)
Wholesale	(50)			(16)	(55)
Industrial	160	78	238	50	188
Public and Semi-Public	575	68	643	350	293
Schools	(80)			(30)	(50)
University of Arkansas	(150)			(150)	
Auditorium	(10)			(10)	
Hospital	(5)			(5)	
Civic Center	(10)			(10)	
Recreation	(50)			(30)	(20)
Community Centers	(10)			(5)	(5)
Public Housing	(30)			(30)	
Other	(230)			(80)	(218)
Residential	2,055	360	2,415	500	1,915
Single-Family	(1,850)			(325)	(1,850)
2-Family	(95)			(60)	(30)
3 and 4 Family	(10)			(15)	(10)
5 or More Family	(100)			(100)	(25)
TOTAL	3,182	606	3,788	1,062	2,726

Goals for Community Renewal

A review of published goals for the improvement of Fayetteville reveals several common shortcomings. Generally the improvements are suggested as piecemeal efforts with little direction toward overall community improvement. Few are based on a thorough understanding of conditions or needs. Facts are lacking. Many of the suggestions are for improving newer areas where problems are minor, leaving the older areas to fall further into decay. Because there has never been a thorough study of problems or a comprehensive program for solving them there has never been a complete study of the resources available to solve them.

There are two areas of the City where the housing conditions are critically bad. One is south and east of the central business district, and the other is west of the old Fairgrounds. Both areas are so bad that they have a depressing effect on the residents, they are a burden to the social, welfare and protective services, they are a hindrance to the full development of adjacent property and they do not produce a fair return in property taxes.

Two other areas, the central business district and the University of Arkansas need land for expansion. The central business district, long an activity center for the area, needs space to expand and diversify. Many of the neighborhood businesses requiring a central location must expand. Space is needed for federal, county and city offices. More private office space is needed. Department stores, specialty shops and financial institutions are growing. This growth is creating a demand for more

business, professional and personal services downtown. An auditorium, meeting rooms, exhibition halls, restaurants, motel rooms and entertainment are needed. All of these require large amounts of parking space.

The University of Arkansas is presently seeking additional space for academic areas, student housing and athletic fields to meet growth for 1975. By 1985 it will need almost twice the space covered by the present campus.

The University of Arkansas and the central business district are the two largest employers in the City. Both are surrounded by areas of single family housing in poor condition. There is a large demand in both areas for good housing close to these sources of employment. Redevelopment of these areas into high density housing areas would meet this demand as well as allow the reconstruction of needed streets and utility services.

A secondary shopping area for University students has grown up between the central business district and the University campus. It is in an area of poor housing, traffic congestion and rundown industrial buildings. It should be rebuilt into viable business districts to provide retail outlets and services to both students and convention trade.

The major highways serving Fayetteville are lined with a random pattern of businesses, homes, service shops and vacant areas that is inconvenient for customers and constricting for the flow of highway traffic. These areas although not concentrated inhibit the proper development of fairly large areas along the

highways on either side.

The railroad through the heart of the City is lined with rundown warehouses, industrial buildings, old homes, vacant areas, contractors yards, feed mills, trucking firms, auction yards and similar uses. Most of these businesses are crowded in addition to being old they no longer require railroad frontage.

Surrounding the areas described are a number of older neighborhoods with sound but older homes. Some homes need major repairs and a few need razing. Streets, sidewalks and drainage need attention. Playgrounds and community centers are needed.

As the City grows and the housing and activities in the center of the city grow more dense the pressure on traffic facilities, utilities and recreation land becomes more intense. A program to renew all these areas should allow the construction of a more efficient system of collector streets, utilities and public open spaces to serve the redevelopment.

Along with the actions suggested above to improve the economy, living and working conditions, traffic circulation, city services and social opportunities, the renewal plan should contain the methods for making the improvement of decaying areas a continuous process. The City should be constantly informed of decay and changing conditions. And plans to improve them should be continually updated.

GOALS FOR COMMUNITY RENEWAL

Review of Previous Goals

Workable Program

- Adopt new building code
- Revision of the housing code
- Complete and update the comprehensive plan
- Prepare neighborhood analysis
- Increase budget for planning administration
- Develop low rent housing
- Improve effectiveness of the Citizen's Advisory Committee

Comprehensive Plan

- Growth has made base data obsolete.
- Growth and annexation have outdated the land use plan.
- The street plan has not been used to develop a collector street system forcing changes in the land use pattern.
- The community facilities plan was never adopted.
- The capital improvements program expired in 1965.
- Changes in zoning have not been guided by the land use plan.
- Subdivision regulations have not been enforced outside the City.
- Major public developments are not referred to the Planning Commission for review.

University of Arkansas Campus Plan

- Plan is projected for 1975 and this time period is too short to determine the need for renewal near the campus.

Future Goals for Renewal Action

Economic Goals

- Renewal of critical areas to increase tax return, to reduce public expense and to improve return from private and public investment
- The improvement and expansion of the University of Arkansas
- Broadening of the tax base, increase employment and raising of incomes
- More complete use of human, physical and financial resources

Residential Goals

- Adequate housing for all citizens
- Wider choice of neighborhoods and housing types
- Encouragement of private developers and lenders in low-cost housing
- Housing information service for locating housing, improvement loans or building services
- A 3% to 5% vacancy rate in all types of housing
- Some type of housing subsidy for dependent families

Commercial Goals

- Revival of the Fayetteville business district as the major economic, social, cultural and governmental center in the area
- A balanced system of neighborhood shopping centers to serve the neighborhoods

Industrial Goals

- A favorable climate for quality industries
- Attraction and training of a skilled labor supply
- Improved traffic and transportation facilities

Governmental Goals

- Improved community facilities and public services
- Better tax laws and tax base to support a higher level of services
- Tax laws that encourage property owners to improve their property
- Updating and expanding the general plan to aid renewal actions
- Coordination of the renewal efforts of the public and private agencies attempting city improvements
- Better communication between improvement agencies and the residents of blighted areas
- Improvement of the housing and building codes
- Improvement of plan administration

Social Goals

- Improvement of health, education, social and recreational services
- Improvement of housing and employment opportunities for minority groups, handicapped, elderly and low income families

Technical Goals

- Traffic congestion, incompatible uses, unsanitary conditions, unsafe facilities and inefficient land uses must be eliminated.
- Living and working areas must be improved aesthetically and functionally.

Resources for Renewal

Social Resources

The various social services needed to correct the social conditions that cause blight reside in an uncoordinated collection of public, private and volunteer agencies. Most of these agencies have some special interest and are not really involved in contributing toward a complete social program. Some badly needed social services are not presently available. Others are provided by more than one agency.

The public in general and the various social agencies in particular must be informed of the social programs needed in each area of the City and the proper agencies must be persuaded to provide them. These many programs have to be combined and integrated into a comprehensive social program for the City. Where possible existing organizations should be used. In some cases new organizations will have to be created to provide needed services.

A professional inventory and evaluation of social programs in Fayetteville has been prepared and detailed suggestions for improving health, recreation, social and welfare services have been made. It remains, however, for the County Conference on Social Services which sponsored the study to be made into an executive organization to act on these recommendations. It or some similar organization must coordinate the many efforts of social agencies into a meaningful social program.

Health.

Public Health Advisory Board should be established to assist the Health Officer.

Increase nursing staff.

Add at least two (2) sanitarians.

School nursing services should be brought under supervision.

Secondary health centers should be established.

Long-range county plan for sewage and industrial waste is needed.

Air pollution controls should be adopted county-wide.

Enforcement of housing Codes is needed.

Voluntary health agencies should form a health council to coordinate their efforts.

County hospital and patient care should be coordinated.

Water should be flouridated.

Assessment should be made of medical care of the indigent.

A mental health facility should be established.

Recreation and Youth Services.

Youth Center should be made public.

Support for Youth Center should be increased from tax sources.

Support for Parks and Recreation Program should be increased from tax sources.

School facilities should be made available to Parks and Recreation Department for neighborhood programs.

Parks and Recreation Department should provide programs for the council for the aging.

Parks and Recreation Department should work with the University of Arkansas in developing its programs.

Family and Children Services.

A multiservice family counseling and health center should be established by Washington County and the University of Arkansas.

Children's services division should limit its program to protective services.

State office should expand the basic staff.

Juvenile court referee should be maintained.

Proposed center should train volunteer probation officers.

Washington County should establish a juvenile detention home.

Relief and financial assistance should be centralized in the County Public Welfare Service with the Salvation Army as the voluntary agency.

The Fayetteville community nursery should become the nucleus of an enlarged day care center under the supervision of the proposed family center.

Social service and health programs of the schools should be continued.

Privately supported classes for retarded children should be transferred to the school system.

The Salvation Army should consider quarters in a multi-purpose social facility.

EOA should establish further programs.

Planning and Financing.

A county-wide planning and fund raising organization should be established to conduct an annual drive for funds.

Relocation Requirements and Resources

About 16% of the families in Fayetteville must be relocated to make room for renewal. Nearly one half of the city's businesses, industries and public agencies will require relocation to modern quarters during the next 10 to 15 years. Practically all of the families to be displaced are low-income families and they will need aid in finding standard housing. Most of the businesses will suffer temporary loss of business and damage and they, too will need aid in relocation. Some additional families may not be able to afford to repair their dwellings to meet housing codes. They too will need aid in relocating in standard dwellings.

Approximately 1200 University students living off-campus are apt to be displaced by renewal.

Over 2000 citizens of Fayetteville are over 65 years of age. 71% of them live in dwellings that were built before 1940. This suggests that most of the elderly live in homes that should be cleared or repaired. Median incomes for the elderly indicate that very few of them can afford major home improvements or relocation without aid.

Of 125 negro families, approximately 100 will require relocation and of these, 60 families will require help.

This adds up to over 1300 families to be displaced by renewal plus some additional families that will be displaced by code enforcement. An estimated 1200 students will be displaced. Over 400 non-residential uses will require relocation at least temporarily.

Resources for relocation are presently quite limited but more are becoming available all the time. These resources will, of course, be used to meet the demand for new growth as well as for relocation. Some of the more significant ones are:

New upper and middle income housing to relocate families from low cost housing

New privately built low cost housing for low income families

Older homes rebuilt to standard condition with private financing

Older homes rebuilt with home improvement grants or below market interest loans

New apartments built with below-market interest loans and eligible for rent subsidy

Low-rent public housing for families and elderly

Student housing built with below-market interest loans

Presently there are over 900 lots subdivided for private housing. 460 low cost houses are under private development. 150 apartments are being planned with below-market interest loans. 300 private apartments are in planning. Low rent public housing units are being developed for 80 regular families and 120 elderly families. Another 300 units are planned. Dormitories for 1600 students and apartments for 200 student families are planned on the University campus.

Generally, the quarters for non-residential uses will have to be provided before these uses are displaced. This will require careful staging of displacement and relocation of non-residential uses within renewal areas.

SUMMARY OF RELOCATION NEEDS

	<u>Residential</u>		<u>Non-Residential</u>	
	<u>Renewal</u>	<u>Other Action</u>	<u>Renewal</u>	<u>Other Action</u>
	540 du	787	322	124
Total	1,327		446	

SPECIAL NEEDS TO 1980

<u>Students</u>		<u>Elderly</u>	
<u>Displaced</u>		<u>Displaced</u>	
1970-1975	600 students	To 1980	1,000 persons
1975-1980	600 students		
New		New	
1970-1975	2,800	1970-1975	600 persons
Married	500	1975-1980	850 persons
Single	2,300		
1975-1980	2,800		
Married	500		
Single	2,300		
<u>Nonwhite</u>			
<u>Displaced</u>			
To 1980	100 families		
New			
1970-1975	90 persons		
1975-1980	100 persons		

As a means of measuring the annual rental housing needs for the special groups which will require some assistance in finding standard housing we have allocated the housing unit absorption estimates on a year to year basis for the new rental units to the various rental ranges projected in the housing market analysis. The results of this allocation are shown in the following table. The rental ranges projected represent closely the minimum gross rents at which new privately-owned rental units can be produced at market-interest-rate financing.¹ The figures contained in this table represent the distribution of rental units as supplied by private sources; however, if we analyze the new rental units by the income distribution of renter households in the area we find that private developers would not find it economically feasible to produce new units for the lower income groups. Another following table contains a distribution of renter households by income groups.² By comparing these two tables it is evident that if left to the private development of new rental housing units there would be a definite scarcity of housing renting for less than \$99 for persons with incomes of less than \$6,000. In the income groups below \$6,000 we have taken the amount of housing unit shortage and allocated it to unit size and rental ranges in the following tables. Through the period to 1980, 1,127 households with incomes of less than \$6,000 will require assistance in finding standard housing.

¹"The minimum gross rents at which new privately-owned rental units can be produced in the HMA (Fayetteville Housing Market Area) at market-interest-rate financing are approximately \$90 a month for efficiencies, \$105 for one-bedroom units, \$125 for two-bedroom units, and \$145 for three-bedroom units," from Department of Housing and Urban Development, Federal Housing Administration, Analysis of the Fayetteville, Arkansas Housing Market as of October 1, 1966.

²The income distribution was calculated on the basis of the renter households income distribution for 1968 as contained in the study cited in footnote 1.

ANNUAL RENTAL HOUSING UNIT ABSORPTION BY RENTAL RANGE
1968-1979

<u>Year</u>	<u>Under \$80 (3%)</u>	<u>\$80 to \$99 (5%)</u>	<u>\$100 to \$150 (62%)</u>	<u>\$150 and over (30%)</u>	<u>Total (100%)</u>
1968	5	8	100	48	161
1969	5	8	100	48	161
1970	5	7	91	44	147
1971	5	7	91	44	147
1972	5	7	91	44	147
1973	5	7	91	44	147
1974	5	7	91	44	147
1975	5	8	104	51	168
1976	5	8	104	51	168
1977	5	8	104	51	168
1978	5	8	104	51	168
1979	<u>5</u>	<u>8</u>	<u>104</u>	<u>51</u>	<u>168</u>
	60	91	1,175	571	1,897

INCOME DISTRIBUTION OF NEW RENTER HOUSEHOLDS: 1968-1979

<u>Year</u>	<u>Under \$3,000 (31%)</u>	<u>\$3,000- \$3,999 (13%)</u>	<u>\$4,000- \$4,999 (11%)</u>	<u>\$5,000- \$5,999 (12%)</u>	<u>\$6,000- \$7,999 (16%)</u>	<u>\$8,000- and over (17%)</u>	<u>Total Renter Households</u>
1968	51	21	18	19	25	27	161
1969	51	21	18	19	25	27	161
1970	46	19	16	18	23	25	147
1971	46	19	16	18	23	25	147
1972	46	19	16	18	23	25	147
1973	46	19	16	18	23	25	147
1974	46	19	16	18	23	25	147
1975	52	22	19	20	27	28	168
1976	52	22	19	20	27	28	168
1977	52	22	19	20	27	28	168
1978	52	22	19	20	27	28	168
1979	52	22	19	20	27	28	168

MONTHLY GROSS RENTAL RANGE BASED ON ABILITY TO PAY OF
 RENTER HOUSEHOLDS WITH INCOMES OF LESS THAN \$6,000 PER YEAR

<u>Year</u>	<u>Under \$60</u>	<u>\$60-\$79</u>	<u>\$80-\$89</u>	<u>\$90-\$99</u>	<u>Total</u>
1968	51	16	14	15	96
1969	51	16	14	15	96
1970	46	14	13	14	87
1971	46	14	13	14	87
1972	46	14	13	14	87
1973	46	14	13	14	87
1974	46	14	13	14	87
1975	52	17	15	16	100
1976	52	17	15	16	100
1977	52	17	15	16	100
1978	52	17	15	16	100
1979	<u>52</u>	<u>17</u>	<u>15</u>	<u>16</u>	<u>100</u>
	592	187	168	180	1,127

ESTIMATED UNIT SIZE OF HOUSING UNITS FOR
FAMILIES REQUIRING ASSISTANCE: 1968-1979

<u>Year</u>	<u>One- Bedroom (35%)</u>	<u>Two- Bedroom (45%)</u>	<u>Three- Bedroom (20%)</u>	<u>Total</u>
1968	34	43	19	96
1969	34	43	19	96
1970	31	39	17	87
1971	31	39	17	87
1972	31	39	17	87
1973	31	39	17	87
1974	31	39	17	87
1975	35	45	20	100
1976	35	45	20	100
1977	35	45	20	100
1978	35	45	20	100
1979	<u>35</u>	<u>45</u>	<u>20</u>	<u>100</u>
	398	506	223	1,127

Equal Opportunity in Housing for Negroes

Fayetteville's Negro families make up about 2.3% of the population. 80% live in substandard houses in one narrowly confined neighborhood. Two-thirds of the families own their own home but most have low incomes and are unable to improve their property. Those that can afford better dwellings are not encouraged by landers to build next to dilapidated properties. Generally, the real estate people have not encouraged them to look for sites outside this neighborhood. About 60% of the families feel that discrimination contributes to their housing problems.

The Negro families say they are dissatisfied with their houses and municipal services. Most of them prefer to live in the same neighborhood or nearby. About 1/2 of them feel that they could pay more than they are paying for housing and would like to improve their dwellings.

Many families indicate that they do not understand the processes of selling their property, buying or renting better dwellings or borrowing money to improve their property. They also state that they do not vote heavily or belong to organizations for neighborhood improvements.

About 125 of the non-white population of Fayetteville are University students. Higher educational levels and higher incomes have allowed them to move into 10 neighborhoods around the University of Arkansas campus. The proportion of non-white University students is expected to grow. This along with improved economic conditions for Negro families will tend to improve housing

opportunities for this group. More specific actions to accelerate these opportunities are listed below:

Program to Expand Housing Opportunities for Negroes

1. Encouragement of low and middle income housing available to Negroes in preferred areas.
 - (a) low rent public housing - regular and elderly
 - (b) FHA 221(d)3 apartments
 - (c) older homes rehabilitated to standard condition with grants or FHA loans
 - (d) new FHA insured homes in the \$8,000 to \$12,000 range
2. Counselling service to help locate housing, rehabilitation services, and financial assistance
3. Vocational education and employment services to raise income levels
4. Day care centers to allow higher employment rates
5. Neighborhood committees to work for neighborhood improvements and voter registration
6. Enlistment of the real estate brokers in locating better housing and financing for negro families

Administrative Organization and Legal Tools

Administrative Organization. Fayetteville, since it has never carried out an urban renewal project, will have to develop a staff and procedure for this work. Some of the supporting services needed can be provided by existing City departments. Some should become continuing staff functions of the Housing Authority which is responsible for execution of urban renewal projects. Still other services are needed occasionally at specific times and they can be contracted to consulting firms. The more important services needed are:

Housing Authority

- Relocation Counselling
- Rehabilitation Advice
- Legal Services
- Financial Counselling
- Marketability Studies
- Physical Design Plans
- Real Estate and Land Services
- Community Improvement Organizations
- Housing Information Services

City of Fayetteville

- Planning Administration
- Housing Inspection and Enforcement
- Coordination of Renewal Activities

These services should be available on a continuing basis so that urban renewal can be programmed systematically from year to year as part of the comprehensive planning process.

Legal Tools. The City needs new powers to exercise the urban renewal functions that it has never used. In some cases it needs additional authority from the state government and in others it needs additional ordinances or standards. Generally they are:

Power from the state to raise additional money for urban renewal costs

New tax laws that encourage property owners to improve and maintain their property

Stronger coordination between various public bodies involved in renewal activity

Building code enforcement by the county

Authority to require maintenance of property to minimum standards

New health and sanitation codes

An up-to-date comprehensive plan

Authority for controlling traffic hazards

Annual inspection and licensing of rooming and boarding houses

Standards for the improvement of older neighborhoods

Financial Resources for Community Renewal

Estimated Renewal Costs. The cost of urban renewal, while it may seem enormous, produces the tangible assets of greatly increased tax returns brought on by new investment and increased economic activity. It is estimated that each public dollar spent on urban renewal attracts six private dollars in investment. Renewal produces benefits which are harder to measure but just as real by stopping the erosion of property values, public services and community spirit in blighted areas.

Urban renewal, while it is more complex than new development and more difficult is likely to produce a greater return to the developer and the community because it builds on a great many assets from previous development.

Estimated land acquisition costs are probably high. This is so because there appears to be a strong demand for cleared land in project areas. Resale prices for this land will also be fairly high, reducing the losses for acquiring land. On the other hand, estimated costs for site improvements are probably somewhat low. This is because the improvements suggested in the comprehensive plan are not detailed enough to support estimates of costs. From the community renewal inventory it is obvious that more site improvements and public facilities will be needed than are shown on the comprehensive plan.

Financial Resources. The total renewal costs are rendered less forbidding by three considerations: (1) over 1/3 of the cost will be borne by other local governments, (2) some additional

ESTIMATED RENEWAL COSTS

Survey and Planning	\$ 602,700	
Administration	901,000	
Acquisition	<u>14,454,000</u>	\$16,007,700
Relocation		1,953,100
Demolition		1,956,500
<u>Site Improvements</u>		
Streets	\$ 4,472,000	
Drainage	495,000	
Utilities	590,100	
Sidewalks and Landscape	<u>612,000</u>	6,173,100
<u>Community Facilities</u>		
Auditorium	\$ 5,000,000	
Courthouse	2,000,000	
City Hall	400,000	
Hospital	2,000,000	
Parking	500,000	
Schools	900,000	
Playgrounds	475,000	
Public Housing	10,000,000	
Community Center	<u>250,000</u>	<u>21,525,000</u>
TOTAL RENEWAL COSTS		\$47,615,400

sources of local revenue are still unused, and (3) the federal government will share in the City's eligible renewal costs \$3 for each \$1 that the City spends. This means that of the total \$47 million cost, nearly 20 millions will be spent by other local governments. Of the nearly \$30 million remaining, the federal government will pay 3/4 of the eligible costs. Not all of the 30 million are eligible costs, but most are. This means that the City will probably have to raise about \$10 million for renewal.

The City is presently spending about \$2 million a year for operations, maintenance and capital improvements. Over half of this is for the water and sewer department. About \$900,000 is committed to the rest of the City's functions. Approximately \$600,000 per year is received and spent for streets.

If the \$10 million in renewal costs are spread over 10-15 years they come to \$700,000 to 1 million a year. This is almost as large as the present budget excluding the operations of the water and sewer department.

The more significant sources of local funds are listed below with legal limitations and the potential for additional funds.

Amendment 13 - Four mills are presently committed and one mill remains for use if it is approved by the voters. Each mill produces about \$26,000 per year. More will become available each year as bonds are paid off.

Improvement Districts - Districts may be formed to build capital improvements costing up to 60% of the assessed value

of the property in the district.

Revenue Bonds - Income producing improvements such as parking lots may be built with bonds to be financed by the parking revenues.

Reassessment of Property - Additional revenues can be produced from present millages bringing property assessments into line with market values.

State and County Turnbacks - State per capita turnback of road taxes and county turnback of the 3 mill road tax increases each year.

Franchise Taxes - Franchise taxes charged to utility companies bring in nearly \$70,000 per year. This could be raised to provide additional revenue.

Occupation Tax - The City does not levy an occupation tax. Such a tax should bring in about \$50,000 per year.

Vehicle Tax - The City does not levy the \$5 vehicle tax which is authorized. This tax would produce an estimated \$50,000 per year.

Sales Tax - If the state legislature authorized cities to levy a 1 mill sales tax as it is considering the City could raise approximately \$500,000 per year from this source.

Revenue Sources for Needed Improvements. The City of Fayetteville has no current capital improvements program. The last one expired in 1965 and a new one is being prepared as part of

an updating of the comprehensive plan.

With the material in this report however, it is possible to determine what the more obvious capital improvement needs are along with most likely sources of revenue.

Most of the improvements are large and expensive. They are too large to be executed or financed in a short time. It appears however, that all of the high priority renewal areas and the critical improvements can be initiated within two capital improvement periods (10 years).

There are three types of critical renewal areas in the City: the central business district and adjacent housing, the housing areas around the University of Arkansas campus, and residential areas that require public improvements.

Central Business District - The central business district requires space for expansion, additional parking, a new courthouse as the start of a civic center, an auditorium as part of a convention center and a new city hall. An enlarged City Hospital might also become part of these central improvements. The housing areas around the central business district require major street improvements and park space.

The University of Arkansas - The University of Arkansas campus expansion has been underwritten by \$1,000,000 in State and private funds for acquisition of property. Nearby residential areas will require considerable street and drainage improvements.

Other Residential Areas - There are a number of areas throughout the City requiring treatment ranging from code enforcement to clearance. Practically all of them require extensive improvements to streets, drainage, sidewalks and most need a playground or community center.

The major improvements within these areas can be financed within the 10-12 year period projected by the community renewal program. Some improvements can be financed more than one way. The following list discusses the improvements and the most feasible methods of financing them.

Street Improvements - The one universal need throughout the City in renewal areas and other areas alike is a program for rebuilding streets with proper drainage and sidewalks. It is estimated that a street improvement program for the whole City will cost over 6 million dollars. It will cost over 4 million dollars in renewal areas. The City's present revenues for use on streets is about \$600,000 per year. This will have to be doubled during the next 10 years if the streets are to be put in proper condition. In the absence of a major reassessment or a City sales tax it appears that a City-wide improvement district petitioned by a majority of the property owners is the most feasible source of funds.

Parking - Much of the parking needed in the central business district can be provided along with four major improvements in the downtown area: a new County Courthouse, a new City Hall, an expanded City Hospital and a civic auditorium and

convention center. Some smaller parking lots in the retail area can be financed by parking revenues or privately as present businesses are rebuilt.

Public Buildings - A new city hall can and should be included with streets on the city-wide improvement district. The county presently has 2 mills committed to County Hospital bonds that will be paid out within 2 years. The 2 mills can then be applied to a courthouse and parking lot without raising taxes. The City Hospital, and the various community centers will have to be financed by capital improvement bonds. At present there is one mill available for this purpose. Re-assessment plus refinancing of present capital improvement bonds will be needed to build these facilities. The auditorium will require a combination of state, federal and local funds. An occupation tax and vehicle tax would fund the local share.

It is expected that the state legislature will soon liberalize the authority of cities to raise money for capital improvements either in the form of a city sales tax or by raising the millage limits on capital improvements.

Campus Expansion - The University of Arkansas has raised almost \$1,000,000 from state and local sources to buy land for campus expansion. The University also may issue revenue bonds or ask the legislature for additional funds for campus expansion.

Priorities for Urban Renewal Treatment

Fayetteville has been growing for many years with little consideration for the deterioration in older neighborhoods. Most of its attention has been turned toward serving new development with some maintenance in older areas when a crisis demanded it. Now that the City has become concerned about blight a sizeable backlog of improvements demands attention.

A look at the City's resources for renewal suggests that the backlog of improvements will have to be scheduled over an extended period of time. When the renewal program is measured against the City's resources for renewal four things stand out as major factors in deciding priorities for action.

Renewal Objectives - Three examples which point to the urgency for renewal actions are:

Two of the City's residential neighborhoods are so badly blighted that its residents are not reaching their potential for education, employment or civic contributions. This is a waste of human resources.

The central business district is so crowded, congested and out of date that it is failing to maintain its potential for cultural, sales and employment activity.

The University of Arkansas, the City's largest single employer and most productive economic activity is stifled for lack of money and space to grow.

Site Improvements and Community Facilities - Improvements to private property are of little use without the proper streets, utilities and public buildings to serve that property. One of the major constraints on renewal is the City's limited ability to make these public improvements. Private improvements to a blighted area should be made at the same time that the City makes public improvements with coordination and harmony as a result.

Relocation of Families and Businesses - If a house or business is to be cleared, the family or shop must be relocated in suitable quarters before the building can be removed. In a large project space for a number of relocations must be located before any clearing is possible. If space is not available it must be built or remodelled to suitable condition. This requires careful timing and coordination with other phases of renewal activity.

Market for Cleared Land - Before blighted land is bought and cleared there must be a reasonable guarantee that it can be sold to public or private developers for reuse. The demand for cleared land must be projected and the time table for clearance adjusted to this demand.

Other considerations enter into determining the priority of one area over another.

Where possible:

Critically blighted areas which have a depressing effect on their residents and on adjacent areas should receive priority.

Areas that provide employment and services for nearby residents should be undertaken early.

Areas where capital improvements are planned should be renewed to take advantage of local grant-in-aid credits and to protect the improvements.

Preference should be given to areas that present a minimum amount of displacement or relocation problems.

Employ renewal in areas that might otherwise deteriorate.

The following chart lists the potential renewal projects and code enforcement programs in Fayetteville along with the four major determinants of priority listed above and rank them in order of priority.

SUMMARY OF RENEWAL ACTIONS AND TIMING

[illegible]

CONFORMITY TO THE COMPREHENSIVE PLAN

Basic Studies

The comprehensive plan was prepared in 1960 at a time when the city's growth rate was about 1/2 the present rate. Many of the industrial and governmental jobs didn't exist. The plan was aimed at providing for that growth and at maintaining the status of existing neighborhoods. Water supplies and facilities for waste disposal were limited. There were few proposals for improving or changing these older areas.

The community renewal program is more recent than the plan by almost 7 years. It is comprehensive, long range and directed toward improving or changing the present city. The problem is not so much one of conforming the renewal plan to the comprehensive plan, but one of updating the comprehensive plan and including the improvements possible with renewal. The community renewal study suggests the need for a number of changes to the comprehensive plan. They are listed below.

Land Use

The land use plan does not relate land use changes to economic and population growth. It notes that certain areas around the City are suitable for residential growth and industrial growth, but there is now indication of how much is needed at a particular time. New commercial areas are indicated at the intersections of future traffic arteries with no indication of timing or need.

The plan shows a general pattern of conditions in the older parts of the city but it does not suggest a change, an expansion or a renewal of these areas. There is little recognition that the central business district might expand or that residential densities might increase. No growth is shown for the University of Arkansas campus.

The development of collector streets has been slow and this has forced land use to develop in a different pattern than that anticipated on the plan. Industrial areas have not been developed according to the plan to provide for the relocation of many crowded industries

Traffic and Transportation

The street plan classifies the present streets into a system of major arteries, collector streets and minor streets. It sets standards for widening and extending the major and collector into undeveloped areas. But the plan does not show where the system might be improved by rearrangement. Nor is there a program for improving minor streets in older neighborhoods. The street plan accepts the existing system with little thought of renewal in older areas. No consideration has been given to the amount of traffic generated by various land uses or the potential capacity of streets.

Community Facilities

The community facilities plan projects very little beyond the immediate needs of 1960. As a result practically all of the improvements called for were built before 1965.

All school improvements had been built except expansions of two older schools in declining neighborhoods. Two schools not shown in the plan have also been built.

Recreation facilities are limited to school playgrounds. No facilities are projected for pre-school children, young adults or elderly. Additional community centers, parks, neighborhood playgrounds and public open space are not projected for older neighborhoods or future population.

All public buildings in the plan have been built except an auditorium and a county courthouse. Several have been built that were not listed in the plan.

The need for improvements to the water system, the sewerage system or the surface drainage system is not considered in the plan.

Most of the facilities in the plan are intended to serve new development and very few are planned to improve service to older neighborhoods.

Capital Improvements Program and Budget

A short range capital improvements program was prepared for the years from 1960 to 1965. However, it was out of date by the time that it was prepared and it was never adopted. Improvements were not budgeted to achieve renewal of older areas or to use available financing where it will accomplish renewal most effectively.

Zoning Regulations

The zoning regulations adopted as part of the comprehensive

plan has exhibited two major weaknesses. They were based primarily on existing land use instead of the future land use plan. And second, it does not recognize the need for raising the standards for land use in older areas. Upgrading and renewal of older areas are not provided for in the document. The rules do not provide for large scale developments such as renewal projects.

University of Arkansas Plans for Campus Expansion

The plans for campus expansion prepared by the University of Arkansas are lacking in four things which are needed for effective renewal of areas around the campus. The plans are short range, projecting needs only to 1975. They include no plans for relocating families or students from the areas set aside for campus expansion. Traffic generation and circulation around the campus and adjacent areas have not been adequately studied. Parking space for the additional cars that will be attracted to the campus as it expands has not been thoroughly investigated.

The plans for the City and the University must be updated and revised to include the latest trends in growth and financing. They must also include the concept of upgrading, and renewing older areas by redesigning patterns of land use, traffic and public services.

UPDATING THE COMMUNITY RENEWAL PROGRAM

One of the main purposes of the community renewal program is to chart the conditions of all areas of the City. But these conditions change almost daily. Some areas improve and others decline. If the progress of the renewal program is to be known then conditions must be assessed periodically. Assessing blight conditions means that the data that indicate conditions must be kept up to date.

Certain data are available annually and are usually brought up to date with each application for recertification of the workable program. This information can be used to measure annual progress toward renewal goals. Certain other data is only available at 5 or 10 year intervals and it must be reviewed along with annual data and reinterpreted at these intervals to revise and update the community renewal program. A summary of the data to be updated follows.

Community Facilities	Department Records	Cont. and Plan. Dept.	Annually
Univ. Of Ark. Data	Univ. of Ark. Depts.	Planning Department	Annually
Bldg. Records, Sub- div. and Annexations	Plan. and Bldg. Depts.	Planning Department	Annually
Administrative Changes	City Departments	City Manager	Annually
Legal Changes	Ordinances	City Clerk	Annually
Goals	Housing Author. Bd. of Dir. - Plan Comm.	Citizens' Adv. Comm.	Annually
Sanitation Condition	County Records	Co. Sanitarian	Annually
Health	County Records	Public Health Nurses	Annually
Fire and Police	Fire and Police Dept.		Annually
Delinquency	Juvenile Court	County Judge	Annually
Welfare	State Records	Welfare Department	Annually
Employment	State Records - Bu. Bus. Research	Employ. Sec. Division Univ. of Arkansas	Annually
Minority Group Housing	Minority Group	Citizens' Adv. Comm.	Annually
Renewal Costs	City Departments Housing Authority	City Manager Exec. Director	Annually

<u>Item</u>	<u>Service</u>	<u>Authority</u>	<u>Period</u>
Revenue Sources	City Budget	City Manager	Annually
Relocation	Real Estate Records Building Permits	Real Estate Board Building Inspector	Annually
Renewal Program		Consultant	5 years
Population Data	Census-Bu. Bus. Research	Consultant	5 years
Economic Data	Census-Bu. Bus. Research	Consultant	5 years
Market for Land	Economic Studies	Consultant	5 years

CONSULTING STAFF

The following list includes personnel of James A. Vizzier, Consulting Planner, whose efforts have contributed directly to the Fayetteville Community Renewal Program.

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John L. Berton	Consultant on Economy
Forrest H. Pollard	Consultant on Demography
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Jim Morevec	Interviewer on Social Survey
Ronald Laney	Interviewer on Social Survey

