

# City of Chadron

## Summary

- From 2010 to 2015, population decreased by 1.3 percent, or by 76 persons.
- In 2015, 1 new housing unit was issued construction permits.
- In 2015, the average value of new single-family construction was \$152,800.
- The vacancy rate in the Fall 2016 Rental Survey was 8.2 percent, which compared to a vacancy rate of 8.8 percent one year ago.

## DEMOGRAPHICS

### Population Characteristics

According to Census Bureau data, Chadron’s population increased by 2.50 percent between 2000 and 2015, from 5,634 to 5,775 persons. This growth rate was lower than the 10.8 percent estimated increase statewide. Census estimates indicated a decrease of 23 persons in Chadron between 2014 and 2015, as shown below in Table III.5.1.

Subject	Nebraska	% Growth Since 2000	Chadron	% Growth Since 2000
2000 Census	1,711,263		5,634	.
July 2001 Estimate	1,719,836	0.5%	5,733	1.8
July 2002 Estimate	1,728,292	1.0%	5,795	2.9
July 2003 Estimate	1,738,643	1.6%	5,852	3.9
July 2004 Estimate	1,749,370	2.2%	5,741	1.9
July 2005 Estimate	1,761,497	2.9%	5,724	1.6
July 2006 Estimate	1,772,693	3.6%	5,703	1.2
July 2007 Estimate	1,783,440	4.2%	5,826	3.4
July 2008 Estimate	1,796,378	5.0%	5,806	3.1
July 2009 Estimate	1,812,683	5.9%	5,869	4.2
2010 Census	1,826,341	6.7%	5,851	3.9
July 2011 Estimate	1,842,383	7.7%	5,893	4.6
July 2012 Estimate	1,855,973	8.5%	5,870	4.2
July 2013 Estimate	1,869,300	9.2%	5,803	3.0
July 2014 Estimate	1,882,980	10.0%	5,798	2.9
July 2015 Estimate	1,896,190	10.8%	5,775	2.5

Table III.5.2, on the following page, shows the population of Chadron by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 86.2 percent of the population, with a total of 5,024 persons. There were also 37 black and 255 Native American persons residing in the City of Chadron. In 2010 the Hispanic population accounted for 3.6 percent of the population, with 212 persons, which compared to a population share of 4.7 percent in 2015 and a Hispanic population of 275.

<b>Table III.5.2</b>				
<b>Population by Race and Ethnicity</b>				
City of Chadron				
2010 Census and 2015 5-year ACS Data				
<b>Race</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>
White	5,139	87.8%	5,024	86.2%
Black	96	1.6%	37	.6%
American Indian	300	5.1%	255	4.4%
Asian	44	.8%	119	2.0%
Native Hawaiian/ Pacific Islander	37	.6%	171	2.9%
Other	66	1.1%	10	.2%
Two or More Races	169	2.9%	212	3.6%
<b>Total</b>	<b>5,851</b>	<b>100.0%</b>	<b>5,828<sup>16</sup></b>	<b>100.0%</b>
<b>Hispanic</b>	212	3.6%	275	4.7%

Table III.5.3, below, shows the population of Chadron by age, as reported in the 2010 Census and 2015 five-year ACS data. The percentage of persons from 15 to 24 years of age changed from 30.8 percent of the total population in 2010 to 31.6 percent in 2015. The number of people from 25 to 34 years of age accounted for 13.4 percent of the population in 2015, or 781 persons. The percentage of people aged 65 or Older changed from 13.1 percent of the total population in 2010 to 11.5 percent in 2015. Additional age details are shown in table III.5.3.

<b>Table III.5.3</b>				
<b>Population by Age</b>				
City of Chadron				
2010 Census and 2015 5-year ACS Data				
<b>Age</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>
Under 14	947	16.2%	873	15.0%
15 - 24	1,802	30.8%	1,843	31.6%
25 - 34	740	12.6%	781	13.4%
35 - 44	523	8.9%	525	9.0%
45 - 54	557	9.5%	509	8.7%
55 - 64	517	8.8%	628	10.8%
65 or Older	765	13.1%	669	11.5%
<b>Total</b>	<b>5,851</b>	<b>100.0%</b>	<b>5,828</b>	<b>100.0%</b>

<sup>16</sup> The 2015 five year ACS population figure is a five year average and will not match the one year 2015 population estimate shown in the previous table.

### School Enrollment

Between 2010 and 2016, the number of children enrolled in schools in the City of Chadron increased by 0.1 percent. Over the same period the school enrollment for those aged 15 to 18 fell by .8 percent to 371 persons, while the enrollment for those aged 5 to 10 decreased by 6.7 percent, to 376 persons. Between 2015 and 2016, school enrollment rose by 1.0 percent or from 1,030 to 1,040 persons. These results can be seen in Table III.5.4, at right.

Age	5 to 10	11 to 14	15 to 18	Total
2000	368	271	560	1,199
2001	418	305	544	1,267
2002	390	318	549	1,257
2003	396	319	548	1,263
2004	403	333	478	1,214
2005	377	309	495	1,181
2006	360	281	470	1,111
2007	376	269	319	964
2008	382	281	405	1,068
2009	397	278	350	1,025
2010	403	262	374	1,039
2011	391	257	355	1,003
2012	399	278	340	1,017
2013	384	268	303	955
2014	368	282	343	993
2015	369	270	391	1,030
2016	376	293	371	1,040

### HOUSING

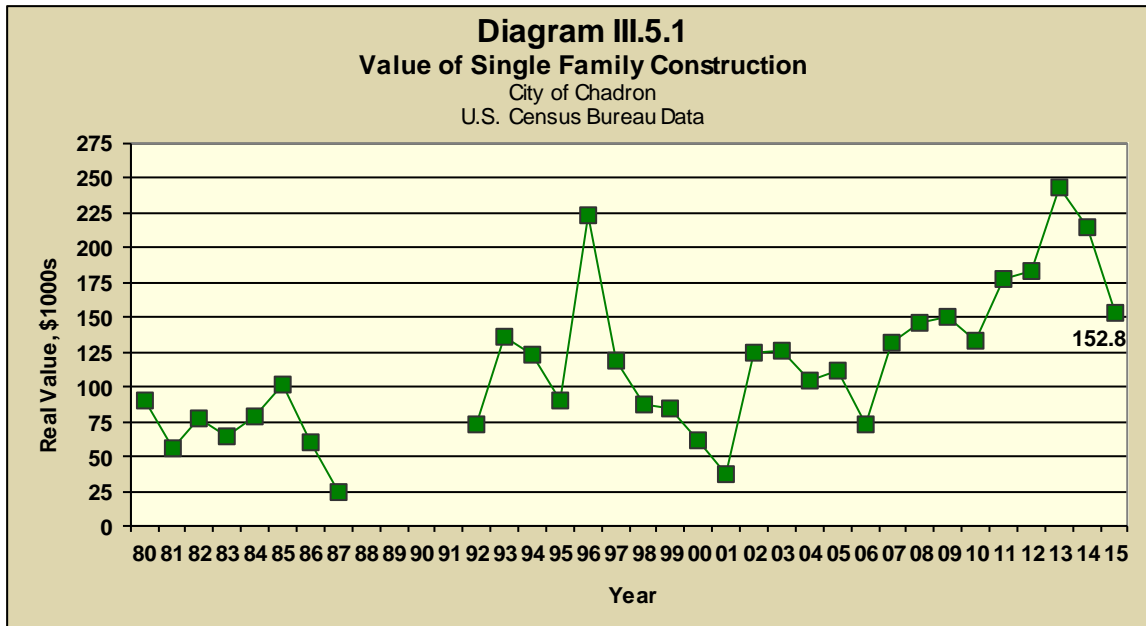
#### Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.<sup>17</sup> In most years for which data are presented, single-family unit construction represented the majority of residential development in the city, with single-family building permit authorizations in Chadron numbering 9 in 1980, 0 in 1990, 6 in 2000, and 1 in 2008. Between 2014 and 2015, single-family permits remained unchanged at 1 unit. Additional details of permit activity and per-unit valuations are shown in Table III.5.5.

<sup>17</sup> Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

<b>Table III.5.5</b>									
<b>Building Permits and Valuation</b>									
City of Chadron									
1980–2015 Census Bureau Data									
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 Dollars			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	9	0	0	0	9	90	0	0	0
1981	7	8	0	0	15	56	60	0	0
1982	8	2	0	12	22	78	53	0	32
1983	4	2	0	0	6	65	56	0	0
1984	4	0	0	0	4	79	0	0	0
1985	4	0	0	20	24	101	0	0	46
1986	3	0	0	0	3	60	0	0	0
1987	1	0	0	0	1	24	0	0	0
1988	0	0	0	0	0	0	0	0	0
1989	0	0	0	0	0	0	0	0	0
1990	0	0	0	0	0	0	0	0	0
1991	0	0	0	0	0	0	0	0	0
1992	2	0	0	0	2	72	0	0	0
1993	1	0	0	0	1	137	0	0	0
1994	6	0	0	14	20	123	0	0	44
1995	5	0	0	24	29	91	0	0	135
1996	1	0	0	23	24	224	0	0	59
1997	5	16	0	0	21	120	61	0	0
1998	5	0	0	18	23	88	0	0	63
1999	5	2	0	0	7	84	86	0	0
2000	6	0	0	0	6	61	0	0	0
2001	9	0	0	0	9	37	0	0	0
2002	3	0	0	0	3	125	0	0	0
2003	4	0	0	10	14	127	0	0	76
2004	9	0	0	0	9	105	0	0	0
2005	6	0	0	0	6	112	0	0	0
2006	7	0	0	0	7	74	0	0	0
2007	9	0	0	0	9	131	0	0	0
2008	1	0	0	0	1	146	0	0	0
2009	3	0	0	0	3	150	0	0	0
2010	2	0	0	0	2	133	0	0	0
2011	6	0	0	0	6	178	0	0	0
2012	1	0	0	0	1	183	0	0	0
2013	5	0	0	0	5	244	0	0	0
2014	1	0	0	0	1	215	0	0	0
2015	1	0	0	0	1	153	0	0	.0

As shown in Diagram III.5.1, on the following page, the average value of newly constructed single-family units in 2000 was \$61,242, \$111,670 in 2005, and \$132,843 in 2010. In 2015, the value of single family units fell to \$152,800 from \$214,500 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in Chadron. As shown in Table III.5.6, below, 11.6 percent, or 285 housing units were vacant in 2015. Of the 2,177 housing units that were occupied in 2015, 53.8 percent, or 1,172 units, were owner-occupied, and the remaining 46.2 percent were renter-occupied. This compares to 2,306 housing units that were occupied in 2010 with 1,164 units, or 50.5 percent, being owner-occupied, and the remaining 49.5 percent being renter-occupied.

### Table III.5.6 Housing Units by Tenure

City of Chadron  
2010 Census and 2015 Five-Year ACS Data

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,306	90.1%	2,177	88.4%
Owner-Occupied	1,164	50.5%	1,172	53.8%
Renter-Occupied	1,142	49.5%	1,005	46.2%
Vacant Housing Units	253	9.9%	285	11.6%
<b>Total Housing Units</b>	<b>2,559</b>	<b>100.0%</b>	<b>2,462</b>	<b>100.0%</b>

As shown in Table III.5.7, on the following page, there were 1,718 single family dwellings in 2015, which accounted for 69.8 percent of all housing units. Apartment units accounted for 12.6 percent of housing units, with 310 units. Mobile homes also accounted for an additional 11.5 percent of housing with 284 units.

<b>Table III.5.7</b>				
<b>Housing Units by Type</b>				
City of Chadron				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,781	66%	1,718	69.8%
Duplex	167	6%	78	3.2%
Tri- or Four-Plex	12	0%	72	2.9%
Apartment	531	20%	310	12.6%
Mobile Home	199	7%	284	11.5%
Boat, RV, Van, Etc.	0	0%	0	.0%
<b>Total</b>	<b>2,690</b>	<b>100.0%</b>	<b>2,462</b>	<b>100.0%</b>

Table III.5.8, below, shows the disposition of vacant housing units in Chadron. At the time of the 2015 five-year ACS, 24.6 percent of vacant units were for rent, 0.0 percent were for sale, and 17.9 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 78 “other vacant” units, representing 30.8 percent of vacant units, which compared to 57.5 percent in 2015. “Other vacant” units are those not available to the market and may fall into disrepair and contribute to neighborhood blight.

<b>Table III.5.8</b>				
<b>Disposition of Vacant Housing Units</b>				
City of Chadron				
2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	119	47.0%	70	24.6%
For Sale	32	12.6%	0	.0%
Rented or Sold, Not Occupied	13	5.1%	51	17.9%
For Seasonal, Recreational, or Occasional Use	11	4.3%	0	.0%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	78	30.8%	164	57.5%
<b>Total</b>	<b>253</b>	<b>100.0%</b>	<b>285</b>	<b>100.0%</b>

**Rental Property Survey**

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.5.9 presents basic statistics about the completed surveys from this and other surveys conducted from 2012 through 2016 in the City of Chadron. The number of completed surveys decreased from 19 in 2015 to 16 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by .6 percentage points and was at 8.2 percent in 2016.

<b>Table III.5.9</b>				
<b>Survey of Rental Properties</b>				
City of Chadron				
2012–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2012	25	398	6.5	20.5
2013	22	363	5.5	33.0
2014	19	398	11.1	53.8
2015	19	398	8.8	41.7
2016	16	257	8.2	25.2

Table III.5.10 on the following page, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 62 single family units in City of Chadron, with 3 of them available. This translates into a vacancy rate of 4.8 percent in City of Chadron, which compares to a single family vacancy rate of 3.6 percent for

the State of Nebraska. There were 172 apartment units reported in the survey, with 17 of them available, which resulted in a vacancy rate of 9.9 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 8.0 percent.

<b>Table III.5.10</b> <b>Rental Vacancy Survey by Type</b> City of Chadron 2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	62	3	4.8%	5.7%
Apartments	172	17	9.9%	7.5%
Mobile Homes	4	1	25.0%	5.0%
“Other” Units		0	.0%	0
Don't Know	19	0	.0%	5.6%
<b>Total</b>	<b>257</b>	<b>21</b>	<b>8.2%</b>	<b>8.0%</b>

Table III.5.11, below reports units by Number of Bedrooms. Two bedroom units were the most common type of reported single family unit, with 26 units. The most common apartment units were one bedroom units, with 99 units. Details for additional unit types are reported below.

<b>Table III.5.11</b> <b>Rental Units by Number of Bedrooms</b> City of Chadron 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	0	0	.	0
One	13	99	0	0	.	112
Two	26	51	2	0	.	79
Three	14	14	0	0	.	28
Four	4	0	0	0	.	4
Don't Know	5	8	2		19	34
<b>Total</b>	<b>62</b>	<b>172</b>	<b>4</b>		<b>19</b>	<b>257</b>

Table III.5.12, at right, displays the vacancy rate of single family units by the number of bedrooms. Two bedroom units were the most common type of reported single family unit, which had a vacancy rate of 3.8 percent.

<b>Table III.5.12</b> <b>Single Family Units by Number of Bedrooms</b> City of Chadron 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	13	0	.0%
Two	26	1	3.8%
Three	14	1	7.1%
Four	4	0	.0%
Don't know	5	1	20.0%
<b>Total</b>	<b>62</b>	<b>3</b>	<b>4.8%</b>

Table III.5.13, below displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one bedroom units, which had a vacancy rate of 12.1 percent.

<b>Table III.5.13</b> <b>Apartment Units by Number of Bedrooms</b> City of Chadron 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	99	12	12.1%
Two	51	4	7.8%
Three	14	0	.0%
Four	0	0	0
Don't know	8	1	12.5%
<b>Total</b>	<b>172</b>	<b>17</b>	<b>9.9%</b>

Average market-rate rents by unit type are shown in Table III.5.14, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

<b>Table III.5.14</b> <b>Average Market Rate Rents by Number of Bedrooms</b> City of Chadron 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$300	\$346	\$	\$	\$323
Two	\$483	\$473	\$	\$	\$476
Three	\$625	\$582	\$	\$	\$594
Four	\$650	\$	\$	\$	\$650
<b>Average</b>	<b>\$520</b>	<b>\$485</b>	<b>\$458</b>	<b>\$458</b>	<b>\$486</b>



Table III.5.15, below, shows vacancy rates for single family units by average rental rates for the City of Chadron. The most common rent for single family units was less than \$500 dollars and units in this price range had a vacancy rate of 6.5 percent.

<b>Table III.5.15</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
City of Chadron			
2016 Survey of Rental Properties			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	31	2	6.5%
\$500 to \$750	30	1	3.3%
\$750 to \$1,000	1	0	.0%
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	0	0	0
<b>Total</b>	<b>62</b>	<b>3</b>	<b>4.8%</b>

The average rent and availability of apartment units is displayed in Table III.5.16, below. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 13.9 percent.

<b>Table III.5.16</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
City of Chadron			
2016 Survey of Rental Properties			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	115	16	13.9%
\$500 to \$750	57	1	1.8%
\$750 to \$1,000	0	0	0
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	0	0	0
<b>Total</b>	<b>172</b>	<b>17</b>	<b>9.9%</b>

Respondents were asked if utilities are included in the rent and as shown in Table III.5.17, on the following page, 12 respondents, or 92.3 percent, included some sort of utility in the rent.

<b>Table III.5.17</b> <b>Are there any utilities included with the rent?</b> City of Chadron 2016 Survey of Rental Properties	
Period	Respondent
Yes	12
No	1
<b>% Offering Utilities</b>	<b>92.3%</b>

The type of utility included in the rent is shown in Table III.5.18, below. There were 1 respondent who included electricity, 1 respondent who included natural gas, 11 respondents who included water and sewer and 11 respondents included trash collection in the rent.

<b>Table III.5.18</b> <b>Which utilities are included with the rent?</b> City of Chadron 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	11
Trash Collection	11

Table III.5.19, at right, shows the number of survey respondents who keep a waiting list. As can be seen 8 respondents said they keep a waiting list, with an estimated 60 number of persons on the waiting list.

<b>Table III.5.19</b> <b>Do you keep a waiting list?</b> City of Chadron 2016 Survey of Rental Properties	
Period	Respondent
Yes	8
No	5
<b>Waiting list Size</b>	<b>60</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.5.20, below, 2 respondents said there was no need for renovating single family units, with 3 respondents saying there was extreme need for renovating single family units. Likewise, 2 respondents indicated no need for renovating existing apartment units, with 3 respondents saying there was extreme need for renovating existing apartment units.

<b>Table III.5.20</b> <b>How would you rate the need for renovation of existing units in the city?</b> City of Chadron 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	
Low Need	1	1	1	
Moderate Need	4	4	4	
High Need	1	1	1	
Extreme Need	3	3	3	

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.5.21, below, 3 respondents said there was no need for new single family units, with 7 respondents saying there was extreme need for constructing new single family units. Likewise, 3 respondents indicated no need for constructing new apartment units, with 7 respondents saying there was extreme need for constructing new apartment units.

<b>Table II.5.21</b> <b>How would you rate the need for construction of new units in the city?</b> City of Chadron 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	3	3	
Low Need				
Moderate Need	2	2	2	
High Need				
Extreme Need	7	7	7	

### Local Commentary

Chadron is the county seat of Dawes County and is located in Northwest Nebraska south of the Black Hills and west of the Sand Hills. It is home to Chadron State College, and agriculture and regional trade are the main drivers to the economy. The United States Forest Services (USFS) headquarters of Nebraska is located in Chadron. The largest employers are Chadron State College, the USFS, Wal-Mart, and Chadron Community Hospital and it is home to several manufacturing plants.<sup>18</sup>

Enrollment at Chadron State College has remained very good Population and employment has remained steady throughout 2016. There have been several new retail establishments and a coffee shop opened this past year. The new Holiday Inn Express is slated to be completed in April of 2017.

The Department of Roads is currently working on several new projects including water, sewer, and street. They are also working with the local Airport on a paving project. The Downtown revitalization grant has been extended till June and there have been many façade improvements and plans for mixed commercial and residential spaces. A 6 million dollar indoor swimming pool project is set to open in February. Additionally Chadron is planning a housing study to begin in January of 2017 to help address our housing needs. There is still a need for more housing in the area, especially for starter homes and housing aimed at residents 55 and older.<sup>19</sup>

<sup>18</sup> <http://sites.nppd.com/aedc/FactsBook/Chadronbook.pdf>

<sup>19</sup> Telephone interview with City of Chadron staff, 12/2016

