

**VOLUME III:  
SIDNEY**

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## Sidney

### DEMOGRAPHICS

#### Population Estimates

Table III.28.1, at right shows the population for the City of Sidney. As can be seen, the population in Sidney increased from 6,757 persons in 2010 to 6,888 person in 2016, or by 1.9 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 Sidney. Although a city may span several counties, for the county level data pieces, Cheyenne County was selected. For a more in-depth county level view, please refer to Cheyenne County in Volume II of this profile.

#### Cheyenne 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 Cheyenne County decreased from 49 persons in 2015 to -64 persons in 2016, with an additional net movement of -49 in the first six months of 2017. The driver's license total exchanges for the last 16 years are presented in Table III.28.2.

<b>Year</b>	<b>Population</b>	<b>Percent Yearly Change</b>
2000	6,282	.
2001	6,492	3.3%
2002	6,538	0.7%
2003	6,540	0%
2004	6,590	0.8%
2005	6,718	1.9%
2006	6,624	-1.4%
2007	6,780	2.4%
2008	6,814	0.5%
2009	6,761	-0.8%
2010	6,757	-0.1%
2011	6,758	0%
2012	6,818	0.9%
2013	6,821	0%
2014	6,908	1.3%
2015	6,950	0.6%
2016	6,888	-0.9%

<b>Table III.28.2</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Cheyenne County			
2001–First half of 2017 DOT Data			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
Calendar 2001	271	198	73
Calendar 2002	229	175	54
Calendar 2003	268	171	97
Calendar 2004	268	229	39
Calendar 2005	258	237	21
Calendar 2006	256	234	22
Calendar 2007	310	254	56
Calendar 2008	273	262	11
Calendar 2009	230	222	8
Calendar 2010	385	270	115
Calendar 2011	294	184	110
Calendar 2012	278	221	57
Calendar 2013	289	218	71
Calendar 2014	365	224	141
Calendar 2015	290	241	49
Calendar 2016	258	322	-64
First Half of 2017	104	153	-49

### 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.28.3, shows population by age for the 2000 and 2010 Census. The population changed by 7.6 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -4.7 percent to a total of 1,031 persons in 2010. Those aged 25 to 34 changed by 26.6 percent, and those aged under 5 changed by 12.2 percent.

Table III.28.3 Population by Age Sidney 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	441	7%	495	7.3%	12.2%
5 to 19	1,372	21.8%	1,356	20.1%	-1.2%
20 to 24	311	5%	327	4.8%	5.1%
25 to 34	797	12.7%	1,009	14.9%	26.6%
35 to 54	1,723	27.4%	1,816	26.9%	5.4%
55 to 64	556	8.9%	723	10.7%	30%
65 or Older	1,082	17.2%	1,031	15.3%	-4.7%
<b>Total</b>	<b>6,282</b>	<b>100.0%</b>	<b>6,757</b>	<b>100.0%</b>	<b>7.6%</b>

The elderly population is further explored in Table III.28.4. Those aged 65 to 66 changed by 3.3 percent between 2000 and 2010, resulting in a population of 95 persons. Those aged 85 or older changed by 6.9 percent during the same time period, and resulted in 202 persons over age 85 in 2010.

Table III.28.4 Elderly Population by Age Sidney 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	92	8.5%	95	9.2%	3.3%
67 to 69	153	14.1%	135	13.1%	-11.8%
70 to 74	287	26.5%	221	21.4%	-23%
75 to 79	226	20.9%	183	17.7%	-19%
80 to 84	135	12.5%	195	18.9%	44.4%
85 or Older	189	17.5%	202	19.6%	6.9%
<b>Total</b>	<b>1,082</b>	<b>100.0%</b>	<b>1,031</b>	<b>100.0%</b>	<b>-4.7%</b>

Population by race and ethnicity is shown in Table III.28.5 representing 92.3 percent of the white population in 2010. The black population changed by 36.4 percent, representing 0.2 percent of the population in 2010. The American Indian and Asian populations represented 0.8 and 2.3 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 34.2 percent between 2000 and 2010, compared to the 5.9 percent growth rate for non-Hispanics.

Table III.28.5 Population by Race and Ethnicity Sidney 2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	5,982	95.2%	6,240	92.3%	4.3%
Black	11	0.2%	15	0.2%	36.4%
American Indian	48	0.8%	54	0.8%	12.5%
Asian	35	0.6%	157	2.3%	348.6%
Native Hawaiian/ Pacific Islander	3	0%	5	0.1%	66.7%
Other	130	2.1%	185	2.7%	42.3%
Two or More Races	73	1.2%	101	1.5%	38.4%
<b>Total</b>	<b>6,282</b>	<b>100.0%</b>	<b>6,757</b>	<b>100.0%</b>	<b>7.6%</b>
<b>Hispanic</b>	371	5.9%	498	7.4%	34.2%
<b>Non-Hispanic</b>	5,911	94.1%	6,259	92.6%	5.9%



Population by race and ethnicity through 2016 is shown in Table III.28.6. The white population represented 96.7 percent of the population in 2016, compared with black households accounting for 0.1 percent of the population. Hispanic households represented 7.7 percent of the population in 2016.

<b>Table III.28.6</b>				
<b>Population by Race and Ethnicity</b>				
Sidney				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	6,240	92.3%	6,651	96.7%
Black	15	0.2%	4	0.1%
American Indian	54	0.8%	9	0.1%
Asian	157	2.3%	95	1.4%
Native Hawaiian/ Pacific Islander	5	0.1%	0	0%
Other	185	2.7%	17	0.2%
Two or More Races	101	1.5%	99	1.4%
<b>Total</b>	<b>6,757</b>	<b>100.0%</b>	<b>6,875</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>6,259</b>	<b>92.6%</b>	<b>6,345</b>	<b>92.3%</b>
<b>Hispanic</b>	<b>498</b>	<b>7.4%</b>	<b>530</b>	<b>7.7%</b>

The population by race is broken down further by ethnicity in Table III.28.7. While the white non-Hispanic population changed by 3.5 percent between 2000 and 2010, the white Hispanic population changed by 29.1 percent. The black non-Hispanic population changed by 87.5 percent, while the black Hispanic population changed by -100 percent.

<b>Table III.28.7</b>					
<b>Population by Race and Ethnicity</b>					
Sidney					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	5,786	97.9%	5,987	95.7%	3.5%
Black	8	0.1%	15	0.2%	87.5%
American Indian	42	0.7%	43	0.7%	2.4%
Asian	33	0.6%	157	2.5%	375.8%
Native Hawaiian/ Pacific Islander	3	0.1%	5	0.1%	66.7%
Other	0	0%	2	0%	
Two or More Races	39	0.7%	50	0.8%	28.2%
<b>Total Non-Hispanic</b>	<b>5,911</b>	<b>100.0%</b>	<b>6,259</b>	<b>100.0%</b>	<b>5.9%</b>
<b>Hispanic</b>					
White	196	52.8%	253	50.8%	29.1%
Black	3	0.8%	0	0%	-100%
American Indian	6	1.6%	11	2.2%	83.3%
Asian	2	0.5%	0	0%	-100%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	130	35%	183	36.7%	40.8%
Two or More Races	34	9.2%	51	10.2%	50%
<b>Total Hispanic</b>	<b>371</b>	<b>100.0%</b>	<b>498</b>	<b>100.0%</b>	<b>5.9%</b>
<b>Total Population</b>	<b>6,282</b>	<b>100.0%</b>	<b>6,757</b>	<b>100.0%</b>	<b>7.6%</b>

The change in race and ethnicity between 2010 and 2016 is shown in Table III.28.8. During this time, the total non-Hispanic population was 6,345 persons in 2016. The Hispanic population was 530.

<b>Table III.28.8</b>				
<b>Population by Race and Ethnicity</b>				
Sidney				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
<b>Non-Hispanic</b>				
White	5,987	95.7%	6,162	97.1%
Black	15	0.2%	4	0.1%
American Indian	43	0.7%	0	0%
Asian	157	2.5%	95	1.5%
Native Hawaiian/ Pacific Islander	5	0.1%	0	0%
Other	2	0%	0	0%
Two or More Races	50	0.8%	84	1.3%
<b>Total Non-Hispanic</b>	<b>6,259</b>	<b>100.0%</b>	<b>6,345</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	253	50.8%	489	92.3%
Black	0	0%	0	0%
American Indian	11	2.2%	9	1.7%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	183	36.7%	17	3.2%
Two or More Races	51	10.2%	15	2.8%
<b>Total Hispanic</b>	<b>498</b>	<b>100.0</b>	<b>530</b>	<b>100.0%</b>
<b>Total Population</b>	<b>6,757</b>	<b>100.0%</b>	<b>6,875</b>	<b>100.0%</b>

Households by type and tenure are shown in Table III.28.9. Family households represented 55.9 percent of households, while non-family households accounted for 44.1 percent. These changed from 61 and 39 percent, respectively.

<b>Table III.28.9</b>				
<b>Household Type by Tenure</b>				
Sidney				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,764	61%	1,760	55.9%
Married-Couple Family	1,369	77.6%	1,435	81.5%
Owner-Occupied	1,155	84.4%	1,295	90.2%
Renter-Occupied	214	15.6%	140	9.8%
Other Family	395	22.4%	325	22.4%
Male Householder, No Spouse Present	114	28.9%	55	35.1%
Owner-Occupied	59	51.8%	30	54.5%
Renter-Occupied	55	48.2%	25	45.5%
Female Householder, No Spouse Present	281	71.1%	270	86.5%
Owner-Occupied	113	40.2%	135	50%
Renter-Occupied	168	59.8%	135	50%
Non-Family Households	1,129	39%	1,386	44.1%
Owner-Occupied	580	51.4%	648	46.8%
Renter-Occupied	549	48.6%	738	53.2%
<b>Total</b>	<b>2,893</b>	<b>100.0%</b>	<b>3,146</b>	<b>100.0%</b>



The group quarters population was 102 in 2010, compared to 120 in 2000. Institutionalized populations experienced a -25.2 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 1200 percent change during this same time period.

<b>Table III.28.10</b>					
<b>Group Quarters Population</b>					
Sidney					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
<b>Institutionalized</b>					
Correctional Institutions	11	9.2%	7	7.9%	-36.4%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	108	90.8%	82	92.1%	-24.1%
Other Institutions	0	0%	0	0%	%
<b>Total</b>	<b>119</b>	<b>100.0%</b>	<b>89</b>	<b>100.0%</b>	<b>-25.2%</b>
<b>Non-Institutionalized</b>					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	1	100%	13	100%	1200%
<b>Total</b>	<b>1</b>	<b>100.0%</b>	<b>13</b>	<b>100.0%</b>	<b>1200%</b>
<b>Group Quarters Population</b>	<b>120</b>	<b>100.0%</b>	<b>102</b>	<b>100.0%</b>	<b>-15%</b>

The number of foreign-born persons is shown in Table III.28.11. An estimated 1.2 percent of the population was born in Thailand, with 0.7 percent born in Nicaragua, and another 0.4 percent were born in Mexico.

<b>Table III.28.11</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
Sidney			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Thailand	84	1.2%
#2 country of origin	Nicaragua	47	0.7%
#3 country of origin	Mexico	27	0.4%
#4 country of origin	El Salvador	3	0%
#5 country of origin	Afghanistan	0	0%
#6 country of origin	Africa n.e.c	0	0%
#7 country of origin	Albania	0	0%
#8 country of origin	Argentina	0	0%
#9 country of origin	Armenia	0	0%
#10 country of origin	Asia n.e.c	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.28.12. An estimated 1.6 percent of the population speaks Spanish at home, followed by 0.9 percent speaking Other Asian and Pacific Island languages.



<b>Table III.28.12</b> <b>Limited English Proficiency and Language Spoken at Home</b> Sidney 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	101	1.6%
#2 LEP Language	Other Asian and Pacific Island languages	59	0.9%
#3 LEP Language	Russian, Polish, or other Slavic languages	12	0.2%
#4 LEP Language	Arabic	0	0%
#5 LEP Language	Chinese	0	0%
#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	Other and unspecified languages	0	0%

**Disability**

The disability rate from the 2000 Census is shown in Table III.28.13. Some 19.6 percent of the population was disabled in 2000, or a total of 1,120 persons. The disability rate was highest for those over 65, with 39 percent disabled.

<b>Table III.28.13</b> <b>Disability by Age</b> Sidney 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	52	5.2%
16 to 64	676	18.3%
65 and older	392	39%
<b>Total</b>	<b>1,120</b>	<b>19.6%</b>

Table III.28.14 shows disability by type in 2000. There were 497 physical disabilities in 2000, some 441 employment disabilities, and 319 go-outside-home disabilities reported.

<b>Table III.28.14</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Sidney 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	257
Physical disability	497
Mental disability	217
Self-care disability	114
Employment disability	441
Go-outside-home disability	319
<b>Total</b>	<b>1,845</b>



Disability by age, as estimated by the 2016 ACS, is shown in Table III.28.15. The disability rate for females was 12.7 percent, compared to 11.8 percent for males. The disability rate changed precipitously higher with age, with 46 percent of those over 75 experiencing a disability.

<b>Table III.28.15</b> <b>Disability by Age</b> Sidney 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	19	3.2%	9	1.6%	28	2.4%
18 to 34	29	3.8%	0	0%	29	2%
35 to 64	174	13.6%	166	11.7%	340	12.6%
65 to 74	87	40.5%	73	35.3%	160	37.9%
75 or Older	71	34.1%	204	52.3%	275	46%
<b>Total</b>	<b>380</b>	<b>11.8%</b>	<b>452</b>	<b>12.7%</b>	<b>832</b>	<b>12.3%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.28.16. Some 6.5 percent have an ambulatory disability, 4.2 have an independent living disability, and 2.5 percent have a self-care disability.

<b>Table III.28.16</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Sidney 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	415	6.1%
Vision disability	126	1.9%
Cognitive disability	276	4.3%
Ambulatory disability	413	6.5%
Self-Care disability	157	2.5%
Independent living disability	220	4.2%

### Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.28.17 and Table III.28.18. In 2016, some 3,945 persons were employed and 88 were unemployed. This totaled a labor force of 4,033 persons. The unemployment rate for Sidney was estimated to be 2.2 percent in 2016.

<b>Table III.28.17</b> <b>Employment, Labor Force and Unemployment</b> Sidney 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	3,945
Unemployed	88
<b>Labor Force</b>	<b>4,033</b>
Unemployment Rate	2.2%



In 2016, 93.8 percent of households in Sidney had a high school education or greater.

<b>Table III.28.18</b>	
<b>High School or Greater Education</b>	
Sidney	
2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	2,951
Total Households	3,146
<b>Percent High School or Above</b>	<b>93.8%</b>

As seen in Table III.28.19, 28.9 percent of the population had a high school diploma or equivalent, another 37.9 percent have some college, 20.3 percent have a Bachelor's Degree, and 6.1 percent of the population had a graduate or professional degree.

<b>Table III.28.19</b>		
<b>Educational Attainment</b>		
Sidney		
2016 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	360	6.8%
High School or Equivalent	1,531	28.9%
Some College or Associates Degree	2,002	37.9%
Bachelor's Degree	1,072	20.3%
Graduate or Professional Degree	324	6.1%
<b>Total Population Above 18 years</b>	<b>5,289</b>	<b>100.0%</b>

## ECONOMICS

### Cheyenne 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.28.1, shows real average earnings per job for Cheyenne County from 1990 to 2016. Over this period the average earnings per job for Sidney was 42,937 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

**Diagram III.28.1**  
**Real Average Earnings Per Job**  
 Cheyenne County  
 BEA Data 1990 - 2016

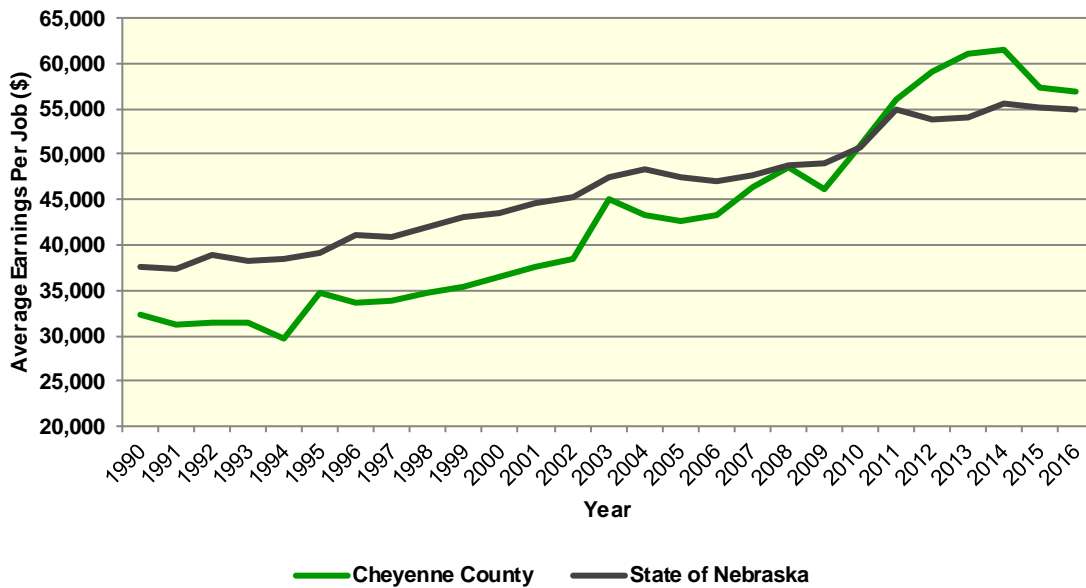
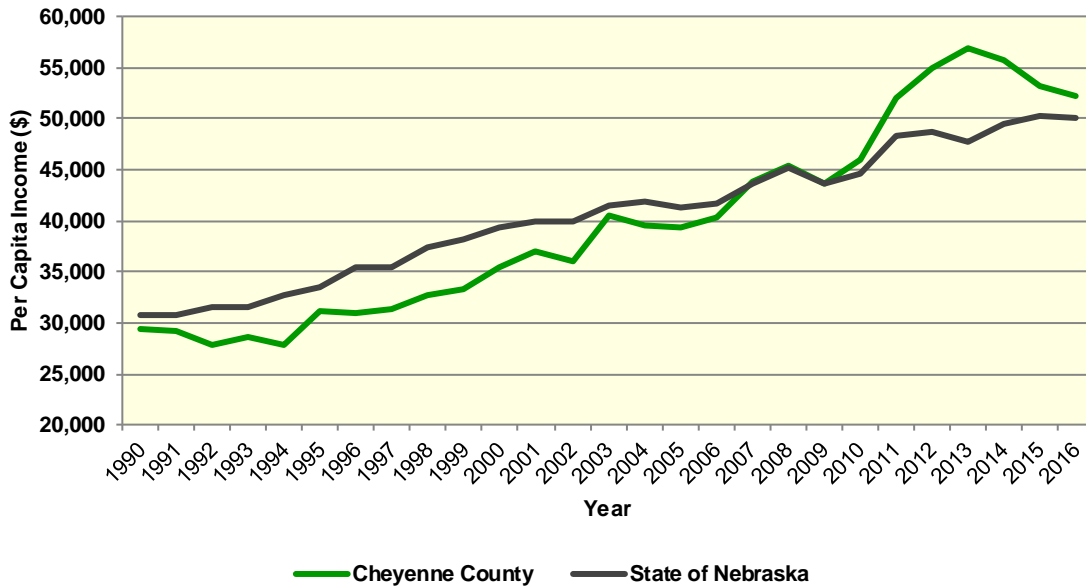


Diagram III.28.2, shows real per capita income Sidney from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Sidney was 39,779 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

**Diagram III.28.2**  
**Real Per Capita Income**  
 Sidney  
 BEA Data 1990 - 2016



**Nebraska Department of Revenue: Cheyenne County**

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 5 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 7.8 percent over the period. In 2016 there were 768 returns for AGIs of \$100,000 or more. Table III.28.20 presents AGI distribution for the years 2000 through 2016.

<b>Table III.28.20</b> <b>Income Tax Returns by Adjusted Gross Income</b> Cheyenne 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 <sup>54</sup>
2000	1,276	366	738	598	603	668	231	165	14	4,659
2001	1,275	308	775	579	631	639	246	164	18	4,635
2002	1,230	348	770	594	615	612	272	158	16	4,615
2003	1,177	345	788	597	598	661	258	183	42	4,649
2004	1,132	326	762	616	618	663	299	226	49	4,691
2005	898	289	632	560	564	654	312	249	51	4,209
2006	889	367	757	538	626	725	411	315	59	4,687
2007	890	369	715	583	646	743	453	425	61	4,885
2008	895	341	707	629	648	725	481	417	63	4,906
2009	867	344	712	561	619	709	453	403	43	4,711
2010	779	387	694	562	597	712	467	509	56	4,763
2011	804	367	674	581	645	715	498	531	101	4,916
2012	717	338	649	588	637	715	509	614	148	4,915
2013	702	293	610	586	668	714	461	696	128	4,858
2014	708	303	592	550	678	759	493	701	130	4,914
2015	761	290	573	558	692	759	499	703	92	4,927
2016	740	307	565	522	644	689	489	670	98	4,724

**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 1,049 in 2010 to 935 in 2016, with the poverty rate reaching 9.4 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.28.21 presents poverty data for Cheyenne County.

The rate of poverty for Sidney is shown in Table III.28.22. In 2016, there were an estimated 774 persons living in poverty. This represented a 11.4 percent poverty rate, compared to 9 percent poverty in 2000. In 2016, some 12.5 percent of those in poverty were under age 6, and 12.4 percent were 65 or older.

<b>Table III.28.21</b> <b>Persons in Poverty</b> Cheyenne County 2000–2016 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	906	9.2%
2001	1,005	10.2%
2002	967	9.8%
2003	937	9.5%
2004	932	9.4%
2005	1,001	10.2%
2006	936	9.6%
2007	1,040	10.6%
2008	945	9.7%
2009	967	10.1%
2010	1,049	10.7%
2011	1,130	11.5%
2012	1,030	10.4%
2013	988	9.9%
2014	902	9%
2015	907	9%
2016	935	9.4%

<sup>54</sup> 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.

<b>Table III.28.22</b>				
<b>Poverty by Age</b>				
Sidney				
2000 Census SF3 & 2016 Five-Year ACS Data				
<b>Age</b>	<b>2000 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Persons in Poverty</b>	<b>% of Total</b>	<b>Persons in Poverty</b>	<b>% of Total</b>
Under 6	88	15.8%	97	12.5%
6 to 17	88	15.8%	154	19.9%
18 to 64	323	58.1%	427	55.2%
65 or Older	57	10.3%	96	12.4%
<b>Total</b>	<b>556</b>	<b>100.0%</b>	<b>774</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>9%</b>	<b>.</b>	<b>11.4%</b>	<b>.</b>

## 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 Sidney decreased from 14 authorizations in 2015 to 4 in 2016.

The real value of single-family building permits decreased from \$259,517 in 2015 to \$142,500 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.28.23.

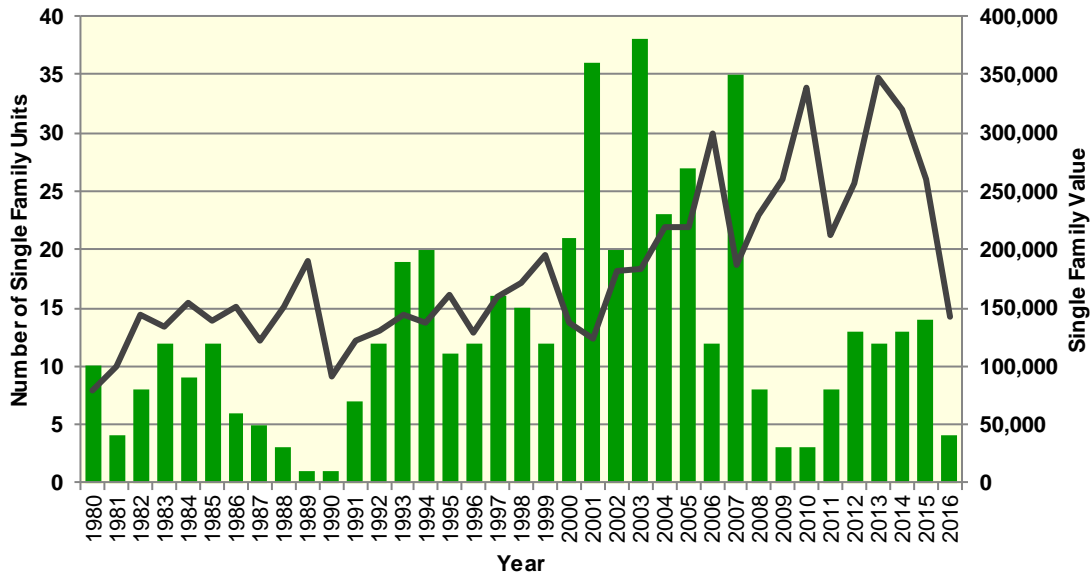
**Table III.28.23**  
**Building Permits and Valuation**  
 Sidney  
 Census Bureau Data, 1980–2016

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	10	6	0	0	16	79,558	0
1981	4	2	0	0	6	98,932	0
1982	8	0	0	0	8	144,626	0
1983	12	2	0	0	14	133,687	0
1984	9	0	0	0	9	154,042	0
1985	12	0	0	0	12	138,685	0
1986	6	0	0	24	30	150,609	47,710
1987	5	0	0	0	5	121,196	0
1988	3	0	0	0	3	151,561	0
1989	1	0	0	0	1	190,377	0
1990	1	0	0	0	1	91,789	0
1991	7	2	0	0	9	121,533	0
1992	12	0	0	0	12	131,017	0
1993	19	4	0	0	23	144,951	0
1994	20	0	0	0	20	137,223	0
1995	11	0	0	0	11	162,047	0
1996	12	18	0	0	30	128,415	0
1997	16	36	0	0	52	159,918	0
1998	15	0	0	48	63	171,415	63,854
1999	12	0	0	28	40	194,627	84,513
2000	21	0	0	0	21	136,586	0
2001	36	0	0	0	36	123,595	0
2002	20	0	0	0	20	181,732	0
2003	38	0	0	0	38	182,894	0
2004	23	0	0	0	23	219,246	0
2005	27	2	0	0	29	220,001	0
2006	12	0	0	48	60	299,826	83,190
2007	35	8	0	0	43	187,334	0
2008	8	0	0	0	8	229,880	0
2009	3	0	0	0	3	259,984	0
2010	3	0	0	0	3	338,155	0
2011	8	0	0	0	8	212,738	0
2012	13	0	0	0	13	256,595	0
2013	12	0	0	72	84	346,763	115,825
2014	13	0	0	12	25	319,666	91,739
2015	14	0	0	8	22	259,517	75,355
2016	4	0	0	0	4	142,500	0



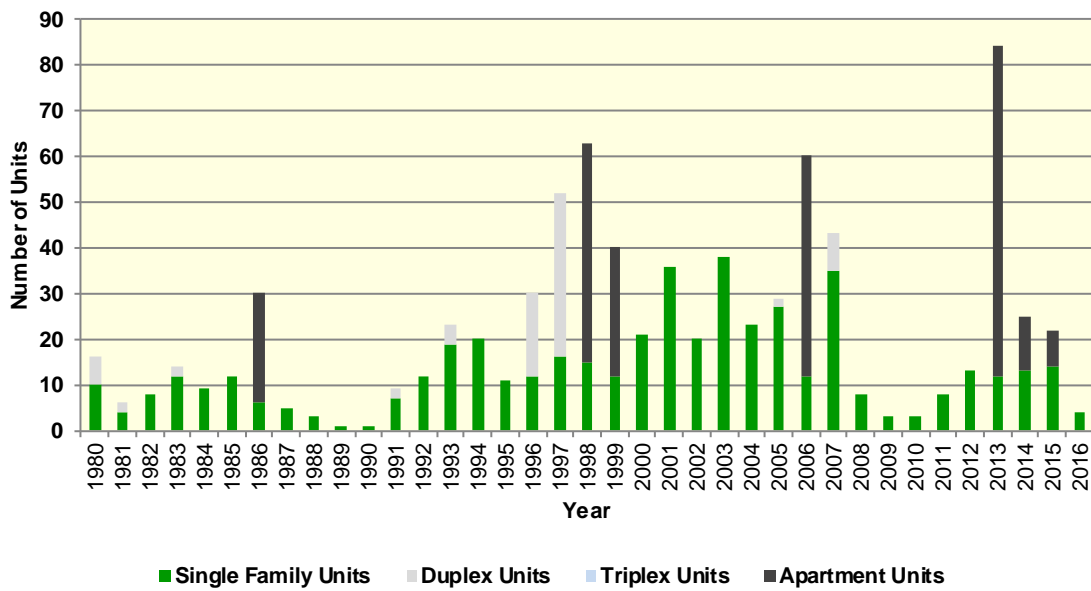
### Diagram III.28.3 Single-Family Permits

Sidney  
Census Bureau Data, 1980–2016



### Diagram III.28.4 Total Permits by Unit Type

Sidney  
Census Bureau Data, 1980–2016



## Housing Characteristics

Housing units by type are shown in Table III.28.24. In 2016, there were 3,369 housing units, up from 2,883 in 2000. Single-family units accounted for 80.9 percent of units in 2016, compared to 74.1 in 2000. Apartment units accounted for 7.2 percent in 2016, compared to 10.1 percent in 2000.

<b>Table III.28.24</b>				
<b>Housing Units by Type</b>				
Sidney				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,135	74.1%	2,727	80.9%
Duplex	178	6.2%	215	6.4%
Tri- or Four-Plex	176	6.1%	99	2.9%
Apartment	291	10.1%	242	7.2%
Mobile Home	103	3.6%	86	2.6%
Boat, RV, Van, Etc.	0	0%	0	0%
<b>Total</b>	<b>2,883</b>	<b>100.0%</b>	<b>3,369</b>	<b>100.0%</b>

Some 90.9 percent of housing was occupied in 2010, compared to 90.7 percent in 2000. Owner-occupied housing changed 4.1 percent between 2000 and 2010, ending with owner-occupied units representing 65.9 percent of units. Vacant units changed by 8.2 percent, resulting in 291 vacant units in 2010.

<b>Table III.28.25</b>					
<b>Housing Units by Tenure</b>					
Sidney					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	2,621	90.7%	2,893	90.9%	10.4%
Owner-Occupied	1,832	69.9%	1,907	65.9%	4.1%
Renter-Occupied	789	30.1%	986	34.1%	25%
Vacant Housing Units	269	9.3%	291	9.1%	8.2%
<b>Total Housing Units</b>	<b>2,890</b>	<b>100.0%</b>	<b>3,184</b>	<b>100.0%</b>	<b>10.2%</b>

Table III.28.26 shows housing units by tenure from 2010 to 2016. By 2016, there were 3,369 housing units. An estimated 67 percent were owner-occupied, and 6.6 percent were vacant.

<b>Table III.28.26</b>				
<b>Housing Units by Tenure</b>				
Sidney				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,893	90.9%	3,146	93.4%
Owner-Occupied	1,907	65.9%	2,108	67%
Renter-Occupied	986	34.1%	1,038	33%
Vacant Housing Units	291	9.1%	223	6.6%
<b>Total Housing Units</b>	<b>3,184</b>	<b>100.0%</b>	<b>3,369</b>	<b>100.0%</b>

Households by household size are shown in Table III.28.27. There were a total of 2,893 households in 2010, up from 2,621 in 2000. One person households changed by 17.2 percent between 2000 and 2010, while two person households changed by 6.8 percent. Three and four person households changed by 13.2 and 9.1 respectively, representing 13 percent and 12.4 percent of the population in 2010.

<b>Table III.28.27</b>					
<b>Households by Household Size</b>					
Sidney					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	825	31.5%	967	33.4%	17.2%
Two Persons	913	34.8%	975	33.7%	6.8%
Three Persons	333	12.7%	377	13%	13.2%
Four Persons	330	12.6%	360	12.4%	9.1%
Five Persons	154	5.9%	156	5.4%	1.3%
Six Persons	51	1.9%	32	1.1%	-37.3%
Seven Persons or More	15	0.6%	26	0.9%	73.3%
<b>Total</b>	<b>2,621</b>	<b>100.0%</b>	<b>2,893</b>	<b>100.0%</b>	<b>10.4%</b>

Households by income is shown in Table III.28.28. Households earning more than \$100,000 per year represented 21.3 percent of households in 2016, compared to 5 percent in 2000. Households earning between \$50,000 and \$74,999 represented 19.6 percent of households in 2010, compared to 18.2 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 9.7 percent of households in 2016, compared to 16.2 percent in 2000.

<b>Table III.28.28</b>				
<b>Households by Income</b>				
Sidney				
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	423	16.2%	305	9.7%
\$15,000 to \$19,999	227	8.7%	161	5.1%
\$20,000 to \$24,999	253	9.7%	139	4.4%
\$25,000 to \$34,999	468	17.9%	421	13.4%
\$35,000 to \$49,999	495	18.9%	324	10.3%
\$50,000 to \$74,999	475	18.2%	618	19.6%
\$75,000 to \$99,999	142	5.4%	507	16.1%
\$100,000 or More	132	5%	671	21.3%
<b>Total</b>	<b>2,615</b>	<b>100.0%</b>	<b>3,146</b>	<b>100.0%</b>

Table III.28.29 shows households by year home built. Housing units built between 2000 and 2009, account for 10.1 percent and those built in 2010 or later accounted for 1.6 percent of households. Households built in the 1970's, 1980's, and 1990's account for 9.7 percent, 6.2 percent, and 9, respectively. Housing units built prior to 1939 represented 17.8 percent of households in 2016.

<b>Table III.28.29</b>				
<b>Households by Year Home Built</b>				
Sidney				
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	458	17.6%	560	17.8%
1940 to 1949	430	16.5%	373	11.9%
1950 to 1959	924	35.5%	912	29%
1960 to 1969	216	8.3%	150	4.8%
1970 to 1979	231	8.9%	306	9.7%
1980 to 1989	135	5.2%	196	6.2%
1990 to 1999	211	8.1%	282	9%
2000 to 2009	.	.	317	10.1%
2010 or Later	.	.	50	1.6%
<b>Total</b>	<b>2,605</b>	<b>100.0%</b>	<b>3,146</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table III.28.30. An estimated 81.1 percent of white households occupy single-family homes. Some 7.9 percent of white households occupy apartments. An estimated 0 percent of Asian, and 100 percent of American Indian households occupy single-family homes.

<b>Table III.28.30</b>							
<b>Distribution of Units in Structure by Race</b>							
Sidney							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	81.1%	%	100%	0%	%	%	100%
Duplex	5.9%	%	0%	0%	%	%	0%
Tri- or Four-Plex	3.2%	%	0%	0%	%	%	0%
Apartment	7.9%	%	0%	0%	%	%	0%
Mobile Home	2%	%	0%	100%	%	%	0%
Boat, RV, Van, Etc.	0%	%	0%	0%	%	%	0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.28.31. An estimated 33 percent of vacant units were for rent in 2010, a -27.8 percent change since 2000. In addition, some 13.1 percent of vacant units were for sale, a change of 52 percent between 2000 and 2010. "Other" vacant units represented 41.9 percent of vacant units in 2010. This is a change of 96.8 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.



<b>Table III.28.31</b>					
<b>Disposition of Vacant Housing Units</b>					
Sidney					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	133	49.4%	96	33%	-27.8%
For Sale	25	9.3%	38	13.1%	52%
Rented or Sold, Not Occupied	30	11.2%	11	3.8%	-63.3%
For Seasonal, Recreational, or Occasional Use	19	7.1%	24	8.2%	26.3%
For Migrant Workers	0	0%	0	0%	%
Other Vacant	62	23%	122	41.9%	96.8%
<b>Total</b>	<b>269</b>	<b>100.0%</b>	<b>291</b>	<b>100.0%</b>	<b>8.2%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table III.28.32. By 2016, for rent units accounted for 13.5 percent of vacant units, while for sale units accounted for 22.4 percent. “Other” vacant units accounted for 52.5 percent of vacant units, representing a total of 117 “other” vacant units.

<b>Table III.28.32</b>				
<b>Disposition of Vacant Housing Units</b>				
Sidney				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	96	33%	30	13.5%
For Sale	38	13.1%	50	22.4%
Rented Not Occupied	5	1.7%	0	0%
Sold Not Occupied	6	2.1%	0	0%
For Seasonal, Recreational, or Occasional Use	24	8.2%	26	11.7%
For Migrant Workers	0	0%	0	0%
Other Vacant	122	41.9%	117	52.5%
<b>Total</b>	<b>291</b>	<b>100.0%</b>	<b>223</b>	<b>100.0%</b>

## 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.28.33. In 2016, an estimated 0.3 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

**Table III.28.33**  
**Overcrowding and Severe Overcrowding**

Sidney  
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	
<b>Owner</b>							
2000 Census	1,800	98.7%	23	1.3%	0	0%	1,823
2016 Five-Year ACS	2,108	100%	0	0%	0	0%	2,108
<b>Renter</b>							
2000 Census	718	91.8%	44	5.6%	20	2.6%	782
2016 Five-Year ACS	1,027	98.9%	11	1.1%	0	0%	3,146
<b>Total</b>							
2000 Census	2,518	96.7%	67	2.6%	20	0.8%	2,605
2016 Five-Year ACS	3,135	99.7%	11	0.3%	0	0%	3,146

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 Sidney. This is compared to 0 percent of households lacking complete plumbing facilities in 2000.

**Table III.28.34**  
**Households with Incomplete Plumbing Facilities**

Sidney  
2000 Census SF3 & 2016 Five-Year ACS Data

Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	2,605	3,146
Lacking Complete Plumbing Facilities	0	0
<b>Total Households</b>	<b>2,605</b>	<b>3,146</b>
<b>Percent Lacking</b>	<b>0%</b>	<b>0%</b>

There were 15 households lacking complete kitchen facilities in 2016, compared to 5 households in 2000. This was a change from 0.2 percent of households in 2000 to 0.5 percent in 2016.

**Table III.28.35**  
**Households with Incomplete Kitchen Facilities**

Sidney  
2000 Census SF3 & 2016 Five-Year ACS Data

Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	2,600	3,131
Lacking Complete Kitchen Facilities	5	15
<b>Total Households</b>	<b>2,605</b>	<b>3,146</b>
<b>Percent Lacking</b>	<b>0.2%</b>	<b>0.5%</b>

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 Sidney, 12.5 percent of households had a cost burden and 5.9 percent had a severe cost burden. Some 20.8 percent of renters were cost burdened, and 11.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.2 percent and a severe cost burden rate of 0 percent. Owner occupied households with a mortgage had a cost burden rate of 10.3 percent, and severe cost burden at 5.2 percent.

**Table III.28.36**  
**Cost Burden and Severe Cost Burden by Tenure**  
 Sidney  
 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	
<b>Owner With a Mortgage</b>									
2000 Census	838	81.8%	129	12.6%	51	5%	6	0.6%	1,024
2016 Five-Year ACS	1,097	84.4%	134	10.3%	68	5.2%	0	0%	1,299
<b>Owner Without a Mortgage</b>									
2000 Census	617	91%	45	6.6%	5	0.7%	11	1.6%	678
2016 Five-Year ACS	732	90.5%	42	5.2%	0	0%	35	4.3%	809
<b>Renter</b>									
2000 Census	548	70.2%	112	14.3%	72	9.2%	49	6.3%	781
2016 Five-Year ACS	667	64.3%	216	20.8%	117	11.3%	38	3.7%	1,038
<b>Total</b>									
2000 Census	2,003	80.7%	286	11.5%	128	5.2%	66	2.7%	2,483
2016 Five-Year ACS	2,496	79.3%	392	12.5%	185	5.9%	73	2.3%	3,146

### Housing Problems by Income

Table III.28.37, shows the HUD calculated Median Family Income (MFI) for a family of four for Cheyenne County. As can be seen in 2017 the MFI was \$70,800, which compared to \$68,200 for the State of Nebraska.

**Table III.28.37**  
**Median Family Income**  
 Cheyenne County  
 2000–2017 HUD MFI

Year	MFI	State of Nebraska MFI
2000	48,400	50,400
2001	51,100	53,400
2002	53,700	55,100
2003	41,900	55,400
2004	42,500	56,300
2005	49,150	57,400
2006	51,700	59,400
2007	50,100	58,200
2008	51,700	59,800
2009	52,900	62,000
2010	53,400	62,600
2011	65,700	63,500
2012	66,600	64,400
2013	67,800	64,600
2014	64,900	66,000
2015	64,700	66,800
2016	66,200	66,500
2017	70,800	68,200



Table III.28.38 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 170 owner-occupied and 199 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 55 owner-occupied and 90 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,490 households without a housing problem.

<b>Table III.28.38</b>						
<b>Housing Problems by Income and Tenure</b>						
Sidney						
2010–2014 HUD CHAS Data						
<b>Housing Problem</b>	<b>Less Than 30% MFI</b>	<b>30% - 50% MFI</b>	<b>50% - 80% MFI</b>	<b>80% - 100% MFI</b>	<b>Greater than 100% MFI</b>	<b>Total</b>
<b>Owner-Occupied</b>						
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	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	15	10	30	0	0	55
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	25	30	65	40	10	170
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	0	110	200	140	1,225	1,675
<b>Total</b>	<b>40</b>	<b>150</b>	<b>295</b>	<b>180</b>	<b>1,235</b>	<b>1,900</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	50	0	0	10	60
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	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	90	0	0	0	0	90
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	115	80	4	0	0	199
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	60	180	190	70	315	815
<b>Total</b>	<b>265</b>	<b>310</b>	<b>194</b>	<b>70</b>	<b>325</b>	<b>1,164</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	0	50	0	0	10	60
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	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	105	10	30	0	0	145
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	140	110	69	40	10	369
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	60	290	390	210	1,540	2,490
<b>Total</b>	<b>305</b>	<b>460</b>	<b>489</b>	<b>250</b>	<b>1,560</b>	<b>3,064</b>



### 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.28.39 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Sidney. The number of completed surveys increased from 13 in 2016 to 15 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 10.5 percentage points and was at 20.5 percent in 2017.

Table III.28.39 Survey of Rental Properties Sidney 2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	4	120	1.7	31.4
2003	3	49		23.7
2004	7	264	12.1	22.5
2005	3	162	4.3	17.2
2006	6	331	6.9	14.6
2007	8	241	3.7	49.4
2008	10	256	5.5	15.9
2009	11	391	3.1	12
2010	12	312	7.7	18
2011	11	223	9.9	
2012	17	468	3.8	33.9
2013	13	382	6.5	30
2014	14	509	6.3	189.5
2015	11	406	14.5	24.7
2016	13	657	10	46.2
2017	15	643	20.5	49.6

Table III.28.40 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 35 single-family units in Sidney, with 4 of them available. This translates into a vacancy rate of 11.4 percent in Sidney, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 426 apartment units reported in the survey, with 80 of them available, which resulted in a vacancy rate of 18.8 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 10.3 percent.

Table III.28.40 Rental Vacancy Survey by Type Sidney 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	35	4	11.4%	6.9%
Apartments	426	80	18.8%	11%
Mobile Homes	0	0	%	%
“Other” Units	74	40	54.1%	.
Don't Know	108	8	7.4%	17.3%
<b>Total</b>	<b>643</b>	<b>132</b>	<b>20.5%</b>	<b>10.3%</b>

Table III.28.41, reports units by number of bedrooms. Two bedroom units were the most common type of reported single-family unit, with 17 units. The most common apartment units were two bedroom units, with 109 units.



<b>Table III.28.41</b> <b>Rental Units by Number of Bedrooms</b> Sidney 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	0	38	0	0	.	38
Two	17	109	0	0	.	126
Three	6	50	0	0	.	56
Four	2	0	0	0	.	2
Don’t Know	10	229	0	74	108	421
<b>Total</b>	<b>35</b>	<b>426</b>	<b>0</b>	<b>74</b>	<b>108</b>	<b>643</b>

Table III.28.42 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 5.9 percent.

<b>Table III.28.42</b> <b>Single-Family Units by Number of Bedrooms</b> Sidney 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	17	1	5.9%
Three	6	1	16.7%
Four	2	0	0%
Don’t know	10	2	20%
<b>Total</b>	<b>35</b>	<b>4</b>	<b>11.4%</b>

Table III.28.43 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 26.6 percent.

<b>Table III.28.43</b> <b>Apartment Units by Number of Bedrooms</b> Sidney 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	38	5	13.2%
Two	109	29	26.6%
Three	50	21	42%
Four	0	0	%
Don’t know	229	25	10.9%
<b>Total</b>	<b>426</b>	<b>80</b>	<b>18.8%</b>

Average market-rate rents by unit type are shown in Table III.28.44. 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.

<b>Table III.28.44</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Sidney					
2017 Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single-Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$	\$310	\$310
One	\$475	\$547.3	\$	\$418	\$507
Two	\$587.5	\$612.8	\$	\$477	\$586.1
Three	\$	\$703.7	\$	\$555	\$666.5
Four	\$800	\$	\$	\$600	\$700
Don't know	\$787.5	\$360	\$	\$	
<b>Total</b>	<b>\$677.5</b>	<b>\$548.9</b>	<b>\$</b>	<b>\$472</b>	<b>\$599.9</b>

Table III.28.45 shows vacancy rates for single-family units by average rental rates for Sidney. The most common rent for single-family units was \$500 to \$749 dollars and units in this price range had a vacancy rate of 8.3 percent.

<b>Table III.28.45</b>			
<b>Single-Family Market Rate Rents by Vacancy Status</b>			
Sidney			
2017 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	0	0	%
\$500 to \$749	24	2	8.3%
\$750 to \$999	0	0	%
\$1,000 to \$1,249	1	1	100%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	10	1	10%
<b>Total</b>	<b>35</b>	<b>4</b>	<b>11.4%</b>

The average rent and availability of apartment units is displayed in Table III.28.46. The most common rent for apartments was \$500 to \$749 dollars and the units in this price range had a vacancy rate of 19.3 percent.

<b>Table III.28.46</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Sidney			
2017 Survey of Rental Properties			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	14	4	28.6%
\$500 to \$749	114	22	19.3%
\$750 to \$999	72	29	40.3%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	226	25	11.1%
<b>Total</b>	<b>426</b>	<b>80</b>	<b>18.8%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table III.28.47, 6 respondents, or 60 percent, included some sort of utility in the rent.

<b>Table III.28.47</b>	
<b>Are there any utilities included with the rent?</b>	
Sidney	
2017 Survey of Rental Properties	
<b>Period</b>	<b>Respondent</b>
Yes	6
No	4
<b>% Offering Utilities</b>	<b>60%</b>

The type of utility included in the rent is shown in Table III.28.48. There were 2 respondents who included electricity, 1 respondents who included natural gas, 6 respondents who included water and sewer and 6 respondents included trash collection in the rent.

<b>Table III.28.48</b>	
<b>Which utilities are included with the rent?</b>	
Sidney	
2017 Survey of Rental Properties	
<b>Type of Utility Provided</b>	<b>Respondent</b>
Electricity	2
Natural Gas	1
Water/Sewer	6
Trash Collection	6

Table III.28.49 shows the number of survey respondents who keep a waiting list. As can be seen, 4 respondents said they keep a waitlist, with an estimated 0 persons on the wait list.

<b>Table III.28.49</b> <b>Do you keep a waiting list?</b> Sidney 2017 Survey of Rental Properties	
Period	Respondent
Yes	4
No	4
<b>Waitlist Size</b>	<b>0</b>

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table III.28.50 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.

<b>Table III.28.50</b> <b>How would you rate the need for renovation of existing units in the city?</b> Sidney 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	
Low Need	1	1	1	1
Moderate Need	2	2	2	2
High Need	0	1		
Extreme Need	1	1	1	2

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table III.28.51 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.

<b>Table III.28.51</b> <b>How would you rate the need for construction of new units in the city?</b> Sidney 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	4	5	4	3
Low Need	0	0		
Moderate Need	0	0		
High Need	0	0		
Extreme Need	0	0		

