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AN ANALYSIS OF SELECTED SOCIO-ECONOMIC CENSUS
CHARACTERISTICS FOR OMAHA, NEBRASKA : 1950-1970

by

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Major Professor

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INTRODUCTION

The recent influx of people into the urban areas of our nation has added a new dimension to the role of the city and also to the responsibilities that a city has towards its people. The changing social, economic, and political characteristics brought to the city by the new in-migrants have substantially altered previous development patterns within cities. This new phase of the urbanization process is at present a political, social, economic, and psychological fact of life, as are the problems that permeate from it. The Advisory Commission of Intergovernmental Relations recently stated:

To describe the United States as an urban nation is to state the obvious. To tick off aggregate statistics indicating urban growth is to quote the first or second paragraph of nearly any speech or article dealing with a major domestic problem. To describe the first item on the nation's agenda of unfinished domestic business as "the urban crisis" is merely to state a truism.¹

The urban population of the United States now represents approximately two-thirds of the total population, and if trends continue the percentage will grow even higher in the future. In fact, by the year 2000 it is estimated that 85% of all persons will live in urban areas. Perhaps a more overriding projection is that by the year 2000, 91.5% of all non-Whites will live in the urban areas of the United States, as compared to 72.4% in 1960.² The significance of such figures lies not only in their one-sidedness, but also in the problems they foreshadow for our nation's cities.

While the facts and figures all point to a steady increase in movement to urban areas throughout the United States, the percentage of the total

urban population living within the central cities has just as steadily declined.³ Thus, another important aspect of the process of changing city characteristics is beginning to make its presence felt. How are the central cities supposed to cope with the loss of both people and resources to the urban fringes? With the loss of a large portion of its tax base, the central city will continue to find it more and more difficult to support and maintain its already aged infrastructure. The core of the central city has experienced many of the same problems in relation to the central city as a whole, as has the central city in its relationship with the urban fringe. Loss of population, influx of non-Whites, economic decline, and housing decay are all factors affecting the development of a city.

The urbanization process and its resulting problems have not been unique to the growing megalopolises of the East and West coasts. Although no New York or Los Angeles in size, the city of Omaha, Nebraska, does share many of the same problems with these two giants. In 1950 the city of Omaha contained 251,117 people. Of the total population, 93.3% were White, while only 6.7% were classified as non-White.⁴ In 1960 the total population of Omaha had risen to 301,598, of which 91.2% were White and 8.8% were non-White.⁵ The latest Census, in 1970, has shown that there are 347,328 persons residing within the city limits of Omaha. Non-Whites made up 10.6% of the population in 1970, with Whites accounting for the other 89.4%.⁶ As can be seen from the above figures, Omaha is growing, and the proportions of non-Whites is getting larger with each subsequent ten year time span. Although race is not in itself a problem, the conflicts resulting from racial mixtures and racial imbalances do pose problems. Though the problems of racial conflict and growing population have not hit Omaha as hard as other cities, they are still very much

contributing factors in the city's past, present, and future growth.

The problems posed by the changing characteristics of Omaha are not only sociological, political, or economic in nature. These problems transcend the traditional bounds of each of these fields of study, as do their solutions. The planning profession has been the tool through which solutions to many of the problems of the city have been undertaken. If the planner is to be able to react quickly and accurately to the problems afflicting his or her city, then he or she must have a working knowledge of past, present, and future trends within the city. The great influx of people into the urbanized areas of the United States and the changing socio-economic characteristics of these people has led to the formation of a large gap between statistical figures used for planning and the "real world" situation. It is impossible to plan for people if the population, housing, and economic characteristics of these people are misunderstood or misinterpreted. Every large urban center, and many of the smaller ones, have within the past two decades experienced a growing concern with such city-wide matters as overcrowding, minority group economic problems, and urban waste due to large areas of vacant or unlivable housing. These cities and their planning staffs are in need of a systematic statistical review of how and why their populations have been changing, along with an up-to-date analysis of what conditions are at present. A determination must also be made as to which of the many varied factors of urban life are directly responsible for the indices of urban decline. With these tools, the people of the city, their elected representatives, and the planning staff can better know the failures of the past, and hopefully, be better informed so as not to make the same mistakes again.

PURPOSE

This study was carried out with two distinct, yet related, purposes in mind. First, it attempts to meet, in part, the demand for factual information concerning trends in population, housing, and economic characteristics for Omaha, Nebraska. The extent of this demand is indicated by the large number of inquiries on these subjects directed to the Omaha City Planning Department and other city and private agencies. Although the data presented in this study are available in published sources, their collation and accurate interpretation are tasks that often involve greater resources of time and analytical skill than the citizen or official has at his disposal. The tables and charts in this report are designed to give the reader the ability to make comparative analyses of data by census tract in a quick and comprehensive manner.

The second purpose of the study is to explore the relationships between factors of race and the other population, housing, and economic census characteristics as presented in the report. Although this "case study" is not intended or considered to be "typical," there is no doubt that many of the trends and relationships observed in Omaha have counterparts in other urban areas. This study of certain census characteristics for Omaha, it is hoped, will provide a number of suggestive hypotheses and develop some analytical techniques that will be useful to other cities.

By using a combination of the two above mentioned purposes, this study attempts to provide a base of factual knowledge which can be used for decision making purposes. Such a study would provide the Omaha City Planning Department, the Center for Urban Affairs at the University of Nebraska at Omaha, the Mayor's Office of Economic Development, and all interested persons in the city of Omaha with a census-based statistical analysis of where problem areas in the city have in the past been located and where they are at present, along

with answers to the question of whether or not certain areas of the city have been overlooked in planning. By basing the study on the United States Census material, and by using the census tract as the base for measurement, the ability to continue the study into future years, while retaining continuity, will be greatly enhanced.

SCOPE

There will be five chapters in this paper. Each chapter will deal with a different aspect of the study. However, each chapter will be directly related in some ways to the others in content and conclusions. It is impossible to be concerned with an analysis of socio-economic characteristics without some overlap in relationships taking place.

Chapter I of this paper is devoted to a discussion of the general methodology used in the formulation of the study. All restraints on the scope of the report are explored, and definitions of each census characteristic used in the study are provided in this chapter.

Chapter II is devoted to an analysis of selected population characteristics by census tract for the city limits of Omaha. Data is presented for the census years 1950 to 1970, with an investigation of past trends, present conditions, and probable future direction.

Chapters III and IV are almost identical in structure to that of Chapter II except that Chapter III is concerned with selected housing characteristics, and Chapter IV deals with designated economic attributes.

Chapter V focuses on the techniques of simple correlation and factor analysis and their use in determining the existence of relationships between the various factors studied in the earlier chapters. Special emphasis is given to the role of race and its relationship to the social and economic

indices of inadequate planning as put forth in the report. Results of the statistical analysis provide a way of determining where planning problem areas are located, as well as indicate lines of attack that may provide solutions to the problems brought on by the intricate interdependencies of these elements.

CHAPTER I

METHODOLOGY

The purpose of this chapter is to describe the general methodology used in the formulation of the following sections of the report. The chapter delineates the scope of the problem, explains all constraints put on this study, and defines all pertinent census terms used in the report. Specifically, this chapter deals with the content of Chapters II, III, and IV and their attempt to provide a factual review of selected socio-economic census characteristics in Omaha for the period 1950 to 1970. All methodology concerned with the statistical concepts of simple correlation and factor analysis and their relationships to the study of Omaha's census data will be presented later in Chapter V, along with the findings of the study itself.

Census Characteristics

The following is a list of the population, housing, and economic characteristics that are studied and analyzed in the rest of the report:

1) Population

- a) total population
- b) total and percentage White
- c) total and percentage non-White
- d) total and percentage under twenty years of age
- e) total and percentage sixty-five years of age and over

2) Housing

- a) total number of housing units
- b) total and percentage of owner occupied housing units
- c) total and percentage of renter occupied housing units
- d) total and percentage of vacant housing units
- e) Percentage of housing units having 1.01 or more persons per room

- f) median house value
- g) median contract rent

3) Economic

- a) median family income
- b) percentage of civilian labor force unemployed

The decision to include each of the above mentioned terms in the report was based on two criteria. The first criteria was that each term must represent an important factor that would generally affect planning decisions within that given area. For example, a planner would probably be more concerned with the proportion of persons in each census tract that are under twenty and over sixty-five than he would be with the in-between age groups. Special type plans must be made to accomodate the needs of both the young and the old, while all of the other age groups can generally be planned for as an entity. The second criteria was that each term must remain consistent throughout the twenty year period of the study. Each term presented in the 1950 Census must also be found in the 1960 and 1970 Censuses with little or no variation in definition.

Definitions⁷

All of the terms studied in this report are taken directly from the dicennial United States Censuses for Omaha, Nebraska, for the time span of 1950 to 1970. The following are the definitions for the census characteristics that are to be used throughout the rest of this study.

Census Tract

Census tracts are small areas of land into which cities are divided for statistical purposes. Tract boundaries are established by a joint effort of the local community and the Bureau of the Census. Tract boundaries were generally designed to be relatively uniform

with respect to population characteristics, economic status, and living conditions and were established with the intention of being maintained over a long period of time.

Suppressed Data

In order to avoid the disclosure of information concerning individuals or housing units, characteristics other than value and rent are not shown for a census tract if there are four or fewer persons or housing units in the tract. Data on rent is not shown if there are four or fewer renter-occupied nonfarm housing units. Likewise, data on house value is not presented if there are four or fewer owner-occupied housing units of the type for which value is being presented.

Total Population

Total population includes all persons of every age, sex, and race determined to be a resident of the tract at the time of the survey.

Percent of Whites

The total population of each census tract in 1950, 1960, and 1970 is available in the census tract bulletins for those years as is the total White population for each tract. The White population includes persons of Mexican birth or ancestry who were not definitely Indian or of other non-White race. The percent of the population that is White is found by dividing the total number of Whites per census tract by the total population of that tract.

Percent of non-Whites

The non-White population consists of two separate categories. The first category consists of those persons classified as Negroes. According to the census, the term Negroes includes persons of Negro

and of mixed Negro and White descent along with persons of mixed Indian and Negro descent, unless the Indian ancestry very definitely predominates, or unless the person is regarded as an Indian in the community. The second category consists of those persons classified as "other races" by the Census. Among persons of "other races" are American Indians, Chinese, Japanese, Filipinos, Koreans, Asian Indians, and Malaysians. The percentage of population that is non-White is found by adding the total of Negroes and "other races" for each census tract and dividing that total by the total population of that tract.

Percent of Persons Under Twenty Years of Age

All age classifications are based on the age of the person in completed years as of the date of his enumeration by the Census. The percentage of persons under twenty years of age is the sum total of all those persons listed by the Census for the years 1950, 1960, and 1970 whose ages were under twenty, divided by the total number of all persons for those years.

Percent of Persons Sixty-five Years of Age and Over

The number of persons listed by census tract as being sixty-five years of age and over was divided by the total number of all persons in each tract in order to find the percentage of the population in this age classification.

Housing Unit

A housing unit is any house, apartment or other group of rooms, or a single room that is occupied or intended for occupancy as separate living quarters, that is, when the occupants do not live and eat

with any other persons in the structure, and there is either

- 1) direct access from the outside or through a common hall, or
- 2) a kitchen or cooking equipment for the exclusive use of the occupants of the unit.

Occupied Housing Unit

If a unit was the usual place of residence for the person or group of persons living in it at the time of enumeration, it was considered to be occupied. Included are units where the occupants were only temporarily absent due to vacation or for other similar reasons.

Vacant Housing Unit

If there were no persons living in a unit at the time of enumeration, the unit was considered to be vacant. This category also includes units that were considered to be dilapidated or seasonal in nature.

Persons Per Room

"Persons per room" was computed for each occupied housing unit by dividing the number of persons by the number of rooms in the unit. Overcrowding is generally believed to have taken place when there are 1.01 or more persons per room in a given unit.

House Value

The value of a unit is the amount which the owner estimates that his property, including all land that belongs to it, would sell for under normal conditions. Owners were also asked the price for vacant units.

Contract Monthly Rent

Contract monthly rent is the amount of rent paid by the renter at the time of enumeration, regardless of whether the price includes furniture, utilities, or personal services. Monthly rent for vacant

units is the amount asked by the owner at the time of enumeration.

Units which were occupied rent-free were not included.

Family Income

Each family is classified by the income of all of its members.

Income is defined as the sum of money received from wages or salary, net income from the operation of a farm, business, or profession, net income from rents or lodgers, royalties, periodic income from trust funds or insurance policies, and governmental payments. The figures represent the amount of income before deductions for personal income tax, social security, etc.

Percent of Civilian Labor Force Unemployed

The number of unemployed persons was divided by the total civilian labor force in order to obtain the percentage of the civilian labor force which was unemployed. A person was classified as unemployed if he was fourteen years old or over and not at work but looking for work.

Data is presented as a total, percent, or median depending on the category and the desired statistical analysis. All figures are presented in two different formats. First, the figures are put in table form with listings by each census tract for the years 1950, 1960, and 1970. Second, data is graphically displayed by the use of maps. A map showing census tracts and city limits for Omaha was prepared for each census year and for each characteristic used in the study. In constructing the maps, the data was classified into four intervals, and each tract was color coded to show which interval of data was present in the tract.

Scope and Limitations

All data for the study was prepared only for those portions of area that lie within the city limits of Omaha, Nebraska, as delineated by the United States Census for the years 1950 to 1970. There are several reasons why only area within the city limits was used for the study. First, it is almost impossible to draw arbitrary boundaries other than city limits when studying the city. Second, the city limits are the general planning boundary for the city. True, the city does do long range planning for areas beyond its immediate city limits. However, the integrity of the planning function is determined in almost every case by the homogeneity of the city itself. Third, by using the city limits as a base, an ongoing analysis of the growth of the city can be obtained now and for years to come.

All data was compiled by census tract or by that portion of the census tract that is within the city limits of Omaha. The census tract was chosen as the area for statistical analysis because it represents an area of land small enough to highlight peculiarities within a given area, while being large enough to point to overall trends in relation to the city as a whole. Another important reason for the use of the census tract in this study is pointed up in a statement of the Bureau of the Census:

One of the objectives of providing statistics by tracts is to preserve comparability. Keeping tract boundaries unchanged from census to census makes possible the study of changes in social and economic characteristics of neighborhoods. Though the character of the people and land use within a tract may change with time, the principle of permanent boundaries is ordinarily given priority over the principle of internal homogeneity.⁸

The census tract provides the continuity and comparability necessary if a study of this type is to be meaningful.

The last factor that limits the scope of the study has to do with the

time span for the report. The year 1950 was used as the starting point for the study of census characteristics for Omaha because that was the year in which the city was first tracted. The use of 1970 as the termination census year was done with the hope that the latest available information from the census could be analyzed and used to make up-to-date comparisons with the data from the other years. While most of the needed data for 1970 was available at the time this report was written, there were several areas where complete comparisons for the entire twenty year study period were impossible. Data concerning "median family income" and "number of persons unemployed" was not available from 1970 Census figures released as of April 1, 1972. It is sincerely hoped that such figures will be available soon so that they can be an integral part of any further studies done as corollarys to this report.

CHAPTER II

POPULATION CHARACTERISTICS

The characteristics of population distribution, racial composition, and age-dependency status are all important factors in helping to determine planning decisions for a given area. The planner and all concerned governmental officials need to know for whom they are making decisions if such solutions are to be valid and meaningful.

Three categories of population characteristics were chosen for this study, and each was based on the belief that it represented a significant attribute with which the planner in an urban setting must be concerned. The first category that will be explored in this chapter is the total population by census tract for Omaha. The second category combines the total and percent of Whites by census tract with the total and percent of non-Whites. The number and percent of persons under twenty years of age and of persons sixty-five years of age and over combine to make up the third category that was studied for the 1950-1970 time span.

Total Population

Total population was chosen as one of the study characteristics in order that trends in the dispersal of the population of Omaha could be shown. Total population is not necessarily an index of an area being unplanned or underplanned for in the past or at present. However, shifts in population over time can provide the planner with general conclusions as to where people want to live within the city. By coupling the shifts in popula-

TABLE 1.—Total population by census tract for the Omaha city limits: 1950-1970^a

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
2	5,302 ^b	5,560	5,536	31	4,818	5,117	4,350
3	3,508	3,364	3,254	32	4,799	4,173	2,703
4	2,221	3,295	3,040	33	5,453	4,979	3,110
5	20	2,218	2,173	34.01	4,814	5,021	4,622
6	4,009	3,834	3,573	34.02	.. ^c	3,340	2,954
7	4,266	4,421	3,142	35	1,723	4,344	5,501
8	4,542	4,905	4,004	36	5,655	5,795	5,476
9	4,587	3,089	1,959	37	3,614	3,723	3,473
10	2,835	3,260	2,177	38	5,581	5,430	5,457
11	4,510	4,713	2,538	39	3,789	3,579	2,756
12	4,447	3,679	2,241	40	4,638	4,214	2,573
13.01	3,503	2,173	1,448	41	3,612	2,104	1,326
13.02	.. ^c	1,292	720	42	2,894	2,629	1,894
14	1,615	1,042	653	43	4,336	4,023	3,248
15	3,034	2,376	1,212	44	3,095	2,758	2,201
16	6,503	5,752	2,755	45	3,482	3,506	3,912
17	5,955	3,243	1,566	46	1,872	2,112	2,269
18	4,649	2,577	1,700	47	2,366	2,846	2,912
19	4,366	3,061	2,408	48	4,950	4,995	5,522
20	4,563	4,122	3,357	49	5,454	5,644	5,859
21	4,122	3,736	2,648	50	5,423	5,535	5,173
22	3,321	2,952	2,542	51	4,406	4,201	4,079
23	3,041	2,832	3,244	52	2,331	3,836	3,410
24	4,536	4,205	3,312	53	2,751	4,080	3,197
25	3,852	3,660	3,004	54	4,378	4,734	4,379
26	2,907	2,654	2,359	55	5,194	6,258	6,414
27	3,193	2,930	2,540	56	4,911	5,406	5,374
28	3,677	3,811	3,628	57	4,478	6,050	5,627
29	7,634	6,862	5,408	58	4,331	5,433	5,782
30	6,503	8,147	7,581	59.01	6,627	3,589	3,471

TABLE 1—Continued

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
59.02	... ^c	4,178	3,854	68.02	... ^e	... ^d	3,639
60	5,074	6,277	5,972	69.01	... ^e	7,157	7,758
61.01	2,421	2,257	3,450	69.02	... ^e	... ^d	8,854
61.02	... ^c	5,537	6,139	70	... ^e	5,628	9,890
62.01	4,716	704	923	71	... ^e	5,624	7,551
62.02	... ^c	5,643	6,130	74.02	... ^e	... ^e	9,681
63	... ^e	3,596	8,042	74.03	... ^e	... ^e	1,546
64	... ^e	7,204	6,952	74.04	... ^e	... ^e	2,532
65.01	... ^e	... ^e	6,740	74.06	... ^e	... ^e	1,659
65.02	... ^e	... ^e	3,749	74.07	... ^e	... ^e	3,120
66	... ^e	6,552	12,190	74.08	... ^e	... ^e	4,342
67.01	... ^e	3,820	5,035	74.10	... ^e	... ^e	127
67.02	... ^e	... ^d	1,883	74.12	... ^e	... ^e	4,087
68.01	... ^e	5,193	6,733				

^aCalculated from: U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1950 (Washington: U.S. Government Printing Office), Vol. III, Census Tract Statistics, Chapter 40, pp. 7-10. U.S. Department of Commerce, Bureau of the Census, U.S. Censuses of Population and Housing: 1960 (Washington: U.S. Government Printing Office), Census Tracts, Final Report PHC (1)-112, pp. 15-20. U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1970 (Washington: U.S. Government Printing Office), First Count Summary Tape, Omaha, Nebraska.

^bCensus tract #1 contained only five persons in 1950, and in 1960 the tract was incorporated as part of tract #2. Therefore, for the sake of continuity, 1950 data for census tracts #1 and #2 have been combined and listed as census tract #2.

^cCensus tracts 13, 34, 59, 61, and 62 were not subdivided until 1960. Therefore, 1950 data for the entire tract is listed under 13.01, 34.01, 59.01, 61.01, and 62.01.

^dCensus tracts 67, 68, and 69 were not subdivided until 1970. Therefore, 1960 data for the entire tract is listed under 67.01, 68.01, and 69.01.

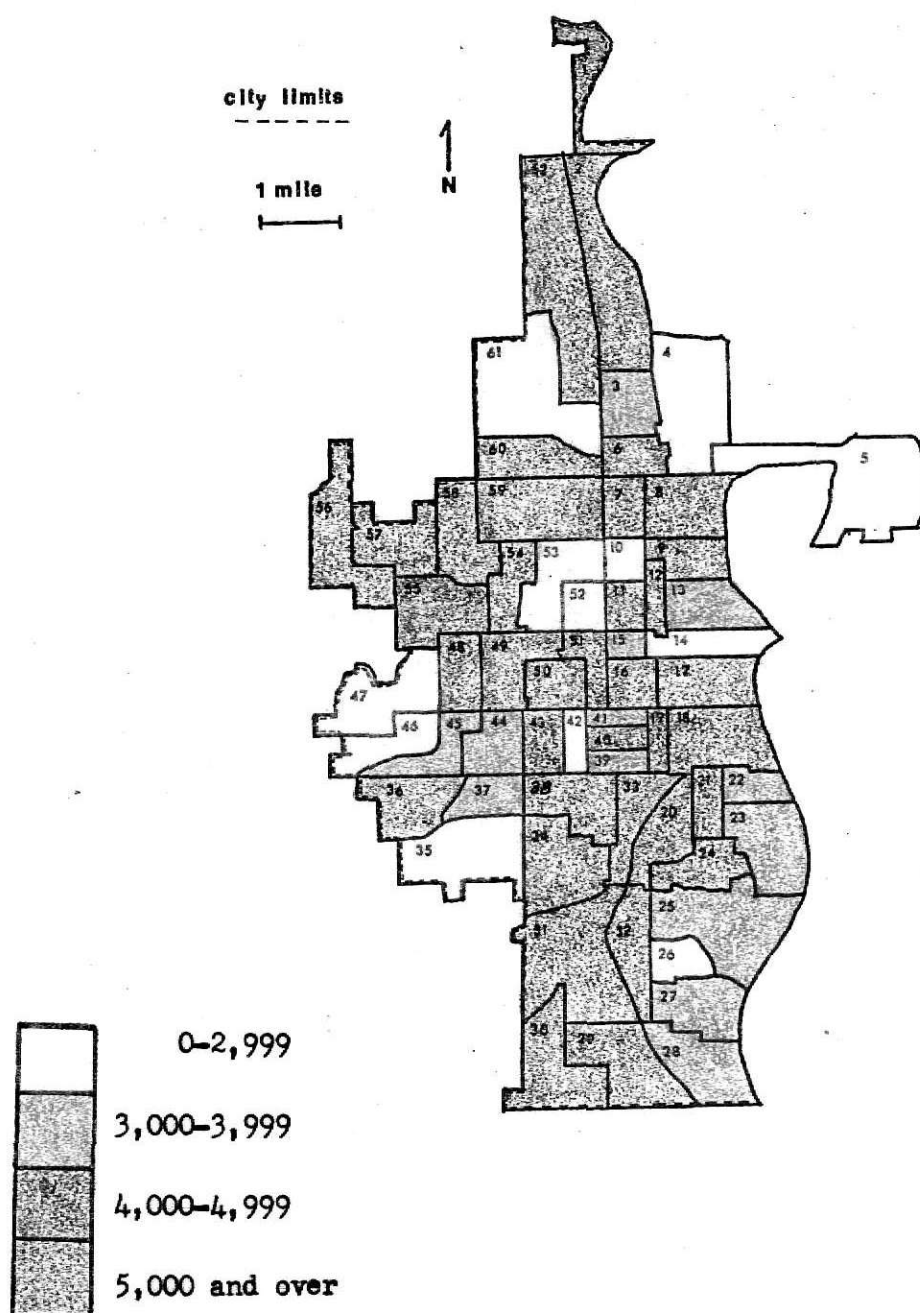
^eCensus tract not within city limits.

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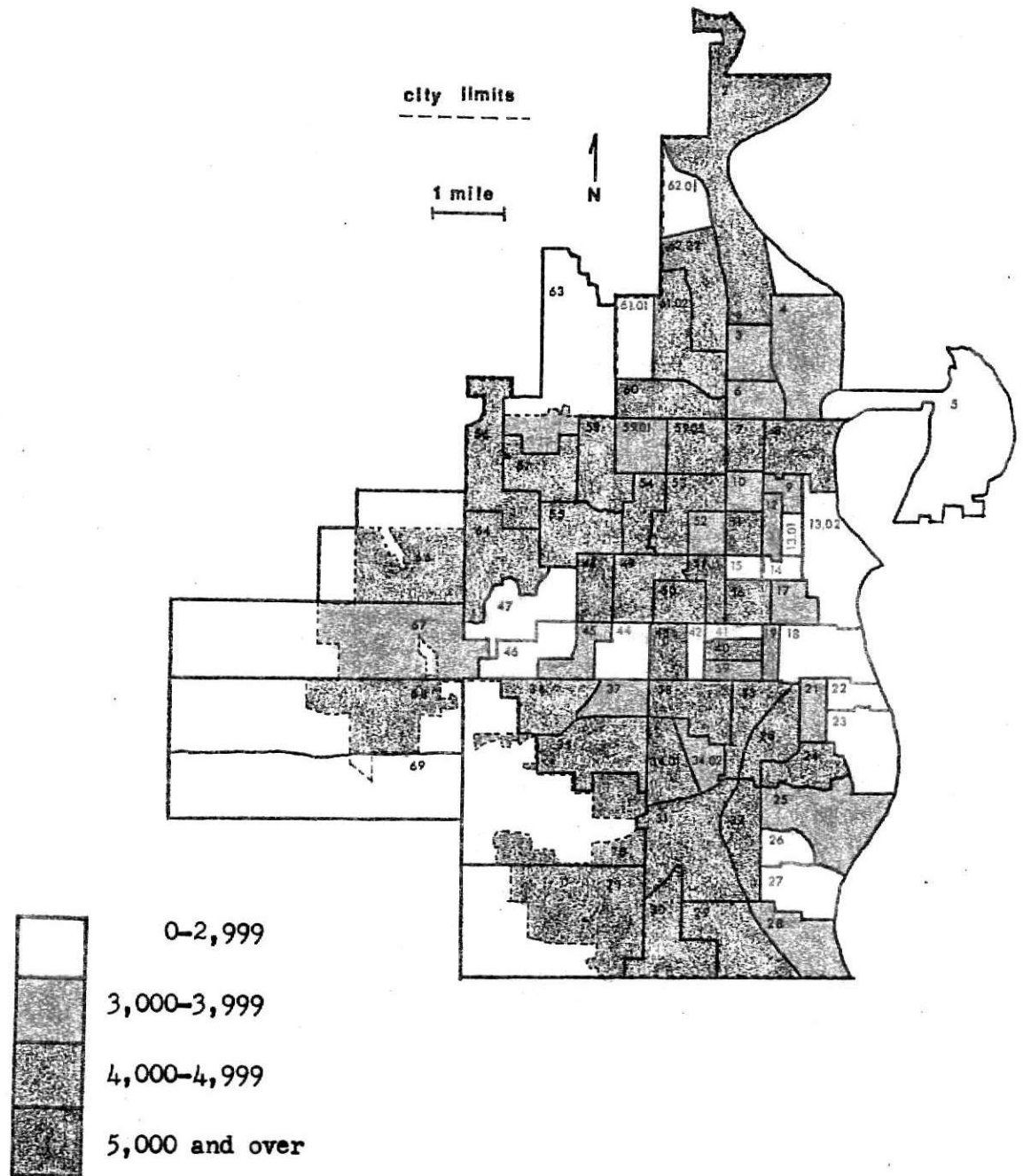
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Map 1.—Total population by census tract for the Omaha city limits: 1950^a



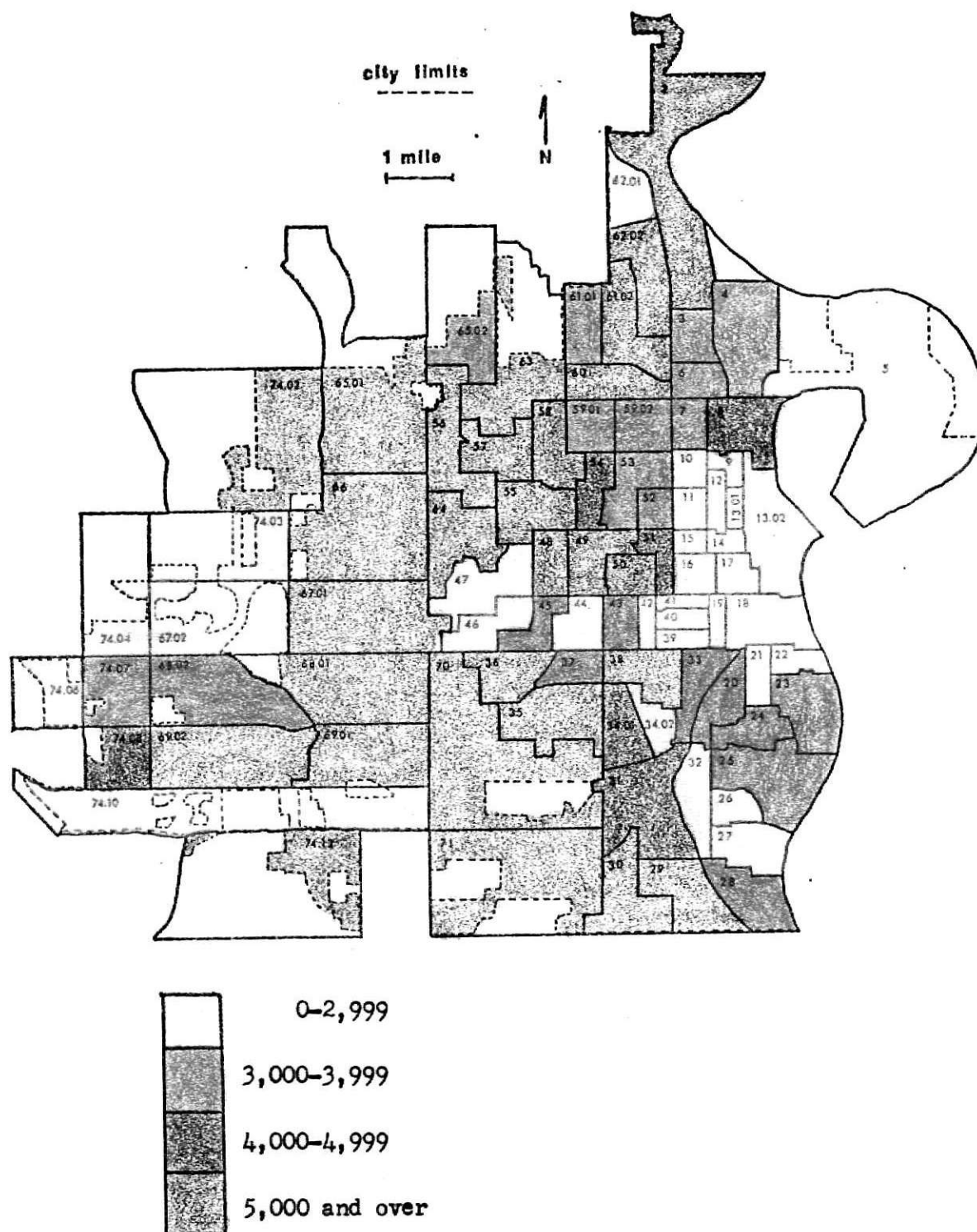
^aPrepared from data presented in Table 1.

Map 2.—Total population by census tract for the Omaha city limits: 1960^a



^a Prepared from data presented in Table 1.

Map 3.—Total population by census tract for the Omaha city limits: 1970^a



^aPrepared from data presented in Table 1.

tion with the trends of other census characteristics such as vacant housing and median family income, it can be established whether or not there exist definite relationships between population movement and indices of socioeconomic decline.

The distribution of population in Omaha in 1950 shows no clear-cut patterns of development. The reason for a lack of clear-cut patterns is due in a large part to the fact that 1950 was the first year in which the city was tracted.⁹ The population criteria used by the Bureau of the Census in delineating census tracts in 1950 was that each tract should ideally contain a total population between 3,000 and 6,000 persons.¹⁰ Therefore, there is generally little differentiation between the total number of persons in each tract. The one notable exception is that census tract #5 only contained twenty persons as tracted in 1950. The geographical uniqueness of the tract, however, more or less dictated that it be a separate entity and not a part of some other census tract. Tract #5 is situated in a low lying area of the city and is generally bordered on the east by the Missouri River and on the south by Carter Lake and portions of Carter Lake, Iowa. The tract is isolated from direct contact with the city except for one narrow strip of land. This sense of isolationism made the tract unique and brought a specific type of homogeneity to the area.

In 1960 a more visible pattern of population movement within the city can be identified. Census tracts 3, 6, 9, 12, 13.01, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29, 32, 33, 38, 39, 40, 41, 42, 43, 44, and 51 all lost population between 1950 and 1960. A survey of these census tracts shows that every tract that lost population was located in the eastern half of the city. Omaha's growth over the years has generally been from the

Missouri River (the eastern boundary of the city) westward. Thus, the eastern section of the city has been the oldest section of Omaha for many years. Population decline seems to be closely related to the age of the census tract.

Map 2 graphically displays the shift in population and shows that the fringe areas of Omaha generally have a greater concentration of persons in each census tract than do the areas in the core of the city. The concentration is even more significant when it is realized that the totals for several of the tracts represent only that portion of the census tract that is within the city limits. Totals would be much higher if figures for the entire tract were included.

Figures for the 1970 Census continue to show the same pattern of growth at the western fringes and decline of the eastern core area. Between 1960 and 1970 fifty-one census tracts lost population, and of this total twenty-eight were tracts that had also lost population during the 1950 to 1960 decade. Only two tracts that had lost total population in the 1950-1960 time span gained population between 1960 and 1970. These two tracts were #23 and #38, and their increases were slight. Map 3 depicts the emptying out of the central core area, especially in tracts 9-19 and 39-42. The map also portrays the build up of people in the west. The inclusion of several additional census tracts in the 1970 Census added to the sprawl of the city and continued the pattern of fringe expansion.

In summation, the pattern of population movement in Omaha from 1950 to 1970 has been very distinct. The core of the city has consistently lost people to the western, so called "suburban," parts of the city. If this growth continues in the same manner, it is valid to assume that the central

part of the core area may someday become a wasteland with few inhabitants. Continued growth to the west can also be expected, with the area between the western fringe and the core area becoming one of transition.

Race

Race was broken down into two separate categories. These two categories were White and non-White. The distribution of Whites and non-Whites is fairly well dichotomized and follows generally the overall trends in population movement for the city. Maps 4, 5, and 6 show the percentage of Whites by census tract, while Maps 7, 8, and 9 show the percentage of non-Whites by census tract for Omaha. Race was chosen as one of the study factors so that a comparison could be made over the twenty year span of the relationships between the two racial categories and the other socio-economic characteristics. The correlation analysis and factor analysis presented in Chapter V will explore these relationships in detail.

Whites have always dominated the population picture in Omaha, but in recent decades the percentage of the total population that is White has been declining. In 1950 Whites comprised 93.2% of the entire population of the city, but in 1960 the percentage of Whites was down to 91.2%. The 1970 figures show an even further drop to 89.4% of the population. Although this decline has been constant over the last thirty years, Omaha is still very predominantly White.

Map 4 displays the dominance of the White population. Of the sixty-two census tracts in 1950, fifty-three had total populations that were 90% or more White. All but four tracts had total populations that were 60% or more White.

In 1960 the continued dominance is shown by Map 5. Over two-thirds of

TABLE 2.—Total white population by census tract for the Omaha city limits:
1950-1970^a

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
2	5,301 ^b	5,557	5,457	31	4,811	5,113	4,335
3	3,505	3,356	2,850	32	4,672	4,074	2,647
4	2,187	3,260	2,987	33	5,447	4,962	3,078
5	20	2,169	2,062	34.01	4,811	5,010	4,590
6	4,005	3,829	2,271	34.02	.. ^c	3,334	2,950
7	4,103	1,540	452	35	1,723	4,342	5,482
8	4,530	2,230	554	36	5,654	5,788	5,441
9	4,348	1,105	296	37	3,614	3,722	3,467
10	550	238	63	38	5,539	5,393	5,332
11	149	310	153	39	3,779	3,562	2,718
12	1,617	1,242	111	40	4,622	4,192	2,487
13.01	2,980	1,051	340	41	3,594	2,069	1,307
13.02	.. ^c	1,276	535	42	2,873	2,626	1,885
14	1,018	566	234	43	4,306	3,986	3,205
15	998	528	188	44	3,093	2,742	2,184
16	6,427	5,641	2,633	45	3,473	3,502	3,888
17	5,817	2,986	1,404	46	1,870	2,105	2,263
18	4,421	2,443	1,502	47	2,350	2,830	2,897
19	4,287	3,036	2,331	48	4,935	4,984	5,480
20	4,526	4,106	3,318	49	5,443	5,625	5,666
21	4,011	3,623	2,572	50	5,377	5,518	5,125
22	3,212	2,913	2,508	51	4,376	4,189	2,756
23	3,027	2,812	3,219	52	2,096	2,402	649
24	4,524	4,198	3,299	53	2,366	3,404	1,430
25	3,851	3,659	2,985	54	4,360	4,731	3,292
26	2,872	2,632	2,327	55	5,185	6,248	6,377
27	3,186	2,922	2,503	56	4,910	5,397	5,360
28	3,637	3,758	3,539	57	4,464	6,032	5,612
29	6,181	5,532	4,046	58	4,326	5,429	5,578
30	6,475	8,126	7,511	59.01	6,202	3,577	1,632

TABLE 2--Continued

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
59.02	... ^c	3,642	792	68.02	... ^e	... ^d	3,634
60	5,073	6,265	5,308	69.01	... ^e	157	7,746
61.01	2,416	2,255	3,272	69.02	... ^e	... ^d	8,826
61.02	... ^c	5,520	5,638	70	... ^e	5,614	9,819
62.01	4,710	704	914	71	... ^e	5,574	7,484
62.02	... ^c	5,642	6,005	74.02	... ^e	... ^e	9,617
63	... ^e	3,588	7,840	74.03	... ^e	... ^e	1,542
64	... ^e	7,190	6,891	74.04	... ^e	... ^e	2,521
65.01	... ^e	... ^e	6,700	74.06	... ^e	... ^e	1,657
65.02	... ^e	... ^e	3,686	74.07	... ^e	... ^e	3,109
66	... ^e	6,549	12,115	74.08	... ^e	... ^e	4,304
67.01	... ^e	3,824	5,022	74.10	... ^e	... ^e	127
67.02	... ^e	... ^d	1,876	74.12	... ^e	... ^e	4,072
68.01	... ^e	5,184	6,715				

^a Calculated from: U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1950 (Washington: U.S. Government Printing Office), Vol. III, Census Tract Statistics, Chapter 40, pp. 7-10. U.S. Department of Commerce, Bureau of the Census, U.S. Censuses of Population and Housing: 1960 (Washington: U.S. Government Printing Office), Census Tracts, Final Report PHC (1)-112, pp. 15-20. U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1970 (Washington: U.S. Government Printing Office), First Count Summary Tape, Omaha, Nebraska.

^b Census tract #1 contained only five persons in 1950, and in 1960 the tract was incorporated as part of tract #2. Therefore, for the sake of continuity, 1950 data for census tracts #1 and #2 have been combined and listed as census tract #2.

^c Census tracts 13, 34, 59, 61, and 62 were not subdivided until 1960. Therefore, 1950 data for the entire tract is listed under 13.01, 34.01, 59.01, 61.01, and 62.01.

^d Census tracts 67, 68, and 69 were not subdivided until 1970. Therefore, 1960 data for the entire tract is listed under 67.01, 68.01, and 69.01.

^e Census tract not within city limits.

TABLE 3.—Percent of Whites by census tract for the Omaha city limits: 1950-1970^a

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
2	99.9 ^b	99.9	98.6	31	99.8	99.9	99.6
3	99.9	99.8	87.6	32	97.3	97.6	97.9
4	98.4	98.9	98.2	33	99.9	99.6	99.0
5	99.9	97.8	94.9	34.01	99.9	99.8	99.3
6	99.9	99.9	63.6	34.02	... ^c	99.8	99.9
7	96.2	34.8	14.4	35	100.0	99.9	99.6
8	99.7	47.3	13.8	36	99.9	99.9	99.4
9	94.8	35.7	15.1	37	100.0	99.9	99.8
10	19.4	7.3	2.9	38	99.2	99.3	97.7
11	3.3	6.5	6.0	39	99.7	99.5	98.6
12	36.4	33.7	5.0	40	99.6	99.5	96.7
13.01	85.1	48.3	23.5	41	99.5	98.3	98.6
13.02	... ^c	98.7	74.3	42	99.3	99.9	99.5
14	63.0	54.3	35.8	43	99.3	99.1	98.7
15	32.9	22.2	15.5	44	99.9	99.4	99.2
16	98.8	98.0	95.6	45	99.7	99.8	99.4
17	97.7	92.0	89.7	46	99.9	99.7	99.7
18	95.1	94.8	88.3	47	99.3	99.4	99.5
19	98.2	99.2	96.8	48	99.7	99.8	99.2
20	99.2	99.6	98.8	49	99.8	99.7	96.7
21	97.3	96.9	97.1	50	99.1	99.7	99.1
22	99.4	98.7	98.7	51	99.3	99.7	67.6
23	99.5	99.3	99.2	52	89.9	62.6	19.0
24	99.7	99.8	99.6	53	86.0	83.4	44.7
25	99.9	99.9	99.4	54	99.5	99.9	75.2
26	98.8	99.1	98.6	55	99.8	99.8	99.4
27	99.8	99.7	98.5	56	99.9	99.8	99.7
28	98.9	98.6	97.5	57	99.7	99.7	99.7
29	80.9	80.6	74.8	58	99.9	99.9	96.5
30	99.6	99.7	99.1	59.01	93.5	99.6	47.0

TABLE 3--Continued

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
59.02	.. ^c	87.1	20.5	68.02	.. ^e	.. ^d	99.9
60	99.9	99.8	88.9	69.01	.. ^e	100.0	99.8
61.01	99.8	99.9	94.8	69.02	.. ^e	.. ^d	99.7
61.02	.. ^c	99.7	91.8	70	.. ^e	99.7	99.3
62.01	99.9	100.0	99.0	71	.. ^e	99.1	99.1
62.02	.. ^c	99.9	98.0	74.02	.. ^e	.. ^e	99.3
63	.. ^e	99.7	97.5	74.03	.. ^e	.. ^e	99.7
64	.. ^e	99.8	99.1	74.04	.. ^e	.. ^e	99.6
65.01	.. ^e	.. ^e	99.4	74.06	.. ^e	.. ^e	99.9
65.02	.. ^e	.. ^e	98.3	74.07	.. ^e	.. ^e	99.6
66	.. ^e	99.9	99.4	74.08	.. ^e	.. ^e	99.1
67.01	.. ^e	99.8	99.7	74.10	.. ^e	.. ^e	100.0
67.02	.. ^e	.. ^d	99.6	74.12	.. ^e	.. ^e	99.6
68.01	.. ^e	99.8	99.7				

^aCalculated from: U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1950 (Washington: U.S. Government Printing Office), Vol. III, Census Tract Statistics, Chapter 40, pp. 7-10. U.S. Department of Commerce, Bureau of the Census, U.S. Censuses of Population and Housing: 1960 (Washington: U.S. Government Printing Office), Census Tracts, Final Report PHC (1)-112, pp. 15-20. U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1970 (Washington: U.S. Government Printing Office), First Count Summary Tape, Omaha, Nebraska.

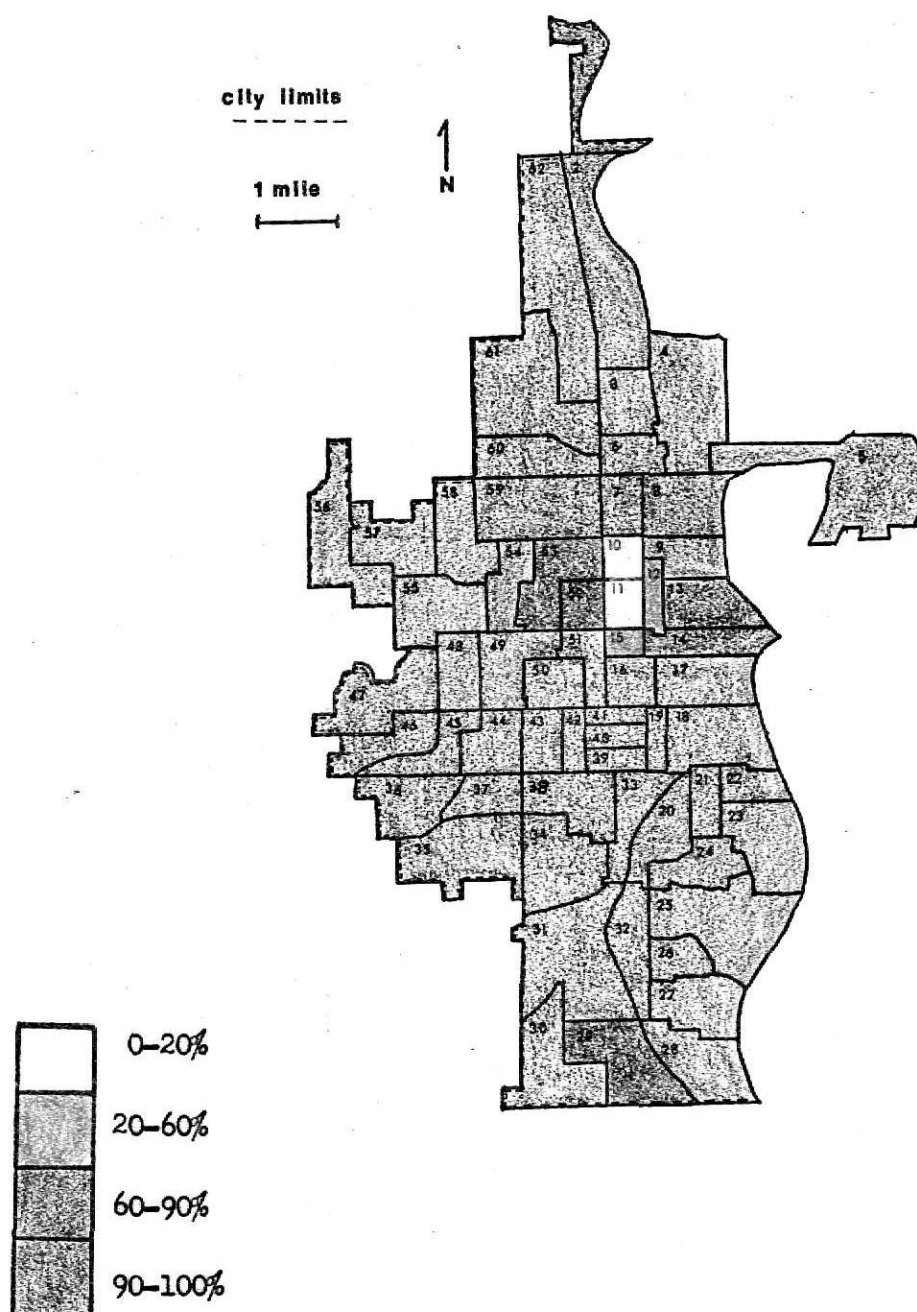
^bCensus tract #1 contained only five persons in 1950, and in 1960 the tract was incorporated as part of tract #2. Therefore, for the sake of continuity, 1950 data for census tracts #1 and #2 have been combined and listed as census tract #2.

^cCensus tracts 13, 34, 59, 61, and 62 were not subdivided until 1960. Therefore, 1950 data for the entire tract is listed under 13.01, 34.01, 59.01, 61.01, and 62.01.

^dCensus tracts 67, 68, and 69 were not subdivided until 1970. Therefore, 1960 data for the entire tract is listed under 67.01, 68.01, and 69.01.

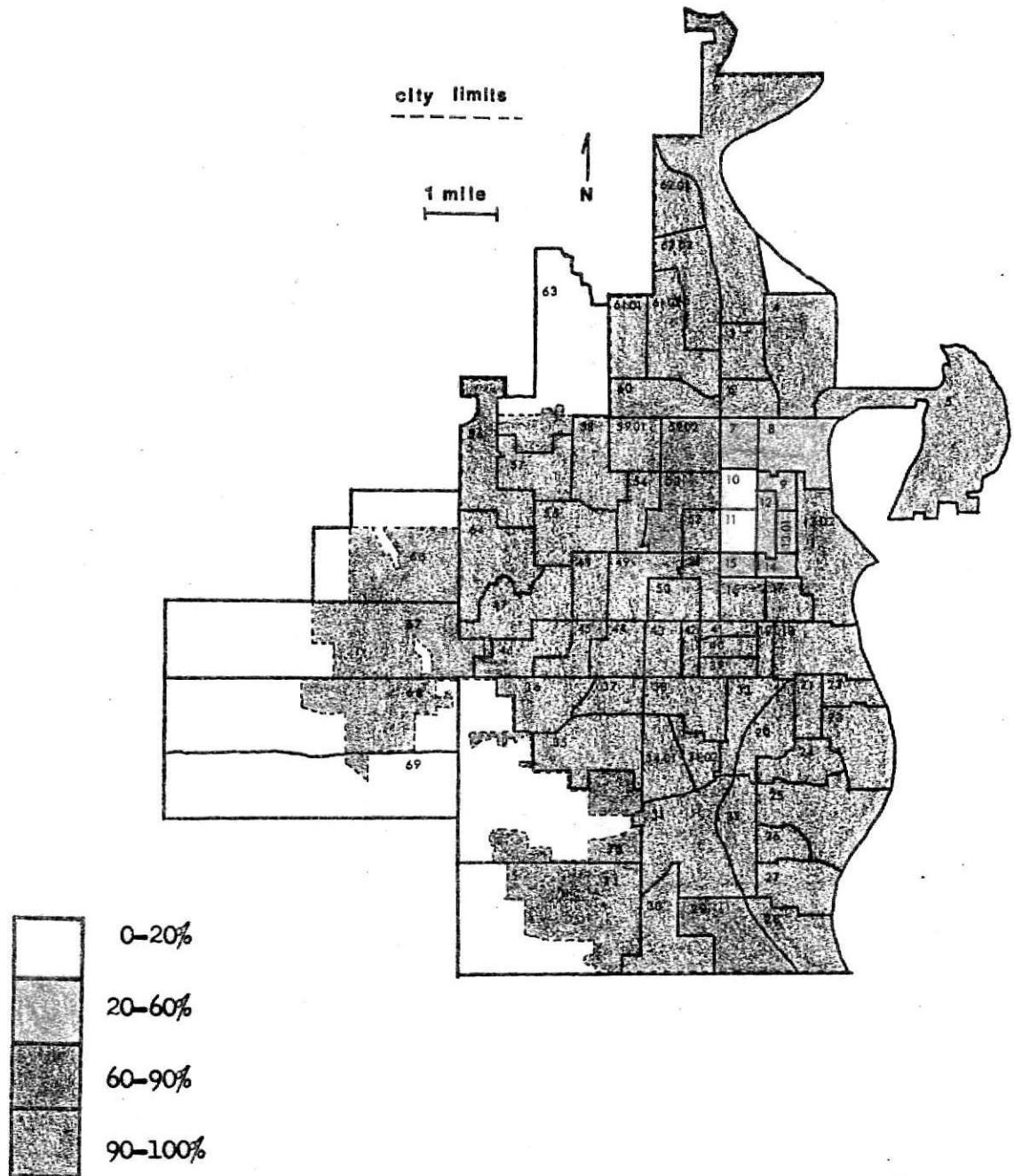
^eCensus tract not within city limits.

Map 4.—Percentage of Whites by census tract for the Omaha city limits: 1950^a



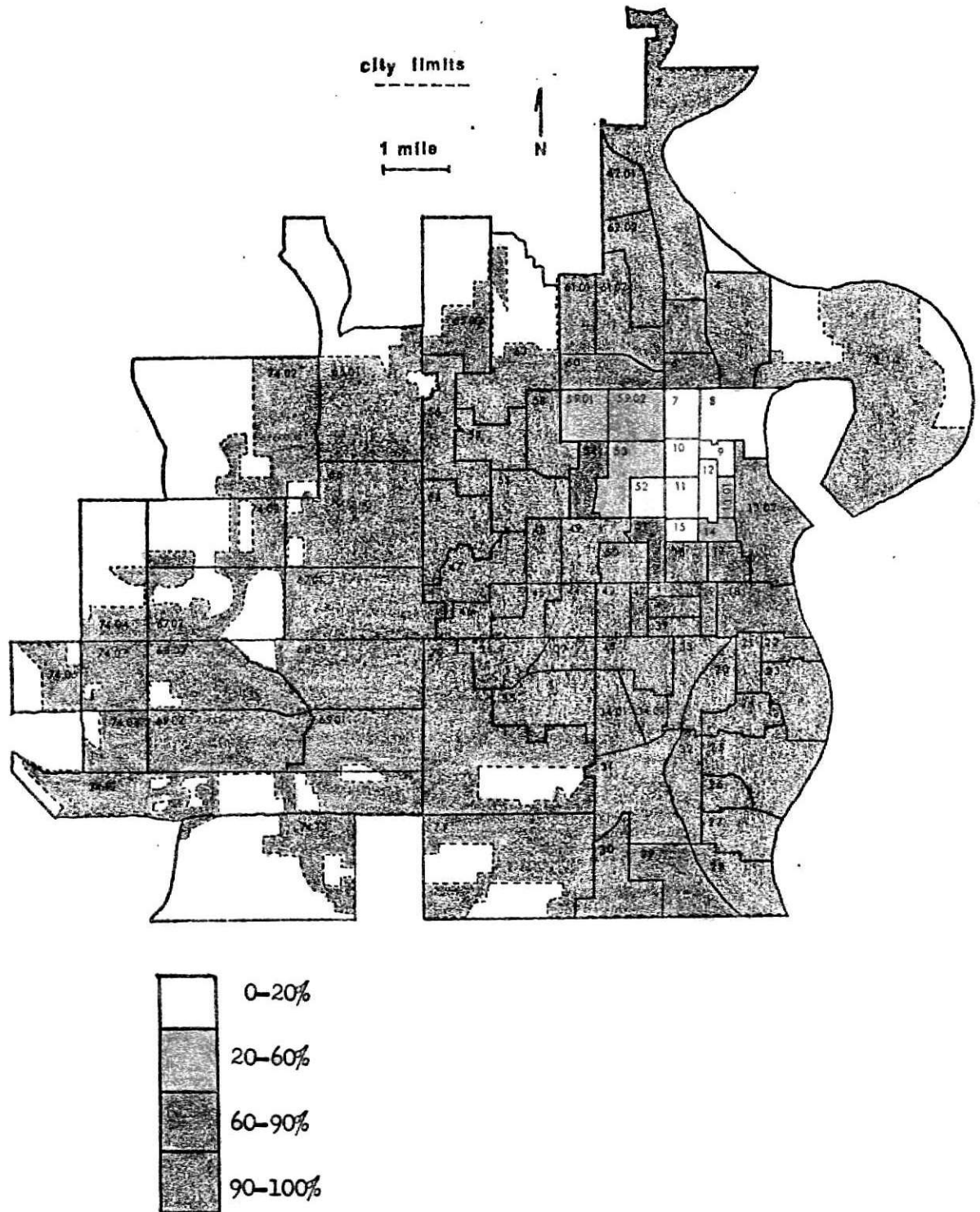
^aPrepared from data presented in Table 3.

Map 5.—Percentage of Whites by census tract for the Omaha city limits: 1960^a



^aPrepared from data presented in Table 3.

Map 6.—Percentage of Whites by census tract for the Omaha city limits: 1970^a



^aPrepared from data presented in Table 3.

all census tracts in 1960 had populations that were 99% or more White. Sixty-one of the total seventy-four tracts had populations that consisted of 90% or more Whites. The shift of people to the western areas of the city from the central part coincides to a great extent with the location of the Whites in the city.

The 1970 Census figures show the continued flight of the Whites to the suburban parts of the city. As shown by Map 6, a large proportion of the census tracts are still over 90% White. However, where in 1960 82% of all tracts had populations that were 90% or more White, in 1970 only 75% of all census tracts were 90% or more White. The concentration of the White population has then become greater in recent years and has generally shifted to the west and southwest. The loss of White population between 1960 and 1970 was most evident in the tracts that were in the transitional section of the city in 1960. The transitional section was that area situated between the predominantly non-White and predominantly White parts of the city. During the ten year period, tract #6 lost 1,558 White persons and went from 99.9% White in 1960 to 63.6% White in 1970. Tract #12 lost 1,131 Whites and went from 33.7% to 5.0% White, and much the same is true for tracts 13.01, 13.02, and 14. The three tract area consisting of census tracts 51, 52, and 53 lost a grand total of 5,150 Whites between 1960 and 1970. Likewise, census tracts #59.01 and #59.02 also lost a large number of Whites during the decade. Tract #59.01 lost 1,945 Whites and went from 99.6% White to only 47.0%, and tract #59.02 lost 2,850 Whites and went from 87.1% White in 1960 to 20.5% in 1970.

The non-White population of Omaha, like that of many American cities, is concentrated in a relatively small area of the city. As shown by Maps

TABLE 4.—Total non-White population by census tract for the Omaha city limits:
1950-1970^a

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
2	1 ^b	3	79	31	7	4	15
3	3	8	404	32	127	99	56
4	34	35	53	33	6	17	32
5	.. ^e	49	236	34.01	3	11	32
6	4	5	1,302	34.02	.. ^c	6	4
7	163	2,881	2,690	35	.. ^e	2	19
8	12	2,585	3,450	36	1	7	35
9	239	1,984	1,663	37	.. ^e	1	7
10	2,285	2,022	2,114	38	42	37	125
11	4,361	4,403	2,385	39	10	17	38
12	2,830	2,437	2,130	40	16	22	86
13.01	524	1,122	1,108	41	18	35	19
13.02	.. ^c	16	185	42	21	3	9
14	597	476	419	43	30	37	43
15	2,036	1,848	1,024	44	2	16	17
16	76	111	122	45	9	4	24
17	138	257	162	46	2	7	6
18	228	134	198	47	16	16	15
19	79	25	77	48	15	11	42
20	37	16	39	49	11	19	193
21	111	113	76	50	46	17	48
22	19	39	34	51	30	12	1,323
23	14	20	25	52	235	2,034	2,761
24	12	7	13	53	385	676	1,767
25	1	1	19	54	18	3	1,087
26	35	22	32	55	9	10	37
27	7	8	37	56	1	9	14
28	40	53	89	57	14	18	15
29	1,453	1,330	1,362	58	5	4	204
30	28	21	70	59.01	425	12	1,839

TABLE 4--Continued

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
59.02	... ^c	536	3,062	68.02	... ^f	... ^d	5
60	1	12	664	69.01	... ^f	... ^e	12
61.01	5	2	178	69.02	... ^f	... ^d	28
61.02	... ^c	17	501	70	... ^f	14	71
62.01	6	... ^e	9	71	... ^f	50	67
62.02	... ^c	1	125	74.02	... ^f	... ^f	64
63	... ^f	8	202	74.03	... ^f	... ^f	4
64	... ^f	14	61	74.04	... ^f	... ^f	11
65.01	... ^f	... ^f	40	74.06	... ^f	... ^f	2
65.02	... ^f	... ^f	63	74.07	... ^f	... ^f	11
66	... ^f	3	75	74.08	... ^f	... ^f	38
67.01	... ^f	5	13	74.10	... ^f	... ^f	... ^e
67.02	... ^f	... ^d	7	74.12	... ^f	... ^f	15
68.01	... ^f	9	18				

^a Calculated from: U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1950 (Washington: U.S. Government Printing Office), Vol. III, Census Tract Statistics, Chapter 40, pp. 7-10. U.S. Department of Commerce, Bureau of the Census, U.S. Censuses of Population and Housing: 1960 (Washington: U.S. Government Printing Office), Census Tracts, Final Report PHC (1)-112, pp. 15-20. U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1970 (Washington: U.S. Government Printing Office), First Count Summary Tape, Omaha, Nebraska.

^b Census tract #1 contained only five persons in 1950, and in 1960 the tract was incorporated as part of tract #2. Therefore, for the sake of continuity, 1950 data for census tracts #1 and #2 have been combined and listed as census tract #2.

^c Census tracts 13, 34, 59, 61, and 62 were not subdivided until 1960. Therefore, 1950 data for the entire tract is listed under 13.01, 34.01, 59.01, 61.01, and 62.01.

^d Census tracts 67, 68, and 69 were not subdivided until 1970. Therefore, 1960 data for the entire tract is listed under 67.01, 68.01, and 69.01.

^e Data is suppressed by the Bureau of the Census.

^f Census tract not within city limits.

TABLE 5.—Percent of non-Whites by census tract for the Omaha city limits:
1950-1970^a

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
2	.1 ^b	.1	1.4	31	.2	.1	.4
3	.1	.2	12.4	32	2.7	2.4	2.1
4	1.6	1.1	1.8	33	.1	.4	1.0
5	.1	2.2	5.1	34.01	.1	.2	.7
6	.1	.1	36.4	34.02	.. ^c	.2	.1
7	3.8	65.2	85.6	35	0.0	.1	.4
8	.3	52.7	86.2	36	.1	.1	.6
9	5.2	64.3	84.9	37	0.0	.1	.2
10	80.6	92.7	97.1	38	.8	.7	2.3
11	96.7	93.5	94.0	39	.3	.5	1.4
12	63.6	66.3	95.0	40	.4	.5	3.3
13.01	14.9	51.7	76.5	41	.5	1.7	1.4
13.02	.. ^c	1.3	25.7	42	.7	.1	.5
14	37.0	45.7	64.2	43	.7	.9	1.3
15	67.1	77.8	84.5	44	.1	.6	.8
16	1.2	2.0	3.4	45	.3	.2	.6
17	2.3	8.0	10.3	46	.1	.3	.3
18	4.9	5.2	11.7	47	.7	.6	.5
19	1.8	.8	3.2	48	.3	.2	.8
20	.8	.4	1.2	49	.2	.3	3.3
21	2.7	3.1	2.9	50	.9	.3	.9
22	.6	1.3	1.3	51	.7	.3	32.4
23	.5	.7	.8	52	10.1	37.4	81.0
24	.3	.2	.4	53	14.0	16.6	55.3
25	.1	.1	.6	54	.5	.1	24.8
26	1.2	.9	1.4	55	.2	.2	.6
27	.2	.3	1.5	56	.1	.2	.3
28	1.1	1.4	2.5	57	.3	.3	.3
29	9.1	19.4	25.2	58	.1	.1	3.5
30	.4	.3	.9	59.01	6.5	.4	53.0

TABLE 5--Continued

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
59.02	.. ^c	12.9	79.5	68.02	.. ^e	.. ^d	.1
60	.1	.2	11.1	69.01	.. ^e	0.0	.2
61.01	.2	.1	5.2	69.02	.. ^e	.. ^d	.3
61.02	.. ^c	.3	8.2	70	.. ^e	.3	.7
62.01	.1	0.0	1.0	71	.. ^e	.9	.9
62.02	.. ^c	.1	2.0	74.02	.. ^e	.. ^e	.7
63	.. ^e	.3	2.5	74.03	.. ^e	.. ^e	.3
64	.. ^e	.2	.9	74.04	.. ^e	.. ^e	.4
65.01	.. ^e	.. ^e	.6	74.06	.. ^e	.. ^e	.1
65.02	.. ^e	.. ^e	1.7	74.07	.. ^e	.. ^e	.4
66	.. ^e	.1	.6	74.08	.. ^e	.. ^e	.9
67.01	.. ^e	.2	.3	74.10	.. ^e	.. ^e	0.0
67.02	.. ^e	.. ^d	.4	74.12	.. ^e	.. ^e	.4
68.01	.. ^e	.2	.3				

^aCalculated from: U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1950 (Washington: U.S. Government Printing Office), Vol. III, Census Tract Statistics, Chapter 40, pp. 7-10. U.S. Department of Commerce, Bureau of the Census, U.S. Censuses of Population and Housing: 1960 (Washington: U.S. Government Printing Office), Census Tracts, Final Report PHC (1)-112, pp. 15-20. U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1970 (Washington: U.S. Government Printing Office), First Count Summary Tape, Omaha, Nebraska.

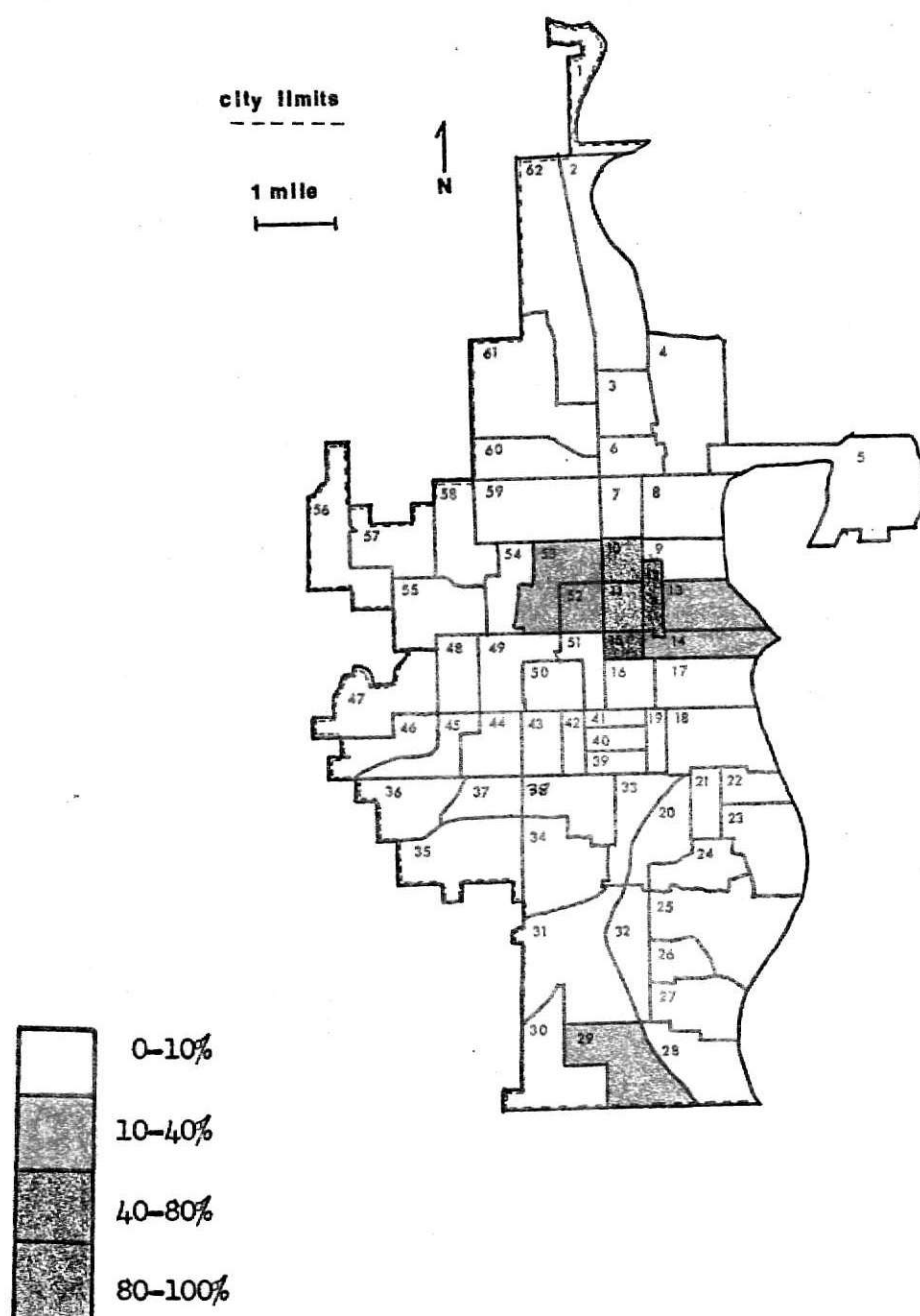
^bCensus tract #1 contained only five persons in 1950, and in 1960 the tract was incorporated as part of tract #2. Therefore, for the sake of continuity, 1950 data for census tracts #1 and #2 have been combined and listed as census tract #2.

^cCensus tracts 13, 34, 59, 61, and 62 were not subdivided until 1960. Therefore, 1950 data for the entire tract is listed under 13.01, 34.01, 59.01, 61.01, and 62.01.

^dCensus tracts 67, 68, and 69 were not subdivided until 1970. Therefore, 1960 data for the entire tract is listed under 67.01, 68.01, and 69.01.

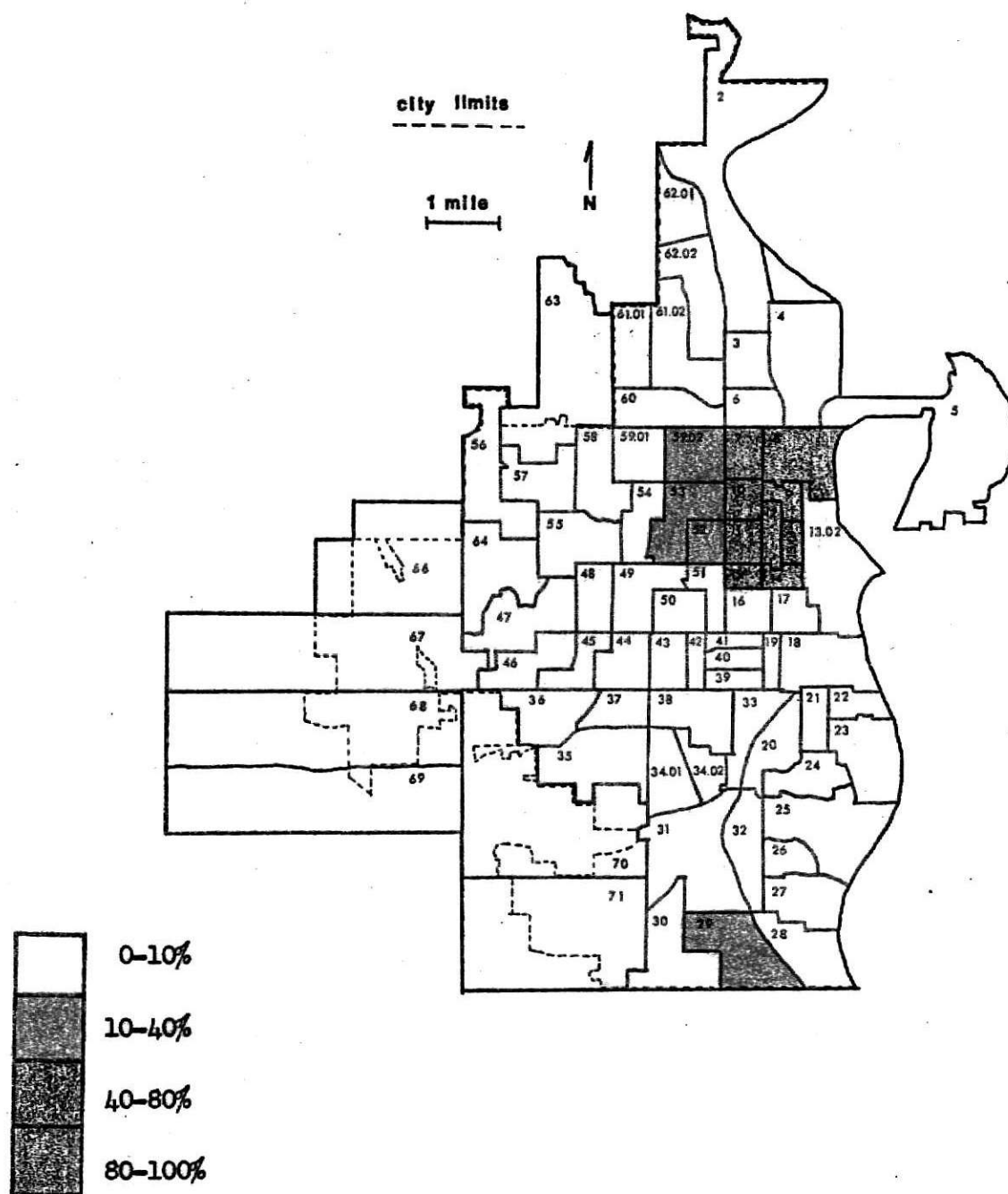
^eCensus tract not within city limits.

Map 7.—Percentage of non-Whites by census tract for the Omaha city limits: 1950^a



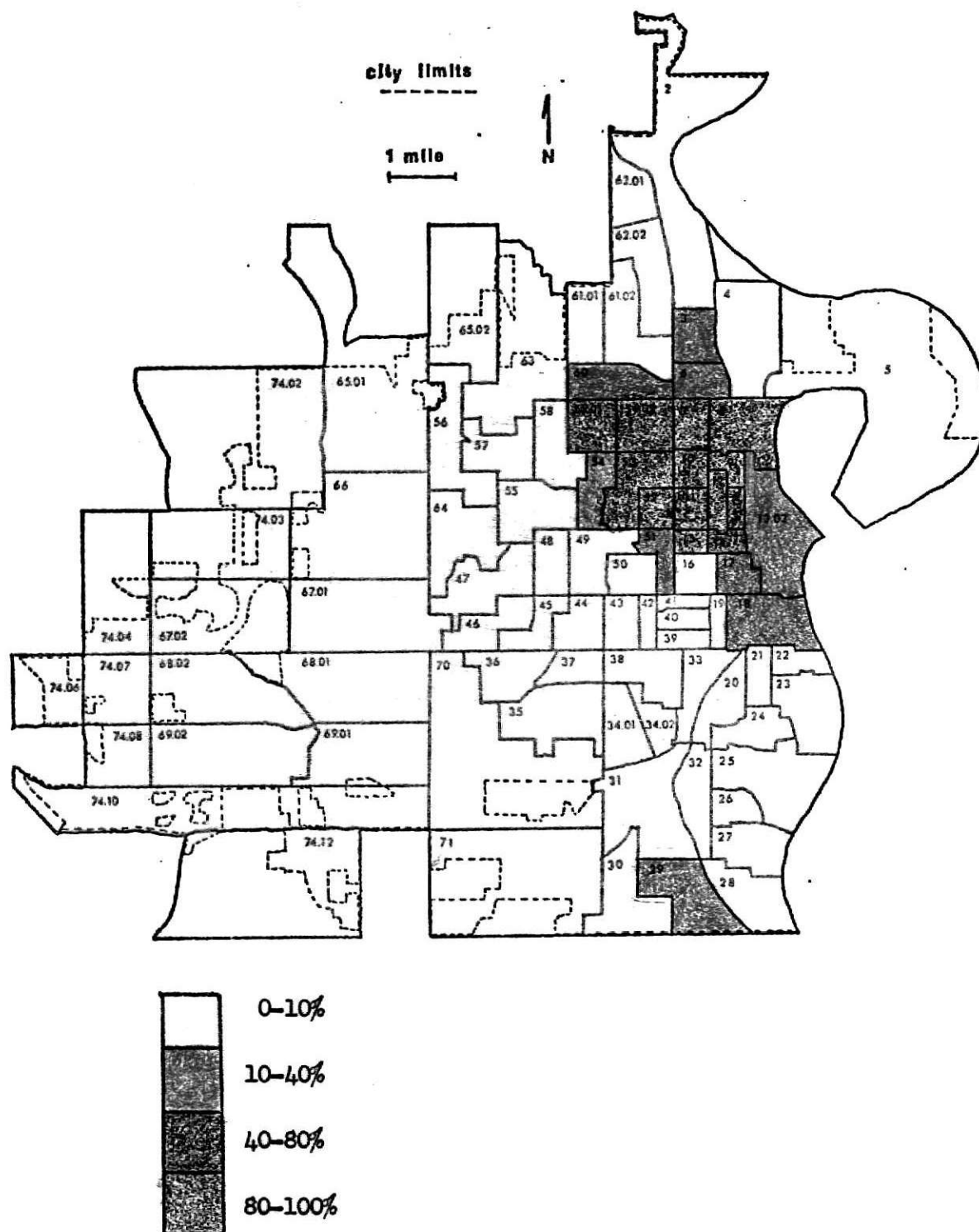
^aPrepared from data presented in Table 5.

Map 8.—Percentage of non-Whites by census tract for the Omaha city limits: 1960^a



^aPrepared from data presented in Table 5.

Map 9.—Percentage of non-Whites by census tract for the Omaha city limits: 1970^a



^aPrepared from data presented in Table 5.

7, 8, and 9, there is a minor node of non-Whites in tract #29 which is in South Omaha, but the major concentration of non-Whites has been in an area northwest of the commercial district known as the Near North Side. In the two decades since 1950, expansion was a key force. The eastern and southern boundaries of the non-White area have remained relatively constant over the years, but movement has occurred to the west and the north.

In 1950 only tracts 10, 11, 12, 14, and 15 were over 20% non-White. These five census tracts accounted for approximately 75% of the entire non-White population for the city in 1950. Other than tract #29, almost the entire non-White population of Omaha in 1950 was condensed into one small and compact section of the city.

In the decade between 1950 and 1960 there was a large amount of expansion on the part of non-Whites within the city limits of Omaha. The non-White population increased by over 50% during the ten years, rising from 16,882 to 26,268. The percent of the total city population that was categorized as non-White rose from 6.8% in 1950 to 8.8% in 1960. Most of the expansion was directly to the north of the 1950 non-White area, with tracts 7, 8, 9, 52, and 59.01 absorbing most of the increase. Tract #7 had an increase of 2,713 non-Whites between 1950 and 1960, and went from 3% non-White to 65% non-White in 1960. Tract #8 increased by 2,573 non-Whites, and tract #9 had an increase of 1,745 persons who were classified by the Census as non-Whites. The percentage of non-Whites increased from 10% to 37% in tract #52.

Although there has still been northward expansion in the period since 1960, the major direction of movement has changed to the west and northwest. As indicated by Map 9, census tracts 51, 54, and 59.01, mostly White in 1960,

gained a considerable amount of non-Whites by 1970. In fact, tract #59.01 had less than one percent non-White in 1960, while by 1970 the tract was 53% non-White. Tracts 3, 6, 13.02, 17, 18, 51, and 60 also gained a significant number of non-Whites during the decade. The shift is further accentuated by the fact that 10.6% of the total population were non-Whites in 1970, a gain of almost 2% or approximately 10,000 persons from the 1960 figures.

The general trends of racial distribution in Omaha can be summarized as follows: 1) the Whites are moving to the northern, southern, and western fringes of the city; 2) the non-Whites are steadily expanding to the north and west of the central city core area; 3) a large amount of the area immediately adjacent to the concentrated section of non-Whites can be classified as transitional, that is, having a racial mixture.

Age Dependency

Knowing the distribution of age groups within the city is an important asset to the planner. Just as race is a variable that must be taken into account when planning for a group of people, so is age. Whether there is a large number of young people, a large number of older persons, or a predominance of the middle-range groups, the decisions made by the planners will have to differ in order to meet the particular situation and the particular age group. Dependent age groups, that is groups which must rely on others for economic and social assistance, present a special problem for the planners. These groups are not only dependent on their own immediate families, but they are also dependent on the city as a whole for various forms of support, such as schools for the young and public housing for Senior Citizens.

This report considers two different categories of age groups as being dependent in the context set forth above. Persons under twenty years of

age and those sixty-five years of age and over are considered to be dependent for the purpose of this study. The cut off at the ages of nineteen and sixty-five is, of course, somewhat arbitrary. However, there is some justification for a break at these particular ages. The age of majority in the state of Nebraska, that is the age at which full civil rights are accorded, is presently set at twenty, and anyone under twenty years old is considered to be legally a minor. The legal ramifications of minority are far too vast to be covered within the scope of this study. In essence, the minor is still legally dependent on others and unable to freely choose alternative solutions. The age limit of sixty-five was chosen primarily because it represents the mandatory retirement age for most individuals. At that age most persons become reliant to some extent on governmental subsidies and family assistance.

The percentage of persons under the age of twenty is shown for each census tract for 1950 in Map 10. There were four tracts in 1950 that had over 40% of their populations under twenty years of age. There were also six tracts at the other end of the spectrum that had less than 20% of their total populations under twenty. There is no set pattern to these tracts having a large proportion of the young dependents. Tracts #5 and #61 are almost entirely White, while tracts #12 and #29 both contain large numbers of non-Whites. The tracts are also located in entirely different sections of the city. However, the tracts that had a low percentage of young dependents do show a distinct pattern. There is an almost continuous line of tracts having low percentages of persons under twenty years of age stretching from #17 and #18 on the east to #46 and #47 on the western edge of the city. This grouping of census tracts is situated on either side of Dodge Street (See Appendix), which is Omaha's main traffic artery and along which many

TABLE 6.—Number of persons under twenty years of age by census tract for the Omaha city limits: 1950-1970^a

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
2	1,648 ^b	1,938	2,092	31	1,735	2,092	1,659
3	1,063	1,220	1,396	32	1,336	1,387	861
4	861	1,352	1,068	33	1,851	2,069	1,208
5	9	1,057	829	34.01	1,567	2,068	1,965
6	1,201	1,396	1,516	34.02	... ^c	1,319	1,204
7	1,395	1,951	1,359	35	638	1,768	1,899
8	1,303	2,129	2,001	36	1,791	1,848	1,626
9	1,308	1,196	822	37	1,192	1,353	1,275
10	848	1,313	889	38	1,501	1,873	1,818
11	1,393	2,029	990	39	858	1,115	808
12	1,807	1,638	1,080	40	864	920	515
13.01	1,090	814	536	41	645	454	208
13.02	... ^c	401	232	42	552	670	415
14	571	409	264	43	924	959	587
15	1,095	1,016	532	44	822	836	703
16	1,614	1,957	884	45	931	1,093	1,253
17	1,138	715	203	46	512	773	912
18	445	252	162	47	649	930	1,093
19	838	461	352	48	1,274	1,463	1,656
20	1,561	1,537	1,129	49	1,670	1,922	1,732
21	1,249	1,341	870	50	1,392	1,818	1,515
22	1,004	1,156	914	51	1,021	1,290	1,597
23	1,061	1,009	1,238	52	798	1,919	1,932
24	1,311	1,344	1,004	53	1,005	1,757	1,419
25	1,140	1,283	1,095	54	1,516	1,895	1,933
26	908	947	888	55	1,420	1,937	2,014
27	984	973	804	56	1,858	2,018	1,842
28	1,178	1,423	1,254	57	1,587	2,513	2,103
29	3,205	3,012	2,353	58	1,442	2,134	2,119
30	2,541	3,348	2,912	59.01	2,278	1,370	1,465

TABLE 6—Continued

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
59.02	... ^c	1,616	1,675	68.02	... ^e	... ^d	1,559
60	1,549	2,153	2,185	69.01	... ^e	81	3,963
61.01	993	1,077	1,633	69.02	... ^e	... ^d	4,210
61.02	... ^c	2,513	2,764	70	... ^e	2,704	4,293
62.01	1,684	292	322	71	... ^e	2,586	3,449
62.02	... ^c	2,315	2,547	74.02	... ^e	... ^e	4,513
63	... ^e	1,585	2,988	74.03	... ^e	... ^e	556
64	... ^e	3,370	2,849	74.04	... ^e	... ^e	1,330
65.01	... ^e	... ^e	3,008	74.06	... ^e	... ^e	773
65.02	... ^e	... ^e	1,866	74.07	... ^e	... ^e	1,495
66	... ^e	3,085	4,960	74.08	... ^e	... ^e	2,324
67.01	... ^e	1,525	1,746	74.10	... ^e	... ^e	63
67.02	... ^e	... ^d	812	74.12	... ^e	... ^e	1,848
68.01	... ^e	2,259	2,647				

^aCalculated from: U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1950 (Washington: U.S. Government Printing Office), Vol. III, Census Tract Statistics, Chapter 40, pp. 11-18. U.S. Department of Commerce, Bureau of the Census, U.S. Censuses of Population and Housing: 1960 (Washington: U.S. Government Printing Office), Census Tracts, Final Report PHC (1)-112, pp. 26-36. U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1970 (Washington: U.S. Government Printing Office), First Count Summary Tape, Omaha, Nebraska.

^bCensus tract #1 contained only five persons in 1950, and in 1960 the tract was incorporated as part of tract #2. Therefore, for the sake of continuity, 1950 data for census tracts #1 and #2 have been combined and listed as census tract #2.

^cCensus tracts 13, 34, 59, 61, and 62 were not subdivided until 1960. Therefore, 1950 data for the entire tract is listed under 13.01, 34.01, 59.01, 61.01, and 62.01.

^dCensus tracts 67, 68, and 69 were not subdivided until 1970. Therefore, 1960 data for the entire tract is listed under 67.01, 68.01, and 69.01.

^eCensus tract not within city limits.

TABLE 7.—Percent of persons under twenty years of age by census tract for the Omaha city limits: 1950-1970^a

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
2	31.1 ^b	34.8	37.8	31	36.0	40.9	38.1
3	30.3	36.3	42.9	32	27.8	33.2	31.8
4	38.8	41.0	35.1	33	33.9	41.5	38.8
5	45.0	47.6	38.1	34.01	32.5	41.2	42.5
6	29.9	35.7	42.4	34.02	.. ^c	39.5	40.7
7	32.7	44.1	43.2	35	37.0	40.7	34.5
8	28.7	43.4	50.0	36	31.7	31.9	29.7
9	28.5	38.7	42.0	37	33.0	36.3	36.7
10	29.9	40.3	40.8	38	26.9	34.5	33.3
11	30.9	43.0	39.0	39	22.6	31.1	29.3
12	40.6	44.5	48.2	40	18.6	21.8	20.0
13.01	31.1	37.4	37.0	41	17.8	21.6	15.7
13.02	.. ^c	31.0	32.2	42	19.1	25.5	21.9
14	35.3	39.2	40.4	43	21.3	23.8	18.1
15	36.0	42.7	43.9	44	26.5	30.3	31.9
16	24.8	34.0	32.1	45	26.7	31.2	32.0
17	19.1	22.0	13.0	46	27.3	36.6	40.2
18	9.6	9.8	9.5	47	27.4	32.7	37.5
19	19.2	15.1	14.6	48	25.7	29.3	30.0
20	34.2	37.3	33.6	49	30.6	34.0	29.5
21	30.3	35.9	32.8	50	25.7	32.8	29.3
22	31.1	39.1	35.9	51	23.2	30.7	39.1
23	34.9	35.6	38.2	52	34.2	50.0	56.6
24	28.9	31.9	30.3	53	36.5	43.1	44.4
25	29.6	35.0	36.4	54	34.6	40.0	44.1
26	31.2	35.7	37.6	55	27.3	30.9	31.4
27	30.8	33.2	31.6	56	37.8	37.3	34.3
28	32.0	37.3	34.5	57	35.4	41.5	37.4
29	42.0	43.9	43.5	58	33.3	39.3	36.6
30	39.1	41.1	38.4	59.01	34.4	38.2	42.2

TABLE 7--Continued

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
59.02	.. ^c	38.7	43.5	68.02	.. ^e	.. ^d	42.8
60	30.5	34.3	36.6	69.01	.. ^e	51.6	51.1
61.01	41.0	47.7	47.3	69.02	.. ^e	.. ^d	47.5
61.02	.. ^c	45.4	45.0	70	.. ^e	48.0	43.4
62.01	35.7	41.5	34.9	71	.. ^e	46.0	45.7
62.02	.. ^c	41.0	41.5	74.02	.. ^e	.. ^e	46.6
63	.. ^e	44.1	37.1	74.03	.. ^e	.. ^e	36.0
64	.. ^e	46.8	41.0	74.04	.. ^e	.. ^e	52.5
65.01	.. ^e	.. ^e	44.6	74.06	.. ^e	.. ^e	46.6
65.02	.. ^e	.. ^e	49.8	74.07	.. ^e	.. ^e	47.9
66	.. ^e	47.1	40.7	74.08	.. ^e	.. ^e	53.5
67.01	.. ^e	39.8	34.7	74.10	.. ^e	.. ^e	49.6
67.02	.. ^e	.. ^d	43.1	74.12	.. ^e	.. ^e	45.2
68.01	.. ^e	43.5	39.3				

^aCalculated from: U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1950 (Washington: U.S. Government Printing Office), Vol. III, Census Tract Statistics, Chapter 40, pp. 11-18. U.S. Department of Commerce, Bureau of the Census, U.S. Censuses of Population and Housing: 1960 (Washington: U.S. Government Printing Office), Census Tracts, Final Report PHC (1)-112, pp. 26-36. U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1970 (Washington: U.S. Government Printing Office), First Count Summary Tape, Omaha, Nebraska.

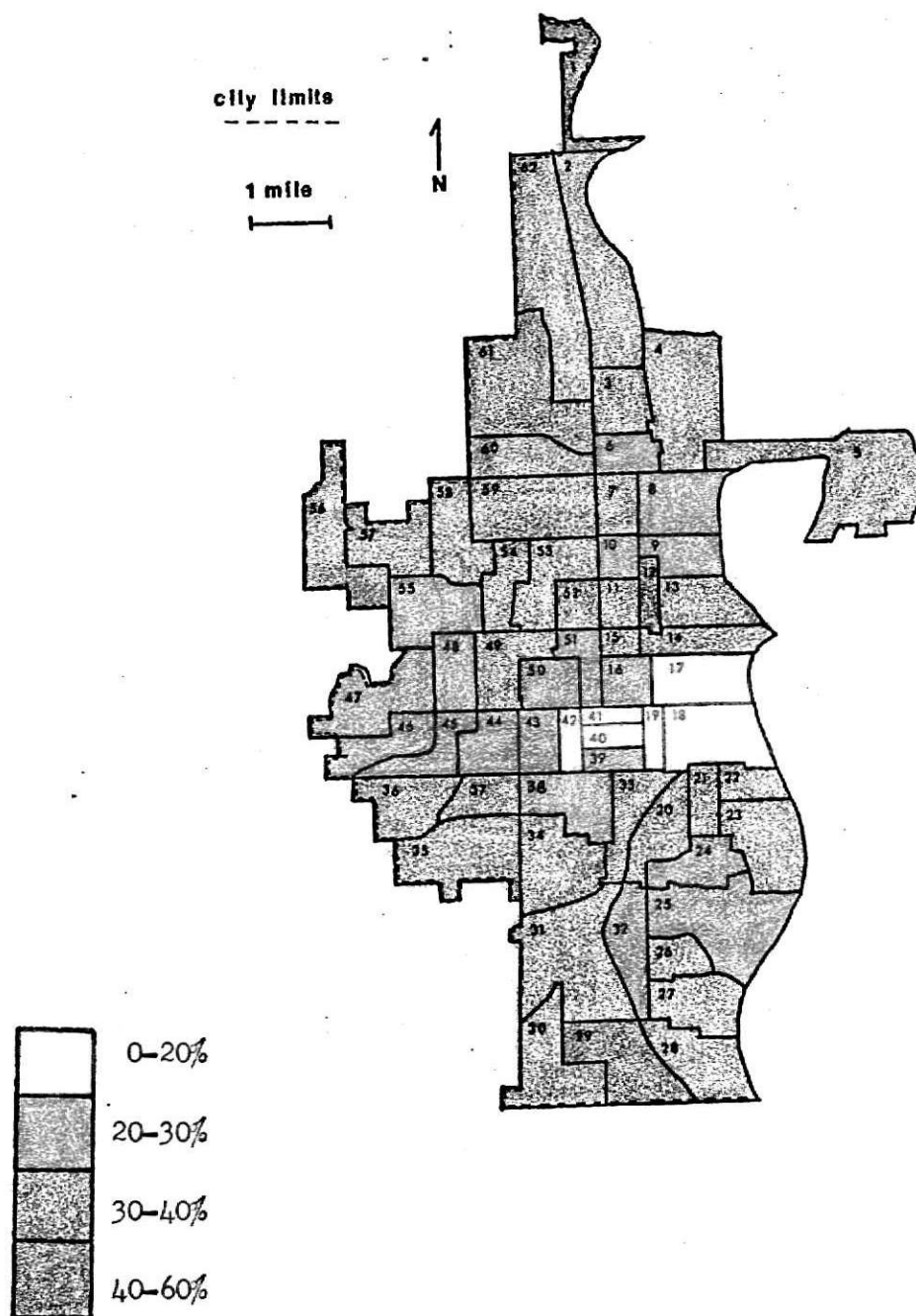
^bCensus tract #1 contained only five persons in 1950, and in 1960 the tract was incorporated as part of tract #2. Therefore, for the sake of continuity, 1950 data for census tracts #1 and #2 have been combined and listed as census tract #2.

^cCensus tracts 13, 34, 59, 61, and 62 were not subdivided until 1960. Therefore, 1950 data for the entire tract is listed under 13.01, 34.01, 59.01, 61.01, and 62.01.

^dCensus tracts 67, 68, and 69 were not subdivided until 1970. Therefore, 1960 data for the entire tract is listed under 67.01, 68.01, and 69.01.

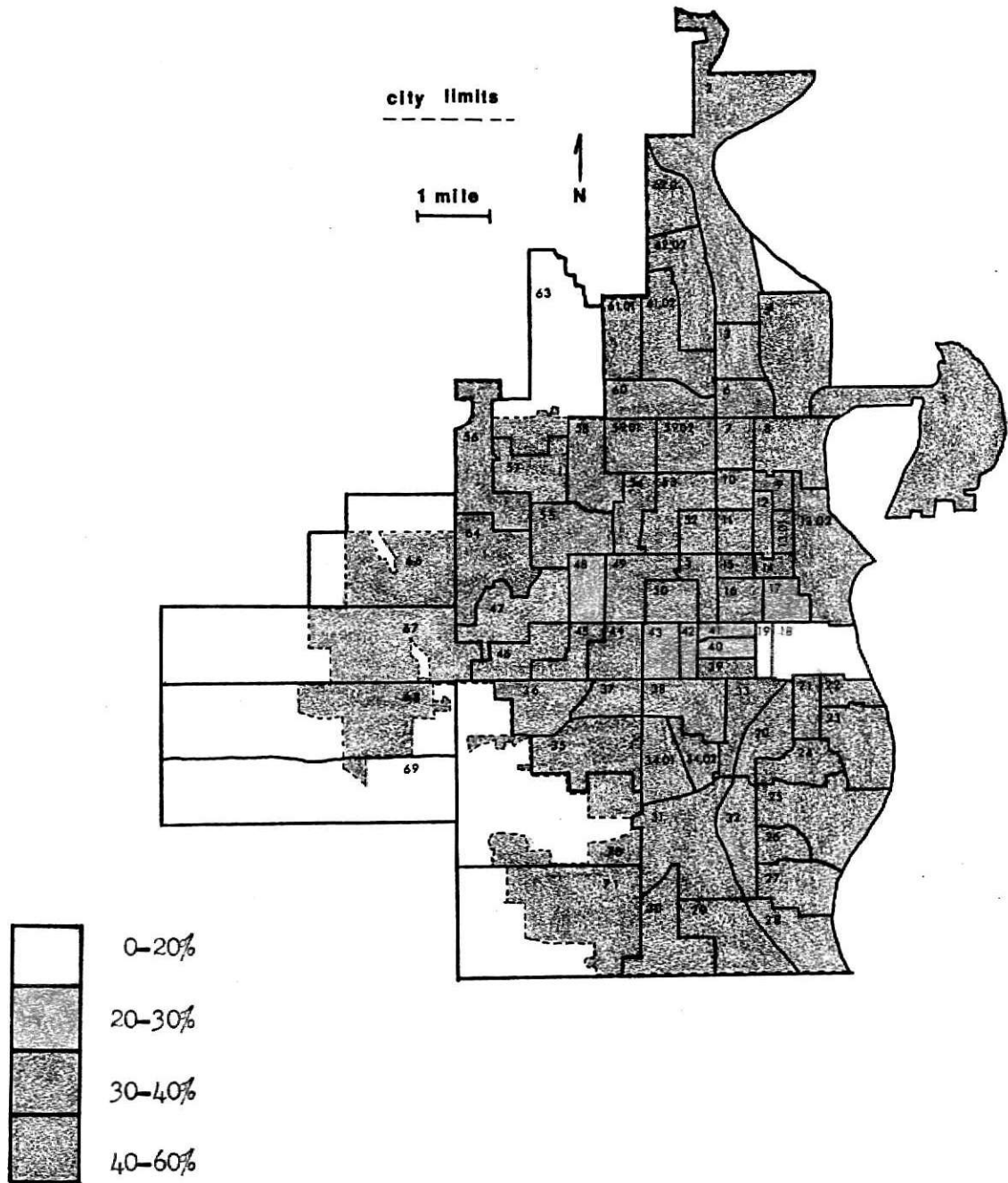
^eCensus tract not within city limits.

Map 10.—Percent of total population under 20 years of age by census tract for the Omaha city limits: 1950^a



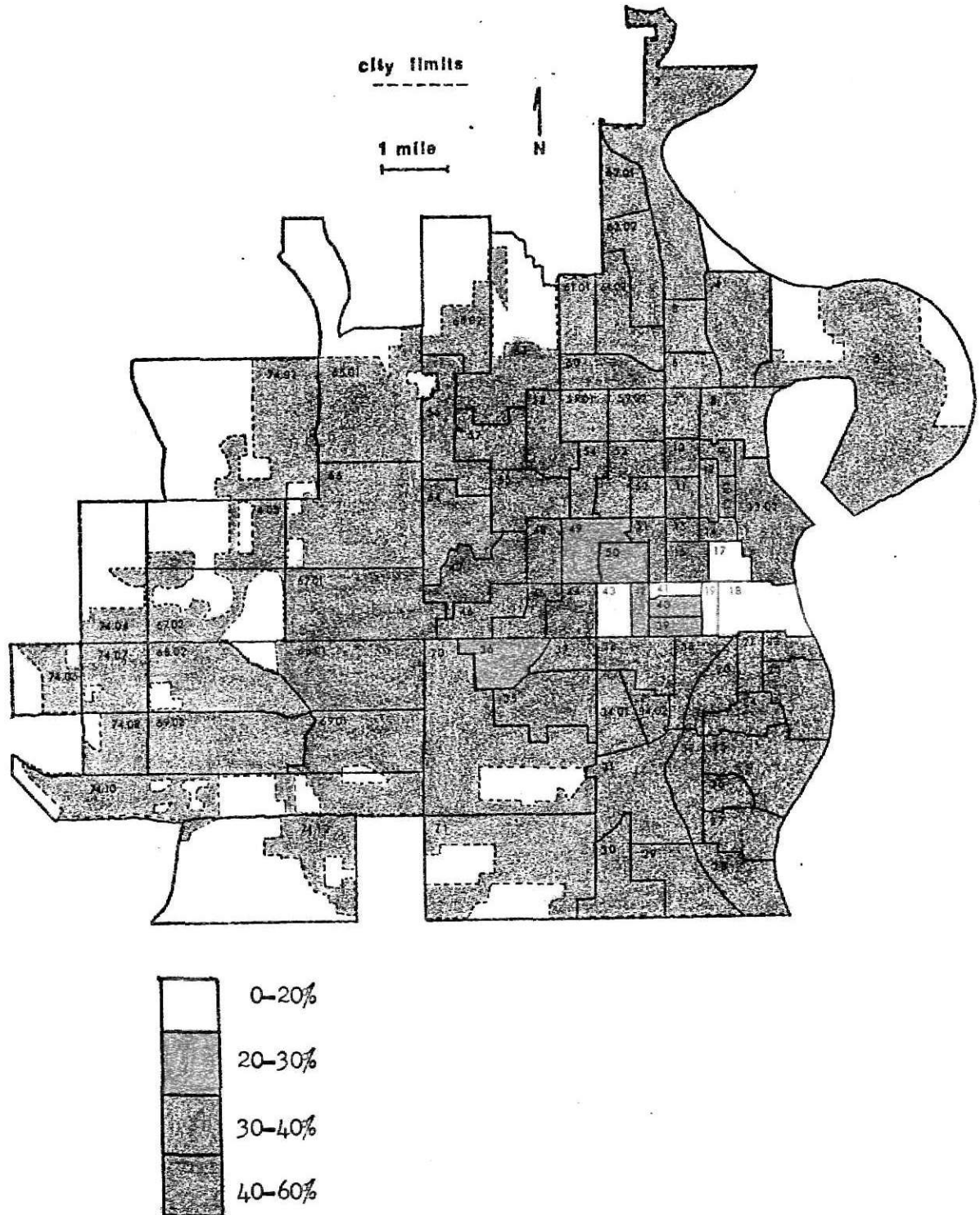
^aPrepared from data presented in Table 7.

Map 11.—Percent of total population under 20 years of age by census tract for the Omaha city limits: 1960^a



^aPrepared from data presented in Table 7.

Map 12.—Percent of total population under 20 years of age by census tract for the Omaha city limits: 1970^a



^aPrepared from data presented in Table 7.

commercial and retail establishments are located. The location of the central business district in parts of tracts 17, 18, and 19 is the main reason for their low percentage of young dependents, while the other tracts contain large numbers of young single working people over twenty who live in the many apartment buildings in the area.

In 1960 there is even less of a pattern to the location of high percentages of young dependents than there was in 1950. A great many more tracts have populations that are over 40% under twenty years of age. Twenty-eight tracts in 1960 had the 40% figure or above as compared to only four census tracts in 1950. There are concentrations of young dependents in the southwestern, western, and northwestern parts of the city, as well as in an area roughly comparable to the area of non-White expansion during the 1950 to 1960 decade. As in 1950, there was no racial nor economic pattern to the location of tracts having high percentages of persons under twenty years of age. The one pattern that is clearly shown by Map 11 is that the percentage of young dependents as a proportion of the total population greatly increased in Omaha during the ten year period ending in 1960. Every single census tract in 1960, with the exception of only two, had an increase in the percentage of their total populations that were under twenty years of age. The only tracts that had a decrease in percentage were #19 (in the Central Business District) and #56. Another noticeable fact is that there was an influx of young dependents into the area of the Dodge Street corridor. The area along Dodge Street, however, is still the focal point for tracts having less than 30% of their total populations under the twenty year mark.

Figures in the 1970 Census show, as in 1960, the movement of the young dependents to the fringes of the city. The only exception to this pattern

is the continued existence of a large percentage of persons under twenty in the transitional areas into which there had been non-White in-migration between 1960 and 1970. Forty-seven census tracts had a decline in their total number of persons under the age of twenty during the ten year time period. This means that 63% of all the areas tracted in 1960 lost persons under twenty years of age during the decade. Much of the slack from the losses was taken up by new suburban tracts to the west of the city, which were added for the 1970 Census. The shift of young dependents to the west corresponds directly to the shifts in total population and in White population to the west and southwest. The lowest concentrations of the young dependents continued to be along and either side of Dodge Street as far west as the eastern edge of tract #48. This area traditionally has drawn a large number of young single working persons and large numbers of older persons for several reasons: 1) the area contains many apartment houses unsuitable for children, 2) the area is directly adjacent to a major transportation artery which facilitates travel to and from jobs either by automobile or public transportation, and 3) the area is within walking distance of many large businesses, such as Mutual of Omaha, The University of Nebraska Medical Center, and the Downtown Business District.

The old dependents, that is those sixty-five years of age and over, seem to have developed far more of a pattern of concentration than have the young dependents. In 1950 only approximately 20% of all the census tracts had over 10% of their total populations sixty-five years of age or older. Tract #5 had the largest percentage of persons in the old dependency category. However, the tract only had a total population of twenty, and therefore does not present an adequate case study.

TABLE 8.—Number of persons sixty-five years of age or over by census tract for the Omaha city limits: 1950-1970^a

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
2	581 ^b	697	851	31	260	403	416
3	339	416	398	32	428	511	436
4	154	275	345	33	400	399	304
5	3	114	218	34.01	411	221	309
6	394	569	511	34.02	... ^c	352	334
7	447	332	347	35	97	197	432
8	432	381	230	36	264	533	789
9	464	317	189	37	219	399	537
10	265	335	313	38	599	752	965
11	394	496	362	39	360	424	456
12	267	330	250	40	436	686	650
13.01	306	285	152	41	318	314	330
13.02	... ^c	195	143	42	289	331	291
14	143	130	54	43	552	679	683
15	198	186	123	44	313	359	374
16	626	692	266	45	347	535	909
17	827	761	486	46	173	254	229
18	683	507	335	47	204	365	408
19	405	566	632	48	557	776	848
20	342	423	482	49	483	590	726
21	384	492	404	50	524	699	750
22	265	294	486	51	448	497	432
23	227	345	283	52	198	313	218
24	405	555	602	53	217	261	269
25	311	380	397	54	337	495	513
26	283	305	280	55	422	810	1,069
27	273	351	412	56	293	537	808
28	263	367	428	57	354	494	610
29	466	608	631	58	285	527	646
30	330	523	689	59.01	461	353	371

TABLE 8—Continued

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
59.02	... ^c	323	312	68.02	... ^f	... ^d	158
60	512	969	1,055	69.01	... ^f	... ^e	181
61.01	104	40	93	69.02	... ^f	... ^d	158
61.02	... ^c	182	302	70	... ^f	133	397
62.01	277	56	75	71	... ^f	273	419
62.02	... ^c	395	627	74.02	... ^f	... ^f	144
63	... ^f	97	652	74.03	... ^f	... ^f	62
64	... ^f	238	489	74.04	... ^f	... ^f	32
65.01	... ^f	... ^f	381	74.06	... ^f	... ^f	16
65.02	... ^f	... ^f	118	74.07	... ^f	... ^f	50
66	... ^f	146	723	74.08	... ^f	... ^f	27
67.01	... ^f	203	498	74.10	... ^f	... ^f	2
67.02	... ^f	... ^d	73	74.12	... ^f	... ^f	28
68.01	... ^f	184	436				

^aCalculated from: U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1950 (Washington: U.S. Government Printing Office), Vol. III, Census Tract Statistics, Chapter 40, pp. 11-18. U.S. Department of Commerce, Bureau of the Census, U.S. Censuses of Population and Housing: 1960 (Washington: U.S. Government Printing Office), Census Tracts, Final Report PHC (1)-112, pp. 26-36. U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1970 (Washington: U.S. Government Printing Office), First Count Summary Tape, Omaha, Nebraska.

^bCensus tract #1 contained only five persons in 1950, and in 1960 the tract was incorporated as part of tract #2. Therefore, for the sake of continuity, 1950 data for census tracts #1 and #2 have been combined and listed as census tract #2.

^cCensus tracts 13, 34, 59, 61, and 62 were not subdivided until 1960. Therefore, 1950 data for the entire tract is listed under 13.01, 34.01, 59.01, 61.01, and 62.01.

^dCensus tracts 67, 68, and 69 were not subdivided until 1970. Therefore, 1960 data for the entire tract is listed under 67.01, 68.01, and 69.01.

^eData is suppressed by the Bureau of the Census.

^fCensus tract not within city limits.

TABLE 9.—Percent of persons sixty-five years of age and over by census tract for the Omaha city limits: 1950-1970^a

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
2	10.9 ^b	12.5	15.4	31	5.4	7.9	9.6
3	9.7	12.4	12.2	32	8.9	12.2	16.1
4	6.9	8.3	11.3	33	7.3	8.0	9.8
5	15.0	5.1	10.0	34.01	8.5	4.4	6.7
6	9.8	14.8	14.3	34.02	... ^c	10.5	11.3
7	10.5	7.5	11.0	35	5.6	4.5	7.8
8	9.5	7.8	5.7	36	4.7	9.2	14.4
9	10.1	10.3	9.6	37	6.0	10.7	15.5
10	9.3	10.3	14.4	38	10.7	13.8	17.7
11	8.7	10.5	14.3	39	9.5	11.8	16.5
12	6.0	9.0	11.1	40	9.4	16.3	25.3
13.01	8.7	13.1	10.5	41	8.8	14.9	24.8
13.02	... ^c	15.1	19.9	42	10.0	12.6	15.4
14	8.8	12.5	8.3	43	12.7	16.9	21.0
15	6.5	7.8	10.1	44	10.1	13.0	17.0
16	9.6	12.0	9.6	45	9.9	15.2	23.2
17	13.9	23.5	31.0	46	9.2	12.0	10.1
18	14.7	19.7	19.7	47	8.6	12.8	14.0
19	9.3	18.5	26.2	48	11.2	15.5	15.3
20	7.5	10.3	14.4	49	8.8	10.4	12.4
21	9.3	13.2	15.2	50	9.7	12.6	14.5
22	8.2	9.9	19.1	51	10.2	11.8	10.6
23	7.5	12.2	8.7	52	8.5	8.1	6.4
24	8.9	13.2	18.2	53	7.9	6.4	8.4
25	8.1	10.4	13.2	54	7.7	10.4	11.7
26	9.7	11.5	11.9	55	8.1	12.9	16.6
27	8.5	12.0	16.2	56	6.0	9.9	15.0
28	7.1	9.6	11.8	57	7.9	8.2	10.8
29	6.1	8.9	11.7	58	6.6	9.7	11.2
30	5.1	6.4	9.1	59.01	6.9	9.8	10.7

TABLE 9—Continued

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
59.02	.. ^c	7.7	8.1	68.02	.. ^f	.. ^d	4.3
60	10.1	15.4	17.6	69.01	.. ^f	.. ^e	2.3
61.01	4.3	1.8	2.7	69.02	.. ^f	.. ^d	4.5
61.02	.. ^c	3.3	4.9	70	.. ^f	2.4	4.0
62.01	5.9	7.9	8.1	71	.. ^f	4.8	5.5
62.02	.. ^c	7.0	10.2	74.02	.. ^f	.. ^f	1.5
63	.. ^f	2.7	8.1	74.03	.. ^f	.. ^f	4.0
64	.. ^f	3.3	7.0	74.04	.. ^f	.. ^f	1.3
65.01	.. ^f	.. ^f	5.6	74.06	.. ^f	.. ^f	.9
65.02	.. ^f	.. ^f	3.1	74.07	.. ^f	.. ^f	1.6
66	.. ^f	2.2	5.9	74.08	.. ^f	.. ^f	.6
67.01	.. ^f	5.3	9.9	74.10	.. ^f	.. ^f	1.6
67.02	.. ^f	.. ^d	3.9	74.12	.. ^f	.. ^f	.7
68.01	.. ^f	3.5	6.5				

^aCalculated from: U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1950 (Washington: U.S. Government Printing Office), Vol. III, Census Tract Statistics, Chapter 40, pp. 11-18. U.S. Department of Commerce, Bureau of the Census, U.S. Censuses of Population and Housing: 1960 (Washington: U.S. Government Printing Office), Census Tracts, Final Report PHC (1)-112, pp. 26-36. U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1970 (Washington: U.S. Government Printing Office), First Count Summary Tape, Omaha, Nebraska.

^bCensus tract #1 contained only five persons in 1950, and in 1960 the tract was incorporated as part of tract #2. Therefore, for the sake of continuity, 1950 data for census tracts #1 and #2 have been combined and listed as census tract #2.

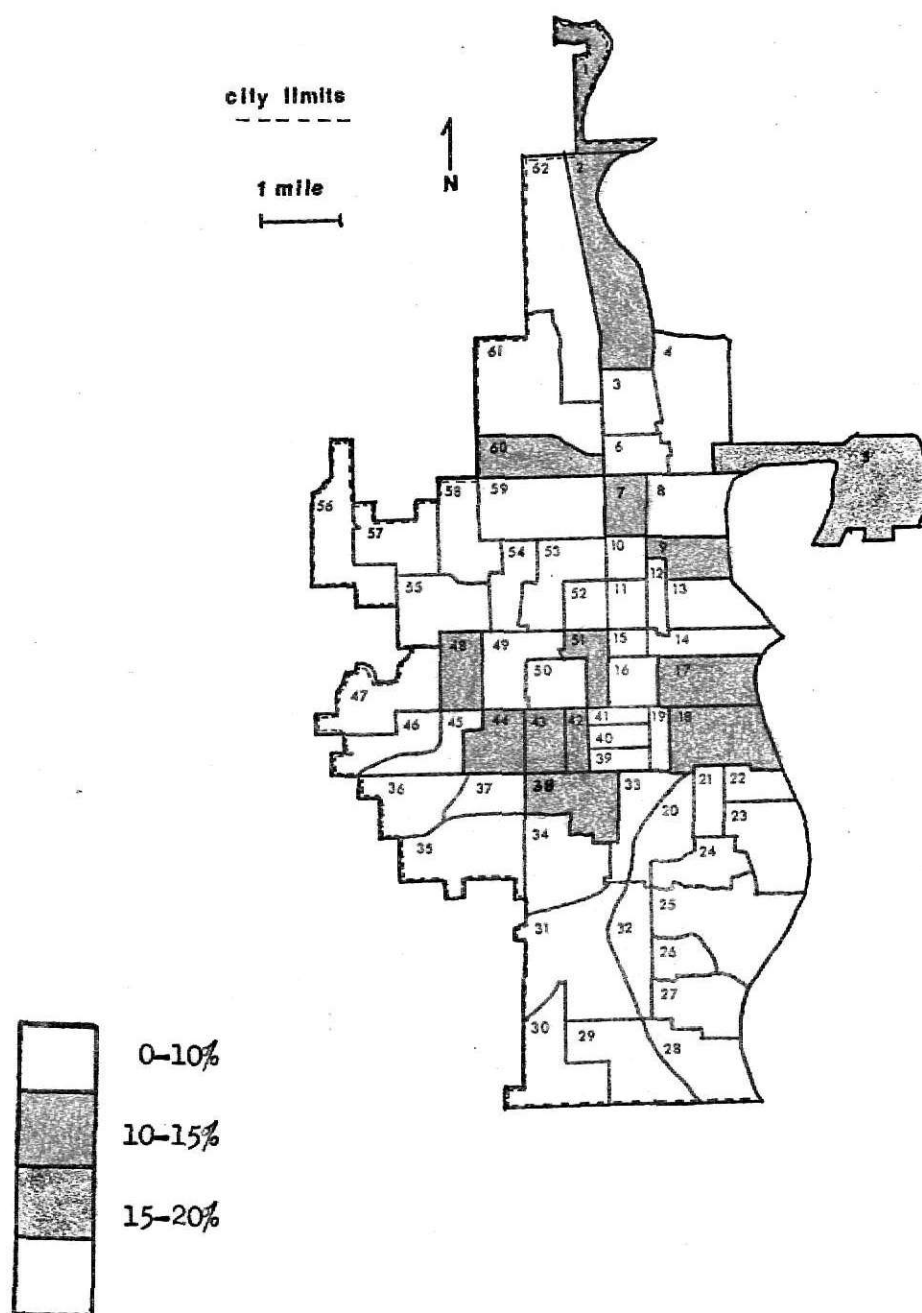
^cCensus tracts 13, 34, 59, 61, and 62 were not subdivided until 1960. Therefore, 1950 data for the entire tract is listed under 13.01, 34.01, 59.01, 61.01, and 62.01.

^dCensus tracts 67, 68, and 69 were not subdivided until 1970. Therefore, 1960 data for the entire tract is listed under 67.01, 68.01, and 69.01.

^eData is suppressed by the Bureau of the Census.

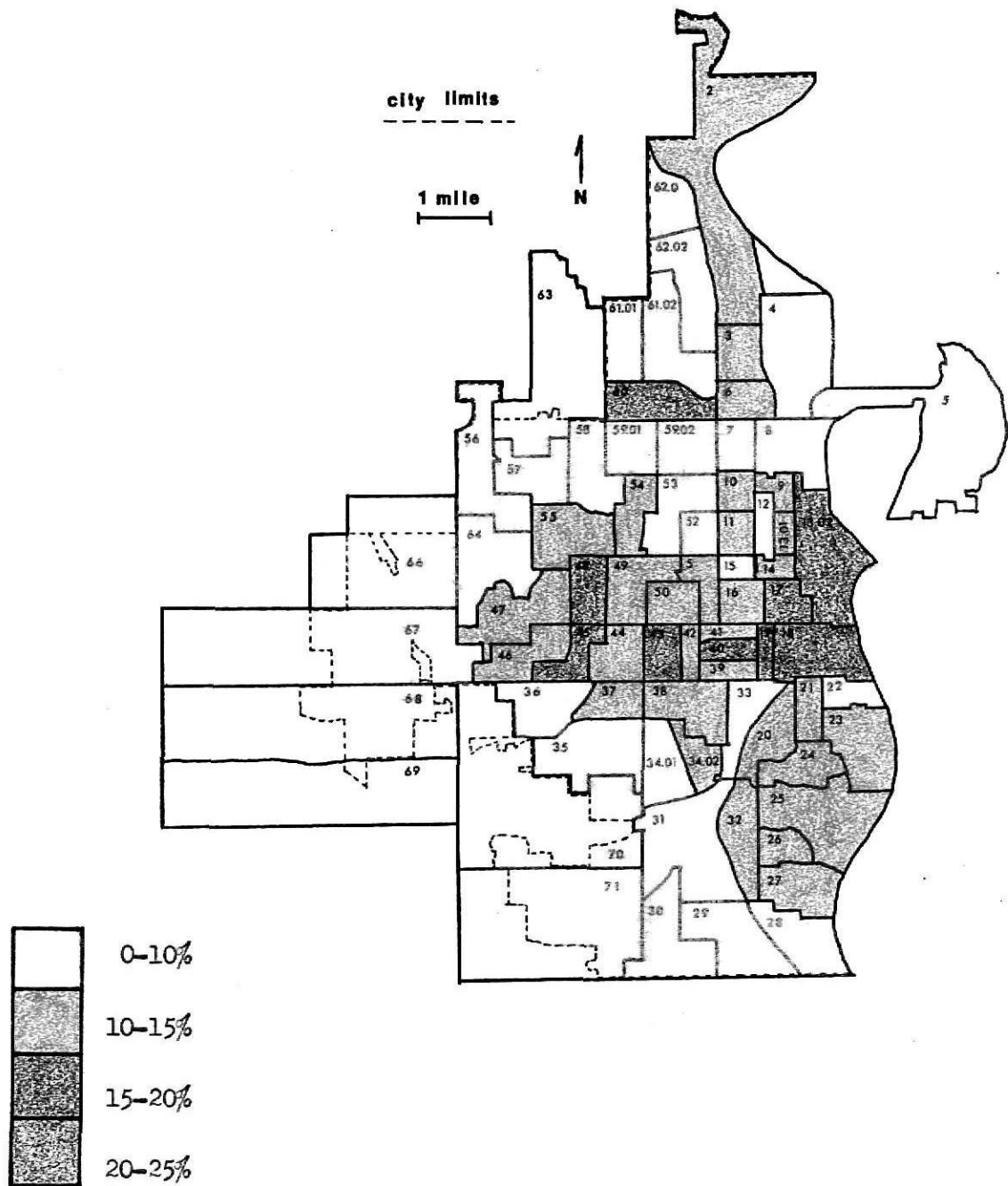
^fCensus tract not within city limits.

Map 13.—Percent of total population 65 years of age and over by census tract for the Omaha city limits: 1950^a



^aPrepared from data presented in Table 9.

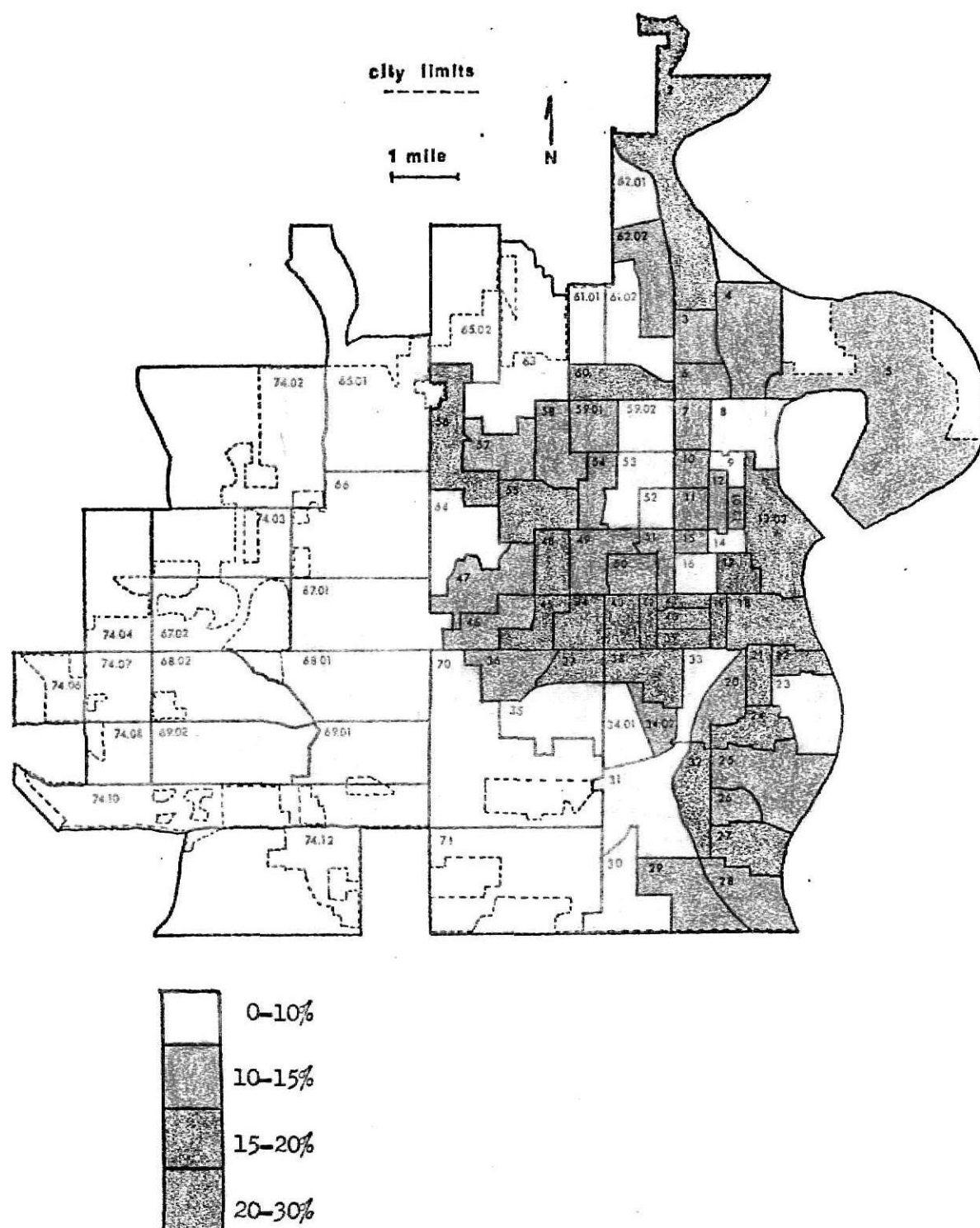
Map 14.—Percent of total population 65 years of age and over by census tract for the Omaha city limits: 1960^a



^aPrepared from data presented in Table 9.

^bData suppressed for census tract #69.

Map 15.—Percent of total population 65 years of age and over by census tract for the Omaha city limits: 1970^a



^aPrepared from data presented in Table 9.

By 1960 there had been established a definite pattern of old dependent concentration. Map 14 graphically illustrates the concentration in the central core area, along the Dodge Street corridor, and in the older areas of South Omaha that have a highly ethnic population, and in a minor node to the north. In 1960 there were 29,429 persons sixty-five or older in Omaha, and they accounted for 9.7% of the total population of the city. These figures were an increase of 7,785 persons and .8% over the 1950 figures. The largest individual increases were in census tracts #17 (9.6%) and #19 (9.2%).

The 1970 figures show much the same distribution as was present in 1960. One noticeable addition is the inclusion of tracts 56, 57, 58, and 59.01. Of the seventy-four areas tracted in 1960, sixty had an increase in the percentage of persons in the old dependency category. The greatest increases were in tracts #17 (7.5%), #19 (7.7%), and #22 (9.2%). Tract #40 also had an increase of 9.0% and tract #41 an increase of 9.9% from the 1960 figures. The areas on the western and southwestern fringes of the city have continued to remain relatively free from large percentages of the old dependents even though their overall growth has been great. The conclusion, therefore, is that those sixty-five and older have been growing in both total numbers and as a percent of the total population during the last twenty years. However, the growth has been generally limited to the older sections of the city, with little movement to the new suburban areas.

In 1950 there was only one census tract whose population was over 30% under twenty years of age and over 15% sixty-five or older. That tract was #5. By 1960 there were three census tracts that had over 30% young dependents and over 15% old dependents. These tracts were #13.02, #45, and #60.

In 1970 there were fifteen tracts which had the large mixture of young and old dependents. These tracts were numbers 2, 13.02, 21, 22, 24, 27, 32, 38, 44, 48, 55, 56, and 60. Only tract #13.02 was not predominantly White. The others were all 90% or more White.

CHAPTER III

HOUSING CHARACTERISTICS

Housing is a basic need of all men in an urban setting, and as such it is the responsibility of the city planner to determine the condition of the present stock of housing as well as predict future needs in the area of housing. By having an overview of the present conditions and the future trends, the planner will be better able to deal with the problem of existing areas of inadequate or unlivable housing in the context of future growth and needs. The characteristics of housing unit distribution, occupancy status, house value, unit rent, and the number of persons per room for each housing unit are all factors that will affect planning decisions in the area of housing.

Several categories of housing characteristics were chosen for this study, and each was based on the belief that it represented a significant attribute of the housing situation in Omaha with which the planner must be concerned. The first characteristic that will be explored in this chapter is the total and percentage of occupied housing units, both owner occupied and renter occupied. The second study characteristic is total and percent of vacant housing units by census tract for Omaha. The third housing characteristic is the percentage of housing units in each tract that have 1.01 or more persons per room. The fourth characteristic to be studied in this chapter is median house value, while the fifth characteristic is median monthly contract rent.

TABLE 10.—Total number of housing units by census tract for the Omaha city limits: 1950-1970^a

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
2	1,549 ^b	1,737	1,764	31	1,214	1,435	1,344
3	1,084	1,091	1,054	32	1,246	1,560	1,240
4	630	996	1,097	33	1,523	1,541	1,047
5	5	615	717	34.01	1,470	1,496	1,417
6	1,235	1,198	1,156	34.02	... ^c	996	915
7	1,234	1,190	1,113	35	514	1,253	1,819
8	1,410	1,428	1,266	36	1,742	1,965	2,027
9	1,418	1,016	865	37	1,074	1,108	1,105
10	791	978	853	38	1,622	1,758	2,036
11	1,229	1,310	1,096	39	1,350	1,457	1,365
12	1,134	1,187	926	40	1,860	2,148	1,547
13.01	1,046	756	599	41	1,244	1,160	968
13.02	... ^c	466	402	42	867	1,079	1,019
14	538	387	275	43	1,227	1,630	1,617
15	743	671	451	44	940	890	857
16	2,014	2,085	836	45	1,130	1,221	1,526
17	1,842	2,041	1,194	46	579	643	688
18	854	1,478	1,028	47	679	849	860
19	1,596	1,935	1,806	48	1,674	1,934	2,335
20	1,301	1,280	1,259	49	1,653	1,917	2,464
21	1,226	1,254	1,042	50	1,659	1,828	2,188
22	821	821	715	51	1,408	1,581	1,635
23	764	766	1,027	52	662	1,044	1,033
24	1,331	1,418	1,322	53	767	1,151	1,088
25	1,129	1,187	1,025	54	1,244	1,404	1,447
26	810	894	803	55	1,689	2,106	2,314
27	912	1,067	1,001	56	1,397	1,686	1,818
28	1,067	1,167	1,251	57	1,314	1,774	1,892
29	1,935	2,024	1,873	58	1,289	1,618	2,035
30	1,642	2,273	2,349	59.01	1,940	1,072	1,096

TABLE 10—Continued

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
59.02	... ^c	1,314	1,281	68.02	... ^e	... ^d	1,085
60	1,449	1,766	1,830	69.01	... ^e	44	1,899
61.01	663	620	934	69.02	... ^e	... ^d	2,323
61.02	... ^c	1,486	1,754	70	... ^e	1,458	2,836
62.01	1,362	209	319	71	... ^e	1,535	2,063
62.02	... ^c	1,603	1,749	74.02	... ^e	... ^e	2,777
63	... ^e	1,006	2,509	74.03	... ^e	... ^e	559
64	... ^e	1,901	2,077	74.04	... ^e	... ^e	577
65.01	... ^e	... ^e	1,947	74.06	... ^e	... ^e	485
65.02	... ^e	... ^e	890	74.07	... ^e	... ^e	819
66	... ^e	1,721	3,770	74.08	... ^e	... ^e	1,027
67.01	... ^e	1,095	1,622	74.10	... ^e	... ^e	32
67.02	... ^e	... ^d	572	74.12	... ^e	... ^e	1,260
68.01	... ^e	1,498	2,055				

^a Calculated from: U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1950 (Washington: U.S. Government Printing Office), Vol. III, Census Tract Statistics, Chapter 40, pp. 19-22. U.S. Department of Commerce, Bureau of the Census, U.S. Censuses of Population and Housing: 1960 (Washington: U.S. Government Printing Office), Census Tracts, Final Report PHC (1)-112, pp. 56-61. U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1970 (Washington: U.S. Government Printing Office), First Count Summary Tape, Omaha, Nebraska.

^b Census tract #1 contained only five persons in 1950, and in 1960 the tract was incorporated as part of tract #2. Therefore, for the sake of continuity, 1950 data for census tracts #1 and #2 have been combined and listed as census tract #2.

^c Census tracts 13, 34, 59, 61, and 62 were not subdivided until 1960. Therefore, 1950 data for the entire tract is listed under 13.01, 34.01, 59.01, 61.01, and 62.01.

^d Census tracts 67, 68, and 69 were not subdivided until 1970. Therefore, 1960 data for the entire tract is listed under 67.01, 68.01, and 69.01.

^e Census tract not within city limits.

As in all othe cases in this paper, the above mentioned characteristics are studied for the twenty year period from 1950 to 1970.

Occupied Housing Units

The characteristic of occupied housing units was separated into two sub-categories, each of which adds a different dimension to the characteristic. The first sub-category is owner occupied housing units, and the second is renter occupied housing units. The subdivision was made in order that a better understanding could be obtained of the distribution in Omaha of rented versus owned housing units. It is necessary that the city planner be aware of whether or not an area is predominated by occupied units as opposed to vacant units, and whether the occupied units are mostly rented or owned. Knowledge of such factors, in association with other population and economic characteristics, can provide the planner with a generalized housing profile of a particular area.

Figures for 1950 show that the census tracts having the highest percentage of owner occupied units are generally on the western fringe of the city, while those tracts having a high percentage of renter occupied housing units are in the eastern core area of the city (See Maps 16 and 19). In fact, the relationship between owner occupied and renter occupied is almost a perfect dichotomy. In 1950 there were three census tracts in which over 90% of all housing units were owner occupied. These tracts were 36, 37, and 47. In addition, there were also three tracts in which less than 10% of all housing units were owner occupied. These tracts were 17, 18, and 19. By reversing the tracts, it is found that tracts 36, 37, and 47 had the lowest percentage of renter occupied housing units, with tract #47 being only 3.6% renter occupied. Likewise, tracts 17, 18, and 19 had by far the lowest percentage

TABLE 11.—Total number of owner occupied housing units by census tract for the Omaha city limits: 1950-1970^a

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
2	1,350 ^b	1,467	1,389	31	927	1,102	1,036
3	873	798	710	32	653	573	361
4	461	775	868	33	866	803	549
5	2	359	466	34.01	1,087	907	877
6	880	802	666	34.02	... ^c	724	692
7	754	682	535	35	429	1,076	1,298
8	899	766	613	36	1,579	1,685	1,645
9	574	331	227	37	979	978	946
10	550	538	389	38	819	775	717
11	772	666	463	39	370	329	249
12	348	345	205	40	286	222	138
13.01	379	219	191	41	126	70	26
13.02	... ^c	200	143	42	321	259	177
14	143	66	57	43	458	473	344
15	412	302	222	44	665	551	461
16	536	433	94	45	904	898	1,074
17	110	80	30	46	497	548	555
18	62	41	32	47	641	809	807
19	132	126	93	48	941	838	739
20	783	730	661	49	958	883	673
21	562	523	460	50	713	635	554
22	375	321	283	51	699	608	467
23	528	486	690	52	522	450	334
24	815	821	728	53	570	673	553
25	847	819	703	54	996	973	808
26	587	537	503	55	1,496	1,719	1,700
27	600	603	534	56	1,021	1,314	1,271
28	834	882	801	57	1,032	1,344	1,267
29	905	996	873	58	1,083	1,286	1,181
30	1,448	1,964	1,963	59.01	1,600	846	731

TABLE 11—Continued

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
59.02	... ^c	973	823	68.02	... ^e	... ^d	916
60	1,186	1,331	1,167	69.01	... ^e	34	1,590
61.01	523	498	602	69.02	... ^e	... ^d	1,766
61.02	... ^c	1,256	1,296	70	... ^e	1,234	1,833
62.01	1,186	151	216	71	... ^e	1,212	1,536
62.02	... ^c	1,393	1,403	74.02	... ^e	... ^e	1,860
63	... ^e	827	1,703	74.03	... ^e	... ^e	264
64	... ^e	1,546	1,548	74.04	... ^e	... ^e	561
65.01	... ^e	... ^e	1,455	74.06	... ^e	... ^e	393
65.02	... ^e	... ^e	770	74.07	... ^e	... ^e	683
66	... ^e	1,533	2,367	74.08	... ^e	... ^e	878
67.01	... ^e	1,011	1,076	74.10	... ^e	... ^e	25
67.02	... ^e	... ^d	361	74.12	... ^e	... ^e	747
68.01	... ^e	1,220	1,474				

^aCalculated from: U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1950 (Washington: U.S. Government Printing Office), Vol. III, Census Tract Statistics, Chapter 40, pp. 19-22. U.S. Department of Commerce, Bureau of the Census, U.S. Censuses of Population and Housing: 1960 (Washington: U.S. Government Printing Office), Census Tracts, Final Report PHC (1)-112, pp. 56-61. U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1970 (Washington: U.S. Government Printing Office), First Count Summary Tape, Omaha, Nebraska.

^bCensus tract #1 contained only five persons in 1950, and in 1960 the tract was incorporated as part of tract #2. Therefore, for the sake of continuity, 1950 data for census tracts #1 and #2 have been combined and listed as census tract #2.

^cCensus tracts 13, 34, 59, 61, and 62 were not subdivided until 1960. Therefore, 1950 data for the entire tract is listed under 13.01, 34.01, 59.01, 61.01, and 62.01.

^dCensus tracts 67, 68, and 69 were not subdivided until 1970. Therefore, 1960 data for the entire tract is listed under 67.01, 68.01, and 69.01.

^eCensus tract not within city limits.

TABLE 12.—Percent of owner occupied housing units by census tract for the Omaha city limits: 1950-1970^a

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
2	87.1 ^b	84.4	78.7	31	76.3	76.7	77.1
3	80.5	73.1	67.4	32	52.4	36.7	29.1
4	73.1	77.8	79.1	33	56.8	52.1	52.4
5	40.0	58.3	65.0	34.01	73.9	60.6	61.9
6	71.2	66.9	57.2	34.02	.. ^c	72.6	75.6
7	61.1	57.3	48.1	35	83.4	85.8	71.3
8	63.7	53.6	48.8	36	90.6	85.7	81.2
9	40.4	32.5	26.2	37	91.1	88.2	85.6
10	69.5	55.0	45.6	38	50.4	44.0	35.2
11	62.8	50.8	42.2	39	27.4	22.5	18.2
12	30.6	29.0	22.1	40	15.3	10.3	8.9
13.01	36.2	38.9	31.9	41	10.1	6.0	2.7
13.02	.. ^c	42.9	35.6	42	27.2	24.0	17.4
14	26.5	17.0	20.7	43	37.3	29.0	21.3
15	55.4	45.0	49.2	44	70.7	61.9	53.8
16	26.6	20.7	11.2	45	80.0	73.5	70.4
17	5.9	3.9	2.5	46	85.8	85.2	80.7
18	7.2	2.7	3.1	47	94.4	95.2	93.8
19	8.2	6.5	5.1	48	56.2	43.3	31.6
20	60.1	57.0	52.5	49	57.9	46.0	27.3
21	45.8	41.7	44.1	50	42.9	34.7	25.3
22	45.6	39.0	39.6	51	49.6	38.4	28.6
23	69.1	63.4	67.2	52	78.8	43.1	32.3
24	61.2	57.8	55.1	53	74.3	58.4	50.8
25	75.0	68.9	68.6	54	80.0	69.3	55.8
26	72.4	60.0	62.6	55	88.5	81.6	73.5
27	65.7	56.5	53.3	56	73.0	77.9	69.9
28	78.1	75.5	64.0	57	78.5	75.7	67.0
29	46.7	49.2	46.6	58	84.0	79.4	58.0
30	88.1	86.4	83.6	59.01	82.4	78.9	66.7

TABLE 12--Continued

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
59.02	.. ^c	74.0	64.2	68.02	.. ^e	.. ^d	84.4
60	81.8	75.3	63.8	69.01	.. ^e	77.2	83.7
61.01	78.8	80.3	64.4	69.02	.. ^e	.. ^d	76.0
61.02	.. ^c	84.5	73.9	70	.. ^e	84.6	64.6
62.01	87.0	72.2	67.7	71	.. ^e	78.9	74.4
62.02	.. ^c	86.8	80.2	74.02	.. ^e	.. ^e	67.0
63	.. ^e	82.2	67.9	74.03	.. ^e	.. ^e	47.2
64	.. ^e	81.3	74.5	74.04	.. ^e	.. ^e	97.2
65.01	.. ^e	.. ^e	74.7	74.06	.. ^e	.. ^e	81.0
65.02	.. ^e	.. ^e	86.5	74.07	.. ^e	.. ^e	83.4
66	.. ^e	89.0	62.8	74.08	.. ^e	.. ^e	85.5
67.01	.. ^e	92.3	66.3	74.10	.. ^e	.. ^e	78.1
67.02	.. ^e	.. ^d	63.1	74.12	.. ^e	.. ^e	59.3
68.01	.. ^e	81.4	71.7				

^aCalculated from: U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1950 (Washington: U.S. Government Printing Office), Vol. III, Census Tract Statistics, Chapter 40, pp. 19-22. U.S. Department of Commerce, Bureau of the Census, U.S. Censuses of Population and Housing: 1960 (Washington: U.S. Government Printing Office), Census Tracts, Final Report PHC (1)-112, pp. 56-61. U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1970 (Washington: U.S. Government Printing Office), First Count Summary Tape, Omaha, Nebraska.

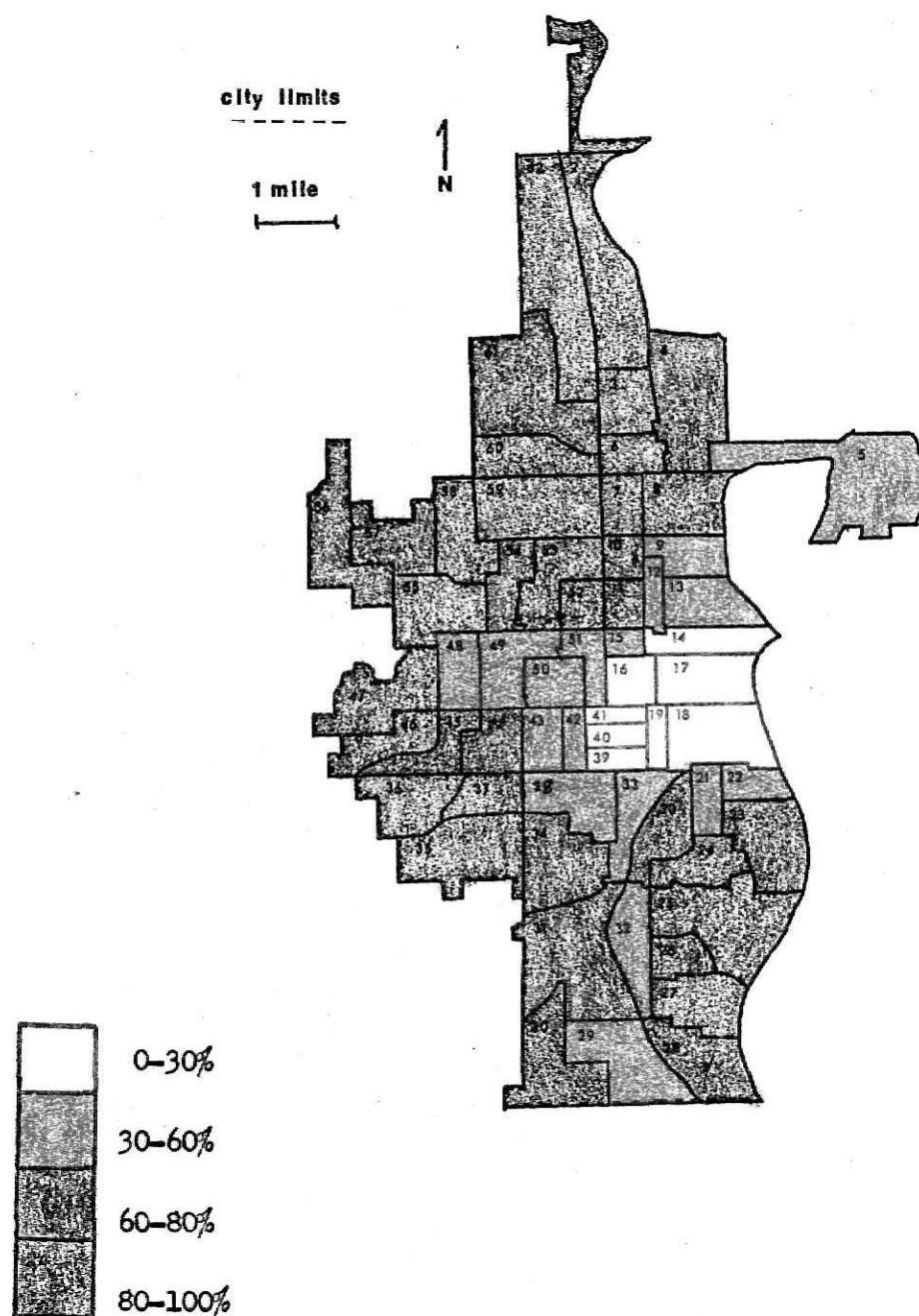
^bCensus tract #1 contained only five persons in 1950, and in 1960 the tract was incorporated as part of tract #2. Therefore, for the sake of continuity, 1950 data for census tracts #1 and #2 have been combined and listed as census tract #2.

^cCensus tracts 13, 34, 59, 61, and 62 were not subdivided until 1960. Therefore, 1950 data for the entire tract is listed under 13.01, 34.01, 59.01, 61.01, and 62.01.

^dCensus tracts 67, 68, and 69 were not subdivided until 1970. Therefore, 1960 data for the entire tract is listed under 67.01, 68.01, and 69.01.

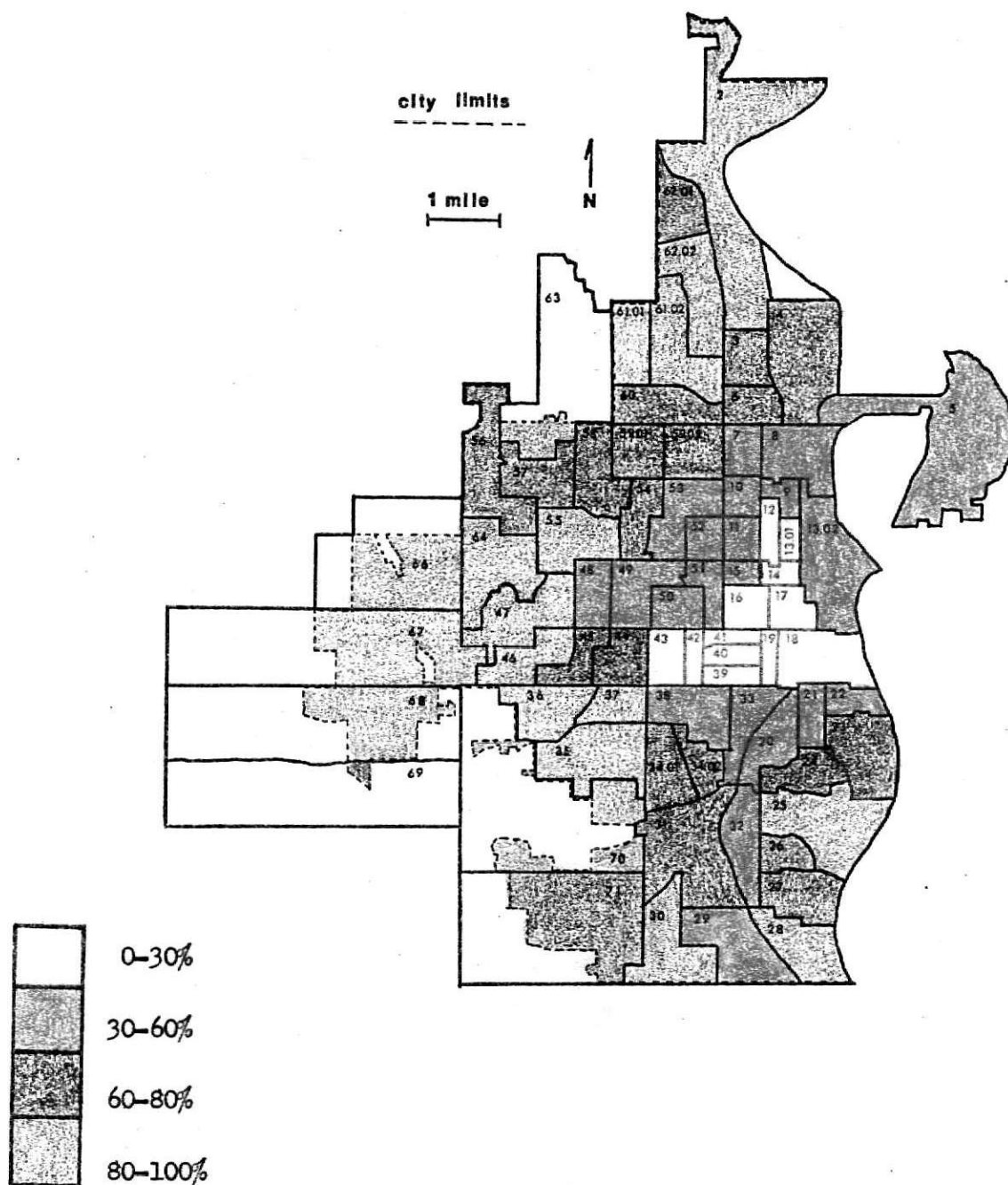
^eCensus tract not within city limits.

Map 16.—Percent of housing units owner occupied by census tract
for the Omaha city limits: 1950^a



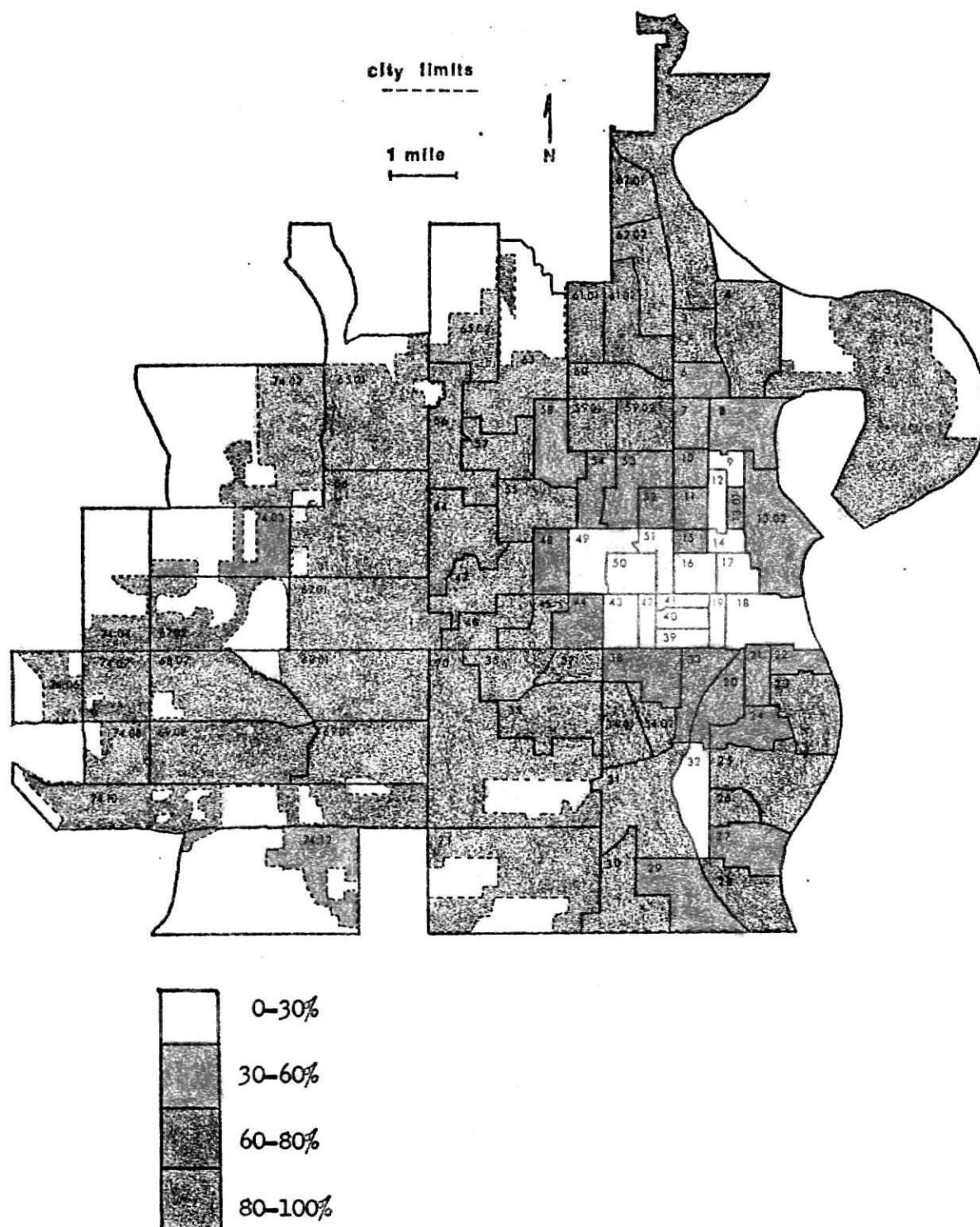
^aPrepared from data presented in Table 12.

Map 17.—Percent of housing units owner occupied by census tract for the Omaha city limits: 1960^a



^aPrepared from data presented in Table 12.

Map 18.—Percent of housing units owner occupied by census tract for the Omaha city limits: 1970^a



^aPrepared from data presented in Table 12.

TABLE 13.—Total number of renter occupied housing units by census tract for the Omaha city limits: 1950-1970^a

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
2	189 ^b	239	328	31	279	284	273
3	209	263	285	32	580	819	778
4	155	185	192	33	638	633	422
5	3	210	209	34.01	305	566	516
6	340	360	406	34.02	... ^c	240	203
7	463	457	444	35	76	146	490
8	503	612	501	36	146	246	350
9	827	623	416	37	82	121	148
10	231	424	361	38	788	898	1,198
11	446	599	445	39	973	1,036	982
12	774	801	581	40	1,531	1,773	1,204
13.01	653	511	338	41	1,090	967	825
13.02	... ^c	233	131	42	534	772	747
14	376	290	192	43	743	1,095	1,147
15	328	333	174	44	269	322	366
16	1,450	1,500	654	45	216	299	409
17	1,695	1,691	983	46	75	83	124
18	758	1,137	892	47	25	32	45
19	1,438	1,690	1,490	48	725	1,007	1,507
20	508	514	539	49	662	966	1,651
21	634	651	491	50	918	1,137	1,547
22	421	443	362	51	696	884	1,001
23	229	247	292	52	136	577	599
24	507	562	524	53	186	431	358
25	271	333	291	54	241	400	540
26	219	324	276	55	173	347	577
27	309	400	408	56	347	325	509
28	226	264	403	57	261	389	573
29	1,000	954	852	58	195	299	754
30	176	271	351	59.01	301	211	288

TABLE 13—Continued

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
59.02	... ^c	299	352	68.02	... ^e	... ^d	62
60	249	383	576	69.01	... ^e	4	285
61.01	119	74	301	69.02	... ^e	... ^d	503
61.02	... ^c	184	390	70	... ^e	182	907
62.01	152	43	97	71	... ^e	253	480
62.02	... ^c	161	310	74.02	... ^e	... ^e	748
63	... ^e	154	745	74.03	... ^e	... ^e	249
64	... ^e	313	491	74.04	... ^e	... ^e	6
65.01	... ^e	... ^e	355	74.06	... ^e	... ^e	41
65.02	... ^e	... ^e	112	74.07	... ^e	... ^e	116
66	... ^e	105	1,292	74.08	... ^e	... ^e	120
67.01	... ^e	67	503	74.10	... ^e	... ^e	7
67.02	... ^e	... ^d	169	74.12	... ^e	... ^e	393
68.01	... ^e	167	534				

^aCalculated from: U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1950 (Washington: U.S. Government Printing Office), Vol. III, Census Tract Statistics, Chapter 40, pp. 19-22. U.S. Department of Commerce, Bureau of the Census, U.S. Censuses of Population and Housing: 1960 (Washington: U.S. Government Printing Office), Census Tracts, Final Report PHC (1)-112, pp. 56-61. U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1970 (Washington: U.S. Government Printing Office), First Count Summary Tape, Omaha, Nebraska.

^bCensus tract #1 contained only five persons in 1950, and in 1960 the tract was incorporated as part of tract #2. Therefore, for the sake of continuity, 1950 data for census tracts #1 and #2 have been combined and listed as census tract #2.

^cCensus tracts 13, 34, 59, 61, and 62 were not subdivided until 1960. Therefore, 1950 data for the entire tract is listed under 13.01, 34.01, 59.01, 61.01, and 62.01.

^dCensus tracts 67, 68, and 69 were not subdivided until 1970. Therefore, 1960 data for the entire tract is listed under 67.01, 68.01, and 69.01.

^eCensus tract not within city limits.

TABLE 14.—Percent of renter occupied housing units by census tract for the Omaha city limits: 1950-1970^a

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
2	12.2 ^b	13.7	18.6	31	22.9	19.7	20.3
3	19.2	24.1	27.0	32	46.5	52.5	62.7
4	24.6	18.5	17.5	33	41.8	41.0	40.3
5	60.0	34.1	29.1	34.01	20.7	37.8	35.7
6	27.5	30.0	35.1	34.02	.. ^c	24.0	22.2
7	37.5	38.4	39.9	35	14.7	11.6	26.9
8	35.6	42.8	39.6	36	8.3	12.5	17.3
9	58.3	61.3	48.1	37	7.6	10.9	13.4
10	29.2	43.3	42.3	38	48.5	51.0	58.8
11	36.2	45.7	40.6	39	72.0	71.1	71.9
12	68.2	67.4	62.7	40	82.3	82.5	77.8
13.01	62.4	67.5	56.4	41	87.6	83.3	85.2
13.02	.. ^c	50.0	32.6	42	61.5	71.5	73.3
14	69.8	74.9	69.8	43	60.5	67.1	70.9
15	44.1	49.6	38.6	44	28.6	36.1	42.7
16	71.9	71.9	78.2	45	19.1	24.4	26.8
17	92.0	82.8	82.3	46	12.9	12.9	18.0
18	88.7	76.9	86.8	47	3.6	3.7	5.2
19	90.1	87.3	82.5	48	43.3	52.0	64.5
20	39.0	40.1	42.8	49	40.0	50.3	67.0
21	51.7	51.9	47.1	50	55.3	62.1	70.7
22	51.6	53.9	50.6	51	49.4	55.9	61.2
23	29.9	32.2	28.4	52	20.5	55.2	58.0
24	38.0	39.6	39.6	53	24.2	37.4	32.9
25	24.0	28.0	28.4	54	19.3	28.4	37.3
26	27.0	36.2	34.4	55	10.2	16.4	24.9
27	33.8	37.4	40.8	56	24.8	19.2	28.0
28	21.1	22.6	32.2	57	19.8	21.9	30.3
29	51.6	47.1	45.5	58	15.1	18.4	37.0
30	10.7	11.9	14.9	59.01	15.5	19.6	26.3

TABLE 14—Continued

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
59.02	.. ^c	22.7	27.5	68.02	.. ^e	.. ^d	5.7
60	17.1	21.6	31.5	69.01	.. ^e	9.0	15.0
61.01	17.9	11.9	32.2	69.02	.. ^e	.. ^d	21.6
61.02	.. ^c	12.3	22.2	70	.. ^e	12.4	32.0
62.01	11.1	20.5	30.4	71	.. ^e	16.4	23.3
62.02	.. ^c	10.0	17.7	74.02	.. ^e	.. ^e	26.9
63	.. ^e	15.3	29.7	74.03	.. ^e	.. ^e	44.5
64	.. ^e	16.4	23.6	74.04	.. ^e	.. ^e	1.0
65.01	.. ^e	.. ^e	18.2	74.06	.. ^e	.. ^e	8.4
65.02	.. ^e	.. ^e	12.6	74.07	.. ^e	.. ^e	14.2
66	.. ^e	6.1	34.3	74.08	.. ^e	.. ^e	11.7
67.01	.. ^e	6.1	31.0	74.10	.. ^e	.. ^e	21.9
67.02	.. ^e	.. ^d	29.5	74.12	.. ^e	.. ^e	31.2
68.01	.. ^e	11.1	26.0				

^aCalculated from: U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1950 (Washington: U.S. Government Printing Office), Vol. III, Census Tract Statistics, Chapter 40, pp. 19-22. U.S. Department of Commerce, Bureau of the Census, U.S. Censuses of Population and Housing: 1960 (Washington: U.S. Government Printing Office), Census Tracts, Final Report PHC (1)-112, pp. 56-61. U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1970 (Washington: U.S. Government Printing Office), First Count Summary Tape, Omaha, Nebraska.

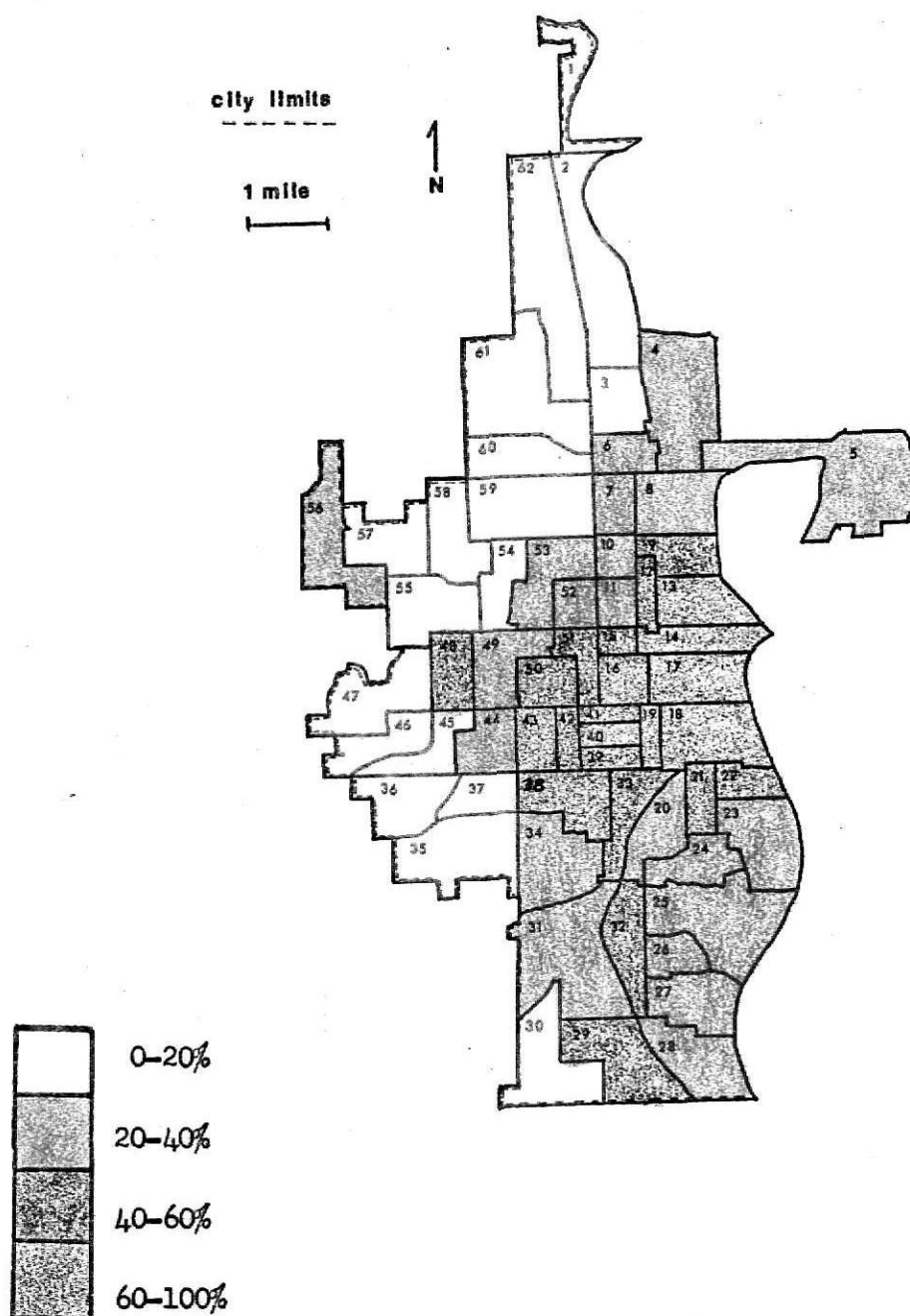
^bCensus tract #1 contained only five persons in 1950, and in 1960 the tract was incorporated as part of tract #2. Therefore, for the sake of continuity, 1950 data for census tracts #1 and #2 have been combined and listed as census tract #2.

^cCensus tracts 13, 34, 59, 61, and 62 were not subdivided until 1960. Therefore, 1950 data for the entire tract is listed under 13.01, 34.01, 59.01, 61.01, and 62.01.

^dCensus tracts 67, 68, and 69 were not subdivided until 1970. Therefore, 1960 data for the entire tract is listed under 67.01, 68.01, and 69.01.

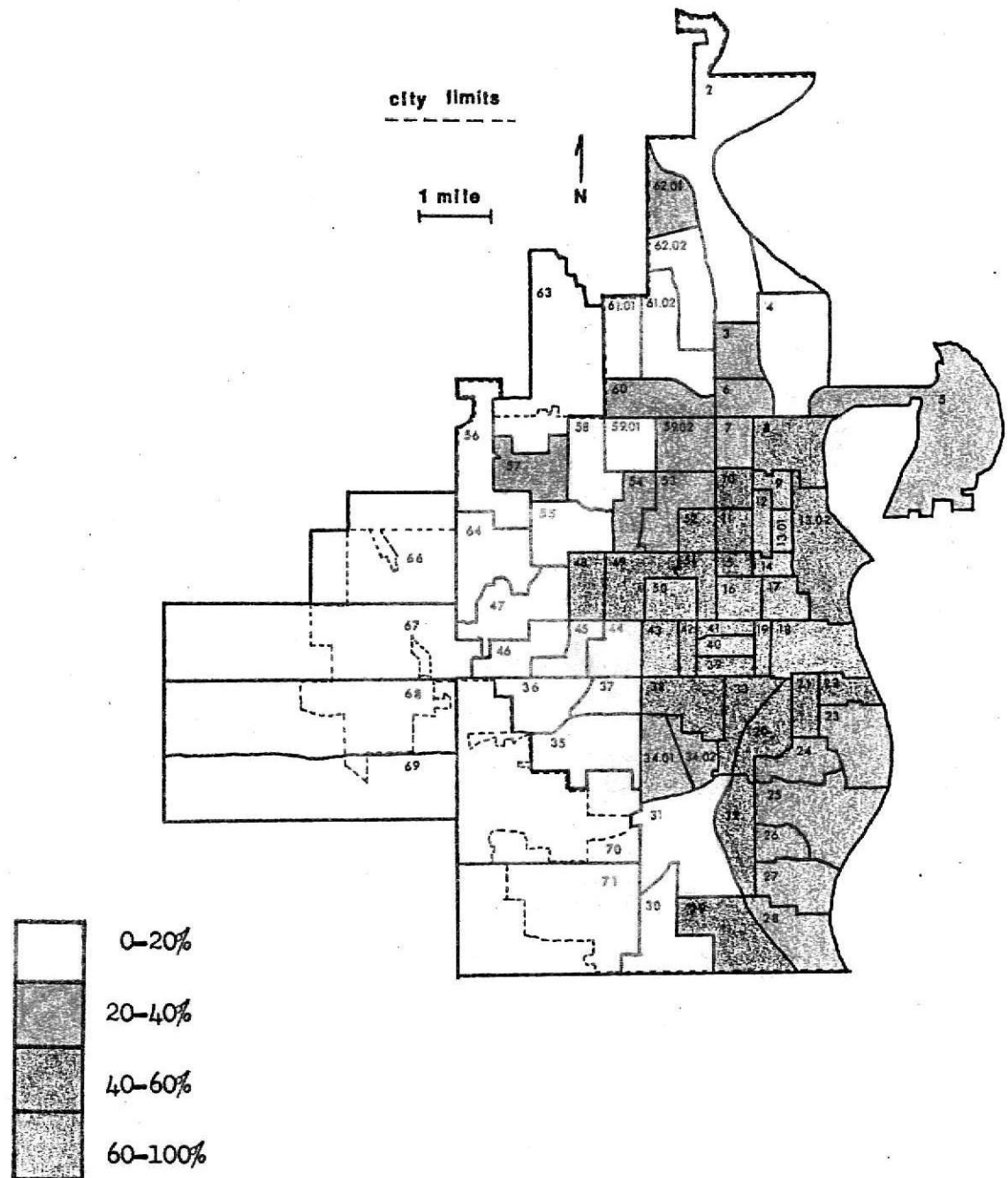
^eCensus tract not within city limits.

Map 19.—Percent of housing units renter occupied by census tract
for the Omaha city limits: 1950^a



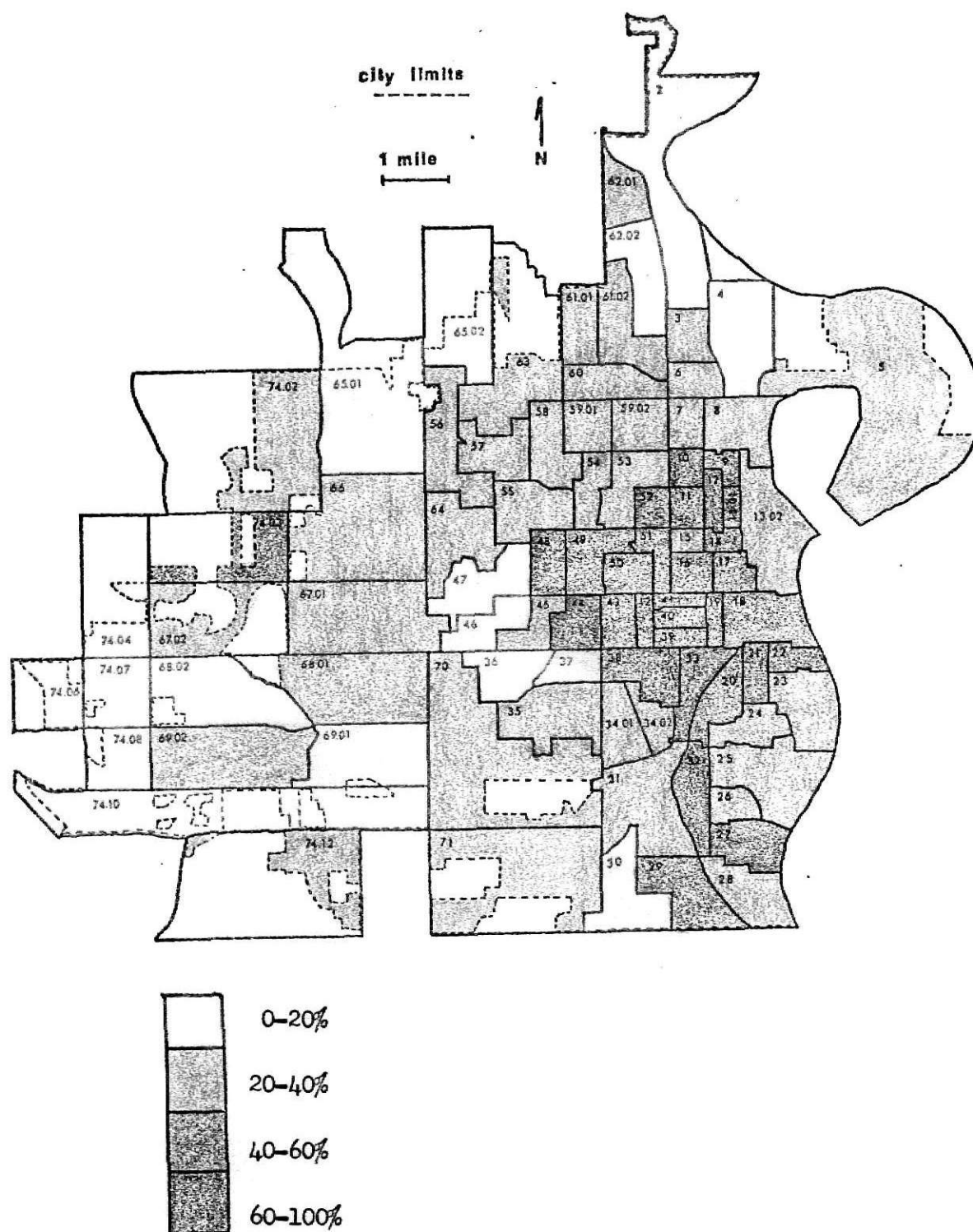
^aPrepared from data presented in Table 14.

Map 20.—Percent of housing units renter occupied by census tract for the Omaha city limits: 1960^a



^aPrepared from data presented in Table 14.

Map 21.—Percent of housing units renter occupied by census tract
for the Omaha city limits: 1970^a



^aPrepared from data presented in Table 14.

of owner occupied housing units. Tract #51 comes the closest to achieving equality between renter and owner occupied. The tract had 49.6% owner occupied and 49.4% renter occupied housing units.

In 1960 the same trend of distribution seems to be continued. Map 17 clearly shows the large percentages of owner occupied housing units in the western, northern, and southern border areas of the city. The 1960 map also graphically displays the grouping in the central core area of those tracts that have a very low percentage of their total housing units which are occupied by owners. Map 20 shows a pattern for renter occupied units that closely resembles the 1950 pattern. An important fact pointed up by the 1960 figures is that the increase of renter occupied housing units as a proportion of the total housing units has roughly corresponded to the movement of non-Whites during the same time period. The most notable exception to this observation is that the area adjacent to Dodge Street continued to remain highly renter oriented and at the same time predominantly White. As was pointed out in Chapter II, the large proportion of renters in the Dodge Street area is due to the large number of major business nodes within walking distance of the area and to the easy access to public transportation afforded by Dodge Street.

An interesting trend is shown by the 1970 figures for the city. The number of census tracts having over 80% of their total units owner occupied greatly declined from 1960 to 1970. Only tracts 30, 36, 37, 46, 47, and 62.02 have retained their high proportions of owners. This reversal is due to a very great extent to the increase in construction of multi-unit apartment buildings throughout the city. As in other large cities, people have come to accept apartments as a way of life in Omaha. The 1970 figures also show

that the concentrated area of predominantly renter occupied units has been fairly well stabilized between 1960 and 1970. Only census tracts #27 and #44 went above the 40% renter occupied mark for the first time in 1970. At the same time tracts 8, 13.02, and 15 dropped below the 40% mark. Overall the increase of renter occupied units has been far reaching and has made significant inroads into what was once the "owner occupied suburbs." It is extremely difficult to predict from past performances what direction or pattern the housing situation will take over the next decade. It is safe to assume, however, that because of the great investments of time, money, and land, the multi-story apartment complexes are here to stay for awhile longer.

Vacant Housing

Vacant housing was chosen as a study characteristic for two reasons. First, the number of vacant housing units can provide the planner with an index of population migration trends. The number of vacant units generally increases with a loss of population. Second, the number and percent of vacant housing units can indicate general decline within a given area. As used in this study, the term "vacant" means not only units which are available for occupancy, but also units that are uninhabited because of their general dilapidated nature.

Map 22 shows the percent of vacant housing units by census tract for Omaha for the year 1950. In 1950 every census tract, with the exception of tract #34, had less than 5% of their total housing units which were considered to be vacant. Tract #34 was only slightly above the 5% figure, having 5.4% of its units determined to be vacant. Tract #18 had a vacancy rate of just over 4%, while tracts #14 and #61 were the only other two which had a vacant

TABLE 15.—Total number of vacant housing units by census tract for the Omaha city limits: 1950-1970^a

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
2	9 ^b	31	47	31	8	49	35
3	2	30	59	32	13	168	101
4	14	36	37	33	19	105	76
5	0	46	42	34.01	78	23	24
6	15	36	84	34.02	.. ^c	32	20
7	17	51	134	35	9	31	31
8	8	50	152	36	17	34	32
9	17	62	222	37	13	9	11
10	10	16	103	38	15	85	121
11	11	45	188	39	7	92	134
12	12	41	140	40	43	153	205
13.01	14	26	70	41	28	123	117
13.02	.. ^c	33	128	42	12	48	95
14	19	31	26	43	26	62	126
15	3	36	55	44	6	17	30
16	28	152	88	45	10	24	43
17	37	270	181	46	7	12	9
18	34	300	104	47	13	8	8
19	26	116	223	48	8	89	89
20	10	36	59	49	33	68	140
21	30	80	91	50	28	56	87
22	22	57	70	51	13	89	167
23	7	33	45	52	4	17	100
24	9	35	70	53	11	47	177
25	11	35	31	54	7	31	99
26	4	33	24	55	20	40	37
27	3	64	59	56	29	47	38
28	7	21	47	57	21	41	52
29	30	74	148	58	11	33	100
30	18	38	35	59.01	39	15	77

TABLE 15--Continued

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
59.02	... ^c	42	106	68.02	... ^e	... ^d	107
60	14	52	87	69.01	... ^e	6	24
61.01	21	48	31	69.02	... ^e	... ^d	54
61.02	... ^c	46	68	70	... ^e	42	96
62.01	24	15	6	71	... ^e	70	47
62.02	... ^c	49	36	74.02	... ^e	... ^e	169
63	... ^e	25	61	74.03	... ^e	... ^e	46
64	... ^e	42	38	74.04	... ^e	... ^e	10
65.01	... ^e	... ^e	137	74.06	... ^e	... ^e	51
65.02	... ^e	... ^e	8	74.07	... ^e	... ^e	20
66	... ^e	83	111	74.08	... ^e	... ^e	29
67.01	... ^e	17	43	74.10	... ^e	... ^e	... ^f
67.02	... ^e	... ^d	42	74.12	... ^e	... ^e	120
68.01	... ^e	111	47				

^a Calculated from: U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1950 (Washington: U.S. Government Printing Office), Vol. III, Census Tract Statistics, Chapter 40, pp. 19-22. U.S. Department of Commerce, Bureau of the Census, U.S. Censuses of Population and Housing: 1960 (Washington: U.S. Government Printing Office), Census Tracts, Final Report PHC (1)-112, pp. 56-61. U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1970 (Washington: U.S. Government Printing Office), First Count Summary Tape, Omaha, Nebraska.

^b Census tract #1 contained only five persons in 1950, and in 1960 the tract was incorporated as part of tract #2. Therefore, for the sake of continuity, 1950 data for census tracts #1 and #2 have been combined and listed as census tract #2.

^c Census tracts 13, 34, 59, 61, and 62 were not subdivided until 1960. Therefore, 1950 data for the entire tract is listed under 13.01, 34.01, 59.01, 61.01, and 62.01.

^d Census tracts 67, 68, and 69 were not subdivided until 1970. Therefore, 1960 data for the entire tract is listed under 67.01, 68.01, and 69.01.

^e Census tract not within city limits.

TABLE 16.—Percent of vacant housing units by census tract for the Omaha city limits: 1950-1970^a

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
2	.7 ^b	1.9	2.7	31	.8	3.6	2.6
3	.3	2.8	5.6	32	1.1	10.8	8.2
4	2.3	3.7	3.4	33	1.4	6.9	7.3
5	0.0	7.6	5.9	34.01	5.4	1.6	2.4
6	1.3	2.1	7.7	34.02	.. ^c	3.4	2.2
7	1.4	4.3	12.0	35	1.9	2.6	2.8
8	.7	3.6	12.0	36	1.1	1.8	1.5
9	1.3	6.2	25.7	37	1.2	.9	1.0
10	1.3	1.7	12.1	38	1.1	5.0	6.0
11	1.0	3.5	17.2	39	.6	6.4	9.9
12	1.2	3.6	15.2	40	2.4	7.5	13.3
13.01	1.4	3.6	11.7	41	2.3	10.7	12.1
13.02	.. ^c	7.1	31.8	42	1.3	4.5	9.3
14	3.7	8.1	9.5	43	2.2	3.9	7.8
15	.5	5.4	12.2	44	.7	2.0	3.5
16	1.5	7.4	10.6	45	.9	2.1	2.8
17	2.1	13.3	15.5	46	1.3	1.9	1.3
18	4.1	20.4	10.1	47	2.0	1.1	1.0
19	1.7	6.2	12.4	48	.5	4.7	3.9
20	.9	2.9	4.7	49	2.1	3.7	5.7
21	2.5	6.4	8.8	50	1.8	3.2	4.0
22	2.8	7.1	9.8	51	1.0	5.7	10.2
23	1.0	4.4	4.4	52	.7	1.7	9.7
24	.8	2.6	5.3	53	1.5	4.2	16.3
25	1.0	3.1	3.0	54	.7	2.3	6.9
26	.6	3.8	3.0	55	1.3	2.0	1.6
27	.5	6.1	5.9	56	2.2	2.9	2.1
28	.8	1.9	3.8	57	1.7	2.4	2.7
29	1.7	3.7	7.9	58	.9	2.2	5.0
30	1.2	1.7	1.5	59.01	2.1	1.5	7.0

TABLE 16--Continued

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
59.02	.. ^c	3.3	8.3	68.02	.. ^e	.. ^d	9.9
60	1.1	3.1	4.7	69.01	.. ^e	13.8	1.3
61.01	3.3	7.8	3.4	69.02	.. ^e	.. ^d	2.4
61.02	.. ^c	3.2	3.9	70	.. ^e	3.0	3.4
62.01	1.9	7.3	1.9	71	.. ^e	4.7	2.3
62.02	.. ^c	3.2	2.1	74.02	.. ^e	.. ^e	6.1
63	.. ^e	2.5	2.4	74.03	.. ^e	.. ^e	8.3
64	.. ^e	2.3	1.9	74.04	.. ^e	.. ^e	1.2
65.01	.. ^e	.. ^e	7.1	74.06	.. ^e	.. ^e	10.6
65.02	.. ^e	.. ^e	.9	74.07	.. ^e	.. ^e	2.4
66	.. ^e	4.9	2.9	74.08	.. ^e	.. ^e	2.8
67.01	.. ^e	1.6	2.7	74.10	.. ^e	.. ^e	0.0
67.02	.. ^e	.. ^d	7.4	74.12	.. ^e	.. ^e	9.5
68.01	.. ^e	7.5	2.3				

^aCalculated from: U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1950 (Washington: U.S. Government Printing Office), Vol. III, Census Tract Statistics, Chapter 40, pp. 19-22. U.S. Department of Commerce, Bureau of the Census, U.S. Censuses of Population and Housing: 1960 (Washington: U.S. Government Printing Office), Census Tracts, Final Report PHC (1)-112, pp. 56-61. U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1970 (Washington: U.S. Government Printing Office), First Count Summary Tape, Omaha, Nebraska.

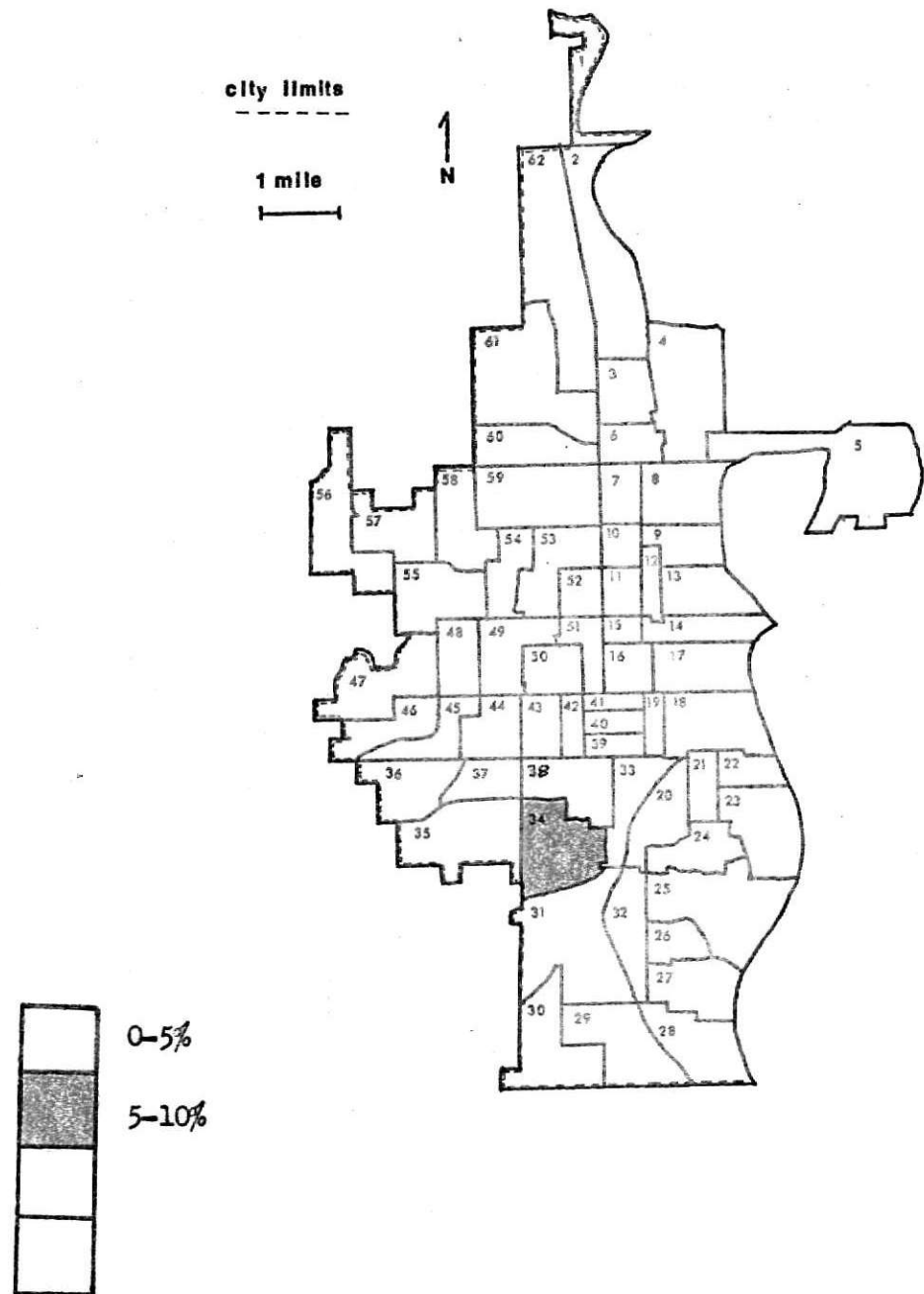
^bCensus tract #1 contained only five persons in 1950, and in 1960 the tract was incorporated as part of tract #2. Therefore, for the sake of continuity, 1950 data for census tracts #1 and #2 have been combined and listed as census tract #2.

^cCensus tracts 13, 34, 59, 61, and 62 were not subdivided until 1960. Therefore, 1950 data for the entire tract is listed under 13.01, 34.01, 59.01, 61.01, and 62.01.

^dCensus tracts 67, 68, and 69 were not subdivided until 1970. Therefore, 1960 data for the entire tract is listed under 67.01, 68.01, and 69.01.

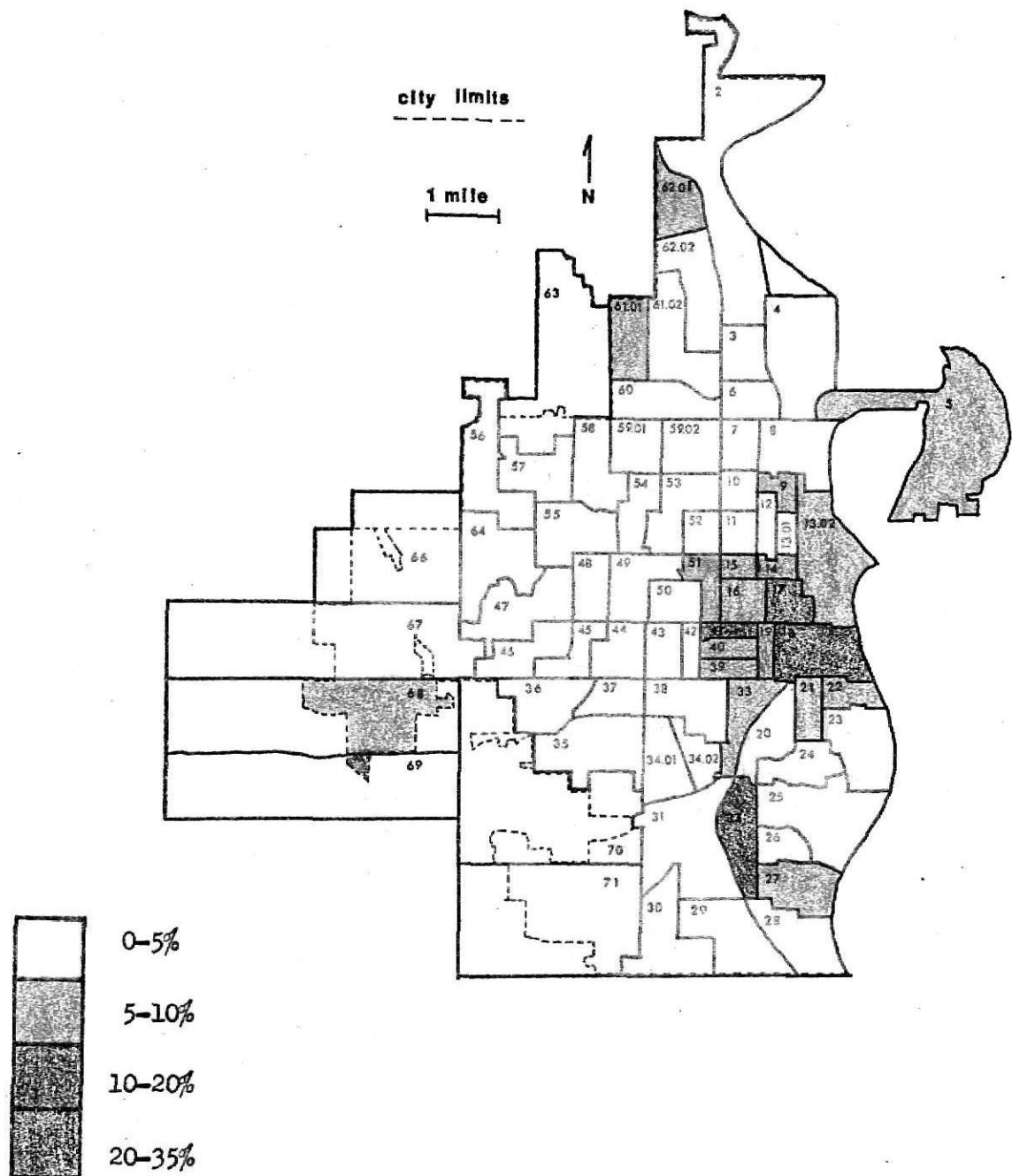
^eCensus tract not within city limits.

Map 22.—Percent of vacant housing units by census tract for the Omaha city limits: 1950^a



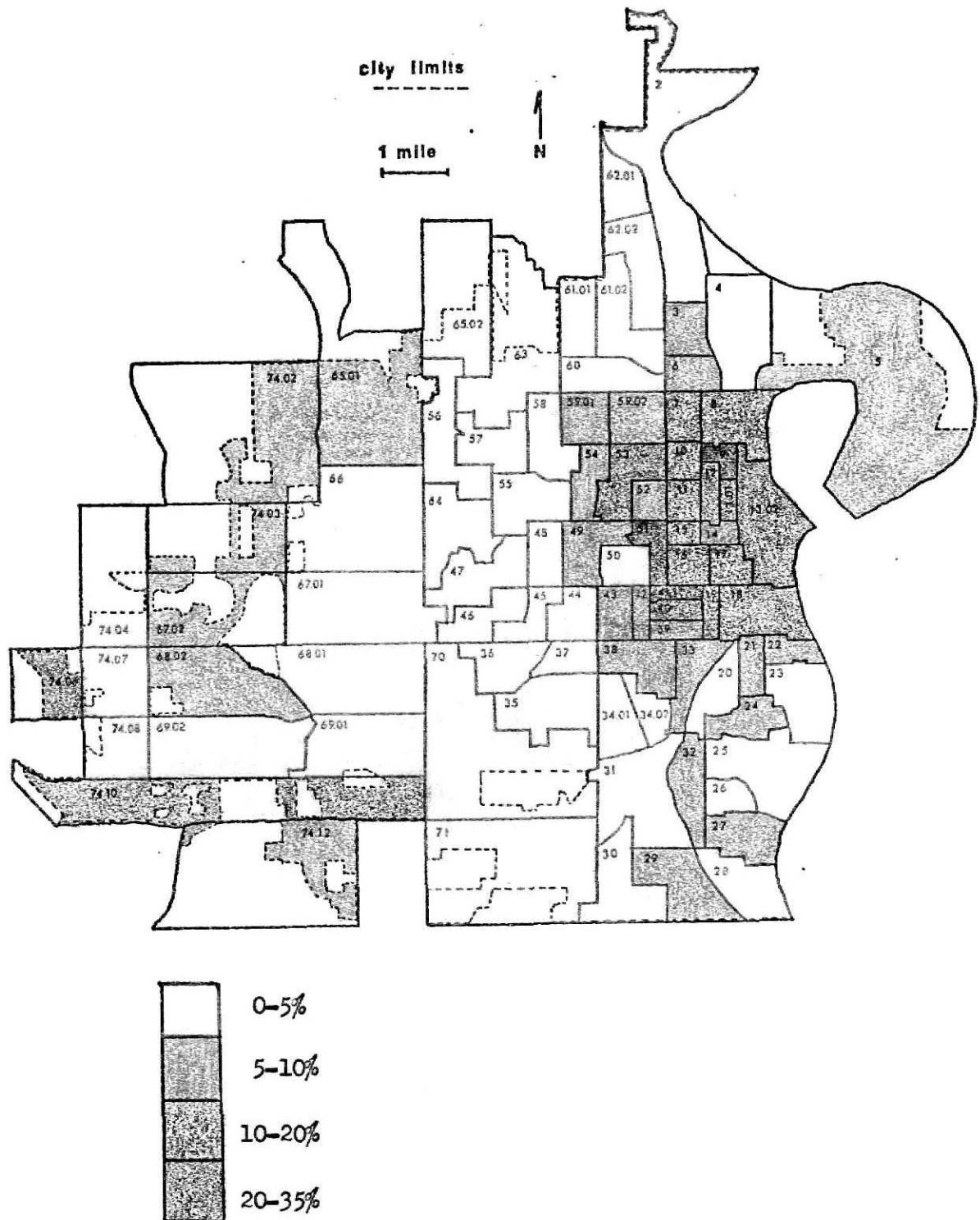
^aPrepared from data presented in Table 16.

Map 23.—Percent of vacant housing units by census tract for the Omaha city limits: 1960^a



^aPrepared from data presented in Table 16.

Map 24.—Percent of vacant housing units by census tract for the Omaha city limits: 1970^a



^aPrepared from data presented in Table 16.

figure of over two percent. The 1950 figures set no clear-cut pattern as to location of areas having high rates of vacant housing units. However, the figures do show a general lack of vacant units throughout the entire city.

Figures for 1960 show large increases in the number of vacant units in the city, in the percentage of vacant housing units in relation to the total number of housing units, and in the number of census tracts which have high rates of vacancy. In 1950 there were 1,034 housing units classified as vacant. By 1960 the figure had risen to 4,210, an increase of over 400% from the previous decade. In 1950 approximately 1.4% of all housing units were classified as vacant. By 1960 the figure was 4.3%, an increase of almost three percent. In 1950 only one census tract had a vacancy rate of over five percent. By 1960 twenty-two tracts had over 5% of their total housing units classified as vacant. The largest conglomeration of vacant units lies in the core area of the city near the Central Business District. Census tract #18 had by far the greatest increase of both total and percent of vacant units. Three-hundred units were vacant in tract #18 in 1960. This figure represents an increase from thirty-four vacant units in 1950. The tract also jumped from a vacancy rate of 4.1% in 1950 to 20.4% by 1960. Census tracts 17, 32, 41, and 69 all had vacancy rates which exceeded 10% according to figures presented for 1960.

Map 24 and Table 16 both show the continued increase of vacant housing units throughout the city for the year 1970. There has been a large increase in vacant housing units especially in an area directly to the north of the 1960 concentration. This area directly corresponds to the area of non-White in-migration during the same decade (See Map 9 and Table 5). Another impor-

tant change has also recently shown up. There are several tracts on the western fringe of the city which have vacancy rates of over five percent. These figures do not necessarily point to decline in the area or loss of population. Rather, the figures represent the large amounts of new construction of all types in the area. A great amount of housing in these fringe tracts is considered vacant simply because there are no tenants due to the newness of the construction.

The overall trends in vacant housing seem to be fairly clear. The rate of vacant housing units as a proportion of the total housing units has been increasing at a very rapid rate in Omaha. The greatest concentrated area of vacancies in the city, and one of the most potentially serious areas of challenge for the planner, is located in the eastern core area of the city. The old age of most of the buildings in this area and the high rate of population turnover contribute significantly to the vacant housing problem. Another seemingly important factor affecting the rate of vacant housing in a given area is non-White in-migration. The importance of this factor has only recently shown up in Omaha, that is in the period since 1960. The movement of non-Whites and the corresponding influences of the principle of succession should continue to influence the distribution of areas of vacant housing in the future.

1.01 or More Persons Per Room

The characteristic of persons per room for occupied housing units was taken from the United States Census for use in this study. The figure of 1.01 or more persons per room was used as an indicator of overcrowding in keeping with the criteria used by the Omaha City Planning Department. It is important for the planner to know which areas of the city have large in-

TABLE 17.—Percent of housing units having 1.01 or more persons per room by census tract for the Omaha city limits: 1950-1970^a

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
2	5.1 ^b	5.2	5.8	31	18.1	16.0	10.8
3	4.5	5.3	8.4	32	12.5	9.3	7.4
4	26.9	17.2	8.9	33	15.2	15.5	9.9
5	0.0	31.9	14.6	34.01	8.3	8.8	8.8
6	8.9	9.0	11.0	34.02	.. ^c	8.5	8.2
7	12.4	17.4	9.6	35	14.0	10.3	6.3
8	9.8	18.1	13.2	36	5.5	3.8	4.4
9	15.6	18.3	9.0	37	3.2	5.5	5.0
10	11.6	14.7	9.4	38	12.0	8.4	5.1
11	15.7	20.0	8.4	39	8.3	8.5	4.4
12	22.9	16.1	9.4	40	14.6	6.5	4.8
13.01	15.8	16.0	8.1	41	14.8	9.7	2.4
13.02	.. ^c	9.9	5.5	42	8.4	7.1	2.3
14	18.4	13.7	5.3	43	6.0	4.5	2.9
15	18.5	19.6	6.9	44	4.9	4.9	5.2
16	18.5	12.1	5.1	45	2.0	2.8	2.2
17	25.1	13.4	3.8	46	1.2	2.6	2.2
18	13.9	8.9	3.3	47	.2	.4	2.0
19	16.1	5.3	4.2	48	2.4	1.9	2.6
20	14.5	12.0	6.5	49	6.3	5.4	5.5
21	13.7	13.9	6.5	50	5.1	5.8	4.0
22	15.8	13.4	6.8	51	6.4	6.8	7.3
23	11.6	10.3	7.8	52	11.3	18.6	14.9
24	8.6	8.0	5.4	53	15.3	17.3	13.8
25	9.3	8.2	7.6	54	7.6	9.8	8.8
26	8.4	6.7	6.0	55	2.3	2.9	2.8
27	13.6	9.5	7.5	56	14.9	8.4	6.0
28	14.9	12.5	8.7	57	7.3	9.5	6.6
29	24.8	18.7	11.1	58	4.4	6.6	5.1
30	16.3	15.2	11.9	59.01	10.9	9.8	11.3

TABLE 17--Continued

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
59.02	.. ^c	12.9	12.8	68.02	.. ^e	.. ^d	1.4
60	7.5	8.9	8.7	69.01	.. ^e	5.2	13.0
61.01	20.1	17.6	14.6	69.02	.. ^e	.. ^d	4.6
61.02	.. ^c	13.6	11.7	70	.. ^e	18.9	13.5
62.01	7.0	12.8	3.8	71	.. ^e	23.0	17.0
62.02	.. ^c	8.1	8.1	74.02	.. ^e	.. ^e	6.2
63	.. ^e	12.8	6.3	74.03	.. ^e	.. ^e	3.7
64	.. ^e	14.3	9.4	74.04	.. ^e	.. ^e	2.4
65.01	.. ^e	.. ^e	7.9	74.06	.. ^e	.. ^e	1.4
65.02	.. ^e	.. ^e	13.2	74.07	.. ^e	.. ^e	5.8
66	.. ^e	10.8	7.1	74.08	.. ^e	.. ^e	13.1
67.01	.. ^e	4.6	2.4	74.10	.. ^e	.. ^e	3.1
67.02	.. ^e	.. ^d	3.2	74.12	.. ^e	.. ^e	6.0
68.01	.. ^e	4.3	2.5				

^aCalculated from: U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1950 (Washington: U.S. Government Printing Office), Vol. III, Census Tract Statistics, Chapter 40, pp. 19-22. U.S. Department of Commerce, Bureau of the Census, U.S. Censuses of Population and Housing: 1960 (Washington: U.S. Government Printing Office), Census Tracts, Final Report PHC (1)-112, pp. 56-61. U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1970 (Washington: U.S. Government Printing Office), First Count Summary Tape, Omaha, Nebraska.

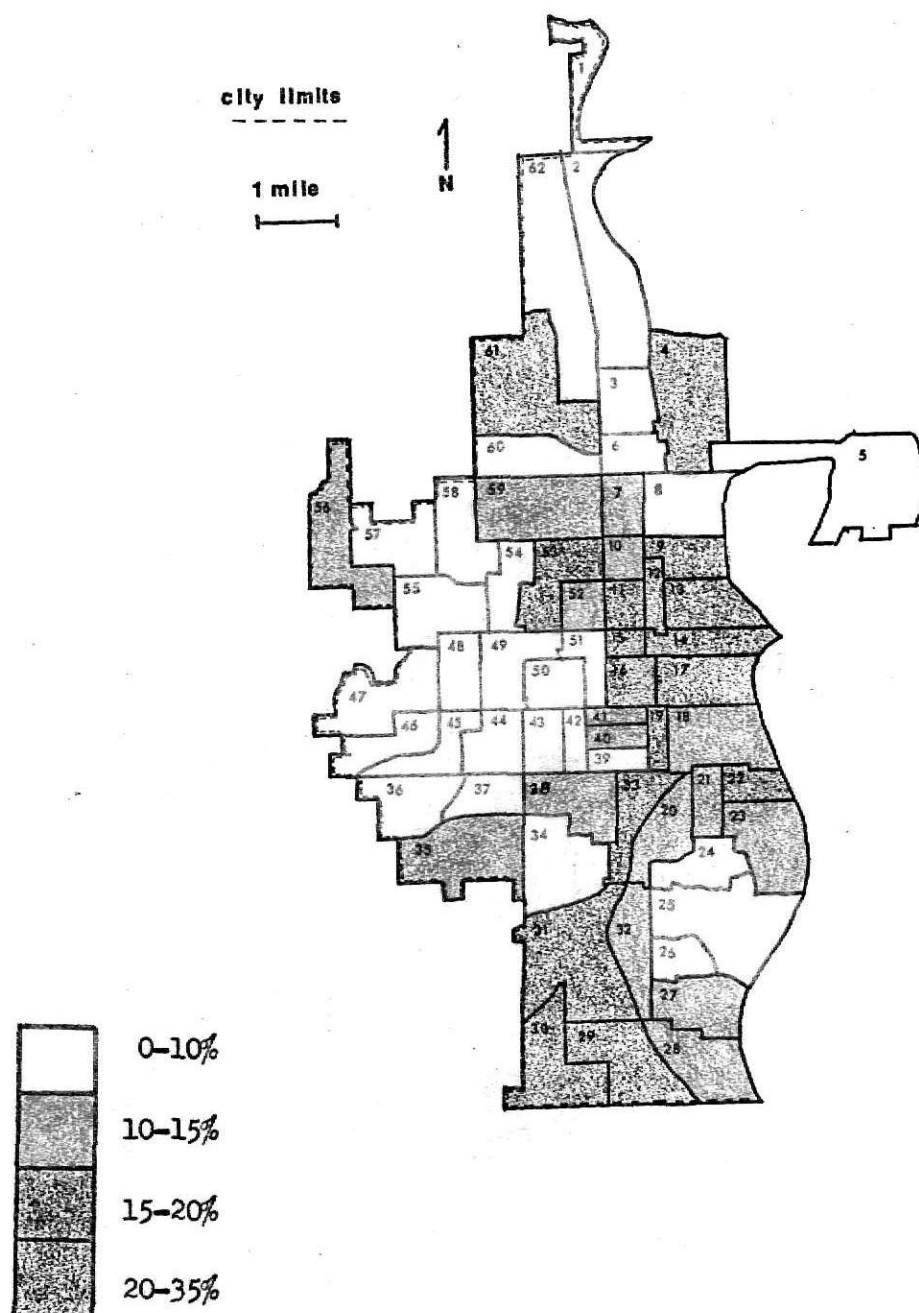
^bCensus tract #1 contained only five persons in 1950, and in 1960 the tract was incorporated as part of tract #2. Therefore, for the sake of continuity, 1950 data for census tracts #1 and #2 have been combined and listed as census tract #2.

^cCensus tracts 13, 34, 59, 61, and 62 were not subdivided until 1960. Therefore, 1950 data for the entire tract is listed under 13.01, 34.01, 59.01, 61.01, and 62.01.

^dCensus tracts 67, 68, and 69 were not subdivided until 1970. Therefore, 1960 data for the entire tract is listed under 67.01, 68.01, and 69.01.

^eCensus tract not within city limits.

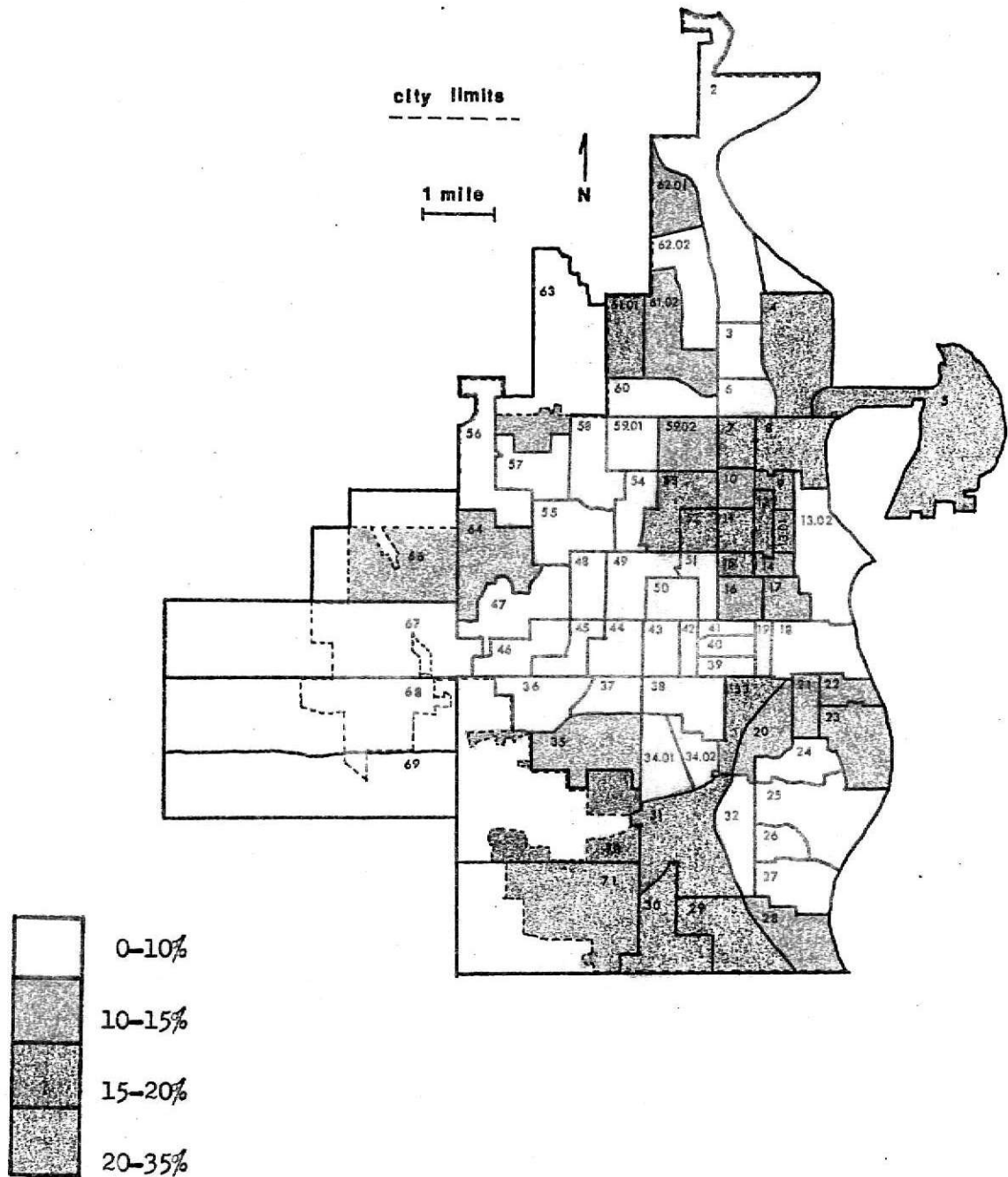
Map 25.—Percent of housing units with 1.01 or more persons per room by census tract for the Omaha city limits: 1950^a



^aPrepared from data presented in Table 17.

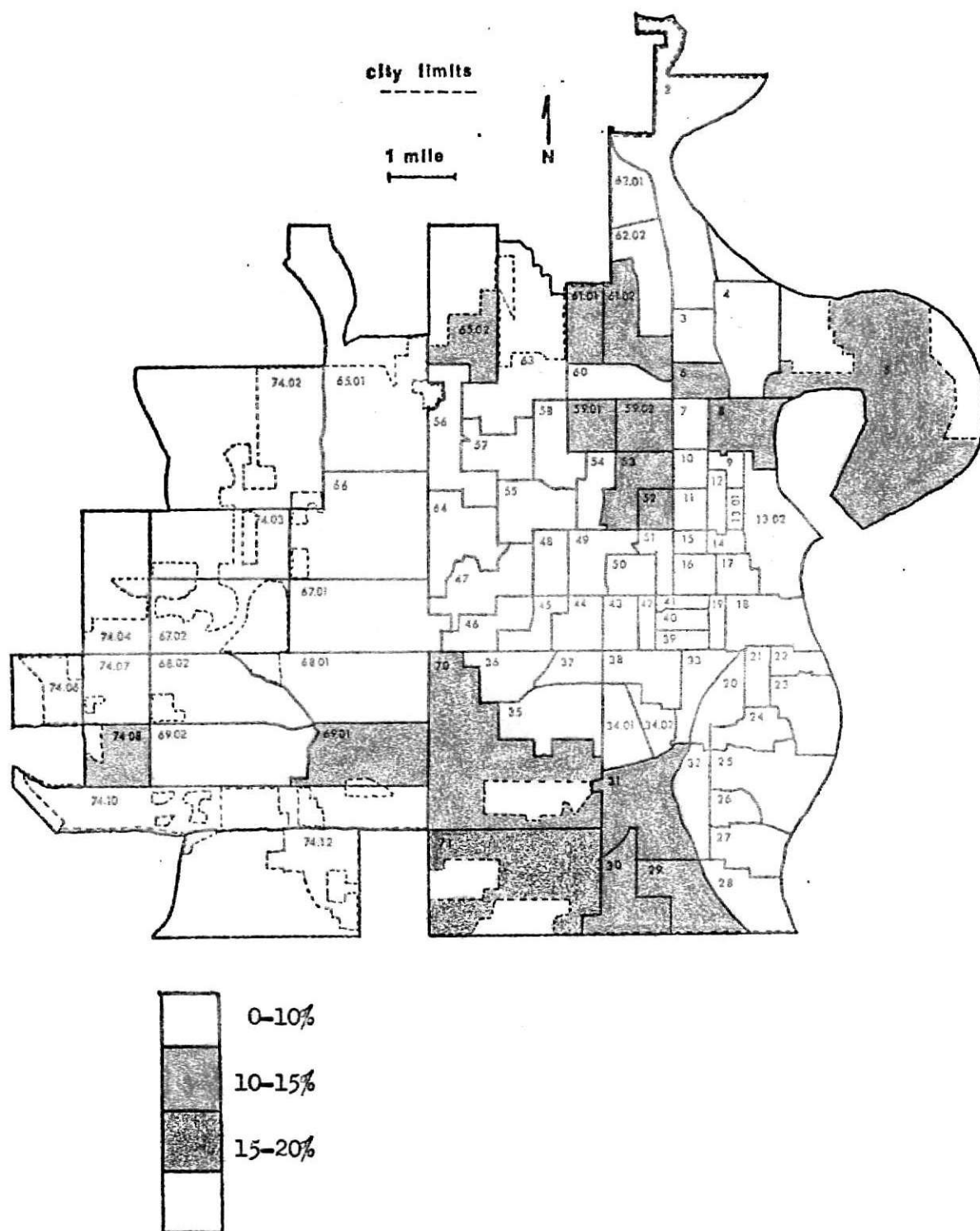
^bData suppressed for tract #5.

Map 26.—Percent of housing units with 1.01 or more persons per room by census tract for the Omaha city limits: 1960^a



^aPrepared from data presented in Table 17.

Map 27.—Percent of housing units with 1.01 or more persons per room by census tract for the Omaha city limits: 1970^a



^aPrepared from data presented in Table 17.

cidences of overcrowding. Planning decisions on matters concerning housing and population distribution are facilitated if the planner has a generalized knowledge of where problem areas exist.

Figures for 1950 are presented in Table 17 and in Map 25. The figures show a large number of census tracts having over 15% of their total housing units with 1.01 or more persons per room. Census tracts #4 and #61 in the northern part of the city, tracts #12 and #17 in the central section, and tract #29 in South Omaha all have over 20% of their housing units with more than one person per room. There are also a large number of tracts in the central area and in the southern part of the city which are above the 15% figure for overcrowding. No distinct pattern of overcrowding seems evident in the city, other than that most of the tracts have older type housing units and a generally higher density of housing units per acre.

Available figures for 1960 show a somewhat clearer division between census tracts having high rates of overcrowding as opposed to those with little overcrowding. Two areas stand out in 1960 as having concentrations of tracts with over 15% of their total housing units having more than one person per room. In the central part of the city a shift to the north was noticeable during the 1950 to 1960 decade. Tracts #7 and #8 both had an increase in the percentage of units with 1.01 or more persons per room during the decade. In tract #8 the percentage of units considered to be overcrowded almost doubled by 1960. Another concentration of census tracts having high rates of overcrowding is evident in South Omaha. Tracts 29, 30, 31, and 33 continue to have high percentages of units with more than one person per room. Tracts #70 and #71, additions to the city in 1960, show an extension of the pattern of overcrowding in the southern part of Omaha. It is evident from

the 1960 figures that there has been an overall decline throughout the city in the percent of units having more than one person per room. In 1950 five census tracts had an overcrowding rate of 20% or better. By 1960 only two tracts were above the 20% figure. Of the sixty-one census tracts within the city limits of Omaha in 1950, thirty-three had lower percentages of housing units with 1.01 or more persons per room in 1960 than in 1950. Many of the tracts that had an increase in rates of overcrowding between 1950 and 1960 still maintained figures of under 10% overcrowding in spite of the increases.

Map 27 illustrates the marked decline in the percent of housing units having 1.01 or more persons per room in 1970. Not one single census tract in 1970 had an overcrowding rate of above 20%, and only one tract had a percentage of greater than fifteen percent. Eighty-two percent of all 1970 census tracts had an overcrowding rate below the 10% level. This compares to an approximate 50% for 1950 and 1960.

The continuing decrease in the percentage of housing units having more than one person per room is most probably due to several factors. First, there has been a large amount of population loss in many of the tracts which initially had large rates of overcrowding in 1950. Thus, there has been an opening up of a number of housing units in these areas, and this has enabled the people in these areas to distribute themselves more adequately. Second, construction trends in Omaha have been oriented towards large single-family dwellings and roomier multi-family apartment units. These construction trends have led to more rooms per family and, therefore, less persons per room for each housing unit.

Median House Value

Median house value is a very good indicator of the general economic

TABLE 18.—Median house value by census tract for the Omaha city limits:
1950-1970^a

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
2	\$11,179 ^b	\$13,300	\$12,700	31	\$6,080	\$9,700	\$10,900
3	8,440	11,300	9,300	32	6,274	8,800	9,500
4	3,950	7,600	7,100	33	5,603	8,200	8,100
5	... ^e	5,000	6,600	34.01	8,264	12,900	12,400
6	7,287	8,800	7,500	34.02	... ^c	12,100	12,400
7	5,868	7,600	7,000	35	9,008	14,800	17,000
8	6,740	7,700	7,400	36	11,674	14,100	14,900
9	5,450	7,300	7,400	37	12,195	15,500	16,100
10	4,280	7,100	6,900	38	10,033	12,800	14,000
11	3,293	5,000	6,200	39	6,863	9,600	9,600
12	4,302	6,200	6,400	40	... ^e	9,200	9,200
13.01	5,016	5,600	5,400	41	... ^e	... ^e	... ^e
13.02	... ^c	6,800	5,100	42	8,540	10,700	11,500
14	... ^e	6,600	6,100	43	9,544	13,100	13,300
15	3,336	5,000	7,500	44	8,567	12,200	12,600
16	6,444	9,100	8,500	45	12,753	15,300	15,700
17	... ^e	8,500	7,200	46	17,168	19,100	20,600
18	... ^e	... ^e	7,500	47	20,000	25,000	32,600
19	... ^e	6,000	6,300	48	12,364	15,100	15,700
20	5,517	7,800	7,800	49	8,352	11,700	11,500
21	5,553	7,900	7,900	50	10,292	13,300	13,600
22	5,287	8,000	8,400	51	8,325	10,300	9,200
23	4,582	7,200	8,800	52	5,957	7,200	6,700
24	5,865	8,700	8,700	53	5,214	8,200	7,200
25	6,645	9,200	9,500	54	8,177	10,600	8,900
26	6,655	8,900	9,500	55	14,749	17,800	17,800
27	5,569	8,200	8,400	56	8,077	11,800	12,200
28	6,070	8,900	10,000	57	8,881	12,800	12,600
29	5,440	7,800	8,500	58	10,926	14,300	13,600
30	7,540	11,400	11,800	59.01	7,762	11,800	10,100

TABLE 18--Continued

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
59.02	... ^c	\$9,800	\$8,500	68.02	... ^f	... ^d	\$33,500
60	7,248	10,500	9,200	69.01	... ^f	... ^e	18,000
61.01	5,855	13,100	13,800	69.02	... ^f	... ^d	29,100
61.02	... ^c	13,100	13,000	70	... ^f	13,200	16,200
62.01	10,900	11,600	12,900	71	... ^f	8,800	12,900
62.02	... ^c	13,900	13,500	74.02	... ^f	... ^f	21,800
63	... ^f	15,200	16,800	74.03	... ^f	... ^f	42,200
64	... ^f	14,100	15,300	74.04	... ^f	... ^f	38,400
65.01	... ^f	... ^f	19,600	74.06	... ^f	... ^f	30,800
65.02	... ^f	... ^f	17,600	74.07	... ^f	... ^f	25,200
66	... ^f	17,300	18,000	74.08	... ^f	... ^f	17,900
67.01	... ^f	25,000	32,400	74.10	... ^f	... ^f	22,100
67.02	... ^f	... ^d	33,500	74.12	... ^f	... ^f	22,600
68.01	... ^f	25,000	31,300				

^a Calculated from: U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1950 (Washington: U.S. Government Printing Office), Vol. III, Census Tract Statistics, Chapter 40, pp. 19-22. U.S. Department of Commerce, Bureau of the Census, U.S. Censuses of Population and Housing: 1960 (Washington: U.S. Government Printing Office), Census Tracts, Final Report PHC (1)-112, pp. 66-68. U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1970 (Washington: U.S. Government Printing Office), First Count Summary Tape, Omaha, Nebraska.

^b Census tract #1 contained only five persons in 1950, and in 1960 the tract was incorporated as part of tract #2. Therefore, for the sake of continuity, 1950 data for census tracts #1 and #2 have been combined and listed as census tract #2.

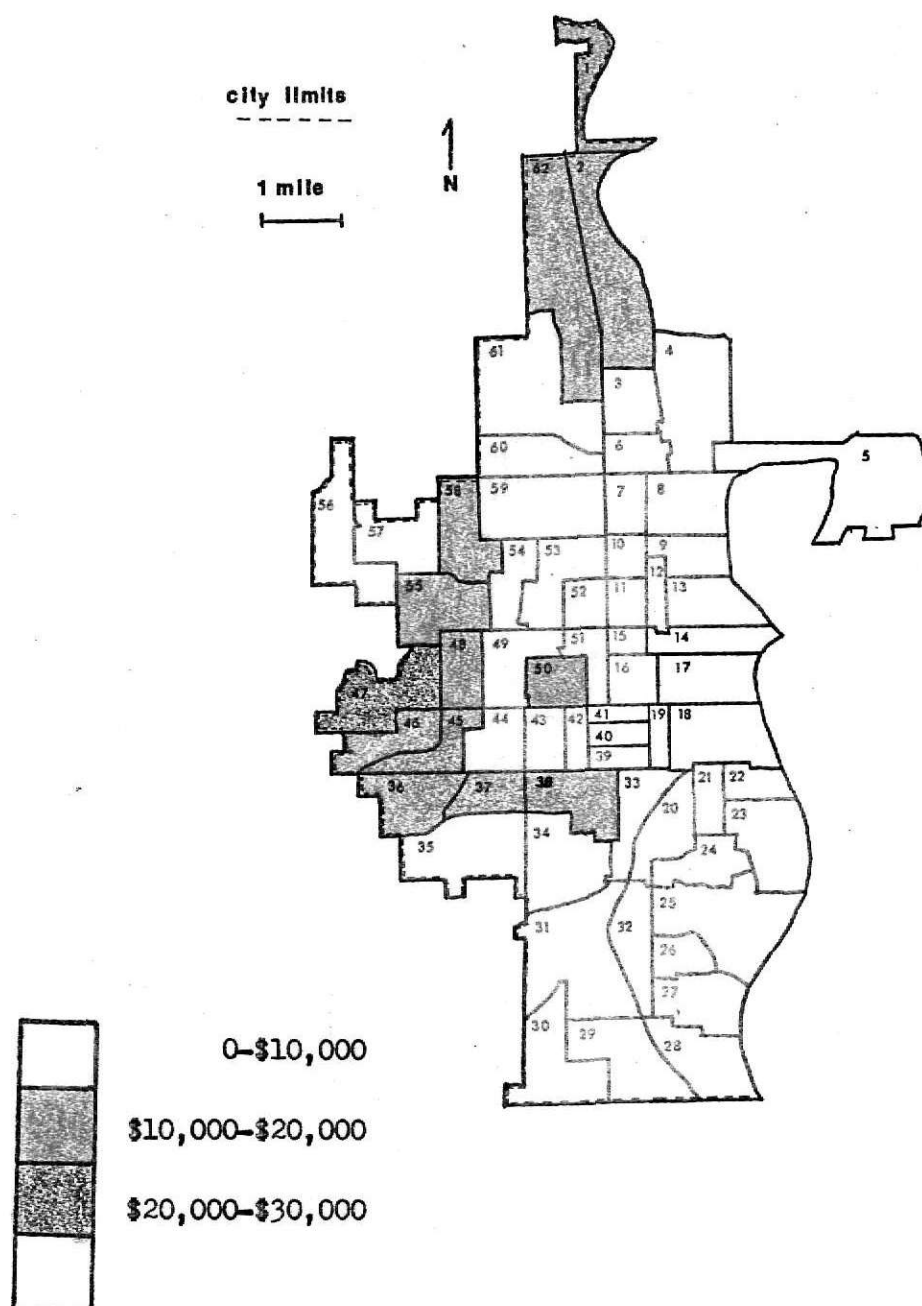
^c Census tracts 13, 34, 59, 61, and 62 were not subdivided until 1960. Therefore, 1950 data for the entire tract is listed under 13.01, 34.01, 59.01, 61.01, and 62.01.

^d Census tracts 67, 68, and 69 were not subdivided until 1970. Therefore, 1960 data for the entire tract is listed under 67.01, 68.01, and 69.01.

^e Data is suppressed by the Bureau of the Census.

^f Census tract not within city limits.

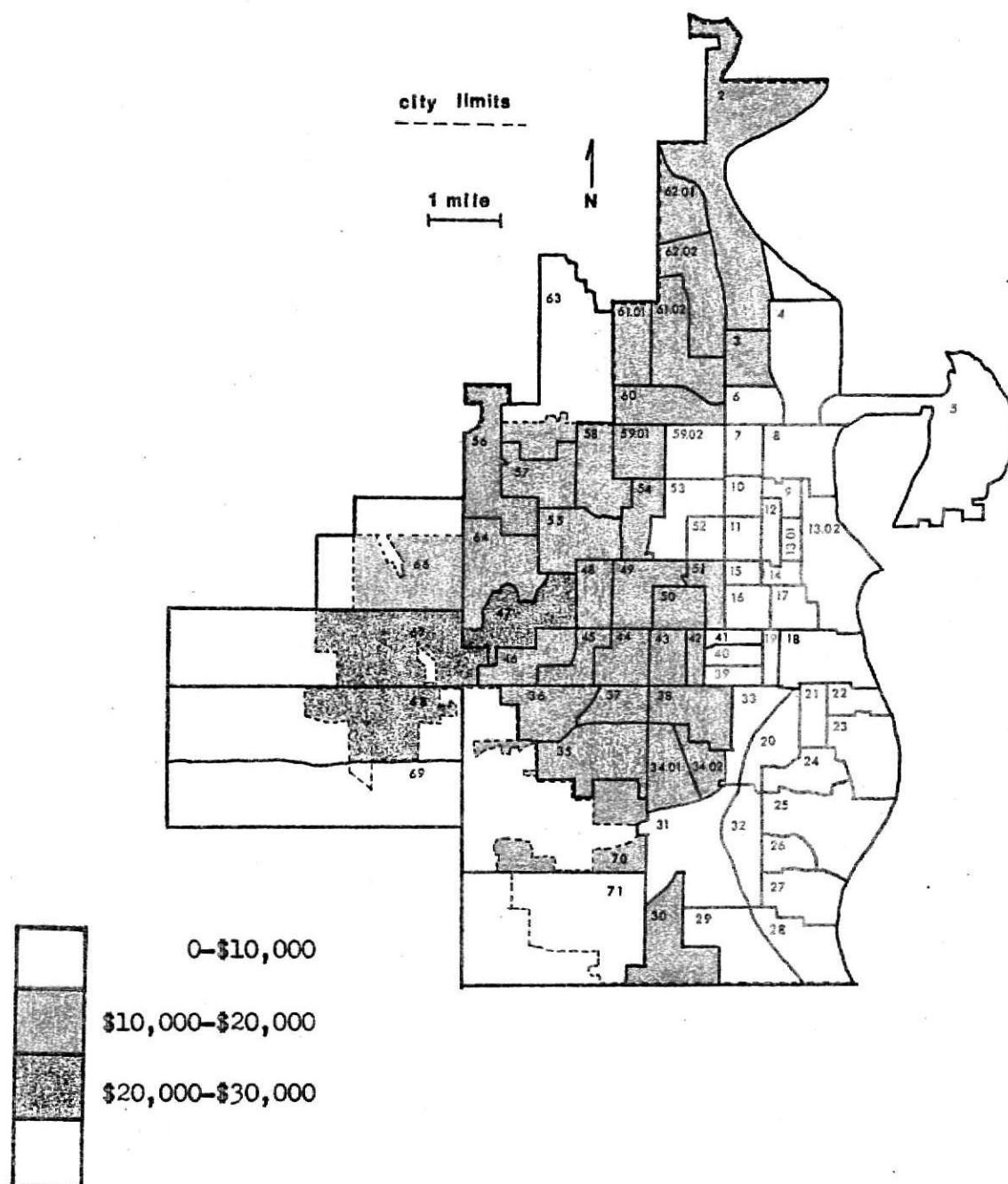
Map 28.—Median house value (in dollars) by census tract for the Omaha city limits: 1950^a



^aPrepared from data presented in Table 18.

^bData suppressed for tracts 5, 14, 17, 18, 19, 40, 41.

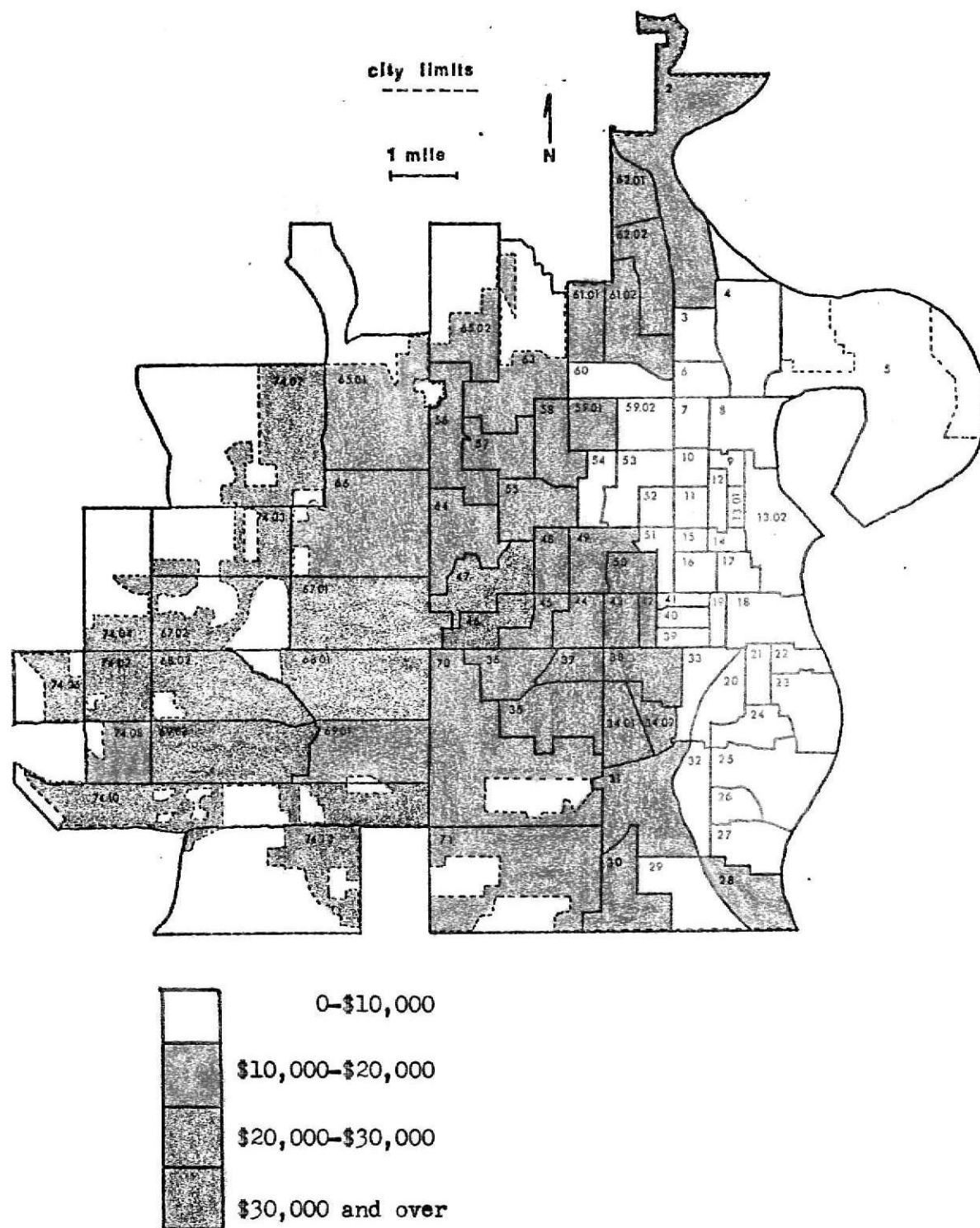
Map 29.—Median house value (in dollars) by census tract for the Omaha city limits: 1960^a



^aPrepared from data presented in Table 18.

^bData suppressed for tracts 18, 41, 69.

Map 30.—Median house value (in dollars) by census tract for the Omaha city limits: 1970^a



^aPrepared from data presented in Table 18.

^bData suppressed for tract #41.

status of an area. As with the other census characteristics used in this study, the median house value by census tract can provide the planner with important and needed insight into the nature of the city.

Table 18 and Map 28 show that the tracts with the highest median house value in 1950 were located in the western part of the city. Two tracts in the northern section of Omaha also had median house values of over \$10,000. Census tract #47 had the highest median house value, right at the \$20,000 mark. Tract #46 is close behind with a median value of \$17,168. The lowest house values are in tracts 4, 11, and 15. Each of these tracts has a median house value of less than \$4,000. It is difficult to assess the true pattern of median house values for the year 1950 because seven of the census tracts have their data suppressed for this characteristic.

In 1960 a definite pattern can be seen developing with regard to median house values in the city. The entire eastern edge of Omaha has median house values less than \$10,000. The western section of the city has median house values in excess of the \$10,000 figure. Tracts 47, 67, and 68 all exceed the \$20,000 mark for median house value. It is interesting to note that every census tract had an increase in median house value during the ten years from 1950 to 1960. Census tracts 5, 11, and 15 had the lowest median house values for the city in 1960. Each tract had a value of just \$5,000.

Map 30 graphically displays the continued predominance of high median house values in the western part of the city. Tracts #46 and #47 continue to have very high median house values, but the largest concentration of tracts having median house values over \$20,000 is located on the far western edge of the city. Eight census tracts in 1970 had values in excess of \$30,000, and six more had values over \$20,000. While the median house value for every

census tract had risen between 1950 and 1960, there were twenty-four tracts which had decreases in median house value during the decade from 1960 to 1970. Most of the decreases were in the central core area running generally north from Dodge Street, that is from the southern edges of tracts 13.02, 16, 17, 54, and 49, all the way to and including tract #2. The western boundary of the area of decline includes tracts 49, 54, 57, and 58.

Median Monthly Contract Rent

Median monthly contract rent was chosen as one of the study characteristics because it provides a barometer of general economic conditions in census tracts which have high incidences of renters. The use of contract rent helps to distinguish housing costs and values according to the type of tenure of the inhabitant. It is extremely important for the city planner to know all aspects of housing conditions, both owner and renter type housing.

Figures presented for 1950 indicate that the highest monthly contract rents are in an area near the western boundary of the city. Map 31 indicates that there were eight census tracts in 1950 with median contract rents of \$60 or more per month. An additional six tracts had rents in the \$50 to \$60 range. There were two areas in the city where the median monthly contract rent was below \$40. Census tracts 20-30 in South Omaha comprise one of the areas with low monthly rents. The other area is located in the central section of the city and encompasses a series of eight tracts.

Map 32 displays the distribution of median monthly contract rents by census tract for 1960. Again in 1960 the western and northwestern sections of the city have the highest rents, while the central core area and South Omaha generally have the lowest median monthly contract rents. As with median house value, every census tract had an increase in median monthly

TABLE 19.—Median rent for housing units by census tract for the Omaha city limits: 1950-1970^a

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
2	\$53.21 ^b	\$86.00	\$103.00	31	\$32.05	\$66.00	\$78.00
3	47.66	83.00	87.00	32	38.26	57.00	62.00
4	25.30	... ^e	77.00	33	37.77	67.00	78.00
5	... ^e	46.00	58.00	34.01	61.04	92.00	105.00
6	43.92	71.00	76.00	34.02	... ^c	78.00	92.00
7	42.53	64.00	64.00	35	... ^e	... ^e	142.00
8	48.29	66.00	74.00	36	60.70	88.00	119.00
9	41.84	61.00	70.00	37	... ^e	... ^e	113.00
10	33.17	57.00	60.00	38	48.15	68.00	81.00
11	27.88	52.00	61.00	39	47.39	66.00	79.00
12	27.39	48.00	48.00	40	45.40	62.00	73.00
13.01	40.64	59.00	74.00	41	47.57	60.00	75.00
13.02	... ^c	61.00	70.00	42	57.64	77.00	99.00
14	28.07	42.00	66.00	43	64.61	88.00	111.00
15	28.88	50.00	71.00	44	55.09	89.00	94.00
16	42.73	63.00	77.00	45	73.32	107.00	121.00
17	39.59	45.00	56.00	46	... ^e	... ^e	142.00
18	43.77	50.00	59.00	47	... ^e	... ^e	194.00
19	43.63	61.00	71.00	48	72.05	97.00	116.00
20	30.19	59.00	72.00	49	58.37	88.00	106.00
21	23.90	48.00	66.00	50	61.98	81.00	98.00
22	33.55	60.00	70.00	51	56.19	76.00	87.00
23	28.74	64.00	84.00	52	37.45	53.00	62.00
24	32.76	64.00	77.00	53	37.59	81.00	76.00
25	39.29	69.00	81.00	54	45.87	78.00	90.00
26	38.00	65.00	78.00	55	62.38	104.00	131.00
27	28.84	50.00	67.00	56	27.70	78.00	104.00
28	29.21	60.00	88.00	57	54.34	90.00	109.00
29	26.04	46.00	54.00	58	62.23	103.00	120.00
30	32.63	76.00	89.00	59.01	40.75	101.00	90.00

TABLE 19--Continued

CENSUS TRACT	1950	1960	1970	CENSUS TRACT	1950	1960	1970
59.02	... ^c	\$81.00	\$84.00	68.02	... ^f	... ^d	\$220.00
60	42.87	77.00	89.00	69.01	... ^f	... ^e	134.00
61.01	... ^e	... ^e	121.00	69.02	... ^f	... ^d	159.00
61.02	... ^c	... ^e	104.00	70	... ^f	... ^e	140.00
62.01	44.02	... ^e	111.00	71	... ^f	63.00	98.00
62.02	... ^c	... ^e	119.00	74.02	... ^f	... ^f	168.00
63	... ^f	... ^e	135.00	74.03	... ^f	... ^f	209.00
64	... ^f	94.00	109.00	74.04	... ^f	... ^f	... ^e
65.01	... ^f	... ^f	139.00	74.06	... ^f	... ^f	202.00
65.02	... ^f	... ^f	146.00	74.07	... ^f	... ^f	146.00
66	... ^f	... ^e	139.00	74.08	... ^f	... ^f	148.00
67.01	... ^f	... ^e	171.00	74.10	... ^f	... ^f	150.00
67.02	... ^f	... ^d	194.00	74.12	... ^f	... ^f	165.00
68.01	... ^f	... ^e	155.00				

^a Calculated from: U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1950 (Washington: U.S. Government Printing Office), Vol. III, Census Tract Statistics, Chapter 40, pp. 19-22. U.S. Department of Commerce, Bureau of the Census, U.S. Censuses of Population and Housing: 1960 (Washington: U.S. Government Printing Office), Census Tracts, Final Report PHC (1)-112, pp. 66-68. U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1970 (Washington: U.S. Government Printing Office), First Count Summary Tape, Omaha, Nebraska.

^b Census tract #1 contained only five persons in 1950, and in 1960 the tract was incorporated as part of tract #2. Therefore, for the sake of continuity, 1950 data for census tracts #1 and #2 have been combined and listed as census tract #2.

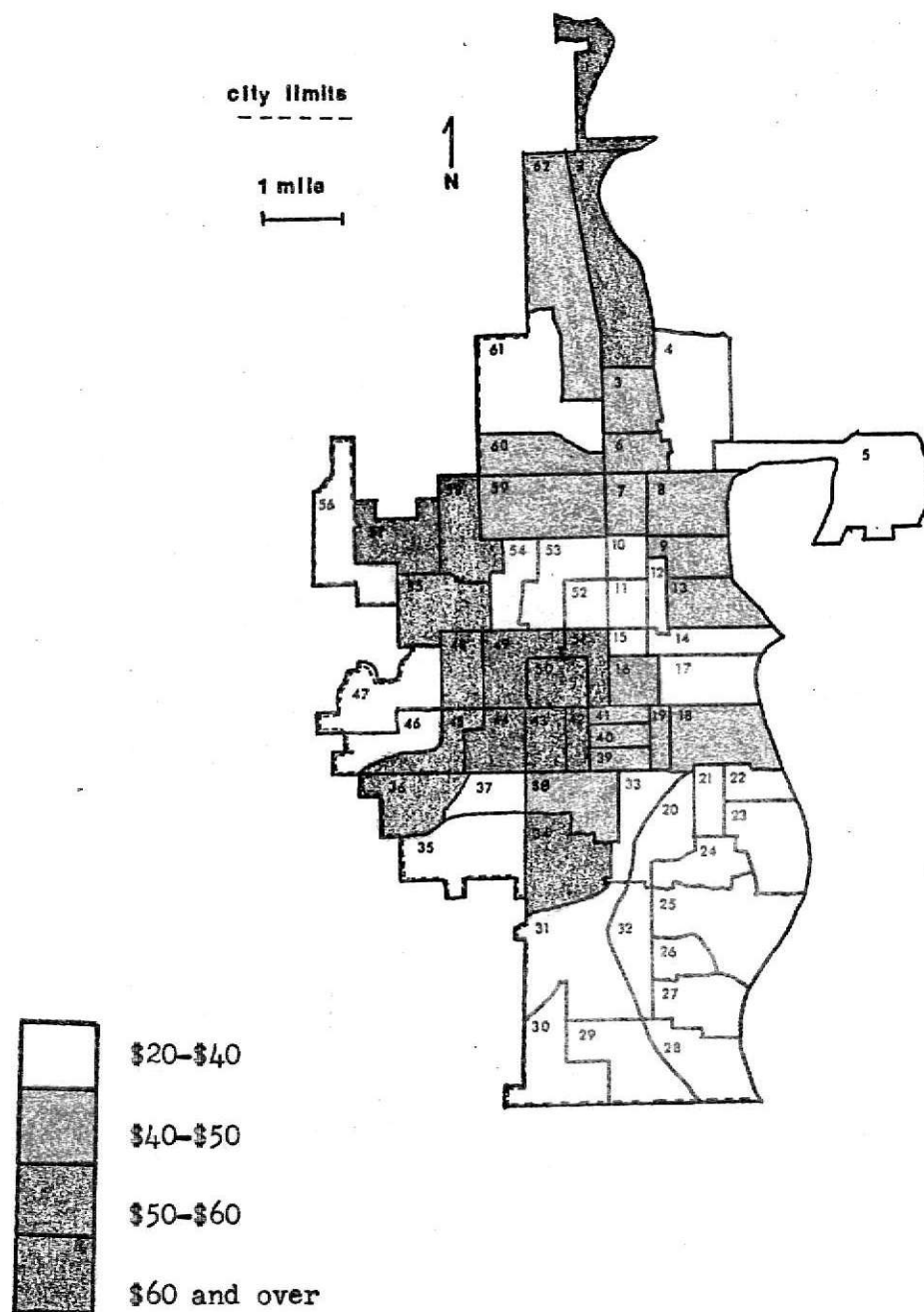
^c Census tracts 13, 34, 59, 61, and 62 were not subdivided until 1960. Therefore, 1950 data for the entire tract is listed under 13.01, 34.01, 59.01, 61.01, and 62.01.

^d Census tracts 67, 68, and 69 were not subdivided until 1970. Therefore, 1960 data for the entire tract is listed under 67.01, 68.01, and 69.01.

^e Data is suppressed by the Bureau of the Census.

^f Census tract not within city limits.

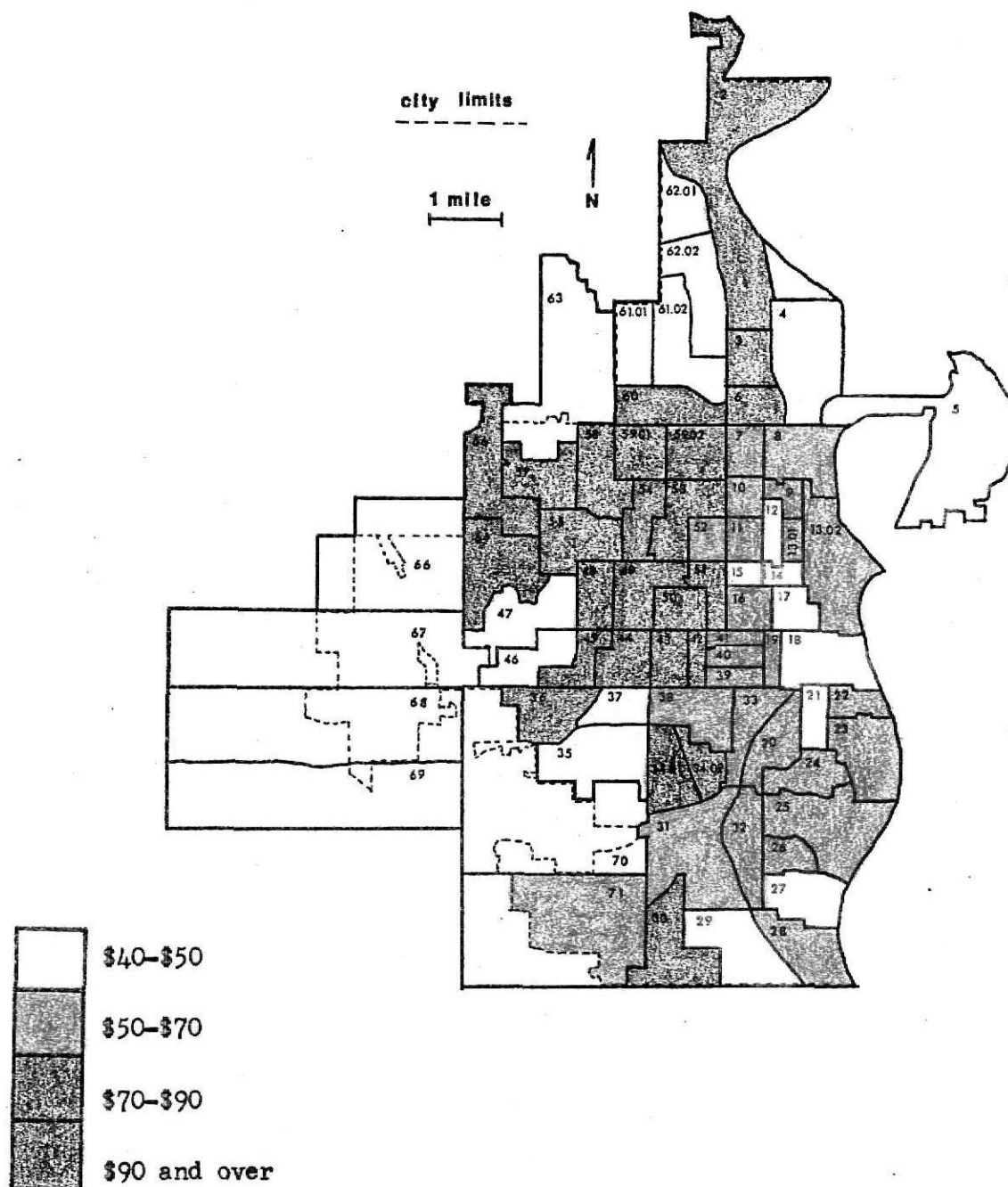
Map 31.—Median rent (in dollars) by census tract for the Omaha city limits: 1950^a



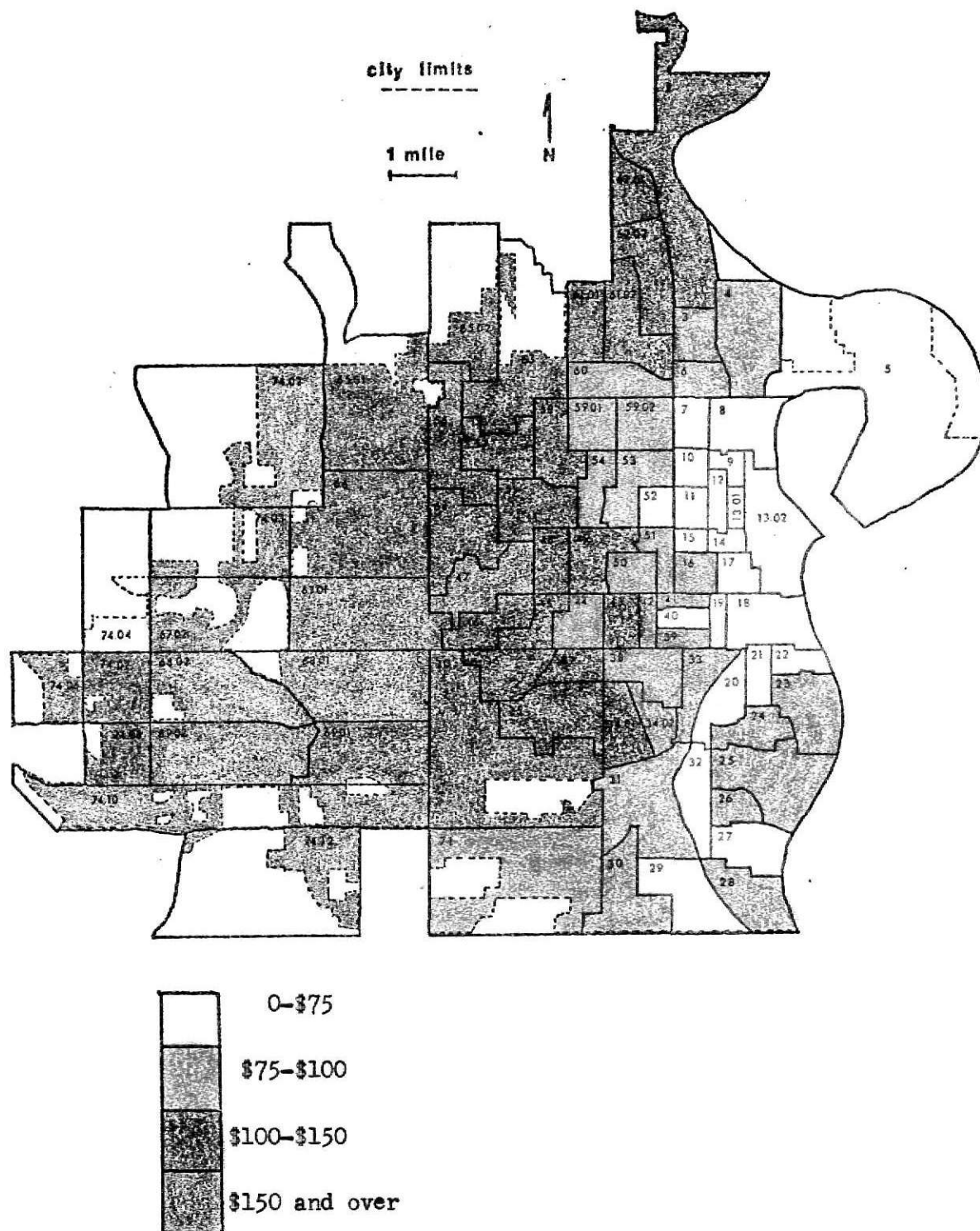
^aPrepared from data presented in Table 19.

^bData suppressed for tracts 5, 35, 37, 46, 47, 61.

Map 32.—Median rent (in dollars) by census tract for the Omaha city limits: 1960^a



Map 33.—Median rent (in dollars) by census tract for the Omaha city limits: 1970^a



contract rent between 1950 and 1960. The greatest increases during the decade were in tracts 30, 31, 53, and 56. Each of these tracts had increases of over 100% from 1950 to 1960. Six tracts in 1960 had rents that were less than \$50, and this put them at the very bottom of the contract rent scale. Census tracts 5, 12, 14, 17, 21, and 29 were all under the \$50 figure. It is difficult to obtain a complete picture of the effects that median monthly contract rent has on the city as a whole, because there were fifteen census tracts for which the data was suppressed. However, contract rents were generally on the rise between 1950 and 1960, and higher rents were generally associated with the westward movement of the population.

In 1970 the western half of the city shows a predominance of tracts having high median rents. Eleven census tracts had median monthly contract rents in excess of \$150, and all were in the western part of the city. Twenty-two tracts had median rents below \$75, and all of them were in the older eastern section of Omaha. One extremely important fact is shown by the figures for 1970. While median house value declined in twenty-four census tracts between 1960 and 1970, not a single tract had a decline in median monthly contract rent during the same ten year period. Thus, while general decline has been evident in several census tracts, mostly on the Near North Side, the median cost of rental units has continued to rise steadily during the past twenty years.

CHAPTER IV

ECONOMIC CHARACTERISTICS

Knowledge of economic conditions is essential if a planner is to be able to make rational decisions about his city. Such factors as family income and unemployment are generally products of a complex socio-economic framework, and this framework is unique for each given city. However, in spite of the complexity and uniqueness, the planner must be aware of the end products as well as the formative process.

Two categories of economic characteristics were chosen for this study, and the selection of each was based on the belief that it represented a significant attribute with which the planner in an urban setting must be concerned. The first characteristic is the median family income by census tract. The second characteristic that was studied in this chapter is the percent of the civilian labor force that was unemployed for each census tract. Each of the two census characteristics were examined only for the city limits of Omaha, and only for the time period from 1950 to 1960.

Median Family Income

Median family income was chosen as one of the study characteristics in order that trends in the financial capabilities of families in each census tract could be shown. As was pointed out in Chapter I, data on median family income was not available for 1970 at the time this study was completed. Therefore, a complete and up-to-date analysis of trends will be impossible

TABLE 20.— Median family income by census tract for the Omaha city limits:
1950-1970^a

CENSUS TRACT	1950	1960	1970 ^g	CENSUS TRACT	1950	1960	1970 ^g
2	\$3,987 ^b	\$7,605		31	\$3,629	\$6,234	
3	3,408	6,325		32	2,541	5,602	
4	3,000	5,509		33	2,972	5,304	
5	... ^e	4,785		34.01	3,568	6,778	
6	3,556	6,209		34.02	... ^c	6,720	
7	3,216	5,266		35	3,781	7,541	
8	3,222	5,537		36	4,463	7,490	
9	2,588	4,505		37	4,528	7,491	
10	2,411	4,320		38	2,906	6,355	
11	1,967	3,645		39	2,900	4,994	
12	1,694	2,962		40	2,530	5,014	
13.01	2,552	3,668		41	2,140	5,319	
13.02	... ^c	4,694		42	2,481	6,444	
14	1,625	3,122		43	2,553	6,642	
15	1,573	4,228		44	3,390	6,415	
16	2,155	5,129		45	4,089	8,463	
17	1,696	4,193		46	5,111	12,201	
18	1,832	4,815		47	7,313	17,963	
19	2,433	4,737		48	3,975	7,485	
20	2,868	5,689		49	3,337	6,772	
21	2,526	5,308		50	3,320	6,315	
22	2,104	5,260		51	3,319	5,954	
23	2,156	5,446		52	2,950	4,128	
24	3,000	5,655		53	2,976	5,874	
25	3,145	6,253		54	3,445	5,922	
26	3,214	6,250		55	4,728	8,773	
27	2,654	5,663		56	3,380	6,368	
28	3,198	5,686		57	4,000	6,884	
29	2,385	4,657		58	4,000	7,899	
30	3,399	6,693		59.01	3,632	6,715	

TABLE 20—Continued

CENSUS TRACT	1950	1960	1970 ^g	CENSUS TRACT	1950	1960	1970 ^g
59.02	... ^c	\$5,855		68.02	... ^f	... ^d	
60	3,387	6,339		69.01	... ^f	... ^e	
61.01	3,118	6,769		69.02	... ^f	... ^d	
61.02	... ^c	7,143		70	... ^f	6,670	
62.01	3,879	... ^e		71	... ^f	6,108	
62.02	... ^c	7,711		74.02	... ^f	... ^f	
63	... ^f	7,722		74.03	... ^f	... ^f	
64	... ^f	7,325		74.04	... ^f	... ^f	
65.01	... ^f	... ^f		74.06	... ^f	... ^f	
65.02	... ^f	... ^f		74.07	... ^f	... ^f	
66	... ^f	7,959		74.08	... ^f	... ^f	
67.01	... ^f	12,208		74.10	... ^f	... ^f	
67.02	... ^f	... ^d		74.12	... ^f	... ^f	
68.01	... ^f	13,022					

^aCalculated from: U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1950 (Washington: U.S. Government Printing Office), Vol. III, Census Tract Statistics, Chapter 40, pp. 7-10. U.S. Department of Commerce, Bureau of the Census, U.S. Censuses of Population and Housing: 1960 (Washington: U.S. Government Printing Office), Census Tracts, Final Report PHC (1)-112, pp. 15-20. U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1970 (Washington: U.S. Government Printing Office), First Count Summary Tape, Omaha, Nebraska.

^bCensus tract #1 contained only five persons in 1950, and in 1960 the tract was incorporated as part of tract #2. Therefore, for the sake of continuity, 1950 data for census tracts #1 and #2 have been combined and listed as census tract #2.

^cCensus tracts 13, 34, 59, 61, and 62 were not subdivided until 1960. Therefore, 1950 data for the entire tract is listed under 13.01, 34.01, 59.01, 61.01, and 62.01.

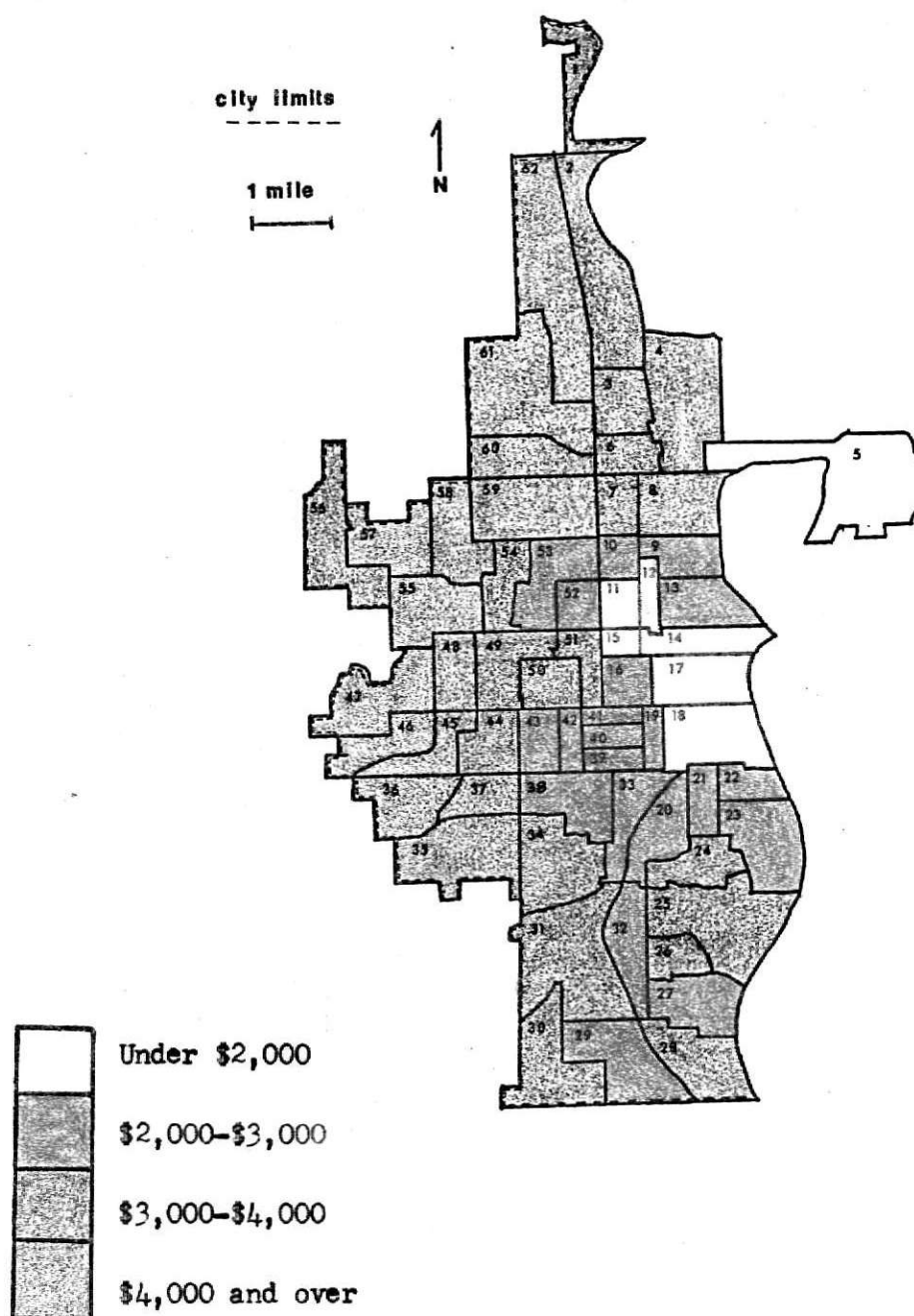
^dCensus tracts 67, 68, and 69 were not subdivided until 1970. Therefore, 1960 data for the entire tract is listed under 67.01, 68.01, and 69.01.

^eData is suppressed by the Bureau of the Census.

^fCensus tract not within city limits.

^gData not available for 1970.

Map 34.—Median family income (in dollars) by census tract for the Omaha city limits: 1950^a



^aPrepared from data presented in Table 20.

^bData suppressed for tract #5.

within the scope of the study. Even an incomplete analysis, however, can provide good indications of what probable facts and figures may be in 1970.

In 1950 the areas with the highest median family income were located in the western section of Omaha. Only eight out of the sixty-two areas which were tracted in 1950 had median family incomes of over \$4,000. Census tract #47 had the highest figure (\$7,313) and tract #46 had the second highest median family income in the city with a \$5,111 figure. Both tracts were far above the city-wide median family income of \$2,951. On the other end of the spectrum there were six census tracts which had median family incomes of less than \$2,000. A distinct pattern is shown by Map 35. The core area of Omaha, situated in and around tracts 14, 17, and 18, is made up of predominantly low income tracts. As you progress further out from this core area, the median family income steadily increases.

Figures for 1960 show much the same pattern as those for 1950. Four tracts in the central core area have median family incomes below \$4,000, and four tracts in the western part of Omaha have incomes in excess of \$9,000. Surrounding the four core area tracts was a belt of census tracts with incomes in the \$4,000 to \$6,000 range. Around the \$4,000 to \$6,000 belt was another strip of census tracts with a slightly higher income value. The westward movement of people in Omaha during the 1950 to 1960 decade seems to correspond significantly to the high median family incomes shown by tracts situated in the western sections of the city during the same period.

If the pattern established in 1950 and 1960 should continue, it can be assumed that in 1970 the western suburbs would generally have the highest incomes along with tracts #47 and #48. A further assumption would be that the core area of the city would continue at the bottom of the income ladder.

In Chapter V the correlation analysis and factor analysis will help to determine any significant relationships between median family income and the other factors studied in this report.

Percent of Civilian Labor Force Unemployed

Unemployment also provides an excellent indicator of the economic status of a census tract. In addition, however, unemployment can give the planner needed insight into the relationships between economic indices and the other population and housing characteristics studied in this report. For unemployment is not an independent characteristic, as are race and housing units, but rather unemployment is the result of the interaction of many separate factors.

Map 36 indicates a strong concentration of census tracts having high rates of unemployment in the central core area of the city. The percent of civilian labor force unemployed for 1950 is particularly high in tracts 11, 17, and 18. Census tract #11 has an unemployment rate of 8.2%, tract #17 has a rate of 6.1%, and tract #18 has 8.1% of its civilian labor force unemployed. Tracts 4, 10, 12, 14, and 15 also have high percentages of unemployment, with each tract exceeding 4%. The concentration of census tracts having low rates of unemployment is in the fringe areas of the city to the north, west, and south. A glance back to Map 7 shows that unemployment rates are particularly high in tracts having high concentrations of non-Whites.

Between 1950 and 1960 unemployment generally increased in Omaha. While in 1950 only three tracts had an unemployment rate of over 6%, in 1960 nine census tracts were above the 6% figure. Likewise, fifteen tracts in 1960 had between four and six percent of their civilian labor force classified as unemployed, while in 1950 only five tracts had unemployment rates between

TABLE 21.—Percent of civilian labor force unemployed by census tract for the Omaha city limits: 1950-1970^a

CENSUS TRACT	1950	1960	1970 ^g	CENSUS TRACT	1950	1960	1970 ^g
2	1.5 ^b	1.4		31	2.6	4.5	
3	1.4	2.7		32	3.3	2.7	
4	4.7	4.8		33	3.2	2.9	
5	.. ^e	8.3		34.01	1.0	1.5	
6	1.6	2.4		34.02	.. ^c	1.7	
7	3.0	4.9		35	1.4	1.1	
8	2.4	6.8		36	1.4	2.2	
9	3.7	6.7		37	1.8	2.7	
10	5.4	5.4		38	1.7	2.9	
11	8.2	6.0		39	2.0	1.6	
12	5.0	9.5		40	2.5	4.8	
13.01	2.8	4.2		41	3.1	5.0	
13.02	.. ^c	6.0		42	1.7	2.5	
14	5.9	7.1		43	.8	1.9	
15	5.2	11.0		44	1.5	1.5	
16	3.0	4.9		45	1.1	1.7	
17	6.1	7.8		46	.5	.6	
18	8.1	5.2		47	.8	.. ^e	
19	2.2	3.1		48	1.4	2.7	
20	3.0	2.7		49	1.3	1.2	
21	2.5	3.2		50	1.5	1.1	
22	2.7	2.4		51	1.6	2.4	
23	3.0	3.4		52	2.5	5.4	
24	2.6	1.5		53	3.6	4.2	
25	.8	3.0		54	1.5	2.8	
26	1.9	2.0		55	1.4	1.4	
27	1.9	5.5		56	1.4	3.4	
28	1.3	2.5		57	1.7	2.1	
29	3.9	5.8		58	1.4	1.0	
30	1.8	3.0		59.01	2.2	1.8	

TABLE 21--Continued

CENSUS TRACT	1950	1960	1970 ^g	CENSUS TRACT	1950	1960	1970 ^g
59.02	.. ^c	4.1		68.02	.. ^f	.. ^d	
60	1.6	1.5		69.01	.. ^f	.. ^e	
61.01	3.5	1.2		69.02	.. ^f	.. ^d	
61.02	.. ^c	.4		70	.. ^f	2.4	
62.01	.8	2.5		71	.. ^f	5.7	
62.02	.. ^c	.9		74.02	.. ^f	.. ^f	
63	.. ^f	.9		74.03	.. ^f	.. ^f	
64	.. ^f	1.6		74.04	.. ^f	.. ^f	
65.01	.. ^f	.. ^f		74.06	.. ^f	.. ^f	
65.02	.. ^f	.. ^f		74.07	.. ^f	.. ^f	
66	.. ^f	2.2		74.08	.. ^f	.. ^f	
67.01	.. ^f	1.9		74.10	.. ^f	.. ^f	
67.02	.. ^f	.. ^d		74.12	.. ^f	.. ^f	
68.01	.. ^f	.9					

^aCalculated from: U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1950 (Washington: U.S. Government Printing Office), Vol. III, Census Tract Statistics, Chapter 40, pp. 11-18. U.S. Department of Commerce, Bureau of the Census, U.S. Censuses of Population and Housing: 1960 (Washington: U.S. Government Printing Office), Census Tracts, Final Report PHC (1)-112, pp. 45-49. U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1970 (Washington: U.S. Government Printing Office), First Count Summary Tape, Omaha, Nebraska.

^bCensus tract #1 contained only five persons in 1950, and in 1960 the tract was incorporated as part of tract #2. Therefore, for the sake of continuity, 1950 data for census tracts #1 and #2 have been combined and listed as census tract #2.

^cCensus tracts 13, 34, 59, 61, and 62 were not subdivided until 1960. Therefore, 1950 data for the entire tract is listed under 13.01, 34.01, 59.01, 61.01, and 62.01.

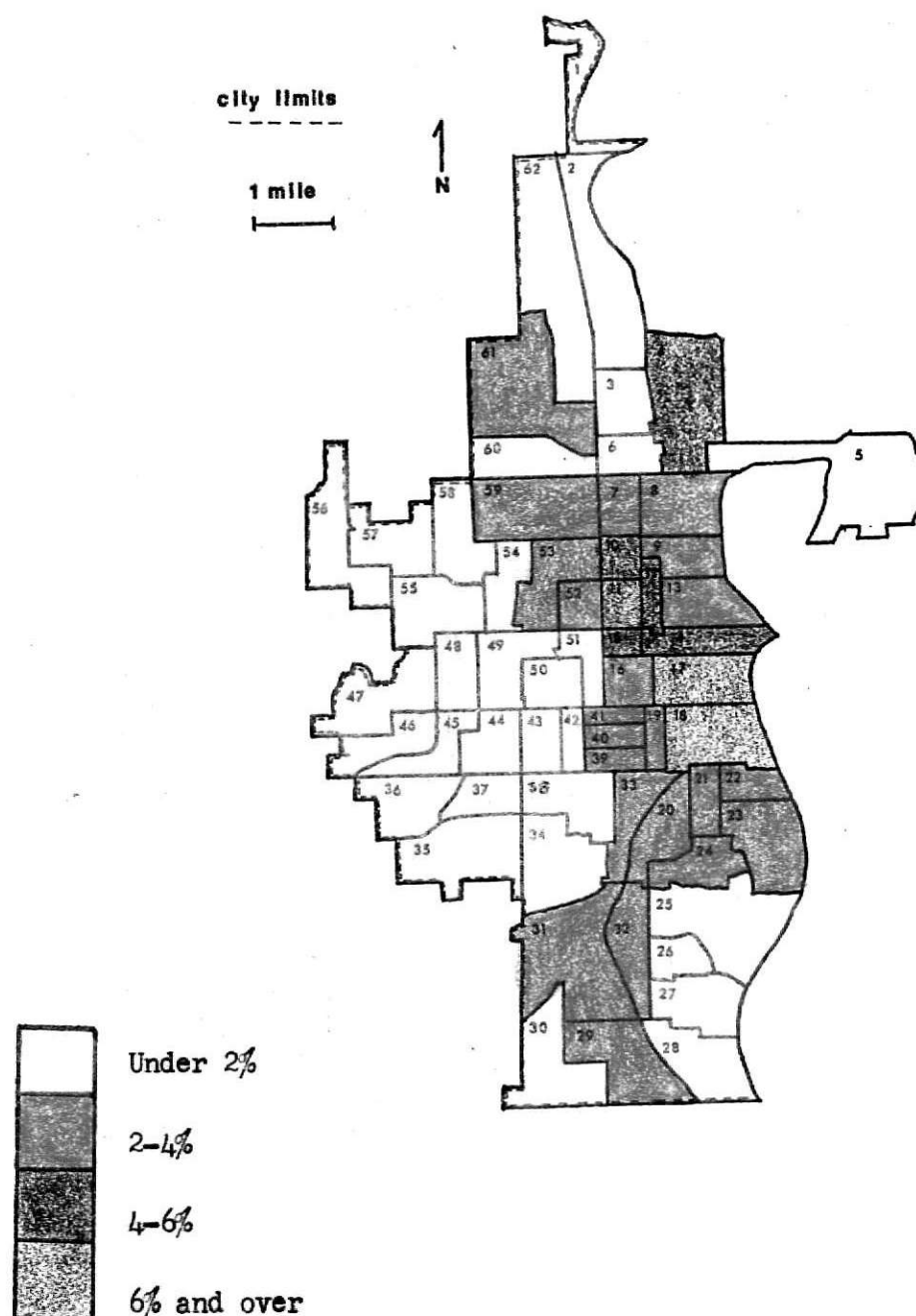
^dCensus tracts 67, 68, and 69 were not subdivided until 1970. Therefore, 1960 data for the entire tract is listed under 67.01, 68.01, and 69.01.

^eData is suppressed by the Bureau of the Census.

^fCensus tract not within city limits.

^gData not available for 1970.

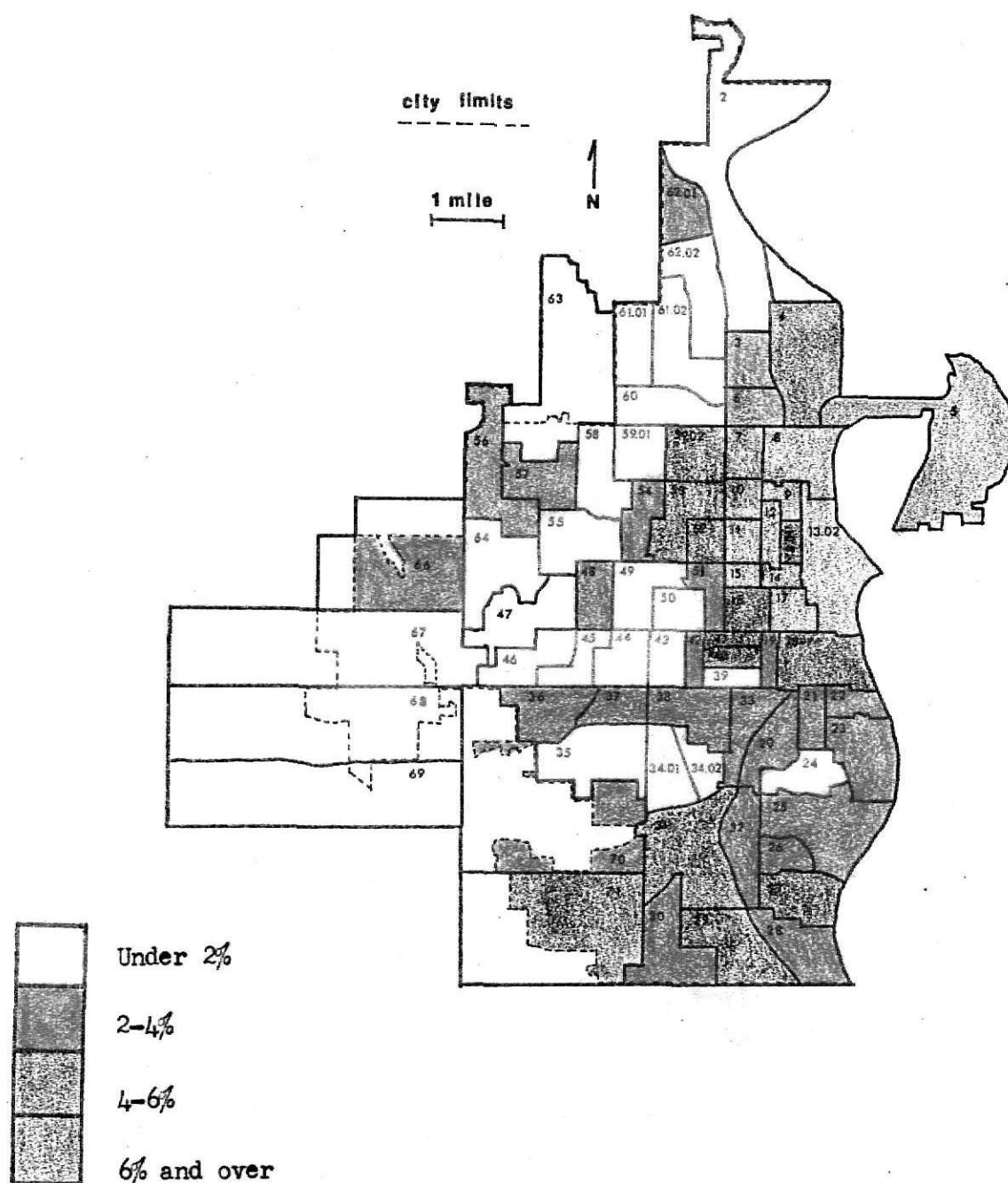
Map 36.—Percent of civilian labor force that is unemployed by census tract for the Omaha city limits: 1950^a



^aPrepared from data presented in Table 21.

^bData suppressed for tract #5.

Map 37.—Percent of civilian labor force unemployed by census tract for the Omaha city limits: 1960^a



^aPrepared from data presented in Table 21.

^bData suppressed for tracts 47 and 69.

four and six percent. Figures for 1960 show the emergence of a node of high unemployment in South Omaha. The increased unemployment in the South Omaha area is mostly due to the decrease of jobs in the packing houses during the decade. The livestock industry and its associated meat processing plants have traditionally been located in South Omaha and have provided the major source of employment for the area. During the 1950 to 1960 decade several of the livestock operations curtailed business mostly because of economic pressures to decentralize the industry. The result was an increase of unemployment for the area.

CHAPTER V

CORRELATION AND FACTOR ANALYSIS

This chapter deals with the analysis of the census tract data presented in the earlier sections of the report. The stated purposes of this study were to meet the demands for factual information about past and present trends in selected Census characteristics, and also to explore the relationships between factors of race and the other Census characteristics as presented in the report. The compilation of factual information was achieved in Chapters II, III, and IV which were concerned with population, housing, and economic characteristics respectively. The exploration into the relationships between the selected study characteristics will be conducted in this chapter. The analysis was divided into two separate yet related areas for each of the three Census years, that is for 1950, 1960, and 1970. The first area was that of correlation analysis, and the second area was factor analysis.

The determination of relationships between Census characteristics is of great value and importance to the city planner. The United States Census provides the planner with one of the few collations of data about socio-economic characteristics for his city. The Census is also a valuable analytical source because it is compiled at regular intervals and maintains general consistency in techniques and definitions over time, therefore, providing the comparability needed to ascertain past, present, and future conditions for the city. In order to plan adequately and validly, an understanding of which

socio-economic attributes most affect the direction of the city must be obtained by the planner and all city officials. The statistical concept of simple correlation coupled with that of factor analysis can help the planner achieve the needed knowledge of the unique interrelationships existing in the city.

General Correlation Methodology

As has been indicated, one of our questions has really been defined as determining the relationships and variations between race and the other population, housing, and economic census study characteristics. Correlation analysis is one statistical method by which the relationships can be determined and the variations accounted for. In general, the square of the correlation coefficient between two characteristics is an estimate of the proportion of the total variation in the dependent characteristic, which is accounted for by the variation in the independent characteristic.

The linear correlation coefficient indicates the degree of relationship of one variable to another. In this study the variables are the different socio-economic census characteristics. If no relationship or correlation exists between two variables, the coefficient is zero. The correlation coefficient may vary either positively or negatively from zero, ranging between a plus one and a minus one. A coefficient of plus one (perfect correlation) is obtained whenever a positive change in one unit of one variable is accompanied by a positive change of one unit in the other variable. A correlation coefficient of minus one, on the other hand, would be obtained, whenever there is a decrease of one unit in one variable while the other variable increases one unit.¹¹

If, for example, we found that the correlation coefficient between the

percentage of non-Whites and median family income is .5, several observations can be made. First, we would conclude that this correlation indicates a positive association of some magnitude between non-Whites and income in the group which the sample has been selected to represent. Second, the square of the correlation coefficient indicates that approximately twenty-five percent of the variance in median family income is accounted for by differences in the percentage of non-Whites, or that 25% of the variance in the percentage of non-Whites is accounted for by median family income. Correlation analysis helps us learn whether or not race co-varies income differences and the degree to which it varies.

The individual correlation analyses will be carried out later in the chapter for each of the study years: 1950, 1960, and 1970. The general procedure used in the formulation of the correlation studies follows the format of

- 1) computation of the correlation coefficients for each of the study factors,
- 2) construction of a correlation matrix, 3) determination of which coefficients are statistically significant given the particular sample size, and 4) discussion of the predominant relationships between the study characteristics as shown by the correlation matrix.

General Factor Analysis Methodology

Factor analysis is an extremely complicated mathematical process, and it is not within the scope of this report to delve into the intricacies of matrix algebra which are involved. The mathematical abilities of most city planners preclude a total understanding of all that is involved in factor analysis. This does not mean, however, that the planner should disregard factor analysis as an analytical tool. By understanding the general processes involved the planner can, with the use of computers, achieve satisfactory and meaningful results through factor analysis.

Factor analysis is a branch of statistics concerned with the isolation and identification of a limited number of hypothetical variables underlying a group of observed variables. The factors discovered in this way are hypothetical in the sense that they can never be computed precisely.¹² However, factor analysis does suggest certain relationships between variables which can aid the planner in making decisions concerning the city.

The basis for factor analysis is the correlation coefficient which, as was seen earlier, shows the degree of co-variation between two study characteristics. A factor results when a cluster of characteristics co-vary simultaneously. It is assumed that similar influences caused the co-variation of all the characteristics in the same factor. The determination of which factors are to be retained as significant for the study is made by an inspection of the calculated eigenvalues. If the eigenvalue is greater than 1.0, then it is considered a significant factor and is used as a basis for calculating the factor matrix. The factor matrix identifies those variables which have the greatest loading on the factor. Loading is simply the amount of correlation between the variable and the factor. The basis of all interpretation is the assumption that variables which have high loadings on a common factor have something in common. If only one variable loads high on the factor then it can be assumed that the variable is the factor. However, it may be the case that several variables, all with a common thread, load high on the factor. If this is the case, it can be assumed that the thing which all have in common is the factor. The degree to which a given factor is considered to affect all of the other study variables is determined by the eigenvalue for the factor. For example, if an eigenvalue is 4.0, it is assumed that a change of 1.0 in the factor will result in a change of 4.0 in the other variables.

Three factor analyses will be carried out in conjunction with the correlation analyses for the three study years. The general procedure used in the formation of the factor analyses will follow this format: 1) presentation of the eigenvalues for each factor, 2) construction of the factor matrix, 3) determination of significant loading groupings, and 4) discussion of results.

Analysis for 1950

Sixty-one census tracts comprised the city of Omaha in 1950. Data was compiled by each census tract for the twelve study characteristics, and a simple correlation was performed to determine the existence of any relationships between characteristics. Correlation coefficients were computed for each possible pairing of study characteristics, and the following correlation matrix was constructed. While a coefficient of $\pm .35$ was considered to differ significantly from zero at the .01 level, only correlation coefficients which could explain at least twenty-five percent of the variance were considered meaningful for the study. Thus, a coefficient greater than $+.50$ or less than $-.50$ was needed in order to be considered meaningful for the purposes of this study.

A look at the correlation matrix shows that the only characteristic which correlates highly with the two race characteristics is the percent unemployed. The coefficient of $.66$ means that race accounts for approximately 43% of the variance in percent of unemployment. Contrary to many popular misconceptions, race seems to have had very little affect on almost all of the socio-economic census study characteristics used for this report. The correlation matrix for 1950 does show, however, that the relationships between race and the other characteristics were the strongest in the economic areas.

TABLE 22
CORRELATION MATRIX: 1950

	% of non-Whites	% of Whites	% under age 20	% over 65 years old	% owner occupied	% renter occupied	% vacant	% of units with 1.01 or more per room	Median house value	Median monthly contract rent	Median family income	% unemployed
% of non-Whites	—											
% of Whites	-1.00	—										
% under age 20	+ .17	- .17	—									
% over 65 years old	- .10	+ .10	- .58	—								
% owner occupied	- .11	+ .11	+ .53	- .51	—							
% renter occupied	+ .11	- .11	- .53	+ .51	- .99	—						
% vacant	- .04	+ .04	- .15	- .01	- .26	+ .22	—					
% of units with 1.01 or more persons per room	+ .32	- .32	+ .18	- .26	- .41	+ .41	+ .28	—				
Median house value	- .39	+ .39	- .35	+ .13	+ .44	- .44	+ .02	- .76	—			
Median monthly contract rent	- .38	+ .38	- .44	+ .35	+ .08	- .08	.00	- .76	+ .84	—		
Median family income	- .40	+ .40	+ .11	- .20	+ .70	- .71	- .14	- .69	+ .88	+ .57	—	
% unemployed	+ .66	- .66	- .04	+ .16	- .47	- .47	+ .23	+ .65	- .67	- .51	- .65	—

Whether race or economic factors were the most predominant will be better seen in the factor analysis for 1950.

Other than the $-.99$ coefficient between percent of renter occupied housing units and percent of owner occupied housing units, which was totally expected due to the reciprocal nature of the two characteristics, by far the greatest concentration of high correlation coefficients lies in the relationships between the economic oriented characteristics and all other study characteristics. The economic oriented characteristics can be considered to be median house value, median monthly contract rent, median family income, and percent unemployed. This concentration of high coefficients probably indicates some sort of grouping which should show up in the factor analysis. Another smaller concentration of relatively high correlation coefficients seems to be situated around the two age related categories, percent of persons under twenty years of age and percent of persons sixty-five years of age and over.

Working from the correlation matrix presented in Table 22, the following eigenvalues were computed: 1) 4.440, 2) 2.445, 3) 1.105, 4) 0.898, 5) 0.428, 6) 0.306, 7) 0.203, 8) 0.128, 9) 0.097, and 10) -0.050 . As was pointed out earlier in the chapter, eigenvalues greater than 1.000 were retained as being significant factors. Therefore, the eigenvalues 4.440, 2.445, and 1.105 were retained. Using the eigenvalues as a base, a factor matrix was next constructed. Two study characteristics which were included in the correlation study were not included as parts of the factor matrix. The percent of Whites and the percent of owner occupied housing units were not included because they had correlation coefficients which were almost completely opposite of those for the percent of non-Whites and the percent of renter occupied housing units, and it was felt that their inclusion would disrupt

the calculations of the factors. Because the purpose of this study was to determine the relationships between the characteristic of non-White and other socio-economic characteristics, it was felt that the percentage of non-Whites should be retained over that of Whites. Similarly, percent renter occupied was retained instead of percent owner occupied because it was felt that renter units would give a better indication of other than the normal housing situation.

TABLE 23
ROTATED THREE FACTOR MATRIX
1950

	Factor #1	Factor #2	Factor #3
Median house value	-.947	-.120	.018
Median family income	-.879	.315	-.095
% 1.01 or more persons per room	.831	.167	.381
% unemployed	.826	-.208	.079
Median contract rent	-.809	-.420	-.032
% non-White	.618	.055	-.307
% 65 and over	-.048	-.876	-.150
% under 20	.189	.850	-.176
% renter occupied	.508	-.733	.224
% vacant units	.059	-.077	.919

A look at the factor matrix (Table 23) helps to solidify the tentative generalizations which were made during the discussion of the correlation matrix. Factor #1, which had an eigenvalue of 4.440, shows high loadings particularly in the economic categories. Median house value loads at -.947,

median family income at $-.879$, percent unemployed loads at $.826$, and median contract rent loads at $-.809$. Other high loadings for factor #1 are on the percent of non-Whites and percent of units with 1.01 or more persons per room. The overriding feature of the factor though is economic in nature. Because of the nature of the loadings, it is assumed that a negative economic change, such as a lowering of income or a rise in unemployment, which is equal to a 1.0 unit of measurement, will generally cause a change or deviation of 4.440 in the other variables. The change or deviation is equal to the eigenvalue for the particular factor.

Factor #2 indicates a second grouping of variables. Percent of persons under twenty years of age and percent of persons sixty-five years of age and over both load highly on the factor. Because of the negative value of the sixty-five and over age group, it can be assumed that the major variable accounting for most of the change in the other variables is the age of persons in each census tract. The younger the people the greater the influence. The eigenvalue for the second factor was 2.445, which indicates that a change of 1.0 unit of the age variable should result in a change of approximately 2.445 in the other variables.

Factor #3 shows that there is a tertiary variable, percent of vacant housing units, which may have a marginal effect on the other variables. The effect can be considered only marginal since a change in one unit of vacant housing units should only be responsible for a change of 1.105 units of the other study characteristics taken together.

The overall importance of the factor analysis for Omaha for the year 1950 lies predominantly in two areas. First, race is not the most influential of the socio-economic study characteristics in 1950. The effect of race on

the relationships of other characteristics is generally minimal. According to the factor analysis, economic factors determine to a large degree the patterns of all the other variables. Thus, while a non-White person is most likely to be poor, a poor person is not necessarily non-White. Second, age is also an influencing factor on all of the other variables, although to a lesser degree than the economic factors. The lower the age of persons in each census tract the greater the influence on other characteristics.

Analysis for 1960

In 1960 the city of Omaha was comprised of seventy-four census tracts or parts of census tracts. Data for each of the twelve study categories was compiled for each of the census tract areas within the city limits. Correlation coefficients were computed for each pair of characteristics, and a correlation matrix was constructed. (See Table 24). While a coefficient of $\pm .30$ was considered to differ significantly from zero at the .01 level, only coefficients greater than $+.50$ or less than $-.50$ were considered as meaningful for this study.

The matrix of correlation coefficients portrays much the same story as that of 1950. Only the percent unemployed correlated highly with either of the two race characteristics. This statistical phenomenon is opposed to the generally held idea in Omaha that the percentage of non-Whites is directly related to such socio-economic characteristics as vacant housing, overcrowding, low incomes, and large numbers of dependent young persons. The correlation matrix for 1960 does show high correlations again in the economic oriented variables. Median house value, median monthly contract rent, median family income, and percent unemployed all show concentrations of high correlations. Another smaller concentration of high coefficients is found with the two age

TABLE 24
CORRELATION MATRIX: 1960

	% of non-Whites	% of Whites	% under age 20	% over age 65	% owner occupied	% renter occupied	% vacant	% of units with 1.01 or more per room	Median house value	Median monthly contract rent	Median family income	% unemployed
% of non-White	—											
% of Whites	-1.00	—										
% under age 20	+ .24	-.24	—									
% over age 65 years old	- .02	+ .02	-.86	—								
% owner occupied	- .26	+ .26	+ .58	-.62	—							
% renter occupied	+ .29	-.29	-.57	+ .63	-.99	—						
% vacant	- .03	+ .03	-.34	+ .24	-.58	+ .48	—					
% of units with 1.01 or more persons per room	- .47	+ .47	+ .52	-.37	-.10	+ .09	+ .11	—				
Median house value	- .44	+ .44	.00	-.22	+ .58	-.58	-.32	-.61	—			
Median monthly contract rent	- .42	+ .42	-.04	-.11	+ .53	-.51	-.52	-.60	+ .88	—		
Median family income	- .41	+ .41	+ .03	-.19	+ .59	-.60	-.32	-.55	+ .92	+ .87	—	
% unemployed	+ .64	-.64	+ .05	+ .14	-.47	+ .46	+ .36	+ .63	-.65	-.71	-.66	—

related characteristics. The coefficients of correlation are high between the age categories and the percent of renter and owner occupied housing units as well as the index for overcrowding.

Using the correlation matrix presented in Table 24 as a base, the following eigenvalues were computed: 1) 4.782, 2) 2.707, 3) 0.939, 4) 0.641, 5) 0.313, 6) 0.261, 7) 0.156, 8) 0.094, 9) 0.064, and 10) 0.042. Two eigenvalues were retained, and a factor matrix was constructed from them. As in the 1950 calculations, the percent of Whites and the percent of owner occupied housing units were dropped from the list of study characteristics included in the factorial analysis.

TABLE 25
ROTATED TWO FACTOR MATRIX
1960

	Factor #1	Factor #2
Median contract rent	-.904	.199
Median house value	-.891	.238
Median family income	-.872	.260
% unemployed	.846	-.121
% 1.01 or more persons per room	.806	.408
% non-White	.653	.140
<hr/>		
% under 20	.229	.938
% 65 and over	-.025	-.909
% renter occupied	.485	-.757
% vacant units	.354	-.508

Factor #1 has very high loadings in five of the ten variables and a medium loading in the non-White category. Median contract rent loads at $-.904$, median house value at $-.891$, median family income at $-.872$, percent unemployed

at .846, and percent of housing units with 1.01 or more persons per room loads at .806. As in 1950 the economic categories generally have the highest factor loadings on the first factor. The exception to this is the overcrowding category, which also loads very high. Nevertheless, factor #1 is economic in nature. The amount of change in the aggregate of variables caused by a change of one unit in the economic factor is approximately four units. The exact amount of change is 4.782 which is slightly higher than that for the same factor in 1950.

Factor #2 is also very similar to the 1950 factor. Again the secondary set of variables which form the factor are the age related categories. The percent of persons under 20 years of age loads at .938, while the percent of persons 65 years of age and over loads at -.909. It can be assumed, as it was in 1950, that the younger the people the greater the influence on other variables. The eigenvalue for the second factor was 2.707 which compares to the 2.445 figure for the similar factor in 1950.

A significant difference between the 1950 and 1960 factor analyses is that there was no tertiary factor in 1960 as there was in 1950. Thus, it can be assumed that the importance of vacant housing as an influential factor decreased somewhat during the decade, and that it became more related to the age characteristics.

The overall importance of the factor analysis for 1960 is similar to 1950. Race is not a very influential variable. Money is a very influential factor, and age also is influential, but to a lesser degree than the economic variables. Change in 1960 variables was a direct result of changes in the economic nature of the census tract as well as the age composition of the tract. Variations in those two factors account for most of the variation in

all of the other socio-economic study variables.

Analysis for 1970

Eighty-seven census tracts or parts of tracts constituted the city limits for Omaha in 1970. As in the other study years, the 1970 data was compiled for each of the census tracts. However, due to the unavailability of data, only ten categories of data were researched as opposed to twelve categories in the other two study years. Data concerning median family income and percent unemployed were not included in the 1970 figures. Therefore, any comparative analysis between the 1970 factor analysis and the factor analyses for the other years will be tentative. Correlation coefficients were computed for each of the ten study categories, and a correlation matrix was constructed from the figures (see Table 26). While a coefficient of $+.27$ was considered to differ significantly from zero at the .01 level, only correlation coefficients which could explain at least twenty-five percent of the variance were considered meaningful for the purpose of this study. Coefficients greater than $+.50$ or less than $-.50$ were examined in order to find pertinent relationships.

A look at the correlation matrix shows a very large increase in the amount of correlation between the percent of non-Whites and the percent of vacant housing units. In 1950 and 1960 the correlation between these two variables was almost zero, but in 1970 the correlation coefficient had jumped all the way up to $+.58$. Other than this situation, there were no major changes in the amount of correlation between variables. The exclusion of the two main economic variables made it extremely difficult to get a clear picture of the actual relationships between study characteristics. Race does seem to correlate generally higher with the other variables than in the previous two study years, however, it is still not the dominant force that had

TABLE 26
CORRELATION MATRIX: 1970

	% of non-Whites	% of Whites	% under age 20	% over 65 years old	% owner occupied	% renter occupied	% vacant	% of units with 1.01 or more per room	Median house value	Median monthly contract rent
% of non-Whites	—									
% of Whites	-1.00	—								
% under age 20	+ .27	-.27	—							
% over 65 years old	- .02	+ .02	-.83	—						
% owner occupied	- .30	+ .30	+ .61	-.58	—					
% renter occupied	+ .19	-.19	-.65	+ .59	-.97	—				
% vacant	+ .58	-.58	-.18	+ .30	-.64	+ .48	—			
% of units with 1.01 or more persons per room	+ .36	-.36	+ .51	-.33	+ .16	-.19	+ .01	—		
Median house value	- .42	+ .42	+ .26	-.49	+ .50	-.47	-.37	-.44	—	
Median monthly contract rent	- .45	+ .45	+ .28	-.54	+ .52	-.52	-.35	-.35	+ .94	—

been expected. As in 1950 and 1960 there is a fairly large concentration of high coefficients in the age related variables. High correlations are also evident in the median rent, median house value, and overcrowding categories.

Working from the correlation matrix presented in Table 26, the following eigenvalues were computed: 1) 3.619, 2) 2.321, 3) 1.050, 4) 0.387, 5) 0.314, 6) 0.178, 7) 0.089, and 8) 0.041. Eigenvalues greater than 1.0 were retained, and a factor matrix was constructed. The matrix only contains eight variables due to the unavailability of data on income and unemployment.

TABLE 27
ROTATED THREE FACTOR MATRIX
1970

	Factor #1	Factor #2	Factor #3
% under 20	.960	-.005	.088
% 65 and over	-.886	.261	.045
% renter occupied	-.734	.220	.380
Median house value	.300	-.901	-.230
Median contract rent	.352	-.857	-.276
% 1.01 or more persons per room	.587	.718	.056
% vacant units	-.262	.088	.884
% non-White	.223	.340	.829

Three groupings of variables form the basis for the three 1970 factors. Factor #1, which had an eigenvalue of 3.619, has the highest loadings in the two age related variables, percent of persons under age twenty and percent of persons sixty-five years of age and over. The younger age group loads at +.960, and the older age group loads at -.886. The negative loading for the

sixty-five and over age group indicates that youth is the primary determinant for the factor. With the exclusion of the two main economic variables, which in the previous two study years were the principal determinants of the main factor, the age related variables moved up from a secondary factor to the main factor position. The percent renter occupied is also a part of this factor, suggesting that home ownership is a function of age.

Factor #2 indicates the working of a set of secondary variables. Even without the added support of income and unemployment, the other two economic related variables still maintained a relatively high position in influencing the other study variables. Median house value and median monthly contract rent both have high negative loadings at $-.901$ and $-.857$ respectively. The degree of crowding, indicated by over 1.01 persons per room, is also economically, rather than racially, determined. This seems to indicate that decline in the economic abilities of an area greatly influences other variables. The eigenvalue for Factor #2 was 2.321, which would probably mean that a decline of one unit in the economic categories would generally precipitate a change of 2.321 units in the other study variables.

The third factor for 1970 shows that two variables have high positive loadings. The race variable, percent of non-Whites, and the percent of vacant housing variable load at $.829$ and $.884$ respectively. It is difficult to ascertain just what is the primary determining variable of the factor. Because of the marginal importance of the factor, only a little above a one to one relationship with other variables, and the inconclusiveness of the loadings, it is probably best not to consider the factor in our analysis.

Conclusions

Four general conclusions can be drawn from the correlation and factor analyses presented in this chapter. The point must be emphasized that all of

the conclusions are only generalizations at best. Factor analysis only indicates probable groupings of variables into factors, and is not meant to necessarily explain all relationships in their entirety.

The first general conclusion, and perhaps the most important from the standpoint of answering the basic questions of this report, is that race is not a strong influence on other socio-economic variables in census tracts. While the percent of non-Whites does have an average degree of association with other study characteristics, the relationships are not nearly as high as was expected before the analysis was conducted. Persons who are non-White may be poor and live in an area with a high rate of overcrowding, but poor people and those who live in overcrowded areas are not necessarily non-White.

The second conclusion is that economic variables are probably the most influential of all the study characteristics. A change in the economic character of a census tract will probably result in overall changes in the other socio-economic variables. From the planning standpoint then, energies should be directed to the economic sector of the city, because improvements in that area will generally benefit other areas also. If the income level of a census tract can be raised, it can be assumed that improvements will be noted in the other socio-economic characteristics of the tract. The amount of change caused in other characteristics will vary depending on the stability of innovative governmental policies, such as a guaranteed minimum income, and many other unforeseeable technical and administrative innovations. However, given a continuation of past socio-economic trends in Omaha, I feel that it is safe to assume that in 1980 a change of one economic unit would precipitate a change of approximately four units in the other variables.

The third conclusion is that age plays a secondary but influential part

in the relationships between variables. Although not as strong as the economic factor, the age related factor is responsible to some extent for the degree of relationships between the study characteristics. Youth appears to be the most determinative aspect of the age related categories. Census tract with high percentages of persons under twenty years of age and low percentages of persons sixty-five years of age and over will most generally have higher percentages of all of the other study characteristics. In the past a change of one unit in the young age variable has meant a change of approximately two and one-half units in the other variables. If past trends continue, the two and one-half to one ratio should continue in the future.

The last conclusion is minor in scope, but if left unabated a serious problem may develop. The decade between 1960 and 1970 brought about a dramatic increase in the percentage of vacant housing units in the city of Omaha. Although vacant housing is only a marginally influential factor, if left unchecked it could become a very important and disastrous factor for the city.

Recommendations for Future Use

The scope of this paper was limited due to restrictions on the amount of available time and unavailability of certain data. It is hoped that the following recommendations will serve to assist and guide those who would seek to improve or expand on the data and analyses presented herein.

Several sources of data were left untapped during the construction of this report. Each source could provide future investigators with a wealth of pertinent knowledge concerning the city of Omaha. The first source is the vital health statistics as compiled by hospitals and the Red Feather-Red Cross Organization. These data would be extremely helpful in determining the relationships between health variables and other socio-economic census tract characteristics

for the city. A second source, which could be very useful to the planner and the city officials in determining the actual status of their city, is the assessed valuation placed on property as recorded in the Douglas County Assessors Office. These figures would be much more accurate interpretations of housing and property values than that presented in the Census. A third area which should be explored in future studies is that of occupation. A better understanding of the roles played by different occupations within the very influential economic sphere would greatly aid the process of decision making.

It is also recommended that before the results of this study are fully implemented an additional statistical analysis be performed, using the same data as presented in this report as a base. A time series analysis would be the first step in continuing the study. A time series analysis describes the variation in the values of a variable over time. These variations are results of the systematic as well as the random behavior of the variable. If a series has shown some trend or persistent pattern in its variations for a long period of time, then it would be sensible to assume that such patterns will continue to exist in the future. Thus, time series provides for an analysis of individual variables over time and can be used at the census tract level. Such an analysis would add a whole new dimension to the scope of this study.

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FOOTNOTES

¹Advisory Commission on Intergovernmental Relations, Urban and Rural America: Policies for Future Growth, A Commission Report (Washington: U.S. Government Printing Office, 1968), p. 1.

²Ibid., p. 13.

³Ibid., p. 4.

⁴U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1950 (Washington: U.S. Government Printing Office, 1952), Vol. III, Census Tract Statistics, Chapter 40, p. 7.

⁵U.S. Department of Commerce, Bureau of the Census, U.S. Censuses of Population and Housing: 1960 (Washington: U.S. Government Printing Office, 1961), Census Tracts, Final Report PHC (1)-112, p. 15.

⁶U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1970 (Washington: U.S. Government Printing Office, 1970), First Count Summary Tape, Omaha, Nebraska, p. P-3.

⁷All terms have been defined in accordance with U.S. Bureau of the Census guidelines for the years from 1950 to 1970.

⁸U.S. Department of Commerce, Bureau of the Census, U.S. Census of Population: 1950 (Washington: U.S. Government Printing Office, 1952), Vol. III, Census Tract Statistics, Chapter 40, p. 1.

⁹Ibid., p. 6.

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¹¹Dorothy L. Harrison, The Language of Statistics (Manhattan, Kansas: Agricultural Experiment Station, Kansas State University, 1967), p. 15.

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AN ANALYSIS OF SELECTED SOCIO-ECONOMIC CENSUS
CHARACTERISTICS FOR OMAHA, NEBRASKA : 1950-1970

by

JAMES JOSEPH BELLUS JR.

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AN ABSTRACT OF A MASTER'S REPORT

submitted in partial fulfillment of the

requirements for the degree

MASTER OF REGIONAL AND COMMUNITY PLANNING

Department of Regional and Community Planning

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Manhattan, Kansas

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The great influx of people into the urbanized areas of the United States during the past twenty years and the changing socio-economic characteristics of these people have led to the formation of a large gap between statistical figures used for planning and the "real world" situation. It is impossible to plan for people if the population, housing, and economic characteristics of these people are misunderstood and misinterpreted. Most cities are in need of a systematic statistical review of how and why their populations have been changing.

The purpose of this report is to explore selected population, housing, and economic Census characteristics for Omaha, Nebraska for the period from 1950 to 1970, in order to provide an analysis of how and why the city's population has been changing over time. The statistical concepts of simple correlation and factor analysis were used in conducting this study, in order that there could be a determination of interrelationships between the different study characteristics. Thus, this report provides both the planner and the city officials in Omaha with a census-based statistical analysis of where problem areas in the city have in the past been located and where there are at present, along with an answer to the question of whether or not certain areas of the city have been overlooked in planning.

The results of the Omaha case study show several interesting conclusions. The first general conclusion is that race is not a strong influence on other socio-economic variables in census tracts. The second conclusion is that economic variables are probably the most influential of all the study characteristics. A change in the economic character of a census tract will probably result in overall changes in the other socio-economic study variables. From the planning standpoint, it seems that energies should be directed in a way which would develop the economic position of census tracts, since improvements

in that area will generally benefit other areas also. The third conclusion of this report is that age plays a secondary but influential part in relationships between variables. Youth appears to be the most determinative aspect of the age related categories. Census tracts with high percentages of persons under twenty years of age and low percentages of persons sixty-five years of age and over will most generally have higher percentages of all of the other study characteristics.