

8-1974

Review of Applied Urban Research 1974, Vol. 02, No. 08

Center for Public Affairs Research (CPAR)
University of Nebraska at Omaha

Follow this and additional works at: <https://digitalcommons.unomaha.edu/cparpubarchives>

 Part of the [Demography, Population, and Ecology Commons](#), and the [Public Affairs Commons](#)

Please take our feedback survey at: https://unomaha.az1.qualtrics.com/jfe/form/SV_8cchtFmpDyGfBLE

Recommended Citation

(CPAR), Center for Public Affairs Research, "Review of Applied Urban Research 1974, Vol. 02, No. 08" (1974). *Publications Archives, 1963-2000*. 407.
<https://digitalcommons.unomaha.edu/cparpubarchives/407>

This Article is brought to you for free and open access by the Center for Public Affairs Research at DigitalCommons@UNO. It has been accepted for inclusion in Publications Archives, 1963-2000 by an authorized administrator of DigitalCommons@UNO. For more information, please contact unodigitalcommons@unomaha.edu.

REVIEW OF APPLIED URBAN RESEARCH

CENTER FOR APPLIED URBAN RESEARCH

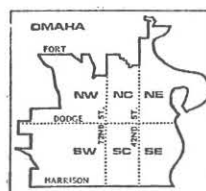
COLLEGE OF PUBLIC AFFAIRS AND COMMUNITY SERVICE

August 1974

UNIVERSITY OF NEBRASKA AT OMAHA

Vol. 2, No. 8

Omaha Intra-Urban Demographic & Economic Indicators



Second
Quarter,
1974

Summary of Population, New Householders, Construction, Mortgages, Bankruptcies, Liens and Miscellaneous Activity.¹

Item	Subarea						Total
	Northeast	Southeast	Northcentral	Southcentral	Northwest	Southwest	
Population Change							
Births, 1st Quarter, 1974	337	263	258	129	172	295	1,454
Deaths, 1st Quarter, 1974 ²	219	229	137	71	49	69	774
Net Natural Increase: 1st Quarter, 1974	118	34	121	58	123	226	680
1st Quarter 1973	111	101	116	59	144	205	736
Change: 1st Quarter, 1974—1st Quarter, 1973	+ 7	- 67	+ 5	- 1	- 21	+ 21	- 56
New Householders							
From Same Subarea, 2nd Quarter, 1974	156	137	74	18	25	78	488
From Other Subarea, 2nd Quarter, 1974	75	81	120	67	116	119	578
New Arrivals, 2nd Quarter, 1974	201	252	168	90	154	355	1,220
From Address Unknown, 2nd Quarter, 1974	161	164	114	44	35	73	591
Total New Householders: 2nd Quarter, 1974	593	634	476	219	330	625	2,877
2nd Quarter, 1973	732	812	643	337	443	742	3,709
Change: 2nd Quarter, 1974—2nd Quarter, 1973	- 139	- 178	- 167	- 118	- 113	- 117	- 832
Construction Activity							
Single-Family Building Permits							
1st Quarter, 1974	2	1	2	3	77	162	247
2nd Quarter, 1974	3	3	16	11	90	212	335
2nd Quarter, 1973	2	6	30	22	147	371	578
Change: 2nd Quarter, 1974—1st Quarter, 1974	+ 1	+ 2	+ 14	+ 8	+ 13	+ 50	+ 88
2nd Quarter, 1974—2nd Quarter, 1973	+ 1	- 3	- 14	- 11	- 57	- 159	- 243

Item	Subarea						Total
	Northeast	Southeast	Northcentral	Southcentral	Northwest	Southwest	
Total Value of Single-Family Building Permits							
1st Quarter, 1974 (\$1,000)	\$ 18	\$ 10	\$ 39	\$ 31	\$ 829	\$ 1,885	\$ 2,812
2nd Quarter, 1974 (\$1,000)	32	26	232	118	964	2,496	3,868
2nd Quarter, 1973 (\$1,000)	27	64	375	246	1,789	4,503	7,004
Change: 2nd Quarter, 1974—1st Quarter, 1974	+ 14	+ 16	+ 193	+ 87	+ 135	+ 611	+ 1,056
2nd Quarter, 1974—2nd Quarter, 1973	+ 5	- 38	- 143	- 128	- 825	- 2,007	- 3,136
Single-Family Demolition Permits							
1st Quarter, 1974	54	31	1	3	2	1	92
2nd Quarter, 1974	72	12	1	3	0	2	90
Change: 2nd Quarter, 1974—1st Quarter, 1974	+ 18	- 19	0	0	- 2	+ 1	- 2
Net Change in Single-Family Housing Units (Building Permits—Demolition Permits)							
1st Quarter, 1974	- 52	- 30	+ 1	0	+ 75	+ 161	+ 155
2nd Quarter, 1974	- 69	- 9	+ 15	+ 8	+ 90	+ 210	+ 245
Multi-Family Building Permits							
1st Quarter, 1974	0	0	0	215	0	0	215
2nd Quarter, 1974	2	0	6	2	0	33	43
2nd Quarter, 1973	0	75	6	4	59	182	326
Change: 2nd Quarter, 1974—1st Quarter, 1974	+ 2	0	+ 6	- 213	0	+ 33	- 172
2nd Quarter, 1974—2nd Quarter, 1973	- 2	- 75	0	- 2	- 59	- 149	- 283
Total Value of Multi-Family Building Permits							
1st Quarter, 1974 (\$1,000)	\$ 0	\$ 0	\$ 0	\$ 820	\$ 0	\$ 0	\$ 820
2nd Quarter, 1974 (\$1,000)	\$ 22	0	\$ 56	20	0	\$ 444	542
2nd Quarter, 1973 (\$1,000)	0	\$ 450	170	33	\$ 923	1,019	2,595
Change: 2nd Quarter, 1974—1st Quarter, 1974	+ 22	0	+ 56	- 800	0	+ 444	- 278
2nd Quarter, 1974—2nd Quarter, 1973	+ 22	- 450	- 114	- 13	- 923	- 575	- 2,053
Multi-Family Demolition Permits							
1st Quarter, 1974	3	9	0	0	0	0	12
2nd Quarter, 1974	2	0	0	0	0	0	2
Change: 2nd Quarter, 1974—1st Quarter, 1974	- 1	- 9	0	0	0	0	- 10
Net Change in Multi-Family Housing Units (Building Permits—Demolition Permits)							
1st Quarter, 1974	- 3	- 9	0	+ 215	0	0	+ 203
2nd Quarter, 1974	0	0	+ 6	+ 2	0	+ 33	+ 41
Non-Housing Demolition Permits							
1st Quarter, 1974	17	32	2	4	2	1	58
2nd Quarter, 1974	45	27	12	7	2	1	94
Change: 2nd Quarter, 1974—1st Quarter, 1974	+ 28	- 5	+ 10	+ 3	0	0	+ 36
New Auto Registration							
Number of Private Autos							
1st Quarter, 1974	300	362	410	295	552	876	2,775
2nd Quarter, 1974	418	471	572	389	694	1,106	3,650
2nd Quarter, 1973	562	599	772	448	818	1,314	4,513
Change: 2nd Quarter, 1974—1st Quarter, 1974	+ 118	+ 109	+ 162	+ 114	+ 142	+ 230	+ 875
2nd Quarter, 1974—2nd Quarter, 1973	- 144	- 128	- 200	- 59	- 124	- 208	- 863
Number of Institution Autos							
1st Quarter, 1974	238	158	46	118	112	207	879
2nd Quarter, 1974	230	196	41	90	66	179	802
2nd Quarter, 1973	300	231	56	108	119	210	1,024
Change: 2nd Quarter, 1974—1st Quarter, 1974	- 8	+ 38	- 5	- 28	- 46	- 28	- 77
2nd Quarter, 1974—2nd Quarter, 1973	- 70	- 35	- 15	- 18	- 53	- 31	- 222
Mortgages							
Number of Mortgages							
1st Quarter, 1974	214	183	244	151	302	576	1,755 ³
2nd Quarter, 1974	260	223	389	162	410	863	2,451 ³
2nd Quarter, 1973	322	260	453	221	554	1,223	3,219 ³
Change: 2nd Quarter, 1974—1st Quarter, 1974	+ 46	+ 40	+ 145	+ 11	+ 108	+ 287	+ 696 ³
2nd Quarter, 1974—2nd Quarter, 1973	- 62	- 37	- 64	- 59	- 144	- 360	- 768 ³

Items	Subarea						Total
	Northeast	Southeast	Northcentral	Southcentral	Northwest	Southwest	
Dollar Amount of Mortgages							
1st Quarter, 1974 (\$1,000)	\$ 3,384	\$ 3,059	\$ 4,600	\$ 3,095	\$ 10,703	\$ 20,438	\$ 173,128 ³
2nd Quarter, 1974 (\$1,000)	3,676	9,718	13,431	3,401	17,859	37,400	117,275 ³
2nd Quarter, 1973 (\$1,000)	4,854	8,878	12,528	7,046	15,771	42,611	114,630 ³
Change: 2nd Quarter, 1974—1st Quarter, 1974	+ 291	+ 6,659	+ 8,831	+ 306	+ 7,156	+ 16,962	-55,853 ³
2nd Quarter, 1974—2nd Quarter, 1973	- 1,179	+ 840	+ 903	- 3,645	+ 2,088	- 5,211	+ 2,645 ³
Bankruptcy Cases							
Number of Cases							
1st Quarter, 1974	63	56	31	11	16	15	192
2nd Quarter, 1974	60	33	32	9	12	18	164
2nd Quarter, 1973	47	33	20	7	7	9	123
Change: 2nd Quarter, 1974—1st Quarter, 1974	- 3	23	+ 1	- 2	- 4	+ 3	+ 28
2nd Quarter, 1974—2nd Quarter, 1973	+ 13	0	+ 12	+ 2	+ 5	+ 9	+ 41
Mechanic Liens							
Number of Mechanic Liens							
1st Quarter, 1974	23	13	5	9	27	48	145 ⁴
2nd Quarter, 1974	22	21	20	4	35	37	165 ⁴
2nd Quarter, 1973	4	7	12	13	23	31	124 ⁴
Change: 2nd Quarter, 1974—1st Quarter, 1974	- 1	+ 8	+ 15	- 5	+ 8	- 11	+ 20 ⁴
2nd Quarter, 1974—2nd Quarter, 1973	+ 18	+ 14	+ 8	- 9	+ 12	+ 6	+ 41 ⁴
Dollar Amount of Mechanic Liens							
1st Quarter, 1974 (\$1,000)	\$ 47	\$ 1,235	\$ 18	\$ 94	\$ 114	\$ 186	\$ 2,042 ⁴
2nd Quarter, 1974 (\$1,000)	35	84	83	40	63	231	663 ⁴
2nd Quarter, 1973 (\$1,000)	10	5	7	36	118	65	413 ⁴
Change: 2nd Quarter, 1974—1st Quarter, 1974	- 12	- 1,151	+ 65	- 54	- 51	+ 45	- 1,379 ⁴
2nd Quarter, 1974—2nd Quarter, 1973	+ 25	+ 79	+ 76	+ 4	- 55	+ 166	+ 305 ⁴
Business Establishments							
Number of Business Establishments							
1973	1,403	3,261	1,074	1,080	1,097	1,954	9,869
1974	1,386	3,221	1,029	1,150	1,291	2,008	10,085
Change: 1974—1973	- 17	- 40	- 45	+ 70	+ 194	+ 54	+ 216
Public Welfare Cases ⁵							
Aid to Dependent Children							
1st Quarter, 1974	3,310	1,304	921	195	126	123	5,979
2nd Quarter, 1974	3,440	1,310	937	189	122	130	6,128
Change: 2nd Quarter, 1974—1st Quarter, 1974	+ 130	+ 6	+ 16	- 6	4	+ 7	+ 149
Aid to Aged, Disabled & Blind							
1st Quarter, 1974	2,077	1,657	593	301	105	102	4,835
2nd Quarter, 1974	2,104	1,629	595	284	119	88	4,819
Change: 2nd Quarter, 1974—1st Quarter, 1974	+ 27	- 28	+ 2	- 17	+ 14	- 14	- 16

¹Compiled by CAUR from data in *Daily Record*, and data made available by Douglas County Health Department, Division of Vital Statistics and City of Omaha, Office of Permits and Inspections. Data on business establishments from Omaha Vicinity Street Address Telephone Directory, April 1973 and April 1974. Data on welfare cases from Department of Welfare Administration, Douglas County.

²March death statistics are provisional—based on estimates made by CAUR.

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

⁴Differences between subarea totals and Omaha totals are due to mechanic liens that cannot be classified by subarea.

⁵The number of welfare cases are as of February 28, 1974 (1st Quarter) and June 6, 1974 (2nd Quarter). Totals do not include 203 cases (1st Quarter) and 202 cases (2nd Quarter) where recipient was living in rural areas of Douglas County. Also excluded are 1,044 cases (1st Quarter) and 1,032 cases (2nd Quarter) where recipient was living in nursing home in outstate Nebraska, or had moved out of Nebraska.

Introduction

This is the second in a series of quarterly reports being presented on intra-urban demographic and economic indicators for Omaha. Consistent with what is occurring throughout the nation the indicators point to a general slowdown in the change in demographic and economic activity; there are however, large differences in rates of change and patterns that are developing in the six subareas of the overall urban area.

Demographic Indicators

Demographic data for all of 1973 and the first two quarters of 1974 are presented in Graph 1. All of the demographic indicators point to slower growth and lower mobility rates during 1974. While the first quarter 1974 net natural increase of 680 persons is comparable with the previous quarter, the total was down 7.6 percent from the first quarter of 1973. The rate of growth is substantially below the rate experienced during the past decade. In fact, during the 1960's, there was an average net natural increase of about 5,400 persons per year. Projections of

the available 1974 data of the entire year yields a net increase of only 2,700 persons. Large scale reduction in the number of births along with slight increases in deaths are the components of this dramatically slower rate of net natural increase.

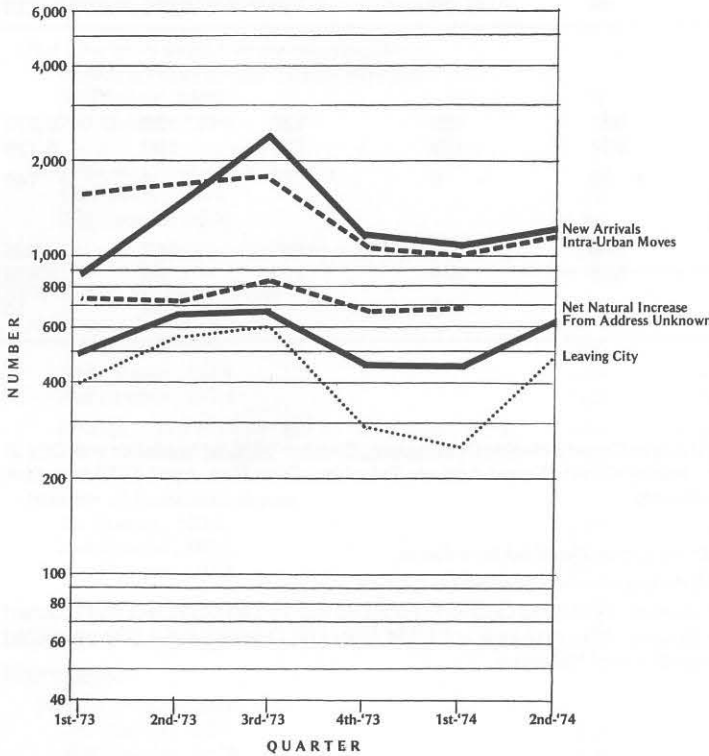
The number of new householders for the second quarter of 1974 was 22.4 percent under the total for a year earlier.¹ This decline of new householders, however, should not be interpreted as out-migration, but rather as a slowdown in the rate of urban mobility. Both the number of new arrivals to Omaha and those leaving the city declined (18 percent and 14 percent, respectively).

Subarea comparisons of household arrivals, intra-urban movement and those leaving the city are presented in Graphs 2, 3 and 4. The number of new arrivals varies considerably by subarea. An estimated 30 percent of new arrivals to the city are attracted to Southwest Omaha. Another 37 percent are attracted to subareas east of 42nd Street. Southeast Omaha, despite a slow rate of natural increase and considerable out-migration has placed second to all but Southwest Omaha during the past six quarters in attracting new arrivals to the city. In two of the most recent quarters Northeast Omaha ranks third in terms of the number of new arrivals attracted to the area.

An examination of net intra-urban movement of households by subarea reveals that Northeast, Northcentral and Southcentral Omaha have lost more households (result of moves out of these areas) than they have gained (moves into these subareas from other areas of Omaha) during the past six quarters. Southcentral Omaha has held its own with a net loss registered in the first quarter of 1974 and small gains in the other five quarters. Northwest and Southwest Omaha account for virtually all the net gain, with Southwest Omaha showing the largest net gain in all but one of the past six quarters.

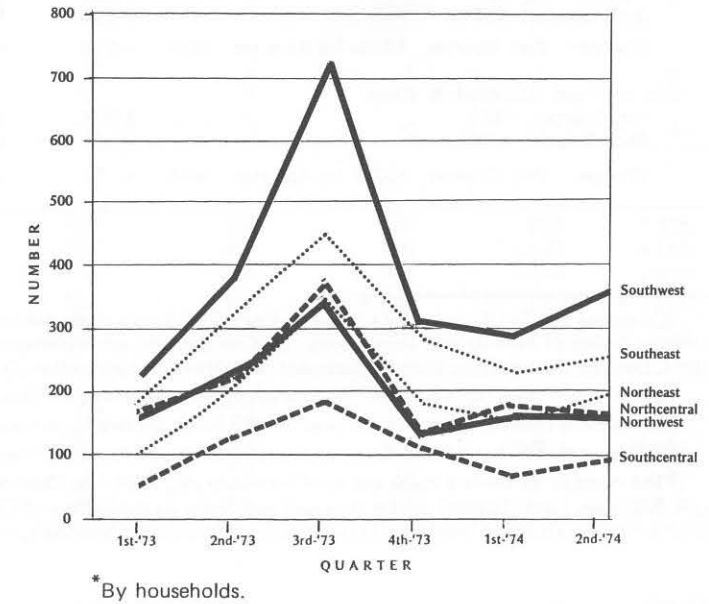
building permits and mortgages was down sharply compared to one year ago. The number of single-family building permits issued during the second quarter of 1974 were 243 fewer (down 42 percent) than those issued during the second quarter of 1973. The dollar value of permits issued dropped 45 percent during the comparable period of one year ago. The decline in construction

GRAPH 1
DEMOGRAPHIC INDICATORS



*The work in preparing this report was sponsored in part through a grant from the Economic Development Council of the Omaha Chamber of Commerce. The data were compiled by Estell Bush, Robert Blair, Michael Couch, John Flatowicz, Glennetta Lue, Lucien Manchester, Frances Nicholson and Richard Williams. In addition, John Zipay and Dr's Frost, Hinton and Lee provided help in preparation of the report.

GRAPH 2
NUMBER OF NEW ARRIVALS*
BY SUBAREA IN OMAHA

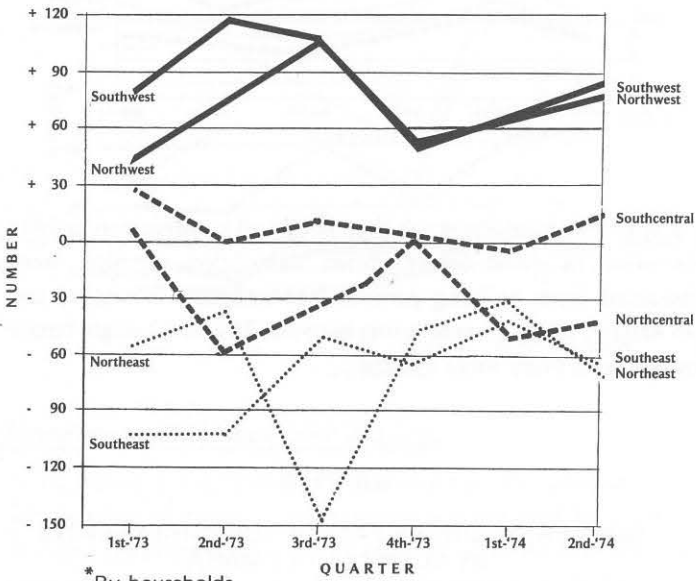


* By households.

¹Three components were used to determine new householders. These were: new arrivals, intra-urban movement, and arrivals from address unknown. Data on leaving the city appear underreported, and while these data may be used for temporal comparisons, it is recommended by CAUR that the data not be used to obtain a measure on net new householders.

GRAPH 3

NET INTRA-URBAN MOVEMENT*
BY SUBAREA OF OMAHA



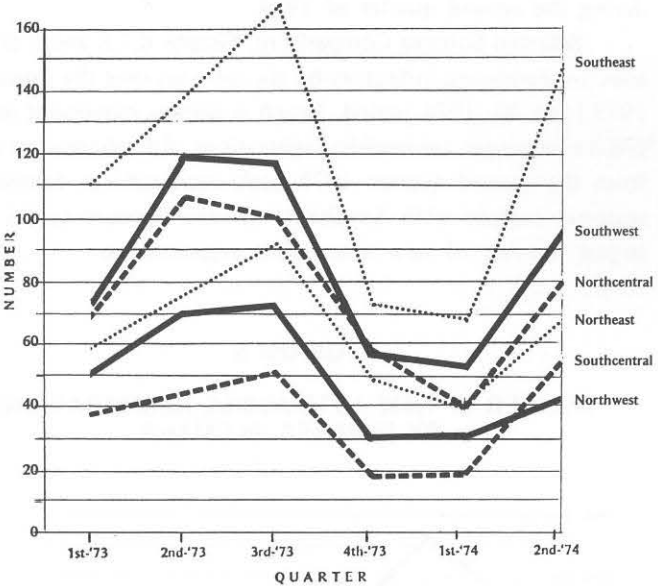
* By households.

An examination of the number of households leaving the city (see Graph 4) suggests that more movement out of the city (from all subareas) occurs during the second and third quarters of the calendar year. Second, all subareas registered fewer households leaving the city during the first quarter of 1974 (compared to one year ago) and all but Southeast and Southcentral Omaha had fewer leaving during the second quarter of 1974. Third, the greatest number of households leaving the city did so from Southeast Omaha. An estimated 30 percent of all moves out of the city were made by households leaving from Southeast Omaha.

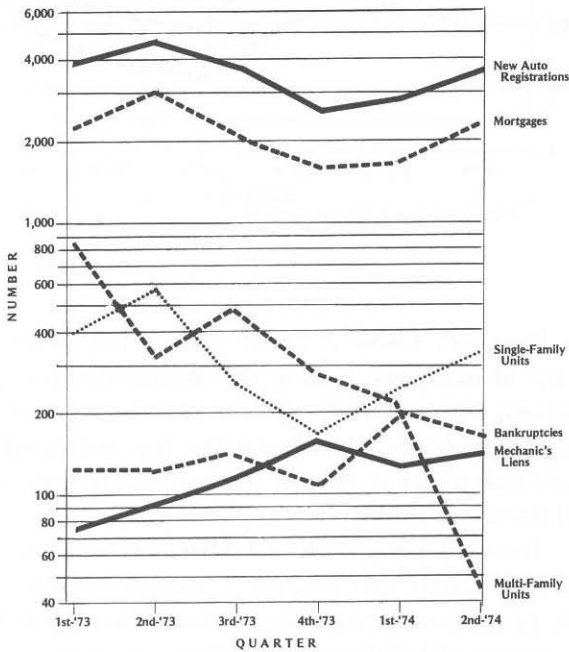
Economic Indicators

All of the economic indicators reflect a decline in the economy. Graph 5 depicts data for construction activity, automobile registration, mortgages, mechanic's liens, and bankruptcies for 1973 and the first two quarters of 1974. Reacting to inflation, high interest rates, and absolute unavailability of mortgage funds, residential construction activity--as measured by

GRAPH 4
NUMBER OF HOUSEHOLDS LEAVING CITY
BY SUBAREA IN OMAHA



GRAPH 5
ECONOMIC INDICATORS



activity was much more severe for multi-family units as 283 fewer units were authorized, an 87 percent drop from one year ago.

The number of new mortgages decreased 24 percent from a year earlier. Although new mortgages were 40 percent greater in the second quarter than in the first, this reflects seasonal influences.

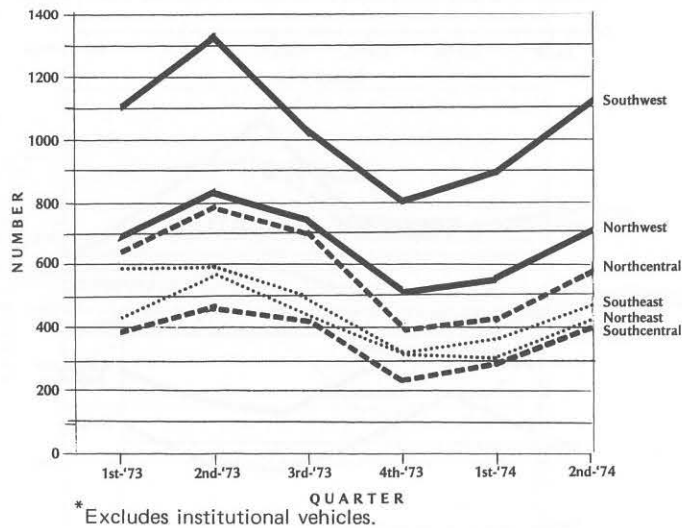
Mechanic's liens were up 33.1 percent over the same quarter one year ago. Similarly, the number of bankruptcy cases were up 33.3 percent from the same quarter one year ago.

The number of new automobile registrations also indicate the downward trend of the economy. Compared to the second quarter of 1973, registrations were down 1,085 (20 percent) during the second quarter of 1974.

Selected Subarea Comparisons. Graphs 6,7,8 and 9 present selective economic indicators by six subareas over the January 1, 1973-June 30, 1974 period. Graph 6 depicts movement in new private passenger automobile registrations. All subareas are down from the second quarter 1973 peak--each subarea following a seasonal pattern with Southwest Omaha accounting for the largest number of new automobile registrations.

GRAPH 6

NUMBER OF NEW AUTOMOBILE REGISTRATIONS* BY SUBAREA IN OMAHA

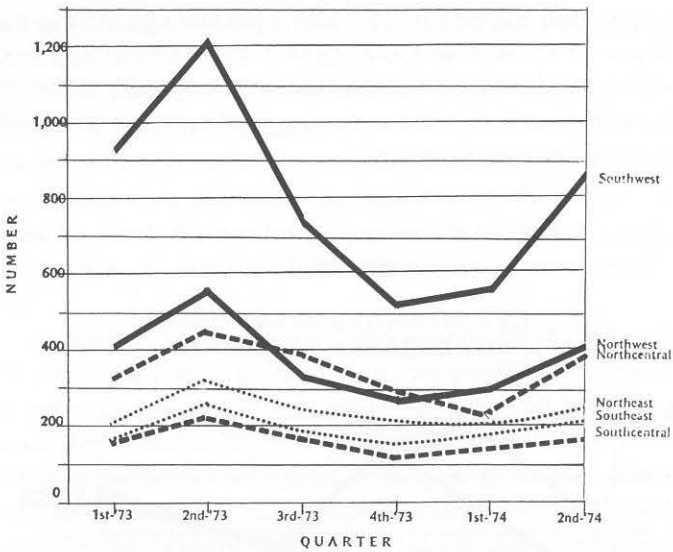


Mortgages follow a similar pattern (see Graph 7) with number of mortgages down in all subareas from one year ago. Southwest Omaha similarly accounts for the largest number of mortgages with Southcentral and the two eastern subareas of Omaha maintaining in the past six quarters a relatively fixed and small share.

The relative magnitude and differences by subarea in building activity can be seen in Graph 8. There have been few single family homes constructed in the two eastern subareas with only a small amount of building activity taking place in central Omaha.

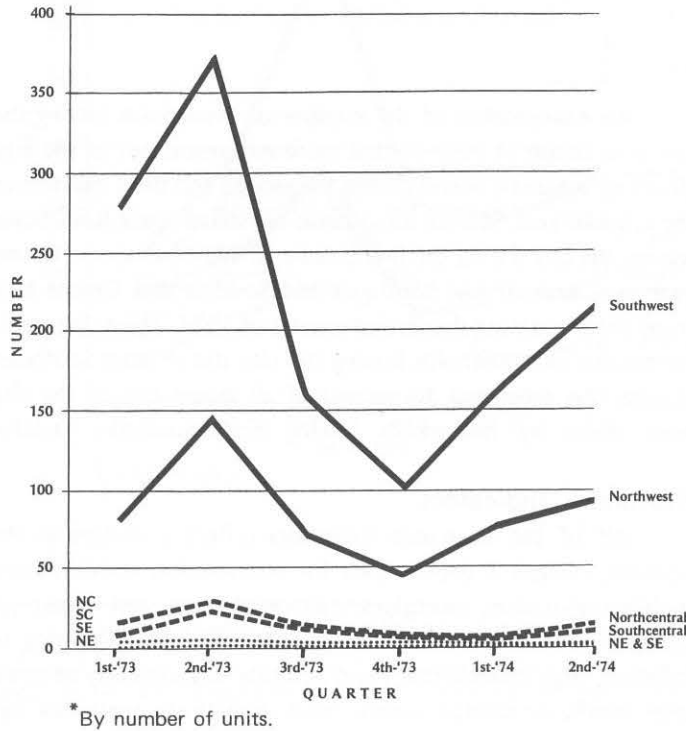
GRAPH 7

NUMBER OF MORTGAGES BY SUBAREA IN OMAHA



GRAPH 8

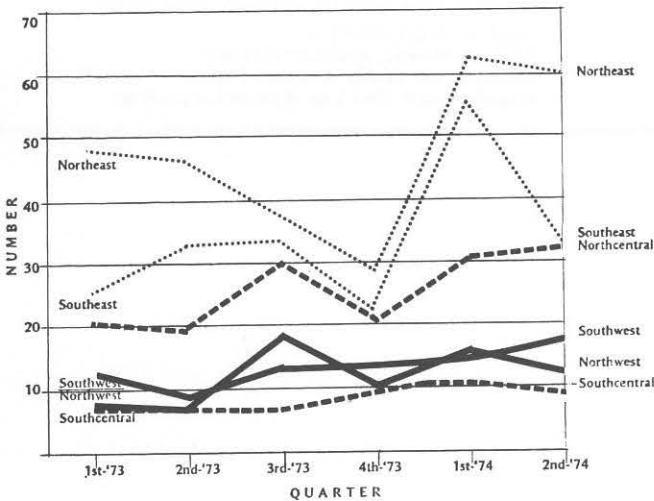
NUMBER OF SINGLE-FAMILY BUILDING PERMITS* BY SUBAREA IN OMAHA



Bankruptcy cases are up substantially in all but Southeast Omaha over one year ago. Data on bankruptcies by subarea (see Graph 9) indicate that over 56 percent of the cases were filed by persons residing east of 42nd Street. However, the largest percentage increase in bankruptcy cases over one year ago have occurred in Southwest, Northwest and Northcentral Omaha, up 100, 71 and 60 percent respectively.

GRAPH 9

NUMBER OF BANKRUPTCIES BY SUBAREA IN OMAHA



A. Business Establishments. Reported in the summary table are number of business establishments (estimated by counting business telephones) by subarea of Omaha. These data are made available semi-annually and will be monitored on that basis. In April, 1974 there were 10,085 business firms representing a net increase of 216 firms over the same period one year ago. The net increase was almost totally attributed to growth in Northwest Omaha which had an increase of 18 percent. On the other hand, there are 45 fewer firms operating in Northcentral Omaha (a 4 percent decline). Northeast and Southeast Omaha also had less business establishments than a year earlier.

B. Public Welfare Cases. Also reported in the summary tables are the number of public welfare cases by subarea. These data, available to the Center for the first time, will be reported on a regular basis. There were a total of 12,061 cases being handled by the Douglas County Welfare Administration as of February 28, 1974. Of these, 10,814 were placed into subareas (see footnote 5 at the end of summary table). For the June 6, 1974 period, 10,947 of the 12,181 cases were classified by subarea. Of the cases that were classified by subarea, more than one of every two ADC (aid to dependent children) cases and more than four of every ten aid to aged, disabled, and blind cases were in Northeast Omaha. The number of cases by subarea were down slightly from the first quarter for all but ADC cases. The latter were up by 149, with 87 percent of the increase found in Northeast Omaha.

Conclusions

The demographic indicators continue to show growth in Omaha, but at a slower rate than one year ago. The Southwest sector continues to show the greatest growth. The economic indicators reflect a decline in the Omaha economy similar to the nationwide trend. Residential building permits,² automobile registrations and the number of new mortgages are lower than one year ago, while mechanic's liens and bankruptcies are higher.

²While residential building permits are down, non-residential construction is up in the first half of 1974 over the same period of 1973. See: *Engineering News-Record* and F.W. Dodge reports.

R. Todd

REVIEW OF APPLIED URBAN RESEARCH

Vol.2

August, 1974

No.8

Published monthly by the Center for Applied Urban Research as a public service and mailed free upon request. The views and opinions expressed in the *Review* are those of the individual authors and do not necessarily represent those of the University of Nebraska at Omaha. Material in this report may be reproduced with proper credit.

UNIVERSITY OF NEBRASKA AT OMAHA

Ronald W. Roskens, *Chancellor*

COLLEGE OF PUBLIC AFFAIRS AND COMMUNITY SERVICE

Hubert G. Locke, *Dean*

CENTER FOR APPLIED URBAN RESEARCH

Ralph H. Todd, *Director*

David W. Hinton, *Assistant Director*

Murray Frost, *Senior Research Fellow*

Kwame Annor, Paul Lee: *Research Associates*

Center for Applied Urban Research
University of Nebraska at Omaha
Box 688
Omaha, Nebraska 68101

NON/PROFIT ORG.

U.S. POSTAGE

PAID

OMAHA, NEBRASKA

Permit No. 301