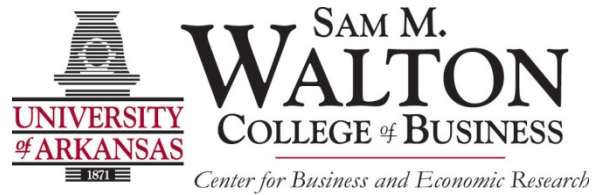


**City of Fayetteville Data Support
Q4 2008**

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Executive Summary

The Center for Business and Economic Research (Center) has committed to provide to the City of Fayetteville a quarterly socio-economic data update. During the third quarter, the following data points and trends were observed:

- The Fayetteville-Springdale-Rogers MSA witnessed a 0.3 percentage point decrease in the unemployment rate from 3.8 percent in July 2008 to 3.5 percent in October 2008. Unemployment was also down from the prior year October rate of 3.6 percent. Unemployment in the Fayetteville-Springdale-Rogers MSA has remained relatively stable and low compared to the national unemployment rate. The national unemployment rate in October 2008 was 6.1 percent up from 6.0 percent in July 2008.
- The City of Fayetteville is considering a water and sewer impact fee increase, while the City of Bentonville is considering discontinuing its impact fees.
- The average square footage added per month for a single family home from January 2007 through October 2008 was 92,180 square feet. The average monthly total value of building permits issued during this period was \$6,750,486. The monthly number and value of building permits has been in decline since February 2007.
- The average value for a multifamily housing permit was \$1,346,107 from January 2007 through October 2008. There were a total of 106 multifamily building permits issued during the same time period. The number and value of permits remained low during the third quarter time period.
- The average value for new commercial building permits issued was \$1,450,433 during the time period January 2007 - October 2008. The average square footage of new commercial permits was 70,876 sq. ft. during the same time period. Both the number of permits and value have remained relatively stable, even as residential permits have declined.
- The sales taxes collected in the first eight months of 2008 were on average 8.7 percent higher than collections for the same months in 2007. A portion of the increased sales tax collections can be accounted for by recent state level changes to streamline sales tax distribution.

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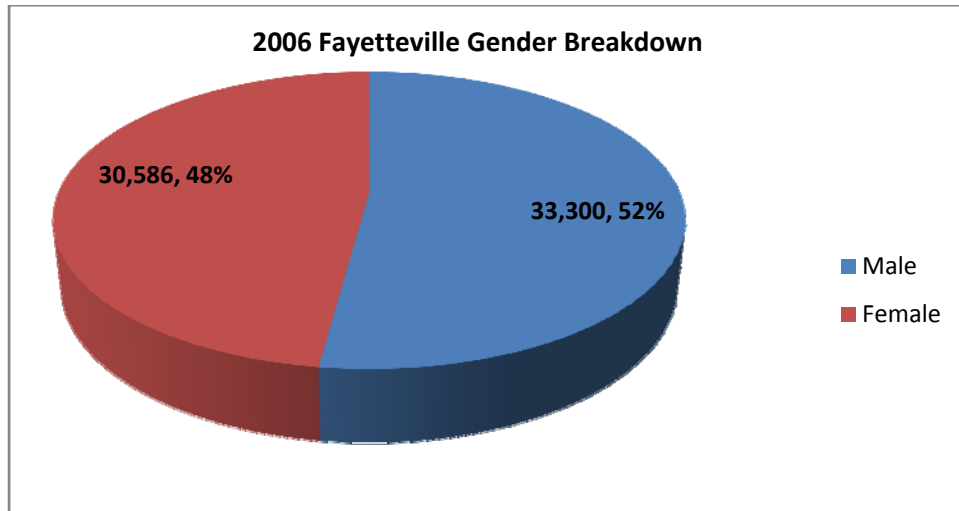
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Introduction

The Center for Business and Economic Research (Center) has committed to provide to the City of Fayetteville a quarterly socio-economic data update. The report is divided into two sections: Demographic Data and Economic Data. The demographic data draw on a wide variety of local and national data and encompass gender breakdown, age breakdown, income information, educational attainment, and information about institutions of higher learning in the area. These data are released on an annual basis, and the most updated information available is included. The economic data section includes employment figures in the area, wage data, cost of development, tax data and housing data. These data are available on a monthly basis, so trend changes can be identified more quickly.

Demographic Information

Figure 1: 2006 Fayetteville Gender Breakdown



Source: U.S. Census Bureau, American Community Survey, 2006.

The chart above shows that males comprised 52 percent of the population of the city of Fayetteville according to 2006 census data estimates. In 2006, slightly more than 50 percent of the national population was female.

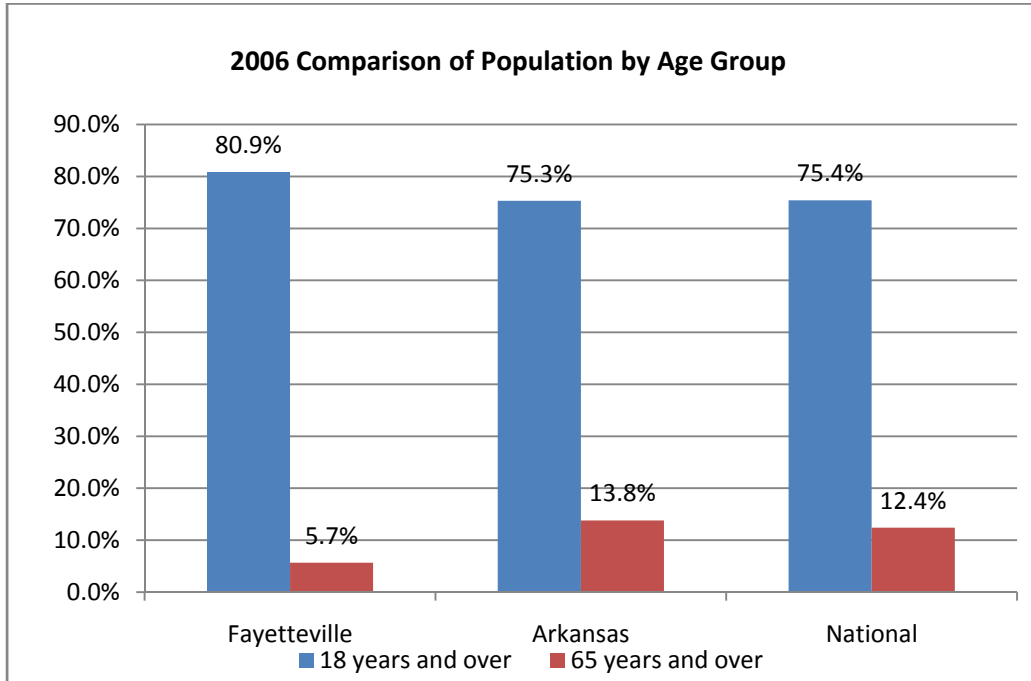
Table 1: 2006 Fayetteville Population Breakdown by Age

2006 Fayetteville Population Breakdown by Age		
Under 5 years	4,683	7.3%
5 to 9 years	3,350	5.2%
10 to 14 years	1,912	3.0%
15 to 19 years	7,318	11.5%
20 to 24 years	9,538	14.9%
25 to 34 years	13,090	20.5%
35 to 44 years	8,027	12.6%
45 to 54 years	7,154	11.2%
55 to 59 years	3,131	4.9%
60 to 64 years	2,064	3.2%
65 to 74 years	2,559	4.0%
75 to 84 years	712	1.1%
85 years and over	348	0.5%

Source: U.S. Census Bureau, American Community Survey, 2006.

The 2006 census data list the number of persons in each age group. The age groups 25-34 years and 20-24 years have the highest number of Fayetteville residents. The medianⁱ age of Fayetteville residents was 28.1. This was significantly lower than the state’s median age of 37.1 and the national median age of 36.4.

Figure 2: 2006 Comparison of Population by Age Group



Source: U.S. Census Bureau, American Community Survey, 2006.

According to the 2006 census data, 80.9 percent of the population in Fayetteville was 18 years or older and 5.7 percent of the population was 65 years or older. The population in the 65 years or older group was at least 6 percent lower when compared to the state and national census data.

Table 2: 2006 Fayetteville Population Breakdown by Race

2006 Fayetteville Population Breakdown by Race		
Total population	63,886	Percent of Fayetteville Population
White	53,899	84.4%
Black or African American	4,825	7.6%
American Indian and Alaska Native	972	1.5%
Asian	2,202	3.4%
Native Hawaiian and Other Pacific Islander	N	
Some other race	3,071	4.8%
Hispanic or Latino (of any race)	3,835	6.0%

Source: U.S. Census Bureau, American Community Survey, 2006.

The table above shows the racial breakdown of Fayetteville residents. African Americans and Hispanics form the largest minority groups.

Table 3: 2006 Fayetteville Income by Household

2006 Fayetteville Income by Household				
Income	Families ⁱⁱ	Nonfamily households ⁱⁱⁱ	Total Households ^{iv}	National Total Households
Less than \$10,000	5.4%	16.6%	10.5%	8.0%
\$10,000 to \$14,999	5.9%	9.4%	6.6%	5.9%
\$15,000 to \$24,999	7.7%	19.5%	13.7%	11.4%
\$25,000 to \$34,999	12.7%	12.9%	12.4%	11.2%
\$35,000 to \$49,999	16.3%	19.1%	17.9%	14.8%
\$50,000 to \$74,999	18.3%	9.8%	14.1%	19.0%
\$75,000 to \$99,999	16.5%	5.6%	12.1%	11.8%
\$100,000 to \$149,999	10.5%	5.2%	8.3%	10.9%
\$150,000 to \$199,999	3.1%	1.6%	2.3%	3.6%
\$200,000 or more	3.7%	0.4%	2.0%	3.4%
Total Households	13,410	13,933	27,343	
Median income	\$51,632	\$27,231	\$41,230	\$48,451
Average income	\$66,972	\$39,024	\$54,308	\$65,527

Source: U.S. Census Bureau, American Community Survey, 2006.

19.1 percent of non-family households in Fayetteville fall within the income group, \$35,000-\$49,999, while, 18.3 percent of family households are in the income group, \$50,000-\$74,999. The middle class comprises the largest section of the population in Fayetteville. The median income for all households in Fayetteville was \$41,230 and the average income was \$54,308. Both figures were lower than the national median and average incomes.

In Fayetteville, the 2006 census data show that 12.1 percent of families and 16.4 percent of people live below the poverty level. The figures were at least 3 percent higher than the respective national percentages.

Table 4: 2006 Fayetteville Earnings by Gender

2006 Fayetteville Earnings by Gender			
Subject	Male	Female	Total
Population 16 years and over with earnings	22,785	19,528	42,313
Median earnings	\$26,301	\$17,405	\$21,261
Full-time, year-round workers with earnings	13,449	8,673	22,122
Median earnings	\$45,387	\$26,853	(X)
Average earnings	\$55,985	\$32,512	\$46,783
Percentage of Males and Females by Income Bracket			
\$1 to \$9,999 or less	0.0%	1.8%	0.7%
\$10,000 to \$14,999	2.5%	10.1%	5.5%
\$15,000 to \$24,999	19.2%	30.9%	23.8%
\$25,000 to \$34,999	17.7%	21.3%	19.1%
\$35,000 to \$49,999	19.8%	20.4%	20.1%
\$50,000 to \$64,999	17.4%	10.2%	14.6%
\$65,000 to \$74,999	4.4%	1.8%	3.3%
\$75,000 to \$99,999	8.3%	2.6%	6.1%
\$100,000 or more	10.7%	0.8%	6.8%

Table 5: 2006 Fayetteville Median Earnings by Educational Attainment

2006 Fayetteville Male-Female Median Earnings by Educational Attainment			
Subject	Male	Female	Total
Population 25 years and over with earnings	36,243	22,405	30,235
Less than high school graduate	\$27,390	\$20,697	\$23,733
High school graduate (includes equivalency)	\$26,551	\$18,781	\$24,949
Some college or associate's degree	\$33,404	\$21,043	\$23,720
Bachelor's degree	\$50,612	\$30,700	\$40,520
Graduate or professional degree	\$55,648	\$38,939	\$47,513

Source: U.S. Census Bureau, American Community Survey, 2006.

The median earning for full-time female workers was nearly \$20,000 lower than the median earnings for their male counterparts in the workforce. The highest percentage of female workers earned incomes in

the range \$15,000-\$24,999, while male workers were evenly spread between incomes in the ranges \$15,000-\$24,999, \$25,000-\$34,999, \$35,000-\$49,999, and \$50,000-\$64,999. While 10.7 percent of males earned incomes that were higher than \$100,000, only 0.8 percent of women earned incomes in the same range. College graduates in the area earned incomes nearly \$17,000 higher than those with associate degrees. The income difference between males and females persisted at all levels of educational attainment.

Table 6: 2006 Fayetteville Percentages of Males and Females by Educational Attainment

2006 Fayetteville Percentages of Males and Female by Educational Attainment			
Subject	Male	Female	Total
Population 25 years and over	19,339	17,746	37,085
Less than 9th grade	6.6%	2.3%	4.5%
9th to 12th grade, no diploma	5.5%	6.0%	5.7%
High school graduate (includes equivalency)	20.0%	19.3%	19.7%
Some college, no degree	20.7%	25.3%	22.9%
Associate's degree	2.8%	7.6%	5.1%
Bachelor's degree	22.9%	26.4%	24.6%
Graduate or professional degree	21.6%	13.1%	17.5%

Table 7: 2006 Fayetteville Percentages of Males and Female by Educational Attainment and Age

2006 Fayetteville Percentages of Males and Female by Educational Attainment and Age			
Subject	Male	Female	Total
Population 18 to 24 years	7,283	7,290	14,573
Less than high school graduate	6.2%	9.6%	7.9%
High school graduate (includes equivalency)	25.2%	28.2%	26.7%
Some college or associate's degree	62.8%	50.3%	56.5%
Bachelor's degree or higher	5.9%	11.9%	8.9%
Population 25 years and over	19,339	17,746	37,085
Less than 9th grade	6.6%	2.3%	4.5%
9th to 12th grade, no diploma	5.5%	6.0%	5.7%
High school graduate (includes equivalency)	20.0%	19.3%	19.7%
Some college, no degree	20.7%	25.3%	22.9%
Associate's degree	2.8%	7.6%	5.1%
Bachelor's degree	22.9%	26.4%	24.6%
Graduate or professional degree	21.6%	13.1%	17.5%
Percent high school graduate or higher	87.9%	91.7%	89.7%
Percent bachelor's degree or higher	44.4%	39.5%	42.1%
Population 25 to 34 years	7,338	5,752	13,090
High school graduate or higher	83.8%	96.0%	89.2%
Bachelor's degree or higher	46.2%	54.5%	49.9%
Population 35 to 44 years	4,278	3,749	8,027
High school graduate or higher	96.5%	93.5%	95.1%
Bachelor's degree or higher	41.3%	39.0%	40.2%
Population 45 to 64 years	6,168	6,181	12,349
High school graduate or higher	86.4%	92.6%	89.5%
Bachelor's degree or higher	46.8%	31.7%	39.2%
Population 65 years and over	1,555	2,064	3,619
High school graduate or higher	89.5%	73.7%	80.5%
Bachelor's degree or higher	35.4%	22.2%	27.9%

Source: U.S. Census Bureau, American Community Survey, 2006.

According to the 2006 census data, more females in Fayetteville had college degrees in the age group 18-24, while more males had college degrees in the age groups 25 and over. 42.1 percent of Fayetteville's residents who are 25 years or older have some Bachelor's degree of higher, a figure that is significantly higher than the national figure of 27.0 percent for the same age group.

Table 8: Fall 2008 University of Arkansas Enrollment

Fall 2008 University of Arkansas Enrollment			
	Fall 2008	Male	Female
Undergraduate			
Freshman	4,133	2,097	2,036
Sophomore	3,248	1,720	1,528
Junior	3,258	1,687	1,571
Senior	4,222	2,119	2,103
Total Undergraduate	14,861	7,623	7,238
Professional			
Law 1	141	84	57
Law 2	134	80	54
Law 3	123	72	51
Total Professional	398	236	162
Graduate			
LLM	14	4	10
Masters	2,108	1,035	1,073
Specialist	27	5	22
Doctoral	1,043	542	501
Total Graduate	3,192	1,586	1,606
Non-Degree			
Undergraduate	565	274	291
Law	0	0	0
Graduate	178	61	117
Total Non-Degree	743	335	408
	Fall 2008	Male	Female
Total Enrollment	19,194	9,780	9,414

Source: University of Arkansas Institutional Research

Table 9: 2008 University of Arkansas Degrees Awarded

2008 University of Arkansas Degrees Awarded	
Baccalaureate degree	2343
Master's degree	963
Specialist degree	4
Doctoral degree	144
First professional degree	130
Post-master certificate	0
Graduate Certificate	2
Total	3586

Source: University of Arkansas Institutional Research

Table 10: Fall 2007-2008 Northwest Arkansas Community College Enrollment and Degrees Awarded

Fall 2007 Northwest Arkansas Community College Enrollment		2007-2008 Northwest Arkansas Community College Degrees Awarded	
		AAS Degrees	177
Full-Time	2,156	AGS Degrees	13
Part-Time	4,314	AA, AS Degrees	277
Total	6,470	Certificates	143
		Total	610
Male	2,619	GED's Awarded	NA
Female	3,851	*Completed degrees b/w July 1, 2007 and June 30, 2008	

Source: Northwest Arkansas Community College

Table 11: Fall 2005 North Arkansas College Enrollment and Degrees Awarded

Fall 2005 North Arkansas College Enrollment					2004-2005 North Arkansas College Degrees Awarded	
	Full-Time		Part-Time		Certificate/Diploma	164
	Male	Female	Male	Female	Associate's Degree	200
Degree seeking, 1st year freshmen	188	194	44	48	*Completed degrees b/w July 1, 2004 and June 30, 2005	
Other degree seeking, 1st year	127	189	66	138		
All other degree-seeking	104	316	93	208		
Total Degree Seeking	419	699	203	394		
Other undergraduates enrolled	9	11	191	261		
Total Undergraduates	428	710	394	655		

Source: North Arkansas College

Table 12: 2008 John Brown University Enrollment and Degrees Awarded

2007 John Brown University Enrollment				2006-2007 John Brown University Degrees Awarded	
	Total	Male	Female	Undergraduate	241
Traditional Undergraduate	1,289	604	685	Advance/Profession	246
Advance Program	449	181	268	Graduate	146
Graduate Students	308	134	174	Total	633
Total	2,046	919	1,127		

Source: John Brown University

The tables above show the enrollment statistics from area universities. They reflect the latest information available from each university. The University of Arkansas is the largest in the area, accounting for a current total enrollment of 19,194 students and 3,586 degrees granted last year. Northwest Arkansas Community College has the second highest enrollment at 6,470 students.

Economic Information

Table 13: October 2007-October 2008 National Employment Figures

July 2008 National Employment Figures					
Month	Labor Force	Employment	Year Over Year Employment % Change	Unemployment Rate	Year Over Year Unemployment Rate Change
Oct-07	153,516,000	146,743,000	0.73%	4.4	0.30
Nov-07	154,035,000	147,118,000	0.95%	4.5	0.20
Dec-07	153,705,000	146,334,000	0.74%	4.8	0.50
Jan-08	152,828,000	144,607,000	0.60%	5.4	0.40
Feb-08	152,503,000	144,550,000	0.41%	5.2	0.30
Mar-08	153,135,000	145,108,000	0.59%	5.2	0.70
Apr-08	153,208,000	145,921,000	0.91%	4.8	0.50
May-08	154,003,000	145,927,000	1.09%	5.2	0.90
Jun-08	155,582,000	146,649,000	0.86%	5.7	1.00
Jul-08	156,300,000	146,867,000	0.92%	6.0	1.10
Aug-08	155,387,000	145,909,000	1.23%	6.1	1.50
Sep-08	154,509,000	145,310,000	0.72%	6.0	1.50
Oct-08	155,012,000	145,543,000	0.97%	6.1	1.70

Source: U.S. Bureau of Labor Statistics

Table 14: October 2007-October 2008 Fayetteville-Springdale-Rogers Employment Figures

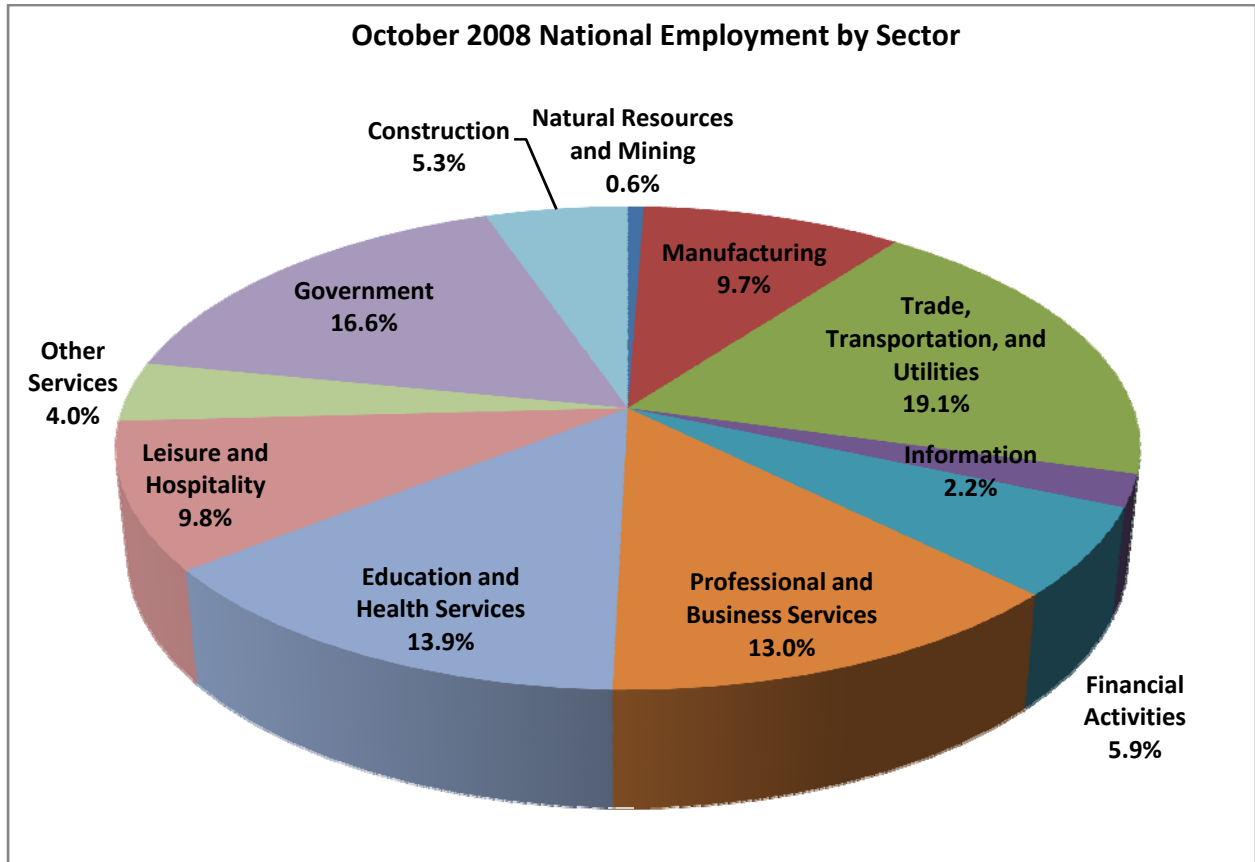
October 2008 Fayetteville-Springdale-Rogers Employment Figures					
Month	Labor Force	Employment	Year Over Year Unemployment % Change	Unemployment Rate	Year Over Year Unemployment Rate Change
Oct-07	228,068	219,915	19.6%	3.6	0.60
Nov-07	229,243	221,059	17.6%	3.6	0.50
Dec-07	228,321	219,291	21.3%	4.0	0.70
Jan-08	225,900	215,850	16.9%	4.4	0.60
Feb-08	226,962	217,329	-0.1%	4.2	0.00
Mar-08	228,189	219,838	1.5%	3.7	0.10
Apr-08	230,507	222,404	1.4%	3.5	0.00
May-08	233,408	224,168	9.0%	4.0	0.30
Jun-08	234,001	224,426	1.1%	4.1	0.00
Jul-08	234,409	225,482	-12.5%	3.8	-0.60
Aug-08	231,274	223,213	-10.8%	3.5	-0.50
Sep-08	232,212	224,114	-8.2%	3.5	-0.40
Oct-08	232,623	224,433	0.5%	3.5	-0.10

Source: U.S. Bureau of Labor Statistics

The unemployment rate in the Fayetteville-Springdale-Rogers MSA (which includes Benton, Washington, and Madison Counties in Arkansas and McDonald County, Missouri) was 3.5 percent in October 2008,

slightly lower than October 2007. The Northwest Arkansas rate remained substantially lower than the October 2008 national level of 6.1 percent.

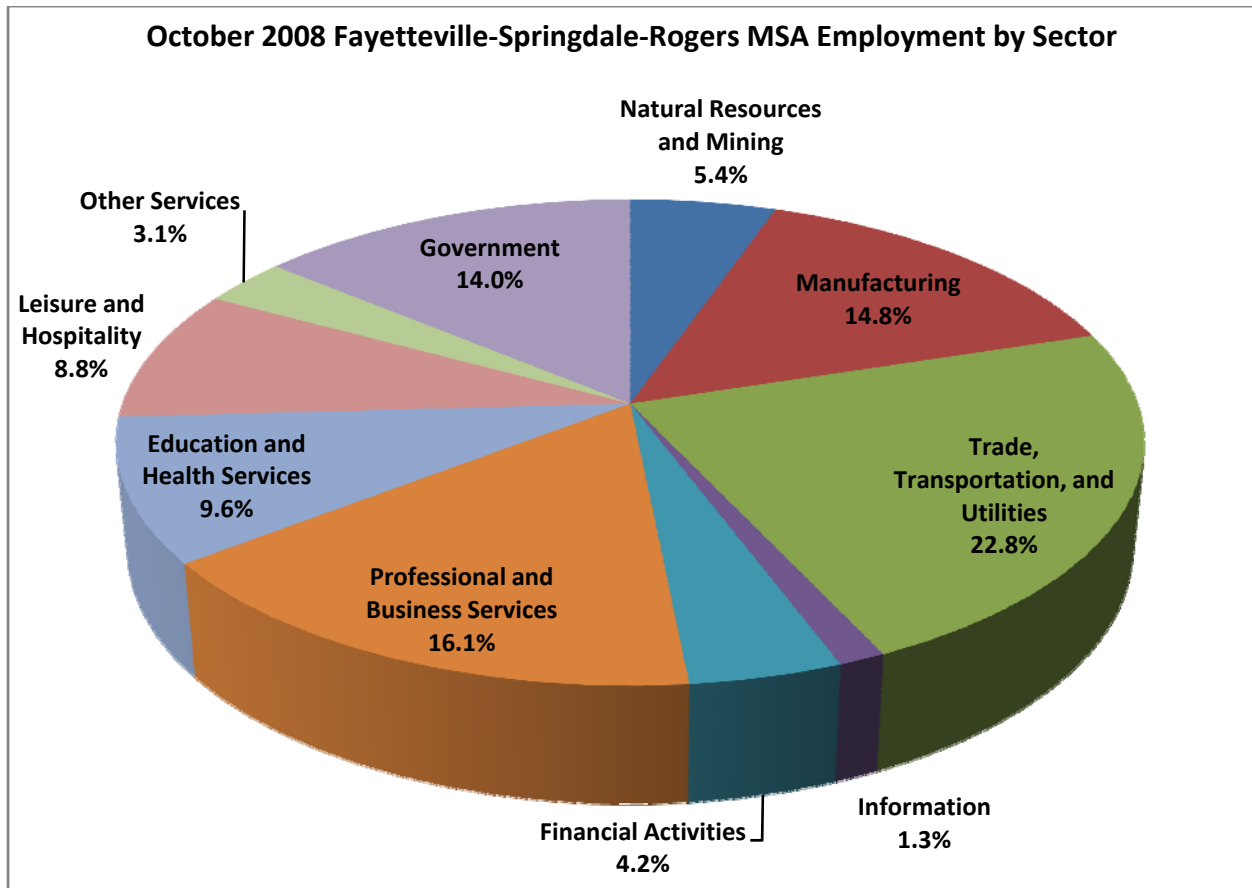
Figure 3: October 2008 National Employment by Sector



Source: U.S. Bureau of Labor Statistics

In October 2008, the Trade Transportation and Utilities, Government, and Education and Health Services sectors were among the leading employment sectors nationally. Manufacturing accounted for 9.7 percent of employment. Construction employment was only 5.3 percent of the national total in October 2008.

Figure 4: October 2008 Fayetteville-Springdale-Rogers Local MSA Employment by Sector



Source: U.S. Bureau of Labor Statistics

This chart shows the employment by industry in the Fayetteville-Springdale-Rogers MSA. The local area was dominated by the Trade, Transportation and Utilities and Professional and Business Services sectors. Manufacturing was third with 14.8 percent of the employment in October 2008.

Table 15: 2007 Occupational Wage Estimates

2007 Occupational Wage Estimates (in dollars)						
Occupation Title	Fayetteville-Springdale-Rogers MSA, 2007			National, 2007		
	Median Hourly	Average Hourly	Average Annual	Median Hourly	Average Hourly	Average Annual
All Occupations	13.35	16.66	34,660	15.10	19.56	40,690
Management Occupations	34.13	38.57	80,220	40.60	46.22	96,150
Business and Financial Operations Occupations	21.15	23.63	49,140	26.87	30.01	62,410
Computer and Mathematical Science Occupations	25.03	26.42	54,960	33.21	34.71	72,190

2007 Occupational Wage Estimates (in dollars)						
	Fayetteville-Springdale-Rogers MSA, 2007			National, 2007		
Occupation Title	Median Hourly	Average Hourly	Average Annual	Median Hourly	Average Hourly	Average Annual
All Occupations	13.35	16.66	34,660	15.10	19.56	40,690
Management Occupations	34.13	38.57	80,220	40.60	46.22	96,150
Business and Financial Operations Occupations	21.15	23.63	49,140	26.87	30.01	62,410
Architecture and Engineering Occupations	25.07	27.08	56,330	31.14	33.11	68,880
Life, Physical, and Social Science Occupations	23.88	26.07	54,230	26.59	29.82	62,020
Community and Social Services Occupations	13.93	16.32	33,940	17.87	19.49	40,540
Legal Occupations	22.03	24.78	51,550	33.54	42.53	88,450
Education, Training, and Library Occupations	18.49	18.59	38,660	20.47	22.41	46,610
Arts, Design, Entertainment, Sports, and Media Occupations	15.88	18.49	38,460	19.28	23.27	48,410
Healthcare Practitioner and Technical Occupations	21.74	27.56	57,320	26.17	31.26	65,020
Healthcare Support Occupations	10.18	10.74	22,350	11.45	12.31	25,600
Protective Service Occupations	15.05	15.61	32,470	16.11	18.63	38,750
Food Preparation and Serving Related Occupations	7.43	8.38	17,430	8.24	9.35	19,440
Building and Grounds Cleaning and Maintenance Occupations	9.35	10.33	21,490	10.18	11.33	23,560
Personal Care and Service Occupations	8.47	9.30	19,340	9.50	11.53	23,980
Sales and Related Occupations	10.41	15.06	31,330	11.41	16.94	35,240
Office and Administrative Support Occupations	11.87	12.91	26,860	13.91	15.00	31,200
Farming, Fishing, and Forestry Occupations	11.15	12.72	26,460	8.94	10.89	22,640
Construction and Extraction Occupations	14.42	15.28	31,770	17.57	19.53	40,620
Installation, Maintenance, and Repair Occupations	15.03	15.94	33,160	18.04	19.20	39,930

2007 Occupational Wage Estimates (in dollars)						
	Fayetteville-Springdale-Rogers MSA, 2007			National, 2007		
Occupation Title	Median Hourly	Average Hourly	Average Annual	Median Hourly	Average Hourly	Average Annual
Production Occupations	11.59	12.56	26,120	13.53	15.05	31,310
Transportation and Material Moving Occupations	14.58	15.96	33,200	12.65	14.75	30,680

Source: U.S. Bureau of Labor Statistics

The preceding table shows the occupational wage comparisons for the Fayetteville-Springdale- Rogers MSA and the average national wages. The median hourly wage and median annual wage for all occupations was \$13.35 and \$34,660 according to 2007 data. Both wages were lower than the national median hourly wage and national median annual wage. Wages in the Farming, Fishing and Forestry and Transportation and Material Moving Occupations were higher than the national wages in the sectors.

Table 16: Unionization of Arkansas Workforce

Unionization of Arkansas Workforce					
	Members of Unions			Represented by Unions	
	Total Employed	Total Members	% of Employment	Total Represented	% of Employment
2006	1,130,000	58,000	5.1%	67,000	6.0%
2007	1,154,000	62,000	5.4%	75,000	6.5%

Source: U.S. Bureau of Labor Statistics

The table above depicts the number of unionized workers in Arkansas. Both members of unions and those represented by unions increased between 2006 and 2007.

Table 17: Primary Employers by County

Primary Employers by County			
Employees	Benton County - 2008	Washington County - 2008	Madison County - 2008
10,000+	Wal-Mart		
5,001 - 10,000	JB Hunt Transport Services	Tyson Foods, Inc.	
2,501 - 5,000		University of Arkansas	
		Wal-Mart	
		Springdale School District	
1,501 - 2,500	Rogers Public School District	George's Processing, Inc.	
	Tyson Foods, Inc.	Washington Regional Medical Center	
	Bentonville School District		

Primary Employers by County			
Employees	Benton County - 2008	Washington County - 2008	Madison County - 2008
1,001 - 1,500	Arvest Bank Group	Fayetteville School District	
	Simmons Foods, Inc.	Northwest Health Systems	
	McKee Foods Corporation	PAM Transport, Inc.	
		Superior Industries International, Inc.	
		US Veterans Medical Center	
501 - 1,000	Ozark Mountain Poultry, Inc.	Cargill, Inc.	Smithfield Foods, Inc.
	Peterson Farms, Inc.	Rockline Industries, Inc.	
	Northwest Arkansas Community College	Advanced Environmental Recycling Technologies	
	Glad Products Company	Pinnacle Food Corporation	
	Gates Rubber Company	Harp's Food Stores, Inc.	
	Superior Industries International, Inc.	Danaher Tool Group	
	Consumer Testing Laboratories, Inc.	Kawneer Company	
	St. Mary's Hospital		
	Siloam Springs School District		
251 - 500	John Brown University	Lowe's Home Centers, Inc.	Huntsville School District
	Rogers Tool Works, Inc.	Willis Shaw Express	
	Day Spring Cards		
	Allen Canning Company		
	La-Z-Boy, Inc.		
	Bates Medical Center		
	Franklin Electric Company, Inc.		
Lowe's Home Centers, Inc.			
75 - 250			LaBarge, Inc.
			Meadowview Healthcare & Rehab
			Wal-Mart
			Lew Thompson & Son Trucking
			Jasper School District
			Anderson Gas & Propane, Inc.

Primary Employers by County			
Employees	Benton County - 2008	Washington County - 2008	Madison County - 2008
			Harp's Food Stores
			Wilhite Forest Products, Inc.

Source: Arkansas Economic Development Commission

The table above is a list of the primary employers in each of the counties. The list was provided by the Arkansas Economic Development Commission and reflects the latest data available.

Table 18: Cost of Development Index

Cost of Development Index						
	Fayetteville Fees	Fayetteville Index	Springdale Index	Rogers Index	Bentonville Index	Arkansas Index
Residential	\$3,575	100	36	130	172	111
Multifamily	\$435,320	100	15	77	184	139
Office	\$88,748	100	63	69	120	266
Retail	\$88,748	100	63	69	129	326
Industrial	\$47,848	100	87	119	177	309

The table above shows the Cost of Development Index for the cities of Springdale, Rogers and Bentonville and the state of Arkansas with respect to Fayetteville. The development index was recalculated on September 12, 2008 by compiling fees levied on different building types for a variety of services such as water, sewage, public safety, roads, parks, libraries, etc. The City of Fayetteville is indexed at 100, allowing a percentage comparison for the cost of development in neighboring cities. For example, the residential cost of development in the City of Springdale is 36 percent of the cost in Fayetteville.

During the second quarter of 2008, the City of Rogers enacted a new Tree Ordinance which requires a grading permit fee of \$1000 if more than 6 trees are cut during the course of a year. The City of Springdale approved sign regulations limiting the height of signs along the Tyson Parkway, while the City of Bentonville’s Planning Commission imposed new commercial design standards. The City of Centerton increased water and sewer rates while the City of Fayetteville is about to consider an increase in the water and sewer impact fees. The City of Bentonville is beginning to consider removal of impact fees.

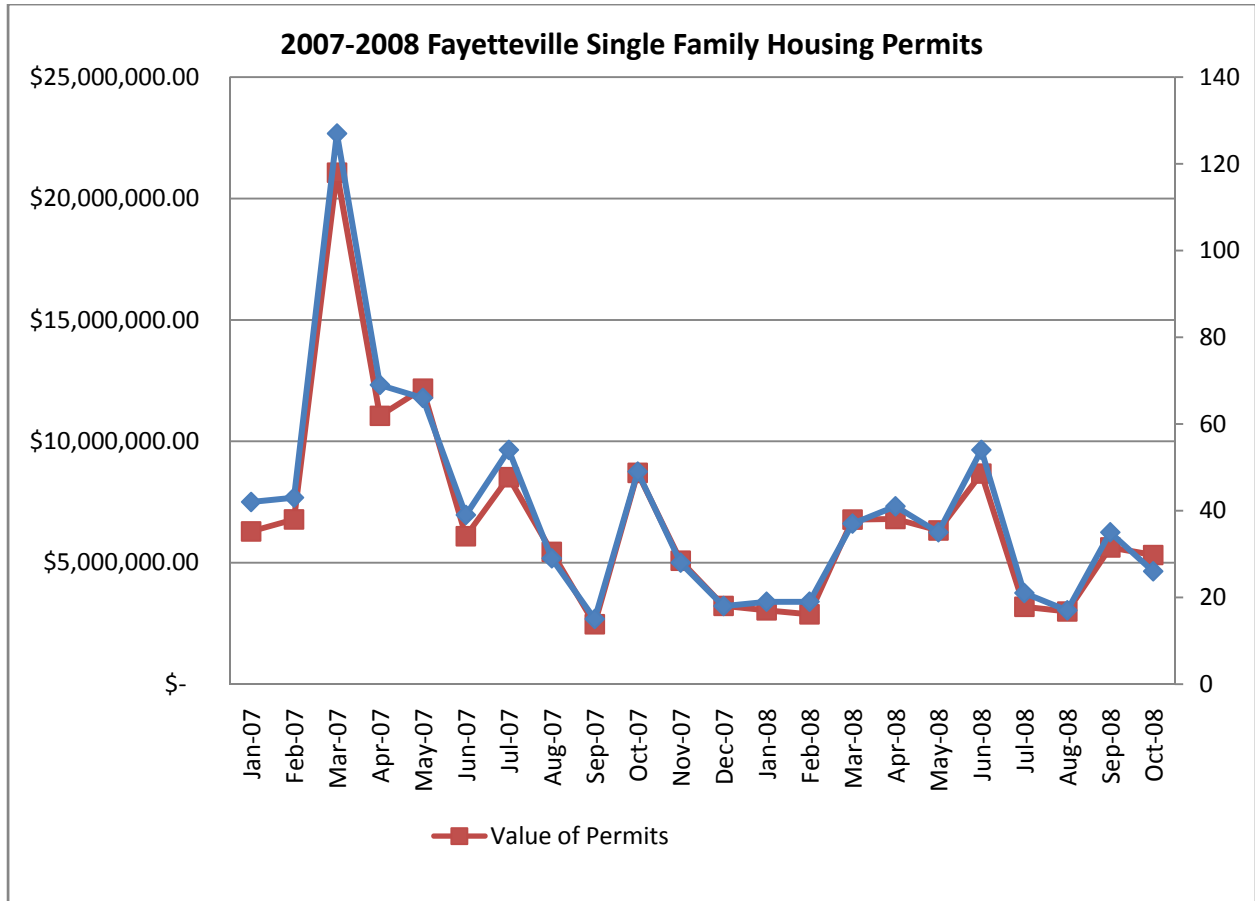
Table 19: 2008-2017 Highway Construction Plans

2008-2017 Highway Construction Plans				
County	Termini	Type Work	Length (miles)	Total Funds
Washington	Highway 45 - South	Roadway Rehabilitation/Minor Widening	3	\$3,600,000
Washington	Highway 71B - Stone Bridge Road	Major Widening (4+ Lanes)	3.5	\$10,000,000
Washington	Fayetteville - Economic Development Corridor	TBD	---	\$7,650,000
Washington	Fayetteville - U of A Technology Corridor	TBD	---	\$2,720,000
Washington	Highway 112 Spur - North (Garland Ave.)	Major Widening (4+ Lanes)	1	\$3,000,000
Washington	Fayetteville City Limits - Highway 412	Major Widening (4+ Lanes)	1	\$4,700,000
Washington	Springdale Bypass (Hwy 412 West - Interstate 540) (Phase I)	New Location	8	\$33,213,250
Washington	I-540/Hwy 62 Interim Interchange Improvements (Fayetteville)	Interchange Improvements	---	\$3,600,000
Washington	Hwys. 62/180 - Hwys 16/112 Spur	Major Widening (6+ Lanes)	2	\$7,000,000
Washington	Hwy 16/Hwy 112 Spur (Wedington Drive) Short Term Improvements	Interchange Improvements	---	\$10,000
Washington	Porter Road Interchange Short Term Improvements	Interchange Improvements	---	\$250,000
Washington	Hwy 112/Hwy 71B (Fulbright Expressway) Short Term Improvements	Interchange Improvements	---	\$310,000
Washington	Hwy 112/Hwy 71B (Fulbright Expressway) Interim Improvements	Interchange Improvements	---	\$6,100,000

Source: Arkansas State Highway and Transportation Department

The following table shows a list of planned and funded highway improvement and constructions projects that will take place in the Washington County area between 2008 and 2017.

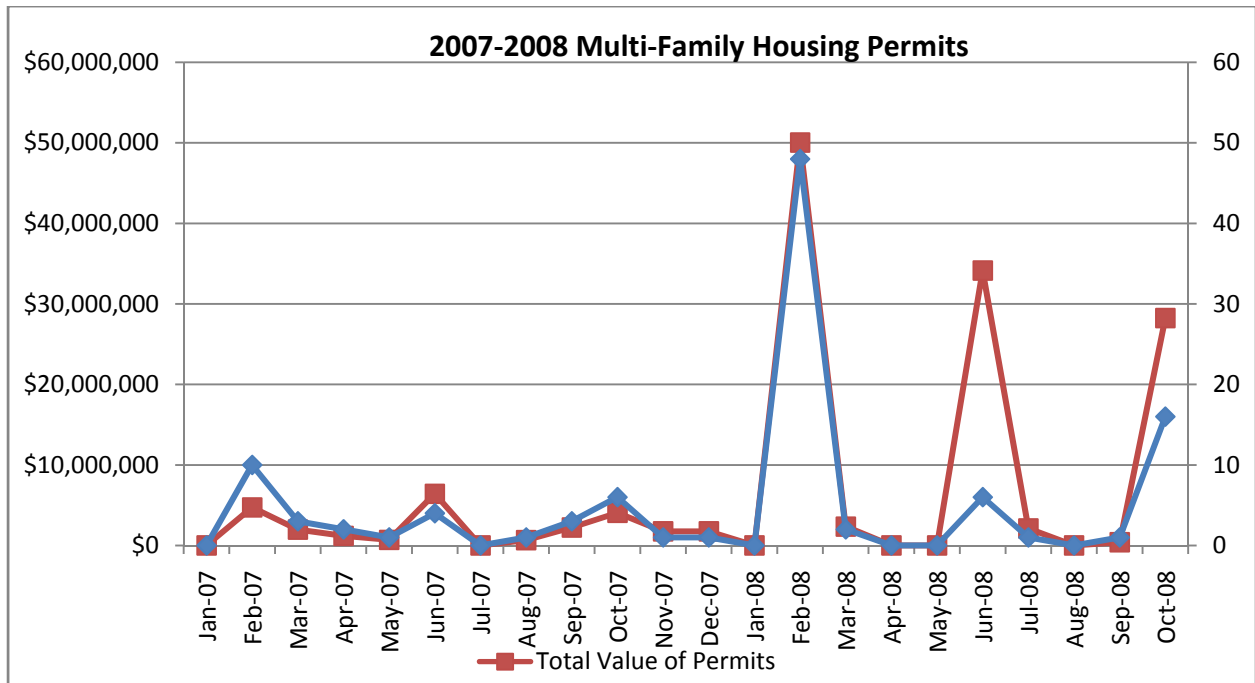
Figure 5: 2007-2008 Fayetteville Single Family Housing Permits



Source: City of Fayetteville

The chart above represents the permits issued for new single family housing units in Fayetteville. The number and value of new permits issued declined throughout 2007. The average square footage added per month for a single family home from January 2007 through October 2008 was 92,180 sq. ft. The average monthly value of permits issued during this period was \$6,750,486.

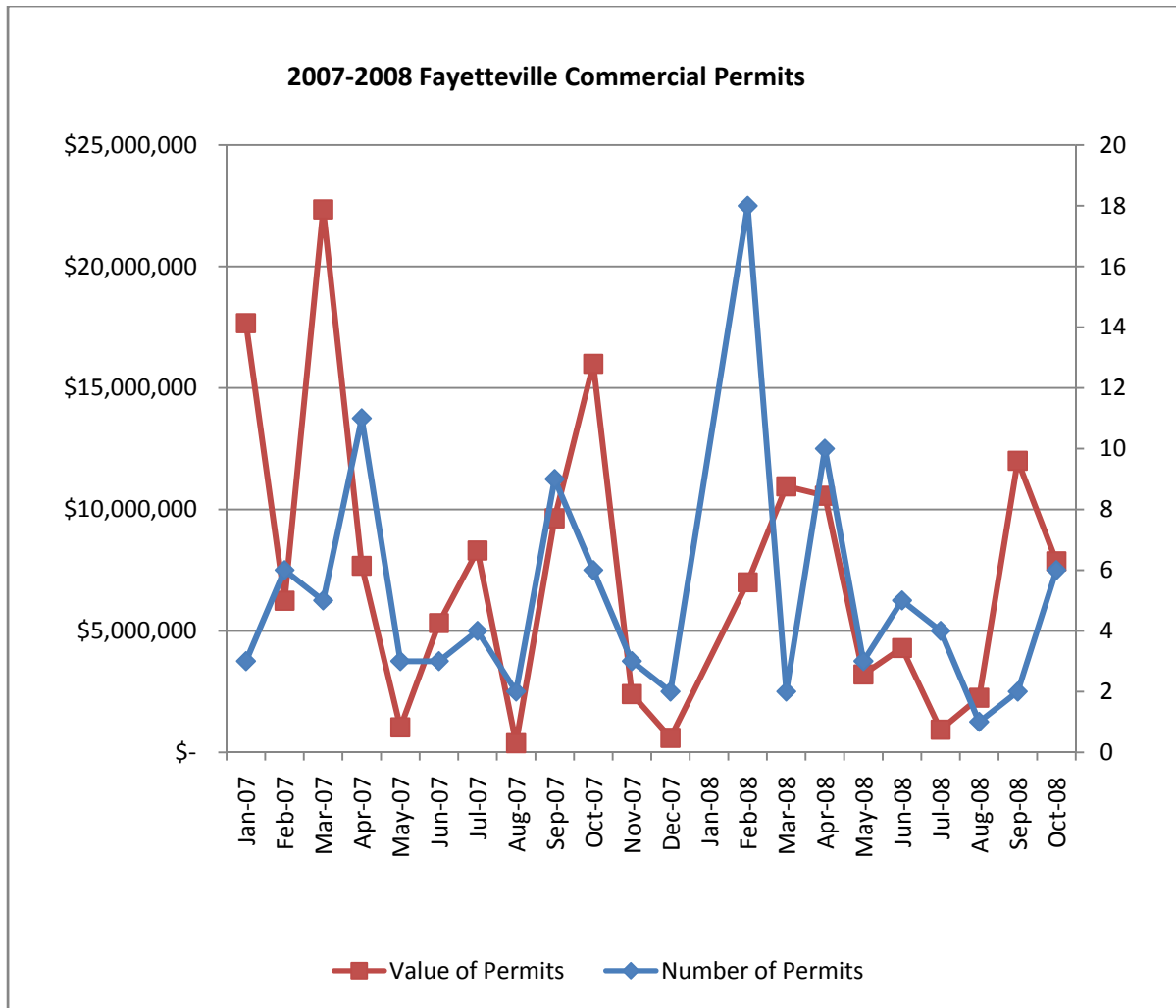
Figure 6: 2007-2008 Multi-Family Housing Permits



Source: City of Fayetteville

The average value for a multifamily housing permit was \$1,346,107 from January 2007 through October 2008. There were a total of 106 multifamily building permits issued October during the same time period. No multifamily permits were issued in January and July 2007, and January, April, May and August 2008.

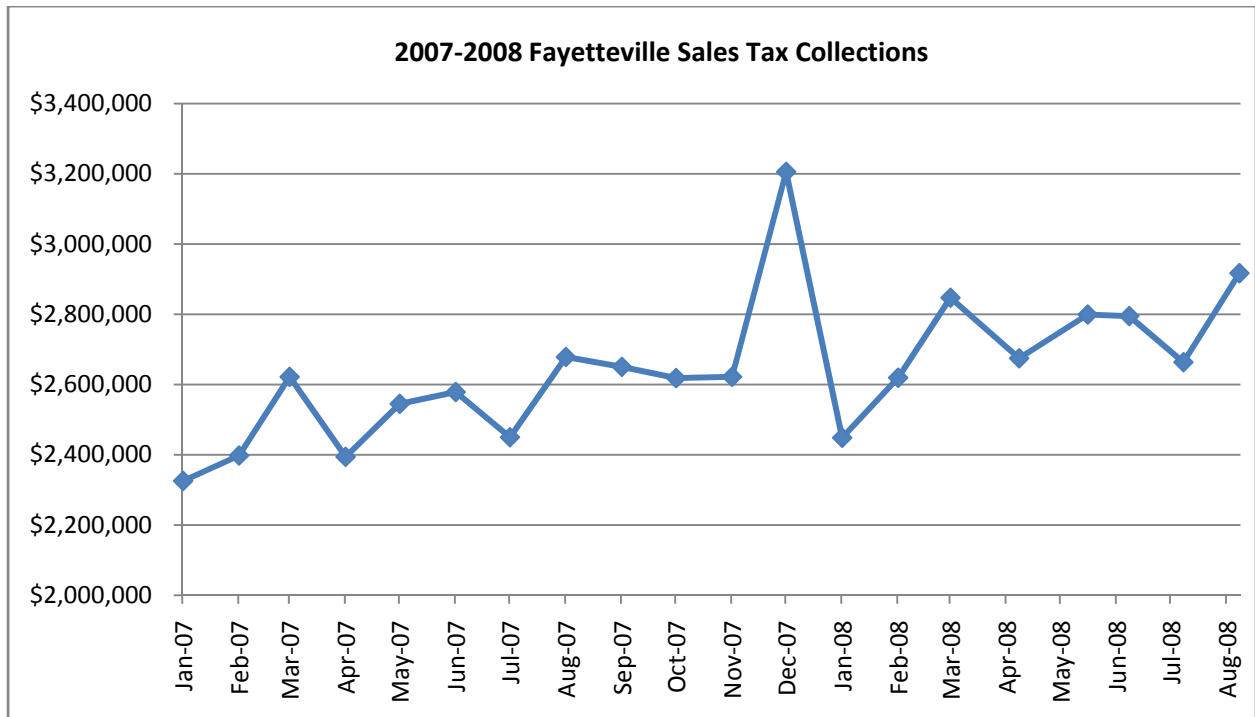
Figure 7: 2007-2008 Fayetteville Commercial Permits



Source: City of Fayetteville

The average value for new commercial permits issued was \$1,450,433 during the time period January 2007 - October 2008. The average square footage of new commercial permits was 70,876 sq. ft. during the same time period. There have been a total of 51 permits issued thus far in 2008.

Figure 8: 2007-2008 Fayetteville Sales Tax Collections



Source: City of Fayetteville

In the first eight months of 2008, the City of Fayetteville collected \$21,764,997 in sales taxes. During 2007, the City of Fayetteville collected \$33,537,922 in sales taxes and \$1,252,489 in property taxes. The sales taxes collected in the first eight months of 2008 were on average 8.74 percent higher than collections for the same months in 2007. A portion of the increased sales tax collections may be accounted for recent changes to streamline sales tax distribution. The sales tax changed from 1.75 percent in 2006 to 2 percent in 2007, accounting for the net increase in tax collections in 2007. The city collected \$25,445,756 in sales tax and \$1,109,151 in property tax during 2006.

ⁱ Median: (From OED) A quantity, term, or value that is the midpoint of a set of values, such that the variable has an equal probability of falling above or below it; the middle term of a discrete series arranged in order of magnitude (or, if there is no middle term, the mean of the middle two terms).

ⁱⁱ Family: (From Census Bureau) A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.

ⁱⁱⁱ Non-family Household: (From Census Bureau) A nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

^{iv} Total Households: Sum of Family Households and Non-family Households

Definitions source: www.oed.com , www.census.gov/population/www/cps/cpsdef.html