



July 7, 2025

Urban Affairs Committee  
Legislative Council  
1445 K Street PO Box 94604  
Lincoln, NE 68509

Dear Urban Affairs Committee,

In accordance with N.R.S §19-5504, the City of Hastings is providing the required information on affordable housing in a community of at least 20,000 population. The following report will include:

- 1a. Hastings Residential Zoning Requirements (Pg. 2);
- 1b. Areas in Hastings Zoned for Multifamily and Middle Housing (Pg. 3);
- 1c. New Residential Construction in Hastings (Pg. 3);
- 1d. Annexed Residential Units into Hastings (Pg. 4);
- 1e. Per-unit Cost of Housing within Hastings (Pg. 4);
- 1f. Housing Density Bonuses/Incentives (Pg. 5);
- 1g. Accessory Dwelling Units (Pg. 5);
- 1h. Affordable Housing Incentives (Pg. 6);
- 1i. Substandard and Blighted Areas in Hastings (Pg. 7);
- 1j. Extremely Blighted Areas in Hastings (Pg. 8);
- 1k. Housing Need in Hastings (Pg. 9);
- 1l. Housing Action Plans in Hastings (Pg. 10).

The City of Hastings has a population of 25,152 (2020 Decennial Census) and is located approximately 14 miles south of Interstate 80. The population has remained fairly stable since 1980, as per the 2025 Hastings Comprehensive Plan.

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## 1a. Hastings Residential Zoning Requirements

Pursuant to N.R.S §19-5504 (1)a, the City of Hastings provides the following overview of the city's current residential zoning requirements.

The City has six residential zoning districts that allow a variety of housing types. Chapter 34 of the Municipal Code identifies the zoning districts and allowed uses. Table 200-1, included below, identifies the housing types allowed in each residential zoning district. Additionally, the City developed the R-5 District, which is intended to allow infill development of undersized lots in the R-1 District. Certain residential land use types are also allowed in Agriculture, Commercial, and Industrial Districts.

<b>Table 200-1: Uses and Districts</b>						
<b>Residential Uses</b>	<b>R-1</b>	<b>R-1A</b>	<b>R-1S</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>
Detached dwelling	P	P	P	P	P	P
Semi-attached dwelling	-	-	-	P	P	P
Attached dwelling	-	-	-	-	P	P
Multi-dwelling building	-	-	-	-	P	P
Live/Work units	-	-	-	-	-	P
Mixed-use dwelling	-	-	-	-	-	C
Group housing	C	C	C	C	C	C
Type A & B manufactured housing	P	P	P	P	P	P
Mobile home court	-	-	-	-	-	-
Mobile home, accessory	-	-	-	-	-	-
Detached dwelling, accessory	-	-	-	-	-	-
<b>P = Permitted</b> <b>R = Restricted</b> <b>C = Conditional</b> <b>- = Not Permitted</b>						

A semi-attached dwelling is synonymous with a duplex, an attached dwelling is synonymous with a townhouse, and a multi-dwelling building is synonymous with an apartment, as per our zoning code. The lot sizes in these districts range from 1.5-acre minimum lot sizes in the R-1S District to 2,000 sq ft for townhouses in the R-4 District. Every district has a minimum dwelling size of 650 sq ft. The City of Hastings intends to amend the zoning code in the upcoming years to better reflect the needs of the community and revisit the allowed uses in each district. An accessory dwelling unit is a conditional use in the agricultural district, and this is one of the things we are considering revising.

### 1b.Areas in Hastings Zoned for Multifamily and Middle Housing

Pursuant to N.R.S §19-5504 (1)b, the City of Hastings has identified the percentage of areas within the corporate limits of the city zoned for residential use which permit the construction of multifamily and middle housing, including whether such areas are zoned specifically for residential use or generally allow residential use, and whether such construction is permitted with or without any additional permit requirements. The semi-attached dwelling and attached dwelling in the Hastings Municipal Code meet the definition of middle housing, as defined in §19-5503 (6). The following table identifies the housing type and how many acres the city limits allow for that use. There is an overlap in the areas that allow these housing types.

	Acres	Percentage
Residential Zoning (R-1, R-1A, R-1S, R-2, R-3, R-4)	3,629	37.2%
Multi-dwelling building allowed by right (R-3, R-4, C-O, C-1, C-3)	1,218	12.5%
Semi-attached dwelling allowed by right (R-2, R-3, R-4, C-O, C-1, C-3)	1,464	15.0%
Attached dwelling allowed by right (R-3, R-4, C-O, C-1, C-3)	1,218	12.5%
<b>Total number of acres within Hastings city limits</b>	<b>9,756</b>	<b>100.0%</b>

### 1c. New Residential Construction in Hastings

A breakdown of new residential construction within the corporate limits of the city over the previous five years, including the percentage of such construction that was single-family, multifamily housing, and middle housing, is shown in the following table, pursuant to N.R.S §19-5504 (1)c. This data is pulled from the number of new building permits issued for residential construction in the city. Middle housing includes duplexes and townhomes.

Year	Single-Family		Middle Housing		Multifamily	
	Units	Percent	Units	Percent	Units	Percent
2020	51	83.6%	10	16.4%	0	0.0%
2021	25	0.0%	0	0.0%	0	0.0%
2022	42	35.0%	0	0.0%	78	65.0%
2023	41	83.7%	8	16.3%	0	0.0%
2024	38	12.2%	86	27.6%	188	60.2%
<b>Total</b>	<b>197</b>	<b>34.8%</b>	<b>104</b>	<b>18.3%</b>	<b>266</b>	<b>46.9%</b>

#### 1d. Annexed Residential Units into Hastings

A breakdown of new residential units annexed by the city over the previous five years, including the percentage of such units that were single-family housing, multifamily housing, and middle housing, is shown in the following table, pursuant to N.R.S §19-5504 (1)d. The City annexed a total of 145.1 acres, consisting primarily of industrial areas (82.2 acres) and some planned residential subdivisions.

Year	Single-Family		Middle Housing		Multifamily	
	Units	Percent	Units	Percent	Units	Percent
2020	1	100.0%	0	0.0%	0	0.0%
2021	2	100.0%	0	0.0%	0	0.0%
2022	23*	100.0%	0	0.0%	0	0.0%
2023	0	0.0%	0	0.0%	0	0.0%
2024	24**	100.0%	0	0.0%	0	0.0%
<b>Total</b>	<b>50</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>
* 12 single-family homes constructed after annexation & 11 undeveloped lots intended for single-family homes						
** Subdivision of 24 undeveloped lots intended for single-family homes						

#### 1e. Per-unit Cost of Housing within Hastings

Pursuant to N.R.S §19-5504 (1)e, the City of Hastings has calculated the estimated per-unit cost of housing within the corporate limits of the city by looking at building permits of new construction and taking the valuation of each residential property and dividing it by the number of units. The 2023 Report included data from 2022 and 2023. This report covers 2024 data. Building permit data had valuation information for duplexes and townhomes, which meet the definition of middle housing, as defined in §19-5503 (6).

Housing Type	2024 Valuation	Units	Per-Unit Estimate
Single-Family	\$14,283,823.03	38	\$375,890.08
Middle Housing	\$8,142,859.16	86	\$94,684.41
Multifamily	\$32,345,213.55	188	\$172,049.01

## 1f. Housing Density Bonuses/Incentives

Pursuant to N.R.S §19-5504 (1)f, the City of Hastings identified whether such zoning codes, ordinances, and regulations provide for density bonuses or other concessions or incentives which encourage residential density, and the frequency with which such bonuses, concessions, or incentives are utilized. The City of Hastings does not provide density bonuses or incentives; however, concessions are available in the form of a Planned District. An applicant can apply to rezone a property to a Planned District, which allows more flexibility, such as smaller lot sizes and setback requirements that could result in higher density.

The Planned District is a commonly used tool by developers to bring housing projects to the community. In May of 2025, a planned district was approved by the council, which will bring 22 units of duplex housing and 6 units of triplex housing to the community. In previous years, one to two planned districts were approved per year for residential and mixed-use developments.



## 1g. Accessory Dwelling Units

Pursuant to N.R.S §19-5504 (1)g, the City of Hastings identified whether such zoning codes, ordinances, and regulations allow the construction of accessory dwelling units. A detached dwelling accessory is an allowed use in the Agriculture District with a Conditional Use Permit, which requires a public hearing at the Planning Commission and City Council meetings. The City of Hastings is in the process of revising our zoning codes, which would include revisiting our uses and districts table and the allowed uses in each district. This would include public engagement to determine the level of support for accessory dwelling units in other residential districts throughout the community.

## 1h. Affordable Housing Incentives

Pursuant to N.R.S §19-5504 (1)h, the City of Hastings has identified the incentives the city applies to encourage the development of affordable housing, including both direct incentives and regulatory relief. The City of Hastings' Community Redevelopment Authority implements several incentive programs, including a revolving loan fund and facade improvement program in the Central Business District, as well as Tax Increment Financing (TIF) in the designated blighted and substandard areas throughout the community. While TIF is not specifically targeted towards affordable housing projects, there have been two affordable housing projects completed or in progress that were assisted by TIF funds in the past two years. This includes a total of 90 units of multifamily and middle housing at Garage Flats, Fairview Villas, and Cedar Park.

Garage Flats consists of a total of four units of duplex housing, completed in 2024. Two of the units are considered affordable housing, and two units are market-rate housing.



Fairview Villas consists of a total of 28 units of duplex housing, completed in 2025. This includes 22 units that serve individuals at or below 60% AMI and six units at market-rate.

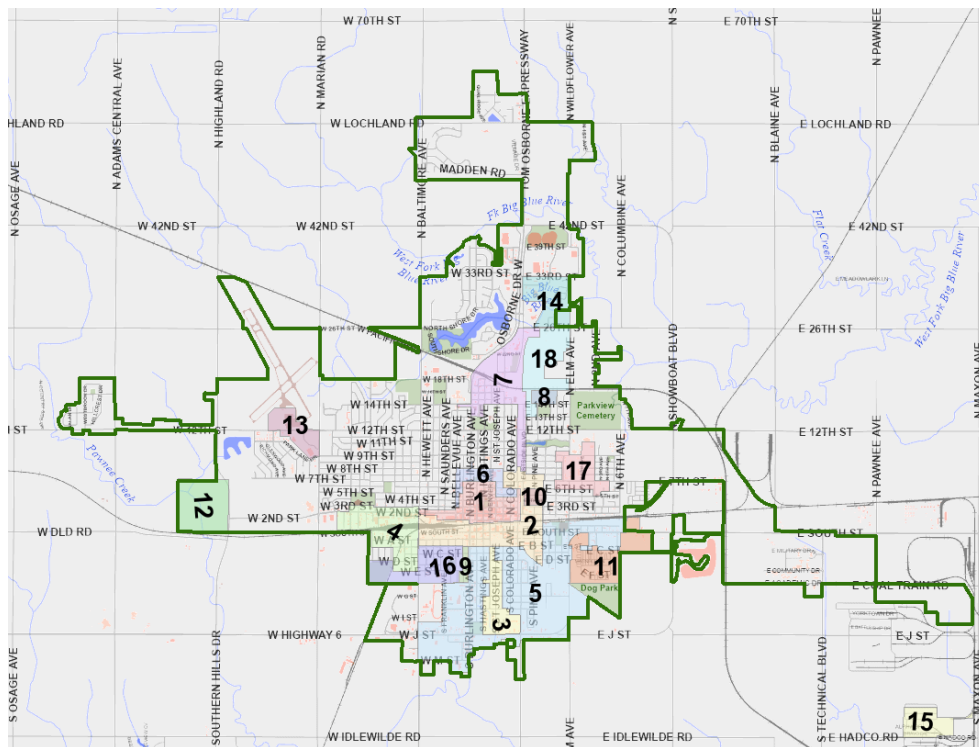
Cedar Park is currently under construction and will have a total of 58 units, consisting of 10 townhome units and 48 multifamily units. The 10 townhome units and 24 multifamily units are part of a LIHTC project focused on populations that are 55+. The other 24 units of multifamily housing are workforce units for households at or below 120% AMI.

Additionally, the City of Hastings approved a resolution in April 2025 to allow the use of Micro-TIF within the blighted and substandard areas for single-family residential projects. While Micro-TIF is also not specifically targeted towards affordable housing projects, the program provides the opportunity for affordable housing projects or rehabilitation of existing affordable housing in the community.



## 1i. Substandard and Blighted Areas in Hastings

Pursuant to N.R.S §19-5504 (1)i, the City of Hastings has identified the percentage of areas within the corporate limits of the city zoned for residential use which have been declared substandard and blighted areas under the Community Development Law. The Hastings Community Redevelopment Authority (CRA) manages the Tax Increment Financing (TIF) projects in the community to conserve and rehabilitate the substandard and blighted areas. The City, upon recommendation of the CRA, has declared 18 areas as substandard and blighted areas. These areas comprise approximately 2,900 acres, which accounts for approximately 30% of the land area of the city. A first-class city, such as Hastings, is allowed to designate up to 35% of the land area as blighted and substandard.



The CRA is in the process of removing the designation of blight and substandard from Redevelopment Area #12, due to the land being owned by the state and being unlikely to use redevelopment projects and incentives. This would free up approximately 160 acres which will decrease the blighted areas in the city to about 28%. Once the area is de-blighted, the CRA will evaluate other areas of the community to be designated as substandard and blighted. One of the proposed areas would be conducive to future residential development and redevelopment.

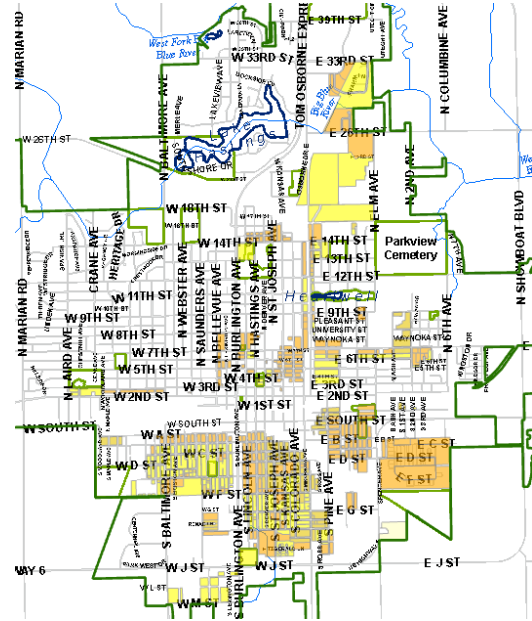
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The map, right, identifies residentially zoned land within the blighted and substandard areas in Hastings. Yellow areas are zoned R-1, Urban Single-Family Residential District, tan areas are zoned R-2, Mixed-Density Neighborhood District, and orange areas are zoned R-3, Multiple-Family Residential District.

Land zoned R-1 allows limited residential uses, while R-2 and R-3 Districts allow a wider variety of housing types, including middle housing, such as semi-attached and attached dwellings, as well as multi-dwelling buildings.



The blighted and substandard areas in Hastings consist of residential, commercial, and industrial zoned land. The following table identifies the percentage of land zoned for various residential uses within the substandard and blighted areas. There is an overlap in the areas that allow these housing types.

	Acres	Percentage
<b>Substandard &amp; Blighted Areas</b>	<b>2,963</b>	<b>30.4%</b>
Residential Zoning (R-1, R-1A, R-1S, R-2, R-3, R-4)	866	8.9%
Multi-dwelling building allowed by right (R-3, R-4, C-O, C-1, C-3)	736	7.5%
Semi-attached dwelling allowed by right (R-2, R-3, R-4, C-O, C-1, C-3)	828	8.5%
Attached dwelling allowed by right (R-3, R-4, C-O, C-1, C-3)	736	7.5%
<b>Total number of acres within Hastings city limits</b>	<b>9,756</b>	<b>100.0%</b>

### 1j. Extremely Blighted Areas in Hastings

Pursuant to N.R.S §19-5504 (1j), the City of Hastings has identified the percentage of areas within the corporate limits of the city zoned for residential use which have been declared extremely blighted areas under the Community Development Law. At this time, the CRA has not designated any areas in the City as extremely blighted.



## **1k. Housing Need in Hastings**

A demographic analysis of the city with trends and estimates of housing need classified by housing type and price range is provided, pursuant to N.R.S §19-5504 (1)k. The 2025 Comprehensive Plan identified the population of the City of Hastings as 25,125, as per the 2020 Decennial Census. This population has remained fairly stable since 1980. The Comprehensive Plan projects the city population to grow anywhere between 25,902 and 27,702 by 2050.

The Comprehensive Plan identified a population breakdown of 7,057 youth, 6,582 young professionals, and 7,482 seniors in 2021. The youth population is projected to increase to 11,197 by 2051, and the young professional and senior populations are projected to remain mostly consistent. These different populations have different needs that the city will have to take into account when supporting the development of housing in the community.

The City adopted a Housing Needs Assessment in 2021. This housing study identified a need for between 1,095 to 1,321 housing units. This includes between 282 to 347 owner housing units and between 813 to 974 rental units. The housing study did not specify the price range for the housing units needed.

Additionally, the City adopted an Affordable Housing Plan in 2023. This study identified a need for between 802 to 944 housing units, consisting of between 203 to 240 owner housing units and between 562 to 707 rental units. This study identified affordable housing as housing for a household at or below 80% AMI and determined a need for 456 rental units targeted to households at or below 30% AMI. Additionally, the study determined the need to build “step-up” units, which would also free up affordable units.

The Hastings Economic Development Corporation (HEDC) is partnering with the City to work on a Housing Study update to determine the housing need and potentially identifying housing type and price points needed. This study is in the early stages of collecting information from the community about perceived housing need and should be completed in 2026.

## 11. Housing Action Plans in Hastings

The City of Hastings adopted an affordable housing action plan in December 2023, pursuant to N.R.S §19-5505. The Plan included information on the existing condition of housing in the community, as well as a housing market assessment. This housing data was then used to identify housing goals and strategies to facilitate the transition to a balanced housing market that supports the needs of Hastings' households at all stages of their lives.

Goal #1 focuses on increasing the number and types of housing units to meet the needs of Hastings' current and future residents. This is intended to be accomplished through prioritizing public funding for projects that incorporate missing middle and/or workforce housing, exploring the creation of a community land trust, exploring Shared Risk Loan Pools for higher-risk workforce and affordable housing projects, and revising zoning regulations to encourage housing variety and affordability.

The implementation of Goal #1 is currently focused on the revision of the zoning regulations. The City of Hastings will be starting the process of collecting public input about housing in the community, such as accessory dwelling units, tiny homes, and other housing types, to determine if they would be a fit for the community and to revise the zoning regulations to support those housing types.

Goal #2 focuses on improving and preserving existing affordable housing through targeting redevelopment strategies toward vacant and abandoned properties, targeting CDBG funds toward property improvement for low- and moderate-income residents, and developing programs to promote the private renovation of vacant homes.

The City of Hastings is implementing Goal #2 through participation in a Complacency Cohort through 6 Regions 1 Nebraska. This cohort will focus on identifying vacant housing in the community and the impact that housing has on the community. As part of this cohort, the City of Hastings has mapped vacant housing in the community based on utility connection information to identify properties that would benefit from redevelopment efforts. Since the utility connection information is a point-in-time factor, the City intends to reassess the disconnected properties to determine long-term vacancies.

Goal #3 focuses on reducing development costs through exploring partnerships with the Nebraska Manufactured Housing Association to work with local manufacturers to develop a palette of neighborhood context-sensitive home plans that can be constructed on infill lots, as well as proactively extending public utilities to reduce the costs of development and encourage development in appropriate areas.

The City of Hastings has been working on implementing Goal #3 through exploring the development of pre-approved building plans of middle housing types to support the development of these housing types by speeding up the approval process. While these conversations are in the very early stages, the City is interested in supporting ways to support the development of affordable housing in the community.

Goal #4 focuses on improving household stability through working with existing subsidized housing owners to ensure their properties are well-maintained and working with affordable housing developers to create additional rental housing for very-low-income families.

The City of Hastings has been working on implementing Goal #4 through participation in the NIFA Pillar 3 Permanent Supportive Housing Toolkit. This toolkit was intended to provide learning opportunities for communities to develop a permanent supportive housing project in their community. The City of Hastings, in collaboration with the Housing Development Corporation and Housing Authority, has been working on developing one or multiple permanent supportive housing projects in the community to address the needs of the homeless and near-homeless population.

If you have any questions or need more information, please contact me at 402-461-2314 or by email at [ebatelaan@cityofhastings.org](mailto:ebatelaan@cityofhastings.org).

Sincerely,



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City Planner



Kevin Kubo  
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