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Sioux City Economic Development Department

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The City of Sioux City saw record breaking residential housing construction in 2020. A total of 521 housing units were built, the highest number in the past 15 years. The previous high was 363 units in 2019. The following table shows the number of housing units constructed from 2005 to 2020.

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<https://locatesiouxcity.com/sites/default/files/images/Building%20Permits%202020.jpg>

Much of this rise in housing units can be attributed to private-public partnerships and a renewed interest in in-fill development. The continued use of city-wide urban revite has encouraged new development around the city. A new trend of duplex, townhouse, and urban condo development has also become prevalent over the past years. Many of the residential rezonings and subdivisions over the past few years have included mixed development of single-family and attached housing options. Sioux City has also seen an increased interest in multi-family development, with 400 multi-family units developed in 2020. These units include; District 42, 48 South, Urbane Sioux City, Hatch Building redevelopment, and the Barrington Park apartment expansion.

City Staff expect this upward trend to continue. Construction in the Whispering Creek and Eagle Ridge developments continue, and Staff continue to work with developers on a multitude of projects including; multi-family, infill, and traditional subdivision development.