

2-1976

Review of Applied Urban Research 1976, Vol. 04, No. 02

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 1976, Vol. 04, No. 02" (1976). *Publications Archives, 1963-2000*. 420.
<https://digitalcommons.unomaha.edu/cparpubarchives/420>

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/University of Nebraska at Omaha

Volume 4

February 1976

Number 2

REGIONAL AND LOCAL ECONOMIC INDICATORS, 1975

THE MID-CONTINENT REGION

The work in preparing this report was sponsored in part through a grant from the Economic Development Council of the Greater Omaha Chamber of Commerce. Major contributors to the report were Ralph Todd, David Hinton and Paul Lee. Other contributors were Linda Ferring, Gary Higgs and Tom Moss.

Introduction

The metropolitan areas of the Mid-Continent Region experienced a sharp economic downturn during 1975.¹ Double-digit inflation of 1974 ebbed but unemployment rates were on the rise. By mid-year 1975 there was noticeable improvement in construction activity, sales, and the level of nonfarm wage and salary employment. Quarterly and annual economic data on the regional urban economies for 1974-1975 are presented in Table 1.

Employment

Non-agricultural wage and salary employment for the nation declined by about one million workers in 1975, a 1.3 percent reduction from 1974. By comparison, the 25 major metropolitan areas had a reduction of 22,000 workers (0.5 percent) for the same period. As would be expected the larger metropolitan areas suffered the greatest absolute declines with a 17,300 loss recorded for Minneapolis-St. Paul, a 10,300 loss for Kansas City, and an 11,700 loss for St. Louis. While there was a net loss of 22,000 for the region, 16 of the 25 areas had employment gains over the 1974-1975 period.

On a quarter by quarter basis, only four of the 25 areas had fewer employed during the first quarter of 1975 compared to 1974, yet the region had a net loss of 15,000 employees. Second quarter employment was particularly bad with 14 of the

25 areas registering declines from 1974 for a net loss of 68,300 employees. Third quarter employment improved dramatically, when only seven metropolitan areas had employment losses and the region had a net employment increase of 1,200 over the third quarter of 1974. The upward trend did not continue into the fourth quarter, however, as nine metropolitan areas experienced employment declines from the fourth quarter of 1974, and the region had a net loss of 5,700 workers.

Construction Activity

Construction activity for the nation, as measured by employment in the contract construction industry, was down 13.5 percent from the 1974 level. This compares to a 6.8 percent decline for the region. The region's construction employment decline became less severe in the latter half of 1975. On a quarterly basis, construction employment for the first quarter of 1975 was down 26,800 from the first quarter of 1974. This gap narrowed with a second quarter decline of 18,100, a third quarter decline of 15,900, and a fourth quarter decline of 5,200 from the respective 1974 periods.

Only one Mid-Continent metropolitan area (St. Joseph) had a larger percentage reduction than the nation, while four (Casper, Des Moines, Dubuque, and Great Falls) had construction employment increases in 1975. The remainder of the areas either showed no growth or actual declines in construction employment.

Unemployment

The last report on the Mid-Continent Region (see *Review*, December, 1975) stated that none of the urban areas had an unemployment rate in September, 1975 that exceeded the national average. By December of 1975, conditions had changed; four metropolitan areas reported unemployment rates in excess of the 7.8 percent rate for the nation: Duluth (9.4 percent), Great Falls (8.6 percent), St. Louis (8.4 percent) and Kansas City (8.1 percent). Furthermore, 22 of the 25 urban areas reported unemployment rates for December, 1975, which were higher than their respective rates for December, 1974.

¹The 25 metropolitan areas monitored by the Center are located in a 11-state region. The states included in the region are Montana, Wyoming, Colorado, North Dakota, South Dakota, Nebraska, Kansas, Oklahoma, Missouri, Iowa and Minnesota.

TABLE 1 MID—CONTINENT REGION ^{a/} Selected Economic Indicators for Major Urban Areas																	
SMSA ^{c/}		Income							Total Household Income 1975 (\$1 million)	Non-Agricultural Wage and Salary Employment						Construction	
		1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Annual	Percent Change	Median Family Income 1975		1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Annual	Percent Change	1st Quarter	2nd Quarter
Denver-Boulder	1974	\$182.10	\$184.39	\$189.45	\$189.66	\$186.40				598.8	619.6	602.5	610.3	607.8		39.5	44.5
	1975	190.48	195.55	200.99	211.08	199.53	+7.0	\$15,859	\$ 7,526.4	600.4	600.8	616.5	609.9	606.9	-0.1	34.8	36.5
Cedar Rapids	1974	202.14	198.78	198.21	211.31	202.61				71.9	73.1	73.5	75.1	73.4		3.3	3.4
	1975	214.54	214.57	219.60	230.41	219.78	+8.5	15,713	882.7	72.9	73.6	75.0	75.6	74.3	+1.2	2.9	3.1
Des Moines	1974	193.55	206.70	211.29	223.72	208.82				149.9	152.3	153.0	153.8	152.3		7.0	5.6
	1975	215.08	214.60	220.26	234.84	221.20	+5.9	15,493	1,804.7	154.7	155.2	156.5	157.1	155.9	+2.4	7.5	7.8
Dubuque	1974	219.18	229.59	252.98	266.68	242.11				39.4	40.5	41.1	41.8	40.7		1.2	1.2
	1975	243.89	241.57	243.97	NA	243.14	+4	15,848	427.8	40.3	39.1	39.3	39.6	39.6	-2.7	1.2	1.2
Sioux City	1974	150.02	157.10	165.04	171.36	160.88				47.4	48.7	49.5	49.5	48.8		2.8	2.4
	1975	185.58	188.10	188.00	187.71	187.35	+16.5	13,032	553.4	48.4	48.5	48.9	49.7	48.9	+ .2	2.7	3.1
Waterloo-Cedar Falls	1974	234.66	237.47	247.95	264.29	246.09				56.5	57.9	57.9	59.5	58.0		1.7	2.2
	1975	266.97	261.10	265.22	NA	264.43	+7.5	15,549	680.7	57.3	56.8	56.5	58.1	57.2	-1.4	1.8	2.2
Topeka	1974	182.56	180.94	193.37	199.50	189.09				72.5	73.8	73.9	73.7	73.5		2.8	3.1
	1975	188.02	192.23	195.06	202.69	194.50	+2.9	14,036	925.0	73.4	73.5	75.3	73.7	74.0	+ .7	2.3	2.5
Wichita	1974	180.61	185.50	192.14	201.60	189.96				161.3	164.9	168.4	171.5	166.5		7.8	9.0
	1975	203.66	210.35	221.70	223.85	214.89	+13.1	13,331	1,809.6	169.4	167.0	171.9	168.3	169.2	+1.6	8.6	8.4
Duluth-Superior	1974	179.89	182.46	185.59	192.91	185.21				54.1	56.4	57.2	54.1	55.5		1.6	1.9
	1975	194.69	190.63	186.47	187.48	189.82	+2.5	12,281	1,066.9	54.4	55.9	57.8	58.2	56.6	+2.0	1.7	2.0
Minneapolis-St. Paul	1974	194.47	192.21	199.93	210.09	199.18				878.6	901.8	904.2	921.0	901.4		31.9	38.1
	1975	209.87	209.92	214.80	225.23	214.96	+7.9	15,910	10,652.7	883.3	884.3	874.8	894.1	884.1	-1.9	30.2	32.1
Kansas City	1974	184.37	188.03	195.53	204.14	193.18				540.1	548.8	546.7	549.5	546.3		22.9	25.3
	1975	200.11	205.06	209.26	221.39	208.96	+8.2	15,310	6,626.2	529.4	537.3	536.5	540.8	536.0	-1.9	18.4	23.6
St. Joseph	1974	152.46	161.45	164.31	173.46	162.92				34.0	34.3	35.1	34.6	34.5		1.6	2.0
	1975	180.04	180.88	190.18	191.83	185.73	+14.0	11,692	409.0	33.4	33.6	33.8	34.2	33.8	-2.0	1.3	1.7
St. Louis	1974	191.00	197.27	205.64	206.01	199.98				904.1	898.1	891.0	894.5	896.9		33.4	25.0
	1975	200.13	211.47	217.77	228.80	214.54	+7.3	14,375	11,278.9	864.5	873.6	894.8	907.7	885.2	-1.3	22.2	26.3
Springfield	1974	137.66	141.14	152.10	159.45	147.59				71.8	72.4	67.0	72.5	70.9		3.0	3.3
	1975	154.77	157.05	164.01	163.75	159.90	+8.3	12,032	837.4	69.2	70.1	70.3	71.5	70.3	-0.8	2.9	3.6
Billings ^{b/}	1974	184.43	183.96	193.62	190.64	188.16				35.7	37.1	38.1	38.3	37.3		1.8	2.0
	1975	190.66	184.30	194.28	180.78	187.51	- .3	12,921	422.0	36.5	38.1	39.1	40.4	38.5	+3.2	1.6	1.9
Great Falls ^{b/}	1974	184.43	183.96	193.62	190.64	188.16				26.0	26.7	27.9	27.9	27.1		1.3	1.4
	1975	190.66	184.30	194.28	180.78	187.51	- .3	12,438	367.5	27.0	28.6	29.1	28.6	28.3	+4.4	1.2	1.5
Lincoln	1974	150.82	156.68	163.48	160.08	157.77				83.4	85.7	86.7	88.5	86.1		3.6	5.1
	1975	161.39	160.51	172.85	176.92	167.92	+6.4	13,841	891.7	85.9	86.8	87.0	89.4	87.3	+1.4	3.9	4.7
Omaha	1974	173.14	174.46	180.42	186.76	178.70				232.1	239.6	236.4	237.9	236.5		10.8	12.6
	1975	190.61	196.63	204.81	216.18	202.06	+13.1	14,478	2,829.5	233.1	238.5	238.6	240.8	237.8	+0.5	9.3	10.9
Fargo-Moorhead	1974	151.33	162.67	174.46	173.47	165.48				48.0	49.2	49.6	50.8	49.4		2.4	2.8
	1975	178.15	178.92	182.38	188.63	182.02	+10.0	13,641	569.2	49.6	50.2	50.6	53.0	50.9	+3.0	2.1	2.6
Oklahoma City	1974	161.55	159.34	162.95	172.28	164.03				308.0	311.2	310.3	316.0	311.4		17.4	17.7
	1975	172.47	172.23	178.68	187.77	177.79	+8.4	13,500	3,876.2	309.3	310.4	309.1	313.5	310.6	-0.3	16.0	16.6
Tulsa	1974	162.94	172.77	180.08	188.15	175.99				218.0	221.0	219.0	220.1	219.5		14.6	14.6
	1975	187.10	188.72	195.14	204.99	193.99	+10.2	13,168	2,693.3	221.2	221.9	223.8	226.0	223.2	+1.7	13.3	13.3
Rapid City	1974	NA	NA	NA	NA	NA				22.6	23.5	23.2	23.1	23.1		1.7	1.7
	1975	NA	NA	NA	NA	NA	NA	12,815	375.9	22.9	23.6	23.8	24.2	23.6	+2.2	2.0	1.8
Sioux Falls	1974	200.86	204.35	217.13	211.87	208.55				41.7	42.8	42.8	43.6	42.7		1.7	2.2
	1975	212.50	220.99	222.65	231.73	221.97	+6.4	13,414	423.7	42.3	43.2	43.2	44.1	43.1	+ .9	1.3	2.1
Casper	1974	208.92	218.45	224.50	218.05	217.48				21.6	23.2	23.0	23.5	22.8		1.5	1.9
	1975	226.20	236.66	240.92	252.56	239.09	+9.9	15,563	274.3	23.6	24.2	25.0	24.7	24.4	+7.0	1.7	1.9
Cheyenne	1974	174.04	200.95	168.17	172.81	178.99				22.3	23.9	23.9	24.1	23.6		1.8	2.5
	1975	197.00	177.88	192.11	170.14	184.28	+3.0	14,242	315.1	22.5	23.4	25.5	24.1	23.9	+1.3	1.4	2.0
U.S. Average	1974	169.35	172.54	179.40	183.41	176.18				77,070	78,609	78,722	79,277	78,341		3,711.7	4,055.7
	1975	180.68	185.08	190.24	198.93	188.73	+7.1	NA	NA	75,898	76,631	78,330	78,349	77,302	-1.3	3,273.0	3,460.3
^{a/} Compiled by CAUR from monthly employment and earnings data from state and local offices of the Department of Labor, monthly department store sales from the U.S. Department of Commerce, population (1970) from U.S. Bureau of Census (1975) and National Planning Data Corporation, percent change in population 1974-1975 from Sales Management. Median income and total household income are estimates by CAUR using U.S. Bureau of Economic Analysis 1969 and 1974 employment and wage data. ^{b/} Average weekly income of production workers is for the State of Montana. ^{c/} All but Rapid City, Casper and Cheyenne are Standard Metropolitan Statistical Areas. These three metropolitan areas are included to give representation to all states in the region. ^{d/} Number of employees in contract construction is used to reflect construction activity.																	

Consumption Expenditures

To the extent one can generalize on consumer spending from department store sales data, 1975 was a year characterized by a steady growth in consumer expenditures.² This was more evident for the nation which had a sales growth of 7.6 percent

²The 1975 data on department store sales exclude December. Unofficial figures for December indicate a big month, in which sales exceeded 1974 levels.

than for the urban areas in the region which had a combined sales growth of 5.6 percent. Only seven of the 25 areas had growth rates in sales that exceeded the national average. These were: Sioux City, Topeka, Wichita, Duluth-Superior, Billings, Fargo-Moorhead, and Tulsa.

On a quarterly basis, sales were up for each of the four quarters for the nation and for the region. There were, however, four metropolitan areas (Oklahoma City, Sioux Falls, Omaha and Lincoln) that showed declines during the first quarter of 1975 compared to the first quarter of 1974. All, however, experienced steady growth during the remainder of 1975.

TABLE 1 (Continued)																
SMSA ^{a/}	Activity ^{d/}				Unemployment Rate		Department Store Sales ^{1/}						Population			
	3rd Quarter	4th Quarter (1,000)	Annual	Percent Change	December ^{e/}	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Annual	Percent Change	1970	1975	1970-1975 Percent Change	1974-1975 Percent Change	
Denver-Boulder	45.6 40.9	40.4 37.6	42.5 37.5	-11.8	4.4 5.5	\$ 93,980 95,681	\$ 126,474 129,807	\$ 125,943 131,041	\$ 89,803 94,391	\$ 436,200 450,920	3.4	1,231,070	1,409,601	+14.5	+3.0	
Cedar Rapids	3.7 3.7	3.6 3.7	3.5 3.4	-2.9	2.8 5.4	16,159 16,787	21,080 23,011	21,439 23,060	16,657 17,568	75,335 80,426	6.8	163,213	172,372	+5.6	-1.1	
Des Moines	8.7 8.9	8.0 8.1	7.3 8.1	+11.0	3.6 5.9	23,479 23,705	30,232 31,167	30,421 31,068	24,189 25,342	108,321 111,282	2.7	313,564	336,437	+7.3	-2.7	
Dubuque	1.7 1.2	1.6 1.1	1.4 1.5	+7.1	4.1 7.2	7,953 8,362	10,867 11,679	10,810 11,525	8,694 9,081	38,324 40,647	6.1	90,609	94,282	+4.1	-1.8	
Sioux City	3.5 3.2	3.3 2.9	3.0 3.0	0.0	3.1 5.7	9,844 10,368	12,266 13,853	12,551 13,926	9,463 10,418	44,124 48,565	10.1	116,189	120,619	+3.8	-0.8	
Waterloo-Cedar Falls	2.7 2.7	2.6 2.4	2.3 2.3	0.0	3.4 7.6	11,363 11,723	14,753 15,543	14,951 15,509	11,003 12,388	52,070 55,163	5.9	132,916	136,036	+2.3	-1.0	
Topeka	3.2 2.8	2.7 2.6	3.0 2.6	-13.3	5.9 6.1	11,023 11,373	14,367 16,583	14,156 15,637	10,442 11,064	49,988 54,662	9.4	180,619	185,273	+2.6	-2.9	
Wichita	9.7 8.6	9.4 7.8	9.0 8.4	-6.7	3.4 5.8	19,276 22,359	26,063 29,544	26,625 31,707	19,718 23,153	91,682 106,763	16.4	389,352	382,326	-1.8	-0.2	
Duluth-Superior	2.4 2.4	2.0 1.8	2.0 2.0	0.0	7.5 9.4	13,228 13,595	17,869 20,511	18,736 21,549	13,540 15,274	63,373 70,929	11.9	265,350	266,986	+0.6	+0.4	
Minneapolis-St. Paul	43.6 37.6	41.0 39.7	38.7 34.9	-9.8	5.3 6.3	168,300 171,987	222,560 232,829	212,396 225,916	164,573 175,537	767,829 806,269	5.0	1,965,099	2,043,318	+4.0	+0.3	
Kansas City	28.1 24.0	24.7 22.4	25.3 22.1	-12.6	5.6 8.1	74,170 75,576	99,129 104,558	99,248 107,173	72,885 80,902	345,432 368,209	6.6	1,273,926	1,315,486	+3.3	-1.0	
St. Joseph	2.1 1.9	1.8 1.6	1.9 1.6	-15.8	4.4 5.4	7,348 7,177	9,957 10,020	9,970 10,196	7,027 7,344	34,302 34,737	1.3	98,828	101,495	+2.7	+0.1	
St. Louis	28.3 31.0	24.6 29.9	27.8 27.4	-1.4	7.0 8.4	153,589 157,491	198,203 205,784	189,877 200,177	147,773 162,358	689,442 725,810	5.3	2,410,492	2,370,689	-1.7	-2.7	
Springfield	3.6 3.6	3.3 3.2	3.3 3.3	0.0	5.6 4.9	13,326 13,468	17,174 17,795	18,069 18,707	12,637 13,564	61,206 63,534	3.8	168,053	193,698	+15.3	+4.3	
Billings ^{b/}	2.2 2.4	2.0 2.2	2.0 2.0	0.0	5.4 6.5	5,138 5,744	7,261 8,135	7,701 9,067	5,416 6,770	25,516 29,716	16.5	87,367	97,679	+11.8	+1.7	
Great Falls ^{b/}	1.9 2.1	1.7 1.8	1.6 1.7	+6.3	6.6 8.6	4,496 4,605	6,450 6,195	6,987 6,931	4,706 4,932	22,639 22,663	.1	81,804	88,120	+7.7	+0.7	
Lincoln	5.6 5.0	5.6 5.1	5.0 4.7	-6.0	4.7 4.8	15,600 14,714	19,346 19,164	19,426 20,011	13,972 15,213	68,344 69,102	1.1	167,972	183,051	+9.0	+2.1	
Omaha	11.9 12.1	11.5 12.5	11.7 11.2	-4.3	6.1 7.2	38,058 35,586	50,508 52,034	47,406 50,976	35,317 38,433	171,289 177,029	3.4	542,646	581,120	+7.1	+1.4	
Fargo-Moorhead	3.7 3.4	3.3 3.1	3.1 2.8	-9.7	5.7 4.8 ^{f/}	7,565 8,081	10,448 11,587	11,019 12,434	8,483 9,497	37,515 41,599	10.9	120,261	130,690	+8.7	+0.7	
Oklahoma City	18.7 17.0	17.8 16.5	17.9 16.5	-7.8	4.3 6.5	42,465 42,124	52,498 55,030	53,509 56,660	38,302 40,698	186,774 194,512	4.1	699,092	788,829	+12.8	+2.3	
Tulsa	13.5 13.1	12.8 12.6	13.9 13.1	-5.8	4.0 5.5	29,358 33,034	39,322 43,917	41,001 44,928	29,313 33,177	138,994 155,056	11.6	549,164	587,322	+6.9	+1.7	
Rapid City	1.9 1.8	1.8 1.7	1.8 1.8	0.0	4.8 6.4	NA NA	NA NA	NA NA	NA NA	NA NA	NA	75,967	85,755	+12.9	0.0	
Sioux Falls	2.4 2.9	2.3 2.3	2.2 2.2	0.0	4.2 4.8	8,163 8,124	10,983 11,380	11,303 11,705	8,049 7,729	38,498 38,938	1.1	95,209	98,621	+3.6	+1.0	
Casper	2.0 2.3	1.8 2.0	1.8 2.0	+11.1	3.5 ^{g/} 3.0	NA NA	NA NA	NA NA	NA NA	NA NA	NA	51,264	53,653	+4.7	NA	
Cheyenne	3.0 3.7	2.5 2.3	2.5 2.4	-4.0	4.0 ^{g/} 4.1	NA NA	NA NA	NA NA	NA NA	NA NA	NA	56,360	63,907	+13.4	+6.0	
U.S. Average	4,200.0 3,635.3	4,065.5 3,485.0	4,003.0 3,463.4	-13.5	6.7 7.8 ^{h/}	10,688,000 11,119,000	13,343,000 14,446,000	13,416,000 14,537,000	10,153,000 11,111,000	47,600,000 51,213,000	7.6	203,211.9	212,514.5	+4.6	+0.8	
^{a/} Unemployment rates for December, 1975 are preliminary. ^{f/} January, 1975. ^{g/} November, 1974. ^{h/} Unadjusted. The adjusted rate was 8.3 percent. ^{1/} The fourth quarter sales for October and November only. The 1974-1975 comparisons are for an 11-month time period.																

Income

Three measures of income are presented in this report--average weekly earnings of production workers, median family income and total household income.

While it is commonly noted that many of the nation's population groups have been losing real income during 1975, an examination of the average weekly income gains of production workers in the Region shows that many of the urban areas have been characterized by increases in real income. The average weekly income of production workers in the U.S. was \$189 during 1975, up 7.1 percent from 1974. In the Mid-Continent Region 14 of the 24 urban areas reported average weekly income gains which exceeded the growth for the U.S. The most rapid increases in production worker earnings for 1975 (approximately twice the U.S. rate) were recorded in St. Joseph, Omaha, Wichita and Sioux City. Sioux City's 16.5 percent increase led the region.

Median family income as estimated by CAUR for 1975 shows a range from \$11,692 in St. Joseph to \$15,910 in Minneapolis.³

Total household income for 1975 was estimated at 59 billion dollars for the 25 metropolitan areas of the region.⁴ The household income estimates for the individual areas ranged from 11.3 billion dollars in St. Louis to 274 million dollars in Casper.

Conclusions

This report contains sufficient data to allow generalizations to be made about the health of the Mid-Continent urban economies. First, most areas studied have been characterized by population growth from 1970 to 1975, although 1974-1975 estimates show a number of areas losing population and reversing

this trend.

The data on employment suggest that recovery was under way during the third quarter of 1975. Fourth quarter data indicate that the momentum has slowed. Unemployment is higher in most areas than one year ago. The paradox of high and rising unemployment in areas associated with high and rising levels of wage and salary employment tends to reflect a rise in the labor force participation rate as second and third members of many households seek jobs to maintain income levels or to meet the rising cost of living.

The data in this report suggest that some groups of the nation's population lost real income during 1975. However, in this region real income was up for production workers in many of the urbanized areas.

In respect to income as well as to growth in employment and population, the urbanized areas of the Mid-Continent Region continue to compare favorably to the nation as a whole.

³For each of the 25 metropolitan areas median family income estimates were computed by using the 1969 median family income as reported in the 1970 Census, adjusted upward on the basis of the percentage increase in average wage per worker over the 1969-74 period. The employment and wage data for 1969 and 1974 were supplied to the CAUR by the U.S. Bureau of Economic Analysis. The annual average percentage increase recorded for the 1969-74 period was extrapolated one year to provide the 1975 area estimates. This method assumes the relationship between median family income and average wage per worker in 1969 did not change over the 1969-75 period.

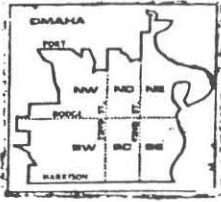
⁴This was accomplished by using a procedure similar to that used for estimating 1975 median family income. Average (mean) household income estimates were applied to estimates of the total number of households as provided to the Center by the National Planning Data Corporation. Population and household estimates by census tract are available for each of the urban areas of the region from National Planning Data Corporation, Box 610, Ithaca, New York 14850.

OMAHA

report includes three additional economic indicators: Residential improvement permits, new truck registrations and water hookups. The 1974-1975 quarterly and annual data are presented in Table 2 and the accompanying charts.

TABLE 2

Omaha Intra-Urban
Demographic & Economic
Indicators



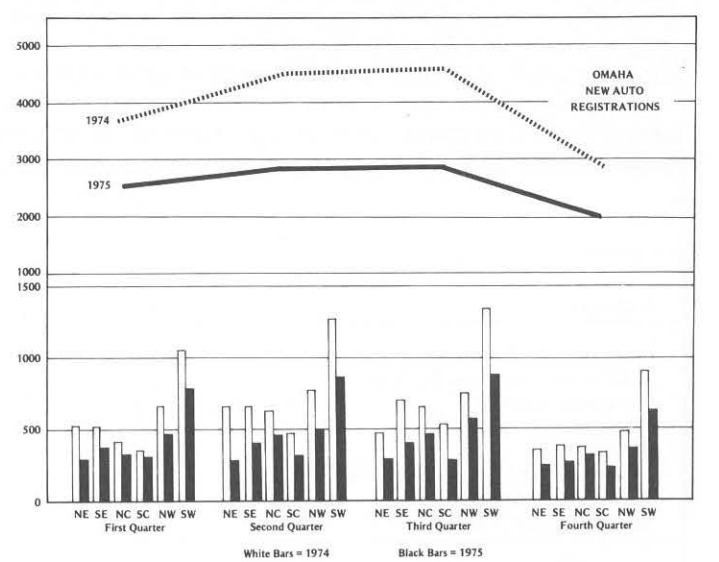
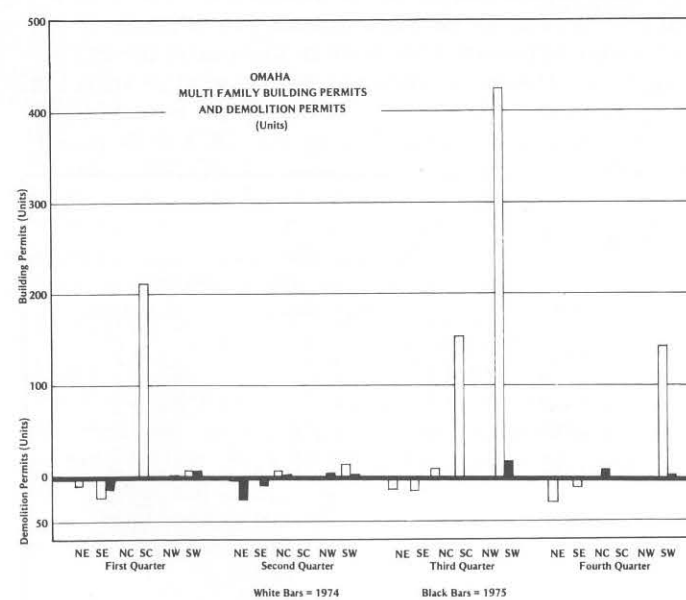
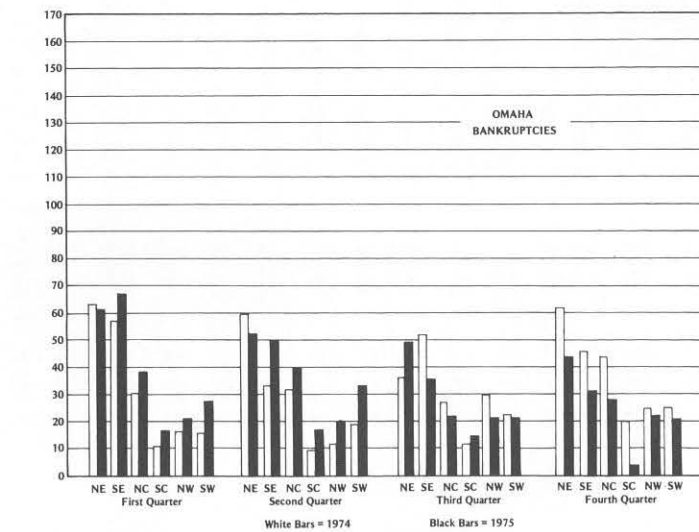
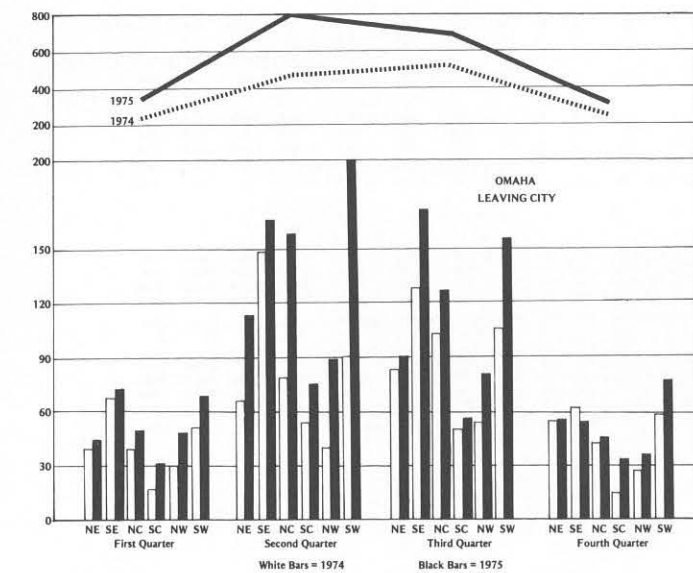
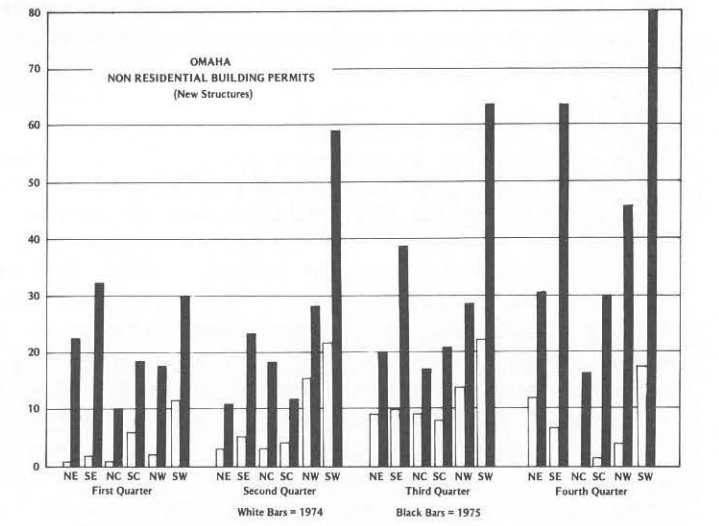
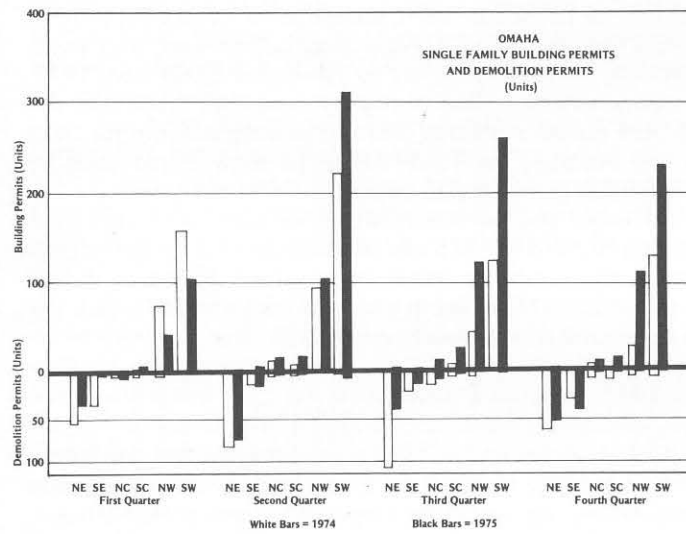
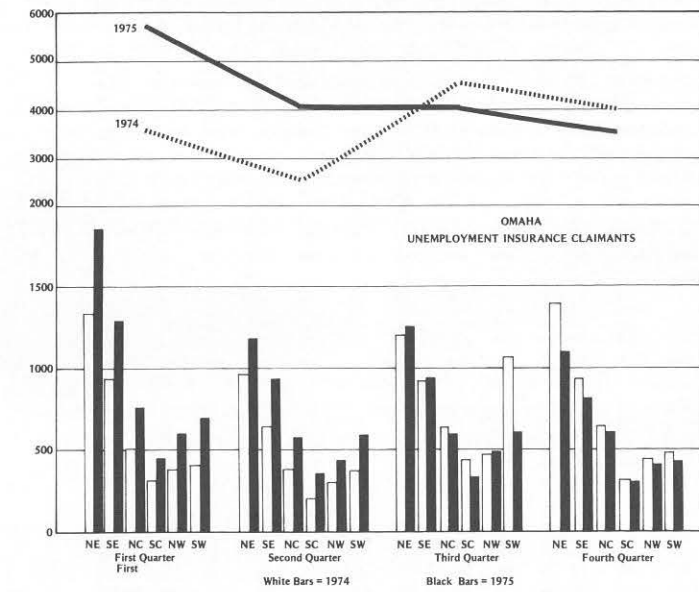
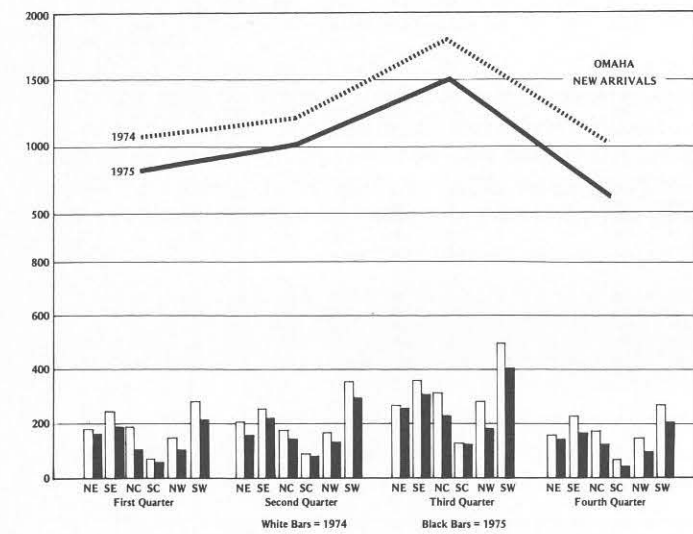
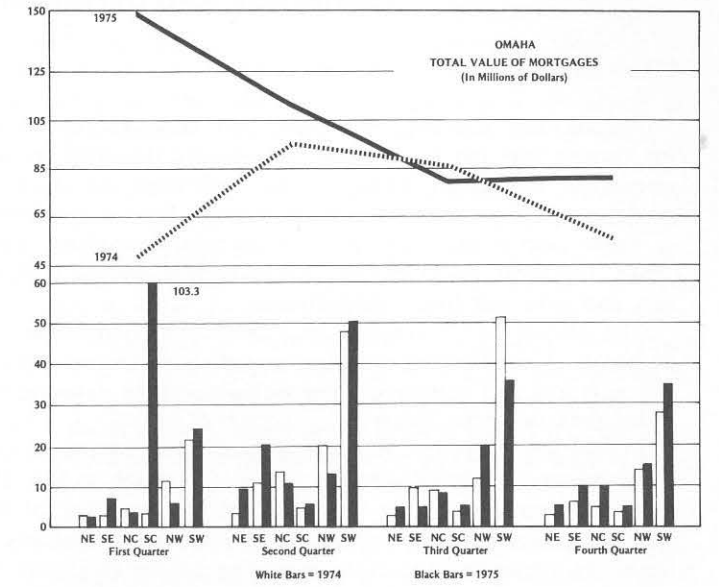
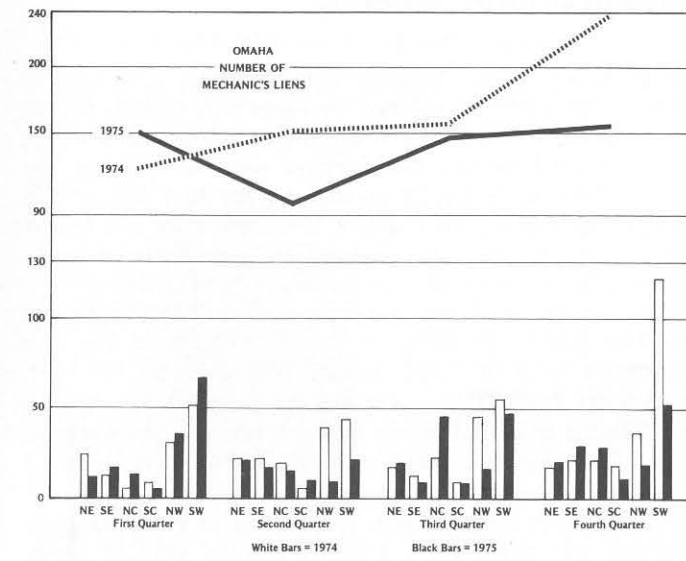
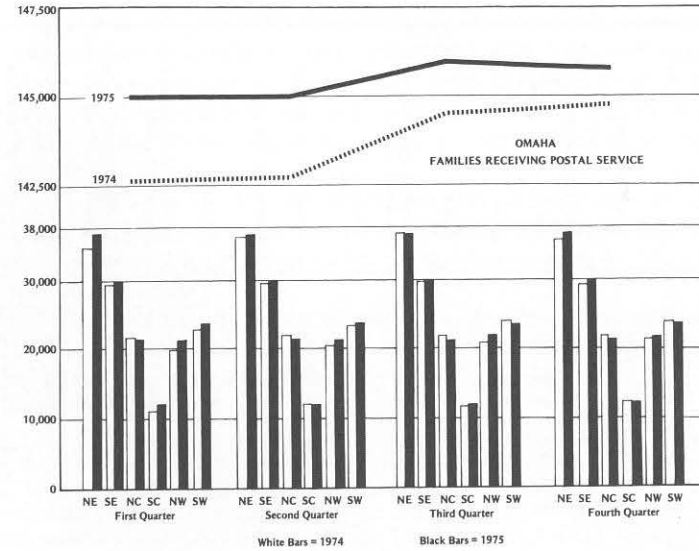
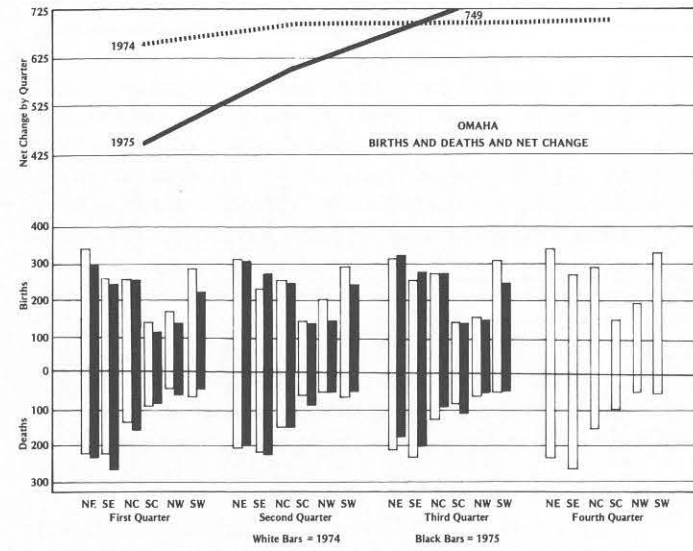
1974
and
1975

	Auto Registrations	Truck Registrations	Bankruptcies	Births	Deaths	Households Out of Subarea Into Other Subareas	Households Into Subarea From Other Subareas	Households Arriving in City	From Address Unknown	Households Leaving City	Building Permits Residential Single-Family (Units)	Building Permits Residential Single-Family (Value)	Building Permits Residential Multi-Family (Units)	Building Permits Residential Multi-Family (Value)	Residential Improvement Permits (Number)	Residential Improvement Permits (Value)	Non-Residential Building Permits (Number)	Non-Residential Building Permits (Value)	Demolition Permits Single-Family (Units)	Demolition Permits Multi-Family (Units)	Mechanics Liens (Number)	Mechanics Liens (Value)	Mortgages (Number)	Mortgages (Value)	Unemployment Insurance Claimants	Businesses Served by U.S. Post Office	Families Served by U.S. Post Office	Water Hookup (Number)
	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(Millions)	(Millions)	(000's)	(000's)	(000's)	(000's)
1974																												
I	538	57	63	337	227	114	81	151	107	40	1	\$ 9	0	\$ 0	NA	NA	1	\$ 25	54	9	24	\$ 48	216	\$ 3.4	1,298	3,367	36.9	NA
II	648	93	60	316	206	139	74	201	161	87	3	32	0	0	NA	NA	3	\$ 20	72	6	22	35	269	3.9	853	3,330	36.8	NA
III	485	103	35	329	220	131	64	269	178	83	4	47	0	0	NA	NA	9	\$ 41,815	104	18	17	104	181	2.7	1,153	5,602	37.4	17
IV	351	64	63	336	240	74	44	164	122	53	-	-	0	0	NA	NA	12	\$ 11,927	67	23	18	32	177	2.8	1,314	5,651	37.2	15
Total	2,022	317	221	1,318	892	458	263	785	568	243	8	\$ 88	0	\$ 0	NA	NA	25	\$ 54,287	297	56	81	\$ 219	843	\$ 12.8	-	-	-	NA
1975																												
I	298	51	62	299	234	152	135	160	159	45	0	\$ 0	0	\$ 0	43	\$ 66	22	\$ 807	32	0	12	\$ 18	135	\$ 2.8	1,864	5,636	37.2	5
II	281	52	53	312	199	225	141	155	277	113	3	35	0	0	125	98	11	713	70	25	22	59	161	9.2	1,305	5,658	37.2	40
III	291	64	49	334	179	183	79	259	263	91	4	39	0	0	129	138	20	521	43	30	20	46	202	5.0	1,237	5,342	37.3	15
IV	245	51	44	NA	NA	104	67	138	167	55	2	23	0	0	78	91	31	5,266	54	8	21	44	256	5.9	1,089	5,570	37.3	11
Total	1,115	218	208	NA	NA	664	422	713	866	304	9	\$ 97	0	\$ 0	375	\$ 393	84	\$ 7,307	199	63	75	\$ 167	754	\$ 22.9	-	-	-	71

TABLE 2 (Continued)

	Auto Registrations	Truck Registrations	Bankruptcies	Births	Deaths	Households Out of Subarea Into Other Subareas	Households Into Subarea From Other Subareas	Households Arriving in City	From Address Unknown	Households Leaving City	Building Permits Residential Single-Family (Units)	Building Permits Residential Single-Family (Value)	Building Permits Residential Multi-Family (Units)	Building Permits Residential Multi-Family (Value)	Residential Improvement Permits (Number)	Residential Improvement Permits (Value)	Non-Residential Building Permits (Number)	Non-Residential Building Permits (Value)	Demolition Permits Single-Family (Units)	Demolition Permits Multi-Family (Units)	Mechanics Liens (Number)	Mechanics Liens (Value)	Mortgages (Number)	Mortgages (Value)	Unemployment Insurance Claimants	Businesses Served by U.S. Post Office	Families Served by U.S. Post Office	Water Hookup (Number)	
											(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(000's)	(Millions)	(Millions)			(000's)		
Southeast Omaha																													
1974																													
I	520	96	56	263	229	114	72	231	138	69	3	\$ 28	0	\$ 0	NA	NA	2	\$ 2,050	31	23	13	\$ 1,235	185	\$ 3.1	922	1,883	30.0	NA	
II	667	164	33	239	236	136	72	252	164	145	1	8	0	0	NA	NA	5	701	12	0	23	87	235	10.5	573	1,878	30.0	NA	
III	701	187	52	263	246	131	73	348	196	127	-	-	0	0	NA	NA	10	1,091	19	17	11	11	175	9.7	830	1,873	30.0	13	
IV	370	90	45	280	267	54	28	219	131	60	1	8	0	0	NA	NA	7	652	25	14	21	39	139	5.8	893	1,882	30.0	10	
Total	2,258	537	186	1,045	978	435	245	1,050	629	401	5	\$ 44	0	\$ 0	NA	NA	24	\$ 4,494	87	54	68	\$ 1,372	734	\$ 29.1	---	---	---	NA	
1975																													
I	386	95	68	246	264	169	96	183	170	73	0	\$ 0	0	\$ 0	67	\$ 79	32	\$ 608	5	14	18	\$ 27	98	\$ 7.4	1,312	1,848	30.0	13	
II	409	82	50	278	230	128	128	223	305	167	7	58	0	0	187	211	24	1,474	16	8	17	51	200	20.1	939	1,797	30.0	14	
III	401	95	37	288	205	161	108	312	236	172	2	27	0	0	191	177	38	3,347	13	0	8	21	222	4.8	859	1,792	30.0	26	
IV	265	74	31	NA	NA	75	54	168	148	54	0	0	0	0	98	101	64	6,205	40	0	28	46	229	10.1	772	1,792	30.0	16	
Total	1,461	346	186	NA	NA	641	386	886	859	466	9	\$ 85	0	\$ 0	543	\$ 568	158	\$ 11,634	74	22	71	\$ 145	749	\$ 42.4	---	---	---	69	
Northcentral Omaha																													
1974																													
I	456	73	31	258	146	139	91	177	85	40	3	\$ 47	0	\$ 0	NA	NA	1	\$ 32	1	0	5	\$ 18	249	\$ 4.7	467	887	21.2	NA	
II	613	101	32	258	150	159	118	168	114	79	16	232	6	56	NA	NA	3	60	1	0	20	83	397	13.6	348	884	21.2	NA	
III	648	109	26	283	131	134	125	308	137	101	2	20	6	48	NA	NA	9	241	7	0	23	21	271	9.0	572	885	21.2	28	
IV	361	61	43	299	163	71	60	175	86	44	11	146	0	0	NA	NA	0	0	4	2	20	43	175	4.1	587	888	21.2	22	
Total	2,078	344	132	1,098	590	503	394	828	422	264	32	\$ 445	12	\$ 104	NA	NA	13	\$ 333	13	2	68	\$ 166	1,092	\$ 31.4	---	---	---	NA	
1975																													
I	320	44	38	262	155	182	129	105	135	49	2	\$ 17	0	\$ 0	39	\$ 43	10	\$ 68	7	0	14	\$ 22	176	\$ 3.5	768	890	21.2	4	
II	452	61	40	251	146	260	186	143	233	158	16	246	2	23	534	2,213	18	1,373	4	0	15	26	345	11.1	575	868	21.2	12	
III	454	49	22	281	91	156	145	227	197	126	12	158	0	0	339	1,180	17	611	10	0	45	75	372	8.5	533	897	21.2	22	
IV	307	54	28	NA	NA	115	78	124	138	46	10	102	10	70	133	270	16	504	3	0	27	55	335	9.5	546	896	21.3	14	
Total	1,533	208	128	NA	NA	713	538	599	703	379	40	\$ 523	12	\$ 93	1,045	\$ 3,706	61	\$ 2,556	24	0	101	\$ 178	1,228	\$ 32.6	---	---	---	52	
Southcentral Omaha																													
1974																													
I	393	74	11	129	92	52	47	69	23	18	1	\$ 10	215	\$ 820	NA	NA	6	\$ 567	3	0	9	\$ 94	154	\$ 3.2	296	692	11.8	NA	
II	479	63	9	149	67	64	90	44	54	11	118	2	20	NA	NA	4	238	3	0	4	40	169	4.3	190	707	11.9	NA		
III	515	96	12	147	88	40	58	122	56	50	11	103	174	927	NA	NA	8	3,945	3	0	7	7	148	4.3	434	699	11.9	33	
IV	330	62	19	161	102	17	32	67	17	14	8	66	0	0	NA	NA	3	105	2	0	18	169	104	2.9	297	713	12.0	16	
Total	1,717	295	51	576	349	159	201	348	140	136	31	\$ 297	391	\$ 1,767	NA	NA	21	\$ 4,955	11	0	38	\$ 310	575	\$ 14.7	---	---	---	NA	
1975																													
I	312	47	17	116	88	59	89	52	56	32	6	\$ 42	0	\$ 0	40	\$ 43	18	\$ 540	0	0	6	\$ 7	96	\$ 103.3	461	692	12.1	10	
II	324	54	17	142	85	129	149	75	73	74	17	180	0	0	167	222	12	763	2	0	9	25	183	6.3	349	696	12.1	30	
III	286	54	14	143	116	75	85	126	80	67	24	249	0	0	165	385	21	1,818	6	0	9	12	187	5.5	344	706	12.1	18	
IV	222	54	4	NA	NA	32	42	39	52	34	14	131	0	0	77	154	30	4,399	5	0	12	23	201	5.9	283	750	12.1	26	
Total	1,144	209	52	NA	NA	295	365	292	261	207	61	\$ 602	0	\$ 0	449	\$ 804	81	\$ 7,520	13	0	36	\$ 67	667	\$ 121.0	---	---	---	84	
Northwest Omaha																													
1974																													
I	664	79	16	172	49	22	84	152	40	30	78	\$ 842	0	\$ 0	NA	NA	2	\$ 125	2	0	31	\$ 122	308	\$ 11.4	345	1,601	20.0	NA	
II	760	92	12	204	50	37	113	154	35	41	91	976	2	22	NA	NA	15	1,197	0	0	39	81	424	18.3	272	1,596	20.2	NA	
III	772	113	29	167	64	38	83	269	51	51	47	480	0	0	NA	NA	14	2,220	3	0	45	894	298	11.2	471	1,620	20.5	57	
IV	469	66	24	200	56	14	44	149	32	24	42	433	0	0	NA	NA	3	134	0	0	36	203	264	14.0	466	1,603	20.9	74	
Total	2,605	360	81	743	219	111	324	724	158	146	258	\$ 2,731	2	\$ 22	NA	NA	34	\$ 3,676	5	0	151	\$ 1,300	1,294	\$ 54.9	---	---	---	NA	
1975																													
I	462	70	21	137	61	31	84	106	50	48	41	\$ 401	2	\$ 19	30	\$ 46	17	\$ 294	2	0	36	\$ 428	193	\$ 6.7	602	1,616	21.1	26	
II	498	77	20	157	57	67	67	167	129	95	89	107	1,203	6	51	152	489	28	691	2	0	10	45	390	13.2	462	1,631	21.2	94
III	567	74	21	158	57	60	130	183	94	82	122	1,279	0	0	121	162	28	4,709	1	0	16	62	410	19.5	476	1,650	21.7	124	
IV	364	54	22	NA	NA	35	70	95	55	36	114	1,243	0	0	86	98	46	1,820	3	0	18	31	382	15.5	441	1,687	21.8	109	
Total	1,891	275	84	NA	NA	193	451	512	295	255	384	\$ 4,126	8	\$ 70	369	\$ 795	119	\$ 7,614	8	0	80	\$ 566	1,375	\$ 54.9	---	---	---	353	
Southwest Omaha																													
1974																													
I	1,083	127	15	295	64	25	91	291	62	52	166	\$ 1,903	6	\$ 64	NA	NA	12	\$ 5,738	1	0	51	\$ 193	584	\$ 21.8	371	1,384	22.7	NA	
II	1,285	141	18	308	71	27	107	355	73	94	230	2,638	17	150	NA	NA	21	3,680	2	0	44	262	896	47.2	324	1,413	22.9	NA	
III	1,340	160	23	317	58	27	98	491	69	114	121	1,416	432	2,050	NA	NA	22	1,744	1	0	54	414	625	50.0	1,047	1,489	23.1	153	
IV	876	154	25	334	64	11	33	260	48	56	129	1,421	155	3,700	NA	NA	18	1,939	2	0	122	856	490	27.2	482	1,551	23.4	180	
Total	4,584	582	81	1,254	257	90	329	1,397	252	316	646	\$ 7,578	610	\$ 5,964	NA	NA	73	\$ 13,101	6	0	271	\$ 1,725	2,595	\$ 146.2	---	---	---	NA	
1975																													
I	795	115	28	223	49	38	98	214	87	69	107	\$ 1,216	8	\$ 132	55	\$ 76	30	\$ 533	2	0	66	\$ 183	426	\$ 24.7	690	1,502	23.4	83	
II	864	137	34	241	55	58	204	293	216	199	311	3,758	27	258	3,980	59	3,667	8	0	23	160	932	50.6	587	1,514	23.4	247		
III	870	152	21	244	51	45	133	411	149	156	262	3,007	18	498	364	2,833	64	5,365	3	0	47	282	952	36.1					

CHARTS OF SELECTED INDICATORS



Introduction

Annual and quarterly economic and demographic trends for Omaha and the six Omaha subareas are discussed in this section of the report. Only selected indicators are used for purposes of this analysis. The discussion focuses on trends in single- and multi-family building permits, mortgages, intra-urban migration, bankruptcies, unemployment insurance claimants and auto and truck registrations.

The permit and mortgage data provide a good indication of trends in the housing industry, including the actual number of residential and commercial transactions and the expectations of builders about the future.

Intra-urban migration provides an indication of the relative attractiveness of the six subareas as places in which to live. The data also provide a good indication of the mobility of the Omaha population, both in terms of ability and willingness to move. Bankruptcies provide an indication of the ability of the population to maintain their life styles, while the number of unemployment insurance claimants provides a good indication of the state of the economy. The data on auto and truck registrations provide an indication of the ability and willingness of consumers to purchase major durable goods and also an indication of future trends in auto-related industries. These purchases are normally the first sacrificed in a downturn and the last to be rejuvenated in an upturn.

1973-1975 Trends

As Table 3 illustrates, the annual trends for the indicators show a mixed picture. On the bright side, the number of mortgages and single-family building permits both were up in 1975, after registering substantial declines in 1974. Although neither reached its 1973 level, the 44 percent increase (1974-1975) in single-family permits shows some optimism in the housing market and the 11 percent increase (1974-1975) in mortgage activity provides some justification for this optimism.

Most of the 1975 revival can be traced to the last two quarters. Comparing 1975 quarterly totals with their respective 1974 quarterly totals, the following patterns emerge: (1) single-family building permits were down 38 percent in the first quarter and then registered increases of 31 percent, 30 percent and 95 percent for the last three quarters as compared to the respective 1974 quarters; and (2) the number of mortgages was down 34 percent and seven percent in the first two quarters of 1975 and then increased by 38 percent and 67 percent in the last two quarters as compared to the respective 1974 quarters.

Changes in the number of bankruptcy cases and unemployment insurance claimants also provide evidence of economic

recovery during 1975. Totaling 495 in 1973, bankruptcies jumped to 752 in 1974 and then increased only slightly to 762 in 1975. Of more significance is the 1974-1975 quarterly trend. First and second quarter bankruptcies were both above the respective 1974 totals (up 22 percent for the first quarter and 31 percent for the second quarter), while the third and fourth quarters of 1975 were characterized by reductions of seven percent and 32 percent from their respective 1974 quarters.

The number of unemployment insurance claimants peaked in the first quarter of 1975, up almost 2,000 from the first quarter 1974 total of 3,700. Second quarter totals for 1975 were also up from 1974 indicating the recession was still in force. Both the third and fourth quarters, however, were characterized by 11 percent reductions in the number of claimants, a sign that economic recovery had started to take place.

On the bleak side, however, the number of auto and truck registrations and multi-family building permits were all down again in 1975. On a quarterly basis, the 1975 totals were below the 1974 totals for each of the quarters, and there was no evidence of improvement in the latter part of 1975. The largest drop was registered for multi-family building permits, a reflection of the serious problems developers encountered in filling their units during 1973 and 1974. Only 54 multi-family units were authorized by permits in 1975, compared to 1,015 units in 1974 and 1,791 units in 1973. Auto registrations were also down substantially in 1975, declining by more than 5,000 from 1974. This compares with a drop of slightly more than 2,500 over the 1973-1974 period. Although data on truck registrations for 1973 were not available, the 1974-1975 series shows a reduction in registrations of more than 25 percent.

It should also be noted that a good portion of the revival in housing demand in 1975 can be accounted for by the internal migration of households. While "intra-urban" migration slowed over the 1973-1974 period, it picked up again in 1975 with the total moves of 2,659 approaching the 1973 total.

1973-1975 Subarea Trends

A look at the subarea trends demonstrates that the eastern portion of the City continues to be plagued by an out-migration of population, an aging housing stock, and a less affluent population. Central Omaha is in better shape with the southern section, in particular, showing evidence of stability and growth. Western Omaha continues to be the most affluent sector with a continued expansion in its housing stock and population. The following sections provide more detail on the subarea trends.

Northeast Omaha. A continued trend toward an aging and declining housing stock and net out-migration is particularly evident in Northeast Omaha. During the 1973-1975 period,

only 24 single-family units and two multi-family units were authorized by building permits for the area. In contrast, demolition permits were authorized for 753 single-family units and 165 multi-family units during the same period. The net change, then, was a decline of 729 single-family units and 163 multi-family units.

The number of mortgages declined by 19 percent from 1973 to 1974, a decline consistent with the trend for Omaha which was down by 22 percent. However, while the total number of mortgages for Omaha increased during the 1974-1975 period, it continued to decline in Northeast Omaha (down 11 percent). At the same time, householders migrated out of the subarea to other areas within Omaha in each of the three years. In 1973 there was a net migration loss to other areas of 278 households. Although this dropped to 195 households in 1974, it rose again in 1975 to 242 households.

Auto registration trends also illustrate that area residents were hit particularly hard by the downturn of the economy. Registrations dropped by 22 percent in 1974 (versus an Omaha average of 14 percent) and again by 45 percent in 1975 (versus an Omaha average of 33 percent).

The bright spots for the area were that the number of bankruptcy cases declined over the 1974-1975 period and the number of unemployment insurance claimants declined in the fourth quarter of 1975. Yet, this should be tempered by the facts that absolute number of bankruptcy cases and unemployment insurance claimants is greater for the Northeast sector than for any other subarea.

Southeast Omaha. Southeast Omaha didn't fare much better. The net loss of households from intra-urban migration was, in fact, even larger than that registered for the Northeast. Over the 1973-1975 period, there was a net loss of 766 households from intra-urban migration in Southeast Omaha versus 715 in Northeast Omaha.

The number of single- and multi-family building permits in conjunction with demolition permits point to a continued aging of the housing stock. Twenty-nine single family units and 134 multi-family units (all in 1973) were authorized by building permits during the 1973-1975 period. During this same period, demolition permits were authorized for 244 single-family units and 142 multi-family units.

The decline in auto registrations was somewhat less severe than in Northeast Omaha, approximating the average for Omaha. On the bright side for the area, the number of bankruptcy cases stabilized and the number of mortgages increased since 1974. Further, unemployment insurance claimants were fewer in the fourth quarter of 1975 than in the fourth quarter of 1974.

Northcentral Omaha. Indicators for Northcentral Omaha were more positive than for the eastern section, but less positive than for the other subareas. Single-family building permits, for example, declined sharply in 1974 but showed a semblance of recovery in 1975. The percentage decline from 1973 to 1974, however, was somewhat higher than the Omaha average (64 percent versus 53 percent) while the percentage increase from 1974 to 1975 was somewhat lower than the Omaha average (25 percent versus 44 percent).

The trend in mortgage activity was almost identical to the Omaha average, dropping by 27 percent in the 1973-1974 period and increasing by 12 percent in the 1974-1975 period. The number of bankruptcy cases and unemployment insurance claimants leveled off in 1975 and the trend in auto registrations also followed the Omaha average.

The general preference toward residing in the area from the standpoint of Omaha residents--still appears to be negative.

A net loss of householders from intra-urban migration was recorded for each of the three years, with the 1975 loss being 60 percent greater than the 1974 loss (175 households versus 109).

Southcentral Omaha. Compared to the Omaha totals, the indicators for Southcentral Omaha showed a less severe drop in the 1973-1974 period, and a somewhat stronger recovery since 1974. For example, the 1973-1974 period was characterized by a smaller percentage decline in single-family building permits in this sector than for Omaha as a whole (34 percent versus 53 percent). Further, the sector was characterized by an increase of about 200 percent in multi-family units authorized by permits (from 132 to 391) while the total for Omaha dropped by 43 percent (from 1,791 to 1,015) during the same period. Since 1974, the number of single-family permits almost doubled while no multi-family units were authorized by permits, following suit with the remainder of Omaha.

The increase in single-family permits, a revival in mortgage activity and a net increase in households from intra-urban migration points to a stable and moderate growth for the area in 1976.

Northwest Omaha. The most striking change in the Northwest has been the reduction in multi-family units authorized by building permits (from 797 in 1973 to 8 in 1975). The number of single-family permits also dropped substantially during the 1973-1974 period (from 814 to 258). This trend, however, was reversed with 384 permits issued in 1975. Mortgage activity showed the same general trend but much less variance, dropping 21 percent from the 1973-1974 period and increasing slightly since then.

The number of unemployment insurance claimants increased over 70 percent from the first half of 1974 to the first half of 1975. As with the other sectors, this trend was reversed in the last half of 1975 with the number of claimants about equal to the 1974 level.

A positive in-migration from intra-urban householder movement shows the subarea is still a growth sector.

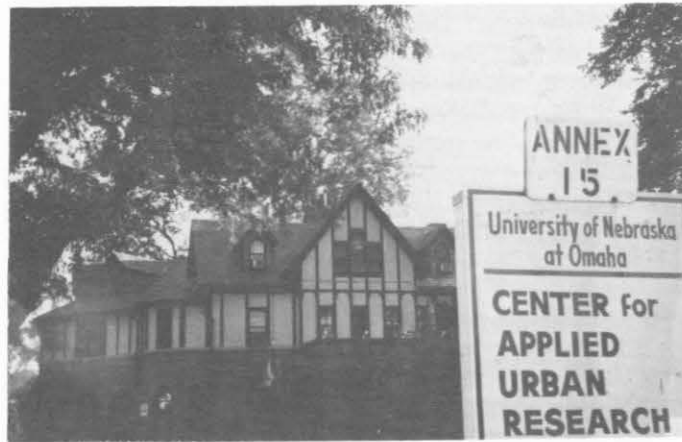
Southwest Omaha. The housing market in this subarea has been the strongest among all subareas in Omaha. In 1973, for example, over half of Omaha's total single-family building permits (1,094 versus 2,062) were authorized in this subarea. While Omaha's total single-family permits were down in both 1974 and 1975, nearly two of every three single-family building permits were authorized in Southwest Omaha. Similar trends are found in multi-family building permits.

Although all of the subareas suffered a drop in auto registrations over the three-year period, the 1973-1974 decline in this area was only eight percent. However, unemployment became a problem for this sector along with the rest of Omaha. For example, the first half figures on unemployment insurance claimants were up more than 80 percent from the first half of 1974. This trend reversed in the last half and the sector appeared well on the way to maintaining its status as the most viable sector of the six subareas.

TABLE 3 1973-1975 TRENDS IN SELECTED INDICATORS					
Indicator	1973	1974	1975	Percent Change	
				1973-1974	1974-1975
Single-Family Building Permits	2,062	980	1,415	-52.5	+44.4
Multi-Family Building Permits	1,791	1,015	54	-43.3	-94.7
Mortgages-Total	9,154	7,133	7,932	-22.1	+11.2
Intra-Urban Migration ^{a/}	2,697	1,756	2,659	-34.9	+51.4
Bankruptcies	495	752	762	+51.9	+1.3
Unemployment Insurance Claimants ^{b/}	3,239	4,039	3,576	+24.7	-11.5
Auto Registrations	17,829	15,324	10,296	-14.1	-32.8
Truck Registrations	NA	2,425	1,779	NA	-26.6
^{a/} From one subarea to another. ^{b/} Fourth quarter comparisons.					

STUDIES COMPLETED AT THE CENTER FOR APPLIED URBAN RESEARCH

(January 1973 - February 1976)



Occupational Estimates and Projections for the Omaha SMSA. January 1973.

Education Profile: Omaha and the State. April 1973.

A Comment on the Health Delivery System in the Omaha Area. April 1973.

A Study of the Omaha Area Delivery System for Social Welfare, Health, Education, Employment, Courts, Law and Recreation. April 1973.

"An Analysis of the Explanatory Value of Education on Observed Differences in Occupational and Income Distributions of Black and White Workers in the Omaha SMSA." *RAUR*, August 1973.

"Issues in School Desegregation." *RAUR*, September 1973.

"Comments on General Revenue Sharing." *RAUR*, September 1973.

Nebraska Population Projections, State, County, Region, and Town, 1975-2020. September 1973.

Special Incentives for Attracting Commercial, Industrial and Housing Investments into the Missouri Riverfront Development Project Area. December 1973.

"Changes in Family Income for the Omaha Metropolitan Area, 1959-1973." *RAUR*, November 1973.

"Neighborhood Mobilization in Black Omaha: Some Observations." *RAUR*, November 1973.

Housing and Community Development in the Nebraska-Iowa Riverfront Development Project Area. December 1973.

Economic Impact of the University of Nebraska at Omaha on the Omaha Economy. 1974.

Pottawattamie County Population Projections 1975-2020. 1974.

"Revenue Sharing and the New Federalism." *RAUR*, January 1974.

"Omaha's Changing Profile." *RAUR*, February 1974.

"Public Transit Service: A Survey of Public Opinion." *RAUR*, February 1974.

"Nebraska State Highway-User Revenue: Its Distribution to Local Governments." *RAUR*, March 1974.

"Retail Trade Growth in the Omaha SMSA." *RAUR*, March 1974.

"The Need for Retail Stores in Omaha: A Survey of Public Opinion." *RAUR*, March 1974.

"Regional Planning: Omaha in the International Context." *RAUR*, April 1974.

"Freeway Planning as a Process of Social Change." *RAUR*, April 1974.

"Omaha Public Schools and the Desegregation Issue: A Survey of Public Opinion." *RAUR*, April 1974.

"An Overview of Education in Nebraska and the Omaha Area." *RAUR*, May 1974.

"Taxes and State Financing of Local Schools: A Survey of Public Opinion." *RAUR*, May 1974.

"Development of a System of Intra-Urban Business Indicators for Omaha." *RAUR*, June 1974.

"Omaha-Council Bluffs Border Tax Issue." *RAUR*, July 1974.

"Some Comments on the Pattern of Residential Mobility Within Omaha." *RAUR*, July 1974.

"Attitudes Toward the Construction of an Urban Expressway: The North Omaha Case." *RAUR*, September 1974.

"Housing Act of 1974." *RAUR*, October 1974.

"Growth in Greater Omaha: A Survey of Public Opinion." *RAUR*, October 1974.

"Net In-Commuter Patterns to the Douglas County Urban Core and to the Omaha CBD." *RAUR*, November 1974.

"Comparisons of Personal Income and Earnings in Lincoln, Omaha and Sioux City Metropolitan Areas: 1962 and 1972." *RAUR*, November 1974.

"Relocation Impact of North Freeway Alternatives." *RAUR*, December 1974.

"The Housing and Community Development Act of 1974: The Small Community." *RAUR*, January 1975.

"The Use of Housing and Community Development Funds: A Survey of Public Opinion." *RAUR*, January 1975.

"Omaha, 1973 and 1974: And a Look Ahead." *RAUR*, February 1975.

"Unemployment in Omaha and Characteristics of Omaha's Unemployment Insurance Claimants." *RAUR*, February 1975.

"A Case Study of Crime at the South Side Terrace Housing Development." *RAUR*, April 1975.

"Omaha Price Index." *RAUR*, May 1975.

"Taxing Services in Nebraska--A Revenue Forecast." *RAUR*, June 1975.

"The Impact of Crime on Omaha Businesses." *RAUR*, June 1975.

Recreational Activities and Facilities Needs. June 1975.

The Sanitary and Improvement District as a Mechanism for Urban Development. June 1975.

Community Development Needs in Rural Nebraska and Iowa. June 1975.

"Community Development Needs in Rural Nebraska." *RAUR*, July 1975.

"Omaha Intra-Urban Demographic and Economic Indicators--First and Second Quarters 1975." *RAUR*, August 1975.

"Education in Nebraska--Fifth Annual Report." *RAUR*, September 1975.

"An Overview of Research Needs on the Minority Group Aged." *RAUR*, September 1975.

An Evaluation of the Recommended Omaha City Budget for 1976. August 1975.

Manpower Needs in the Omaha SMSA. September 1975.

An Analysis of Omaha's Comprehensive Manpower Program. October 1975.

"A Case Study of Property Tax Assessment Variation in Omaha." *RAUR*, October 1975.

"Is Omaha Ready for a Containerized Shipping Facility." *RAUR*, November 1975.

WHAT IS CAUR?

The Center for Applied Urban Research (CAUR) is a part of the College of Public Affairs and Community Service of the University of Nebraska at Omaha. The primary goal of the Center is to contribute to the solution of problems plaguing urban society. To achieve this, the following objectives have been established:

- to conduct research
- to provide technical assistance and consultation to governmental and other agencies
- to collect and disseminate data on urban conditions
- to contribute to the educational experience of students

The Center's research staff of nine full-time professionals include six Ph.D.'s (in Economics, Geography, Political Science, and Statistics) and a senior government official on assignment from the U.S. Department of Housing and Urban Development. Graduate and under-graduate

"Roll-Call Cohesion of the Omaha Metropolitan Area Delegations in the 1975 Session of the Nebraska State Legislature." *RAUR*, November 1975.

"Attitudes Toward State and Local Government Expenditure and Taxation Policies." *RAUR*, December 1975.

"Community Problems and Needs: A Survey of Public Opinion." *RAUR*, January 1976.

"The Changing Distribution of Omaha's Office Space." *RAUR*, January 1976.

Housing and Business Investment in Nebraska. February 1976.

students with training in urban planning, sociology, public administration and other urban-related skills, as well as faculty members from other departments of the University of Nebraska and Creighton University, are available to the Center as needed for various research projects.

The Center has a full-time urban information and statistical data coordinator and its own library containing over 5,000 documents concerned with urban Nebraska, the Mid-Continent and the United States.

The research staff serves on city, state, regional and national advisory committees and boards to make available the Center's research findings and conclusions to decisions on urban problems.

Research findings are published monthly by the Center as a public service and distributed free in Nebraska. Annual subscription rate outside Nebraska is \$3.60.

REVIEW OF APPLIED URBAN RESEARCH

Vol. 4

February 1976

No. 2

Published monthly by the Center for Applied Urban Research as a public service and mailed free upon request in Nebraska. Annual subscription rate outside Nebraska \$3.60. 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
Robert P. McCune, *Interim Dean*

CENTER FOR APPLIED URBAN RESEARCH
Ralph H. Todd, *Director/Editor*

David W. Hinton, William B. Rogers, *Senior Research Fellows*
Murray Frost, Gary K. Higgs, Paul S. T. Lee,
Armin K. Ludwig, *Research Associates*
Linda Ferring, *Assistant Editor/Interviewer*
Thomas C. Moss, *Research Assistant*
Margaret A. Hein, *Urban Data Base Coordinator/Interviewer*
Joyce Carson, Donna Dillenback, Betty Mayhew, *Clerical*

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