RESIDENTIAL LAND INVENTORY REPORT

AS OF JANUARY 1, 2021

March 15, 2021
The Big Picture

The purpose of this report is to inform the discussion about residential lot supply in Lincoln. This report summarizes residential building permit activity and residential development approvals in Lincoln. The report also contains a brief analysis of county lot supply. Residential permit information is compared with assumptions from the Comprehensive Plan (LPAn 2040), last updated in 2016, to track how those assumptions have aligned with development activity.

Based on population and household projections, Lincoln will have approximately 372,000 residents living in over 155,000 households by 2040. Approximately 36,000 dwelling units will need to be constructed in Lincoln between 2016 and 2040 to meet this 24-year demand. That averages to nearly 1,500 dwelling units per year, but this number will naturally start lower and increase over time as the city’s population grows. There will continue to be market fluctuations as well.

Approved Supply (all unit types)

1,247 du’s
3-year average of dwelling units permitted per year in new growth areas

19,545 du’s
approved (includes final and prelim platted lots) units in new growth areas as of January 1, 2021

15.9 years
supply of approved dwelling units in new growth areas as of January 1, 2021

Final Platted Supply (single family)

823 du’s
3-year average building permits for single family dwellings per year (includes detached, attached, and duplex)

2,594 du’s
final platted lots for single family dwelling units in new growth areas as of January 1, 2021

3.2 years
supply of single family lots that have been final platted in new growth areas as of January 1, 2021
Citywide Housing Demand

Demand for new dwellings can be determined by looking at building permits. Citywide, the number of residential building permits in 2020 remained strong despite the pandemic, with single family detached units showing highest single-year total in the past 15 years.

Citywide Building Permits Issued for Dwelling Units

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Single Family Detached</td>
<td>794</td>
<td>569</td>
<td>410</td>
<td>374</td>
<td>370</td>
<td>388</td>
<td>525</td>
<td>600</td>
<td>663</td>
<td>663</td>
<td>632</td>
<td>728</td>
<td>621</td>
<td>658</td>
<td>807</td>
</tr>
<tr>
<td>Single Family Attached &amp; Duplex</td>
<td>241</td>
<td>280</td>
<td>184</td>
<td>184</td>
<td>139</td>
<td>162</td>
<td>263</td>
<td>213</td>
<td>215</td>
<td>254</td>
<td>263</td>
<td>288</td>
<td>256</td>
<td>260</td>
<td>256</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>841</td>
<td>314</td>
<td>73</td>
<td>42</td>
<td>332</td>
<td>350</td>
<td>574</td>
<td>529</td>
<td>1,012</td>
<td>1,067</td>
<td>372</td>
<td>781</td>
<td>611</td>
<td>1,038</td>
<td>616</td>
</tr>
<tr>
<td>Total</td>
<td>1,876</td>
<td>1,163</td>
<td>667</td>
<td>600</td>
<td>841</td>
<td>900</td>
<td>1,362</td>
<td>1,342</td>
<td>1,890</td>
<td>1,984</td>
<td>1,267</td>
<td>1,797</td>
<td>1,488</td>
<td>1,956</td>
<td>1,679</td>
</tr>
</tbody>
</table>

Notes:

Based on issued building permits, not actual construction and occupancy. There are some permits issued, particularly in multi-family, that are never built. Year is based on date permit issued, not date of completion and occupancy.

Single Family Detached is one detached dwelling unit on a single lot.

Single Family Attached is one dwelling unit on a single lot attached by a common wall to one or more other dwelling units on separate lots. Commonly known as a townhome.

Duplex is two dwelling units on one lot.

Multi-family is three or more units built on a single lot, typical of apartments or condominiums.

Totals include City of Lincoln and the 3-mile jurisdiction. There were 40 single family detached issued in the 3-mile jurisdiction in 2020. Typically around 30-60 units are outside Lincoln but within the 3-mile jurisdiction.
Citywide Housing Demand (con’t)

Of the total new dwelling units projected between 2016 and 2040, 40% are expected to be multi-family.

As shown below, the share of multi-family has exceeded the LPlan 2040 assumption over the past decade.

Citywide Housing Demand for New Building Permits

<table>
<thead>
<tr>
<th>Year</th>
<th>Avg</th>
<th>Total</th>
<th></th>
<th>Avg</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011-2020</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family Detached</td>
<td>629</td>
<td>6,285</td>
<td>40.1%</td>
<td>695</td>
<td>2,086</td>
</tr>
<tr>
<td>Single Family Attached &amp; Duplex</td>
<td>243</td>
<td>2,430</td>
<td>15.5%</td>
<td>257</td>
<td>772</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>695</td>
<td>6,950</td>
<td>44.4%</td>
<td>755</td>
<td>2,265</td>
</tr>
<tr>
<td>Total</td>
<td>1,567</td>
<td>14,827</td>
<td></td>
<td>1,708</td>
<td>5,123</td>
</tr>
</tbody>
</table>

Rendering for Antelope Tower, a 93-unit infill project at Antelope Valley & K

Citywide Housing Mix for New Building Permits

- Single Family Detached
- Single Family Attached & Duplex
- Multi-Family
Housing Demand in New Growth Areas

Boundaries for New Growth Areas are shown on the right. These are the areas typically described as suburban/edge growth and are where most of Lincoln’s new housing is built.

Multi-family construction in New Growth Areas was the lowest since 2009, with nearly all 2020 multi-family housing projects being located in Established Areas.

Building Permits Issued for Dwelling Units in New Growth Areas

<table>
<thead>
<tr>
<th>Year</th>
<th>Single Family Detached</th>
<th>Single Family Attached &amp; Duplex</th>
<th>Multi-Family</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>678</td>
<td>186</td>
<td>690</td>
<td>1,554</td>
</tr>
<tr>
<td>2007</td>
<td>506</td>
<td>266</td>
<td>314</td>
<td>1,086</td>
</tr>
<tr>
<td>2008</td>
<td>370</td>
<td>170</td>
<td>49</td>
<td>589</td>
</tr>
<tr>
<td>2009</td>
<td>159</td>
<td>91</td>
<td>0</td>
<td>250</td>
</tr>
<tr>
<td>2010</td>
<td>333</td>
<td>117</td>
<td>176</td>
<td>626</td>
</tr>
<tr>
<td>2011</td>
<td>331</td>
<td>148</td>
<td>302</td>
<td>781</td>
</tr>
<tr>
<td>2012</td>
<td>451</td>
<td>218</td>
<td>515</td>
<td>1,184</td>
</tr>
<tr>
<td>2013</td>
<td>525</td>
<td>203</td>
<td>368</td>
<td>1,096</td>
</tr>
<tr>
<td>2014</td>
<td>574</td>
<td>182</td>
<td>702</td>
<td>1,458</td>
</tr>
<tr>
<td>2015</td>
<td>591</td>
<td>249</td>
<td>588</td>
<td>1,428</td>
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<tr>
<td>2016</td>
<td>571</td>
<td>228</td>
<td>137</td>
<td>936</td>
</tr>
<tr>
<td>2017</td>
<td>671</td>
<td>234</td>
<td>472</td>
<td>1,377</td>
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<tr>
<td>2018</td>
<td>537</td>
<td>214</td>
<td>322</td>
<td>1,073</td>
</tr>
<tr>
<td>2019</td>
<td>541</td>
<td>206</td>
<td>854</td>
<td>1,601</td>
</tr>
<tr>
<td>2020</td>
<td>750</td>
<td>222</td>
<td>95</td>
<td>1,067</td>
</tr>
</tbody>
</table>

Building permits show a similar pattern with slightly higher numbers over the 2011-2020 period compared to the more recent 2018-2020 period.
Housing Demand in Established Areas

Of the 36,000 new dwelling units projected in Lincoln between 2016 and 2040, 8,000 units are expected to be located within the existing built environment.

For purposes of this report, “Established Areas” or “infill” include all areas in the city outside of the New Growth Areas.

The amount of infill development has steadily increased in recent years, with 2020 reaching the highest number in at least 15 years. Major infill projects in 2020 include Canopy Park located at Canopy & N (253 units), Haven at Uptown located at Cotner & P (153 units), and Antelope Tower located at Antelope Valley & K (93 units).

The LPPlan 2040 assumption of 8,000 units over 24 years (which equals on average 333 units per year) has been met on average over the past ten years, and significantly exceeded in recent years.

### Building Permits Issued for Dwelling Units in Established Areas

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</thead>
<tbody>
<tr>
<td>Single Family Detached</td>
<td>78</td>
<td>18</td>
<td>12</td>
<td>14</td>
<td>6</td>
<td>20</td>
<td>34</td>
<td>32</td>
<td>66</td>
<td>38</td>
<td>31</td>
<td>23</td>
<td>35</td>
<td>92</td>
<td>17</td>
</tr>
<tr>
<td>Single Family Attached &amp; Duplex</td>
<td>55</td>
<td>14</td>
<td>14</td>
<td>12</td>
<td>22</td>
<td>14</td>
<td>45</td>
<td>10</td>
<td>33</td>
<td>5</td>
<td>35</td>
<td>54</td>
<td>42</td>
<td>55</td>
<td>34</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>151</td>
<td>0</td>
<td>24</td>
<td>12</td>
<td>156</td>
<td>48</td>
<td>59</td>
<td>161</td>
<td>310</td>
<td>479</td>
<td>235</td>
<td>309</td>
<td>289</td>
<td>184</td>
<td>521</td>
</tr>
<tr>
<td>Total</td>
<td>284</td>
<td>32</td>
<td>50</td>
<td>68</td>
<td>184</td>
<td>82</td>
<td>138</td>
<td>203</td>
<td>409</td>
<td>522</td>
<td>301</td>
<td>386</td>
<td>331</td>
<td>572</td>
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</tr>
</tbody>
</table>

### Avg Total for 2011-2020

<table>
<thead>
<tr>
<th></th>
<th>Avg</th>
<th>Total</th>
<th>2011-2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Detached</td>
<td>39</td>
<td>388</td>
<td>11.7%</td>
</tr>
<tr>
<td>Single Family Attached &amp; Duplex</td>
<td>33</td>
<td>327</td>
<td>9.9%</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>260</td>
<td>2,595</td>
<td>78.4%</td>
</tr>
<tr>
<td>Total</td>
<td>331</td>
<td>3,310</td>
<td></td>
</tr>
</tbody>
</table>
Housing Demand in Established Areas (con’t)

Greater Downtown is roughly bounded by Salt Creek on the west and north, A Street on the south, and 27th Street on the east. It includes Downtown proper, Antelope Valley, the Haymarket, Telegraph District, Innovation Campus, and several core residential neighborhoods (the boundary is shown in the Maps section of this report).

Greater Downtown added 376 units in 2020. This was primarily due to two projects: Canopy Park located at Canopy & N (253 units) and Antelope Tower located at Antelope Valley & K (93 units). Both are traditional housing projects not specifically targeted to college students. Previous years with large totals in Greater Downtown, such as 2014 and 2015, were primarily due to student-oriented housing projects.

Over the past ten years, growth in Greater Downtown has exceeded the LPlan assumption of 3,000 units over 24 years (which equals on average 125 units per year). Actual growth in the past ten years has been 1,648 units, or 165 units per year.
Where is Growth Happening?

LPlan 2040 assumes roughly 22% (333 units per year) of new residential development in Lincoln will be infill with the remainder almost completely in New Growth Areas. The past five years have significantly exceeded that assumption, with 2020 showing the highest proportion of infill development in at least 10 years.

The large proportion of infill growth in 2020 is primarily due to several large infill multi-family projects, combined with a lack of new multi-family projects (95 units) in New Growth areas along with a focus on detached single family housing in those areas. This is a contrast to 2019, which had several large multi-family projects (854 units) in New Growth Areas.

### 2011-2020

- **New Growth Areas**: 76.6% (1,200 units per year)
- **Established Areas**: 21.1% (331 units per year)
- **3-Mile Jurisdiction**: 2.3% (35 units per year)

### 2011-2015

- **New Growth Areas**: 79.5% (1,189 units per year)
- **Established Areas**: 18.1% (271 units per year)
- **3-Mile Jurisdiction**: 2.4% (35 units per year)

### 2016-2020

- **New Growth Areas**: 73.9% (1,211 units per year)
- **Established Areas**: 23.9% (391 units per year)
- **3-Mile Jurisdiction**: 2.2% (35 units per year)

### Citywide Distribution of New Dwelling Units

- **2011-2020**: 76.6% New Growth Areas, 21.1% Established Areas, 2.3% 3-Mile Jurisdiction
- **2011-2015**: 79.5% New Growth Areas, 18.1% Established Areas, 2.4% 3-Mile Jurisdiction
- **2016-2020**: 73.9% New Growth Areas, 23.9% Established Areas, 2.2% 3-Mile Jurisdiction

*3-Mile includes permits outside of city limits and New Growth Areas, but within the 3-mile jurisdiction.*
## Residential Land Inventory

**New Growth Areas as of January 1, 2021**

<table>
<thead>
<tr>
<th>Development Subarea*</th>
<th>South</th>
<th>West</th>
<th>North</th>
<th>Southwest</th>
<th>East</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. Existing Built</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family Detached</td>
<td>14,199</td>
<td>5,682</td>
<td>6,776</td>
<td>296</td>
<td>2,859</td>
<td>29,812</td>
</tr>
<tr>
<td>Single Family Attached &amp; Duplex</td>
<td>3,803</td>
<td>1,803</td>
<td>1,707</td>
<td>17</td>
<td>915</td>
<td>8,245</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>5,851</td>
<td>1,504</td>
<td>5,099</td>
<td>0</td>
<td>1,115</td>
<td>13,569</td>
</tr>
<tr>
<td>Total Dwelling Units</td>
<td>23,853</td>
<td>8,989</td>
<td>13,582</td>
<td>313</td>
<td>4,889</td>
<td>51,626</td>
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<tr>
<td><strong>B. Final Platted Lots</strong></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family Detached</td>
<td>791</td>
<td>358</td>
<td>314</td>
<td>118</td>
<td>803</td>
<td>2,384</td>
</tr>
<tr>
<td>Single Family Attached &amp; Duplex</td>
<td>61</td>
<td>34</td>
<td>74</td>
<td>0</td>
<td>41</td>
<td>210</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Total Dwelling Units</td>
<td>852</td>
<td>392</td>
<td>388</td>
<td>118</td>
<td>844</td>
<td>2,594</td>
</tr>
<tr>
<td><strong>C. Approved Preliminary Plats, CUPs, PUDs (Units Not Yet Final Platted)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Single Family Detached</td>
<td>2,630</td>
<td>836</td>
<td>1,454</td>
<td>11</td>
<td>769</td>
<td>5,700</td>
</tr>
<tr>
<td>Single Family Attached &amp; Duplex</td>
<td>989</td>
<td>141</td>
<td>436</td>
<td>0</td>
<td>201</td>
<td>1,767</td>
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<tr>
<td>Multi-Family</td>
<td>3,969</td>
<td>923</td>
<td>1,179</td>
<td>0</td>
<td>1,667</td>
<td>7,738</td>
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<tr>
<td>Unspecified Dwelling Units***</td>
<td>1,077</td>
<td>6</td>
<td>82</td>
<td>250</td>
<td>331</td>
<td>1,746</td>
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<tr>
<td>Total Dwelling Units</td>
<td>8,665</td>
<td>1,906</td>
<td>3,151</td>
<td>261</td>
<td>2,968</td>
<td>16,751</td>
</tr>
<tr>
<td><strong>D. Total Potential of Final Platted &amp; Prelim Platted Land (B+C)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family Detached</td>
<td>3,421</td>
<td>1,194</td>
<td>1,768</td>
<td>129</td>
<td>1,572</td>
<td>8,084</td>
</tr>
<tr>
<td>Single Family Attached &amp; Duplex</td>
<td>1,050</td>
<td>175</td>
<td>510</td>
<td>0</td>
<td>242</td>
<td>1,977</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>3,969</td>
<td>923</td>
<td>1,179</td>
<td>0</td>
<td>1,667</td>
<td>7,738</td>
</tr>
<tr>
<td>Unspecified Dwelling Units***</td>
<td>1,077</td>
<td>6</td>
<td>82</td>
<td>250</td>
<td>331</td>
<td>1,746</td>
</tr>
<tr>
<td>Total Dwelling Units</td>
<td>9,517</td>
<td>2,298</td>
<td>3,539</td>
<td>379</td>
<td>3,812</td>
<td>19,545</td>
</tr>
<tr>
<td><strong>E. Additional Potential Dwelling Units on Raw Land</strong>** in Tier I</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Dwelling Units</td>
<td>4,510</td>
<td>2,791</td>
<td>2,039</td>
<td>2,537</td>
<td>7,120</td>
<td>18,997</td>
</tr>
<tr>
<td><strong>F. Grand Total Potential (D+E)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Dwelling Units</td>
<td>14,027</td>
<td>5,089</td>
<td>5,578</td>
<td>2,916</td>
<td>10,932</td>
<td>38,542</td>
</tr>
</tbody>
</table>

* Subareas are all in new growth areas within the Future Service Limit (Tier I). Monitoring these growth areas can inform future infrastructure and land use decisions.

** “Raw Land” is land in Tier I shown as “Residential” in the future land use plan without a final plat, preliminary plat, CUP, or PUD. Raw Land includes agricultural land outside of the FEMA floodplain and is calculated at three dwelling units per acre. Raw Land also includes smaller tracts of land calculated at four dwelling units per acre because it is less likely that developable land will be utilized for facilities such as parks and schools.

*** “Unspecified Units” include dwelling units in preliminary plans that do not specify the type of dwelling unit approved.
Housing Supply in New Growth Areas

LPlan 2040 anticipates 36,000 new dwelling units in Lincoln between 2016 and 2040. Approximately 28,000 of those units are expected within new growth areas and 8,000 within established areas of the city. Given that there is potential for approximately 38,500 dwelling units in new growth areas, and infill development is exceeding expectations, the current land supply will adequately serve the projected expansion of the city beyond the year 2040.

Lincoln’s approved unbuilt supply increased from 16,141 in 2019 to 19,545 in 2020. The total of 19,545 is a new high, as approved supply has typically hovered between 13,000-16,000 units in the past 10 years. The increase in supply can be attributed to several large housing projects that were included in 2020.

The largest new approvals in 2020 in terms of units were Chateau at Yankee Hill (860 multi-family units, 44th & Yankee Hill), and The 8801 (596 mixed units, 89th & Holdrege). There were approximately ten subdivisions with mixed housing types that added between 100-200 units each.
Housing Supply in New Growth Areas (con’t)

As of January 1, 2021, there were 10,061 available single family lots (detached, attached, and duplex) in New Growth Areas. These lots are in various stages of the approval process, including both final platted lots and preliminary platted lots. Of this number, 2,594 lots are final platted and available more immediately.

823 du’s

3-year average building permits for single family dwellings per year in new growth areas (includes detached, attached, and duplex)

Final Platted Supply (single family)

2,594 du’s

final platted lots for single family dwelling units in new growth areas as of January 1, 2021

3.2 years

supply of single family lots that have been final platted in new growth areas as of January 1, 2021

Approved Supply (single family)

10,061 du’s

approved (includes final and prelim platted lots) single family units in new growth areas as of January 1, 2021

12.6 years

supply of approved (includes final and prelim platted lots) single family units in new growth areas as of January 1, 2021

Supply for Single Family Detached, Attached, and Duplex Units in New Growth Areas
Housing Supply in Rural Areas

For purposes of this report, “rural areas” are within Lancaster County but outside the zoning jurisdiction of Lincoln (3-mile jurisdiction) and the other incorporated villages in the county (1-mile jurisdiction). Note that several villages in the county have significant available residential land within their 1-mile jurisdictions that is not included in this analysis. All units within county jurisdiction over the past five years are single-family detached.

**55 du’s**

3-year average building permits for single family dwellings per year in rural areas

**Final Platted Supply (single family)**

**150 du’s**

final platted lots for single family dwelling units in rural areas as of January 1, 2021

**2.7 years**

supply of single family lots that have been final platted in rural areas as of January 1, 2021

**Approved Supply (single family)**

**313 du’s**

approved (includes final and prelim platted lots) single family units in rural areas as of January 1, 2021

**5.7 years**

supply of approved (includes final and prelim platted lots) single family units in rural areas as of January 1, 2021

**Overall Supply (all unit types)**

**1,277 du’s**

approved and potential dwelling units (includes raw land identified as Low Density Residential [assumed at one unit per three acres] on the Future Land Use Map) as of January 1, 2021

**23.2 years**

supply of approved and potential dwelling units in new growth areas as of January 1, 2021

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**Residential Permits in Rural Areas (all single family detached)**

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Residential Building Permits Heat Map (permits), 2020
Residential Building Permits Heat Map (units), 2020
Residential Building Permits Heat Map (permits), 2018-2020
Residential Building Permits Heat Map (units), 2018-2020
Residential Building Permits by Type, 2020
Residential Building Permits by Type, 2018-2020
Residential Building Permits Focus Areas, 2018-2020

MAPS

Single family homes in Waterford Estates near 98th & O
2020 Total Residential Units in Lincoln: 1,679 units

Note: This heat map is based on density of permits, not individual units. It allows for a visualization of where the most residential construction activity is occurring.
2020 Total Residential Units in Lincoln: 1,679 units

Note: This heat map is based on density of permitted units. Since multi-family complexes have the greatest density of residential units, this map skews toward showing the multi-family areas as hot spots and minimizes the visual representation of single family developments.
2018-2020 Total Residential Units in Lincoln: 5,123 units
2018-2020 Annual Average: 1,708 units

Note: This heat map is based on density of permits, not individual units. It allows for a good visualization of where the most residential construction activity is occurring.
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2018-2020 Annual Average: 1,708 units

Note: This heat map is based on density of permitted units. Since multi-family complexes have the greatest density of residential units, this map skews toward showing the multi-family areas as hot spots and minimizes the visual representation of single family developments.
2020 Residential Units in Lincoln

Multi-Family: 616 units
Single Family Detached: 807 units
Duplex/Townhouse: 256 units

Note: The blue numbers represent total multi-family units per permit or complex.
2018-2020 Residential Units in Lincoln

Multi-Family: 2,265 units (annual average of 755 units)
Single Family: 2,086 units (annual average of 695 units)
Duplex/Townhouse: 772 units (annual average of 257 units)
Note: The blue numbers represent total multi-family units per permit or complex.

### 2018-2020 Residential Units in North New Growth Area

**Multi-Family:** 96 units (annual average of 32 units)

**Single Family:** 248 units (annual average of 83 units)

**Duplex/Townhouse:** 40 units (annual average of 13 units)
2018-2020 Residential Units in East New Growth Area

Multi-Family: 350 units (annual average of 117 units)
Single Family: 488 units (annual average of 163 units)
Duplex/Townhouse: 168 units (annual average of 56 units)
2018 - 2020 Residential Building Permit Activity

- Residential Building Permits (2018 - 2020)
- New Growth Sub Areas
- Multi Family
- Single Family
- Duplex / Townhome

2018-2020 Residential Units in South New Growth Area

Multi-Family: 588 units (annual average of 196 units)
Single Family: 695 units (annual average of 232 units)
Duplex/Townhouse: 311 units (annual average of 104 units)
2018-2020 Residential Building Permit Activity
- Residential Building Permits (2018 - 2020)
  - New Growth Sub Areas
    - Multi Family
    - Single Family
    - Duplex / Townhome

2018-2020 Residential Units in Southwest New Growth Area
Multi-Family: 35 units (annual average of 12 units)
Single Family: 137 units (annual average of 46 units)
2018-2020 Residential Units in West New Growth Area

Multi-Family: 202 (annual average of 67 units)
Single Family: 200 units (annual average of 67 units)
Duplex/Townhouse: 123 units (annual average of 41 units)
2018-2020 Residential Units in Greater Downtown

Multi-Family: 539 (annual average of 180 units)
Single Family: 8 units (annual average of 3 units)
Duplex/Townhouse: 17 units (annual average of 6 units)

Note: The blue numbers represent total multi-family units per permit or complex.