

**VOLUME III:
CHADRON**

NEBRASKA PROFILE

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Chadron

DEMOGRAPHICS

Population Estimates

Table III.7.1, at right shows the population for the City of Chadron. As can be seen, the population in Chadron decreased from 5,851 persons in 2010 to 5,725 person in 2016, or by -2.2 percent.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of Chadron. Although a city may span several counties, for the county level data pieces, Dawes County was selected. For a more in-depth county level view, please refer to Dawes County in Volume II of this profile.

Dawes County Population Migration Trends

The Nebraska Department of Transportation (DOT)'s Department of Motor Vehicles provides another source of information about migration trends. These data represent the net of driver's license exchanges: licenses issued to new residents of Nebraska and licenses surrendered to other states when Nebraska residents relocate to a new state. Known as the driver's license exchange data, these records show that the net change in Dawes County increased from -33 persons in 2015 to -15 persons in 2016, with an additional net movement of -7 in the first six months of 2017. The driver's license total exchanges for the last 16 years are presented in Table III.7.2.

Table III.7.1 Population Estimates Chadron Census Population Estimates		
Year	Population	Percent Yearly Change
2000	5,634	.
2001	5,733	1.8%
2002	5,795	1.1%
2003	5,852	1%
2004	5,741	-1.9%
2005	5,724	-0.3%
2006	5,703	-0.4%
2007	5,826	2.2%
2008	5,806	-0.3%
2009	5,869	1.1%
2010	5,851	-0.3%
2011	5,890	0.7%
2012	5,868	-0.4%
2013	5,803	-1.1%
2014	5,800	-0.1%
2015	5,766	-0.6%
2016	5,725	-0.7%

Table III.7.2 Driver's Licenses Exchanged and Surrendered Dawes County 2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	234	290	-56
Calendar 2002	237	206	31
Calendar 2003	200	220	-20
Calendar 2004	242	238	4
Calendar 2005	258	227	31
Calendar 2006	249	244	5
Calendar 2007	247	240	7
Calendar 2008	262	220	42
Calendar 2009	247	167	80
Calendar 2010	327	262	65
Calendar 2011	217	207	10
Calendar 2012	214	209	5
Calendar 2013	203	193	10
Calendar 2014	176	220	-44
Calendar 2015	166	199	-33
Calendar 2016	200	215	-15
First Half of 2017	101	108	-7



Census Demographic Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Population Characteristics

Table III.7.3, shows population by age for the 2000 and 2010 Census. The population changed by 3.9 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 5.1 percent to a total of 765 persons in 2010. Those aged 25 to 34 changed by 29.4 percent, and those aged under 5 changed by 22.6 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	297	5.3%	364	6.2%	22.6%
5 to 19	1,322	23.5%	1,303	22.3%	-1.4%
20 to 24	1,213	21.5%	1,082	18.5%	-10.8%
25 to 34	572	10.2%	740	12.6%	29.4%
35 to 54	1,128	20%	1,080	18.5%	-4.3%
55 to 64	374	6.6%	517	8.8%	38.2%
65 or Older	728	12.9%	765	13.1%	5.1%
Total	5,634	100.0%	5,851	100.0%	3.9%

The elderly population is further explored in Table III.7.4. Those aged 65 to 66 changed by 49.1 percent between 2000 and 2010, resulting in a population of 82 persons. Those aged 85 or older changed by 13.7 percent during the same time period, and resulted in 141 persons over age 85 in 2010.

Table III.7.4 Elderly Population by Age Chadron 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	55	7.6%	82	10.7%	49.1%
67 to 69	86	11.8%	94	12.3%	9.3%
70 to 74	171	23.5%	186	24.3%	8.8%
75 to 79	165	22.7%	121	15.8%	-26.7%
80 to 84	127	17.4%	141	18.4%	11%
85 or Older	124	17%	141	18.4%	13.7%
Total	728	100.0%	765	100.0%	5.1%

Population by race and ethnicity is shown in Table III.7.5 representing 87.8 percent of the white population in 2010. The black population changed by 159.5 percent, representing 1.6 percent of the population in 2010. The American Indian and Asian populations represented 5.1 and 0.8 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 38.6 percent between 2000 and 2010, compared to the 2.9 percent growth rate for non-Hispanics.

Table III.7.5 Population by Race and Ethnicity Chadron 2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	5,239	93%	5,139	87.8%	-1.9%
Black	37	0.7%	96	1.6%	159.5%
American Indian	186	3.3%	300	5.1%	61.3%
Asian	18	0.3%	44	0.8%	144.4%
Native Hawaiian/ Pacific Islander	5	0.1%	37	0.6%	640%
Other	64	1.1%	66	1.1%	3.1%
Two or More Races	85	1.5%	169	2.9%	98.8%
Total	5,634	100.0%	5,851	100.0%	3.9%
Hispanic	153	2.7%	212	3.6%	38.6%
Non-Hispanic	5,481	97.3%	5,639	96.4%	2.9%

Population by race and ethnicity through 2016 is shown in Table III.7.6. The white population represented 85.4 percent of the population in 2016, compared with black households accounting for 1.4 percent of the population. Hispanic households represented 5.6 percent of the population in 2016.

Table III.7.6 Population by Race and Ethnicity Chadron 2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	5,139	87.8%	4,948	85.4%
Black	96	1.6%	83	1.4%
American Indian	300	5.1%	250	4.3%
Asian	44	0.8%	57	1%
Native Hawaiian/ Pacific Islander	37	0.6%	199	3.4%
Other	66	1.1%	10	0.2%
Two or More Races	169	2.9%	245	4.2%
Total	5,851	100.0%	5,792	100.0%
Non-Hispanic	5,639	96.4%	5,467	94.4%
Hispanic	212	3.6%	325	5.6%



The population by race is broken down further by ethnicity in Table III.7.7. While the white non-Hispanic population changed by -2.7 percent between 2000 and 2010, the white Hispanic population changed by 62.7 percent. The black non-Hispanic population changed by 173.5 percent, while the black Hispanic population changed by 0 percent.

Table III.7.7					
Population by Race and Ethnicity					
Chadron					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	5,172	94.4%	5,030	89.2%	-2.7%
Black	34	0.6%	93	1.6%	173.5%
American Indian	171	3.1%	287	5.1%	67.8%
Asian	18	0.3%	43	0.8%	138.9%
Native Hawaiian/ Pacific Islander	5	0.1%	37	0.7%	640%
Other	7	0.1%	1	0%	-85.7%
Two or More Races	74	1.4%	148	2.6%	100%
Total Non-Hispanic	5,481	100.0%	5,639	100.0%	2.9%
Hispanic					
White	67	43.8%	109	51.4%	62.7%
Black	3	2%	3	1.4%	0%
American Indian	15	9.8%	13	6.1%	-13.3%
Asian	0	0%	1	0.5%	
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	57	37.3%	65	30.7%	14%
Two or More Races	11	7.2%	21	9.9%	90.9%
Total Hispanic	153	100.0%	212	100.0%	2.9%
Total Population	5,634	100.0%	5,851	100.0%	3.9%

The change in race and ethnicity between 2010 and 2016 is shown in Table III.7.8. During this time, the total non-Hispanic population was 5,467 persons in 2016. The Hispanic population was 325.

Table III.7.8				
Population by Race and Ethnicity				
Chadron				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	5,030	89.2%	4,676	85.5%
Black	93	1.6%	55	1%
American Indian	287	5.1%	250	4.6%
Asian	43	0.8%	57	1%
Native Hawaiian/ Pacific Islander	37	0.7%	199	3.6%
Other	1	0%	10	0.2%
Two or More Races	148	2.6%	220	4%
Total Non-Hispanic	5,639	100.0%	5,467	100.0%
Hispanic				
White	109	51.4%	272	83.7%
Black	3	1.4%	28	8.6%
American Indian	13	6.1%	0	0%
Asian	1	0.5%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	65	30.7%	0	0%
Two or More Races	21	9.9%	25	7.7%
Total Hispanic	212	100.0	325	100.0%
Total Population	5,851	100.0%	5,792	100.0%

Households by type and tenure are shown in Table III.7.9. Family households represented 57.6 percent of households, while non-family households accounted for 42.4 percent. These changed from 51.8 and 48.2 percent, respectively.

Table III.7.9				
Household Type by Tenure				
Chadron				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,194	51.8%	1,305	57.6%
Married-Couple Family	889	74.5%	982	75.2%
Owner-Occupied	678	76.3%	722	73.5%
Renter-Occupied	211	23.7%	260	26.5%
Other Family	305	25.5%	323	23.4%
Male Householder, No Spouse Present	83	27.2%	82	25.7%
Owner-Occupied	33	39.8%	0	0%
Renter-Occupied	50	60.2%	82	100%
Female Householder, No Spouse Present	222	72.8%	241	68.7%
Owner-Occupied	82	36.9%	66	27.4%
Renter-Occupied	140	63.1%	175	72.6%
Non-Family Households	1,112	48.2%	961	42.4%
Owner-Occupied	371	33.4%	353	36.7%
Renter-Occupied	741	66.6%	608	63.3%
Total	2,306	100.0%	2,266	100.0%

The group quarters population was 866 in 2010, compared to 829 in 2000. Institutionalized populations experienced a -18.5 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 6.1 percent change during this same time period.

Table III.7.10					
Group Quarters Population					
Chadron					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	13	24.1%	16	36.4%	23.1%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	41	75.9%	28	63.6%	-31.7%
Other Institutions	0	0%	0	0%	%
Total	54	100.0%	44	100.0%	-18.5%
Non-Institutionalized					
College Dormitories	757	97.7%	798	97.1%	5.4%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	18	2.3%	24	2.9%	33.3%
Total	775	100.0%	822	100.0%	6.1%
Group Quarters Population	829	100.0%	866	100.0%	4.5%

The number of foreign-born persons is shown in Table III.7.11. An estimated 2 percent of the population was born in Oceania n.e.c, with 0.4 percent born in China excluding Hong Kong, and Taiwan and another 0.4 percent were born in Nepal.

Table III.7.11			
Place of Birth for the Foreign-Born Population			
Chadron			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Oceania n.e.c	116	2%
#2 country of origin	China excluding Hong Kong and Taiwan	21	0.4%
#3 country of origin	Nepal	21	0.4%
#4 country of origin	Ethiopia	13	0.2%
#5 country of origin	Mexico	11	0.2%
#6 country of origin	Burma	10	0.2%
#7 country of origin	Israel	8	0.1%
#8 country of origin	Other Western Africa	7	0.1%
#9 country of origin	Korea	5	0.1%
#10 country of origin	Russia	5	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.7.12. An estimated 2.3 percent of the population speaks Other Asian and Pacific Island languages at home, followed by 0.9 percent speaking Spanish.

Table III.7.12
Limited English Proficiency and Language Spoken at Home
 Chadron
 2016 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Other Asian and Pacific Island languages	126	2.3%
#2 LEP Language	Spanish	50	0.9%
#3 LEP Language	Chinese	21	0.4%
#4 LEP Language	Arabic	8	0.1%
#5 LEP Language	Other and unspecified languages	7	0.1%
#6 LEP Language	French, Haitian, or Cajun	0	0%
#7 LEP Language	German or other West Germanic languages	0	0%
#8 LEP Language	Korean	0	0%
#9 LEP Language	Other Indo-European languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table III.7.13. Some 13.5 percent of the population was disabled in 2000, or a total of 711 persons. The disability rate was highest for those over 65, with 45.4 percent disabled.

Table III.7.13
Disability by Age
 Chadron
 2000 Census SF3 Data

Age	Total	
	Disabled Population	Disability Rate
5 to 15	9	1.5%
16 to 64	376	9.5%
65 and older	326	45.4%
Total	711	13.5%

Table III.7.14 shows disability by type in 2000. There were 357 physical disabilities in 2000, some 135 employment disabilities, and 201 go-outside-home disabilities reported.

Table III.7.14
Total Disabilities Tallied: Aged 5 and Older
 Chadron
 2000 Census SF3 Data

Disability Type	Population
Sensory disability	221
Physical disability	357
Mental disability	240
Self-care disability	93
Employment disability	135
Go-outside-home disability	201
Total	1,247

Disability by age, as estimated by the 2016 ACS, is shown in Table III.7.15. The disability rate for females was 6.6 percent, compared to 10.6 percent for males. The disability rate changed precipitously higher with age, with 52 percent of those over 75 experiencing a disability.

Table III.7.15 Disability by Age Chadron 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	11	5.5%	7	4.6%	18	5.1%
5 to 17	49	13.6%	20	5.9%	69	9.9%
18 to 34	15	1.3%	4	0.3%	19	0.8%
35 to 64	106	12.4%	52	6.8%	158	9.7%
65 to 74	30	16.5%	35	16%	65	16.2%
75 or Older	99	63.5%	68	41.2%	167	52%
Total	310	10.6%	186	6.6%	496	8.6%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.7.16. Some 3.6 percent have an ambulatory disability, 4.5 have an independent living disability, and 2.2 percent have a self-care disability.

Table III.7.16 Total Disabilities Tallied: Aged 5 and Older Chadron 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	208	3.6%
Vision disability	96	1.7%
Cognitive disability	212	3.9%
Ambulatory disability	196	3.6%
Self-Care disability	120	2.2%
Independent living disability	212	4.5%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.7.17 and Table III.7.18. In 2016, some 3,155 persons were employed and 51 were unemployed. This totaled a labor force of 3,206 persons. The unemployment rate for Chadron was estimated to be 1.6 percent in 2016.

Table III.7.17 Employment, Labor Force and Unemployment Chadron 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	3,155
Unemployed	51
Labor Force	3,206
Unemployment Rate	1.6%



In 2016, 93.9 percent of households in Chadron had a high school education or greater.

Table III.7.18	
High School or Greater Education	
Chadron	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	2,127
Total Households	2,266
Percent High School or Above	93.9%

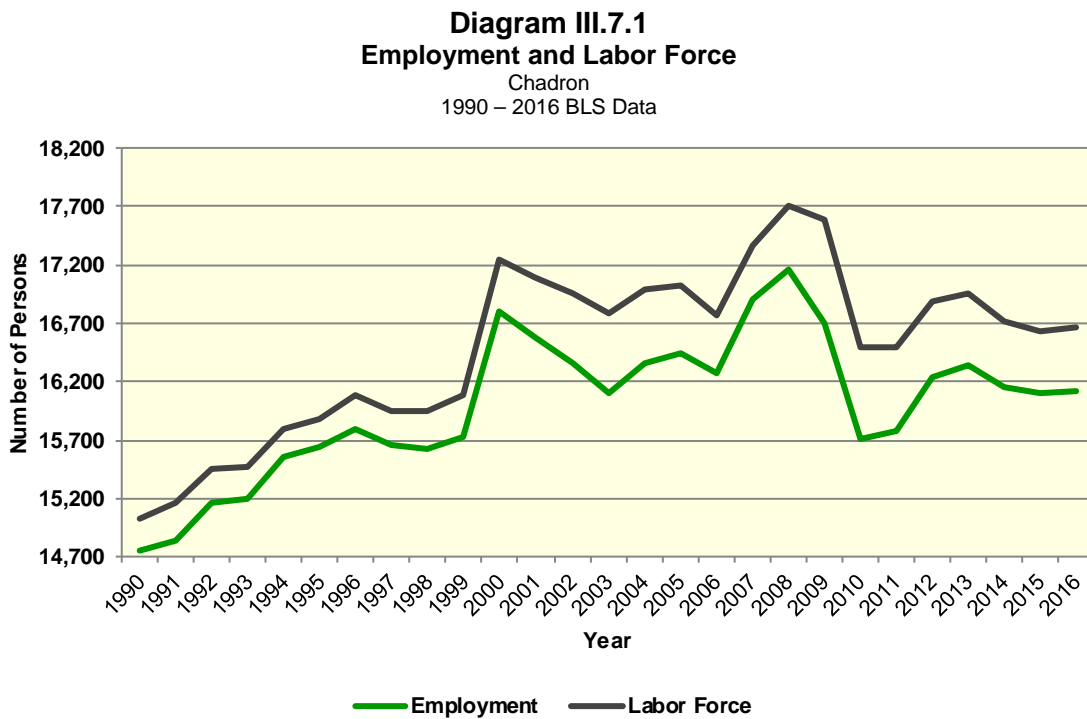
As seen in Table III.7.19, 18.6 percent of the population had a high school diploma or equivalent, another 48.7 percent have some college, 18 percent have a Bachelor's Degree, and 11.1 percent of the population had a graduate or professional degree.

Table III.7.19		
Educational Attainment		
Chadron		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	168	3.5%
High School or Equivalent	880	18.6%
Some College or Associates Degree	2,310	48.7%
Bachelor's Degree	854	18%
Graduate or Professional Degree	528	11.1%
Total Population Above 18 years	4,740	100.0%

ECONOMICS

Labor Force

Diagram III.7.1, shows the employment and labor force for Chadron. The difference between the two lines represents the number of unemployed persons.



Dawes County Earnings

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies. Diagram III.7.2, shows real average earnings per job for Dawes County from 1990 to 2016. Over this period the average earnings per job for Chadron was 30,807 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram III.7.2
Real Average Earnings Per Job
 Dawes County
 BEA Data 1990 - 2016

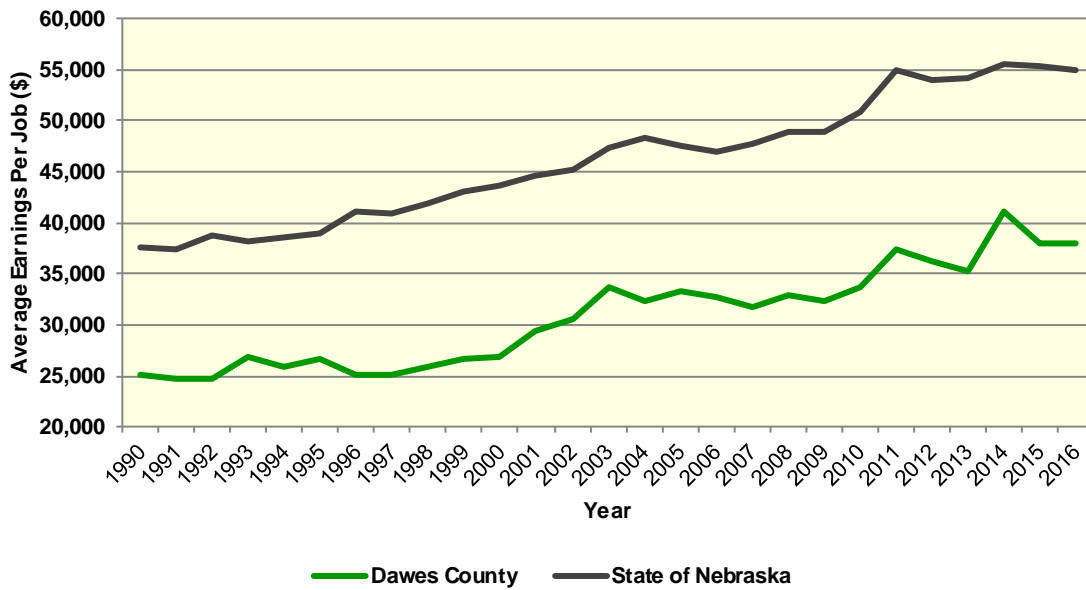
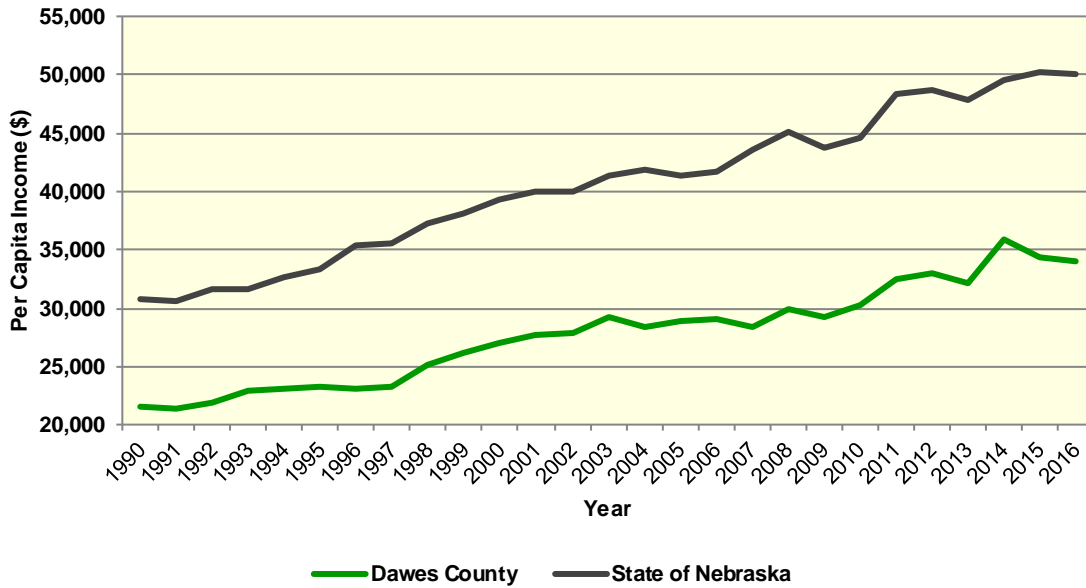


Diagram III.7.3, shows real per capita income Chadron from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Chadron was 27,754 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram III.7.3
Real Per Capita Income
 Chadron
 BEA Data 1990 - 2016



Nebraska Department of Revenue: Dawes County

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 12.7 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 1.7 percent over the period. In 2016 there were 361 returns for AGIs of \$100,000 or more. Table III.7.20 presents AGI distribution for the years 2000 through 2016.

Table III.7.20
Income Tax Returns by Adjusted Gross Income
 Dawes County
 1991–2016 DOR Data

Year	Less than \$10,000	\$10,001– \$15,000	\$15,001– \$25,000	\$25,001– \$35,000	\$35,001– \$50,000	\$50,001– \$75,000	\$75,001– \$100,000	\$100,000– \$250,000	More than \$250,000	Total ¹³
2000	1,135	330	601	404	417	396	145	104	11	3,543
2001	1,125	344	573	405	411	383	140	101	0	3,505
2002	1,169	324	552	403	404	416	140	96	0	3,529
2003	1,122	344	536	404	403	402	134	118	0	3,494
2004	984	349	543	436	395	427	191	129	12	3,466
2005	800	283	473	372	375	429	184	149	14	3,079
2006	867	348	580	398	427	472	220	173	20	3,505
2007	875	336	563	351	428	471	244	214	20	3,502
2008	877	360	571	406	422	488	250	212	17	3,603
2009	875	330	598	366	395	482	264	207	16	3,533
2010	837	354	547	403	402	504	268	218	18	3,551
2011	787	326	551	353	433	511	283	244	19	3,507
2012	778	331	551	355	405	499	330	285	26	3,560
2013	786	316	526	348	403	489	314	288	26	3,496
2014	704	298	473	382	399	506	308	355	36	3,461
2015	705	310	519	396	402	514	314	356	27	3,543
2016	730	315	538	385	409	467	337	335	26	3,542

Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,460 in 2010 to 1,366 in 2016, with the poverty rate reaching 16.9 percent in 2016. This compared to a state poverty rate of 11.3 percent and a national rate of 14 percent in 2016. Table III.7.21 presents poverty data for Dawes County.

The rate of poverty for Chadron is shown in Table III.7.22. In 2016, there were an estimated 834 persons living in poverty. This represented a 17.2 percent poverty rate, compared to 21.4 percent poverty in 2000. In 2016, some 8 percent of those in poverty were under age 6, and 4.3 percent were 65 or older.

Table III.7.21
Persons in Poverty
 Dawes County
 2000–2016 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	1,281	15.7%
2001	1,359	16.6%
2002	1,422	17.5%
2003	1,286	16.1%
2004	1,254	15.8%
2005	1,374	17.9%
2006	1,449	18.8%
2007	1,439	18.2%
2008	1,555	19.9%
2009	1,602	20.4%
2010	1,460	17.6%
2011	1,679	20.2%
2012	1,554	18.9%
2013	1,443	17.5%
2014	1,537	18.8%
2015	1,453	17.8%
2016	1,366	16.9%

¹³ Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.

Table III.7.22				
Poverty by Age				
Chadron				
2000 Census SF3 & 2016 Five-Year ACS Data				
Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	108	10.5%	67	8%
6 to 17	49	4.8%	68	8.2%
18 to 64	794	77.5%	663	79.5%
65 or Older	74	7.2%	36	4.3%
Total	1,025	100.0%	834	100.0%
Poverty Rate	21.4%	.	17.2%	.

HOUSING

Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Chadron remained unchanged from 1 authorizations in 2015 to 1 in 2016.

The real value of single-family building permits increased from \$154,813 in 2015 to \$261,409 in 2016. This compares to an increase in permit value statewide, with values rising from \$203,629 in 2015 to \$206,586 in 2016. Additional details are given in Table III.7.23.

Table III.7.23
Building Permits and Valuation
 Chadron
 Census Bureau Data, 1980–2016

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	9	0	0	0	9	91,016	0
1981	7	8	0	0	15	57,106	0
1982	8	2	0	12	22	79,098	32,881
1983	4	2	0	0	6	65,887	0
1984	4	0	0	0	4	80,481	0
1985	4	0	0	20	24	103,003	46,986
1986	3	0	0	0	3	60,993	0
1987	1	0	0	0	1	24,694	0
1988	0	0	0	0	0	0	0
1989	0	0	0	0	0	0	0
1990	0	0	0	0	0	0	0
1991	0	0	0	0	0	0	0
1992	2	0	0	0	2	73,598	0
1993	1	0	0	0	1	138,624	0
1994	6	0	0	14	20	125,258	44,439
1995	5	0	0	24	29	91,901	137,226
1996	1	0	0	23	24	227,399	60,328
1997	5	16	0	0	21	121,411	0
1998	5	0	0	18	23	89,392	63,553
1999	5	2	0	0	7	85,620	0
2000	6	0	0	0	6	62,176	0
2001	9	0	0	0	9	37,351	0
2002	3	0	0	0	3	126,574	0
2003	4	0	0	10	14	128,720	77,540
2004	9	0	0	0	9	106,632	0
2005	6	0	0	0	6	113,379	0
2006	7	0	0	0	7	74,875	0
2007	9	0	0	0	9	133,239	0
2008	1	0	0	0	1	148,203	0
2009	3	0	0	0	3	152,641	0
2010	2	0	0	0	2	134,867	0
2011	6	0	0	0	6	180,798	0
2012	1	0	0	0	1	186,207	0
2013	5	0	0	0	5	247,848	0
2014	1	0	0	0	1	217,499	0
2015	1	0	0	0	1	154,813	0
2016	1	4	0	0	5	261,409	0

Diagram III.7.4 Single-Family Permits

Chadron
Census Bureau Data, 1980–2016

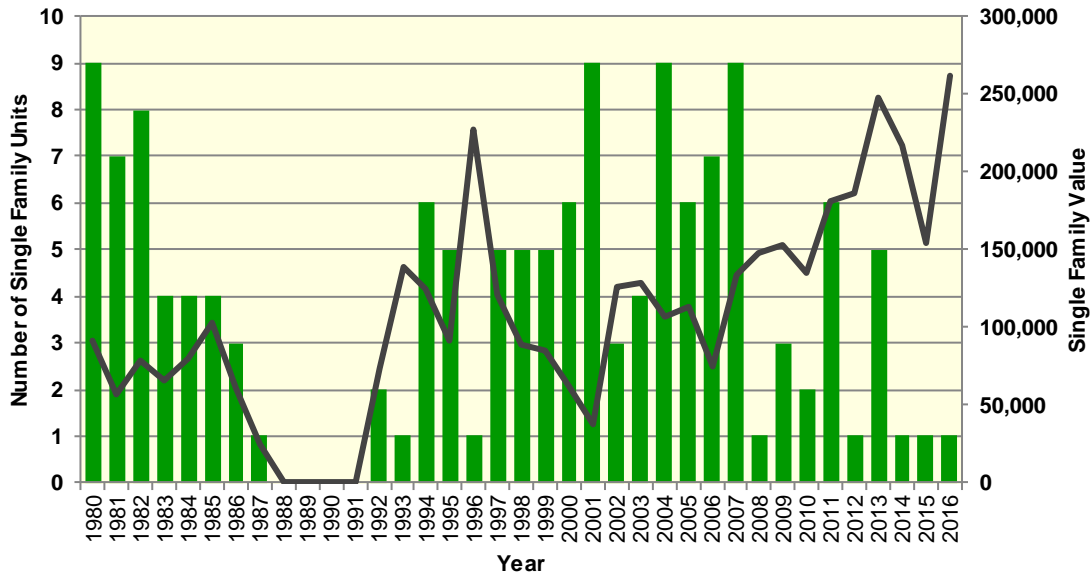
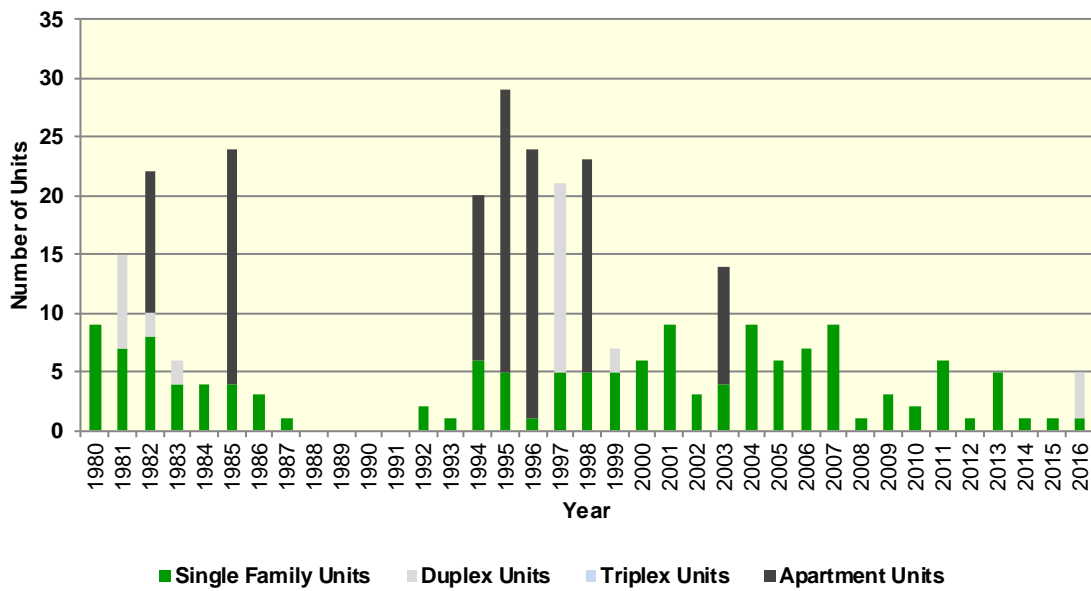


Diagram III.7.5 Total Permits by Unit Type

Chadron
Census Bureau Data, 1980–2016



Housing Characteristics

Housing units by type are shown in Table III.7.24. In 2016, there were 2,508 housing units, up from 2,447 in 2000. Single-family units accounted for 69 percent of units in 2016, compared to 63.2 in 2000. Apartment units accounted for 12.1 percent in 2016, compared to 12.6 percent in 2000.

Table III.7.24				
Housing Units by Type				
Chadron				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,547	63.2%	1,730	69%
Duplex	151	6.2%	120	4.8%
Tri- or Four-Plex	113	4.6%	45	1.8%
Apartment	308	12.6%	304	12.1%
Mobile Home	328	13.4%	309	12.3%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	2,447	100.0%	2,508	100.0%

Some 90.1 percent of housing was occupied in 2010, compared to 89.6 percent in 2000. Owner-occupied housing changed -3.5 percent between 2000 and 2010, ending with owner-occupied units representing 50.5 percent of units. Vacant units changed by -0.4 percent, resulting in 253 vacant units in 2010.

Table III.7.25					
Housing Units by Tenure					
Chadron					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	2,187	89.6%	2,306	90.1%	5.4%
Owner-Occupied	1,206	55.1%	1,164	50.5%	-3.5%
Renter-Occupied	981	44.9%	1,142	49.5%	16.4%
Vacant Housing Units	254	10.4%	253	9.9%	-0.4%
Total Housing Units	2,441	100.0%	2,559	100.0%	4.8%

Table III.7.26 shows housing units by tenure from 2010 to 2016. By 2016, there were 2,508 housing units. An estimated 50.4 percent were owner-occupied, and 9.6 percent were vacant.

Table III.7.26				
Housing Units by Tenure				
Chadron				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,306	90.1%	2,266	90.4%
Owner-Occupied	1,164	50.5%	1,141	50.4%
Renter-Occupied	1,142	49.5%	1,125	49.6%
Vacant Housing Units	253	9.9%	242	9.6%
Total Housing Units	2,559	100.0%	2,508	100.0%

Households by household size are shown in Table III.7.27. There were a total of 2,306 households in 2010, up from 2,187 in 2000. One person households changed by 17.6 percent between 2000 and 2010, while two person households changed by 0.4 percent. Three and four person households changed by -13.3 and -3.8 respectively, representing 12.2 percent and 8.8 percent of the population in 2010.

Table III.7.27					
Households by Household Size					
Chadron					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	752	34.4%	884	38.3%	17.6%
Two Persons	773	35.3%	776	33.7%	0.4%
Three Persons	324	14.8%	281	12.2%	-13.3%
Four Persons	210	9.6%	202	8.8%	-3.8%
Five Persons	91	4.2%	110	4.8%	20.9%
Six Persons	24	1.1%	38	1.6%	58.3%
Seven Persons or More	13	0.6%	15	0.7%	15.4%
Total	2,187	100.0%	2,306	100.0%	5.4%

Households by income is shown in Table III.7.28. Households earning more than \$100,000 per year represented 9.2 percent of households in 2016, compared to 6.9 percent in 2000. Households earning between \$50,000 and \$74,999 represented 18.5 percent of households in 2010, compared to 11.9 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 20.5 percent of households in 2016, compared to 29.2 percent in 2000.

Table III.7.28				
Households by Income				
Chadron				
2000 Census SF3 & 2016 Five-Year ACS Data				
Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	642	29.2%	465	20.5%
\$15,000 to \$19,999	216	9.8%	95	4.2%
\$20,000 to \$24,999	135	6.1%	178	7.9%
\$25,000 to \$34,999	349	15.9%	315	13.9%
\$35,000 to \$49,999	288	13.1%	267	11.8%
\$50,000 to \$74,999	262	11.9%	419	18.5%
\$75,000 to \$99,999	158	7.2%	319	14.1%
\$100,000 or More	151	6.9%	208	9.2%
Total	2,201	100.0%	2,266	100.0%

Table III.7.29 shows households by year home built. Housing units built between 2000 and 2009, account for 0.8 percent and those built in 2010 or later accounted for 3.8 percent of households. Households built in the 1970's, 1980's, and 1990's account for 13.2 percent, 3.3 percent, and 7.2, respectively. Housing units built prior to 1939 represented 37 percent of households in 2016.

Table III.7.29
Households by Year Home Built
Chadron
2000 Census SF3 & 2016 Five-Year ACS Data

Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	748	34.2%	838	37%
1940 to 1949	169	7.7%	229	10.1%
1950 to 1959	236	10.8%	283	12.5%
1960 to 1969	251	11.5%	274	12.1%
1970 to 1979	431	19.7%	300	13.2%
1980 to 1989	142	6.5%	75	3.3%
1990 to 1999	212	9.7%	163	7.2%
2000 to 2009	.	.	18	0.8%
2010 or Later	.	.	86	3.8%
Total	2,189	100.0%	2,266	100.0%

The distribution of unit types by race are shown in Table III.7.30. An estimated 68.8 percent of white households occupy single-family homes. Some 13.3 percent of white households occupy apartments. An estimated 100 percent of Asian, and 15.7 percent of American Indian households occupy single-family homes.

Table III.7.30
Distribution of Units in Structure by Race
Chadron
2016 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	68.8%	%	15.7%	100%	100%	%	65.6%
Duplex	6%	%	0%	0%	0%	%	0%
Tri- or Four-Plex	2.2%	%	0%	0%	0%	%	0%
Apartment	13.3%	%	0%	0%	0%	%	0%
Mobile Home	9.7%	%	84.3%	0%	0%	%	34.4%
Boat, RV, Van, Etc.	0%	%	0%	0%	0%	%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.7.31. An estimated 47 percent of vacant units were for rent in 2010, a -18.5 percent change since 2000. In addition, some 12.6 percent of vacant units were for sale, a change of 28 percent between 2000 and 2010. "Other" vacant units represented 30.8 percent of vacant units in 2010. This is a change of 129.4 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table III.7.31					
Disposition of Vacant Housing Units					
Chadron					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	146	57.5%	119	47%	-18.5%
For Sale	25	9.8%	32	12.6%	28%
Rented or Sold, Not Occupied	31	12.2%	13	5.1%	-58.1%
For Seasonal, Recreational, or Occasional Use	18	7.1%	11	4.3%	-38.9%
For Migrant Workers	0	0%	0	0%	%
Other Vacant	34	13.4%	78	30.8%	129.4%
Total	254	100.0%	253	100.0%	-0.4%

The disposition of vacant units between 2010 and 2016 are shown in Table III.7.32. By 2016, for rent units accounted for 14.9 percent of vacant units, while for sale units accounted for 0 percent. “Other” vacant units accounted for 60.3 percent of vacant units, representing a total of 146 “other” vacant units.

Table III.7.32				
Disposition of Vacant Housing Units				
Chadron				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	119	47%	36	14.9%
For Sale	32	12.6%	0	0%
Rented Not Occupied	6	2.4%	60	24.8%
Sold Not Occupied	7	2.8%	0	0%
For Seasonal, Recreational, or Occasional Use	11	4.3%	0	0%
For Migrant Workers	0	0%	0	0%
Other Vacant	78	30.8%	146	60.3%
Total	253	100.0%	242	100.0%

Housing Problems

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table III.7.33. In 2016, an estimated 0.6 percent of households were overcrowded, and an additional 2.6 percent were severely overcrowded.

Table III.7.33
Overcrowding and Severe Overcrowding

Chadron

2000 Census SF3 & 2016 Five-Year ACS Data

Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	1,190	97.9%	8	0.7%	18	1.5%	1,216
2016 Five-Year ACS	1,128	98.9%	13	1.1%	0	0%	1,141
Renter							
2000 Census	938	96.4%	35	3.6%	0	0%	973
2016 Five-Year ACS	1,067	94.8%	0	0%	58	5.2%	2,266
Total							
2000 Census	2,128	97.2%	43	2%	18	0.8%	2,189
2016 Five-Year ACS	2,195	96.9%	13	0.6%	58	2.6%	2,266

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 0 households with incomplete plumbing facilities in 2016, representing 0 percent of households in Chadron. This is compared to 0 percent of households lacking complete plumbing facilities in 2000.

Table III.7.34
Households with Incomplete Plumbing Facilities

Chadron

2000 Census SF3 & 2016 Five-Year ACS Data

Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	2,189	2,266
Lacking Complete Plumbing Facilities	0	0
Total Households	2,189	2,266
Percent Lacking	0%	0%

There were 67 households lacking complete kitchen facilities in 2016, compared to 25 households in 2000. This was a change from 1.1 percent of households in 2000 to 3 percent in 2016.

Table III.7.35
Households with Incomplete Kitchen Facilities

Chadron

2000 Census SF3 & 2016 Five-Year ACS Data

Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	2,164	2,199
Lacking Complete Kitchen Facilities	25	67
Total Households	2,189	2,266
Percent Lacking	1.1%	3%

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan.



For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Chadron, 11.8 percent of households had a cost burden and 13.3 percent had a severe cost burden. Some 15.2 percent of renters were cost burdened, and 26.8 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 8.4 percent and a severe cost burden rate of 0 percent. Owner occupied households with a mortgage had a cost burden rate of 8.6 percent, and severe cost burden at 0 percent.

Table III.7.36
Cost Burden and Severe Cost Burden by Tenure

Chadron
2000 Census & 2016 Five-Year ACS Data

Data Source	Less Than 30%		30%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	530	82.7%	95	14.8%	16	2.5%	0	0%	641
2016 Five-Year ACS	651	91.4%	61	8.6%	0	0%	0	0%	712
Owner Without a Mortgage									
2000 Census	381	86.4%	27	6.1%	33	7.5%	0	0%	441
2016 Five-Year ACS	379	88.3%	36	8.4%	0	0%	14	3.3%	429
Renter									
2000 Census	499	51.7%	223	23.1%	225	23.3%	19	2%	966
2016 Five-Year ACS	516	45.9%	171	15.2%	302	26.8%	136	12.1%	1,125
Total									
2000 Census	1,410	68.8%	345	16.8%	274	13.4%	19	0.9%	2,048
2016 Five-Year ACS	1,546	68.2%	268	11.8%	302	13.3%	150	6.6%	2,266

Housing Problems by Income

Table III.7.37, shows the HUD calculated Median Family Income (MFI) for a family of four for Dawes County. As can be seen in 2017 the MFI was \$63,700, which compared to \$68,200 for the State of Nebraska.

Table III.7.37
Median Family Income
Dawes County
2000–2017 HUD MFI

Year	MFI	State of Nebraska MFI
2000	39,900	50,400
2001	41,000	53,400
2002	41,100	55,100
2003	47,500	55,400
2004	49,500	56,300
2005	49,500	57,400
2006	50,800	59,400
2007	49,700	58,200
2008	51,300	59,800
2009	53,100	62,000
2010	53,500	62,600
2011	48,100	63,500
2012	48,700	64,400
2013	53,500	64,600
2014	54,400	66,000
2015	60,800	66,800
2016	64,600	66,500
2017	63,700	68,200



Table III.7.38 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 135 owner-occupied and 205 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 15 owner-occupied and 300 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 1,505 households without a housing problem.

Table III.7.38						
Housing Problems by Income and Tenure						
Chadron						
2010–2014 HUD CHAS Data						
Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	10	0	0	10
Housing cost burden greater than 50% of income (and none of the above problems)	15	0	0	0	0	15
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	20	0	75	15	25	135
Zero/negative income (and none of the above problems)	20	0	0	0	0	20
Has none of the 4 housing problems	15	65	85	265	630	1,060
Total	70	65	170	280	655	1,240
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	25	0	30	0	15	70
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	40	0	0	0	40
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	285	15	0	0	0	300
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	45	65	85	0	10	205
Zero/negative income (and none of the above problems)	30	0	0	0	0	30
Has none of the 4 housing problems	25	60	210	20	130	445
Total	410	180	325	20	155	1,090
Total						
Lacking complete plumbing or kitchen facilities	25	0	30	0	15	70
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	40	0	0	0	40
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	10	0	0	10
Housing cost burden greater than 50% of income (and none of the above problems)	300	15	0	0	0	315
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	65	65	160	15	35	340
Zero/negative income (and none of the above problems)	50	0	0	0	0	50
Has none of the 4 housing problems	40	125	295	285	760	1,505
Total	480	245	495	300	810	2,330

Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.7.39 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Chadron. The number of completed surveys increased from 16 in 2016 to 20 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 1.6 percentage points and was at 9.8 percent in 2017.

Table III.7.39 Survey of Rental Properties Chadron 2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002				
2003				
2004				
2005				
2006				
2007				
2008				
2009				
2010				
2011				
2012	25	398	6.5	20.5
2013	22	363	5.5	33
2014	19	398	11.1	53.8
2015	19	262	8.8	41.7
2016	16	257	8.2	32.3
2017	20	358	9.8	33.6

Table III.7.40 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 60 single-family units in Chadron, with 8 of them available. This translates into a vacancy rate of 13.3 percent in Chadron, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 184 apartment units reported in the survey, with 13 of them available, which resulted in a vacancy rate of 7.1 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all units types over the last five years was 8.3 percent.

Table III.7.40 Rental Vacancy Survey by Type Chadron 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	60	8	13.3%	9%
Apartments	184	13	7.1%	8.2%
Mobile Homes	42	10	23.8%	6%
"Other" Units	0	0	0%	.
Don't Know	72	4	5.6%	11.1%
Total	358	35	9.8%	8.3%

Table III.7.41, reports units by number of bedrooms. Two bedroom units were the most common type of reported single-family unit, with 23 units. The most common apartment units were one bedroom units, with 93 units.



Table III.7.41 Rental Units by Number of Bedrooms Chadron 2017 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	93	0	0	·	106
Two	23	63	38	0	·	124
Three	10	15	2	0	·	27
Four	3	0	2	0	·	5
Don’t Know	11	13	0	0	72	96
Total	60	184	42	0	72	358

Table III.7.42 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 17.4 percent.

Table III.7.42 Single-Family Units by Number of Bedrooms Chadron 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	13	1	7.7%
Two	23	4	17.4%
Three	10	0	0%
Four	3	0	0%
Don’t know	11	3	27.3%
Total	60	8	13.3%

Table III.7.43 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 6.5 percent.

Table III.7.43 Apartment Units by Number of Bedrooms Chadron 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	93	6	6.5%
Two	63	4	6.3%
Three	15	2	13.3%
Four	0	0	%
Don’t know	13	1	7.7%
Total	184	13	7.1%

Average market-rate rents by unit type are shown in Table III.7.44. 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.

Table III.7.44					
Average Market Rate Rents by Number of Bedrooms					
Chadron					
2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$325	\$421.3	\$	\$	\$373.1
Two	\$475	\$494.2	\$	\$525	\$491.5
Three	\$700	\$607.5	\$	\$575	\$638.1
Four	\$600	\$	\$	\$	\$600
Don't know	\$452.5	\$452.2	\$421.3	\$	
Total	\$464.3	\$479	\$421.3	\$447	\$465.5

Table III.7.45 shows vacancy rates for single-family units by average rental rates for 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 21.2 percent.

Table III.7.45			
Single-Family Market Rate Rents by Vacancy Status			
Chadron			
2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	33	7	21.2%
\$500 to \$749	27	1	3.7%
\$750 to \$999	0	0	%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	60	8	13.3%

The average rent and availability of apartment units is displayed in Table III.7.46. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 6.7 percent.

Table III.7.46			
Apartment Market Rate Rents by Vacancy Status			
Chadron			
2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	105	7	6.7%
\$500 to \$749	75	6	8%
\$750 to \$999	0	0	%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	4	0	0%
Total	184	13	7.1%

Respondents were asked if utilities are included in the rent and, as shown in Table III.7.47, 12 respondents, or 92.3 percent, included some sort of utility in the rent.

Table III.7.47	
Are there any utilities included with the rent?	
Chadron	
2017 Survey of Rental Properties	
Period	Respondent
Yes	12
No	1
% Offering Utilities	92.3%

The type of utility included in the rent is shown in Table III.7.48. There were 3 respondents who included electricity, 2 respondents who included natural gas, 11 respondents who included water and sewer and 11 respondents included trash collection in the rent.

Table III.7.48	
Which utilities are included with the rent?	
Chadron	
2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3
Natural Gas	2
Water/Sewer	11
Trash Collection	11

Table III.7.49 shows the number of survey respondents who keep a waiting list. As can be seen, 6 respondents said they keep a waitlist, with an estimated 53 persons on the wait list.

Table III.7.49 Do you keep a waiting list? Chadron 2017 Survey of Rental Properties	
Period	Respondent
Yes	6
No	7
Waitlist Size	53

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table III.7.50 most respondents indicated there was moderate need for the renovation of existing single-family units and moderate need for the renovation of existing apartment units.

Table III.7.50 How would you rate the need for renovation of existing units in the city? Chadron 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	1
Low Need	0	0		
Moderate Need	5	5	5	5
High Need	1	1	1	1
Extreme Need	2	3	2	2

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table III.7.51 most respondents indicated there was no need for the construction of new single-family units and no need for the construction of new apartment units.

Table III.7.51 How would you rate the need for construction of new units in the city? Chadron 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	3	3	3	3
Low Need	0	0		
Moderate Need	1	1	1	1
High Need	2	3	2	2
Extreme Need	2	2	2	2

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.¹⁴

¹⁴ <http://sites.nppd.com/aedc/FactsBook/Chadronbook.pdf>

Enrollment at Chadron State College has remained very good. Population and employment has remained steady. There have been a few new businesses opening and a new Domino's plans to open by the end of the year. Also several businesses have expanding including Croell Concrete and Dollar General. A new larger facility is being built for a Counseling Service and there are plan to hire additional people and the Holiday Inn Express opened at the end of May, 2017. Additionally, the Department of Roads has plans to construct a new 3.3 million dollar facility in 2018.

The City recently conducted a housing study which indicated a need over the next five years for construction of 252 more units of both single family and rental properties. Chadron is currently working in how to implement this plan. The local economy has gone up slightly and there has been a drop in unemployment. In 2018 there are plans for at least two new restaurants to the area and the College is tearing down their older football stadium and plans to begin construction on a new facility.¹⁵

¹⁵ Telephone interview with City of Chadron staff, 12/17



