

City of Sidney

Summary

- From 2010 to 2015, population increased by 2.7 percent, or by 185 persons.
- In 2015, 22 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$256,143.
- The vacancy rate in the Fall 2016 Rental Survey was 10.0 percent, which compared to a vacancy rate of 14.5 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, Sidney’s population increased by 10.51 percent between 2000 and 2015, from 6,282 to 6,942 persons. This growth rate was lower than the 10.8 percent estimated increase statewide. Census estimates indicated an increase of 46 persons in Sidney between 2014 and 2015, as shown below in Table III.28.1.

Subject	Nebraska	% Growth Since 2000	Sidney	% Growth Since 2000
2000 Census	1,711,263		6,282	
July 2001 Estimate	1,719,836	0.5%	6,492	3.3
July 2002 Estimate	1,728,292	1.0%	6,538	4.1
July 2003 Estimate	1,738,643	1.6%	6,540	4.1
July 2004 Estimate	1,749,370	2.2%	6,590	4.9
July 2005 Estimate	1,761,497	2.9%	6,718	6.9
July 2006 Estimate	1,772,693	3.6%	6,624	5.4
July 2007 Estimate	1,783,440	4.2%	6,780	7.9
July 2008 Estimate	1,796,378	5.0%	6,814	8.5
July 2009 Estimate	1,812,683	5.9%	6,761	7.6
2010 Census	1,826,341	6.7%	6,757	7.6
July 2011 Estimate	1,842,383	7.7%	6,739	7.3
July 2012 Estimate	1,855,973	8.5%	6,801	8.3
July 2013 Estimate	1,869,300	9.2%	6,805	8.3
July 2014 Estimate	1,882,980	10.0%	6,896	9.8
July 2015 Estimate	1,896,190	10.8%	6,942	10.5

Table III.28.2, on the following page, shows the population of Sidney by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 97.3 percent of the population, with a total of 6,645 persons. There were also 6 black and 14 Native American persons residing in the City of Sidney. In 2010 the Hispanic population accounted for 7.4 percent of the population, with 498 persons, which compared to a population share of 7.5 percent in 2015 and a Hispanic population of 512.

Table III.28.2				
Population by Race and Ethnicity				
City of Sidney				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	6,240	92.3%	6,645	97.3%
Black	15	.2%	6	.1%
American Indian	54	.8%	14	.2%
Asian	157	2.3%	99	1.4%
Native Hawaiian/ Pacific Islander	5	.1%	0	.0%
Other	185	2.7%	0	.0%
Two or More Races	101	1.5%	66	1.0%
Total	6,757	100.0%	6,830¹⁰²	100.0%
Hispanic	498	7.4%	512	7.5%

Table III.28.3, below, shows the population of Sidney by age, as reported in the 2010 Census and 2015 five-year ACS data. The percentage of persons from 15 to 24 years of age changed from 10.8 percent of the total population in 2010 to 8.9 percent in 2015. The number of people from 25 to 34 years of age accounted for 16.2 percent of the population in 2015, or 1,107 persons. The percentage of people aged 65 or Older changed from 15.3 percent of the total population in 2010 to 15.9 percent in 2015. Additional age details are shown in table III.28.3, below.

Table III.28.3				
Population by Age				
City of Sidney				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	1,450	21.5%	1,346	19.7%
15 - 24	728	10.8%	607	8.9%
25 - 34	1,009	14.9%	1,107	16.2%
35 - 44	850	12.6%	687	10.1%
45 - 54	966	14.3%	1,012	14.8%
55 - 64	723	10.7%	984	14.4%
65 or Older	1,031	15.3%	1,087	15.9%
Total	6,757	100.0%	6,830	100.0%

¹⁰² The 2015 five year ACS population figure is a five year average and will not match the one year 2015 population estimate shown in the previous table.

School Enrollment

Between 2010 and 2016, the number of children enrolled in schools in the City of Sidney increased by 6.6 percent. Over the same period the school enrollment for those aged 15 to 18 rose by 12.2 percent to 387 persons, while the enrollment for those aged 5 to 10 increased by 7.3 percent, to 600 persons. Between 2015 and 2016, school enrollment fell by 1.8 percent or from 1,402 to 1,377 persons. These results can be seen in Table III.28.4, at right.

Age	5 to 10	11 to 14	15 to 18	Total
2000	473	420	410	1,303
2001	473	384	404	1,261
2002	460	376	382	1,218
2003	491	377	408	1,276
2004	505	361	396	1,262
2005	487	353	364	1,204
2006	526	347	371	1,244
2007	567	357	358	1,282
2008	559	351	338	1,248
2009	559	353	347	1,259
2010	559	388	345	1,292
2011	555	400	315	1,270
2012	545	395	326	1,266
2013	575	404	344	1,323
2014	597	405	355	1,357
2015	603	404	395	1,402
2016	600	390	387	1,377

HOUSING

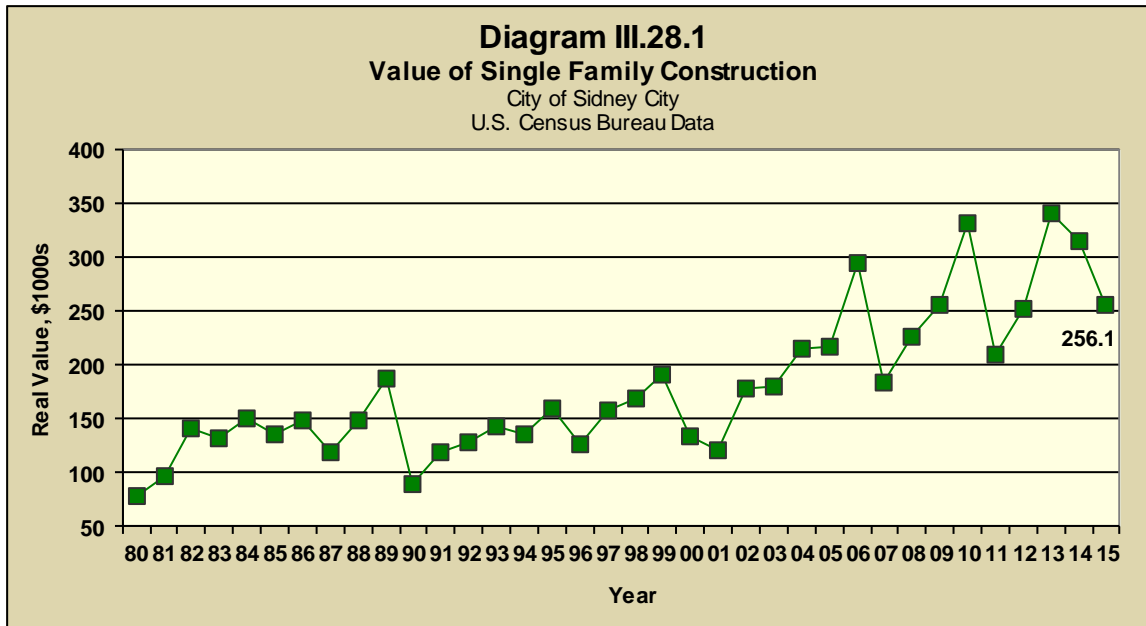
Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.¹⁰³ In most years for which data are presented, single-family unit construction represented the majority of residential development in the city, with single-family building permit authorizations in Sidney numbering 10 in 1980, 1 in 1990, 21 in 2000, and 8 in 2008. Between 2014 and 2015, single-family permits increased to 14 units. Additional details of permit activity and per-unit valuations are shown in Table III.28.5.

¹⁰³ Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 Dollars			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	10	6	0	0	16	78	53	0	0
1981	4	2	0	0	6	97	51	0	0
1982	8	0	0	0	8	142	0	0	0
1983	12	2	0	0	14	132	143	0	0
1984	9	0	0	0	9	152	0	0	0
1985	12	0	0	0	12	137	0	0	0
1986	6	0	0	24	30	148	0	0	47
1987	5	0	0	0	5	119	0	0	0
1988	3	0	0	0	3	149	0	0	0
1989	1	0	0	0	1	188	0	0	0
1990	1	0	0	0	1	90	0	0	0
1991	7	2	0	0	9	120	86	0	0
1992	12	0	0	0	12	129	0	0	0
1993	19	4	0	0	23	143	72	0	0
1994	20	0	0	0	20	135	0	0	0
1995	11	0	0	0	11	160	0	0	0
1996	12	18	0	0	30	126	57	0	0
1997	16	36	0	0	52	158	81	0	0
1998	15	0	0	48	63	169	0	0	63
1999	12	0	0	28	40	192	0	0	83
2000	21	0	0	0	21	135	0	0	0
2001	36	0	0	0	36	122	0	0	0
2002	20	0	0	0	20	179	0	0	0
2003	38	0	0	0	38	180	0	0	0
2004	23	0	0	0	23	216	0	0	0
2005	27	2	0	0	29	217	115	0	0
2006	12	0	0	48	60	295	0	0	82
2007	35	8	0	0	43	185	101	0	0
2008	8	0	0	0	8	226	0	0	0
2009	3	0	0	0	3	256	0	0	0
2010	3	0	0	0	3	333	0	0	0
2011	8	0	0	0	8	210	0	0	0
2012	13	0	0	0	13	253	0	0	0
2013	12	0	0	72	84	341	0	0	114
2014	13	0	0	12	25	315	0	0	90
2015	14	0	0	8	22	256	0	0	74.4

As shown in Diagram III.28.1, on the following, the average value of newly constructed single-family units in 2000 was \$134,534, \$216,685 in 2005, and \$333,078 in 2010. In 2015, the value of single family units fell to \$256,143 from \$315,259 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in Sidney. As shown in Table III.28.6, below, 8.7 percent, or 299 housing units were vacant in 2015. Of the 3,140 housing units that were occupied in 2015, 65.7 percent, or 2,064 units, were owner-occupied, and the remaining 34.3 percent were renter-occupied. This compares to 2,893 housing units that were occupied in 2010 with 1,907 units, or 65.9 percent, being owner-occupied, and the remaining 34.1 percent being renter-occupied.

Table III.28.6
Housing Units by Tenure
 City of Sidney
 2010 Census and 2015 Five-Year ACS Data

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,893	90.9%	3,140	91.3%
Owner-Occupied	1,907	65.9%	2,064	65.7%
Renter-Occupied	986	34.1%	1,076	34.3%
Vacant Housing Units	291	9.1%	299	8.7%
Total Housing Units	3,184	100.0%	3,439	100.0%

As shown in Table III.28.7, on the following page, there were 2,706 single family dwellings in 2015, which accounted for 78.7 percent of all housing units. Apartment units accounted for 9.4 percent of housing units, with 324 units. Mobile homes also accounted for an additional 1.9 percent of housing with 66 units.

Table III.28.7				
Housing Units by Type				
City of Sidney				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,459	77%	2,706	78.7%
Duplex	193	6%	233	6.8%
Tri- or Four-Plex	121	4%	110	3.2%
Apartment	314	10%	324	9.4%
Mobile Home	114	4%	66	1.9%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	3,201	100.0%	3,439	100.0%

Table III.28.8, below, shows the disposition of vacant housing units in Sidney. At the time of the 2015 five-year ACS, 10.7 percent of vacant units were for rent, 16.4 percent were for sale, and 10.4 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 122 “other vacant” units, representing 41.9 percent of vacant units, which compared to 53.2 percent in 2015. “Other vacant” units are those not available to the market and may fall into disrepair and contribute to neighborhood blight.

Table III.28.8				
Disposition of Vacant Housing Units				
City of Sidney				
2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	96	33.0%	32	10.7%
For Sale	38	13.1%	49	16.4%
Rented or Sold, Not Occupied	11	3.8%	31	10.4%
For Seasonal, Recreational, or Occasional Use	24	8.2%	28	9.4%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	122	41.9%	159	53.2%
Total	291	100.0%	299	100.0%

Rental Property Survey

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.28.9 presents basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in the City of Sidney. The number of completed surveys increased from 11 in 2015 to 13 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 4.5 percentage points and was at 10.0 percent in 2016.

Table III.28.9				
Survey of Rental Properties				
City of Sidney				
2002–2016 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	12.0
2010	12	312	7.7	18.0
2011	11	223	9.9	
2012	17	468	3.8	33.9
2013	13	382	6.5	30.0
2014	14	509	6.3	189.5
2015	11	509	14.5	24.7
2016	13	657	10.0	42.8

Table III.28.10 on the following page, shows the amount of total and vacant units with their associated vacancy rates. At the time of

the survey, there were an estimated 25 single family units in City of Sidney, with 8 of them available. This translates into a vacancy rate of 32.0 percent in City of Sidney, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 470 apartment units reported in the survey, with 50 of them available, which resulted in a vacancy rate of 10.6 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 8.3 percent.

Table III.28.10 Rental Vacancy Survey by Type City of Sidney 2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	25	8	32.0%	10.0%
Apartments	470	50	10.6%	7.8%
Mobile Homes	0	0	0	.0%
“Other” Units		0	.0%	.
Don't Know	162	8	4.9%	14.2%
Total	657	66	10.0%	8.3%

Table III.28.11, below reports units by Number of Bedrooms. Two bedroom units were the most common type of reported single family unit, with 16 units. The most common apartment units were two bedroom units, with 131 units. Details for additional unit types are reported below.

Table III.28.11 Rental Units by Number of Bedrooms City of Sidney 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	0	0	.	0
One	0	33	0	0	.	33
Two	16	131	0	0	.	147
Three	6	95	0	0	.	101
Four	3	0	0	0	.	3
Don't Know	0	211	0		162	373
Total	25	470	0		162	657

Table III.28.12, at right, displays the vacancy rate of single family units by the number of bedrooms. Two bedroom units were the most common type of reported single family unit, which had a vacancy rate of 18.8 percent.

Table III.28.12			
Single Family Units by Number of Bedrooms			
City of Sidney			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	0	0	0
Two	16	3	18.8%
Three	6	3	50.0%
Four	3	2	66.7%
Don't know	0	0	0
Total	25	8	32.0%

Table III.28.13, below 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 3.1 percent.

Table III.28.13			
Apartment Units by Number of Bedrooms			
City of Sidney			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	33	1	3.0%
Two	131	4	3.1%
Three	95	11	11.6%
Four	0	0	0
Don't know	211	34	16.1%
Total	470	50	10.6%

Average market-rate rents by unit type are shown in Table III.28.14, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.28.14					
Average Market Rate Rents by Number of Bedrooms					
City of Sidney					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$636	\$	\$	\$636
Two	\$550	\$717	\$	\$	\$669
Three	\$725	\$900	\$	\$	\$865
Four	\$925	\$	\$	\$	\$925
Average	\$654	\$636	\$	\$	\$649

Table III.28.15, below, shows vacancy rates for single family units by average rental rates for the City of Sidney. The most common rent for single family units was \$500 to \$750 dollars and units in this price range had a vacancy rate of 32.0 percent.

Table III.28.15			
Single Family Market Rate Rents by Vacancy Status			
City of Sidney			
2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0
\$500 to \$750	25	8	32.0%
\$750 to \$1,000	0	0	0
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	0	0	0
Total	25	8	32.0%

The average rent and availability of apartment units is displayed in Table III.28.16, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 10.9 percent.

Table III.28.16			
Apartment Market Rate Rents by Vacancy Status			
City of Sidney			
2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	73	12	16.4%
\$500 to \$750	221	24	10.9%
\$750 to \$1,000	176	14	8.0%
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	0	0	0
Total	470	50	10.6%

Respondents were asked if utilities are included in the rent and as shown in Table III.28.17, on the following page, 8 respondents, or 66.7 percent, included some sort of utility in the rent.

Table III.28.17 Are there any utilities included with the rent? City of Sidney 2016 Survey of Rental Properties	
Period	Respondent
Yes	8
No	4
% Offering Utilities	66.7%

The type of utility included in the rent is shown in Table III.28.18, below. There were 2 respondents who included electricity, 1 respondent who included natural gas, 8 respondents who included water and sewer and 8 respondents included trash collection in the rent.

Table III.28.18 Which utilities are included with the rent? City of Sidney 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	1
Water/Sewer	8
Trash Collection	8

Table III.28.19, at right, shows the number of survey respondents who keep a waiting list. As can be seen 5 respondents said they keep a waiting list, with an estimated 20 number of persons on the waiting list.

Table III.28.19 Do you keep a waiting list? City of Sidney 2016 Survey of Rental Properties	
Period	Respondent
Yes	5
No	7
Waiting list Size	20

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.28.20, below, 1 respondent said there was no need for renovating single family units, with 4 respondents saying there was extreme need for renovating single family units. Likewise, 1 respondent indicated no need for renovating existing apartment units, with 4 respondents saying there was extreme need for renovating existing apartment units.

Table III.28.20 How would you rate the need for renovation of existing units in the city? City of Sidney 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	
Low Need	1	1	1	
Moderate Need	2	1	2	
High Need	1	2	1	
Extreme Need	4	4	4	

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.28.21, below, 6 respondents said there was no need for new single family units, with 1 respondent saying there was extreme need for constructing new single family units. Likewise, 6 respondents indicated no need for constructing new apartment units, with 1 respondent saying there was extreme need for constructing new apartment units.

Table II.28.21 How would you rate the need for construction of new units in the city? City of Sidney 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	6	6	6	
Low Need				
Moderate Need				
High Need	1	1	1	
Extreme Need	1	1	1	

Local Commentary

Sidney is the county seat of Cheyenne County. The retail store Cabela’s operates its headquarters in Sidney, providing 2,000 jobs, but education, health care, and manufacturing are also large industries. Sidney’s manufacturing and distribution sectors thrive in part due to the three major highways, three sets of railroad tracks, and a modern airport that allow companies to easily distribute their goods.

There are plans for a couple of new hotels to open soon. Love's Travel Shop has hired over seventy employees recently and a local construction company has recently also hired more people. Even though Cabela’s has opened up their new office building they unfortunately laid off about three hundred workers recently. The Bass Pro Shop has bought an 11 percent stake in Cabela’s with a mandate to streamline operations. There have been a few other businesses that have closed this past year including Commscope and Anderson Forrest Products. Additionally, there has been a small dip in population and employment due to the layoffs and closures. There is still a need for more rental houses and apartments units. Sidney has just installed a new water main line to the industrial park. There also has been a new water park opened. Additionally, two new roadways have been added here in Sidney.¹⁰⁴

¹⁰⁴ Telephone interview with Sidney staff, 2/2017

