



RESIDENTIAL LAND INVENTORY REPORT

AS OF JANUARY 1, 2020

March 13, 2020



Cover from top:

East Lake Flats II near 84th & Pine Lake

Hillcrest Heights near 93rd & A

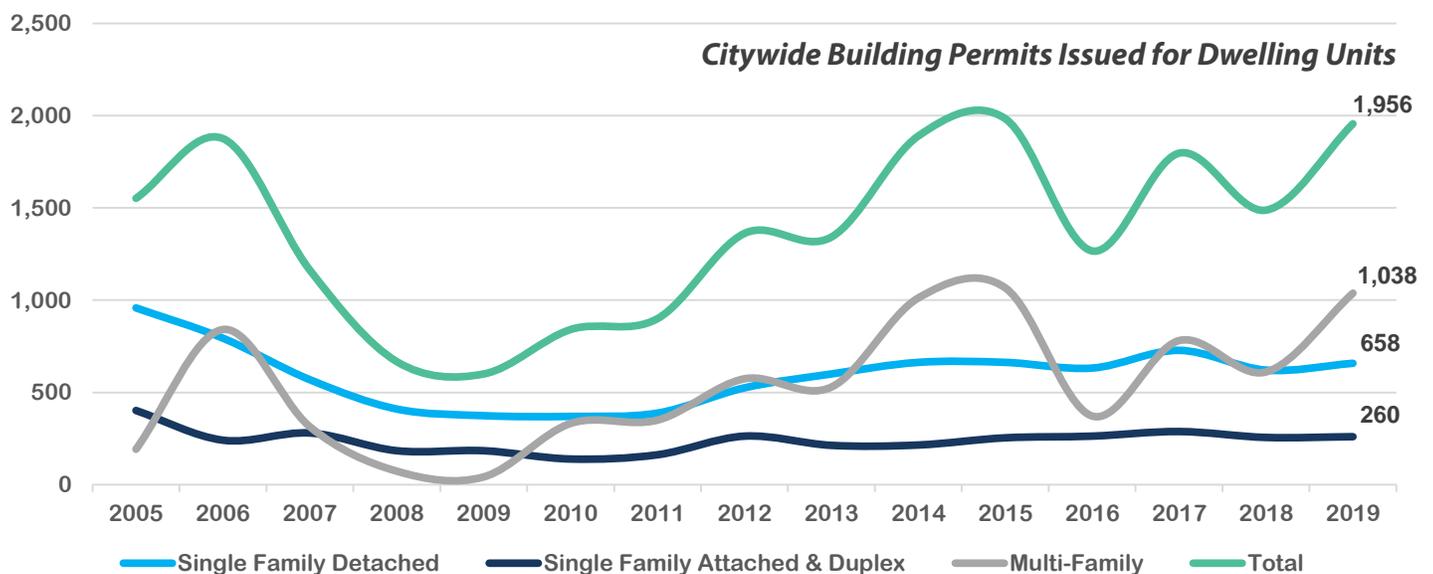
Storage container home at 28th & Vine

The Big Picture

The purpose of this report is to inform the discussion about residential lot supply in Lincoln. This report summarizes residential building permit activity and residential development approvals in Lincoln. The report also contains a brief analysis of county lot supply. Residential permit information is compared with assumptions from the Comprehensive Plan (LPlan 2040), last updated in 2016, to track how those assumptions have aligned with development activity.



Based on population and household projections, Lincoln will have approximately 372,000 residents living in over 155,000 households by 2040. Approximately 36,000 dwelling units will need to be constructed in Lincoln between 2016 and 2040 to meet this 24-year demand. That averages to nearly 1,500 dwelling units per year, but this number will naturally start lower and increase over time as the city's population grows. There will continue to be market fluctuations as well.



Approved Supply (all unit types)

1,350 du's

3-year average of dwelling units permitted per year in new growth areas

16,141 du's

approved (includes final and prelim platted lots) units in new growth areas as of January 1, 2020

12 years

supply of approved dwelling units in new growth areas as of January 1, 2020

Final Platted Supply (single family)

801 du's

3-year average building permits for single family dwellings per year (includes detached, attached, and duplex)

2,365 du's

final platted lots for single family dwelling units in new growth areas as of January 1, 2020

3 years

supply of single family lots that have been final platted in new growth areas as of January 1, 2020

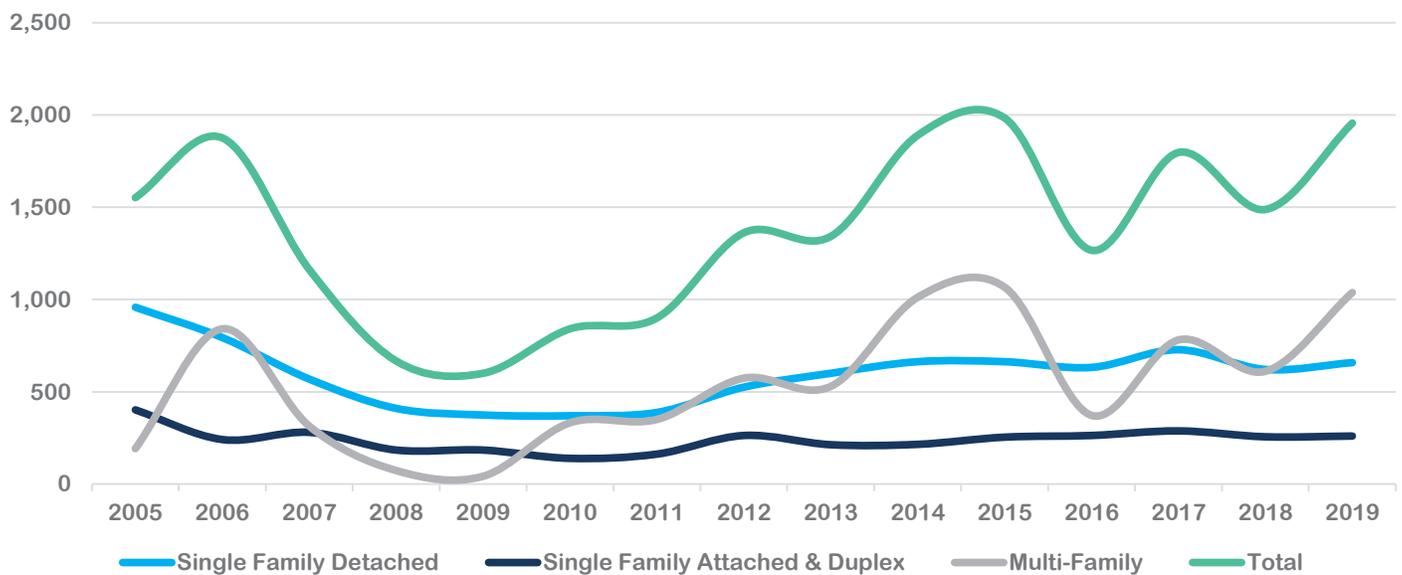
Citywide Housing Demand

Demand for new dwellings can be determined by looking at building permits. Citywide, the number of residential building permits in 2019 was the second-highest in 15 years, slightly below 2015. This increase was primarily driven by multi-family, which topped 1,000 units for just the third time in the last 15 years.



Citywide Building Permits Issued for Dwelling Units

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Single Family Detached	958	794	569	410	374	370	388	525	600	663	663	632	728	621	658
Single Family Attached & Duplex	402	241	280	184	184	139	162	263	213	215	254	263	288	256	260
Multi-Family	192	841	314	73	42	332	350	574	529	1,012	1,067	372	781	611	1,038
Total	1,552	1,876	1,163	667	600	841	900	1,362	1,342	1,890	1,984	1,267	1,797	1,488	1,956



Notes:

Based on issued building permits, 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 one detached dwelling unit on a single lot.

Single Family Attached is one dwelling unit on a single lot attached by a common wall to one or more other dwelling units on separate lots. Commonly known as a townhome.

Duplex is two dwelling units on one lot.

Multi-family is three or more units built on a single lot, typical of apartments or condominiums.

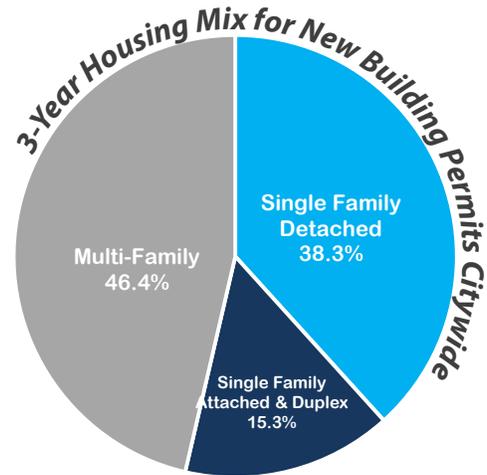
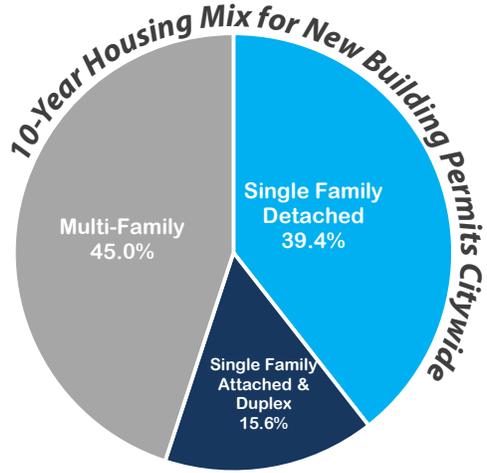
Totals include City of Lincoln and the 3-mile jurisdiction. There were 24 single family detached issued in the 3-mile jurisdiction in 2019. Typically around 30-60 units are outside Lincoln but within the 3-mile jurisdiction.

Citywide Housing Demand (con't)



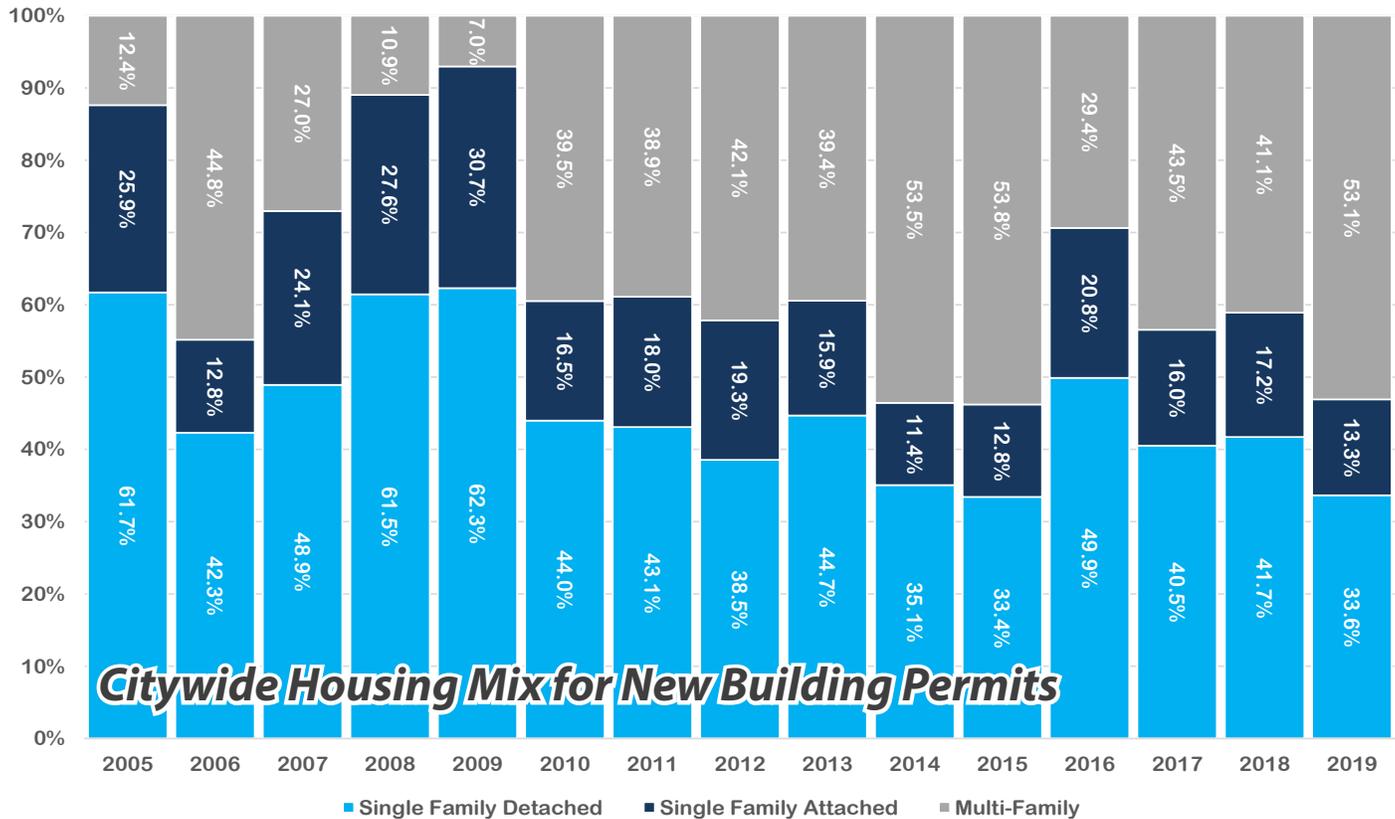
Of the total new dwelling units projected between 2016 and 2040, 40% are expected to be multi-family.

As shown below, the share of multi-family has increased in the past decade and exceeded the LPlan 2040 assumption.



	2010-2019			2017-2019 (3 yr)		
	Avg	Total		Avg	Total	
Single Family Detached	585	5,848	39.4%	669	2,007	38.3%
Single Family Attached & Duplex	231	2,313	15.6%	268	804	15.3%
Multi-Family	667	6,666	45.0%	810	2,430	46.4%
Total	1,483	14,827		1,747	5,241	

	2010-2014			2015-2019		
	Avg	Total		Avg	Total	
Single Family Detached	509	2,546	40.2%	660	3,302	38.9%
Single Family Attached & Duplex	198	992	15.7%	264	1,321	15.6%
Multi-Family	559	2,797	44.2%	774	3,869	45.6%
Total	1,267	6,335		1,698	8,492	

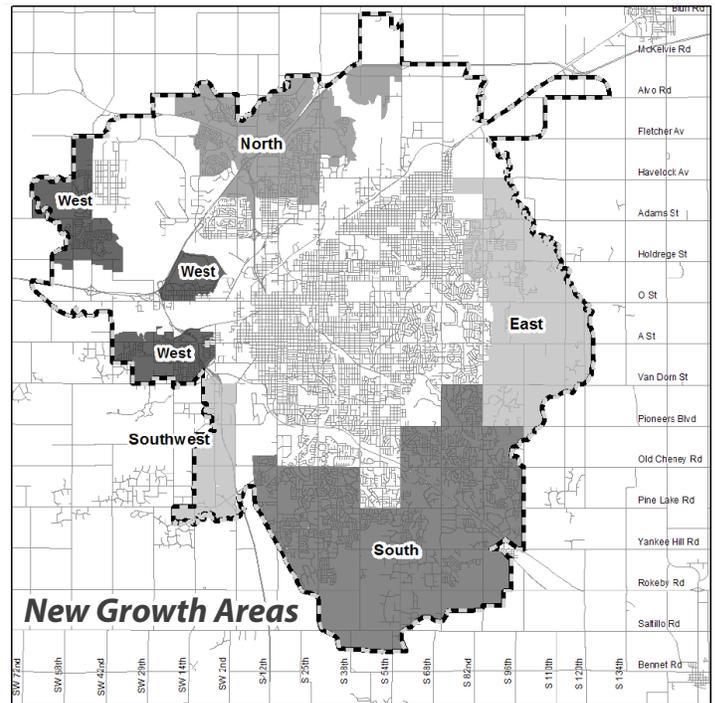


Housing Demand in New Growth Areas

Boundaries for New Growth Areas are shown on the right. These are the areas typically described as suburban/edge growth and are where most of Lincoln’s new housing is built.

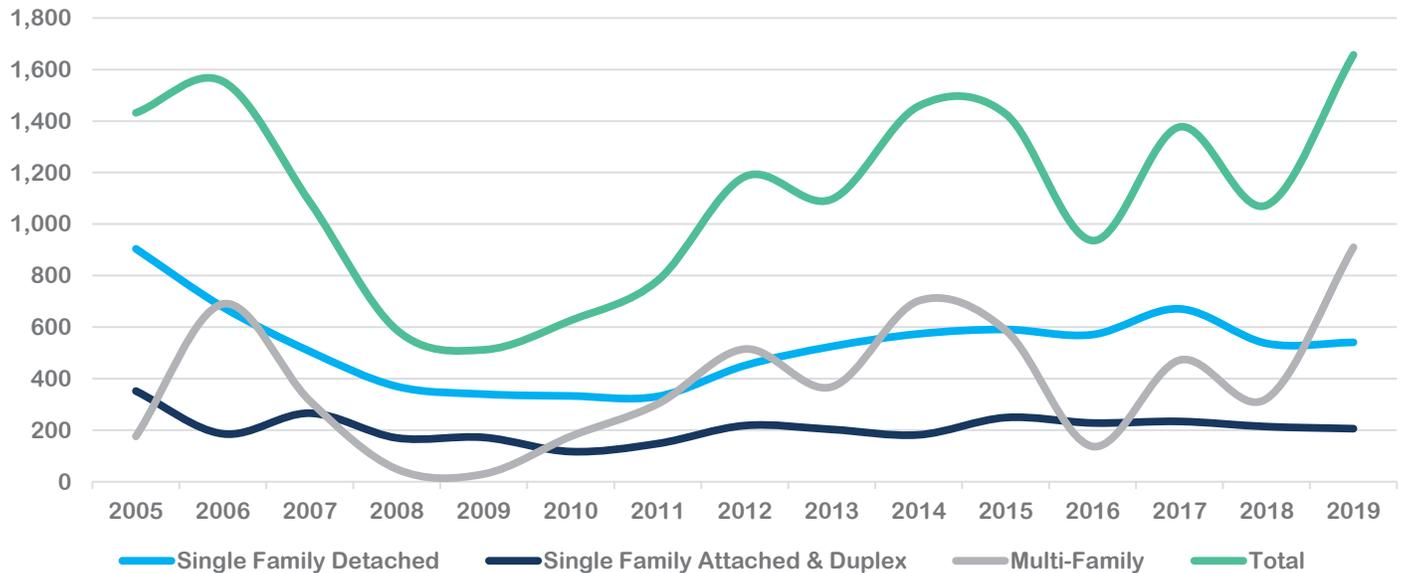
The overall number of residential building permits for 2019 in New Growth Areas was the highest in 15 years (2,039 in 2004). The totals for all housing types increased in the second half of the decade.

Within the past three years, even New Growth Areas have been meeting the 40 percent multi-family assumption from LPlan 2040.



Building Permits Issued for Dwelling Units in New Growth Areas

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Single Family Detached	904	678	506	370	159	333	331	451	525	574	591	571	671	537	541
Single Family Attached & Duplex	352	186	266	170	91	117	148	218	203	182	249	228	234	214	206
Multi-Family	176	690	314	49	0	176	302	515	368	702	588	137	472	322	854
Total	1,432	1,554	1,086	589	250	626	781	1,184	1,096	1,458	1,428	936	1,377	1,073	1,601



	2010-2019			2017-2019 (3 yr)			2010-2014			2015-2019		
	Avg	Total	%	Avg	Total	%	Avg	Total	%	Avg	Total	%
Single Family Detached	513	5,125	44.3%	583	1,749	43.2%	443	2,214	43.0%	582	2,911	45.4%
Single Family Attached & Duplex	200	1,999	17.3%	218	654	16.1%	174	868	16.9%	226	1,131	17.6%
Multi-Family	444	4,436	38.4%	549	1,648	40.7%	413	2,063	40.1%	475	2,373	37.0%
Total	1,156	11,560		1,350	4,051		1,029	5,145		1,283	6,415	

Housing Demand in Established Areas



Of the 36,000 new dwelling units projected in Lincoln between 2016 and 2040, 8,000 units are expected to be located within the existing built environment.

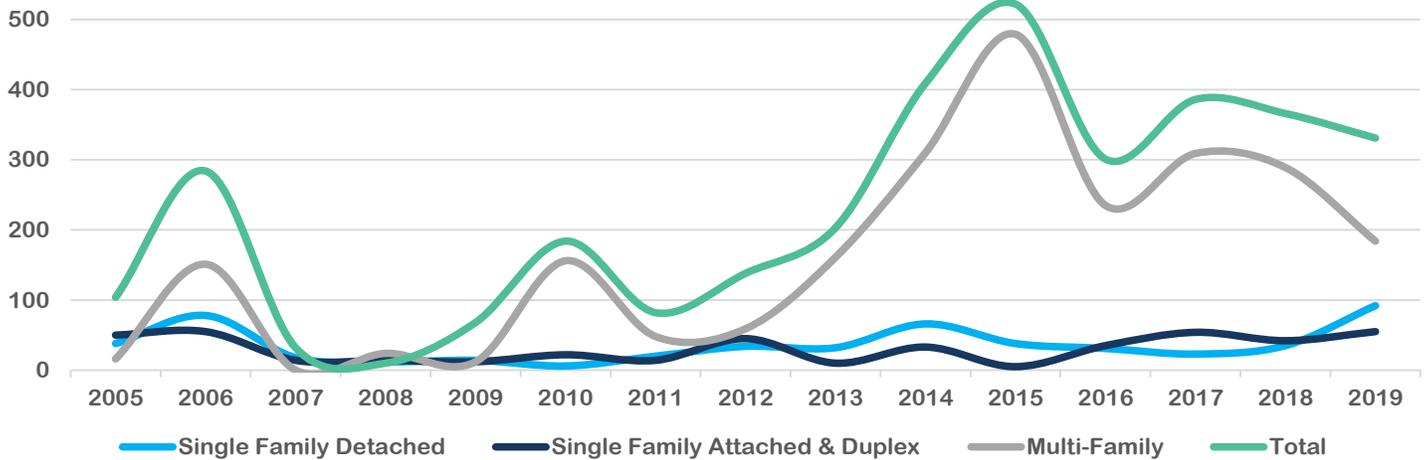
For purposes of this report, “established areas” or “infill” include all areas in the city outside of the new growth areas.

The amount of infill development has steadily increased in recent years, with the 2015-2019 totals nearly doubling the 2010-2014 totals.

The LPlan 2040 assumption of 8,000 units over 24 years (which equals on average 333 units per year) has been exceeded over the past five years (381 units per year).

Building Permits Issued for Dwelling Units in Established Areas

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Single Family Detached	38	78	18	12	14	6	20	34	32	66	38	31	23	35	92
Single Family Attached & Duplex	50	55	14	14	12	22	14	45	10	33	5	35	54	42	55
Multi-Family	16	151	0	24	12	156	48	59	161	310	479	235	309	289	184
Total	104	284	32	50	68	184	82	138	203	409	522	301	386	366	331



	2010-2019			2017-2019 (3 yr)			2010-2014			2015-2019		
	Avg	Total	%	Avg	Total	%	Avg	Total	%	Avg	Total	%
Single Family Detached	38	377	12.9%	50	150	13.9%	32	158	15.6%	44	219	11.5%
Single Family Attached & Duplex	32	315	10.8%	50	151	13.9%	25	124	12.2%	38	191	10.0%
Multi-Family	223	2,230	76.3%	261	782	72.2%	147	734	72.2%	299	1,496	78.5%
Total	292	2,922		361	1,083		203	1,016		381	1,906	

Housing Demand in Established Areas (con't)



3,000 units are expected to be located in Greater Downtown between 2016 and 2040.

Greater Downtown is roughly bounded by Salt Creek on the west and north, A Street on the south, and 27th Street on the east. It includes Downtown proper, Antelope Valley, the Haymarket, Telegraph District, Innovation Campus, and several core residential neighborhoods (the boundary is shown in the Maps section of this report).

The addition of new residential units in Greater Downtown has been steady over the past 10 years, with spikes in 2014 and 2015 due to several large student-oriented housing projects. In total, student-oriented housing accounted for 63 percent of Greater Downtown units over the past 10 years.

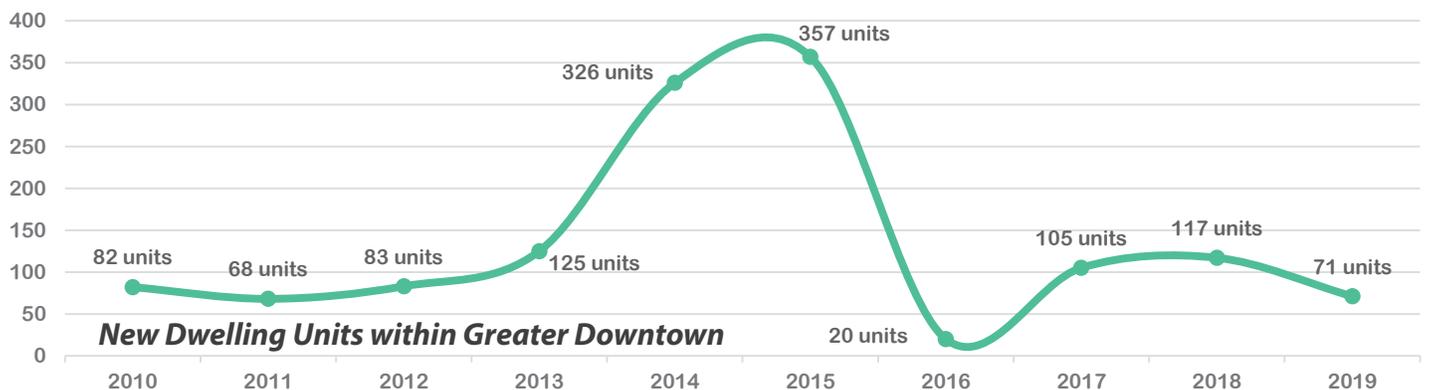
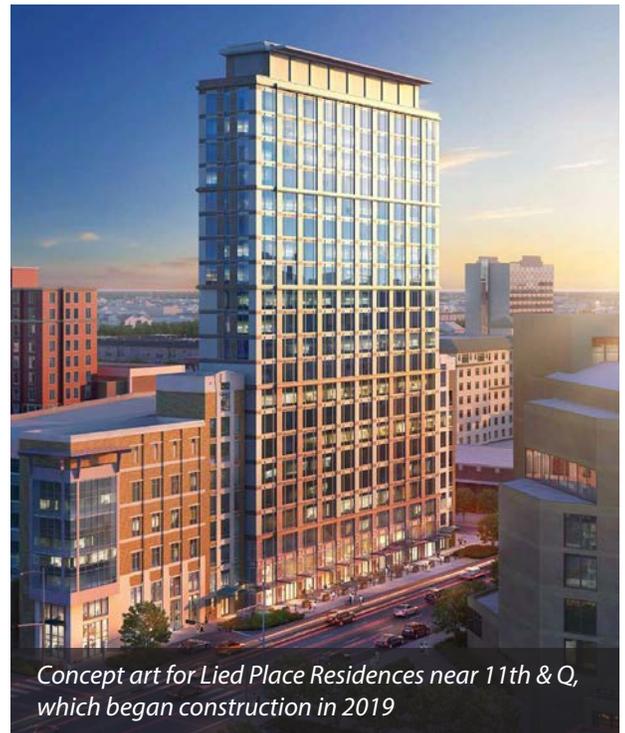
Growth in Greater Downtown has been consistent with the LPlan assumption of 3,000 units over 24 years (which equals on average 125 units per year).

	2010-2019			2010-2014			2015-2019		
	Avg	Total	%	Avg	Total	%	Avg	Total	%
Traditional Housing	50	501	37.0%	37	185	27.0%	63	316	47.2%
Student-Oriented Housing	85	853	63.0%	100	499	73.0%	71	354	52.8%
Total	135	1,354		137	684		134	670	

Major Student-Oriented Housing Projects

Project	Year	Units	Beds
Parkhaus / Larson Building	2011	52	192
The 50/50	2013	124	475
Latitude	2014	198	576
Prime Place	2014	125	225
8N Lofts	2015	172	624
Aspen Heights	2015	182	631
<i>Total</i>		853	2,723

Student-oriented housing is typically leased by the bed and could have multiple beds per dwelling unit.



Where is Growth Happening?

LPlan 2040 assumes roughly 22% of new residential development in Lincoln will be infill with the remainder almost completely in New Growth Areas. The past five years have aligned with that assumption on a proportional basis, although the total units citywide have exceeded LPlan assumptions.

In 2019 there were several large apartment projects in New Growth Areas, which pushed the edge development proportion above 80% for the first time since 2013. While the infill total number was similar to previous years, the proportion in relation to overall growth was the lowest since 2013 because significant edge growth was occurring at the same time.



2010-2019

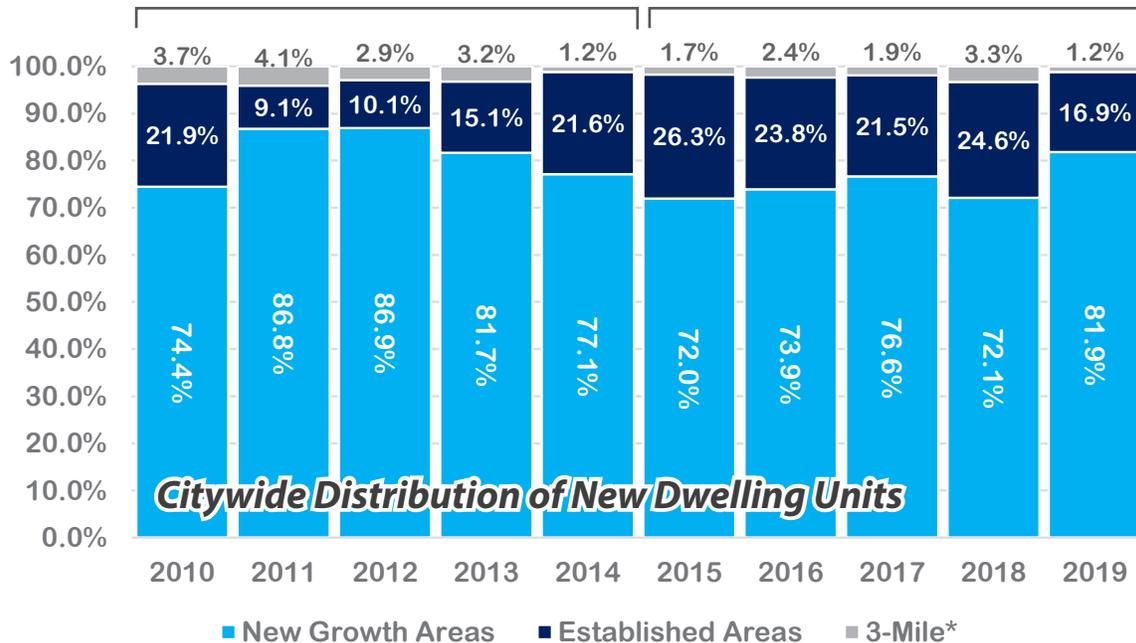
78.0% New Growth Areas
19.7% Established Areas
2.3% 3-Mile Jurisdiction

2010-2014

81.2% New Growth Areas
16.0% Established Areas
2.7% 3-Mile Jurisdiction

2015-2019

75.5% New Growth Areas
22.4% Established Areas
2.0% 3-Mile Jurisdiction

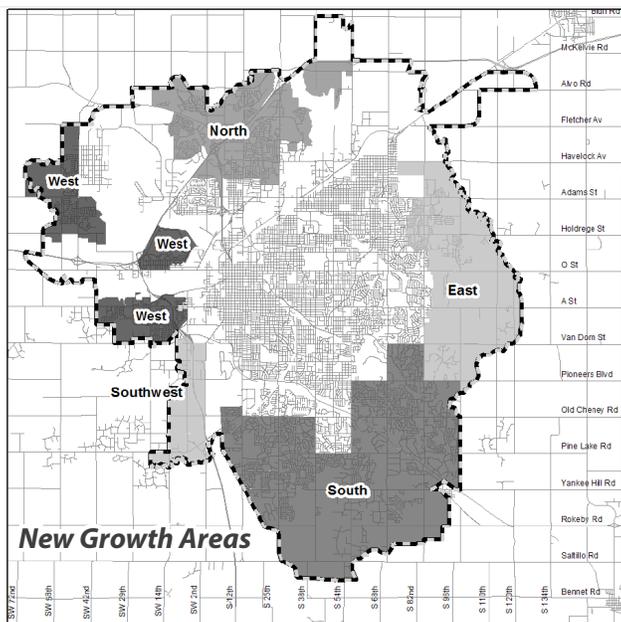


* 3-Mile includes permits outside of city limits and New Growth Areas, but within the 3-mile jurisdiction.

Residential Land Inventory

New Growth Areas as of January 1, 2020

Development Subarea*	South	West	North	Southwest	East	Total
A. Existing Built						
Single Family Detached	13,952	5,622	6,670	233	2,626	29,103
Single Family Attached & Duplex	3,722	1,744	1,694	16	844	8,020
Multi-Family	5,790	1,469	5,099	0	1,060	13,418
Total Dwelling Units	23,464	8,835	13,463	249	4,530	50,541
B. Final Platted Lots						
Single Family Detached	782	340	246	62	726	2,156
Single Family Attached & Duplex	99	29	47	0	34	209
Multi-Family	N/A	N/A	N/A	N/A	N/A	N/A
Total Dwelling Units	881	369	293	62	760	2,365
C. Approved Preliminary Plats, CUPs, PUDs (Units Not Yet Final Platted)						
Single Family Detached	2,138	919	1,385	55	697	5,194
Single Family Attached & Duplex	812	275	316	0	247	1,650
Multi-Family	2,928	719	1,143	0	746	5,536
Unspecified Dwelling Units***	898	22	82	250	144	1,396
Total Dwelling Units	6,776	1,935	2,926	305	1,834	13,776
D. Total Potential of Final Platted & Prelim Platted Land (B+C)						
Single Family Detached	2,920	1,259	1,631	117	1,423	7,350
Single Family Attached & Duplex	911	304	363	0	281	1,859
Multi-Family	2,928	719	1,143	0	746	5,536
Unspecified Dwelling Units***	898	22	82	250	144	1,396
Total Dwelling Units	7,657	2,304	3,219	367	2,594	16,141
E. Additional Potential Dwelling Units on Raw Land** in Tier I						
Total Dwelling Units	5,061	2,791	2,338	2,537	7,500	20,227
F. Grand Total Potential (D+E)						
Total Dwelling Units	12,718	5,095	5,557	2,904	10,094	36,368



* 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.

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

*** "Unspecified Units" include dwelling units in preliminary plans that do not specify the type of dwelling unit approved.

Housing Supply in New Growth Areas

LPlan 2040 anticipates 36,000 new dwelling units in Lincoln between 2016 and 2040. Approximately 28,000 of those units are expected within new growth areas and 8,000 within established areas of the city. Given that there is potential for approximately 36,000 dwelling units in new growth areas, and infill development is exceeding expectations, the current land supply will adequately serve the projected expansion of the city beyond the year 2040.

Lincoln's approved unbuilt supply increased from 15,173 in 2018 to 16,141 in 2019. Approved supply has roughly hovered between 13,000-16,000 units in the past 10 years.

Significant new approved developments in 2019 were Stone Bridge Creek Commercial (1,152 units, 27th & Arbor), Grandview Estates 2nd Addition (1,267 units, south of 84th & Rokeby), and Rokeby Ridge (400 units, north of 84th & Rokeby).

1,350 du's

3-year average of dwelling units permitted per year in new growth areas

Approved Supply (all unit types)

16,141 du's

approved (includes final and prelim platted lots) units in new growth areas as of January 1, 2020

12.0 years

supply of approved dwelling units in new growth areas as of January 1, 2020

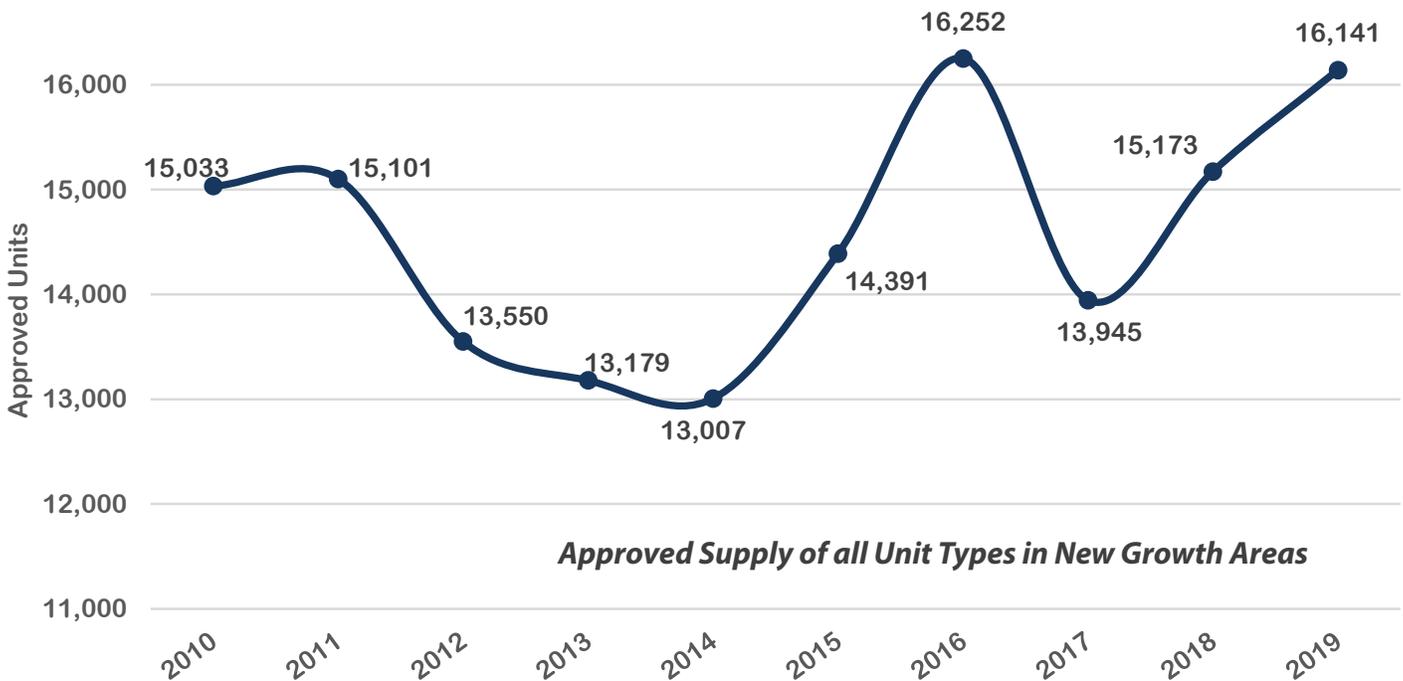
Overall Supply (all unit types)

36,368 du's

approved and potential (includes raw land identified as Residential on the Future Land Use Map) dwelling units in new growth areas as of January 1, 2020

26.9 years

supply of approved and potential dwelling units in new growth areas as of January 1, 2020



Housing Supply in New Growth Areas (con't)

As of January 1, 2020, there were 9,209 available single family lots (detached, attached, and duplex) in the new growth areas. These lots are in various stages of the approval process, including both final platted lots and preliminary platted lots. Of this number, 2,365 lots are final platted and available more immediately.



New homes for sale in Grandview near 70th & Rokeby

801 du's

3-year average building permits for single family dwellings per year in new growth areas (includes detached, attached, and duplex)

Final Platted Supply (single family)

2,365 du's

final platted lots for single family dwelling units in new growth areas as of January 1, 2020

3.0 years

supply of single family lots that have been final platted in new growth areas as of January 1, 2020

Approved Supply (single family)

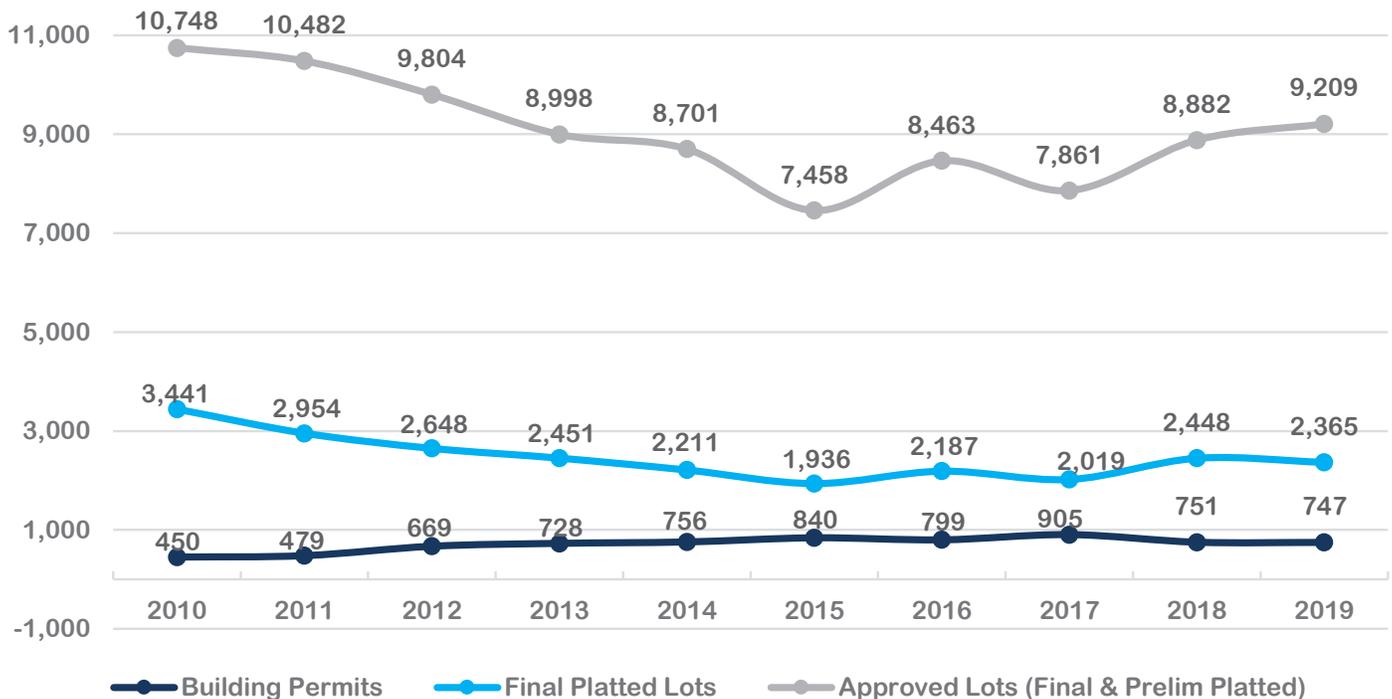
9,209 du's

approved (includes final and prelim platted lots) single family units in new growth areas as of January 1, 2020

11.5 years

supply of approved (includes final and prelim platted lots) single family units in new growth areas as of January 1, 2020

Supply for Single Family Detached, Attached, and Duplex Units in New Growth Areas



Housing Supply in Rural Areas

For purposes of this report, "rural areas" are within Lancaster County but outside the zoning jurisdiction of Lincoln (3-mile jurisdiction) and the other incorporated villages in the county (1-mile jurisdiction). Note that several villages in the county have significant available residential land within their 1-mile jurisdictions that is not included in this analysis. All units within county jurisdiction over the past five years are single-family detached.

Residential Permits in Rural Areas (all single family detached)

	Units
2010	38
2011	47
2012	59
2013	59
2014	60
2015	72
2016	69
2017	57
2018	68
2019	49
Total	578

58 du's 3-year average

63 du's 5-year average

58 du's 10-year average

58 du's

3-year average building permits for single family dwellings per year in rural areas

Final Platted Supply (single family)

175 du's

final platted lots for single family dwelling units in rural areas as of January 1, 2020

3 years

supply of single family lots that have been final platted in rural areas as of January 1, 2020

Approved Supply (single family)

312 du's

approved (includes final and prelim platted lots) single family units in rural areas as of January 1, 2020

5.4 years

supply of approved (includes final and prelim platted lots) single family units in rural areas as of January 1, 2020

Overall Supply (all unit types)

1,416 du's

approved and potential dwelling units (includes raw land identified as Low Density Residential [assumed at one unit per three acres] on the Future Land Use Map) as of January 1, 2020

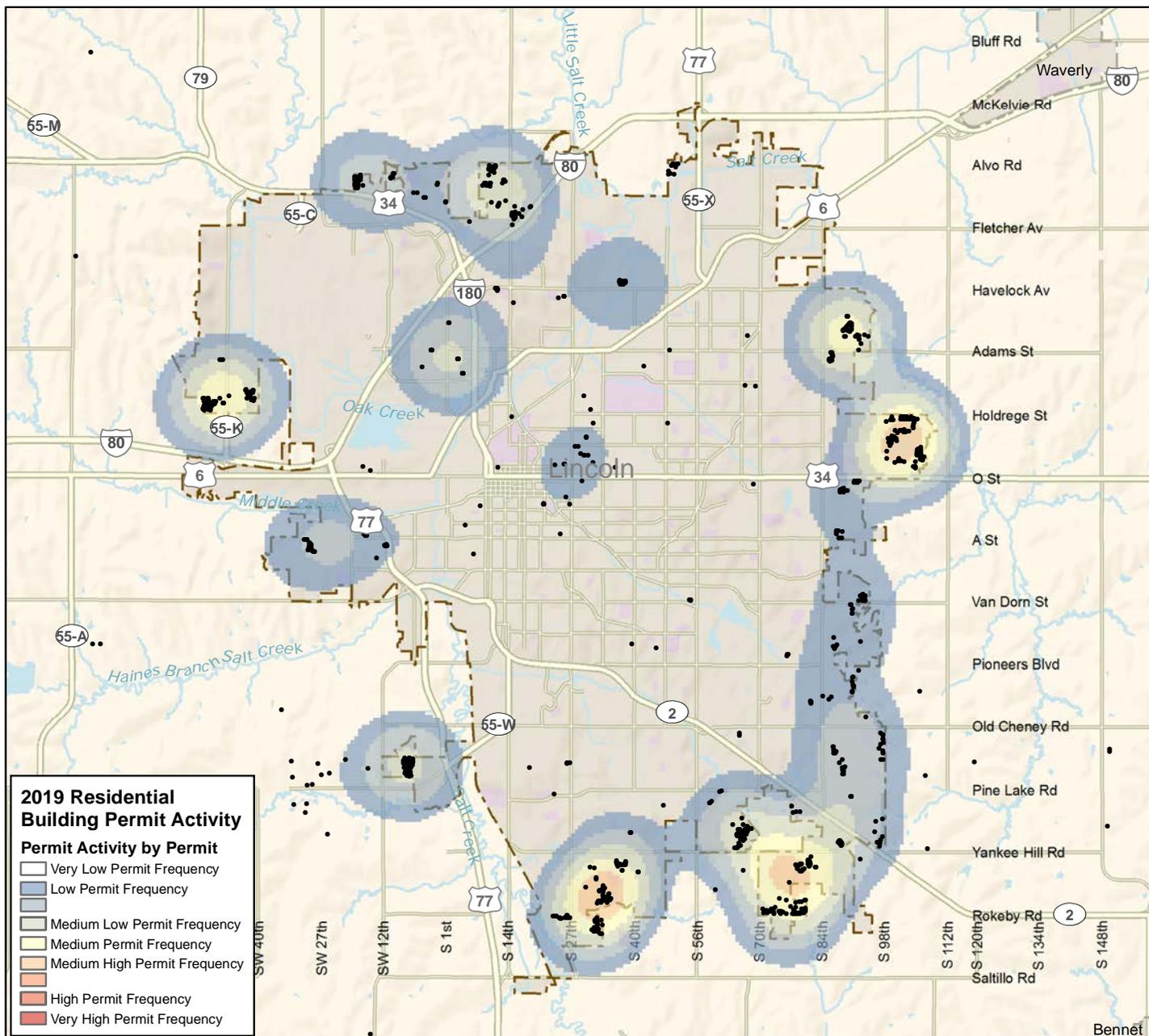
24.4 years

supply of approved and potential dwelling units in new growth areas as of January 1, 2020

MAPS

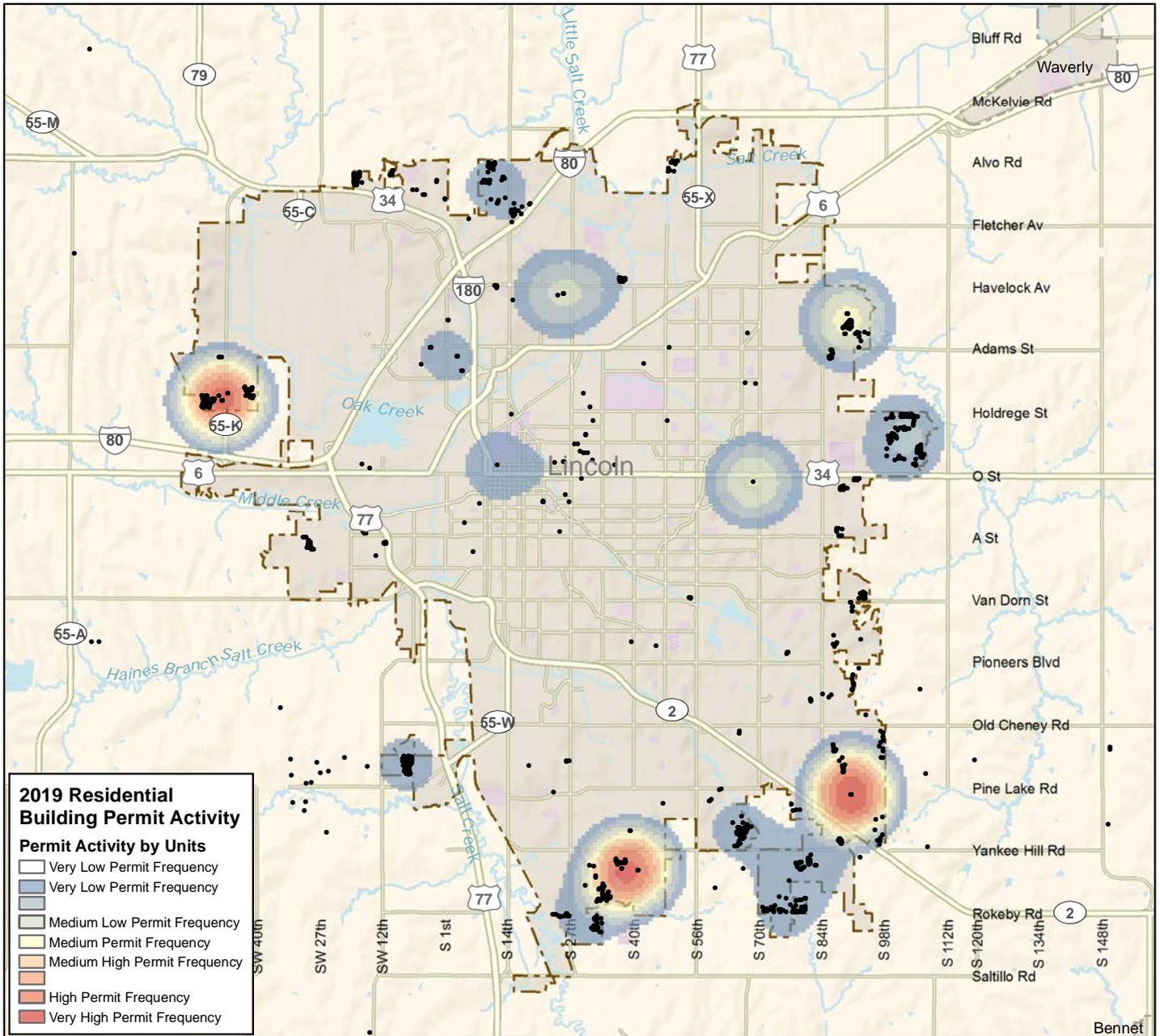
- Residential Building Permits Heat Map (permits), 2019
- Residential Building Permits Heat Map (units), 2019
- Residential Building Permits Heat Map (permits), 2017-2019
- Residential Building Permits Heat Map (units), 2017-2019
- Residential Building Permits by Type, 2019
- Residential Building Permits by Type, 2017-2019
- Residential Building Permits Focus Areas, 2017-2019





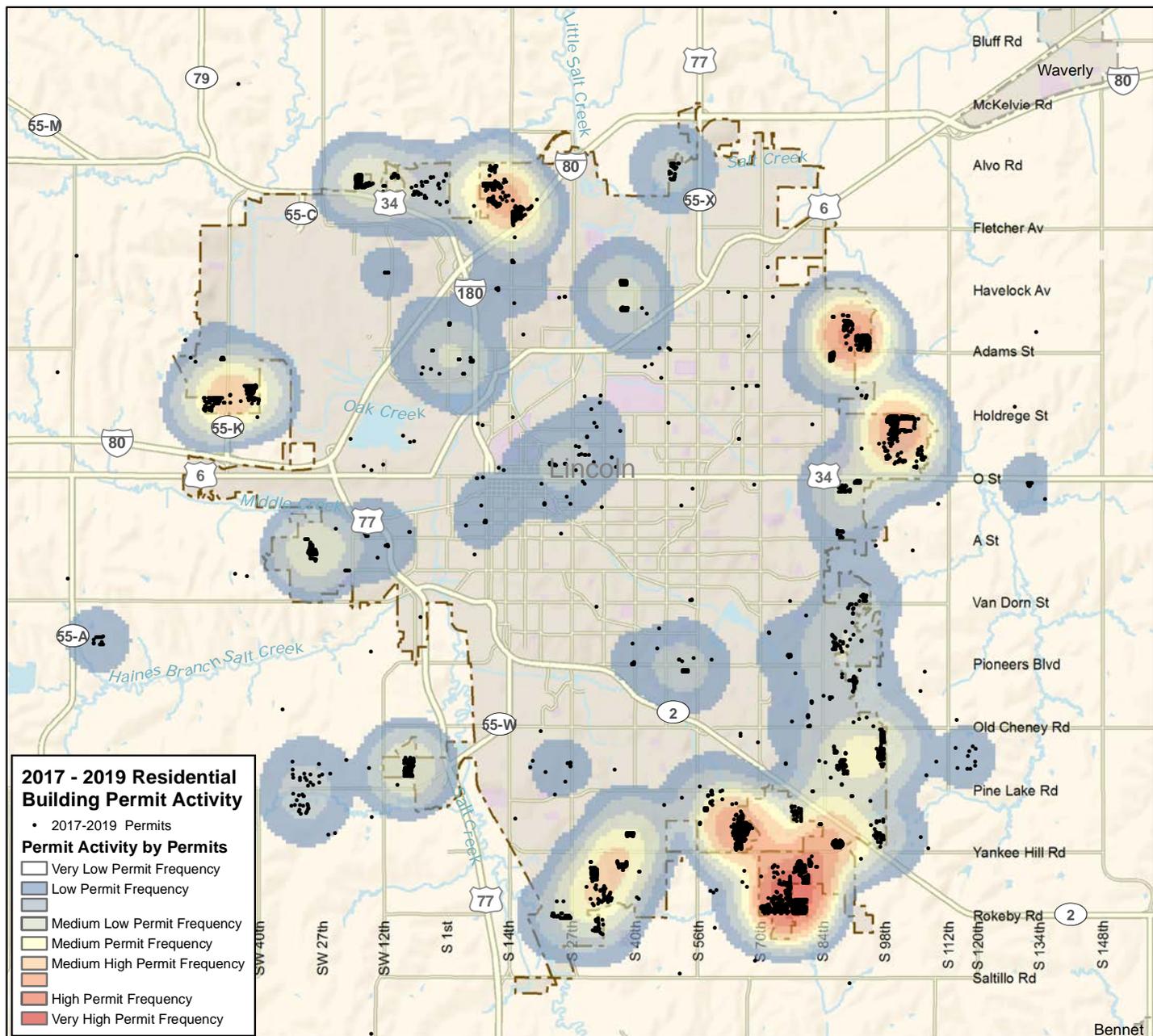
2019 Total Residential Units in Lincoln: 1,956 units

Note: This heat map is based on **density of permits**, not individual units. It allows for a visualization of where the most residential construction activity is occurring.



2019 Total Residential Units in Lincoln: 1,956 units

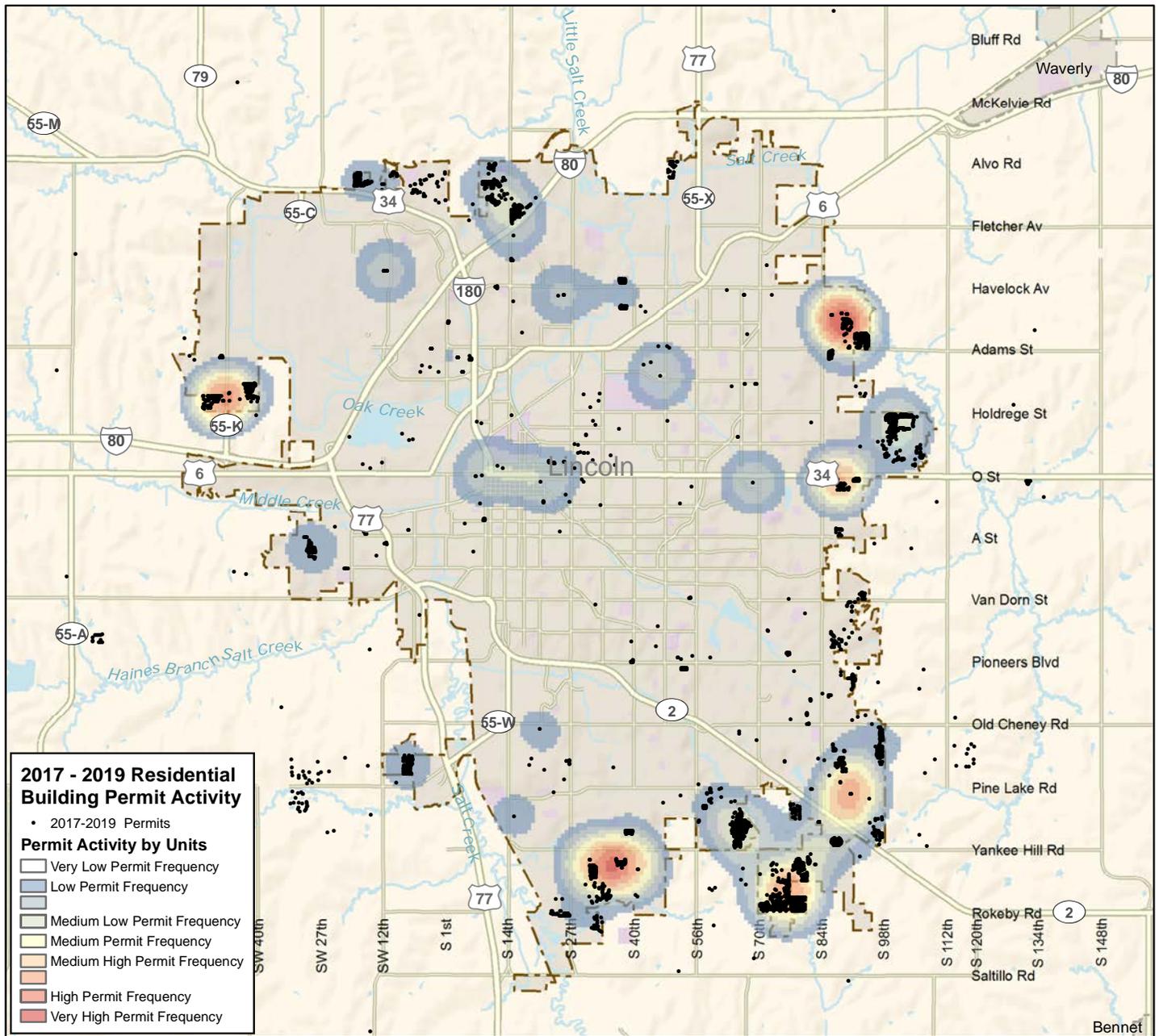
Note: This heat map is based on **density of permitted units**. Since multi-family complexes have the greatest density of residential units, this map skews toward showing the multi-family areas as hot spots and minimizes the visual representation of single family developments.



2017-2019 Total Residential Units in Lincoln: 5,421 units

2017-2017 Annual Average: 1,807 units

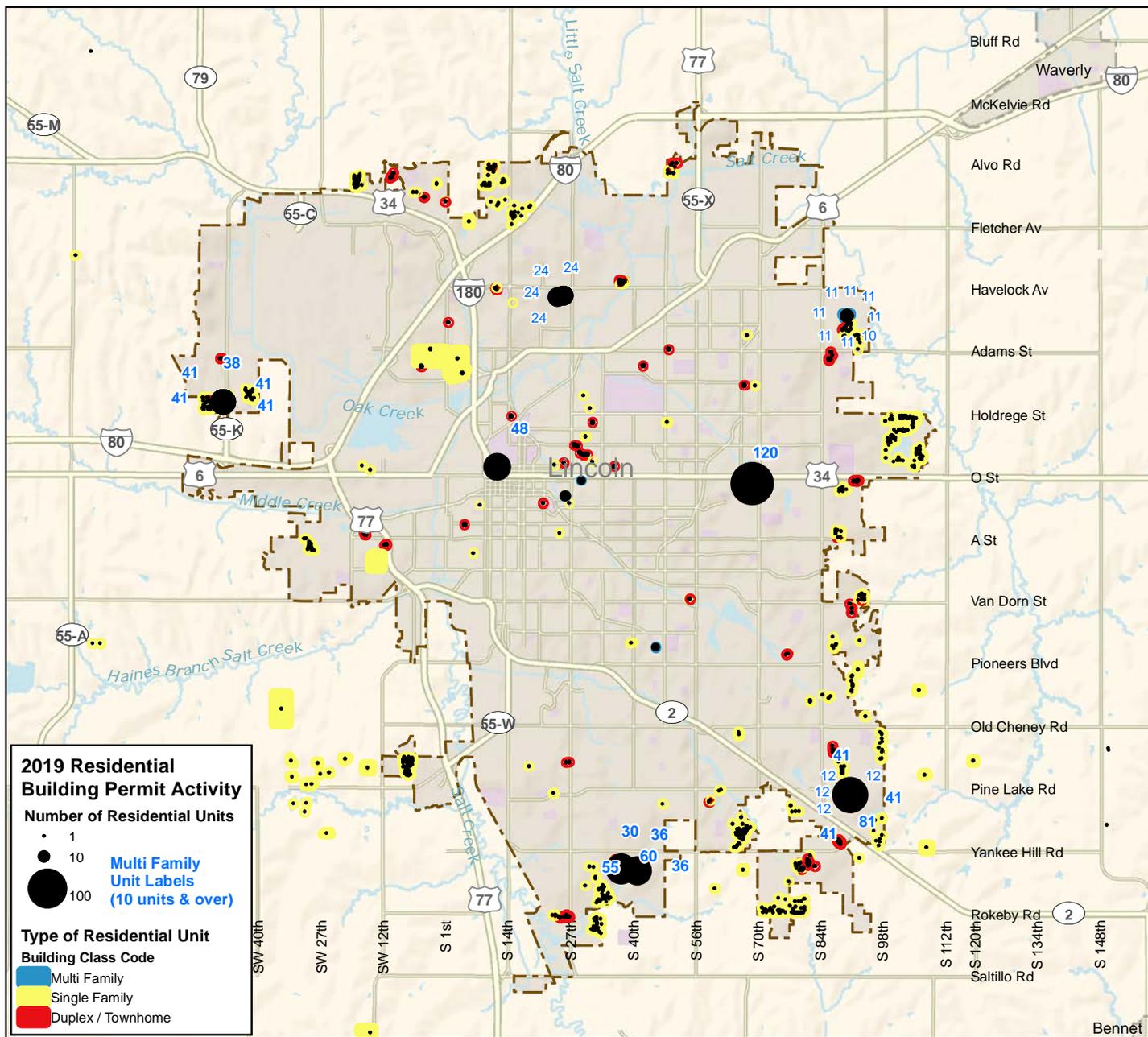
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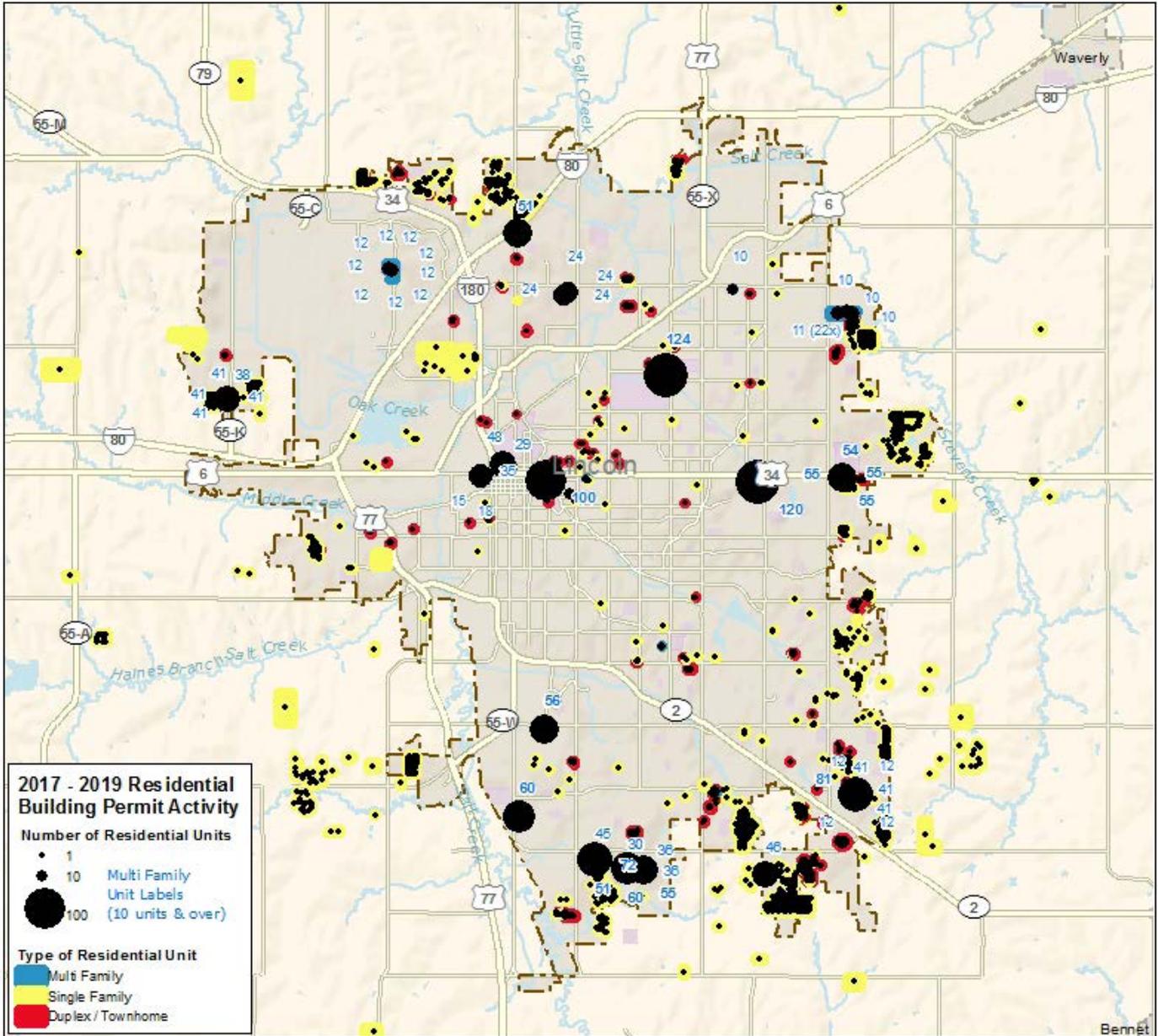
Note: The blue numbers represent total multi-family units per permit or complex.

2019 Residential Units in Lincoln

Multi-Family: 1,038 units

Single Family Detached: 658 units

Duplex/Townhouse: 260 units



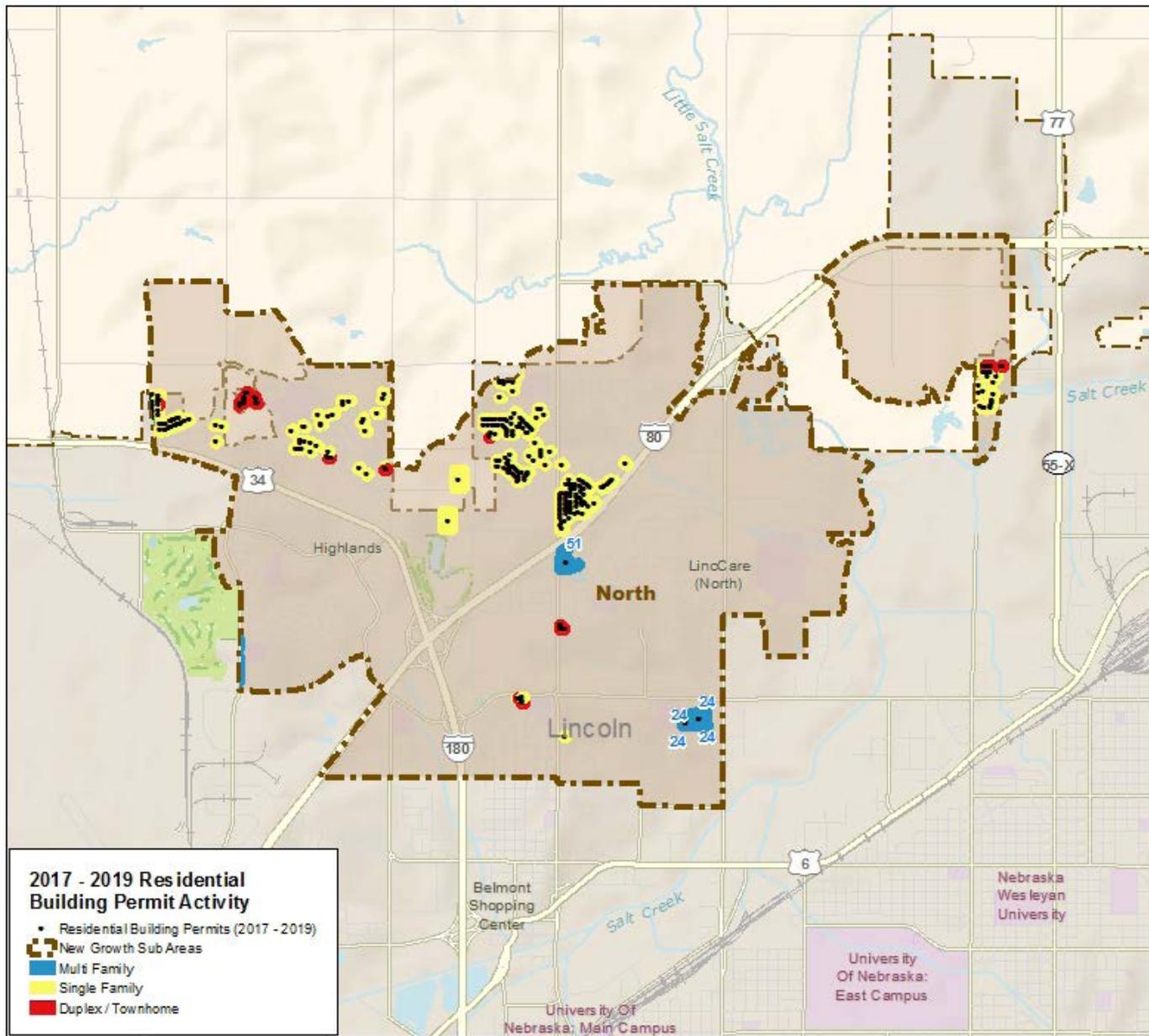
Note: The blue numbers represent total multi-family units per permit or complex.

2017-2019 Residential Units in Lincoln

Multi-Family: 2,430 units (annual average of 810 units)

Single Family: 2,007 units (annual average of 669 units)

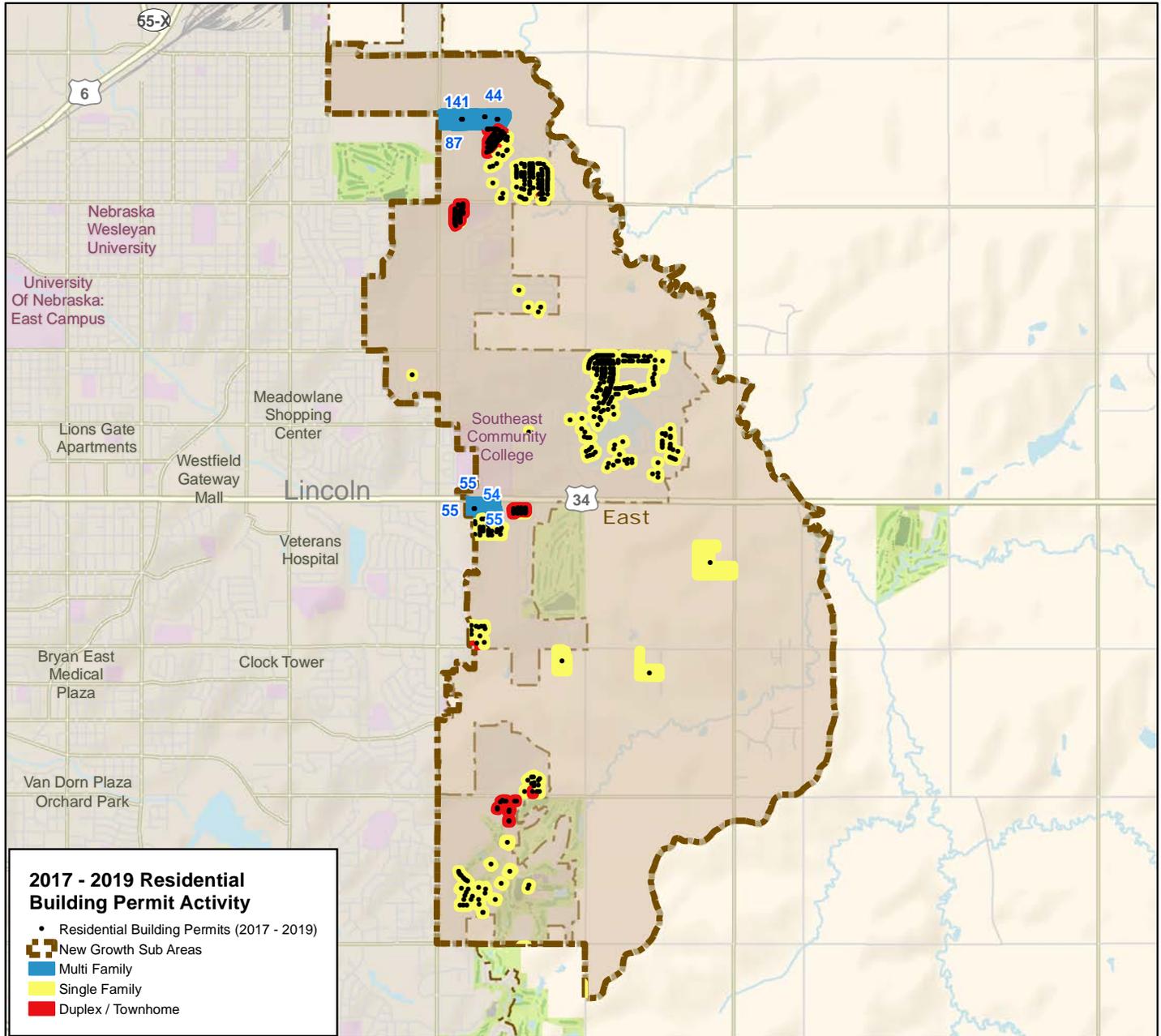
Duplex/Townhouse: 804 units (annual average of 268 units)



Note: The blue numbers represent total multi-family units per permit or complex.

2017-2019 Residential Units in North New Growth Area

- Multi-Family: 147 units (annual average of 49 units)
- Single Family: 272 units (annual average of 91 units)
- Duplex/Townhouse: 46 units (annual average of 15 units)



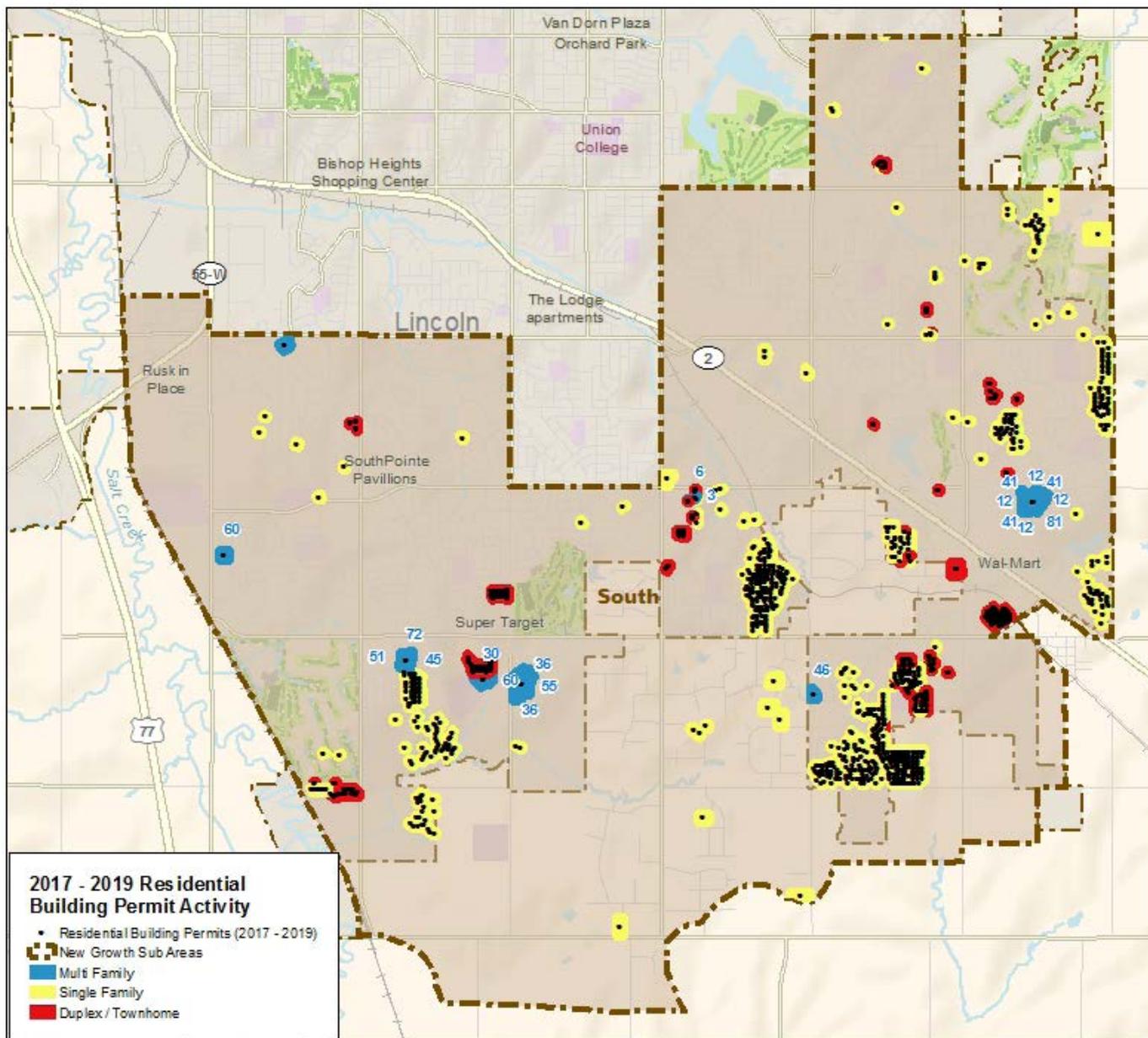
Note: The blue numbers represent total multi-family units per permit or complex.

2017-2019 Residential Units in East New Growth Area

Multi-Family: 491 units (annual average of 164 units)

Single Family: 387 units (annual average of 129 units)

Duplex/Townhouse: 141 units (annual average of 47 units)



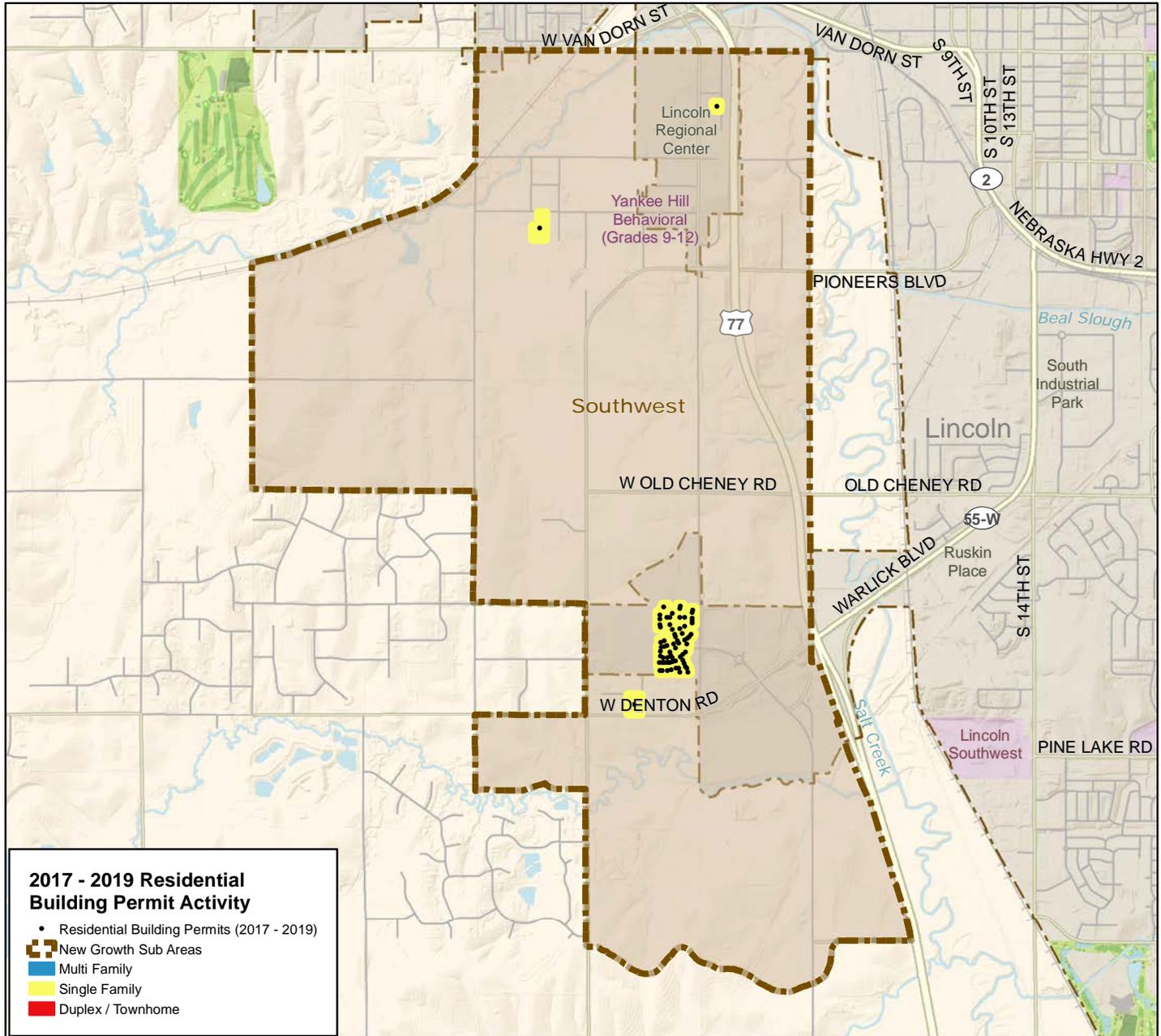
Note: The blue numbers represent total multi-family units per permit or complex.

2017-2019 Residential Units in South New Growth Area

Multi-Family: 808 units (annual average of 269 units)

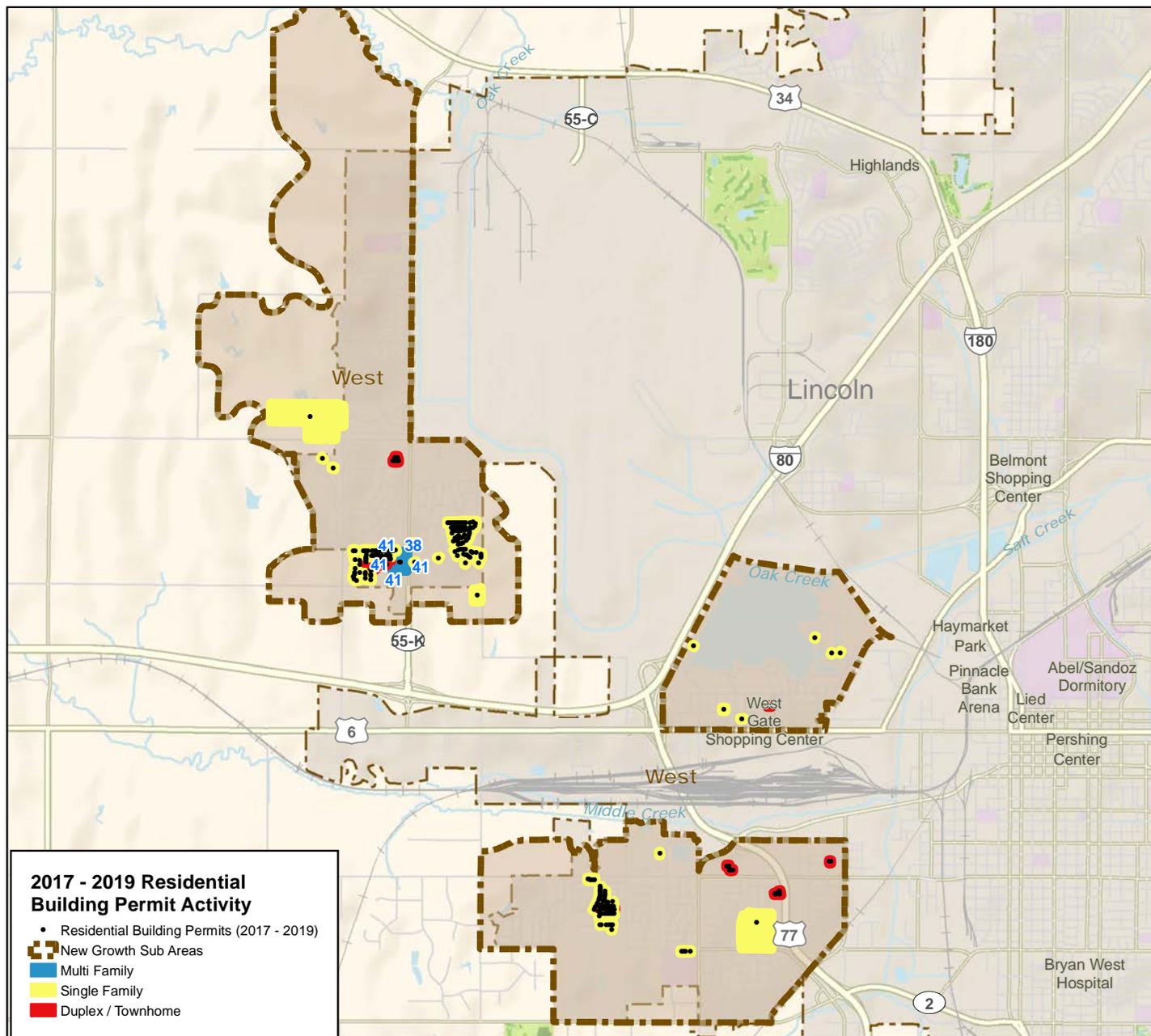
Single Family: 831 units (annual average of 277 units)

Duplex/Townhouse: 383 units (annual average of 128 units)



2017-2019 Residential Units in Southwest New Growth Area

Single Family: 70 units (annual average of 23 units)

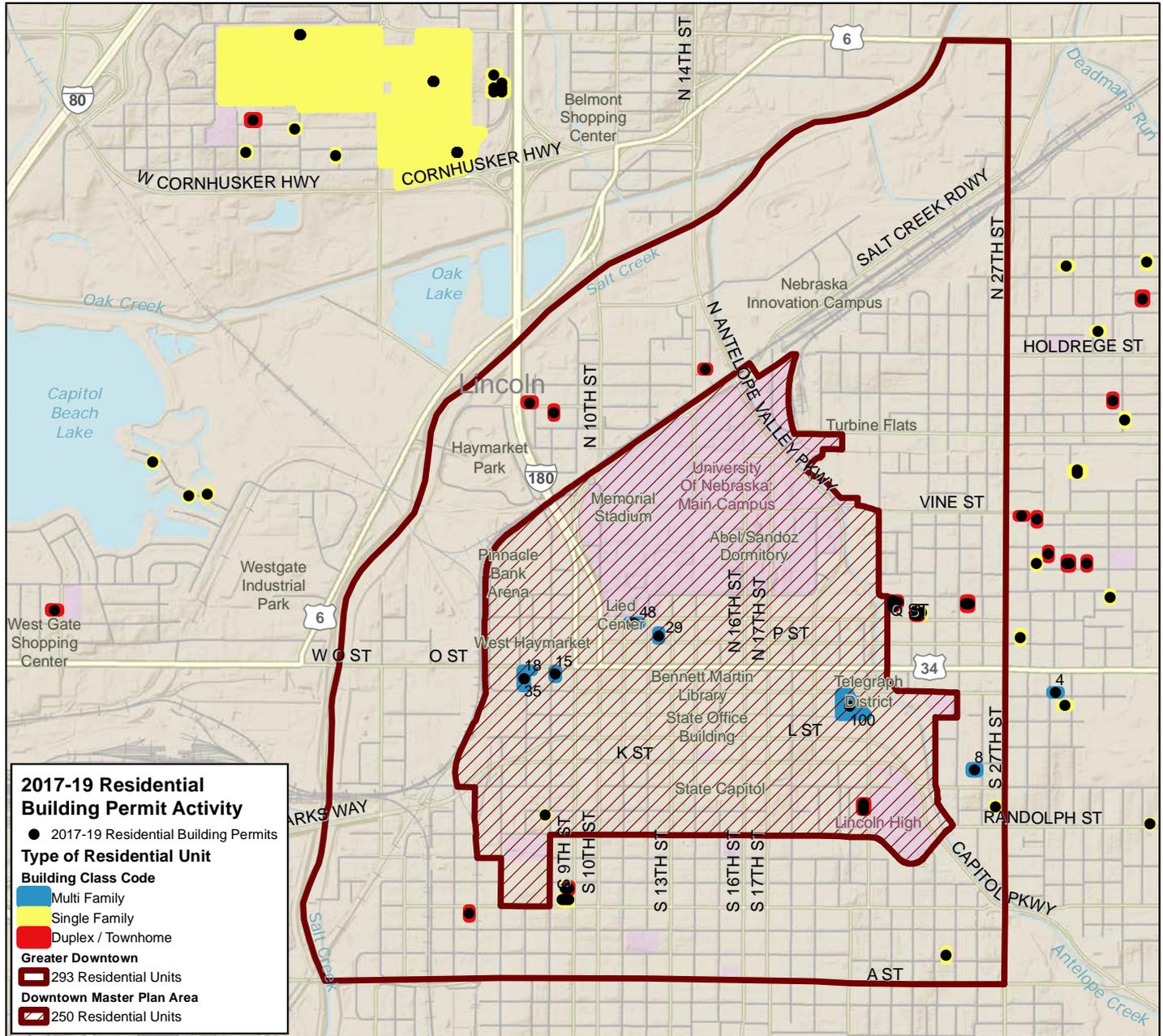


2017-2019 Residential Units in West New Growth Area

Multi-Family: 202 (annual average of 67 units)

Single Family: 199 units (annual average of 66 units)

Duplex/Townhouse: 73 units (annual average of 24 units)



Note: The blue numbers represent total multi-family units per permit or complex.

2017-2019 Residential Units in Greater Downtown

- Multi-Family: 253 (annual average of 84 units)
- Single Family: 9 units (annual average of 3 units)
- Duplex/Townhouse: 31 units (annual average of 10 units)