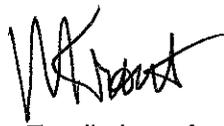

MEMORANDUM

TO: City Council
Lancaster County Board of Commissioners
Mayor Seng
Planning Commission

FROM: Marvin Krout, Planning Director 

SUBJECT: Residential Land Inventory & Single Family Lots As of January 1, 2007

DATE: February 7, 2007

COPIES: Mayor's Office, Public Works and Planning staff
Development Community mailing list

The periodic inventory of residential land is complete as of January 1, 2007. Attached is the "Residential Land Inventory Review" summary for 2007 and the past 9 years. We have reached the highest inventory in terms of single family lots (8,386) and overall units (16,873) in process – that is they are either final platted, preliminary platted or formally submitted and in process of review. We also have the largest inventory of units (10,074) with preliminary approval. There are a variety of reasons for the inventory, including many units being held back from final platting by the developers. Many of the units with preliminary approval have utilities near by, but the developer has decided to not yet final plat the property.

The City has extended sanitary sewer and water in several areas during the past few years, which also has helped increase the inventory. Developers had preliminary plans, change of zones and annexations approved last year alone that **expanded the city limits by 2,105 acres – more than 3 square miles.**

This is good news in terms of having an ample supply of single family lots in the pipeline. Based on the demand over the past 3 to 5 years, we now have a 6 ½ to 7 ½ year supply of single family lots that have final or preliminary plat approval.

The second attachment shows building permits by type for 2006 for Lincoln. Building permits for single family detached homes fell to 794 in 2006, compared with 958 in 2005. Housing starts were also significantly down in Omaha and throughout the nation in 2006. In Lincoln, the number of multi-family units was the highest (841) since 1997. This is due in large part to over 600 units alone at The Links at Lincoln, which is nearly complete at 1st and Fletcher.

The inventory also reflects the new boundaries of the Future Service Limit with adoption of the 2030 Comprehensive Plan on November 16th, 2006. The new Plan increased the amount of land to be served in the longer term. If land designated as residential in the Plan were to develop with the typical 3 dwelling units per acre we would have the potential for more than 53,000 more dwelling units. That is nearly a 50 percent increase over the number of dwellings in Lincoln today.

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Residential Land Inventory Review

As of January 1, 2007

	<u>Jan 2007</u>	<u>July 2006</u>	<u>Jan 2006</u>	<u>July 2005</u>	<u>Jan 2005</u>	<u>July 2004</u>	<u>Jan 2004</u>	<u>July 2003</u>	<u>Jan 2003</u>	<u>Sept 2002</u>	<u>July 2001</u>	<u>Jan 2001</u>	<u>July 2000</u>	<u>July 1999</u>	<u>July 1998</u>
Single Family/Attached/Duplex															
Final Platted	4,112	4,079	4,645	3,779	3,593	3,097	2,605	3,048	3,000	2,866	3,655	3,693	3,016	2,403	2,194
Preliminary Platted	6,797	5,131	1,705	2,765	2,953	2,323	3,388	2,974	3,669	4,060	2,331	2,653	1,747	2,249	2,572
Submitted Prelim	892	2,887	3,831	2,901	1,555	1,817	718	1,533	588	765	1,355	1,500	3,741	2,933	1,270
Total Final, Prelim & Submitted	11,801	12,097	10,181	9,445	8,101	7,237	6,711	7,555	7,257	7,691	7,341	7,846	8,504	7,585	6,036
Multi-Family Units															
Final Platted	1,218	1,220	1,842	1,824	1,463	1,672	1,670	1,886	1,687	1,687	1,641	1,588	1,506	2,069	2,370
Preliminary Platted	3,277	2,623	2,367	1,886	2,082	1,754	2,353	2,852	3,074	3,049	2,487	2,639	2,287	2,195	2,223
Submitted Prelim	577	877	407	200	0	675	475	755	401	546	869	869	1,290	1,583	994
Total Final, Prelim & Submitted	5,072	4,720	4,616	3,910	3,545	4,101	4,498	5,493	5,162	5,282	4,997	5,096	5,083	5,847	5,587
All Units In Plat Process															
Final Platted	5,330	5,299	6,487	5,603	5,056	4,769	4,275	4,934	4,687	4,553	5,296	5,281	4,522	4,472	4,564
Preliminary Platted	10,074	7,754	4,072	4,651	5,035	4,077	5,741	5,826	6,743	7,109	4,818	5,292	4,034	4,444	4,795
Submitted Prelim	1,469	3,764	4,238	3,101	1,555	2,492	1,193	2,288	989	1,311	2,224	2,369	5,031	4,516	2,264
Total Final, Prelim & Submitted	16,873	16,817	14,797	13,355	11,646	11,338	11,209	13,048	12,419	12,973	12,338	12,942	13,587	13,432	11,623
Potential Units on Raw Land	36,306	32,747	35,329	37,573	40,800	41,930	41,978	42,106	43,822	43,821	24,633	24,260	24,706	29,952	30,963
Grand Total of Possible Units	53,179	49,564	50,126	50,928	52,446	53,268	53,187	55,154	56,241	56,794	36,971	37,202	38,293	43,384	42,586
<hr/>															
	<u>Jan 2007</u>	<u>July 2006</u>	<u>Jan 2006</u>	<u>July 2005</u>	<u>Jan 2005</u>	<u>July 2004</u>	<u>Jan 2004</u>	<u>July 2003</u>	<u>Jan 2003</u>	<u>Sept 2002</u>	<u>July 2001</u>	<u>Jan 2001</u>	<u>July 2000</u>	<u>July 1999</u>	<u>July 1998</u>
Single Family ONLY															
Final Platted	2,868	2,821	3,334	2,922	2,624	2,221	1,986	2,346	2,383	2,217	2,817	2,847	2,291	1,972	1,799
Preliminary Platted	4,682	3,507	1,077	2,020	2,276	1,945	2,566	2,431	2,871	3,215	2,050	2,372	1,435	1,811	2,084
Submitted Prelim	836	2,007	2,937	2,043	1,227	1,150	570	1,225	425	603	1,045	1,167	3,134	2,399	1,094
Total Final, Prelim & Submitted	8,386	8,335	7,348	6,985	6,127	5,316	5,122	6,002	5,679	6,035	5,912	6,386	6,860	6,182	4,977

NOTES: - "Potential Units on Raw Land" means land inside the "Future Service Limit" of the Comprehensive Plan, but not upon which a plat has not yet been submitted or approved.

- Grand Total is the sum of "potential units on raw land" plus all final, preliminary approved and submitted dwelling units.

Source: Lincoln/Lancaster County Planning Department (January 26, 2007)

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**Number of New Construction Dwelling Units,
Based on Building Permits Issued in City of Lincoln
Fifteen Year Period: 1992-2006**

	<u>2006</u>	<u>2005</u>	<u>2004</u>	<u>2003</u>	<u>2002</u>	<u>2001</u>	<u>2000</u>	<u>1999</u>	<u>1998</u>	<u>1997</u>	<u>1996</u>	<u>1995</u>	<u>1994</u>	<u>1993</u>	<u>1992</u>
Single Family	794	958	1,227	1,565	1,281	1,108	1,041	1,015	996	814	812	741	902	876	980
Sing. Fam. Attached	227	360	461	533	256	260	272	199	187	243	155	178	177	107	102
Duplex	14	42	62	52	60	64	58	34	54	102	62	40	36	58	42
Multi-Family	841	192	403	260	540	319	381	489	622	1,010	1,168	919	761	524	221
Total	1,876	1,552	2,153	2,410	2,137	1,751	1,752	1,737	1,859	2,169	2,197	1,878	1,876	1,565	1,345

Average Per Period

	<u>3 Year</u>	<u>5 Year</u>	<u>10 Year</u>	<u>15 Year</u>
Single Family	993	1,165	1,080	1,007
Sing. Fam. Attached	349	367	300	248
Duplex	39	46	54	52
Multi-Family	479	447	506	577
Total	1,860	2,026	1,940	1,884

Note: Based on building permits issued, 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" is a single family detached unit on a single lot.
- Single Family attached is defined as one dwelling unit on a single lot attached by a common wall to one or more other dwelling units.
- Duplex is two dwelling units built on one lot.
- Multi-family is three or more units built on a single lot, typical of apartments or condominiums.

Source: Lincoln/Lancaster County Planning Department (Updated January 25, 2007)

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