

MEMORANDUM

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

FROM: **David Cary, Acting Planning Director**

SUBJECT: *Residential Land Inventory & Residential Building Permits as of January 1, 2015*

DATE: March 25, 2015

COPIES: Jon Carlson, Mayor's Office,
Miki Esposito, Public Works & Utilities Director,
Chad Blahak, Building & Safety Director,
Dave Landis, Urban Development Director,
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, 2015, 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 eight years. (Please see the attached "Citywide Building Permits Issued for Dwelling Units" for detailed historical building permit data for dwelling units citywide.) In 2014, 663 detached single family building permits were issued, compared to 600 in 2013, and as few as 370 in 2010. The last two years have yielded more single-family detached units than the 10-year average (566), but not as many as the 15- year average (792).

Detached Single Family Lot Supply

As of January 1, 2015, there were 6,596 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, 1,629 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 121 from one year ago, reflecting private developer 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 (1,629) in new growth areas is now at a 3.1-year supply, based on the 10-year building permit average (534 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 6,596 single family detached lots available and in the pipeline, the lot supply in new growth areas increases to 12.4 years based on the 10-year average of 534 single-family detached units per year for new growth areas.

Multi-Family Supply

1,012 multi-family building permits were issued citywide in 2014; 337 dwelling units in Greater Downtown. The supply of potential multi-family land in new growth areas increased over the past year by 125 units, primarily in approved preliminary plans. The supply of final platted multi-family units in new growth areas stands at 851 units and is now at a 2.5-year supply, based on the 10-year building permit average of 343 dwelling units per year for new growth areas. The preliminary platted supply increased by 189 due to newly approved developments for multi-family. Demand for new multi-family units has remained strong over the last five years (2010-2014). Multi-family building permits have accounted for over 44% of all building permits for dwelling units for that five year period, a much higher proportion than experienced from 2000-2009 (20.9%), but consistent with the 2040 Comprehensive Plan and long-term demographic projections.

Overall Supply

Lincoln has the potential (final platted land, preliminary platted land, and raw land with no approvals) to accommodate 38,003 new dwelling units in developing areas within the 2040 Future Service Limit of the Comprehensive Plan. If the pace of development meets projections and averages 1,500 dwelling units per year in new growth areas, the supply is roughly the “life of the plan” at the year 2040 (roughly 25 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 38,003 dwelling units within the 2040 Future Service Limit, 13,007 (single family and multi-family combined) are approved in final plats or preliminary plats. Of the 13,007 approved dwelling units, 2,211 dwelling units have been final platted for single-family detached and single-family attached dwelling units. According to the Lancaster County Assessor in 2014, 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, including Greater Downtown, Lincoln added building permits for 432 dwelling units in 2014, 246 in 2013, and 178 in 2012. That accounts for 18.6% of all dwelling units (856 out of 4,594) in the last three 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: 2000-2014”

“Building Permits Issued for Dwelling Units in New Growth Areas, Ten Year Period: 2005-2014”

“Residential Land Inventory Review (for new growth areas), as of January 1, 2015”

“Vacant Lot Study (for new growth areas), as of January 1, 2015”

“Residential Lot Inventory Subareas” map

Citywide Building Permits Issued for Dwelling Units

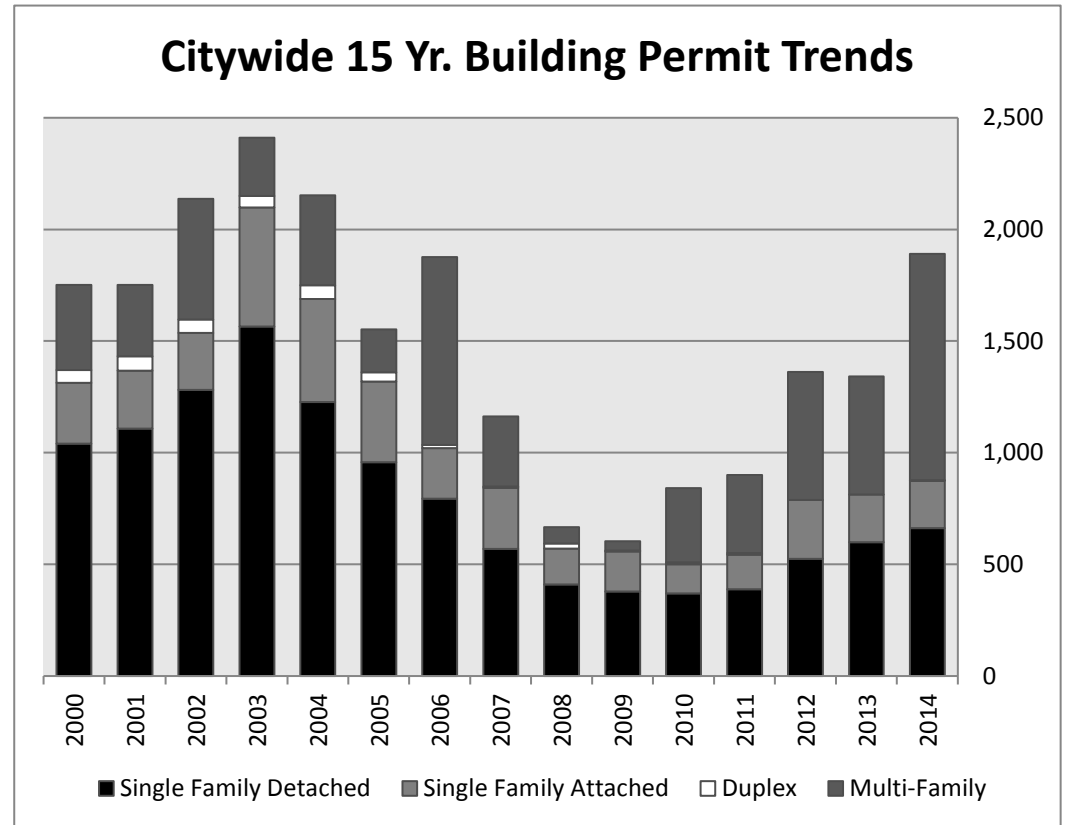
Fifteen Year Period: 2000-2014

	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Single Family Detached	663	600	525	388	370	378	410	569	794	958	1,227	1,565	1,281	1,108	1,041
Single Family Attached	211	213	263	156	131	180	160	274	227	360	461	533	256	260	272
Duplex	4	0	0	6	8	4	24	6	14	42	62	52	60	64	58
Multi-Family	1,012	529	574	350	332	42	73	314	841	192	403	260	540	319	381
Total	1,890	1,342	1,362	900	841	604	667	1,163	1,876	1,552	2,153	2,410	2,137	1,751	1,752

Citywide Average Per Period				
	3 Yr.	5 Yr.	10 Yr.	15 Yr.
Single Family Detached	596	509	566	792
Single Family Attached	229	195	218	264
Duplex	1	4	11	27
Multi-Family	705	559	426	411
Total	1,531	1,267	1,220	1,493

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 25, 2015)

F:\LongRange\Projects\Residential\Residential Land Inventory and Building\2015 Dwelling Units by Year.xlsx\2015Citywide Bldg Permit Report

Building Permits Issued for Dwelling Units in New Growth Areas

Ten Year Period: 2005-2014

	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005
Single Family Detached	574	525	451	467	333	159	649	503	678	997
Single Family Attached	182	203	218	149	111	89	237	261	186	551
Multi-Family	702	368	515	402	176	-	37	456	690	79
Total	1,458	1,096	1,184	1,018	620	248	923	1,220	1,554	1,627

New Growth Areas: Average Per Period			
	3 Yr.	5 Yr.	10 Yr.
Single Family Detached	517	470	534
Single Family Attached	201	173	219
Multi-Family	528	433	343
Total	1,246	1,075	1,095

Note: Based on net changes in existing land use year to year.

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

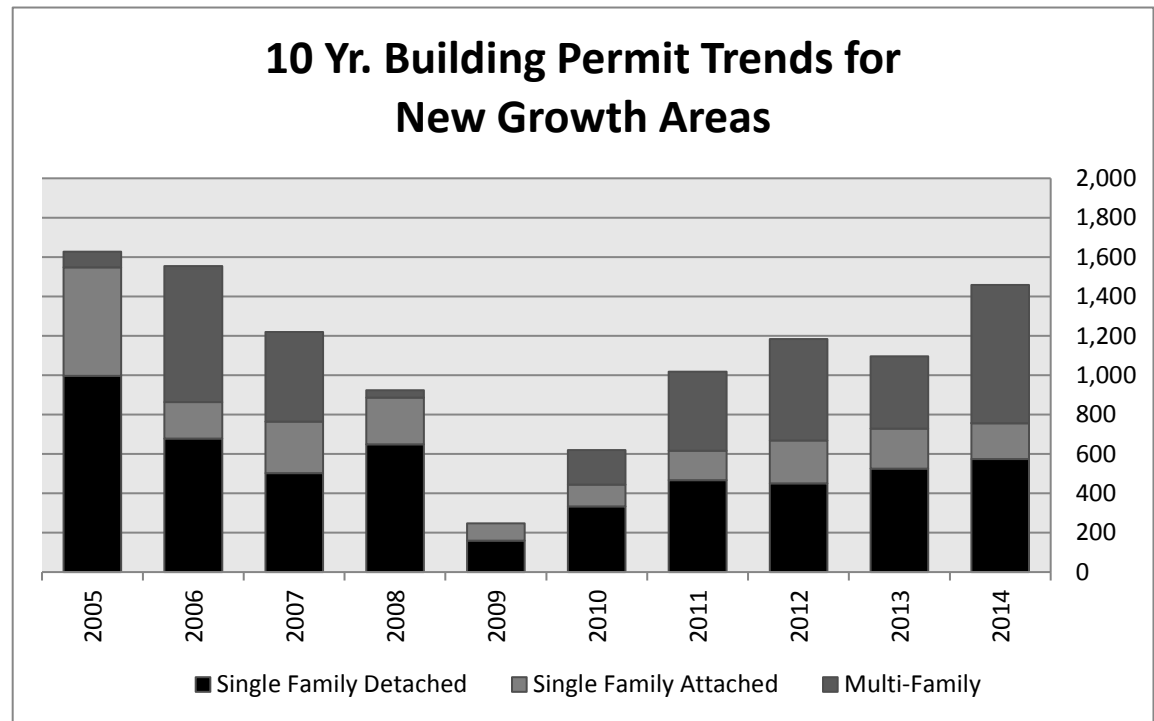
- Single Family Detached is a Single Family Detached unit on a single lot.

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Source: Lincoln/Lancaster County Planning Department (March 25, 2015)

F:\LongRange\Projects\Residential\Residential Land Inventory and Building\2015 Dwelling Units by Year.xlsx]2015Citywide Bldg Permit Report

Residential Land Inventory Review (for new growth areas)

As of January 1, 2015

	Jan 2015	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
A. Single Family Detached, Single Family Attached, & Duplex																	
Final Platted	2,211	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
Preliminary Platted	6,490	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
Total	8,701	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

B. Multi-Family Units

Final Platted	851	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
Preliminary Platted	3,455	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
Total	4,306	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

C. All Approved Dwelling Units (A+B)

Final Platted	3,062	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
Preliminary Platted	9,945	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
Total	13,007	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

D. Additional Potential Dwelling Units on Land in Tier I

Submitted Plans*	raw land	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**	24,996	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
Total	24,996	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

E. Grand Total of Possible Units (C+D)

Total	38,003	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
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	Jan 2015	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
Single Family Detached ONLY																	
Final Platted	1,629	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
Preliminary Platted	4,967	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
Total	6,596	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

*"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, 2015

DWELLING UNIT TYPES	SUB AREA*					TOTAL
	South	West	North	Southwest	East	
A. EXISTING (BUILT)						
Single Family Detached	12,541	5,129	5,318	160	1,780	24,928
Single Family Attached	2,983	920	1,217	0	601	5,721
Duplex	76	844	94	16	6	1,036
Multiple-Family	4,582	1,147	4,273	0	450	10,452
Total Dwelling Units	20,182	8,040	10,902	176	2,837	42,137
B. FINAL PLATTED LOTS						
Single Family Detached	609	424	295	23	278	1,629
Single Family Attached	310	37	166	0	69	582
Duplex	0	0	0	0	0	0
Multiple-Family	74	33	184	410	150	851
Total Dwelling Units	993	494	645	433	497	3,062
C. APPROVED PRELIMINARY PLATS, CUPs, AND PUDs						
Single Family Detached	1,767	562	1,583	320	735	4,967
Single Family Attached	662	97	213	220	331	1,523
Duplex	0	0	0	0	0	0
Multiple-Family	1,915	440	681	0	419	3,455
Total Dwelling Units	4,344	1,099	2,477	540	1,485	9,945
D. TOTAL POTENTIAL ON FINAL PLATTED & PRELIM PLATTED LAND (B+C)						
Single Family Detached	2,376	986	1,878	343	1,013	6,596
Single Family Attached	972	134	379	220	400	2,105
Duplex	0	0	0	0	0	0
Multiple-Family	1,989	473	865	410	569	4,306
Total Dwelling Units	5,337	1,593	3,122	973	1,982	13,007
E. ADDITIONAL POTENTIAL DWELLING UNITS ON RAW LAND** IN TIER I						
Total Dwelling Units	7,020	3,400	2,774	2,102	9,700	24,996
F. GRAND TOTAL POTENTIAL (D+E)						
Total Dwelling Units	12,357	4,993	5,896	3,075	11,682	38,003

*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

3/25/2015

F:\LongRange\Projects\Residential\Residential Land Inventory and Building\[2015 RESIDENTIAL LAND INVENTORY.xlsx]2015 Vacant Lot Survey

Residential Lot Inventory Subareas

