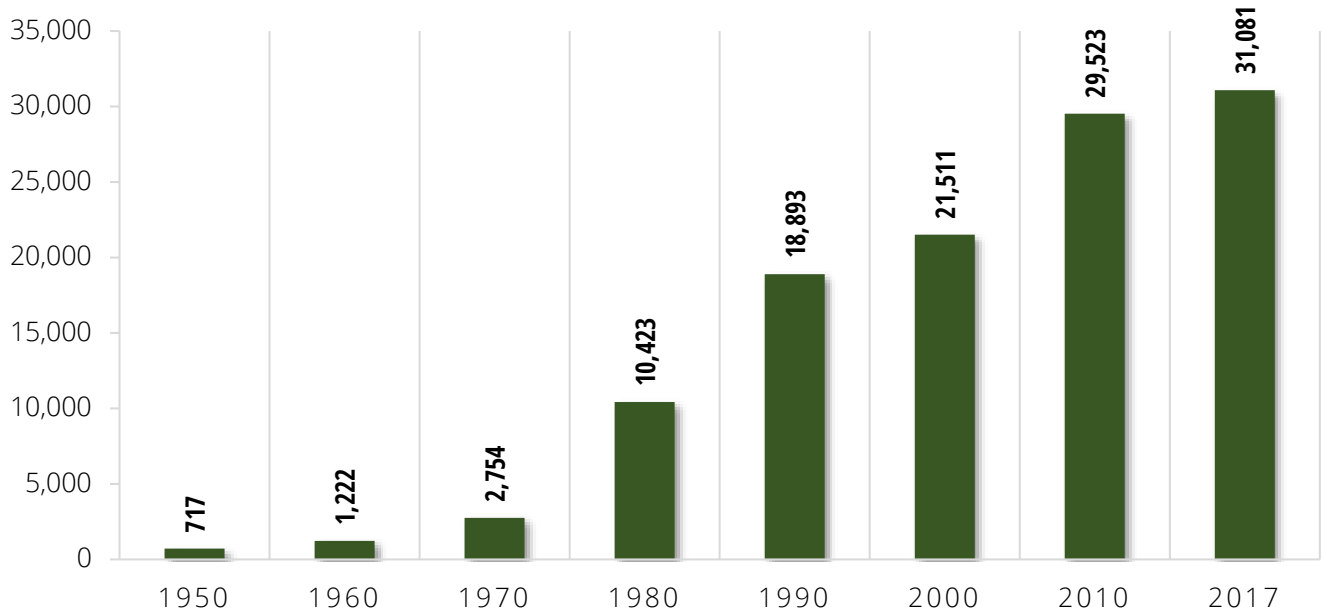


2.3: Trends

Population

Figure 2.3.1 Population Growth – Sherwood



Source: U.S. Census Bureau

Table 2.3.2 Selected Ethnic and Racial Characteristics – Sherwood and Selected Entities

Race	Sherwood	Benton	Arkansas
White Alone	73.2%	86.4%	77.3%
Black or African American Alone	21.0%	8.2%	15.4%
American Indian	0.4%	0.6%	0.7%
Asian Alone	1.6%	1.2%	1.4%
Native Hawaiian	0.0%	0.0%	0.2%
Some Other Race Alone	1.5%	1.2%	2.5%
Two or More races	2.2%	2.1%	2.4%
Hispanic	5.9%	6.0%	7.2%

Source: U.S. Census Bureau 2017

Figure 2.3.3 Age Distribution – Sherwood

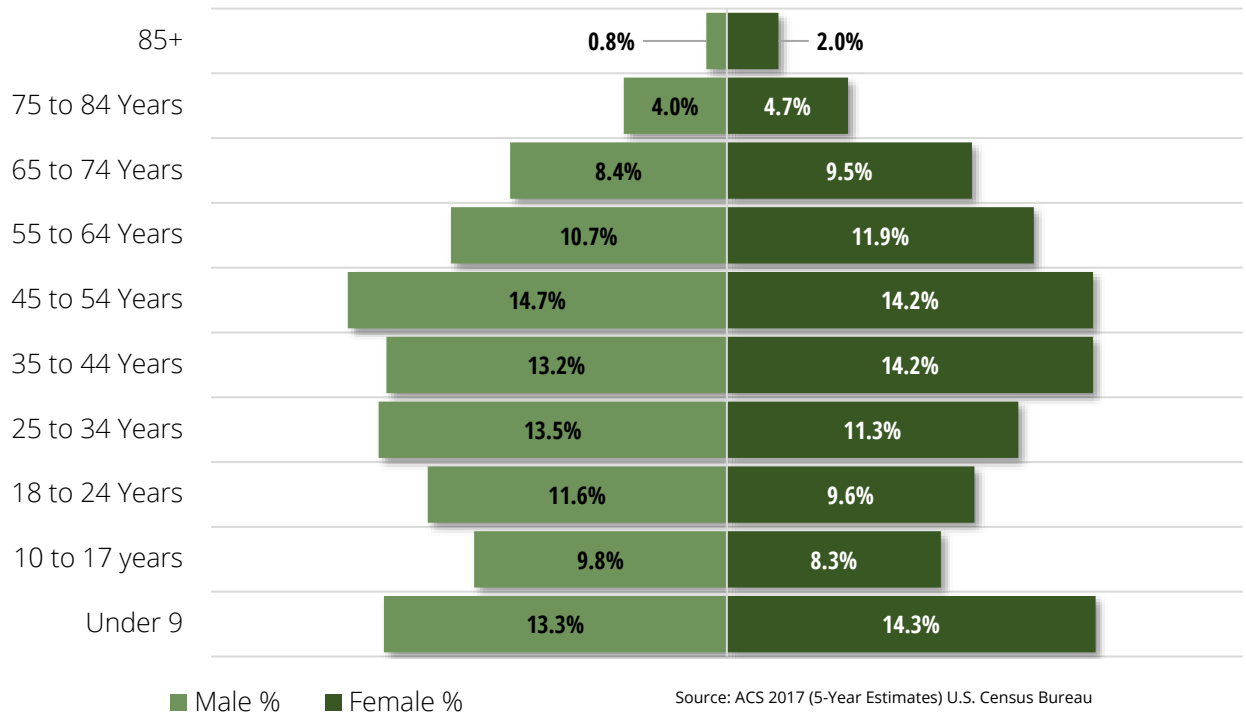
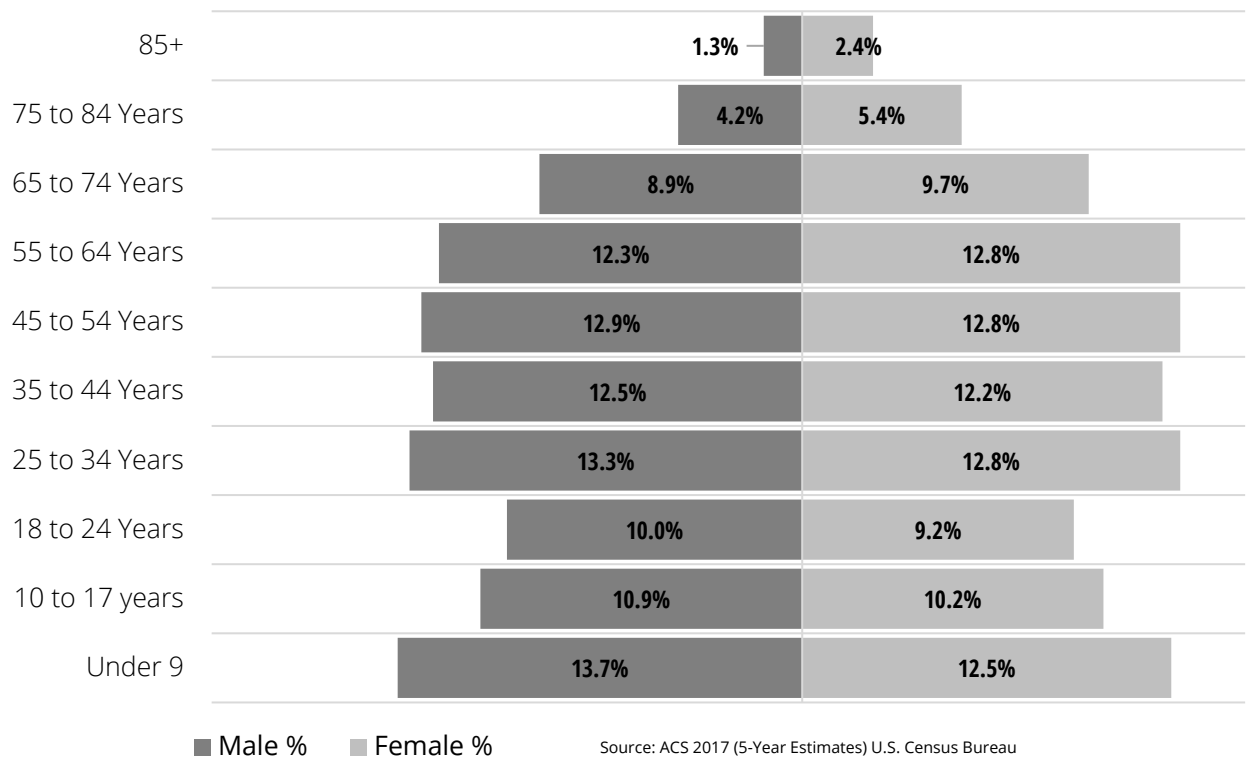


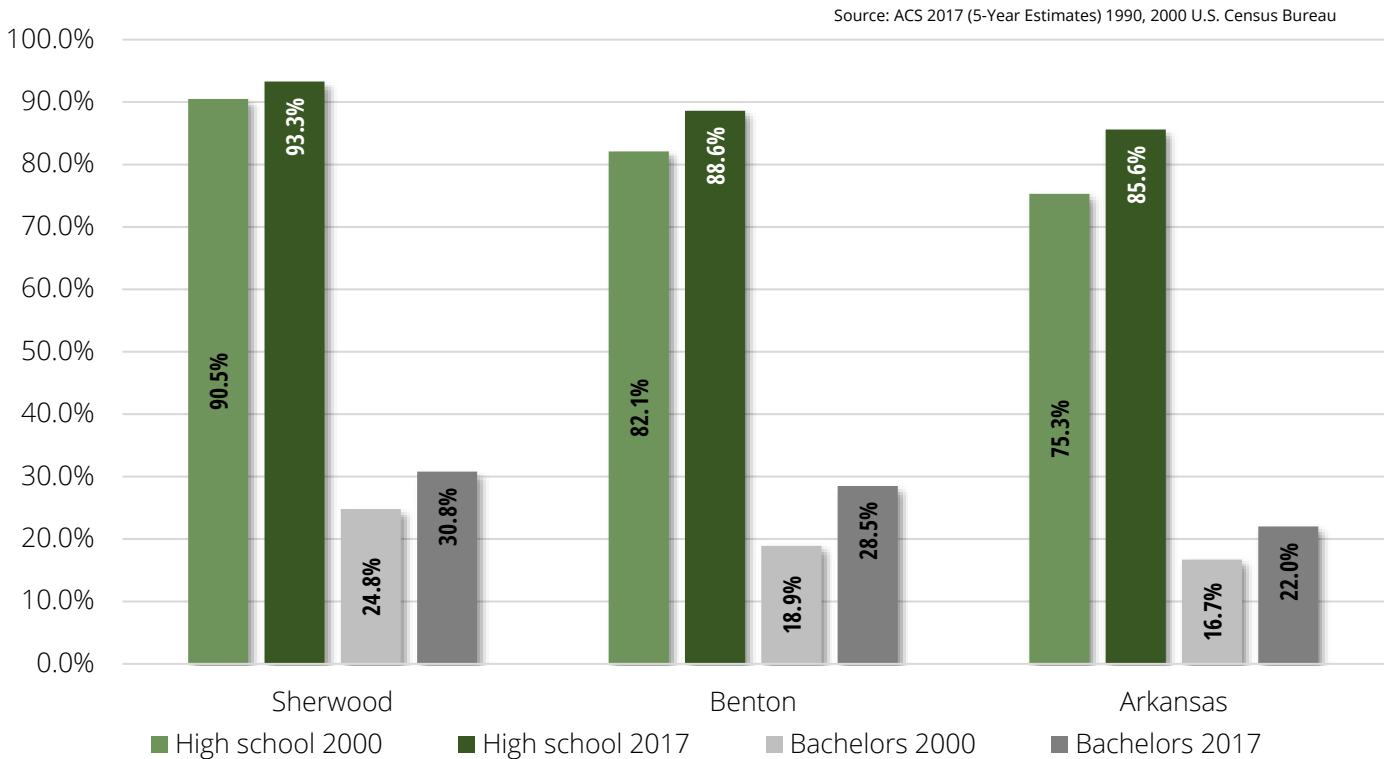
Figure 2.3.4 Age Distribution – Arkansas



- Sherwood has seen strong and steady population growth since the 1970s, fueled by the city's suburban lifestyle and close proximity to downtown Little Rock employment.
- Since the Great Recession, the city's growth has slowed. However, construction trends appear to indicate a return to growth trends seen before the recession.
- Sherwood's African American population increased 194% between 2000 and 2017, accounting for approximately 45% of the city's growth in the same time period.
- Sherwood's Hispanic population increased 307% between 2000 and 2017, accounting for approximately 15% of the city's growth in the same time period.
- Sherwood's age distribution is very similar to that of entire state. While Sherwood has a slightly older population, the city has a very healthy population distribution that indicates it is an attractive place to live for all age groups.
- The city's age distribution indicates slow to little natural population increase, meaning that most of the city's population growth can be attributed to migration into the city.

Education

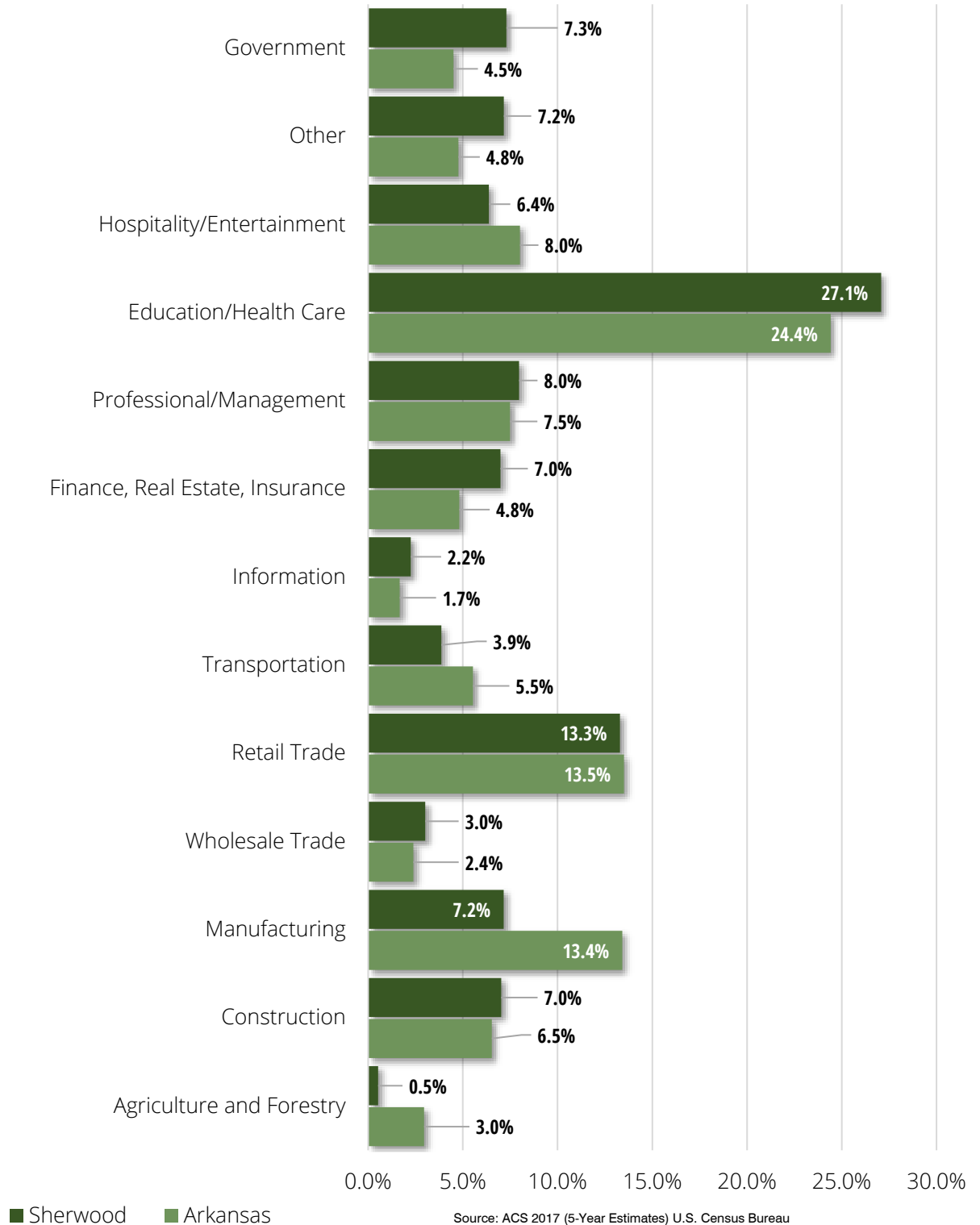
Figure 2.3.5 Educational Attainment – Sherwood and Selected Entities



- Educational attainment is particular strong point for the community. The city's share of residents with at least a bachelor's degree matches that of the nation as whole and exceeds the state and regional peers. The city's rate of attainment for high school equivalency exceeds the nation, state, and regional peers.
- Though not shown in a specific chart, Sherwood has a high share of its population possessing a graduate degree at 10.4%.

Employment

Figure 2.3.6 Occupational Composition – Sherwood and Arkansas



- Sherwood residents are engaged in occupations that reflect a high degree of economic diversity. This is representative of the diversity of the metro area’s economy as a whole.
- Sherwood residents are employed at higher rates than the state in occupations which earn higher incomes. Examples of this include finance, professional/management, information, and healthcare/education. A very low percentage of the city’s population is employed in agriculture or manufacturing compared to the state as a whole.
- The indicated occupational composition indicates the relative economic health of Sherwood and the metro area.

Income

Figure 2.3.7 Median Household Income – Sherwood and Selected Entities

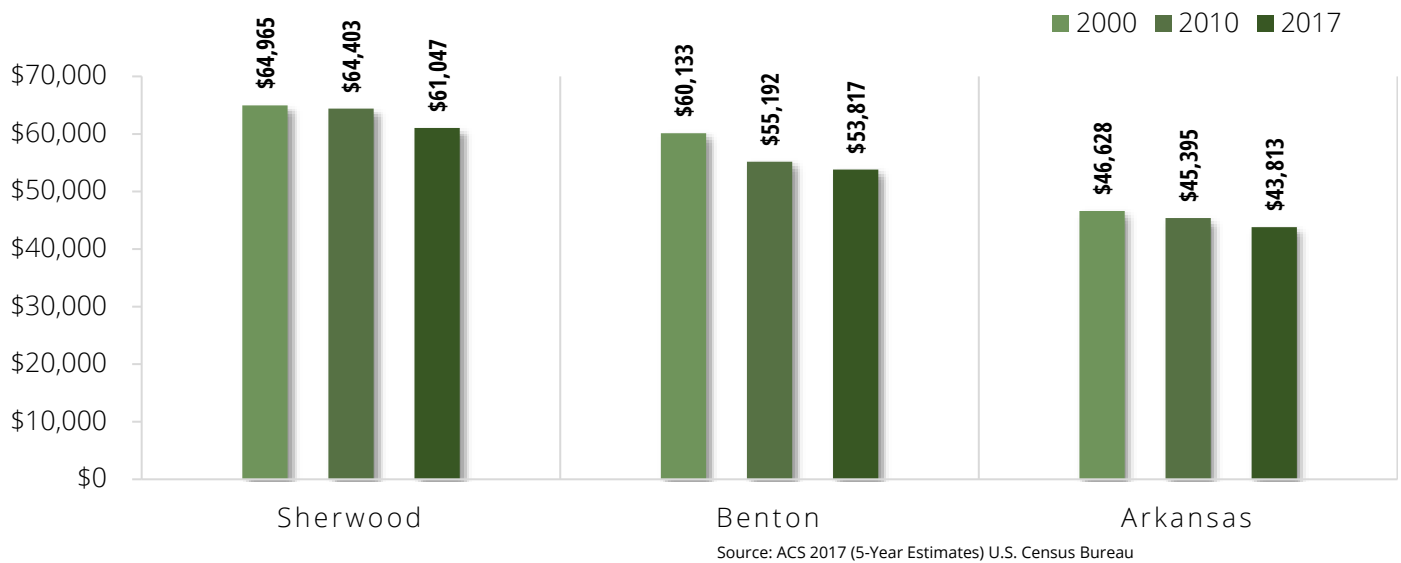


Figure 2.3.8 Per Capita Income – Sherwood and Selected Entities

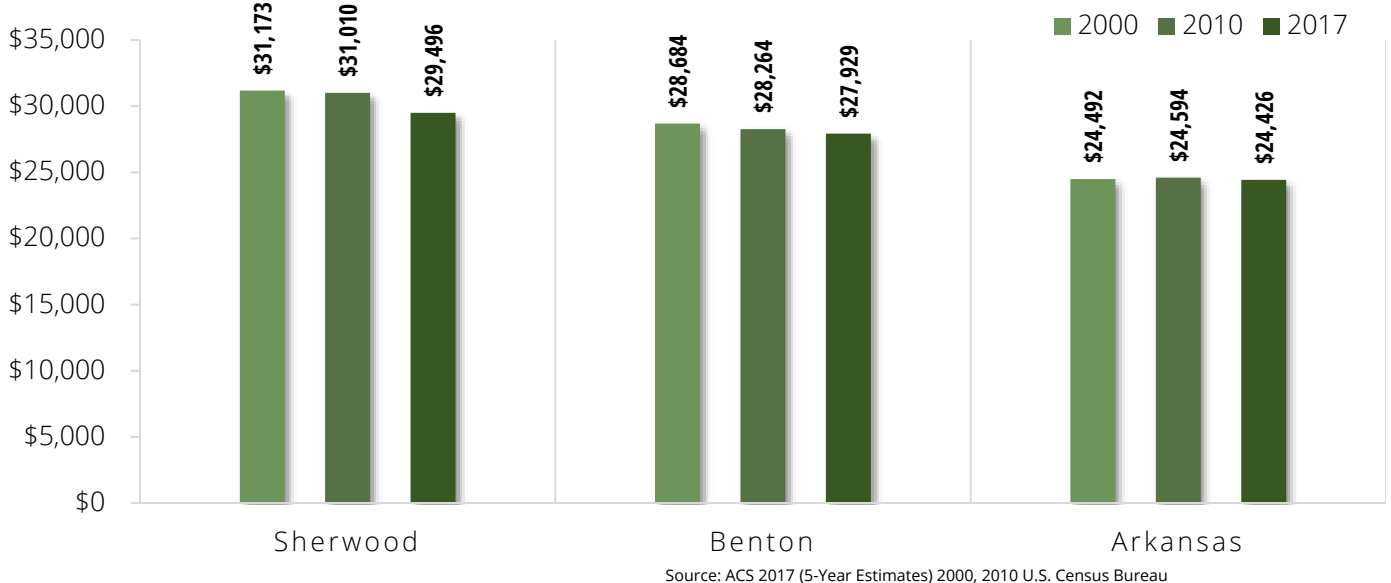


Figure 2.3.9 Household Income Distribution – Sherwood and Arkansas

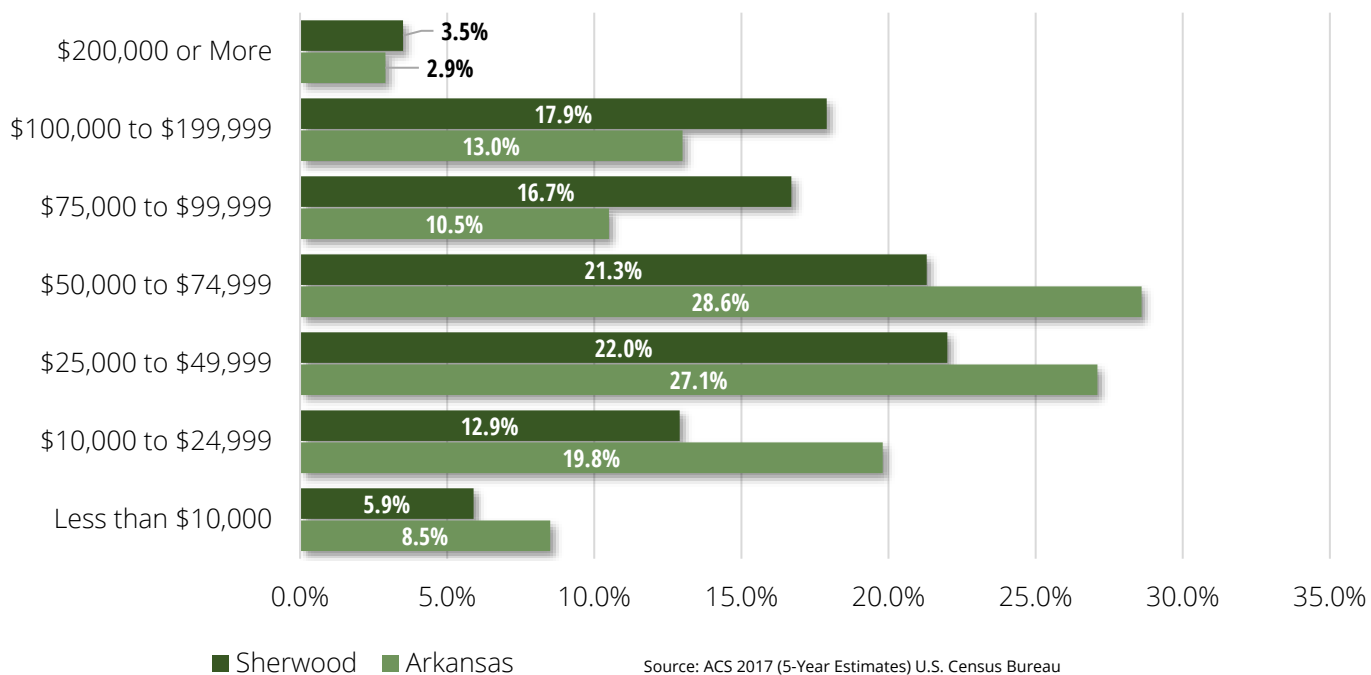


Table 2.3.10 Poverty Status – Sherwood and Selected Entities

Poverty Category	Sherwood	Benton	Arkansas
Individuals below poverty level, 1999	6.3%	8.6%	15.8%
65 years and older	4.2%	11.5%	13.8%
Under 18	10.2%	9.9%	21.8%
Individuals below poverty level, 2017	↑ 11.9%	↑ 8.8%	↑ 18.1%
65 years and older	↑ 7.6%	↓ 6.2%	↓ 10.4%
Under 18	↑ 18.4%	↑ 9.9%	↑ 25.7%
Families below poverty level, 1999	5.4%	5.8%	12.0%
No Husband Present	16.0%	21.1%	34.7%
Families below poverty level, 2017	↑ 9.0%	↑ 6.5%	↑ 13.2%
No husband present	↑ 29.7%	↑ 15.8%	↑ 35.2%

Source ACS 2017 (5-Year Estimates)

- Sherwood has the third highest median household income in Central Arkansas behind Maumelle and Bryant.
- Sherwood's median household income exceeds that of the nation as whole.
- Despite high incomes, poverty rates in Sherwood are increasing. Most notably poverty rates have increased the most sharply among female led households and the population under 18.
- While poverty rates are increasing, they remain well below state averages. However, the increasing poverty rates should be of concern with more investigation done as to why these rates are increasing.
- Over 1/3 of Sherwood households make between \$75,000 and \$200,000 per year.

Housing

Figure 2.3.11 Housing Occupancy Status – Sherwood and Selected Entities

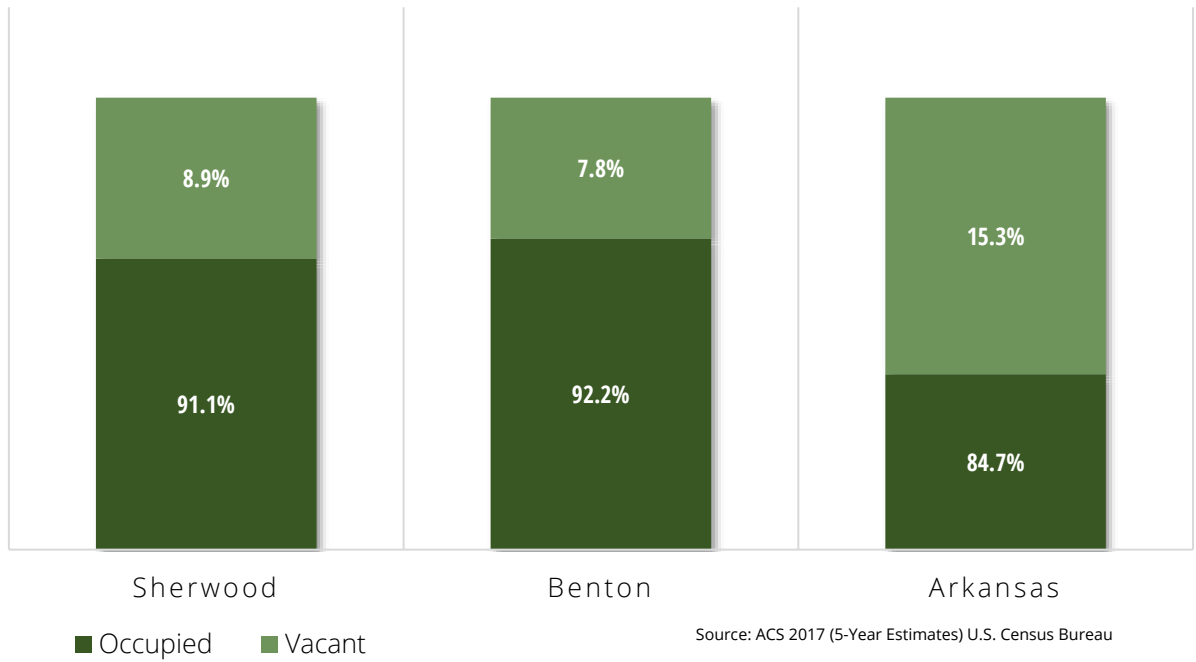


Figure 2.3.12 Housing Vacancy by Occupancy Type – Sherwood and Selected Entities



Figure 2.3.13 Percentage of Households with Housing Affordability – Sherwood and Selected Entities

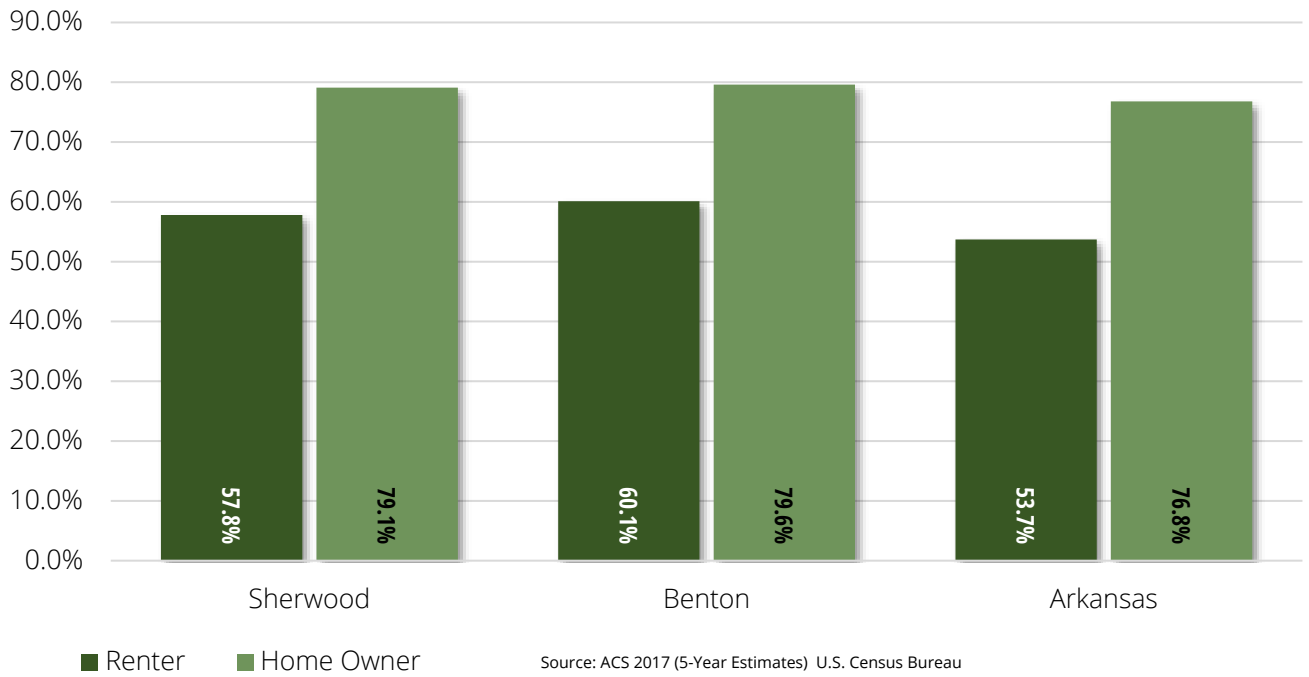


Figure 2.3.14 Age of Housing – Sherwood and Arkansas

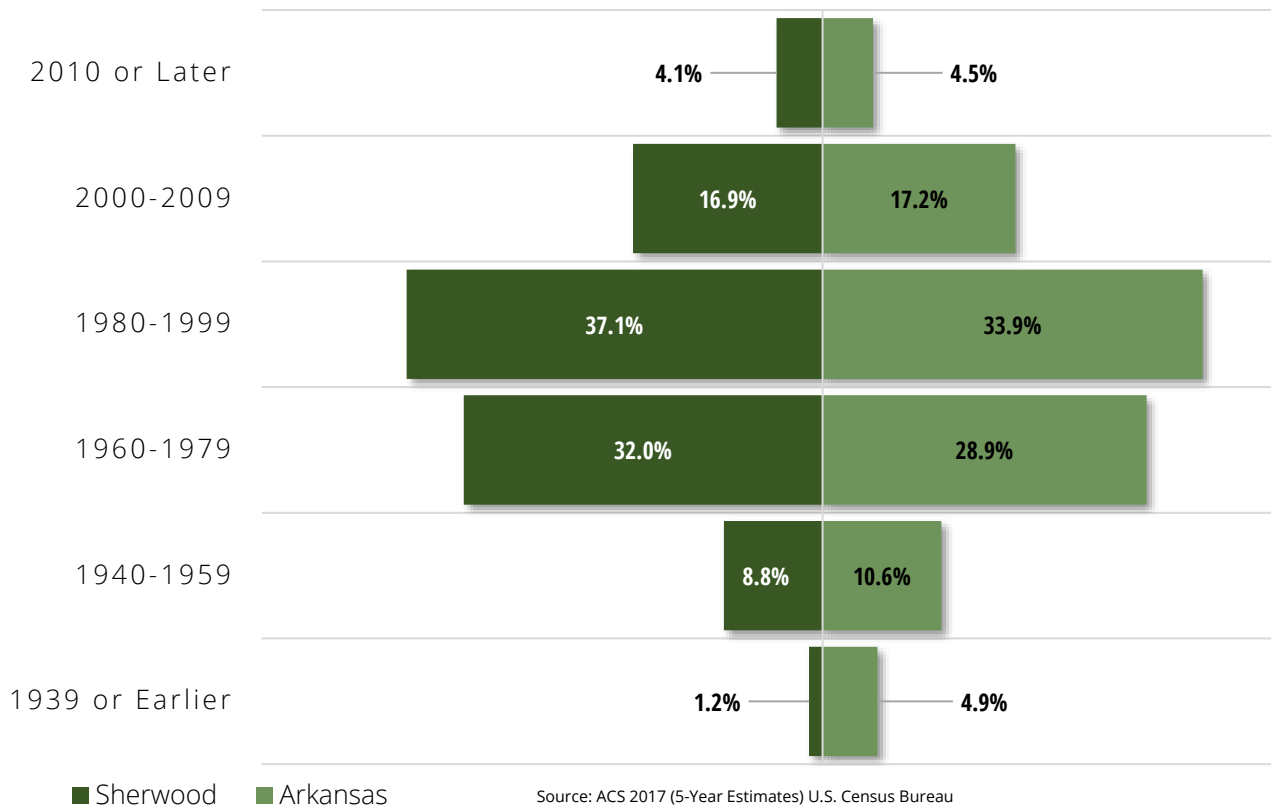
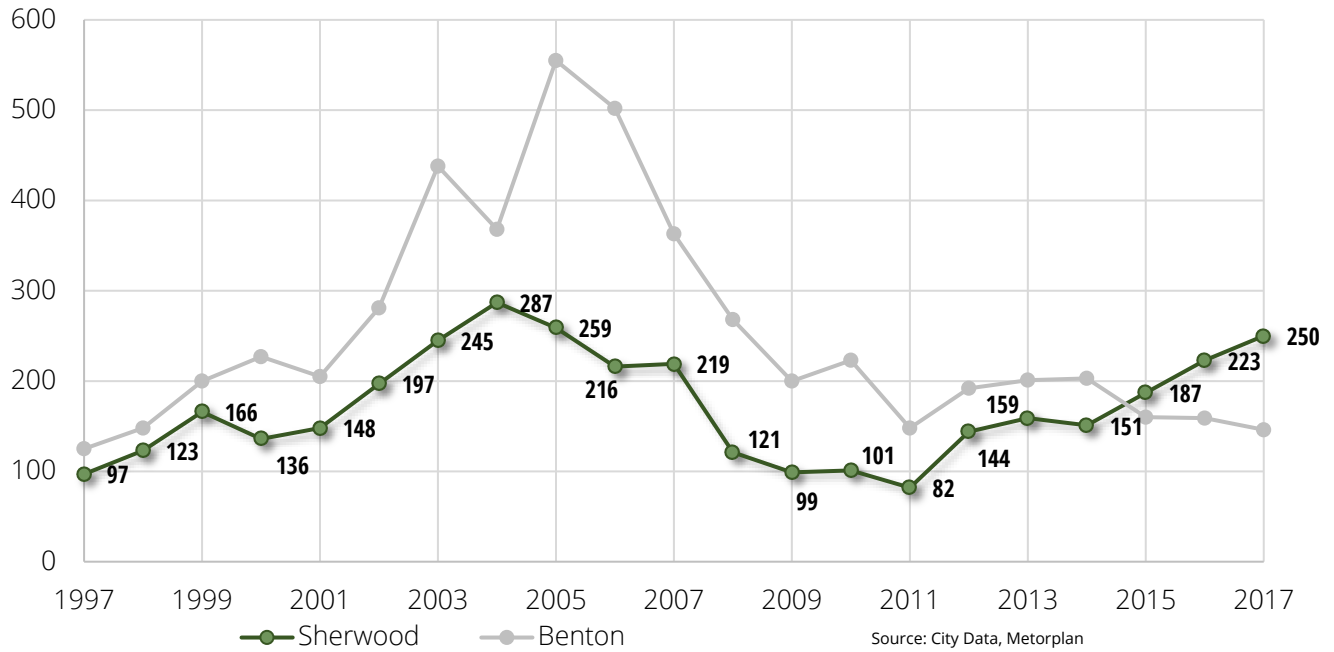


Figure 2.3.15 New Single Family Construction – Sherwood



- Sherwood has seen a return in recent years to near pre-recession levels of single-family home construction. Between 2015 and 2017 Sherwood had more single-family home construction than any other city in the metro area except Little Rock.
- Sherwood has healthy rates of housing affordability.
- The city's rental vacancy rate is concerning, and may indicate a need to commit greater resources to code enforcement or rental inspection. It is typical when rental vacancy rates are high to see potentially poor housing conditions in portions of the rental market.

Transportation

Figure 2.3.16 Travel Time to Work – Sherwood and Selected Entities

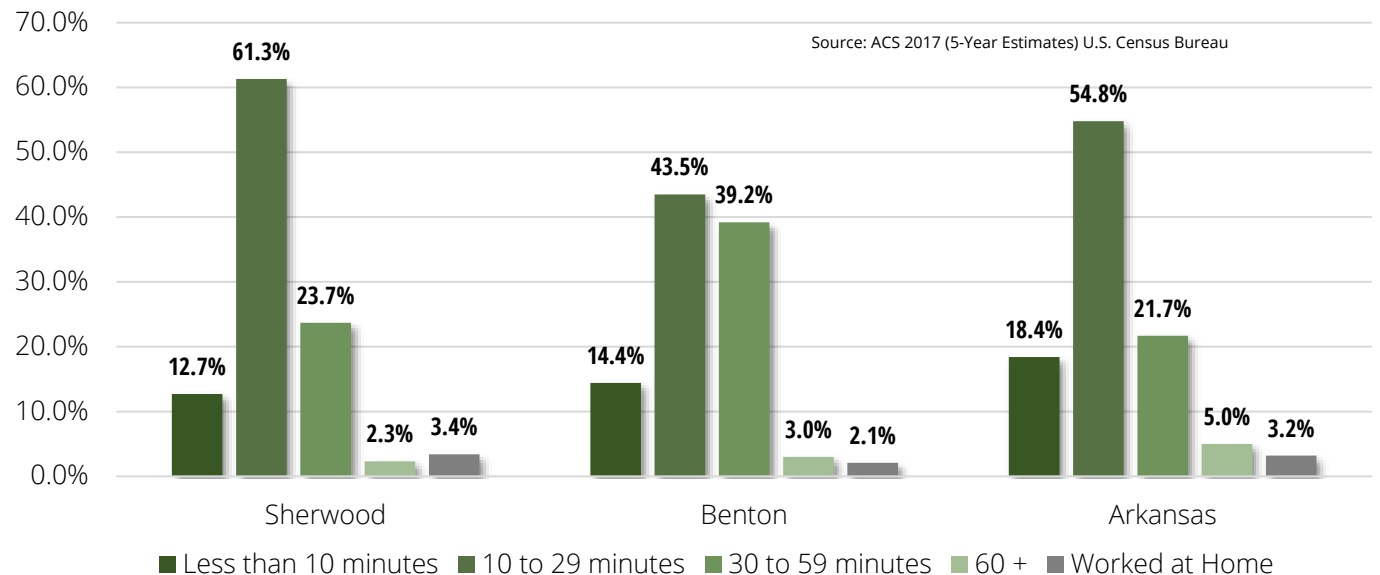


Figure 2.3.17 Daily Population Change – Sherwood

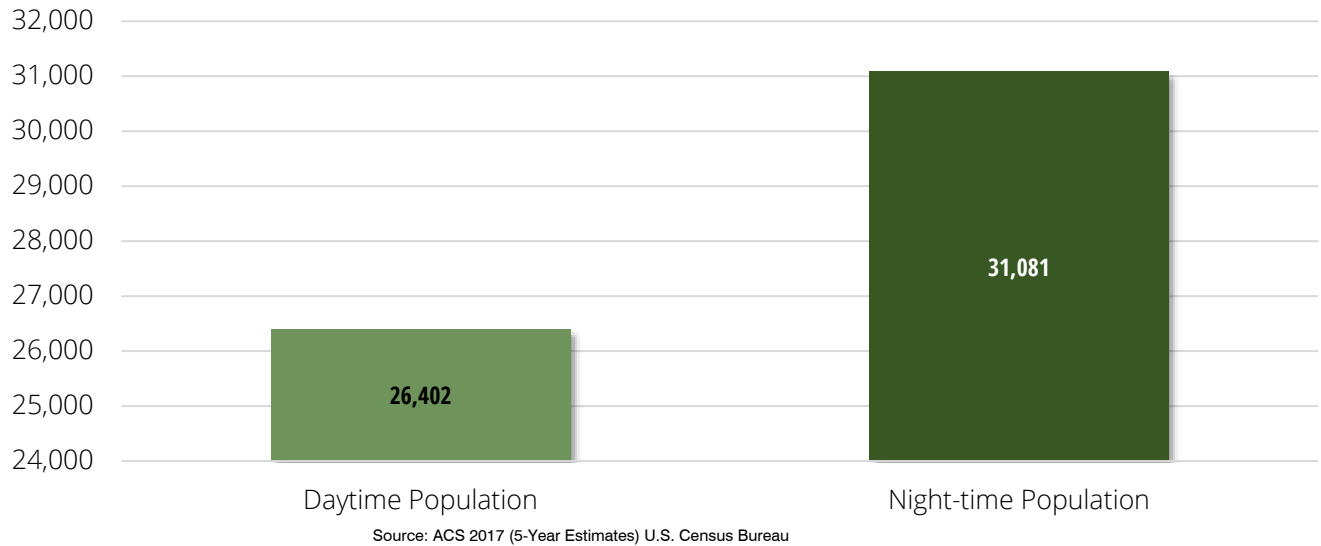
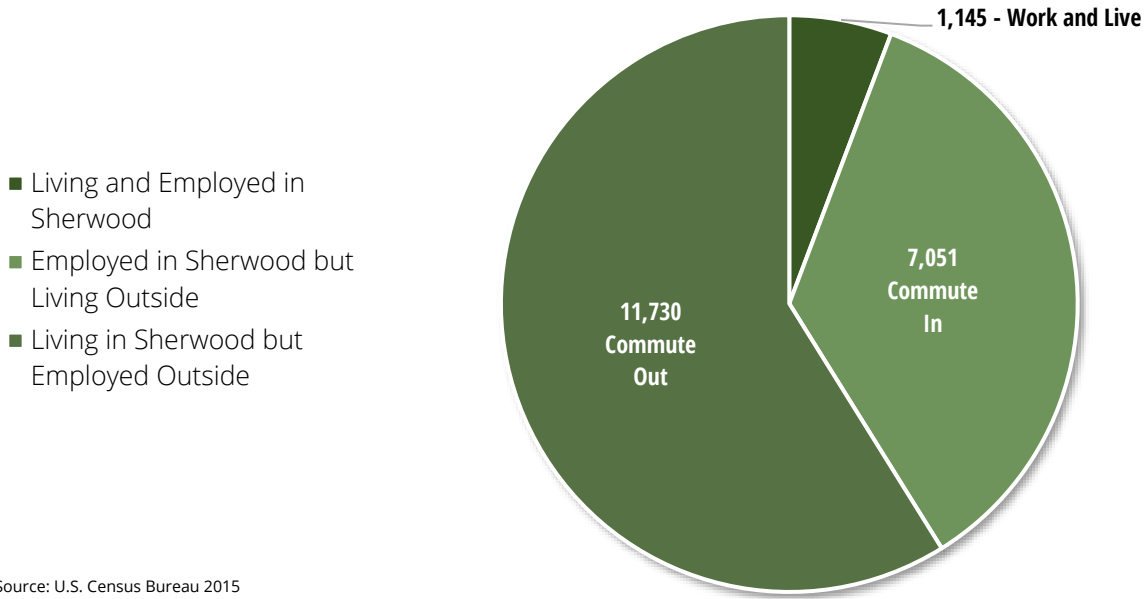


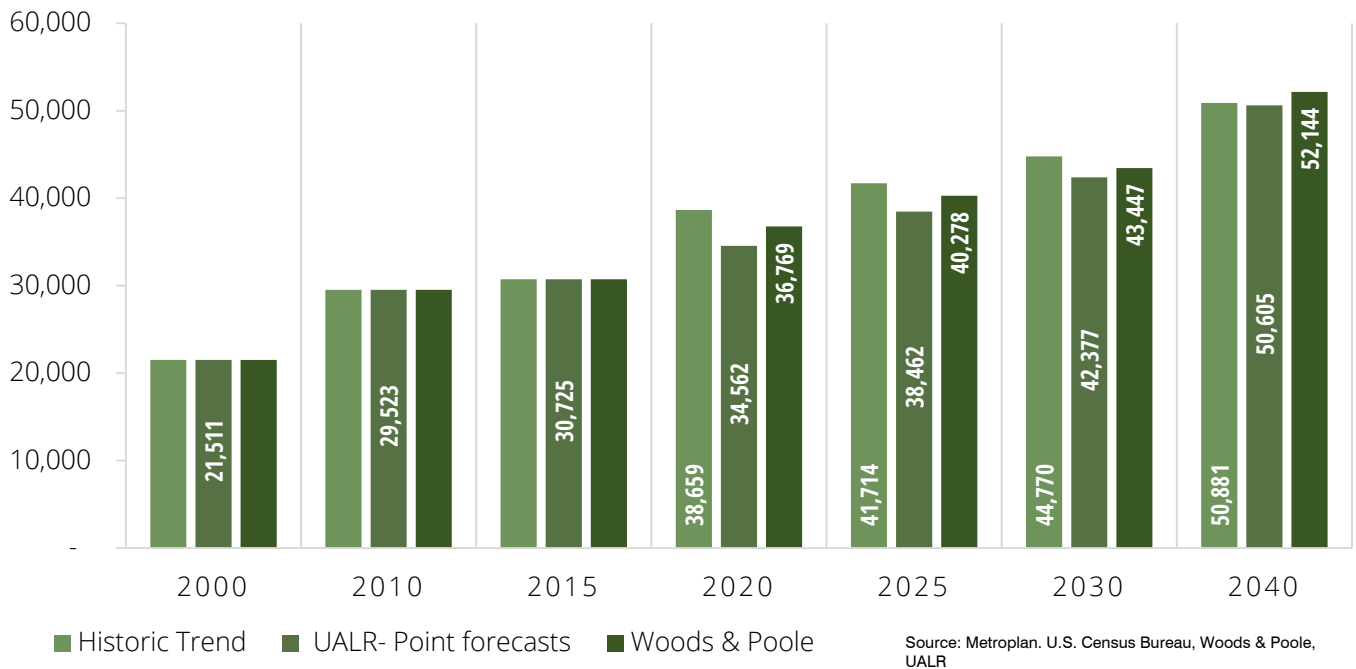
Figure 2.3.18 Daily Job Inflow/Outflow – Sherwood



- While Sherwood is clearly a suburb with large portions of its population commuting to Little Rock and North Little Rock, the city created over 1,500 jobs between 2005 and 2015. It is likely as the city attracts more employment, its function as a suburb may change.
- Sherwood's daytime population decreases by nearly 5,000 each day as workers commute to cities across the region for employment. Little Rock, North Little Rock, and Conway are top destinations.
- Nearly 75% of Sherwood residents have a commute of less than 30 minutes, making the city more attractive than regional peers like Benton where commute times are longer.
- Only 14% of people employed at jobs in Sherwood are residents of the city.

Population Change Scenarios

Figure 2.3.19 Population Change Scenarios – Sherwood



Sherwood has been experiencing population growth since the 1970's, but how will Sherwood growth patterns change in the coming decades? The Woods and Poole projection show potential population growth of nearly 13,000 people by 2030 and over 20,000 people by 2040. The UALR projections indicates similar but more conservative growth rates over the same period. Both of these projections are based on extensive data analysis at the metro area or county level applied to the city, but what does the population look like if the community continues to grow the way it has historically? The historical trend line based on a regression analysis shows a very similar growth as the other growth models.

Most indicators show strong continued population growth in Sherwood, and current demographic trends are also supportive of this. Sherwood has the opportunity to influence how and where this growth will occur. Will single-family development continue to be the driving force of the city's residential growth? If so, will this growth provide adequate revenues to properly maintain city services and infrastructure? Could improvements in quality of life and sense of place developments alter the city's growth trends? All of these ideas and questions need to be investigated in order to help direct the city's future.