



**Public Research and Management, inc.**

157 LUCKIE STREET, N.W. • ATLANTA, GEORGIA 30303  
TELEPHONE 525-5687 AREA CODE 404

May 27, 1976

Mr. George Glaze  
City Attorney  
City of College Park  
City Hall  
College Park, Georgia 30337

Dear Mr. Glaze:

Please find attached to this letter more detailed statistics regarding the housing stock and population estimates compiled for the four (4) alternative ward schemes prepared at the City's request for May 21, 1976. The data is based on the Neighborhood Analysis, Public Research and Management just completed for the City.

To the best of my knowledge, housing data is accurate. Population was estimated based on the following steps:

- Total housing units within various areas of the City were tabulated.
- 2% vacancy rates (established by observation and used also by Fulton County in their population projections) were applied to duplex and single family housing totals.
- 20.7% vacancy rate was applied to apartment units, (this rate was established by contacting a representative sample of apartment managers in 1975 for another study).
- 411 out of the 420 public housing units were occupied according to the College Park Housing Authority.
- 10 of the 128 Yorktown Condominiums were occupied.
- 3.5 persons per unit for single family units, 3.0 persons per unit for duplex and condominium units, and 2.7 persons



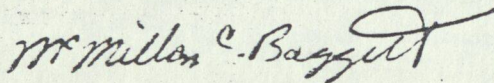
Mr. George Glaze  
May 27, 1976  
Page Two

per unit for apartments were applied to the estimated occupied units resulting from the calculations carried out in the previous steps, (similar to Fulton County Planning Department methodology for their population projections).

The situation relative to estimating minority population is, as you know, extremely difficult. I am not aware of accurate estimates of minority population in College Park. The apartment areas of the City are the most difficult to estimate. The figures presented for apartment areas of the City are guestimates based on observation. Estimates for older areas of the City (North of Camp Creek Parkway) are based on 1970 Census information compiled on a block by block basis. However, at best, these figures can only be considered as guestimates due to the transitional nature of the entire City of College Park.

I hope this data will be of use to you and the City.

Sincerely,



McMillan C. Baggett  
Senior Staff Consultant

MCB:psp

cc: Mr. David Covington  
City Manager



ALTERNATIVE 1

Ward (H. Barnard) = 4,432  
Ward (B. Wilson) = 4,397  
Ward (Camp Creek Area) = 4,556  
Ward (H. Swann and C. Wilson) = 4,502  
Ward (Northwest - D. McLean) = 4,464  
Ward (Northeast - B. Waller) = 4,484

ALTERNATIVE 2

Ward (H. Barnard) = 4,504  
Ward (Frenchman's Creek) = 4,456  
Ward (B. Wilson) = 4,398  
Ward (H. Swann) = 4,427  
Ward (D. McLean) = 4,526  
Ward (B. Waller, C. Wilson) = 4,524

ALTERNATIVE 3

Ward (Golf Course) = 4,486  
Ward (D. McLean) = 4,420  
Ward (C. Wilson & B. Waller) = 4,481  
Ward (H. Barnard) = 4,542  
Ward (B. Wilson) = 4,425  
Ward (H. Swann) = 4,481

ALTERNATIVE 4

Ward (D. McLean & B. Waller) = 4,543  
Ward (Golf Course) = 4,424  
Ward (C. Wilson) = 4,547  
Ward (H. Swann) = 4,385  
Ward (B. Wilson) = 4,444  
Ward (H. Barnard) = 4,492



### Alternative I

Ward	S.F. Units	Duplex Units	Condom. Units	Apart. Units	Est. Pop.	Percent Minority
(H. Barnard)	350	4	10 (occ.)	1,490	4,432	10%
(B. Wilson)	400	4	-	1,407	4,397	15%
(Camp Creek Area)	147	-	-	1,893	4,556	30-50%
H. Swann & C. Wilson)	812	70	-	705	4,502	10%
(D. McLean)	685	60	-	807*	4,464	55%
(B. Waller)	777	176	-	818	4,484	2%
Totals	3,171	314	10 (occ.)	7,020	26,835	25-35%

\* Includes 420 Public Housing Units

### Alternative II

Ward	S.F. Units	Duplex Units	Condom. Units	Apart. Units	Est. Pop.	Percent Minority
(H. Barnard)	601	16	10 (occ.)	1,105	4,504	10%
(Frenchman's Creek)	27	2	-	2,035	4,456	10%
(B. Wilson)	630	8	-	1,034	4,398	25-40%
(H. Swann)	391	-	-	1,405*	4,427	15-30%
(D. McLean)	860	84	-	558**	4,526	50%
(B. Waller & C. Wilson)	762	204	-	883	4,524	2%
Totals	3,171	314	10 (occ.)	7,020	26,835	25-35%

\* Includes 153 Public Housing Units

\*\* Includes 267 Public Housing Units

### Alternative III

Ward	S.F. Units	Duplex Units	Condom. Units	Apart. Units	Est. Pop.	Percent Minority
(Golf Course)	256	36	-	1,537*	4,486	77%
(D. McLean)	907	90	-	488	4,420	1%
(C. Wilson & B. Waller)	787	164	-	606	4,481	11%
(H. Barnard)	280	2	10 (occ.)	1,671	4,542	10%
(B. Wilson)	404	4	-	1,414	4,425	10%
(H. Swann)	537	16	-	1,304	4,481	30-45%
Totals	3,171	314	10 (occ.)	7,020	26,835	25-35%

\* Includes 420 Public Housing Units



# Alternative IV

Ward	S.F. Units	Duplex Units	Condom. Units	Apart. Units	Est. Pop.	Percent Minority
1 (D. McLean & B. Waller)	853	100	-	618	4,543	2%
2 (Golf Course)	578	62	-	957*	4,424	70%
3 (C. Wilson)	639	126	-	928	4,547	2%
4 (H. Swann)	461	6	-	762	4,385	10%
5 (B. Wilson)	387	4	-	1,449	4,444	10-25%
6 (H. Barnard)	153	6	10 (occ.)	2,306	4,492	10%
Totals	3,171	314	10 (occ.)	7,020	26,835	25-35%

\* Includes 420 Public Housing Units