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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 As of July 1, 2008*

**DATE:** August 29, 2008

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

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Attached is the results of our twice a year inventory of the supply of residential land in Lincoln and the future growth areas. Our results show that Lincoln maintains a more than ample supply of land for housing of all types. There were 8,281 lots (approved or in process) available for single family detached homes, land for 3,698 units of single family attached housing (townhomes and a few duplexes) and land to accommodate 4,478 apartment units. All together this is an inventory of 16,457 dwelling units that were in approved or submitted development plans.

The supply of single family detached lots is slightly less than six months ago (8,650 lots) but is nearly the same as the supply in July 2007 (8,295 lots.) Demand for new single family housing has decreased significantly since 2003 when building permits for over 1,500 homes were approved. In 2006, permits for 794 single family homes were approved, compared with only 569 permits in 2007. So far through 7 months of 2008, only 277 single family permits were approved. Developers have reduced the platting of single family lots due to the decreasing demand, with the inventory of final platted lots at its lowest total since July 2004.

The 10 year average demand for single family lots has been slightly over 1,000 units per year. Thus, the supply of 8,281 lots would meet the demand for the next 8 years at 1,000 per year.

The demand for single family attached and multi-family land has not decreased as dramatically since 2005. The inventory for both housing types is also sufficient with easily a 10 year supply in both categories.

# Residential Land Inventory Review

As of July 1, 2008

	July 2008	Jan 2008	July 2007	Jan 2007	July 2006	Jan 2006	July 2005	Jan 2005	July 2004	Jan 2004	July 2003	Jan 2003	Sept 2002	July 2001	Jan 2001	July 2000	July 1999	July 1998
<b>Single Family Detached, Single Family Attached &amp; Duplex</b>																		
Final Platted	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	2,403	2,194
Preliminary Platted	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	2,249	2,572
Submitted Prelim	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	2,933	1,270
<b>Total Final, Prelim &amp; Submitted</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>7,585</b>	<b>6,036</b>
<b>Multi-Family Units</b>																		
Final Platted	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	2,069	2,370
Preliminary Platted	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	2,195	2,223
Submitted Prelim	450	450	450	577	877	407	200	0	675	475	755	401	546	869	869	1,290	1,583	994
<b>Total Final, Prelim &amp; Submitted</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>5,847</b>	<b>5,587</b>
<b>All Units In Plat Process</b>																		
Final Platted	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	4,472	4,564
Preliminary Platted	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	4,444	4,795
Submitted Prelim	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	4,516	2,264
<b>Total Final, Prelim &amp; Submitted</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>13,432</b>	<b>11,623</b>
<b>Potential Units on Raw Land</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>29,952</b>	<b>30,963</b>
<b>Grand Total of Possible Units</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>	<b>43,384</b>	<b>42,586</b>

	July 2008	Jan 2008	July 2007	Jan 2007	July 2006	Jan 2006	July 2005	Jan 2005	July 2004	Jan 2004	July 2003	Jan 2003	Sept 2002	July 2001	Jan 2001	July 2000	July 1999	July 1998
<b>Single Family Detached ONLY</b>																		
Final Platted	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	1,972	1,799
Preliminary Platted	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	1,811	2,084
Submitted Prelim	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	2,399	1,094
<b>Total Final, Prelim &amp; Submitted</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>	<b>6,182</b>	<b>4,977</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.