
MEMORANDUM

TO: City Council
Lancaster County Board of Commissioners
Mayor Seng
Planning Commission

FROM: Marvin Krout, Planning Director

SUBJECT: *Residential Land Inventory & Single Family Lots*

DATE: August 2, 2004

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

Overall Supply

As of July 1, 2004, there was the potential for over 53,000 dwelling units within the 2025 future service limit for Lincoln. (See attached chart titled Residential Land Inventory Review) This is nearly a 50% increase over the total number of units within Lincoln today. However, the majority of these units are without infrastructure.

The draft Capital Improvement Program (CIP) proposes to substantially increase water, sanitary sewer and street construction during the next six years in order to increase the supply of land with services. As of July 1, 2004, development accommodating a total of approximately 11,300 new dwelling units was in process. Most of the land for these units has utilities nearby or planned for in the near term.

Single Family Lots

Of these units in process, **5,316** were for single family detached homes. The single family lots in process can be broken down into 2,221 lots that were final platted; 1,945 that had been approved through a preliminary plat, but not yet final platted and 1,150 in process of preliminary approval, but not yet platted.

The second chart displays the number of units based on building permits issued each year from 1989 to 2003. The 5 year average for single family homes is 1,202 per year. Due to a large number of permits in 2003, the 3 year average is 1,318 per year. Thus, based on our average over the last 3 to 5 years, we have about a 4 to 4 and ½ year supply of single family lots approved or in process. So far in the first six months of 2004, building permits for 628 single family homes were approved, which is on track for a total of approximately 1,250 to 1,300 for the year. The overall inventory of single family lots fell 413 from the previous total of 5,729 in March 2004, and has fallen 686 from the total of 6,002 in July 2003. Also note that the supply of multi-family units has seriously declined, though the demand for apartments has temporarily lessened.

Looking ahead for the next six months, there are a several new subdivisions under discussion. However, many of these may not be able to build in 2005 due to limitations in sanitary sewer capacity. There are a few subdivisions under discussion, such as N. 84th and Adams and N. 14th and Alvo Road where sewer capacity is not an issue, that could come forward soon.

City Council approval of the proposed financing for sanitary sewer and water construction in this year's budget as well as approval by the voters the general obligation bond for arterial streets is important in order to keep the supply of lots from lowering even more in the next few years.

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Residential Land Inventory Review

July 28, 2004

	<u>July 2004</u>	<u>March 2004</u>	<u>July 2003</u>	<u>Jan 2003</u>	<u>Sept 2002</u>	<u>July 2001</u>	<u>Jan 2001</u>	<u>July 2000</u>	<u>July 1999</u>	<u>July 1998</u>	<u>July 1997</u>	<u>Sept. 1995</u>	<u>Jan 1992</u>	<u>Jan. 1991</u>	<u>Jan. 1990</u>	<u>Jan. 1983</u>
Single Family/Attached/Duplex																
Final Platted	3,097	3,061	3,048	3,000	2,866	3,655	3,693	3,016	2,403	2,194	2,254	2,127	2,344	2,716	3,256	n/a
Preliminary Platted	2,323	2,773	2,974	3,669	4,060	2,331	2,653	1,747	2,249	2,572	2,965	2,372	1,845	1,650	n/a	n/a
Submitted Prelim	1,817	1,593	1,533	588	765	1,355	1,500	3,741	2,933	1,270	n/a	n/a	n/a	n/a	n/a	n/a
Total Final, Prelim & Submitted	7,237	7,427	7,555	7,257	7,691	7,341	7,846	8,504	7,585	6,036	5,219	4,499	4,189	4,366	3,256	0
Multi-Family Units																
Final Platted	1,672	1,766	1,886	1,687	1,687	1,641	1,588	1,506	2,069	2,370	2,370	1,314	668	818	623	n/a
Preliminary Platted	1,754	2,128	2,852	3,074	3,049	2,487	2,639	2,287	2,195	2,223	2,558	2,245	3,190	2,996	n/a	n/a
Submitted Prelim	675	675	755	401	546	869	869	1,290	1,583	994	n/a	n/a	n/a	n/a	n/a	n/a
Total Final, Prelim & Submitted	4,101	4,569	5,493	5,162	5,282	4,997	5,096	5,083	5,847	5,587	4,928	3,559	3,858	3,814	623	0
All Units In Plat Process																
Final Platted	4,769	4,827	4,934	4,687	4,553	5,296	5,281	4,522	4,472	4,564	4,624	3,441	3,012	3,534	3,879	7,822
Preliminary Platted	4,077	4,901	5,826	6,743	7,109	4,818	5,292	4,034	4,444	4,795	5,523	4,617	5,035	4,646	5,077	11,324
Submitted Prelim	2,492	2,268	2,288	989	1,311	2,224	2,369	5,031	4,516	2,264	n/a	n/a	n/a	n/a	n/a	n/a
Total Final, Prelim & Submitted	11,338	11,996	13,048	12,419	12,973	12,338	12,942	13,587	13,432	11,623	10,147	8,058	8,047	8,180	8,956	19,146
Potential Units on Raw Land	41,930	40,724	42,106	43,822	43,821	24,633	24,260	24,706	29,952	30,963	17,755	14,832	12,131	12,999	14,280	8,324
Grand Total of Possible Units	53,268	52,720	55,154	56,241	56,794	36,971	37,202	38,293	43,384	42,586	27,902	22,890	20,178	21,179	23,236	27,470
	<u>July 2004</u>	<u>March 2004</u>	<u>July 2003</u>	<u>Jan 2003</u>	<u>Sept 2002</u>	<u>July 2001</u>	<u>Jan 2001</u>	<u>July 2000</u>	<u>July 1999</u>	<u>July 1998</u>						
Single Family ONLY																
Final Platted	2,221	2,261	2,346	2,383	2,217	2,817	2,847	2,291	1,972	1,799						
Preliminary Platted	1,945	2,226	2,431	2,871	3,215	2,050	2,372	1,435	1,811	2,084						
Submitted Prelim	1,150	1,242	1,225	425	603	1,045	1,167	3,134	2,399	1,094						
Total Final, Prelim & Submitted	5,316	5,729	6,002	5,679	6,035	5,912	6,386	6,860	6,182	4,977						

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Notes: -Starting in July 1998, proposals submitted, but not yet approved were counted separately from "potential units on raw land."

- "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.

Source: Lincoln/Lancaster County Planning Department

**Number of New Construction Dwelling Units,
Based on Building Permits Issued in City of Lincoln
Fifteen Year Period: 1989-2003**

	<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>	<u>1994</u>	<u>1993</u>	<u>1992</u>	<u>1991</u>	<u>1990</u>	<u>1989</u>
Single Family	1,565	1,281	1,108	1,041	1,015	996	814	812	741	902	876	1,010	926	821	827
Sing. Fam. Attached	533	256	260	272	199	187	243	155	178	177	107	102	95	129	94
Duplex	52	60	64	58	34	54	102	62	40	36	58	42	30	54	28
Multi-Family	260	540	319	381	489	622	1,010	1,168	919	761	524	221	464	1,113	830
Total	2,410	2,137	1,751	1,752	1,737	1,859	2,169	2,197	1,878	1,876	1,565	1,375	1,515	2,117	1,779

Average Per Period

	<u>3 Year</u>	<u>5 Year</u>	<u>10 Year</u>	<u>15 Year</u>
Single Family	1,318	1,202	1,028	982
Sing. Fam. Attached	350	304	246	199
Duplex	59	54	56	52
Multi-Family	373	398	647	641
Total	2,099	1,957	1,977	1,874

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.

Source: Lincoln/Lancaster County Planning Department (February 16, 2004)

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