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REVIEW OF APPLIED URBAN RESEARCH

CENTER FOR APPLIED URBAN RESEARCH

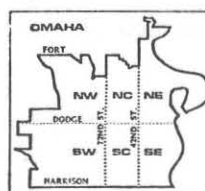
COLLEGE OF PUBLIC AFFAIRS AND COMMUNITY SERVICE

October 1974

UNIVERSITY OF NEBRASKA AT OMAHA

Vol.2, No.10

Omaha Intra-Urban Demographic & Economic Indicators



Third
Quarter,
1974

Summary of Population, New Householders, Construction, Mortgages, Bankruptcies, Liens, Unemployment, and Welfare.¹

Item	Subarea						Total
	Northeast	Southeast	Northcentral	Southcentral	Northwest	Southwest	
Population Change							
Births, 2nd Quarter, 1974	316	239	258	149	205	309	1,476
Deaths, 2nd Quarter, 1974	202	246	135	81	46	78	788
Net Natural Increase: 2nd Quarter, 1974	114	7	123	68	159	231	688
2nd Quarter, 1973	100	51	113	65	159	233	721
Change: 2nd Quarter, 1974—2nd Quarter, 1973	+ 14	- 58	+ 10	+ 3	0	2	33
New Householders							
From Same Subarea, 3rd Quarter, 1974	133	156	89	26	26	53	483
From Other Subarea, 3rd Quarter, 1974	64	73	125	58	83	98	501
New Arrivals, 3rd Quarter, 1974	269	348	308	122	269	491	1,807
From Address Unknown, 3rd Quarter, 1974	178	196	137	56	51	69	687
Total New Householders: 3rd Quarter, 1974	644	773	659	262	429	711	3,478
3rd Quarter, 1973	1,068	1,058	869	363	473	934	4,765
Change: 3rd Quarter, 1974—3rd Quarter, 1973	- 424	- 285	- 210	- 101	- 44	- 223	- 1,287
Construction Activity							
Single-Family Building Permits							
2nd Quarter, 1974	3	3	16	11	90	212	335
3rd Quarter, 1974	4	0	2	11	45	116	178
3rd Quarter, 1973	0	4	13	12	71	157	257
Change: 3rd Quarter, 1974—2nd Quarter, 1974	+ 1	- 3	- 14	0	- 45	- 96	- 157
3rd Quarter, 1974—3rd Quarter, 1973	+ 4	- 4	- 11	- 1	- 26	- 41	- 79

Item	Subarea						Total
	Northeast	Southeast	Northcentral	Southcentral	Northwest	Southwest	
Total Value of Single-Family Building Permits							
2nd Quarter, 1974 (\$1,000)	\$ 32	\$ 26	\$ 232	\$ 118	\$ 964	\$ 2,496	\$ 3,868
3rd Quarter, 1974 (\$1,000)	47	0	20	103	460	1,363	1,993
3rd Quarter, 1973 (\$1,000)	0	38	189	130	999	1,894	3,250
Change: 3rd Quarter, 1974—2nd Quarter, 1974	+ 15	- 26	- 212	- 15	- 504	- 1,133	- 1,875
3rd Quarter, 1974—3rd Quarter, 1973	+ 47	- 38	- 169	- 27	- 539	- 531	- 1,257
Single-Family Demolition Permits							
2nd Quarter, 1974	72	12	1	3	0	2	90
3rd Quarter, 1974	104	19	7	3	3	1	137
Change: 3rd Quarter, 1974—2nd Quarter, 1974	+ 32	+ 7	+ 6	0	+ 3	- 1	+ 47
Net Change in Single-Family Housing Units (Building Permits—Demolition Permits)							
2nd Quarter, 1974	- 69	- 9	+ 15	+ 8	+ 90	+ 210	+ 245
3rd Quarter, 1974	- 100	- 19	- 5	+ 8	+ 42	+ 115	+ 41
Multi-Family Building Permits (Units)							
2nd Quarter, 1974	2	0	6	2	0	33	43
3rd Quarter, 1974	0	0	6	174	0	432	612
3rd Quarter, 1973	2	59	5	126	117	171	480
Change: 3rd Quarter, 1974—2nd Quarter, 1974	- 2	0	0	+ 172	0	+ 399	+ 569
3rd Quarter, 1974—3rd Quarter, 1973	- 2	- 59	+ 1	+ 48	- 117	+ 261	+ 132
Total Value of Multi-Family Building Permits							
2nd Quarter, 1974 (\$1,000)	\$ 22	\$ 0	\$ 56	\$ 20	\$ 0	\$ 444	\$ 542
3rd Quarter, 1974 (\$1,000)	0	0	48	927	0	2,050	3,025
3rd Quarter, 1973 (\$1,000)	20	270	25	924	1,480	1,134	3,853
Change: 3rd Quarter, 1974—2nd Quarter, 1974	- 22	0	- 8	+ 907	0	+ 1,606	+ 2,483
3rd Quarter, 1974—3rd Quarter, 1973	- 20	- 270	+ 23	+ 3	- 1,480	+ 916	- 828
Multi-Family Demolition Permits (Units)							
2nd Quarter, 1974 (Revised)	6	0	0	0	0	0	6
3rd Quarter, 1974	18	17	0	0	0	0	35
Change: 3rd Quarter, 1974—2nd Quarter, 1974	+ 12	+ 17	0	0	0	0	+ 29
Net Change in Multi-Family Housing Units (Building Permits—Demolition Permits)							
2nd Quarter, 1974 (Revised)	- 4	0	+ 6	+ 2	0	+ 33	+ 37
3rd Quarter, 1974	- 18	- 17	+ 6	+ 174	0	+ 432	+ 577
Non-Housing Demolition Permits							
2nd Quarter, 1974	45	27	12	7	2	1	94
3rd Quarter, 1974	40	23	5	4	1	2	75
Change: 3rd Quarter, 1974—2nd Quarter, 1974	- 5	- 4	- 7	- 3	- 1	+ 1	- 19
New Auto Registrations							
Number of Private Autos							
2nd Quarter, 1974	418	471	572	389	694	1,106	3,650
3rd Quarter, 1974	411	543	622	444	721	1,161	3,902
3rd Quarter, 1973	428	501	687	413	738	1,005	3,772
Change: 3rd Quarter, 1974—2nd Quarter, 1974	- 7	+ 72	+ 50	+ 55	+ 27	+ 55	+ 252
3rd Quarter, 1974—3rd Quarter, 1973	- 17	+ 42	- 65	+ 31	- 17	+ 156	+ 130
Number of Institution Autos							
2nd Quarter, 1974	230	196	41	90	66	179	802
3rd Quarter, 1974	74	158	26	71	51	179	559
3rd Quarter, 1973	127	106	17	65	56	126	497
Change: 3rd Quarter, 1974—2nd Quarter, 1974	- 156	- 38	- 15	- 19	- 15	0	- 243
3rd Quarter, 1974—3rd Quarter, 1973	- 53	+ 52	+ 9	+ 6	- 5	+ 53	+ 62
Mortgages²							
Number of Mortgages							
2nd Quarter, 1974	260	223	389	162	410	863	2,451
3rd Quarter, 1974	181	175	271	148	298	625	1,749
3rd Quarter, 1973	278	220	410	188	370	695	2,256
Change: 3rd Quarter, 1974—2nd Quarter, 1974	- 79	- 48	- 118	- 14	- 112	- 238	- 702
3rd Quarter, 1974—3rd Quarter, 1973	- 97	- 45	- 139	- 40	- 72	- 70	- 507
Dollar Amount of Mortgages							
2nd Quarter, 1974 (\$1,000)	\$ 3,676	\$ 9,718	\$ 13,431	\$ 3,401	\$ 17,859	\$ 37,400	\$117,275
3rd Quarter, 1974 (\$1,000)	2,638	9,716	9,044	4,319	11,205	50,035	88,296
3rd Quarter, 1973 (\$1,000)	5,016	5,169	9,722	3,971	20,782	35,088	87,675
Change: 3rd Quarter, 1974—2nd Quarter, 1974	- 1,038	- 2	- 4,387	+ 918	- 6,654	+ 12,635	- 28,979
3rd Quarter, 1974—3rd Quarter, 1973	- 2,378	+ 4,547	- 678	+ 348	- 9,577	+ 14,947	+ 621

Item	Subarea						Total
	Northeast	Southeast	Northcentral	Southcentral	Northwest	Southwest	
Bankruptcy Cases							
Number of Cases							
2nd Quarter, 1974	60	33	32	9	12	18	164
3rd Quarter, 1974	35	52	26	12	29	23	177
3rd Quarter, 1973	38	34	30	7	18	14	141
Change: 3rd Quarter, 1974—2nd Quarter, 1974	- 25	+ 19	- 6	+ 3	+ 17	+ 5	+ 13
3rd Quarter, 1974—3rd Quarter, 1973	- 3	+ 18	- 4	+ 5	+ 11	+ 9	+ 36
Mechanic Liens ³							
Number of Mechanic Liens							
2nd Quarter, 1974	22	21	20	4	35	37	165
3rd Quarter, 1974	17	11	23	7	45	54	169
3rd Quarter, 1973	13	7	15	30	30	47	145
Change: 3rd Quarter, 1974—2nd Quarter, 1974	- 5	- 10	+ 3	+ 3	+ 10	+ 17	+ 4
3rd Quarter, 1974—3rd Quarter, 1973	+ 4	+ 4	+ 8	- 23	+ 15	+ 7	+ 24
Dollar Amount of Mechanic Liens							
2nd Quarter, 1974 (\$1,000)	\$ 35	\$ 84	\$ 83	\$ 40	\$ 63	\$ 231	\$ 663
3rd Quarter, 1974 (\$1,000)	104	11	21	7	894	414	1,569
3rd Quarter, 1973 (\$1,000)	14	11	15	271	112	120	544
Change: 3rd Quarter, 1974—2nd Quarter, 1974	+ 69	- 73	- 62	- 33	+ 831	+ 183	+ 906
3rd Quarter, 1974—3rd Quarter, 1973	+ 90	0	+ 6	- 264	+ 782	+ 294	+ 1,025
Unemployment Insurance Claimants							
Total Claimants							
2nd Quarter, 1974	853	573	348	190	272	324	2,560
2nd Quarter, 1973	741	447	264	174	183	187	1,996
Change: 2nd Quarter, 1974—2nd Quarter, 1973	+ 112	+ 126	+ 84	+ 16	+ 89	+ 137	+ 564
Public Welfare Cases ⁴							
Aid to Dependent Children							
2nd Quarter, 1974	3,440	1,310	937	189	122	130	6,128
3rd Quarter, 1974	3,367	1,318	1,021	176	139	136	6,157
Change: 3rd Quarter, 1974—2nd Quarter, 1974	- 73	+ 8	+ 84	- 13	+ 17	+ 6	+ 29
Aid to Aged, Disabled & Blind							
2nd Quarter, 1974	2,104	1,629	595	284	119	88	4,819
3rd Quarter, 1974	1,989	1,498	572	272	145	103	4,579
Change: 3rd Quarter, 1974—2nd Quarter, 1974	- 115	- 131	- 23	- 12	+ 26	+ 15	- 240

¹This work in part was financed by a grant received from the Economic Development Council of the Omaha Chamber of Commerce. The data were compiled by CAUR (Dr. David Hinton, Jon Collins, John Flatowicz, Michael O'Connor, and Delpaneaux Wills) from data in the *Daily Record* and data made available by: (1) Douglas County Health Department, Division of Vital Statistics, (2) City of Omaha, Office of Permits and Inspections, (3) Douglas County, Department of Welfare Administration, and (4) Nebraska's Department of Labor, Division of Employment.

²Differences between subarea totals and Omaha totals are due to mortgages that cannot be classified by subarea.

³Differences between subarea totals and Omaha totals are due to mechanics liens that cannot be classified by subarea.

⁴The number of welfare cases are as of June 6, 1974 (2nd Quarter) and September 30, 1974 (3rd Quarter). Totals do not include 202 cases in both quarters where recipient was living in rural areas of Douglas County. Also excluded are 1,032 cases (2nd Quarter) and 1,028 cases (3rd Quarter) where recipient was living in nursing home in outstate Nebraska or had moved out of Nebraska.

Unemployment Insurance Claimants

A new quarterly series on unemployment insurance (UI) claimants is presented in this issue.¹ The data provide a means of monitoring the severity of unemployment by subarea. Changes in the number of UI claimants and the characteristics (e.g., age, sex, race, occupation) of claimants by subarea can also be monitored. The importance of this data is best illustrated by the following Department of Labor comments:

Unemployment insurance, beyond its basic function of providing a partial offsetting of wage loss due to involuntary unemployment, supplies additional data crucial to manpower research. Claimants filing for

unemployment insurance and employers reporting on the status of their work force and wages paid within specific time frames reflect the structure and behavior of state and local labor markets. It is here that the early warning system of erratic behavior in the labor market tends to surface. The analysis of such data projects changes in population, labor force trends, migration, and urban concentration.²

Although data are available for UI claimants residing in Sarpy County and in the remainder of Douglas County, this report concerns itself only with Greater Omaha, utilizing the six subareas identified for the other economic and demographic

¹This data series was made possible by the cooperation of the Nebraska Department of Labor, Division of Employment. In particular, the efforts of Gerald Chizek, Commissioner of Labor, Howard Watson, Chief, Research and Statistics, and Mike McCann, Data Processing, were instrumental in the effort to provide more insight into unemployment within the Omaha area.

²Nebraska Department of Labor, Division of Employment, *36th Annual Report, Fiscal Year, 1973*, p. 59.

variables.³

Graph 1 indicates the pattern of UI claims over the five-quarter period from April, 1973 through June, 1974. It appears that: (1) considerable seasonality exists, (2) the eastern sections of Omaha are overrepresented, and (3) UI claims have increased over time (i.e., 2nd Quarter, 1974 claims exceeded 2nd Quarter, 1973 claims by 564). As the data base becomes more longitudinal, (i.e., as more quarters are added), more extensive analysis of UI claimant characteristics by subarea will be presented.

Caveats. Readers are cautioned that UI claimant data do not provide a measurement of the total level of unemployment. The following examples illustrate why UI data tends to understate unemployment:

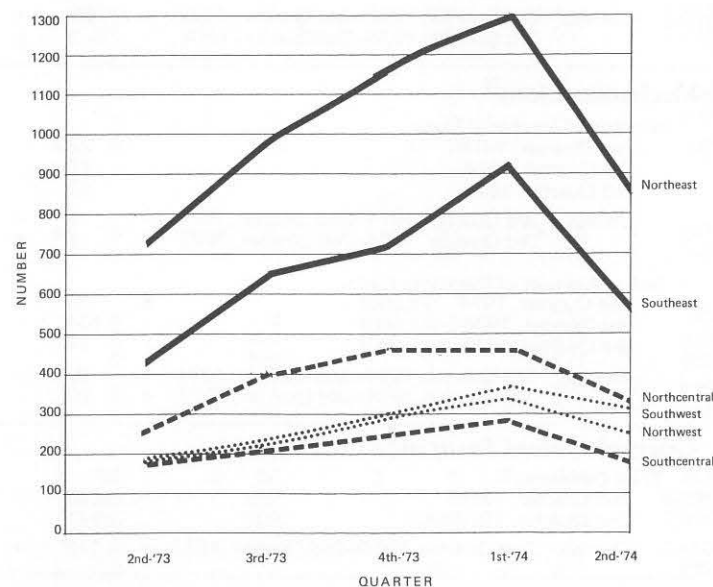
- (1) Not all workers are covered by UI (e.g., new entrants).
- (2) Some unemployed have exhausted their benefits.
- (3) Some unemployed workers do not apply for benefits.
- (4) Some unemployed workers apply, but do not qualify (e.g., those who have voluntarily left their last job, or were fired for "ordinary misconduct").

At the same time, some workers receiving unemployment insurance are not "actively seeking" new employment. These cases normally occur when the worker has been temporarily laid off and has every expectation that he/she will be rehired in the near future.

³UI claimant information was aggregated by zip code boundaries to conform as closely to the 42nd, 72nd, and Dodge Street boundaries as possible. Greater Omaha refers to Omaha and the urban portions of Douglas County.

GRAPH 1

NUMBER OF UNEMPLOYMENT INSURANCE CLAIMANTS
BY SUBAREA IN OMAHA



D. Hinton

HOUSING ACT OF 1974¹

Introduction

The 93rd Congress of the United States has enacted the 1974 Housing Act--the first major piece of housing legislation since 1968. Under the provisions of the new bill, Community Development Block Grants replace the traditional federal categorical assistance programs (urban renewal, open space, model cities, water-sewer, and neighborhood facilities). Under the old system, each separate program had its own set of requirements and financial arrangements. Under the new system, rather than providing categorical aids for each separate project, the City will receive a block grant. The City Council must then determine community development needs, establish priorities, and allocate funds among various neighborhoods and community development programs. The following is a summary of the new housing legislation.

Findings and Declarations of Congress

The Congress finds and declares that the Nation's cities face critical social, economic, and environmental problems arising in significant measure from--

- (1) the growth of population in metropolitan and other urban areas, and the concentration of persons of lower income in central cities; and
- (2) inadequate public and private investment and reinvestment in housing and other physical facilities, and related public and social services.

¹U.S., *Congressional Record*, 93rd Congress, 2nd Session, 1974, CXX, No. 140, H8058ff.

The Congress further finds and declares that the future welfare of the Nation and the well-being of its citizens depends on the establishment and maintenance of viable urban communities as social, economic, and political entities, and require--

- (1) systematic and sustained action by Federal, State, and local governments to eliminate blight, to conserve and renew older urban areas, to improve the living environment of low- and moderate-income families, and to develop new centers of population growth and economic activity.

- (2) substantial expansion of and greater continuity in the scope and level of Federal assistance, together with increased private investment in support of community development activities; and

- (3) continuing effort at all levels of government to streamline programs and improve the functioning of agencies responsible for planning, implementing and evaluating community development efforts.

Objectives

The primary objective is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for persons of low and moderate income. Consistent with this primary objective, the Federal assistance provided is for the support of community development activities which are directed toward the following specific objectives--

- (1) the elimination of slums and blight and the prevention of blighting influences and the deterioration of property and neighborhood and community facilities of importance to the

welfare of the community, principally persons of low and moderate income;

- (2) the elimination of conditions which are detrimental to health, safety, and public welfare, through code enforcement, demolition, interim rehabilitation assistance, and related activities;

- (3) the conservation and expansion of the Nation's housing stock in order to provide a decent home and a suitable living environment for all persons, but principally those of low and moderate income;

- (4) the expansion and improvement of the quantity and quality of community services, principally for persons of low and moderate income, which are essential for sound community development and for the development of viable urban communities;

- (5) a more rational utilization of land and other natural resources and the better arrangement of residential, commercial, industrial, recreational, and other needed activity centers;

- (6) the reduction of the isolation of income groups within communities and geographical areas and the promotion of an increase in the diversity and vitality of neighborhoods through the spatial deconcentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods to attract persons of higher income; and

- (7) the restoration and perservation of properties of special value for historic, architectural, or esthetic reasons.

Eligible Program Activities

The Community Development Program may include only:

- (1) Acquisition of real property which is:
 - (a) blighted, undeveloped, deteriorating, or inappropriately developed from the standpoint of sound community development and growth;
 - (b) appropriate for rehabilitation or conservation activities;
 - (c) appropriate for historic preservation, beautification, conservation or recreational activities;
 - (d) to be used for public works, facilities, and public improvements; and
 - (e) to be used for other public purposes.

- (2) Acquisition, construction, reconstruction or installation of public works, facilities, and site or other improvements.

- (3) Code enforcement in areas that are deteriorated or deteriorating.

- (4) Clearance, demolition, removal, and rehabilitation of buildings and improvements, (including interim assistance and financing rehabilitation of privately owned property when incidental to other activities).

- (5) Special projects to remove restrictive material and architectural barriers for elderly and handicapped.

- (6) Relocation payments to homeowners for losses incurred by holding housing units to be used for relocation of persons displaced by program activities.

- (7) Disposition of real property acquired or its retention for public purposes.

- (8) Provision of public services if such services are determined to be necessary or appropriate to support such other activities and if assistance in providing or securing such services under other applicable Federal laws or programs has been applied for and denied or not made available within a reasonable period of time, and if such services are directed toward;

- (a) improving the community's public services and facilities, including those concerned with the employment, economic development, crime prevention, child care, health, drug

abuse, education, welfare, or recreation needs of persons residing in such areas, and

- (b) coordinating public and private development programs.

- (9) Payment of the non-federal share of a federal grant-in-aid program that is undertaken as part of community development program.

- (10) Payment of the cost of completing existing urban renewal projects.

- (11) Relocation payments and assistance.

- (12) Activities necessary to;

- (a) develop a comprehensive community development plan, and
- (b) develop policy-planning-management capacity to determine needs, set goals and objectives, devise programs and activities, evaluate program progress, and carry out effective plan implementation.

- (13) Payment of reasonable administrative costs and carrying charges including provision of information and resources to residents of areas in which community development and housing activities are to be concentrated.

Application Requirements

Before it may receive a Block Grant, the City must submit an application to HUD, containing the following elements:

- (1) A Three Year Community Development Plan which identifies community development needs, demonstrates a comprehensive strategy for meeting those needs, and specifies short and long term community development objectives which have been developed in accordance with area-wide development planning and national urban growth policies.

- (2) A Formulation Program which:
 - (a) describes activities to be undertaken to meet community development needs and objectives with estimated costs and general location of such activities;
 - (b) indicates resources, other than those provided through the Block Grant, which are expected to be made available; and
 - (c) takes into account appropriate environmental factors.

- (3) Describes a program designed to:
 - (a) eliminate or prevent slums, blight and deterioration,
 - (b) provide improved community facilities.

- (4) A Housing Assistance Plan which:
 - (a) accurately surveys conditions of the housing stock and assesses housing assistance needs of lower income persons (including elderly, handicapped persons, large families and persons displaced);
 - (b) specifies a realistic annual goal for the number of units or persons to be assisted which includes the proportion of new, rehabilitated and/or existing units to be made available and the sizes and types of housing projects and assistance best suited to the needs of lower income persons; and
 - (c) indicates the general locations of proposed housing for lower income persons, with the objectives of furthering the rehabilitation of stable neighborhoods; promoting greater choice of housing opportunities and avoiding undue concentrations of assisted persons in areas containing a high proportion of low-income persons; and assuring the availability of public facilities and services adequate to serve proposed housing project.

- (5) A Civil Rights Certification that provides satisfactory assurances that the program will be conducted and administered

in conformance with Federal civil rights laws.

(6) A Citizen Participation Certification which provides adequate assurances that prior to submission of the application:

(a) citizens have been provided with adequate information concerning the amount of funds available, range of activities that may be undertaken and the important program requirements;

(b) public hearings have been held to obtain views of citizens on community development and housing needs; and

(c) citizens have been provided adequate opportunity to participate in development of the application.

However, it is the expressed intent of Congress that no part of these requirements be construed to restrict the responsibility and authority of the City for the development of the application and the execution of the community development program.

Review Process

(1) Metropolitan Council Review. No grant may be made under this program unless the application has been submitted to the Metropolitan Council for review and comment under the provisions of OMB Circular A-95.

(2) Federal Review. HUD shall approve applications unless;

(a) on the basis of significant facts and data, generally available and pertaining to community and housing needs and objectives HUD determine that the community's description of such needs and objectives is plainly inconsistent with such facts or data; or

(b) on the basis of application, the Secretary determines that the activities to be undertaken by the community are plainly inappropriate to meeting the needs and objectives identified by the community in its application; or

(c) the Secretary determines that the application does not comply with the requirements of this legislation or other applicable law or proposes activities which are ineligible.

Applications shall be deemed approved within 75 days after receipt unless HUD informs the community of specific reasons for disapproval.

(3) Environmental Reviews. HUD may delegate all of its responsibilities (legal and otherwise) under NEPA for environmental reviews to applicant-communities. Each community would submit a certification, signed by the local chief executive, specifying compliance with NEPA regarding specific require-

GROWTH IN GREATER OMAHA: A SURVEY OF PUBLIC OPINION

Introduction

During the past 14 years, rapid change has occurred in the size and distribution of population and business in Greater Omaha.¹ In 1960, the population was 325,000, today it is approximately 390,000. There has not only been rapid growth but uneven expansion of urban development—with the area east of 42nd Street losing 40,000 residents and the area west of 72nd Street gaining in excess of 88,000. The loss of over 700 business firms in east Omaha has been the gain for west Omaha.²

¹Greater Omaha as used refers to Omaha and the urbanized portions of Douglas County.

²In real terms property values (1960-1973) declined by \$200 million in the area east of 42nd Street and increased by approximately \$700 million in the area west of 72nd Street.

ments and consenting to accept legal responsibility under the Act. HUD, by accepting such certifications, would discharge its responsibilities under NEPA.

Funding

Generally funds are to be distributed among cities according to a formula that takes into account (1) population, (2) extent of housing overcrowding, and (3) extent of poverty (double weighted).² The legislation has a "hold-harmless" feature which guarantees that at least during the first three years of the program the Grant will approximate the average amount of all community development funds received during fiscal years 1968-1972. After the first three years, the "hold-harmless entitlement" will be "phased down" by thirds for three more years until the City is receiving no more than its "formula entitlement."

Other Portions of the Law

The housing, opposed to community development portion of the law makes FHA mortgage insurance available to a greater number of families by reducing down payments, expanding the limits of mortgages eligible for deferral insurance, and enabling FHA on an experimental basis to tailor plans for loan repayment to the special circumstances of individual home buyers.

Other sections of the act broaden the lending and investment powers of federally regulated financial institutions, making more credit available for mortgage loans, and thereby providing some needed help for the housing sector.

²The following is an approximation of Omaha's entitlement under the 1974 Housing Act:

FY 1975	\$ 1,401,000
FY 1976	3,036,000
FY 1977	4,066,000
FY 1978	5,152,000
FY 1979	5,152,000
Total	\$24,959,000

Source: Finance Department, City of Omaha.

R. Todd

The population shift from the inner city to the western suburbs may be explained as a reflection of several factors including: (1) individual desires for the lower density way of life; (2) the location of a growing number of firms and employment facilities in the suburbs; (3) the increasing availability of urban services and shopping facilities in the western subareas; (4) improvements in transportation; (5) the status associated with living in the suburbs; (6) the desire to escape crime and other problems of the inner city; and (7) a lack of alternatives to suburbanization. Whatever the reasons which have brought about this pattern of urban development it appears to be leaving in its wake an inner city that is losing its economic and social vitality—an area in which a full range of services is continuing to be provided even with the loss of people and businesses. Although the problem in Omaha is not as serious as in many places in the

nation due in part to past liberal annexation policy (i.e., maintenance of tax base from suburbanization) the results are nevertheless visible. As the affluent move to the western suburbs, the poor, black, elderly and disadvantaged are those who are left to inherit the inner city.

The recent trend toward more sprawling commercial and residential development throughout urban America, with its resultant expansion of streets and highways and utilities has caused federal, state and local government officials to consider the question of what is proper urban development policy. Because of this trend in Greater Omaha the Center for Applied Urban Research, in a study Housing & Community Development in the Nebraska-Iowa Riverfront Development Project Area, 1973, has made the recommendation that growth, where possible, should be directed into by-passed subareas that have utilities and other services, while discouraging residential developments in subareas having relatively low levels of public services. Local government planners and officials are beginning to examine the need for a growth and urban expansion policy aimed at guiding future urban development. Of course, active public support is a key ingredient in the development of an urban growth policy. The assumption is that the forces for encouraging growth are likely to be too powerful for government officials to overcome without at least public support, if not demand, for growth control.

To determine whether the residents of Omaha feel that current urban development and "sprawl" is a problem and whether they desire greater controls to deal with it, the staff

TABLE 1				
DO YOU BELIEVE "URBAN SPRAWL" TO BE A PROBLEM IN OMAHA?				
Category	Yes	No (Percent)	No Opinion	Number
Total Public	25	60	15	515
Men	24	67	9	120
Women	25	58	17	395
White	26	61	13	469
Black	16	47	37	46
Resident of Omaha:				
Under 1 Year	14	63	23	35
1-5 Years	18	72	10	97
Over 5 Years	28	57	15	383
Education:				
Under 12 Years	12	48	40	85
Just 12 Years	17	70	13	205
Over 12 Years	37	55	8	225
Under 35 Years	26	63	11	194
35-55 Years	28	60	12	187
Over 55 Years	19	55	26	134
Under \$8,000	17	44	39	124
\$8,000-\$12,000	27	64	9	172
\$12,000-\$20,000	22	73	5	131
Over \$20,000	35	60	5	75
No Response	38	38	24	13
Northeast	26	54	20	76
Southeast	24	61	15	80
Northcentral	24	63	13	98
Southcentral	23	57	20	93
Northwest	26	64	10	61
Southwest	27	61	12	107

at the Center for Applied Urban Research carried out 515 telephone interviews with residents of the City during the period of September 23-26, 1974.

Urban Sprawl

Sixty percent of persons interviewed indicated that they do not believe "urban sprawl" to be a problem in Omaha, while 25% believe it is and 15% have no opinion. Those most likely to feel that "urban sprawl" to be a problem in Omaha are highly educated, whites, those living in Omaha over five years, and those persons in families with incomes of \$20,000 or more. The elderly, low income, blacks, those with little education and short term residents of Omaha were most likely to express no opinion. (See Table 1)

Control Over Growth

Two-thirds of the persons interviewed felt that there should be no greater controls placed on Omaha's future growth when asked "Do you believe the westward residential and business expansion should be subject to present, less or greater control. Again, those respondents living in Omaha over five years, with relatively more education and income of \$20,000 or more were most in favor of greater control over urban expansion. Residents of Southwest Omaha were most in favor of greater control of residential and business expansion while residents of Northeast Omaha were most opposed to greater control. (See Table 2).

TABLE 2					
DO YOU BELIEVE THE WESTWARD RESIDENTIAL AND BUSINESS EXPANSION SHOULD BE SUBJECT TO:					
Category	(A) *Present Control	(B) Less Control	(C) Greater Control	(D) No Opinion	Number
(Percent)					
Total Public	56	11	32	1	515
Men	47	18	33	2	120
Women	58	9	32	1	395
White	55	11	33	1	469
Black	60	18	22	0	46
Resident of Omaha:					
Under 1 Year	72	11	17	0	35
1-5 Years	69	8	22	1	97
Over 5 Years	51	12	36	1	383
Education:					
Under 12 Years	55	14	28	3	85
Just 12 Years	67	12	20	1	205
Over 12 Years	45	10	44	1	225
Under 35 Years	49	17	32	2	194
35-55 Years	58	10	32	0	187
Over 55 Years	62	5	31	2	134
Under \$8,000	55	14	31	0	124
\$8,000-\$12,000	59	10	30	1	172
\$12,000-\$20,000	56	13	29	2	131
Over \$20,000	47	8	44	1	75
No Response	54	15	23	8	13
Northeast	66	13	18	3	76
Southeast	56	15	28	1	80
Northcentral	55	13	32	0	98
Southcentral	55	9	35	1	93
Northwest	61	11	26	2	61
Southwest	46	8	45	1	107
*Zoning Ordinances, Building Permits, S.I.D. Permits.					

Conclusions

Policy aimed at guiding Greater Omaha's urban growth should be based on a widespread acceptance of the idea that sprawl is a problem and that it should be controlled. Planners and government officials who do believe that urban sprawl is a problem and that it should be solved through greater controls have not yet gained the support of the general public. Only when costs and benefits are clearly understood by the public is there reason to feel that there will be support. An in-depth examination and analysis of the impact of various types of urban development on local service delivery levels and taxes is needed. Analysis is also needed on the impact of development on air and water quality, sociological relationships, and other quality of

life factors--this should be done concomitantly with the financial analysis--only then can appropriate policy and public support be expected.

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