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# MEMORANDUM

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

**FROM:** **Marvin Krout, Planning Director**

**SUBJECT:** *Residential Land Inventory & Single Family Lots As of January 1, 2009*

**DATE:** February 13, 2009

**COPIES:** Mayor's Office, Public Works and Planning Staff,  
Development Community Mailing List

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Included in this memo is updated data regarding the supply of urban residential lots and residential building permit data.

### **Single Family Lot Supply**

As of January 1, 2009, there were 8,200 detached single family lots either final platted, preliminary platted or formally submitted and in process of review. (See attached "Residential Land Inventory Review") This is a decrease of about 80 lots since July 2008, and a decrease of 450 since January 1, 2008. Of these lots, the number of final platted detached single family lots is 2,566 -- which is up about 95 lots from the supply last July, but is down by 303 from a year ago last January. There are several developments under consideration, but overall platting activity has slowed along with the national economy over the past several quarters.

### **Single Family Demand**

At the same time, the number of building permits (See attached "Number of New Construction Dwelling Units") for new single family homes declined again last year compared to previous years. In 2008, 410 detached single family building permits were issued, the lowest number since 1985, compared to 569 in 2007, and 794 in 2006, and all are significantly lower than the 10-year average of 997. The slowdown in the national economy has been especially harsh on the construction sector, and Lincoln has experienced a related slowdown. With these lower building trends the past three years, the supply of final platted detached single family lots has now increased to a 4.3 year supply. Using the overall number of 8,200 single family detached lots available and in the pipeline (final platted, preliminary platted, and submitted), the lot supply increases to 13.9 years.

### **Multi-Family Supply**

The supply of potential multi-family units increased over the past year by over 250 units. In the past few years there has been less apartment construction, and a number of multi-family sites have been rezoned for other uses. However, with the downturn in the economy and slowdown in single family demand, there may be increased demand for new multi-family units.

### **Overall Supply**

The community has a potential for nearly 51,000 new dwelling units within the 2030 future service limit for Lincoln. Of these units, about 16,500 (single family and multi-family combined) are approved or in the approval process. The remainder of the potential units are currently without infrastructure. The preparation of the City's six-year Capital Improvement Program later this spring should take these market realities into account.

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# Residential Land Inventory Review

## As of January 1, 2009

	<u>Jan 2009</u>	<u>July 2008</u>	<u>Jan 2008</u>	<u>July 2007</u>	<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>
<b>Single Family Detached, Single Family Attached &amp; Duplex</b>																	
Final Platted	3,967	3,918	4,240	3,746	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
Preliminary Platted	7,126	7,328	7,480	7,264	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
Submitted Prelim	733	733	733	643	892	2,887	3,831	2,901	1,555	1,817	718	1,533	588	765	1,355	1,500	3,741
<b>Total Final, Prelim &amp; Submitted</b>	<b>11,826</b>	<b>11,979</b>	<b>12,453</b>	<b>11,653</b>	<b>11,801</b>	<b>12,097</b>	<b>10,181</b>	<b>9,445</b>	<b>8,101</b>	<b>7,237</b>	<b>6,711</b>	<b>7,555</b>	<b>7,257</b>	<b>7,691</b>	<b>7,341</b>	<b>7,846</b>	<b>8,504</b>
<b>Multi-Family Units</b>																	
Final Platted	620	620	652	1,138	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
Preliminary Platted	3,636	3,408	3,348	3,348	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
Submitted Prelim	450	450	450	450	577	877	407	200	0	675	475	755	401	546	869	869	1,290
<b>Total Final, Prelim &amp; Submitted</b>	<b>4,706</b>	<b>4,478</b>	<b>4,450</b>	<b>4,936</b>	<b>5,072</b>	<b>4,720</b>	<b>4,616</b>	<b>3,910</b>	<b>3,545</b>	<b>4,101</b>	<b>4,498</b>	<b>5,493</b>	<b>5,162</b>	<b>5,282</b>	<b>4,997</b>	<b>5,096</b>	<b>5,083</b>
<b>All Units In Plat Process</b>																	
Final Platted	4,587	4,538	4,892	4,884	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
Preliminary Platted	10,762	10,736	10,828	10,612	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
Submitted Prelim	1,183	1,183	1,183	1,093	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
<b>Total Final, Prelim &amp; Submitted</b>	<b>16,532</b>	<b>16,457</b>	<b>16,903</b>	<b>16,589</b>	<b>16,873</b>	<b>16,817</b>	<b>14,797</b>	<b>13,355</b>	<b>11,646</b>	<b>11,338</b>	<b>11,209</b>	<b>13,048</b>	<b>12,419</b>	<b>12,973</b>	<b>12,338</b>	<b>12,942</b>	<b>13,587</b>
<b>Potential Units on Raw Land</b>	<b>34,308</b>	<b>34,161</b>	<b>35,203</b>	<b>36,294</b>	<b>36,306</b>	<b>32,747</b>	<b>35,329</b>	<b>37,573</b>	<b>40,800</b>	<b>41,930</b>	<b>41,978</b>	<b>42,106</b>	<b>43,822</b>	<b>43,821</b>	<b>24,633</b>	<b>24,260</b>	<b>24,706</b>
<b>Grand Total of Possible Units</b>	<b>50,840</b>	<b>50,618</b>	<b>52,106</b>	<b>52,883</b>	<b>53,179</b>	<b>49,564</b>	<b>50,126</b>	<b>50,928</b>	<b>52,446</b>	<b>53,268</b>	<b>53,187</b>	<b>55,154</b>	<b>56,241</b>	<b>56,794</b>	<b>36,971</b>	<b>37,202</b>	<b>38,293</b>

	<u>Jan 2009</u>	<u>July 2008</u>	<u>Jan 2008</u>	<u>July 2007</u>	<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>
<b>Single Family Detached ONLY</b>																	
Final Platted	2,566	2,471	2,869	2,678	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
Preliminary Platted	4,901	5,077	5,048	5,052	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
Submitted Prelim	733	733	733	565	836	2,007	2,937	2,043	1,227	1,150	570	1,225	425	603	1,045	1,167	3,134
<b>Total Final, Prelim &amp; Submitted</b>	<b>8,200</b>	<b>8,281</b>	<b>8,650</b>	<b>8,295</b>	<b>8,386</b>	<b>8,335</b>	<b>7,348</b>	<b>6,985</b>	<b>6,127</b>	<b>5,316</b>	<b>5,122</b>	<b>6,002</b>	<b>5,679</b>	<b>6,035</b>	<b>5,912</b>	<b>6,386</b>	<b>6,860</b>

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.

**Number of New Construction Dwelling Units,  
Based on Building Permits Issued in City of Lincoln  
Fifteen Year Period: 1994-2008**

	<u>2008</u>	<u>2007</u>	<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>
Single Family	410	569	794	958	1,227	1,565	1,281	1,108	1,041	1,015	996	814	812	741	902
Sing. Fam. Attached	160	274	227	360	461	533	256	260	272	199	187	243	155	178	177
Duplex	24	6	14	42	62	52	60	64	58	34	54	102	62	40	36
Multi-Family	73	314	841	192	403	260	540	319	381	489	622	1,010	1,168	919	761
<b>Total</b>	<b>667</b>	<b>1,163</b>	<b>1,876</b>	<b>1,552</b>	<b>2,153</b>	<b>2,410</b>	<b>2,137</b>	<b>1,751</b>	<b>1,752</b>	<b>1,737</b>	<b>1,859</b>	<b>2,169</b>	<b>2,197</b>	<b>1,878</b>	<b>1,876</b>

**Average Per Period**

	<u>3 Year</u>	<u>5 Year</u>	<u>10 Year</u>	<u>15 Year</u>
Single Family	591	792	997	949
Sing. Fam. Attached	220	296	300	263
Duplex	15	30	42	47
Multi-Family	409	365	381	553
<b>Total</b>	<b>1,235</b>	<b>1,482</b>	<b>1,720</b>	<b>1,812</b>

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 15, 2009)

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