

MEMORANDUM

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

FROM: **Marvin Krout, Planning Director**

SUBJECT: *Residential Land Inventory & Residential Building Permits as of January 1, 2014*

DATE: March 13, 2014

COPIES: Trish Owen, Mayor's Office,
Chad Blahak, Building & Safety Department,
Public Works & Utilities Staff,
Building & Safety Staff,
Planning Department Staff,
Urban Development Staff,
Development Community Mailing List

This memo includes updated data regarding the supply of urban residential lots in Lincoln's new growth areas (within the 2040 Future Service Limit of the Comprehensive Plan, see colored areas on attached map) as of January 1, 2014, and historical data on residential building permits for the entire city.

Detached Single Family Demand

Citywide, the number of building permits for new detached single family homes increased last year to the highest level in seven years. (Please see the attached "Citywide Building Permits Issued for Dwelling Units" for detailed historical building permit data for dwelling units citywide.) In 2013, 600 detached single family building permits were issued, compared to 525 in 2012, and as few as 370 in 2010. Each of the past seven years has yielded 600 or fewer dwelling units, lower than the 10-year average of 622 and the 15 year average of 842.

Detached Single Family Lot Supply

As of January 1, 2014, there were 6,717 detached single family lots in the City of Lincoln's lot supply in its developing areas. These lots are in various stages of the approval process including final platted lots and preliminary platted lots. Of this number, 1,750 single-family detached lots are final platted and available more immediately. (Please see the attached "Residential Land Inventory Review" for detailed historical data.) This updated single family lot supply is reduced by only 76 from one year ago, reflecting private developers' response to demand by creating new lots at roughly the same rate as they are built upon.

Based on current building and platting trends, the supply of final platted detached single family lots (1,750) in new growth areas is now at a 3.3-year supply, based on the 10-year building permit average (533 dwelling units per year for new growth areas). This compares to a 2-3 year supply in the peak homebuilding period of 2002-2004. When the final platted and preliminary platted supply is combined, using the overall number of

6,717 single family detached lots available and in the pipeline, the lot supply in new growth areas increases to 12.6 years based on the 10-year average of 533 single-family detached units per year for new growth areas.

Multi-Family Supply

529 multi-family building permits were issued citywide in 2013; 491 in typical multi-family developments and 38 dwelling units in mixed-use and downtown contexts. The supply of potential multi-family land in new growth areas increased over the past year by 435 units, primarily in final platted lots. The supply of final platted multi-family units in new growth areas stands at 915 units and is now at a 3.1-year supply, based on the 10-year building permit average of 300 dwelling units per year for new growth areas. The preliminary platted supply remained steady due to newly approved developments for multi-family. Demand for new multi-family units has remained strong over the last four years. Multi-family building permits have accounted for over 40% of all building permits for dwelling units for that four year period, a much higher proportion than experienced from 1998-2005, but consistent with the 2040 Comprehensive Plan and demographic projections.

Overall Supply

Lincoln has the potential (final platted land, preliminary platted land, and raw land with no approvals) to accommodate 39,492 new dwelling units in developing areas within the 2040 Future Service Limit of the Comprehensive Plan. If the pace of development accelerates to 1,500 dwelling units per year in new growth areas, the supply is roughly the “life of the plan” at the year 2040 (roughly 26 years). To the extent that infill and redevelopment in Downtown and other established areas of the city with existing infrastructure in place is successful, the current land supply in new growth areas will adequately serve the projected expansion of the City at least until the year 2040.

Of the potential 39,492 dwelling units within the 2040 Future Service Limit, 13,179 (single family and multi-family combined) are approved in final plats or preliminary plats. Of the 13,179 approved dwelling units, 2,451 dwelling units have been final platted for single-family detached and single-family attached dwelling units. According to the Lancaster County Assessor, approximately 93% of all final platted single-family detached and single-family attached lots are buildable with infrastructure in place. The remainder of the potential units is currently waiting for infrastructure to be built and for demand to meet the supply.

Demand in Established Areas

In older areas of the City, Lincoln added building permits for 246 dwelling units in 2013 and 178 in 2012. That accounts for 15.7% of all dwelling units in the last two years. This is consistent with the infill and redevelopment goal of 16.5% stated in the 2040 Comprehensive Plan.

Attachments:

“Citywide Building Permits Issued for Dwelling Units, Fifteen Year Period: 1999-2013”

“Building Permits Issued for Dwelling Units in New Growth Areas, Ten Year Period: 2004-2013”

“Residential Land Inventory Review (for new growth areas), as of January 1, 2014”

“Vacant Lot Study (for new growth areas), as of January 1, 2014”

“Residential Lot Inventory Subareas” map

Citywide Building Permits Issued for Dwelling Units

Fifteen Year Period: 1999-2013

	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999
Single Family Detached	600	525	388	370	378	410	569	794	958	1,227	1,565	1,281	1,108	1,041	1,015
Single Family Attached	213	263	156	131	180	160	274	227	360	461	533	256	260	272	199
Duplex	0	0	6	8	4	24	6	14	42	62	52	60	64	58	34
Multi-Family	529	574	350	332	42	73	314	841	192	403	260	540	319	381	489
Total	1,342	1,362	900	841	604	667	1,163	1,876	1,552	2,153	2,410	2,137	1,751	1,752	1,737

Citywide Average Per Period				
	3 Yr.	5 Yr.	10 Yr.	15 Yr.
Single Family Detached	504	452	622	842
Single Family Attached	211	189	243	261
Duplex	2	4	17	33
Multi-Family	484	365	365	376
Total	1,201	1,010	1,246	1,483

Note: Based on building permits issued citywide, not actual construction and occupancy. There are some permits issued, particularly in multi-family, that are never built.

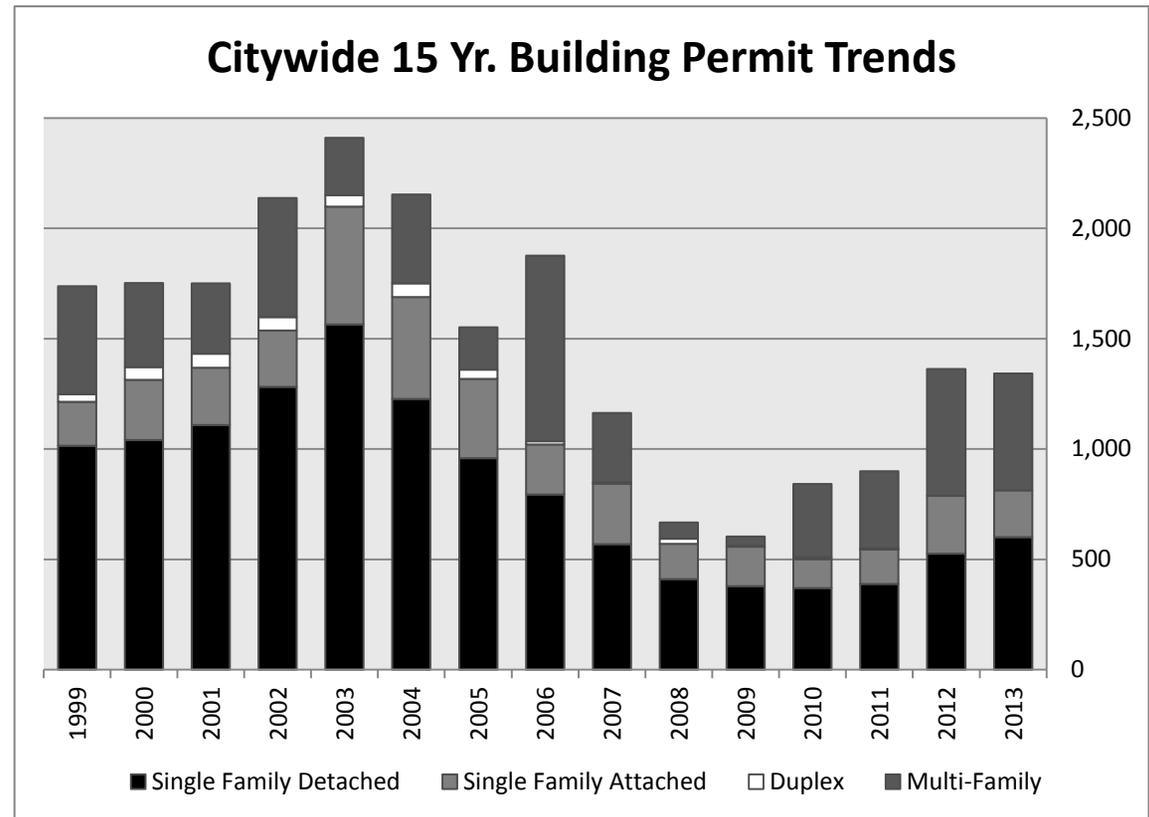
- Year is based on date permit issued, not date of completion and occupancy.

- Single Family Detached is 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. Commonly known as a townhome.

- 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.

- Totals include only City of Lincoln and not Lancaster County.



Source: Lincoln/Lancaster County Planning Department (March 7, 2014)

Q:\CP\Residential\Residential Land Inventory and Building\2014 Dwelling Units by Year.xlsx\2014Citywide Bldg Permit Report

Building Permits Issued for Dwelling Units in New Growth Areas

Ten Year Period: 2004-2013

	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004
Single Family Detached	525	451	467	333	159	649	503	678	997	567
Single Family Attached	203	218	149	111	89	237	261	186	551	307
Multi-Family	368	515	402	176	-	37	456	690	79	274
Total	1,096	1,184	1,018	620	248	923	1,220	1,554	1,627	1,148

New Growth Areas: Average Per Period			
	3 Yr.	5 Yr.	10 Yr.
Single Family Detached	481	387	533
Single Family Attached	190	154	231
Multi-Family	428	292	300
Total	1,099	833	1,064

Note: Based on net changes in existing land use year to year. These are completed dwelling units assumed to have received occupancy permits as opposed to building permits.

- Year is based on net change occurring in one calendar year.

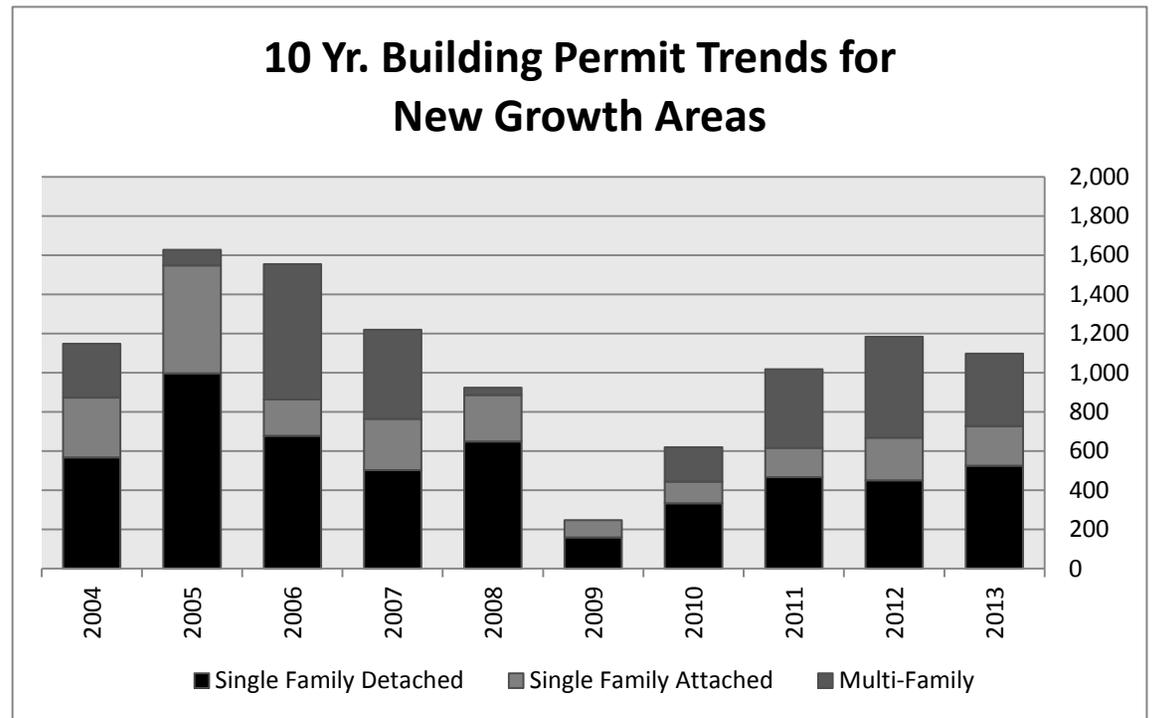
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- Totals include only City of Lincoln and not Lancaster County.



Source: Lincoln/Lancaster County Planning Department (February 21, 2014)

Q:\CP\Residential\Residential Land Inventory and Building\[2014 Dwelling Units by Year.xlsx]2014 New Growth Bldg Permit

Residential Land Inventory Review (for new growth areas)

As of January 1, 2014

	Jan 2014	Jan 2013	Jan 2012	Jan 2011	Jan 2010	Jan 2009	Jan 2008	Jan 2007	Jan 2006	Jan 2005	Jan 2004	Jan 2003	Sept 2002	Jan 2001	July 2000	July 1999	July 1998
A. Single Family Detached, Single Family Attached, & Duplex																	
Final Platted	2,451	2,648	2,954	3,441	3,588	3,967	4,240	4,112	4,645	3,593	2,605	3,000	2,866	3,693	3,016	2,403	2,194
Preliminary Platted	6,547	7,156	7,528	7,307	7,475	7,126	7,480	6,797	1,705	2,953	3,388	3,669	4,060	2,653	1,747	2,249	2,572
Total	8,998	9,804	10,482	10,748	11,063	11,093	11,720	10,909	6,350	6,546	5,993	6,669	6,926	6,346	4,763	4,652	4,766

B. Multi-Family Units																	
Final Platted	915	487	553	612	620	620	652	1,218	1,842	1,463	1,670	1,687	1,687	1,588	1,506	2,069	2,370
Preliminary Platted	3,266	3,259	4,066	3,673	3,841	3,636	3,348	3,277	2,367	2,082	2,353	3,074	3,049	2,639	2,287	2,195	2,223
Total	4,181	3,746	4,619	4,285	4,461	4,256	4,000	4,495	4,209	3,545	4,023	4,761	4,736	4,227	3,793	4,264	4,593

C. All Approved Dwelling Units (A+B)																	
Final Platted	3,366	3,135	3,507	4,053	4,208	4,587	4,892	5,330	6,487	5,056	4,275	4,687	4,553	5,281	4,522	4,472	4,564
Preliminary Platted	9,813	10,415	11,594	10,980	11,316	10,762	10,828	10,074	4,072	5,035	5,741	6,743	7,109	5,292	4,034	4,444	4,795
Total	13,179	13,550	15,101	15,033	15,524	15,349	15,720	15,404	10,559	10,091	10,016	11,430	11,662	10,573	8,556	8,916	9,359

D. Additional Potential Dwelling Units on Land in Tier I																	
Submitted Plans*	raw land	1,338	1,307	1,183	1,183	1,183	1,183	1,469	4,238	1,555	1,193	989	1,311	raw land	raw land	raw land	raw land
Raw Land**	26,313	25,622	25,281	35,708	34,301	34,308	35,203	36,306	35,329	40,800	41,978	43,822	43,821	24,260	24,706	29,952	30,963
Total	26,313	26,960	26,588	36,891	35,484	35,491	36,386	37,775	39,567	42,355	43,171	44,811	45,132	24,260	24,706	29,952	30,963

E. Grand Total of Possible Units (C+D)																	
Total	39,492	39,172	41,689	50,741	49,825	49,657	50,923	51,710	45,888	50,891	51,994	55,252	55,483	34,833	33,262	38,868	40,322

	Jan 2014	Jan 2013	Jan 2012	Jan 2011	Jan 2010	Jan 2009	Jan 2008	Jan 2007	Jan 2006	Jan 2005	Jan 2004	Jan 2003	Sept 2002	Jan 2001	July 2000	July 1999	July 1998
Single Family Detached ONLY																	
Final Platted	1,750	1,826	1,965	2,304	2,334	2,566	2,869	2,868	3,334	2,624	1,986	2,383	2,217	2,847	2,291	1,972	1,799
Preliminary Platted	4,967	5,153	5,393	4,954	5,145	4,901	5,048	4,682	1,077	2,276	2,566	2,871	3,215	2,372	1,435	1,811	2,084
Total	6,717	6,979	7,358	7,258	7,479	7,467	7,917	7,550	4,411	4,900	4,552	5,254	5,432	5,219	3,726	3,783	3,883

*"Submitted Plans" are developments that have submitted applications, but have not yet been approved by Planning Commission and/or City Council. Not tracked separately except for 2002 to 2013; land without approved plans is included along with all other "Raw Land" calculations.

**"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 the land will be utilized for facilities such as parks and schools.

Vacant Lot Study (for new growth areas)

As of January 1, 2014

DWELLING UNIT TYPES	SUB AREA*					TOTAL
	South	West	North	Southwest	East	
A. EXISTING (BUILT)						
Single Family Detached	12,268	5,068	5,259	160	1,599	24,354
Single Family Attached	2,892	906	1,192	0	549	5,539
Duplex	72	844	94	16	6	1,032
Multiple-Family	4,030	1,147	4,273	0	300	9,750
Total Dwelling Units	19,262	7,965	10,818	176	2,454	40,675
B. FINAL PLATTED LOTS						
Single Family Detached	662	362	364	23	339	1,750
Single Family Attached	357	40	183	0	121	701
Duplex	0	0	0	0	0	0
Multiple-Family	138	33	184	410	150	915
Total Dwelling Units	1,157	435	731	433	610	3,366
C. APPROVED PRELIMINARY PLATS, CUPs, AND PUDs						
Single Family Detached	1,637	562	1,581	320	867	4,967
Single Family Attached	719	97	213	220	331	1,580
Duplex	0	0	0	0	0	0
Multiple-Family	1,726	440	681	0	419	3,266
Total Dwelling Units	4,082	1,099	2,475	540	1,617	9,813
D. TOTAL POTENTIAL ON FINAL PLATTED & PRELIM PLATTED LAND (B+C)						
Single Family Detached	2,299	924	1,945	343	1,206	6,717
Single Family Attached	1,076	137	396	220	452	2,281
Duplex	0	0	0	0	0	0
Multiple-Family	1,864	473	865	410	569	4,181
Total Dwelling Units	5,239	1,534	3,206	973	2,227	13,179
E. ADDITIONAL POTENTIAL DWELLING UNITS ON RAW LAND** IN TIER I						
Total Dwelling Units	7,926	3,605	2,814	2,129	9,839	26,313
F. GRAND TOTAL POTENTIAL (D+E)						
Total Dwelling Units	13,165	5,139	6,020	3,102	12,066	39,492

*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.

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Source: Lincoln/Lancaster County Planning Department

03/07/2014

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Residential Lot Inventory Subareas

