

Public Research and Management, Inc.

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

February 9, 1978

Mr. George E. Glaze
City Attorney
City of College Park
P.O. Box F
College Park, Georgia 30337

Re: College Park Ward Redistricting

Dear Mr. Glaze:

In response to your recent request, we have prepared the following items which are enclosed:

- (1) "Estimates of Current Population, By Race, of the Prior Districts
- (2) "Estimates of the Present Population, By Race, of the Annexed Areas to Which Objection Has Been Interposed"
- (3) "Projections of 1980 Population, By Race, of the Proposed Districts"

The basic data for current population estimates was derived primarily from the College Park "Neighborhood and Housing Conditions Analysis" completed by Public Research and Management, Inc. in mid 1976.

Current population was estimated based on the following steps:

- o Total housing units within various areas of the City were tabulated.
- o A 2% vacancy rate (established by observation and used also by Fulton County in its population projections) was applied to duplex and single-family housing totals.

- o A 20.7% vacancy rate was applied to multi-family (apartment) units. (This rate was established by contacting a representative sample of apartment managers).
- o Estimates of 3.5 persons per unit for single-family units, 3.0 persons per unit for duplex and condominium units, and 2.7 persons per unit for multi-family (apartment) units 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).

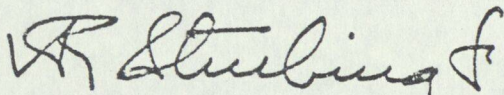
As noted in previous correspondence, the situation relative to estimating minority population is extremely difficult. We are not aware of accurate estimates of minority population in College Park. Our estimates of minority population are based upon 1970 Census information compiled on a block basis, upon field observations, and upon interviews with managers of apartment complexes. For example, in order to estimate the population and racial composition of "Annexed Areas to Which Objection Has Been Raised," (between February 1 - 9, 1978) all fifteen annexed areas were again field checked, and in multi-family areas, apartment managers were contacted in an attempt to secure information on the racial composition of each apartment complex.

Our projection of total 1980 City population is derived from a 1980 projection of College Park population prepared by the Atlanta Regional Commission (ARC) in 1977, and from a modified 1980 projection prepared for the Fulton County Planning Department by Hammer, Siler, George Associates, (HSLA) Economic Consultants in 1976. The ARC estimates that College Park's total 1980 population will be 26,478, while the modified HSGA estimate places College Park's total 1980 population at 28,347. The average of these two 1980 projections is 27,413. We selected this average projection as a reasonable estimate of College Park's 1980 population, since it represents a modest increase of 578 over the PRM estimate of the City's current population of 26,835.

In order to estimate 1980 population and racial composition by proposed districts, the 27,413 figure was allocated among the six districts based primarily upon land use conditions and housing availability in each district. It is anticipated that current percentage estimates of racial composition by district will remain valid through 1980. Therefore, these percentages were applied in order to estimate the number of whites and non-whites who will reside in each district in 1980.

If I can provide additional information or clarification concerning the enclosed estimates and projections, please give me a call.

Sincerely,

A handwritten signature in dark ink, appearing to read "V. R. Stuebing, Jr.", with a stylized flourish at the end.

V. R. Stuebing, Jr.
Executive Vice-President

VRS/se
enc.

cc:Mr. Donald L. Stone, City Manager

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Public Research and Management, Inc.

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TELEPHONE 525-5687 AREA CODE 404

March 10, 1978

Mr. George E. Glaze
City Attorney
City of College Park
114 McDonough Street
Jonesboro, Georgia 30236

Re: College Park Ward Redistricting

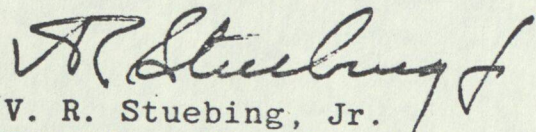
Dear Mr. Glaze:

As recently requested, we have added estimates of present population, by race of College Park annexed areas "G" and "J" which were omitted from the information forwarded to you on February 9, 1978. These areas are included on the enclosed tabulation.

With respect to annexed area "BB," we have confirmed our original determination that this area is vacant property. The Cricket Glen apartment complex is located to the east and adjacent to area "BB," in unincorporated Fulton County.

If we can provide additional information or otherwise be of assistance, please give me a call.

Sincerely,



V. R. Stuebing, Jr.
Executive Vice-President

VRS/se
enc.

cc:Mr. Donald L. Stone
City Manager

ESTIMATES OF CURRENT POPULATION
BY RACE, OF THE PRIOR DISTRICTS*

Ward	Total Pop.	White	Non- White	% White	% Non- White	Pop. Variance
1	3,101	2,171	930	70%	30%	-30.7%
2	2,994	2,455	539	82%	18%	-33.1%
3	3,484	2,578	906	74%	26%	-22.1%
4	2,835	2,778	57	98%	2%	-36.6%
5	6,985	4,191	2,794	60%	40%	+56.2%
6	7,436	4,610	2,826	62%	38%	+66.2%
	26,835	18,783	8,052			

Ideal population per Ward = $\frac{26,835}{6} = 4,473$

*As identified on "Exhibit Map - 3," Present Ward Lines

ESTIMATES OF PRESENT POPULATION, BY RACE
OF ANNEXED AREAS TO WHICH OBJECTION
HAS BEEN INTERPOSED

Legend**	Ordinance or House Bill	Dates of Enactment	Present Predominant Land Use	Est. Total Pop.	Est. White Pop.	Est. Non-White Pop.	Percent Non- White
A (North)*	H.B. 520	Apr. 8, 1965	Single Fam. Res.	-175	-165	-10	
A (South)*	H.B. 520	Apr. 8, 1965	Multi-Fam. Res.	+1582	+86	+1496	95%
*(North area de-annexed, South area annexed) (Net Dif.				+1407	-79	+1486)	
B	66-20	May 19, 1966	Single Fam. Res.	127	120	7	6%
E	69-12	Jan. 20, 1969	Multi-Fam. Res.	1066	160	906	85%
F	69-25	Apr. 7, 1969	Multi-Fam. Res.	514	154	360	70%
G	69-26	May 5, 1969	Single Fam. Res.	10	10	0	0%
H	69-27	May 5, 1969	Multi-Fam. Res.	257	180	77	30%
I	69-28	June 2, 1969	Multi-Fam. Res.	394	335	59	15%
J	69-29	June 2, 1969	Vacant	0	0	0	0%
M	70-53	Aug. 17, 1970	Multi-Fam. Res.	396	40	356	90%
O	70-81	Oct. 5, 1970	Multi-Fam. Res.	426	256	170	40%
P	70-82	Nov. 2, 1970	Multi-Fam. Res.	150	135	15	10%
U	71-33	July 10, 1971	Vacant	0	0	0	0%
V	71-44	---	Multi-Fam. Res.	197	193	4	2%
Z	72-59	Dec. 18, 1972	Multi-Fam. Res.	655	557	98	15%
BB	72-58	Aug. 21, 1973	Vacant	0	0	0	0%
DD	73-19	Aug. 6, 1973	Vacant	0	0	0	0%
GG	74-27	Nov. 18, 1974	Single Fam. Res.	7	7	0	0%

**As identified on "Exhibit Map-1," Annexation Map.

PROJECTIONS OF 1980 POPULATION,
BY RACE, OF THE PROPOSED DISTRICTS

District	Total Pop.	White	Non- White	% White	% Non- White	Pop. Variance
1 (NNW)	4,226	2,747	1,479	65%	35%	-7.5%
2 (NW)	4,682	1,077	3,605	23%	77%	+2.5%
3 (E. Cent.)	4,587	3,211	1,376	70%	30%	+0.4%
4 (NE)	4,378	4,072	306	97%	3%	-4.2%
5 (SW)	4,911	3,683	1,228	75%	25%	+7.5%
6 (SE)	4,629	4,166	463	90%	10%	+1.3%
	27,413	18,956	8,457			

Ideal population per District = $\frac{27,413}{6} = 4,569$