

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, 2010*

DATE: February 17, 2010

COPIES: Mayor's Office, Development Services Center Staff, Public Works & Utilities Staff, Building & Safety Staff, Planning Department Staff, Urban Development Staff, Development Community Mailing List

Included in this memo is updated data regarding the supply of urban residential lots and units along with residential building permit data as of January 1, 2010.

Single Family Lot Supply

As of January 1, 2010, there were 8,212 detached single family lots in the City of Lincoln's lot supply. These lots are in various stages of the approval process including final platted lots, preliminary platted lots, and submitted lots that are in the process of review. (Please see the attached "Residential Land Inventory Review" for detailed historical data.) This updated single family lot supply is effectively the same as one year ago (8,200 in January 2009). Overall platting activity continues to be slow, much like what is occurring both regionally and nationally.

Of these 8,212, the number of final platted lots is 2,334, which is down 232 lots from the supply in January 2009, and is down by 535 from January 2008. While the final platted lot supply number has decreased, the preliminary platted single family lot supply has increased by 244 lots over the past year. The take-down of final platted lots and increase in preliminary lots hopefully are early signs of a recovery in the local housing market.

Single Family Demand

The number of building permits for new single family homes declined again last year compared to previous years. (Please see the attached "Number of New Construction Dwelling Units" for detailed historical data.) In 2009, 378 detached single family building permits were issued, the lowest number since 1983, compared to 410 in 2008, 569 in 2007, and 794 in 2006. Each of the past 4 years is significantly lower than the 10-year average of 933. 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 supply of final platted detached single family lots has now increased to a 5.1 year supply based on the 3 year building average. Using the overall number of 8,212 single family detached lots available and in the pipeline (final platted, preliminary platted, and submitted), the lot supply increases to 18.1 years.

Multi-Family Supply

The supply of potential multi-family units increased over the past year by over 200 units, with the increase coming in preliminarily approved units. In the past few years there has been less apartment construction than in previous years, 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 51,000 new dwelling units within the 2030 future service limit for Lincoln. Of these units, about 16,700 (single family and multi-family combined) are approved or in the approval process. The remainder of the potential units is currently without infrastructure. The development of the City's six-year Capital Improvement Program later this spring, and the major update of the Comprehensive Plan which has begun and will extend into next year, should take these market realities into account.

Residential Land Inventory Review

As of January 1, 2010

	Jan 2010	Jan 2009	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
Single Family Detached, Single Family Attached & Duplex																		
Final Platted	3,588	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	7,475	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	733	643	892	2,887	3,831	2,901	1,555	1,817	718	1,533	588	765	1,355	1,500	3,741
Total Final, Prelim & Submitted	11,796	11,826	11,979	12,453	11,653	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
Multi-Family Units																		
Final Platted	620	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	3,841	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	450	577	877	407	200	0	675	475	755	401	546	869	869	1,290
Total Final, Prelim & Submitted	4,911	4,706	4,478	4,450	4,936	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
All Units In Plat Process																		
Final Platted	4,208	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	11,316	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	1,183	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
Total Final, Prelim & Submitted	16,707	16,532	16,457	16,903	16,589	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
Potential Units on Raw Land	34,301	34,308	34,161	35,203	36,294	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
Grand Total of Possible Units	51,008	50,840	50,618	52,106	52,883	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

	Jan 2010	Jan 2009	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
Single Family Detached ONLY																		
Final Platted	2,334	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	5,145	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	733	565	836	2,007	2,937	2,043	1,227	1,150	570	1,225	425	603	1,045	1,167	3,134
Total Final, Prelim & Submitted	8,212	8,200	8,281	8,650	8,295	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

NOTES: - "Potential Units on Raw Land" means land inside the "Future Service Limit" of the Comprehensive Plan, but not upon which a plat has 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: 1995-2009**

	<u>2009</u>	<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>
Single Family	378	410	569	794	958	1,227	1,565	1,281	1,108	1,041	1,015	996	814	812	741
Sing. Fam. Attached	180	160	274	227	360	461	533	256	260	272	199	187	243	155	178
Duplex	4	24	6	14	42	62	52	60	64	58	34	54	102	62	40
Multi-Family	42	73	314	841	192	403	260	540	319	381	489	622	1,010	1,168	919
Total	604	667	1,163	1,876	1,552	2,153	2,410	2,137	1,751	1,752	1,737	1,859	2,169	2,197	1,878

Average Per Period

	<u>3 Year</u>	<u>5 Year</u>	<u>10 Year</u>	<u>15 Year</u>
Single Family	452	622	933	914
Sing. Fam. Attached	205	240	298	263
Duplex	11	18	39	45
Multi-Family	143	292	337	505
Total	811	1,172	1,607	1,727

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.

Note totals include only City of Lincoln and not Lancaster County.

Source: Lincoln/Lancaster County Planning Department (Updated January 6, 2010)

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