

Memorandum

City of Lawrence

Planning & Development Services

TO: Thomas M. Markus, City Manager

FROM: Kurt Schroeder, Asst. Director Planning & Development Services

CC: Scott McCullough, Planning & Development Services Director
Barry Walthall, Building Codes Manager

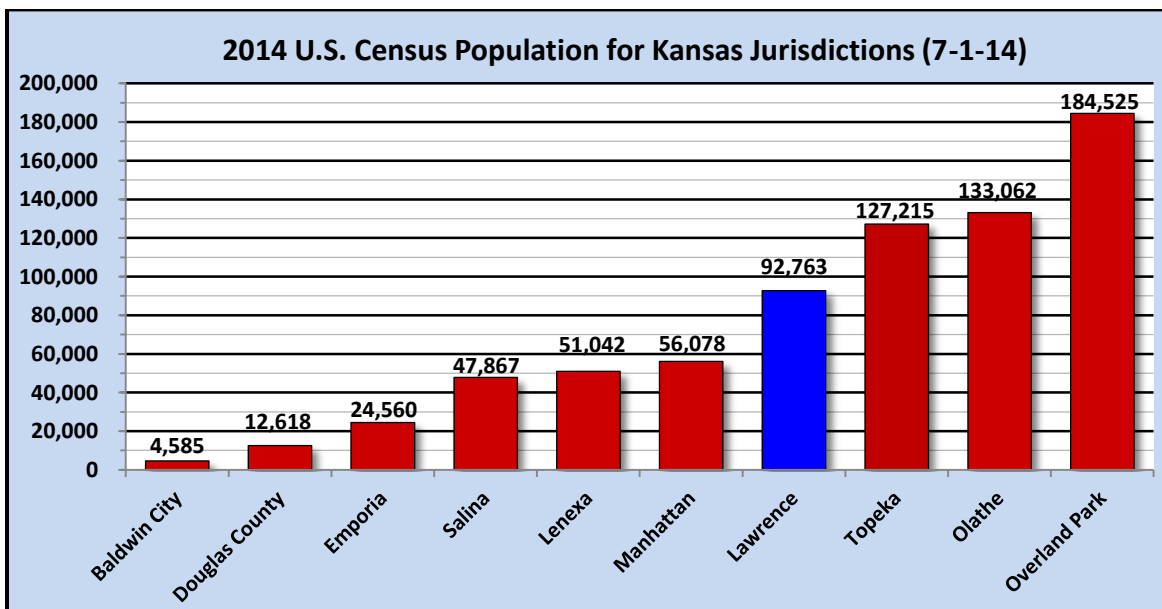
DATE: April 6, 2016

RE: 2015 Building Permit Trends Report

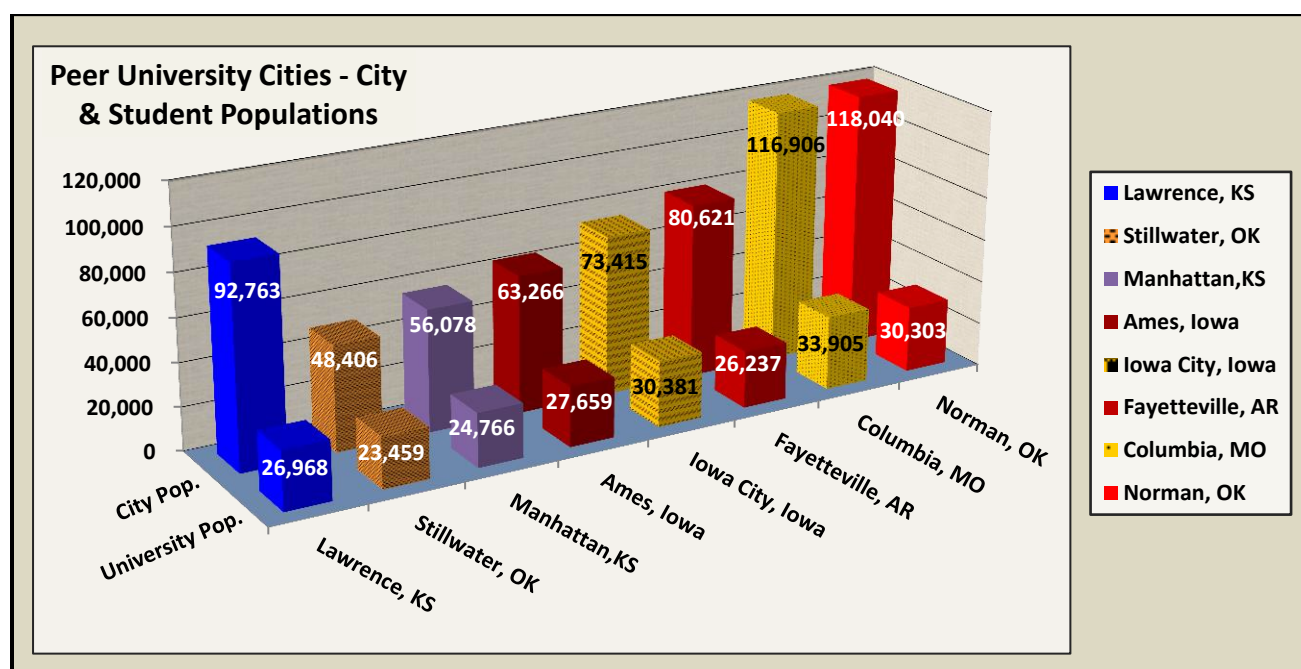
Overview

The primary focus of this report is to provide information regarding Lawrence building permits issued during 2015, as well as trends for Lawrence building permits compared to prior years (pages 2-8). It also compares Lawrence building permit data to regional Kansas jurisdiction permit data (pages 9-10) and to regional "Peer University Cities" permit data (pages 10-11). A chart comparing Lawrence to all Kansas regional jurisdictions and to Peer University Cities is found on page 12. Most of the charts, graphs and detailed information for Lawrence as compared to regional Kansas jurisdictions and Peer University Cities are provided in Appendices A (pages 13-17) and B (pages 18-23) to this report.

To compare Lawrence permit data to other jurisdiction permit data, staff surveyed nine (9) regional Kansas permit-issuing jurisdictions, including unincorporated Douglas County, Baldwin City, Emporia, Lenexa, Manhattan, Olathe, Overland Park, Salina and Topeka. Attempts to obtain 2015 building permit data from Eudora were unsuccessful. As a point of reference, the full-time U.S. Census data resident population for each jurisdiction (as of July 1, 2014) is shown in the following chart.



Staff also surveyed seven (7) regional Peer University Cities (350 mile radius of Lawrence) that have similar permanent resident populations, a major university similar in size to Kansas University and (except for Manhattan, KS and Fayetteville, AR) proximity to a larger metropolitan area (within 65 miles). Peer University Cities include: Stillwater, OK (Oklahoma State); Manhattan, KS (Kansas State); Ames, IA (Iowa State); Iowa City, IA (University of Iowa); Fayetteville, AR (University of Arkansas); Columbia, MO (University of Missouri); and Norman, OK (University of Oklahoma). The chart below compares Lawrence and Peer University Cities permanent resident populations and estimated university student populations.



Lawrence Building Permit Summaries and Observations

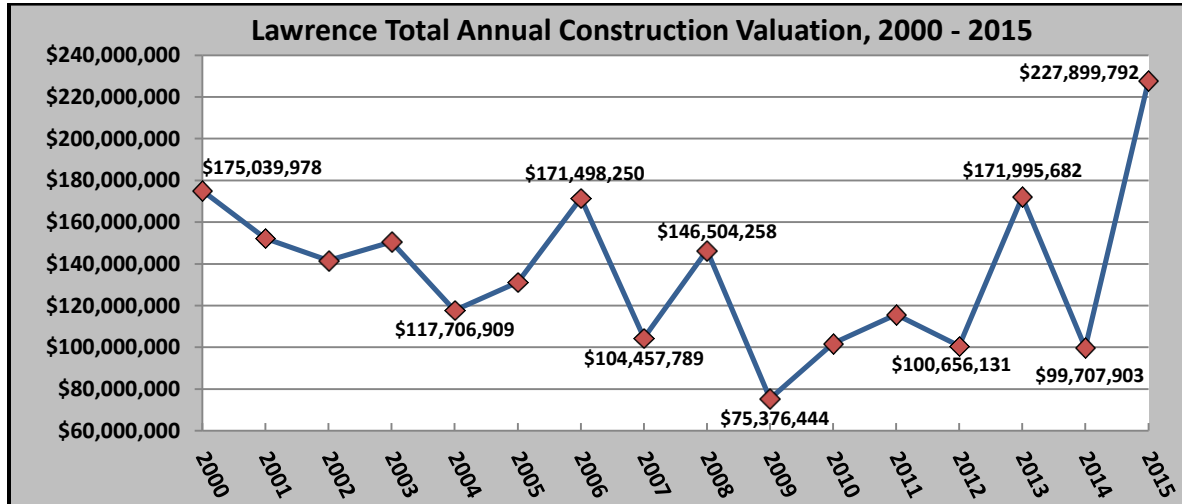
For 2015, Lawrence saw increases over 2014 in every major building permit category, and in every major building permit category when compared to both the City's 5-year annual averages (2011-2015) and 10-year annual averages (2006-2015). The below table summarizes Lawrence permit data for 2015, and for 2015 compared to the City's 5-year and 10-year annual averages.

Lawrence Building Permit Data	2015 Totals	2014 Totals	% Change 2014 to 2015	2011-2015 Annual Average	2015 % Change to 5-Yr Average	2006-2015 Annual Average	2015 % Change to 10-Yr Average
Permits Issued							
Total Valuation	\$227,899,792	\$99,707,903	128.6%	\$143,199,124	59.1%	\$131,569,500	73.2%
Total Permits	2,320	1,930	20.2%	2,156.6	7.6%	2,225	4.3%
New Single-Fam	161	101	59.4%	127	26.8%	140.6	14.5%
New Duplex	78 (156 DUs)	15 (30 DUs)	420%	22 (44 DUs)	254.5%	18.5 (permits)	321.6%
New Multi-Fam ¹	7 (467 DUs)	6 (143 DUs)	226.6% (DUs)	306 (DUs)	52.5%	281.6 (DUs)	65.8%
Total New DUs	784	274	186.1%	477.2	64.3%	459.2 (DUs)	70.7%
New Commercial	22	18	22.2%	15.2	44.7%	13.8	59.4%
Comm Rem/Add	168	154	2.7%	163.6	2.7%	147.3	14.1%
Resid Rem/Add	223	210	11.9%	198	12.6%	199.3	11.9%
Total Rem/Add	391	364	7.4%	346	13%	307.3	27.2%

¹**Note:** In 2015, the number of new multifamily units permitted exceeded the total number of new one- and two-family units permitted for the ninth consecutive year.

Lawrence Total Permit Valuation

Total valuation of Lawrence construction permits in 2015 was 128.6% higher than for 2014 (from \$99,707,903 in 2014 to \$227,899,792 in 2015). The 2015 permit valuation was the highest-ever annual permit valuation for Lawrence, exceeding the previous annual record of \$175,039,978 (in 2000) by 30.2%. Total 2015 valuation was 59.1% higher than the \$143,199,124 average annual permit valuation for the past five years (2011-2015), and 73.2% higher than the \$131,569,500 average annual construction valuation for the past 10 years (2006-2015). **NOTE:** For 2014 and most of 2015, USD 497 School Bond Projects were exempted from Lawrence building permit requirements. Valuation of these School Bond projects are not included in 2014 and 2015 Lawrence total permit valuation.



Lawrence Large Projects Permit Valuation

Based on permit valuation, the 10 largest permit projects in 2015 accounted for \$125,504,905, or 55.1%, of the total value of construction. The 10 largest projects by valuation in 2015 were:

Rank	Construction Valuation	Project Description
1	\$45,000,000	HERE @ Kansas Mixed Use Building
2	\$18,756,680	100 E 9 th Mixed Use Building
3	\$13,300,000	Wakarusa River Wastewater Treatment Plant Complex
4	\$12,538,300	Americare Assisted Living Campus
5	\$12,000,000	Pioneer Ridge Independent Living
6	\$7,500,000	Wakarusa Conveyance Pump Station No. 10
7	\$6,290,534	Hutton Farms West No. 2 Residential Development
8	\$3,810,549	LMH 4 th Floor Renovation
9	\$3,532,842	Deerfield Elementary School Addition/Renovation
10	\$2,776,000	116 N Wilderness Way Single-Family Dwelling
Total	\$125,504,905	

The percentage ratio of the 10 largest 2015 Lawrence building permit projects to Lawrence total 2015 building permit valuation (55.1%) was nearly 10% higher than the average percentage ratio average for the past seven (7) years (when tracking of these statistics began).

Lawrence Public Projects Valuation (City, County and Lawrence Memorial Hospital)

Valuation for 2015 Public Project building permits totalled \$35,430,990 compared to \$12,518,055 in 2014. Nearly 59% of the valuation of Public Projects was accounted for by City projects for multiple buildings for

the Wakarusa River Wastewater Treatment Plant Complex and Conveyance Pump Station. Annual statistics for Public Projects, for which tracking began in 2008, are provided in the table below.

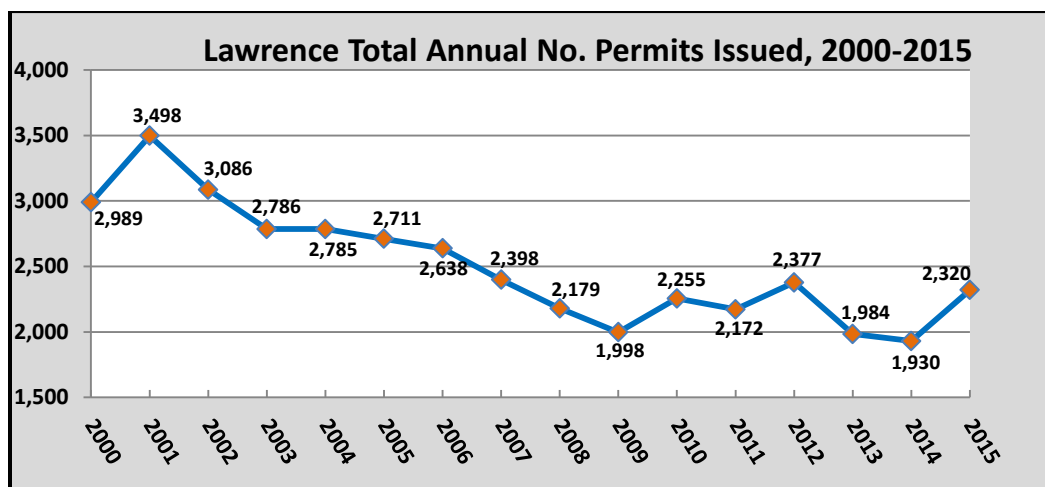
Year	Public Projects Valuation ¹	Number of Permits
2008	\$10,642,761	9
2009	\$7,010,333	46
2010	\$16,857,602	17
2011	\$7,968,156	24
2012	\$8,971,027	31
2013	\$30,564,434	34
2014	\$12,518,055	150 ²
2015	\$35,430,990	320 ²

¹City public projects for which permit fees are waived include permits for City owned facilities or properties and agencies under direct purview of the City of Lawrence, including Lawrence Memorial Hospital, the Lawrence Public Library and the Lawrence-Douglas County Housing Authority. Permit fees are not waived for county or state projects (including projects for Douglas County, USD 497, and University of Kansas projects under City of Lawrence jurisdiction). However, in 2015, the City Commission authorized a 50% permit fee reduction for certain USD 497 School District Bond Projects.

²103 of the 150 public permits issued in 2014, and 290 of the 320 public permits issued in 2015 were plumbing or electrical permits to correct private property sewer connection/discharge problems found in Utilities Dept. sewer infiltration reduction program.

Lawrence Total Number of Permits Issued

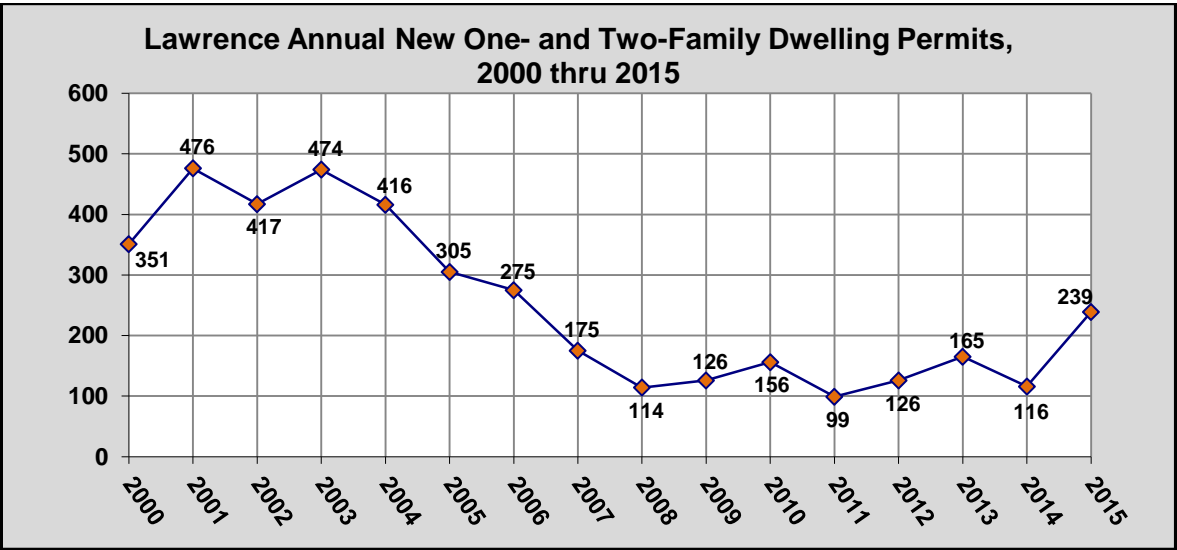
The trend in Lawrence's total number of permits issued annually had been steadily decreasing since 2000, and reached a decade-long low of 1,998 in 2009. The number of annual permits trended up from the low in 2009 to 2,377 in 2012, but dropped in 2013 and 2014. In 2014, the number of permits issued dropped to 1,930, the lowest level since 2000. However, in 2015, the number of permits issued was 2,320, a 20.2% increase over 2014 and a 7.6% increase over the rolling 5-year annual average of 2,157 (2011 through 2015). Permit activity reached an all-time high in 2001 when 3,498 permits were issued. The graph below shows Lawrence permits issued since year 2000.



Lawrence New One- and Two-Family Residential Permits

The number of Lawrence permits issued for new one- and two-family dwellings during 2015 increased by 106.0% from the number issued in 2014 (116 to 239). The 239 permit total in 2015 was the highest annual number since 2006 when 275 permits were issued. The Lawrence 5-year annual average of 149.2

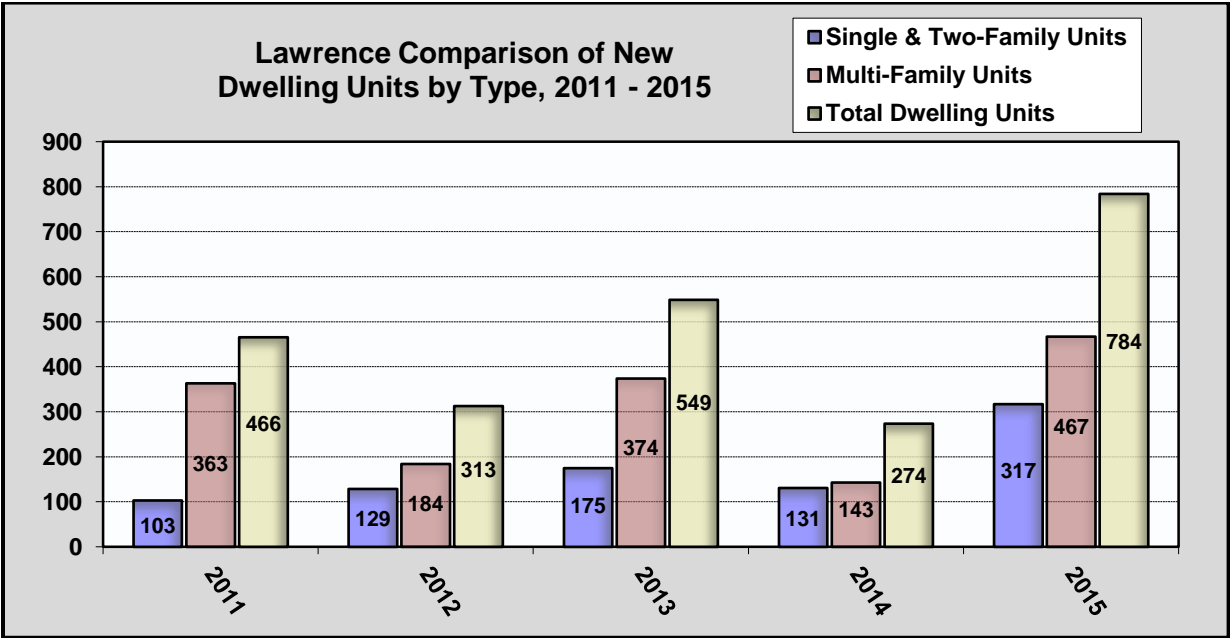
(2011 – 2015) is 279.4 less than the 428.6 average annual number of new one- and two-family permits issued from 2000 through 2004 (the 5-year period with the highest average annual number of permits issued during the past 16 years).

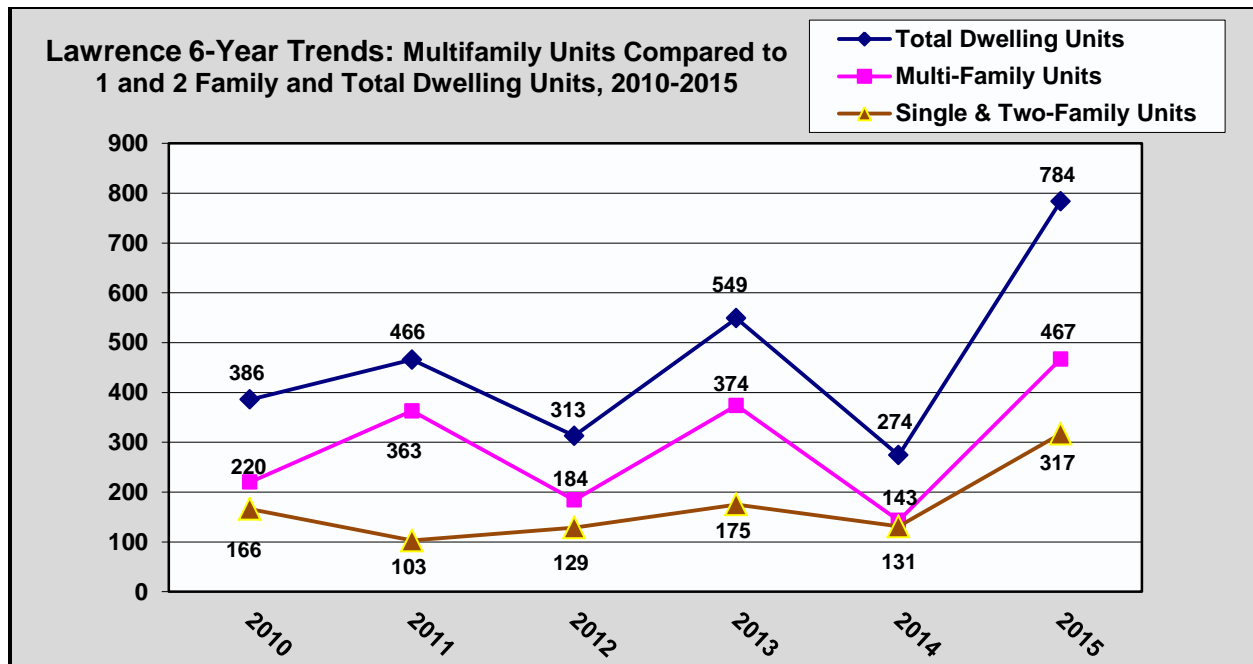


Lawrence New Multi-Family Permits and Total New Dwellings

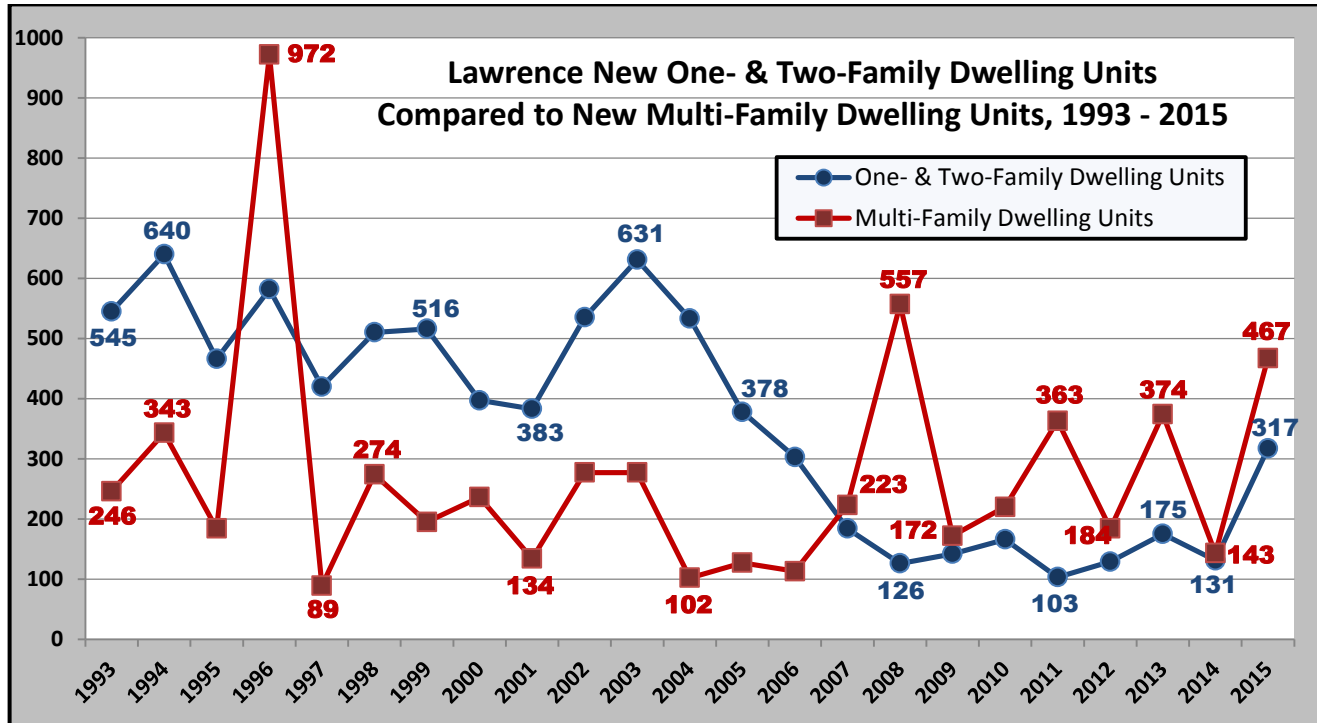
In 2015, permits were issued for 467 new multifamily dwelling units in Lawrence, up 226.6% from the 143 multifamily units permitted in 2014, and 52.53% greater than the Lawrence 5-year annual average of 306.2 new multifamily dwelling units.

Total dwelling units includes dwelling units of all types: single-family, duplex and multifamily (three or more units). The total number of dwelling units permitted by Lawrence in 2015 (784) was 186.1% greater than the total number of dwelling units permitted in 2014 (274), and 64.3% greater than the total annual average number of units permitted for the period 2011-2015 (477.2).



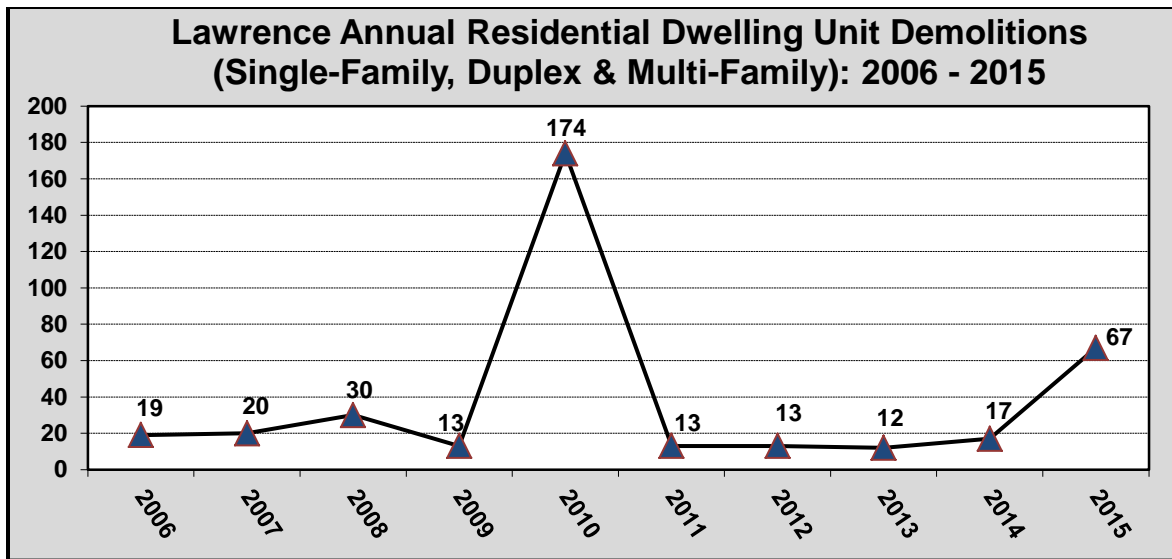


During the 23 years since 1993, there were 10 years in which the number of permitted new multifamily dwelling units exceeded the number of permitted new one- and two-family dwelling units – in 1996 and then for each of the last nine (9) years (2007-2015). The chart below reflects the trends in the number of one- and two-family and multifamily dwelling units built annually in Lawrence since 1993.



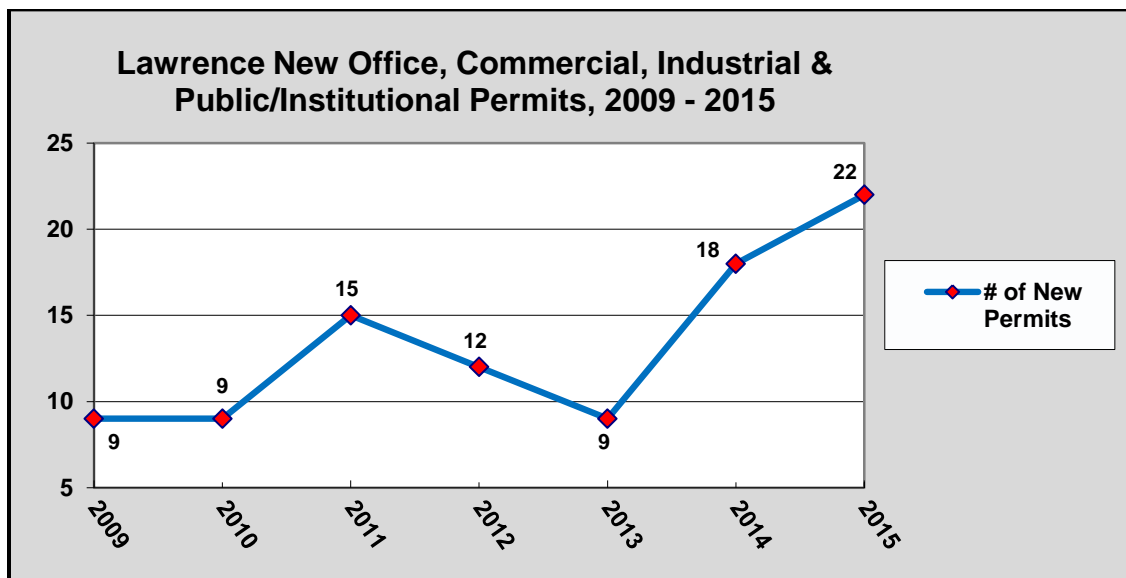
Lawrence Total Annual Number of Dwelling Units Demolished

The table and chart below provide information regarding the total number of dwelling units (all types) demolished annually in Lawrence from 2001 through 2015.



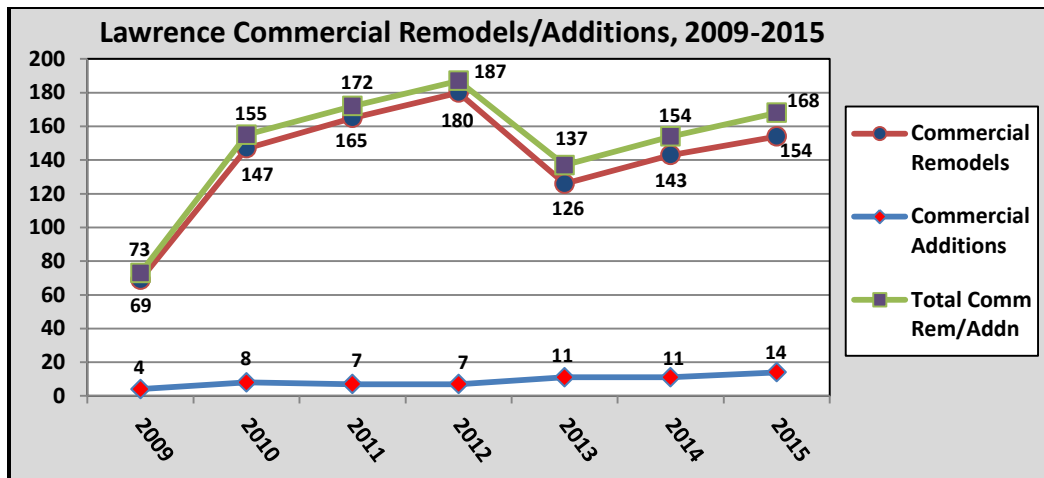
Lawrence Commercial New Construction Permits (includes new office, commercial, industrial and public/institutional projects)

The number of Lawrence commercial new construction permits issued in 2015 (22) was 22.2% higher than the number issued in 2014 (18). Valuation for commercial new construction permits issued in 2015 (\$35,494,368) was nearly 40.5% greater than the total valuation of the eighteen permits issued in 2014 (\$25,270,632). The number of permits issued in 2015 (22) was 44.7% greater than the Lawrence 5-year annual average of 15.2 (2011-2015).

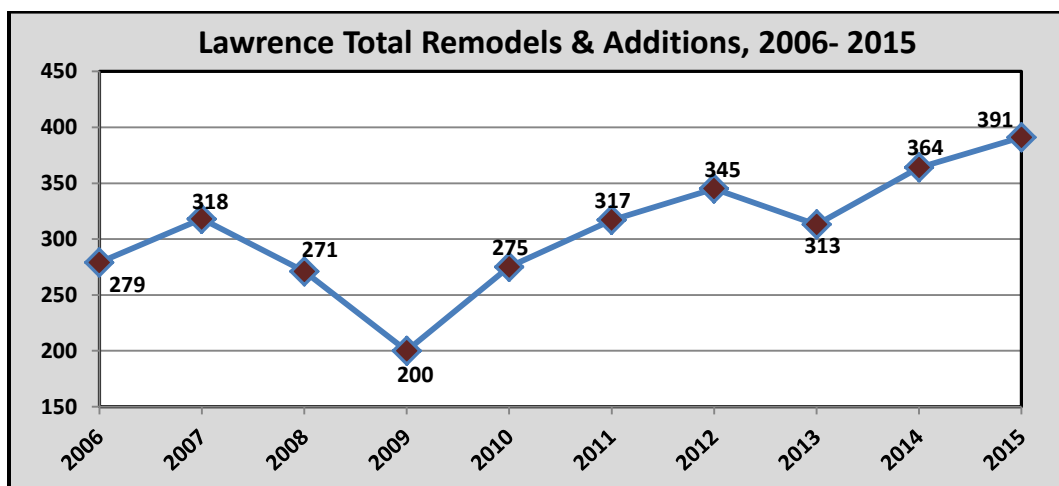
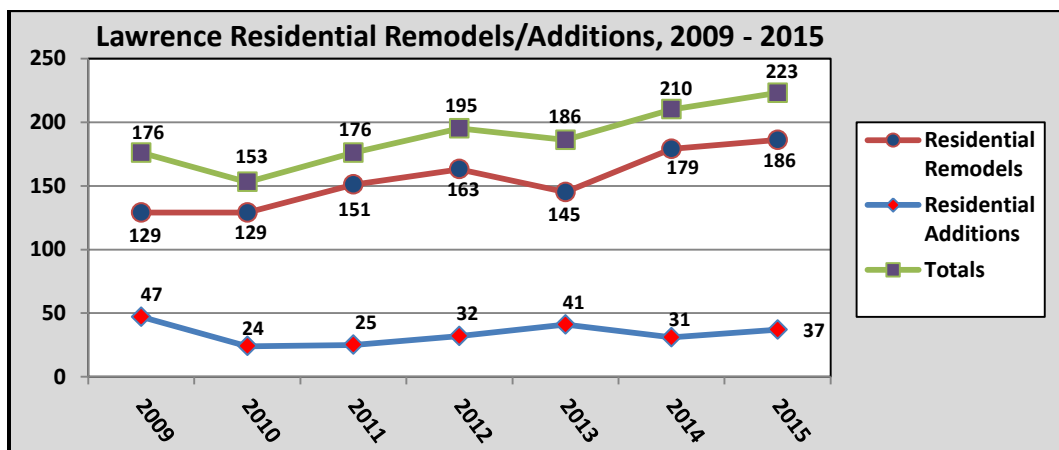


Lawrence Remodel and Addition Permits

The number of Lawrence commercial remodel permits increased from 143 in 2014 to 154 in 2015, or by 7.7%. The 14 commercial addition permits issued in 2015 was a 27.3% increase over the 11 issued in 2014. The total number of commercial remodel and addition permits increased by 9.1% from 2014 to 2015 (154 to 168). The 2015 total number of commercial remodel and addition permits is 2.7% higher than the 5-year annual average of 163.6 (2011-2015). The chart below shows the number of commercial remodel and addition permits issued annually over the past seven (7) years.



The number of Lawrence residential remodel permits issued in 2015 increased slightly, from 179 in 2014 to 186 in 2015 (+3.9%). The number of residential addition permits increased by 19.4%, from 31 to 37. The total number of residential remodel and addition permits increased by 6.2%, from 210 to 223. The 2015 total number of residential remodel and addition permits is 12.6% greater than the Lawrence 5-year annual average of 198 (2011-2015). The charts below show the numbers of Lawrence residential remodel and addition permits and total remodel and addition permits issued annually over the past seven (7) years and 10 years, respectively.



Lawrence Compared to Regional Kansas Jurisdictions

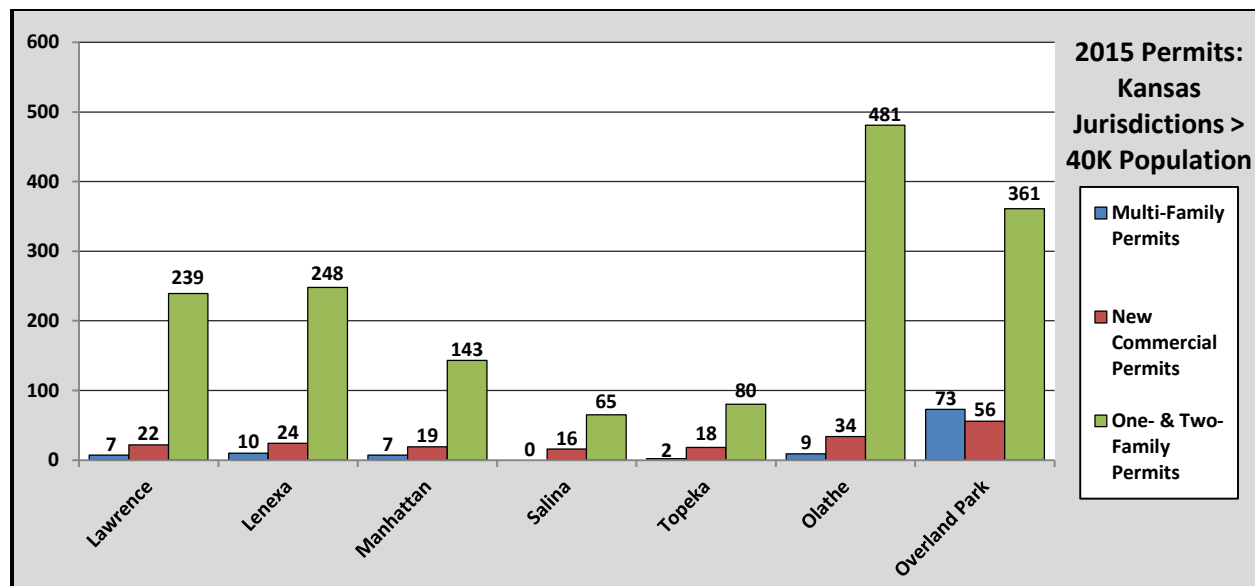
Lawrence's estimated 2015 population is the fourth largest among the ten Kansas jurisdictions in this report. Lawrence population is half that of Overland Park, and about 70 percent of Olathe and Topeka. Manhattan population is 60 percent of Lawrence; Lenexa and Salina populations are each slightly over half of Lawrence; and Emporia population is about one-fourth of Lawrence (see page 1 population table).

- For 2015, Lawrence's total permit valuation ranking among Kansas jurisdictions (fourth) was generally commensurate with its population ranking (fourth). However, compared to Olathe, Overland Park and Lenexa (all in Johnson County), each of which have seen significant, steady growth in permit valuation over the past five (5) years, Lawrence 2015 permit valuation was only 29% of Olathe 2015 permit valuation, 37% of Overland Park 2015 permit valuation and 76% of Lenexa 2015 permit valuation. However, Lawrence 2015 permit valuation was 2.2 times 2015 Manhattan permit valuation, and 1.7 times 2015 Topeka permit valuation. Lawrence's one-year percentage change in total valuation from 2014 to 2015 (128.6%) was the highest among Kansas jurisdictions, followed by Olathe (104.8%) and Salina (89.5%). Manhattan saw a one-year percentage change of 16.8%, and Topeka saw a change of 10.8%. Unincorporated Douglas County basically saw no change from 2014 to 2015. Lawrence 2015 percentage change over its 5-year annual valuation average (59.1%) was second only to Olathe (104.8%).
- In 2015, Lawrence issued the third highest total number of permits among Kansas jurisdictions, generally commensurate with its population ranking. Lawrence's percentage change from 2014 to 2015 for total permits issued (20.2%) was the second highest among Kansas jurisdictions; Lawrence's 2015 percentage change over its 5-year annual average (7.6%) was fourth highest.
- In 2015, Lawrence's number of new one- and two-family permits issued (239) was generally commensurate with Lawrence's population ranking among Kansas jurisdictions (although Olathe issued about twice as many new one- and two-family permits). The Lawrence percentage increase of 106.0% from 2014 to 2015 was the third highest percentage increase among Kansas jurisdictions, behind Baldwin City (150%, from 4 to 10) and Emporia (116.7%, from 12 to 26), but greater than Topeka, Lenexa, Salina and Olathe (increases of 48.1%, 28.5%, 18.2% and 3.9%, respectively). The remaining jurisdictions saw a one-year percentage decrease between 2014 and 2015. For number of new one- and two-family permits issued in 2015, Lawrence ranked third in percentage change increase for 2015 as compared to the 5-year annual average (60.2%), behind Baldwin City (138.1%) and Emporia (97.0%), but well above the 5-year percentage change increases for Lenexa (39.5%), Olathe (10.7%) and Salina (9.8%). Other jurisdictions saw very slight increases, except for Manhattan, which saw a 5-year percentage change decrease of 26.3%.
- In 2015, the Lawrence number of new multifamily units permitted (467) was the second highest among Kansas jurisdictions. Although significantly less than the number of new multifamily units permitted in Overland Park (1,492 units), the Lawrence number was significantly higher than the number of units permitted in Olathe (177) and Lenexa (316). Lawrence ranked third in percentage change increase for 2015 compared to the 5-year annual average (52.5%), behind the increases for Lenexa (92.5%) and Overland Park (90.1%), but well above the increase for Olathe (27.9%).
- In 2015, Lawrence ranked fourth in the number of new commercial permits issued, generally commensurate with its population ranking. However, Lawrence's percentage change increase for 2015 as compared to its 5-year annual average was the highest among Kansas jurisdictions at 44.7%, slightly higher than the Overland Park increase (41.4%), but significantly higher than any other Kansas jurisdiction increase.
- For 2015, Lawrence was fourth among Kansas jurisdictions in total number of addition and remodeling permits issued, commensurate with its population. Lawrence also ranked fourth in this permit category in regard to both percentage increase from 2014 to 2015 and the percentage increase for 2015 compared to the 5-year annual average (2011-2015).

Below is a table summarizing 2014 U.S. Census population (as of 7/1/2014) and 2015 building permit information for each Kansas jurisdiction.

Permitting Agency	2014 Pop. (7-1-14)	Total 2015 Permit Valuation	Total 2015 Permits	2015 1- & 2 -Family Permits	2015 Multi-Family Permits	2015 New Commercial Permits	2015 Addition & Remodel Permits
Baldwin City	4,585	\$4,026,186	66	10	0	0	54
Douglas County	12,618	\$19,123,650	295	40	0	2	89
Emporia	24,560	\$18,769,295	1,082	26	1	4	345
Salina	47,867	\$73,854,948	1,959	65	0	16	225
Lenexa	51,042	\$299,106,310	2,638	248	10	24	1,750
Manhattan	56,078	\$103,974,713	441	143	7	19	229
Lawrence	92,763	\$227,899,793	2,320	239	7	22	391
Topeka	127,215	\$137,485,823	511	80	2	18	347
Olathe	133,062	\$797,269,194	1,033	481	9	34	426
Overland Park	184,525	\$610,883,421	4,924	361	73	56	4,444

The following chart shows 2015 permits issued for new one- and two-family structures, new multifamily buildings and new "commercial" buildings (commercial, office, industrial, public and institutional uses) for Kansas regional jurisdictions with a population greater than 40,000.



Lawrence Compared to Peer University Cities

Lawrence's 2014 city population is third highest among the eight (8) Peer Cities (per U.S. Census data, as of 7-1-14). Lawrence population is about 80% of the populations of Norman and Columbia. Fayetteville population is the closest to Lawrence (87% of Lawrence population). Iowa City population is 79% of Lawrence population, while Ames has about two-thirds the population of Lawrence. Manhattan and Stillwater populations are equivalent to 60% and 52% of Lawrence population, respectively.

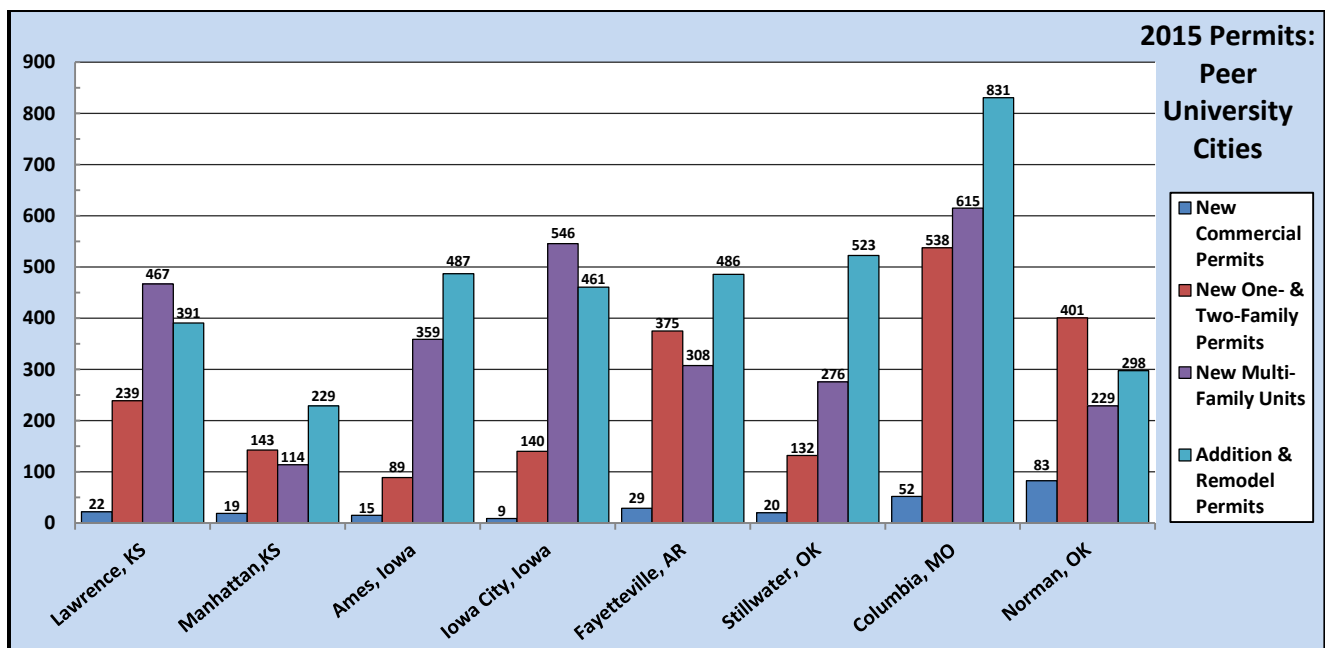
For 2015 only, Lawrence ranked second, third or a close fourth among Peer University Cities on all but one (1) of the major permit categories, generally commensurate with or higher than Lawrence's population ranking (third) among Peer University Cities. For 2015, Lawrence ranked sixth on total number of remodel permits, somewhat low relative to Lawrence's population among Peer University Cities.

With respect to major permit category percentage increases for 2015 compared to 5-year annual averages (2011-2015), Lawrence had the highest percentage increases among Peer University Cities for: (1) total building permit valuation (59.1%); (2) new one- and two-family permits issued (60.4%); (3) new multifamily dwelling units permitted (226.6%); and (4) new commercial (commercial, office, industrial, public and institutional uses) building permits issued (44.7%). For this metric, Lawrence ranked second in total number of remodel and addition permits issued (13%, behind Stillwater at 32.5%) and third in total number of permits (all types) issued (7.6%, behind Stillwater at 34.5% and Norman at 19.2%).

Below is a table summarizing Lawrence and Peer University Cities 2014 U.S. Census city population (as of 7/1/2014), estimated 2014 university student population, average U.S. Census homeownership rate for the period 2009 through 2013, and 2015 building permit data.

Permitting Agency	2014 City Pop. 7-1-14	2014 Est. Univ. Student Pop.	City home ownership rate: 2009-2013	2015 Total Building Permit Valuation	2015 Total Building Permits	2015 New 1- & 2-Family Permits	2015 New Multi-Family Permits	2015 New Commercial Permits	2015 Add & Rem Permits
Stillwater, OK	48,406	23,459	37.5%	\$118,554,686	697	132	4	20	523
Manhattan, KS	56,078	24,766	39.3%	\$103,974,713	441	143	7	19	229
Ames, Iowa	63,266	27,659	42.2%	\$202,550,982	654	89	17	15	487
Iowa City, Iowa	73,415	30,381	47.8%	\$138,311,513	645	140	14	9	461
Fayetteville, AR	80,621	26,237	41.5%	\$318,777,132	895	375	5	29	486
Lawrence, KS	92,763	26,968	46.1%	\$227,899,793	2,320	239	7	22	391
Columbia, MO	116,906	33,905	48.6%	\$340,499,645	1,511	538	24	52	831
Norman, OK	118,040	30,303	57.0%	\$239,598,483	8,730	401	112	83	298

The following chart shows 2015 permits issued for new "commercial" buildings (commercial, office, industrial, public and institutional uses) new one- and two-family structures, new multifamily dwelling units and total additions/remodels for Lawrence and Peer University Cities.



To help compare 2015 Lawrence building permit data to the nine (9) regional Kansas jurisdictions and the seven (7) Peer University Cities, the number of Lawrence 2015 permits issued by category, and the Lawrence percentage change statistics for each category are ranked in the table below against Kansas jurisdictions and Peer University Cities ("1" is highest). Per tables on pages 1 and 2, Lawrence ranks fourth in population among the 10 Kansas jurisdictions, and third among the eight (8) Peer University Cities.

City of Lawrence 2015 Permit Data: Total 2015 Valuation and Number of Permits by Permit Category	Lawrence 2015 Rank Among KS Jurisds (1-10)	2015 Rank Among Peer U. Cities (1-8)	Lawrence 1-Yr % Change in Permits: 2014 to 2015	1-yr % Change: Rank Among Kansas Jurisds (1-10)	1-yr. % Change: Rank Among Peer U. Cities (1-8)	Lawrence 5-yr % Change: 2015 Compared to 5-Yr. Avg.	5-Yr % Change: Rank Among KS Jurisds (1-10)	5-Yr % Change: Rank Among Peer U. Cities (1-8)	Lawrence 10-yr % Change: 2015 Compared to 10-Yr. Avg.
Total Annual Valuation	4	4	128.6%	1	1	59.1%	2	1	73.22%
Total Annual Permits	3	2	20.2%	1	2	7.6%	6	3	4.3%
Total Annl New 1 & 2- Family Permits	4	4	106%	3	1	60.4%	3	1	50.1%
Total Annl New MF Units	2	3	226.6%	2	1	226.6%	4	1	DNA ¹
Total Annl New Commercial Permits	4	4	22.2%	4	4	44.7%	4	1	59.4%
Total Annual Commercial Remodel/Addn Permits	DNA ¹	DNA ¹	9.1%	DNA ¹	DNA ¹	2.7%	DNA ¹	DNA ¹	2.7%
Total Annual Residential Remodel/Addn Permits	DNA ¹	DNA ¹	6.2%	DNA ¹	DNA ¹	12.6%	DNA ¹	DNA ¹	11.9%
Total Annual Comm. & Res. Rem/Addn Permits	3	6	7.4%	5	3	13.0%	5	2	27.2%

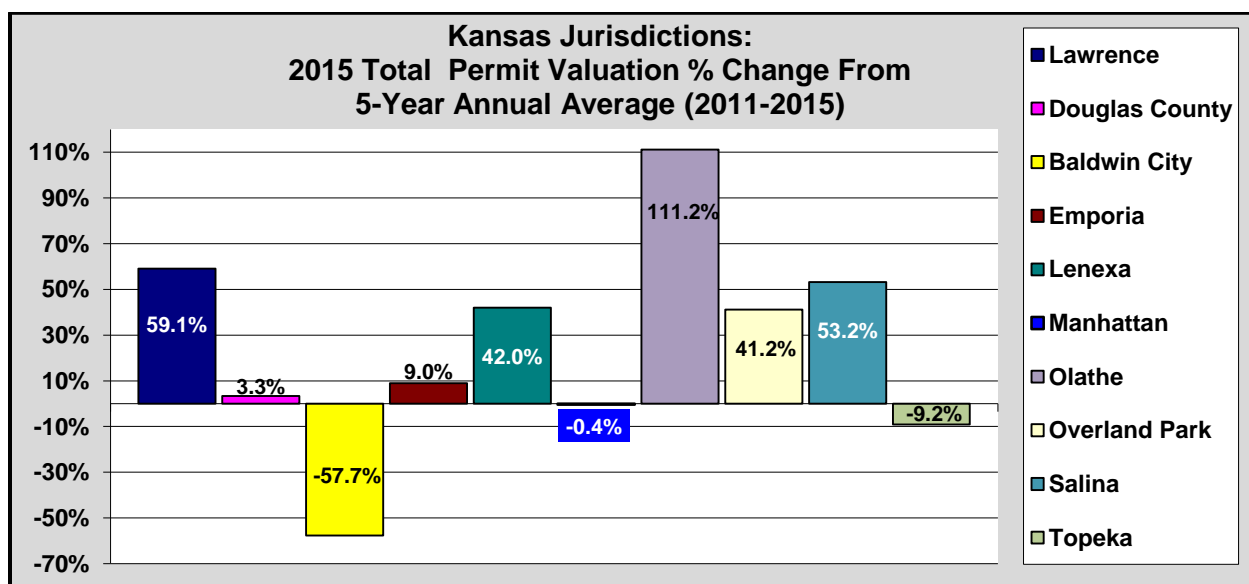
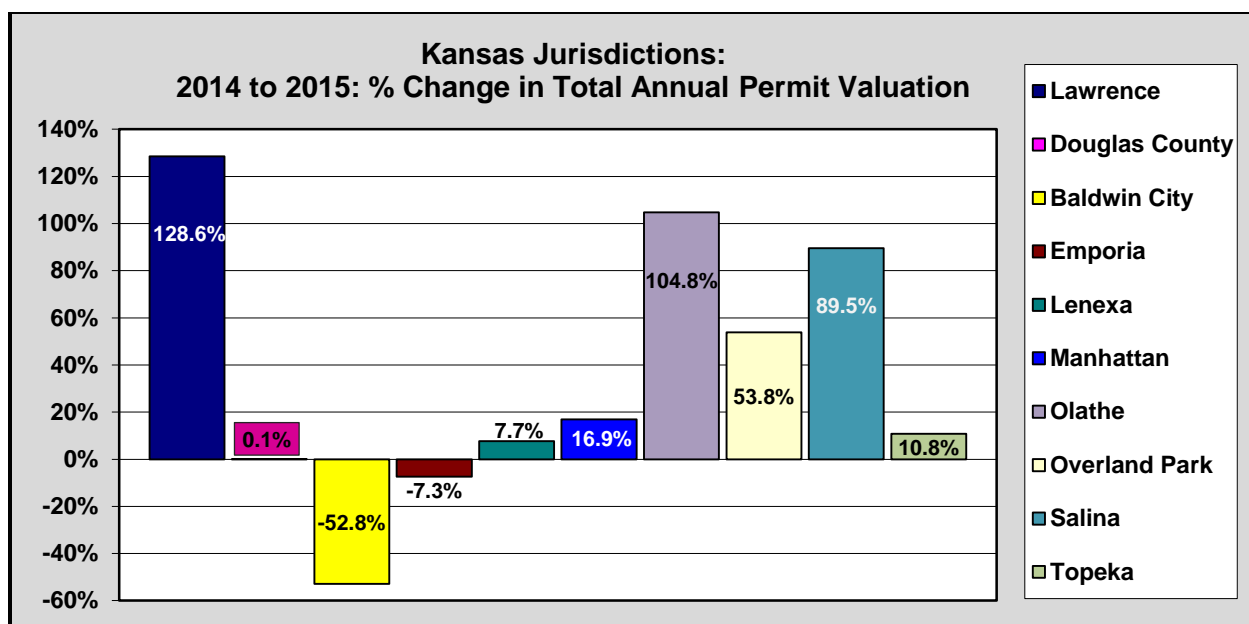
¹DNA – Data not available or not provided.

2015 Building Trends Report Appendix A: Kansas Regional Jurisdiction Comparisons

Total Permit Valuation – Other Regional Kansas Jurisdictions

From 2014 to 2015, Lawrence had the largest annual percentage increase in total permit valuation among the 10 regional Kansas jurisdictions (128.6%), with Olathe, Salina and Overland Park having the next highest percentage increases (104.8%, 89.5% and 53.8%, respectively). Unincorporated Douglas County permit valuation from 2014 to 2015 barely increased (0.1%). Only two (2) of the ten jurisdictions reported a decrease in total permit valuation from 2014 to 2015, Baldwin City and Emporia.

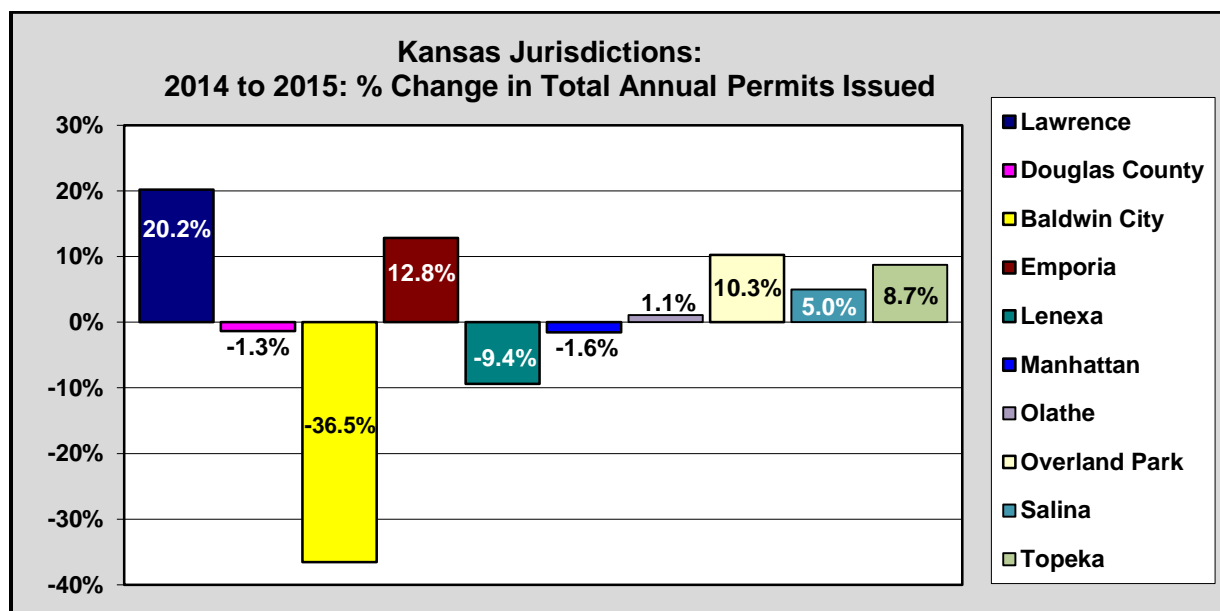
With respect to 5-year annual averages (2011-2015), Lawrence's 2015 total permit valuation of \$227,899,792 was 59.1% greater than its 5-year annual average of \$143,199,124. This 5-year average annual percentage increase was the second highest among the 10 Kansas jurisdictions; Olathe had the largest percentage increase at 115.5%, with the next highest percentage increases (after Lawrence) being for Salina, Lenexa and Overland Park (53.2%, 42.0% and 41.2%, respectively). For 2015, unincorporated Douglas County saw a modest increase over its 5-year average (3.3%). Only two (2) jurisdictions reported a percentage decrease for 2015 compared to their 5-year annual average, Topeka (-9.2%) and Baldwin City (-57.7%).



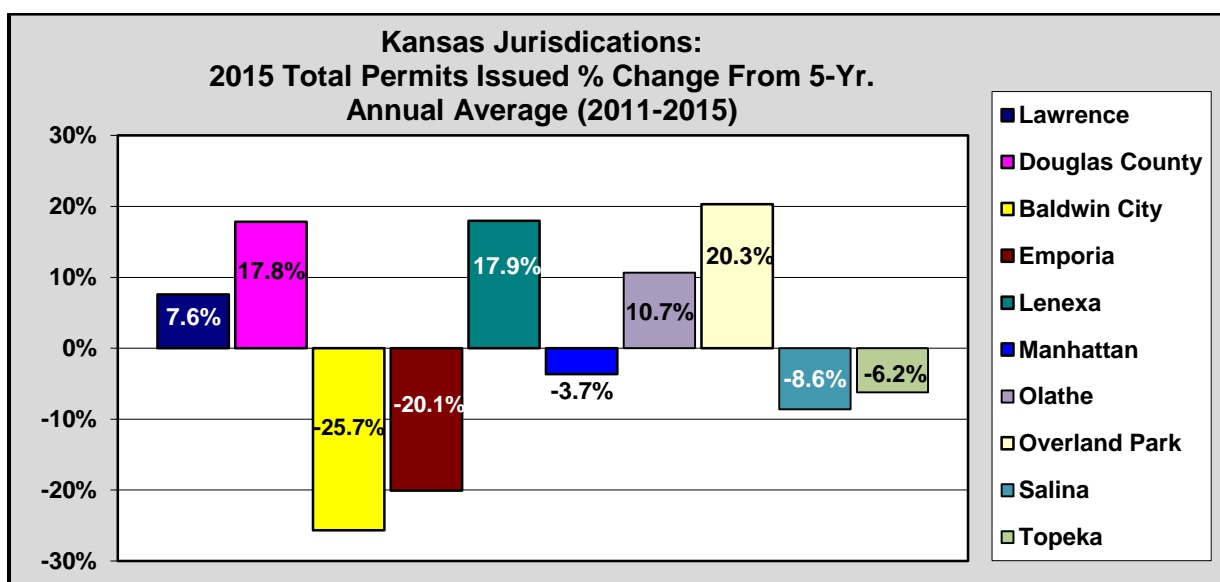
2015 Building Trends Report Appendix A: Kansas Regional Jurisdiction Comparisons

Total Number of Permits Issued - Other Regional Kansas Jurisdictions

From 2014 to 2015, Lawrence saw the greatest percentage increase in total number of permits issued (20.2%), followed by Emporia (12.8%), Overland Park (10.3%), Topeka (8.7%) and Salina (5.0%). All other jurisdictions saw a decrease in total permits issued from 2014 to 2015, with Baldwin City reporting the largest (-36.5%). Unincorporated Douglas County had a minimal decrease of -1.3%.



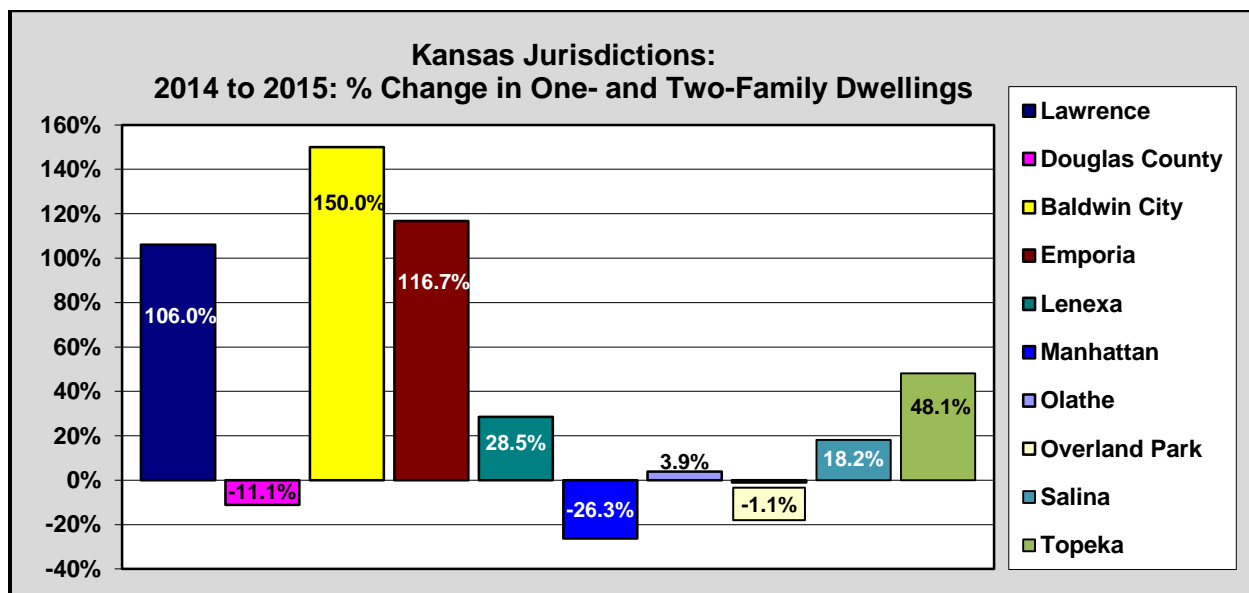
The average number of permits issued annually in Lawrence over the past five (5) years (2011-2015) was 2,157. The total of 2,320 permits issued in 2015 was 7.6% higher than Lawrence's annual average for the 5-year period. Four (4) other Kansas jurisdictions reported increases in total number of permits issued in 2015 compared to their 5-year annual averages, all greater than Lawrence's increase (Overland Park, 20.3%; Lenexa, 17.9%; unincorporated Douglas County, 17.8%; and Olathe, 10.7%). The other five (5) jurisdictions reported decreases for 2015 compared to their 5-year annual averages, ranging from -25.7% for Baldwin City to -3.7% for Manhattan.



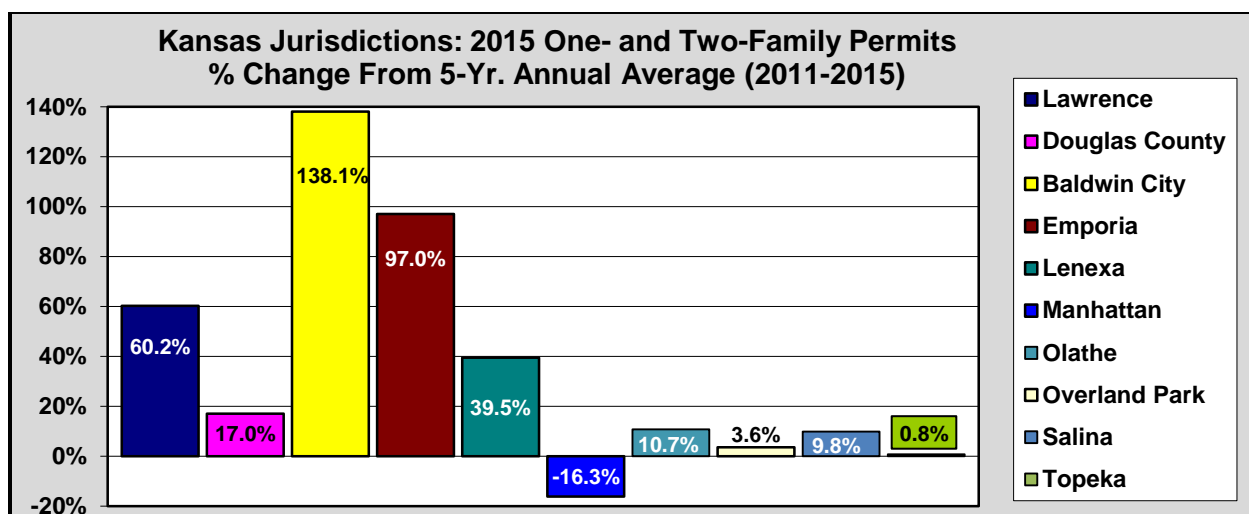
2015 Building Trends Report Appendix A: Kansas Regional Jurisdiction Comparisons

New One- and Two-Family Residential Permits - Other Regional Kansas Jurisdictions

In 2015, the number of new one- and two-family permits issued in Lawrence (239) was 106.0% greater than the number issued in 2014 (116), the third highest increase among Kansas jurisdictions. Baldwin City's increase was 150% (4 to 10) and Emporia's increase was 116.7% (12 to 26). Lawrence was followed by Topeka (48.1%, 54 to 80), Lenexa (28.5%, 193 to 248), Salina (18.2%, 55 to 65) and Olathe (3.9%, 463 to 481). The remaining three (3) jurisdictions reported decreases in number of new one- and two-family permits issued in 2015 compared to 2014, with Manhattan reporting the largest decrease (-26.3%, 194 to 143). Douglas County decreased 11.1% (45 to 40) and Overland Park had a decrease of 1.1% (365 to 361).



For 2015, the number of new one- and two-family permits issued in Lawrence (239) was 60.4% greater than the Lawrence 5-year annual average of 149.0 (2011-2015). Two (2) Kansas jurisdictions saw higher percentage increases than Lawrence for 2015 compared to 5-year annual averages, Baldwin City (138.1%, 10 in 2015 compared to 5-year average of 4.2, or 10:4.2) and Emporia (97.0%, 26:13.2). All other jurisdictions, except Manhattan, reported 2015 increases over 5-year averages, including Lenexa (39.5%, 248:177.8), Douglas County (17.0%, 40:34.2), Olathe (10.7%, 481:434.4), Salina (9.8%, 65:59.2), Overland Park (3.6%, 361:348.6) and Topeka (0.8%, 80:79.4). Manhattan saw a decrease of 16.3% (143:170.8).

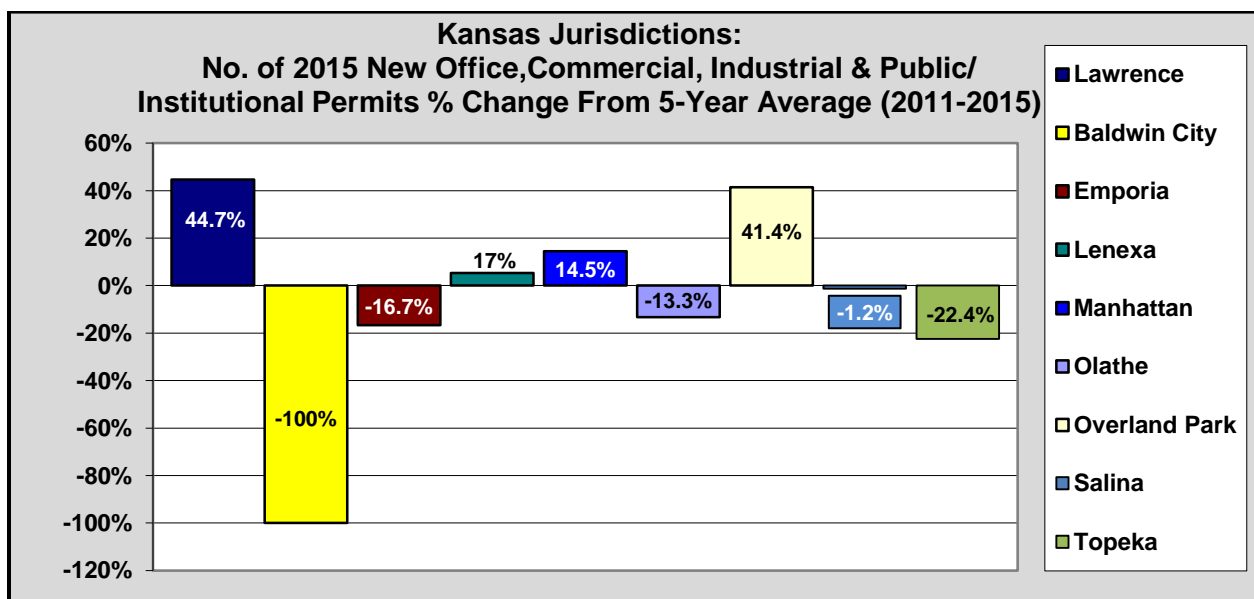
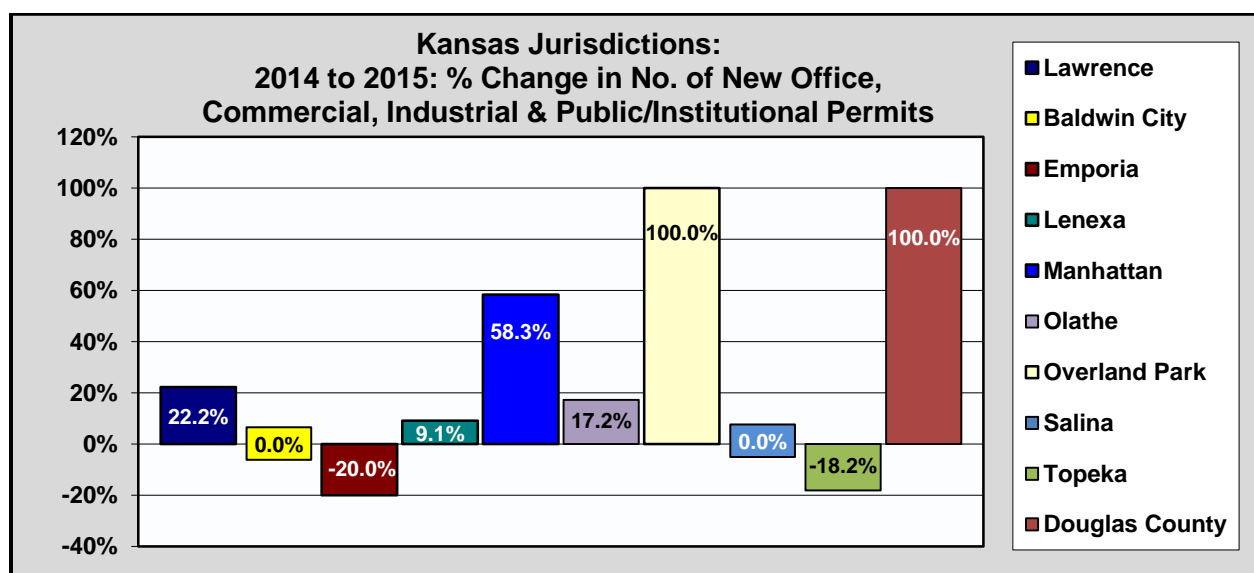


2015 Building Trends Report Appendix A: Kansas Regional Jurisdiction Comparisons

Commercial New Construction Permits (includes new office, commercial, industrial and public/institutional projects) – Other Regional Kansas Jurisdictions

Lawrence issued 22 new commercial permits in 2015, a 22.2% increase over the 18 permits issued in 2014. The Lawrence increase of 22.2% from 2014 to 2015 was the fourth highest among Kansas jurisdictions, behind Overland Park (100%, 28 to 56), unincorporated Douglas County (100%, 1 to 2) and Manhattan (58.3%, 12 to 19). Two (2) Kansas jurisdictions reported decreases, Topeka (-18.2%, from 22 to 18) and Emporia (-20.0%, 5 to 4).

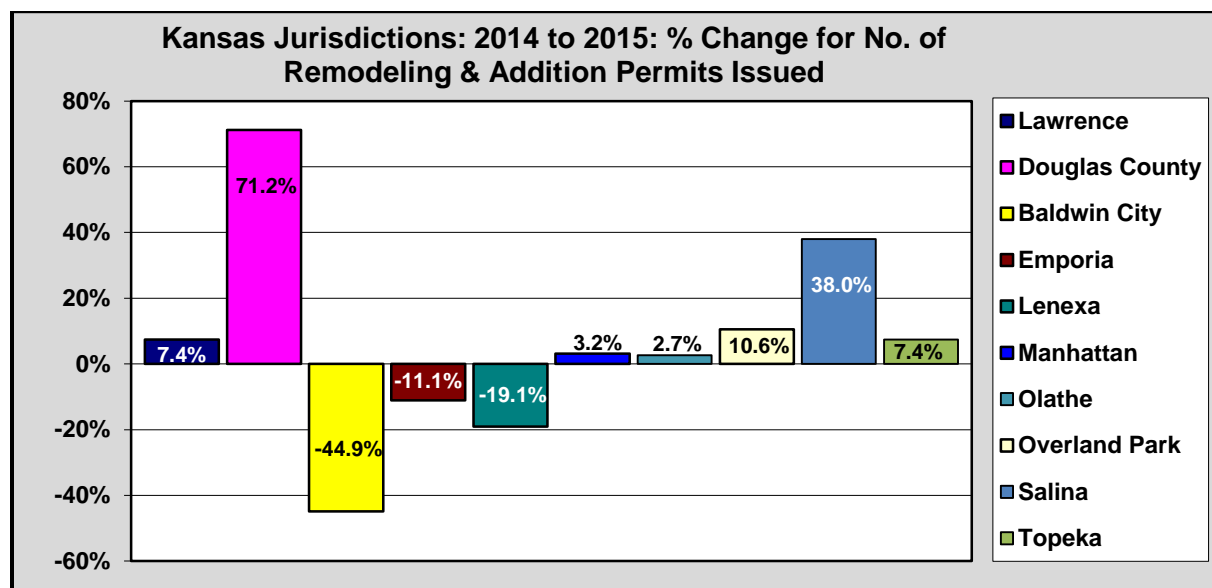
In 2015, the number of commercial new construction permits for Lawrence (22) was 44.7% greater than the Lawrence 5-year annual average of 15.2 permits (2011-2015); this was the greatest percentage increase among Kansas jurisdictions, just ahead of Overland Park (41.4% - 56 permits in 2015 compared to 5-year annual average of 39.6 permits). Five (5) Kansas jurisdictions saw percentage decreases, including the larger jurisdictions of Olathe (-13.3%, 34 permits in 2015 compared to 5-year annual average of 39.2 permits) and Topeka (-18.2%, 18 permits in 2015 compared to 5-year annual average of 23.2 permits). Unincorporated Douglas County is not included as only two (2) years of data has been provided.



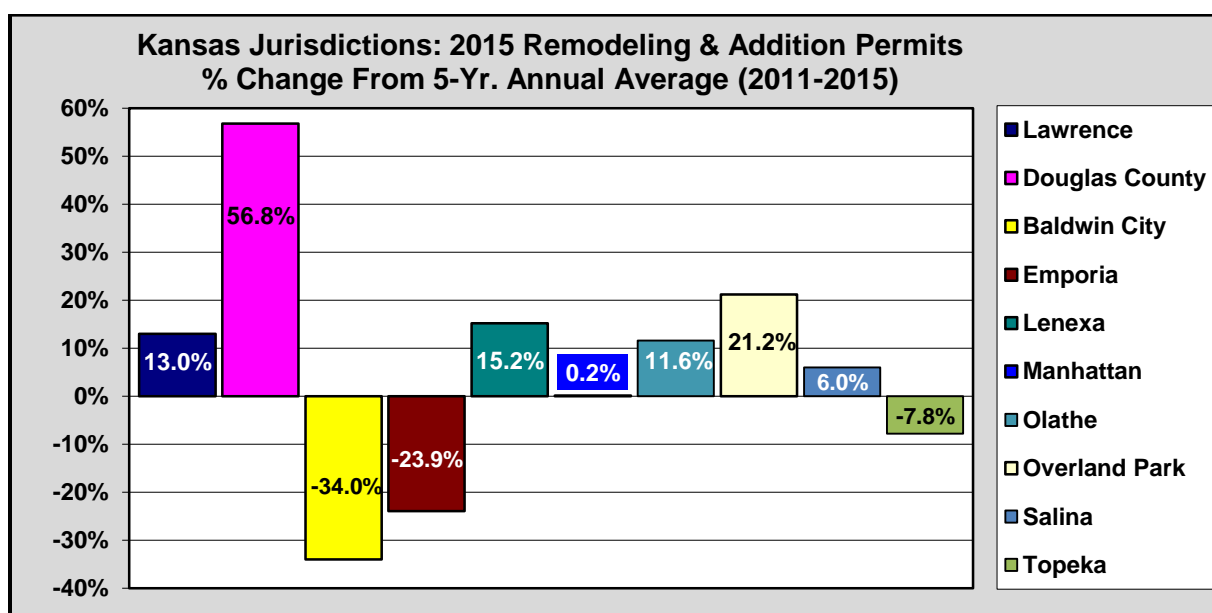
2015 Building Trends Report Appendix A: Kansas Regional Jurisdiction Comparisons

Remodel and Addition Permits - Other Regional Kansas Jurisdictions

In 2015, the total number of Lawrence commercial and residential remodel and addition permits, 391, was 7.4% higher than the 364 reported in 2014 (third highest percentage increase among Kansas jurisdictions). Other jurisdictions reporting a 2014 to 2015 increase in total number of remodel and addition permits were: Douglas County (71.2%, 52 to 89); Salina (38.0%, 163 to 225); Topeka (7.4%, 323 to 345); Overland Park (10.6%, 222 to 229); Manhattan (3.2%, 415 to 426); Olathe (2.7%, 222 to 229) and Lenexa (-19.1%, 2,163 to 1,750). Three jurisdictions reported a 2014 to 2015 decrease, Baldwin City (-44.9%, 98 to 54), Emporia (-11.1%, 2,163 to 1,750) and Emporia (-11.1%, 388 to 345).



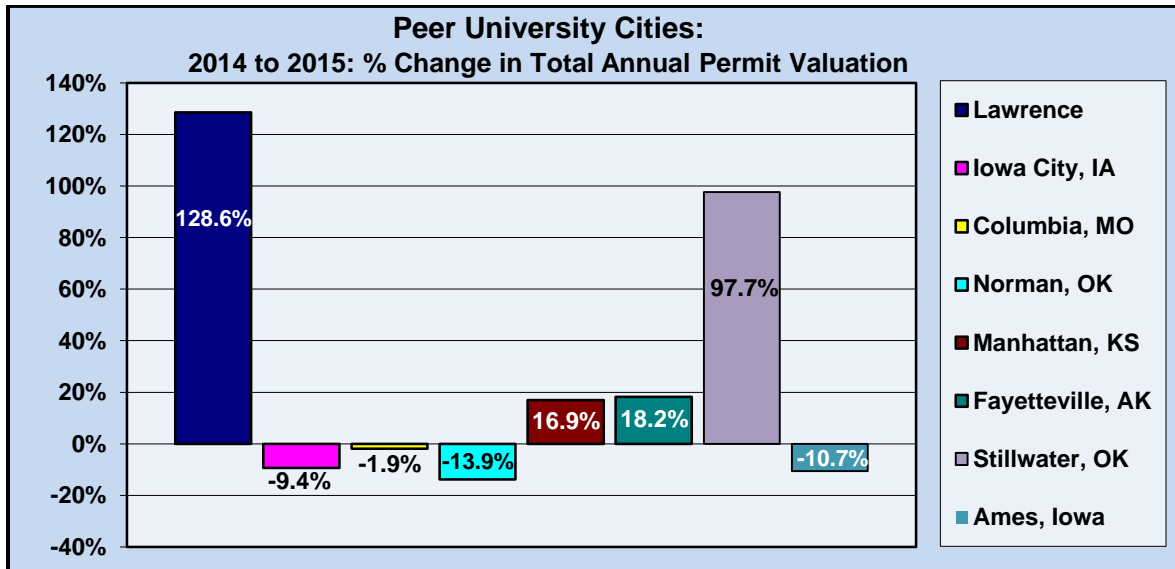
The 391 Lawrence remodel and addition permits issued in 2015 was 13.0% higher than the Lawrence 5-year annual average of 346 permits (2011-2015). Six (6) other Kansas jurisdictions had increases in total number of remodel and addition permits issued in 2015 compared to their 5-year annual averages, ranging from the high of 56.8% for Douglas County to a very slight 0.2% increase for Manhattan. Three (3) jurisdictions saw percentage decreases in 2015 compared to their 5-year annual averages, ranging from the largest decrease of 34.0% for Baldwin City to a 7.8% decrease for Emporia.



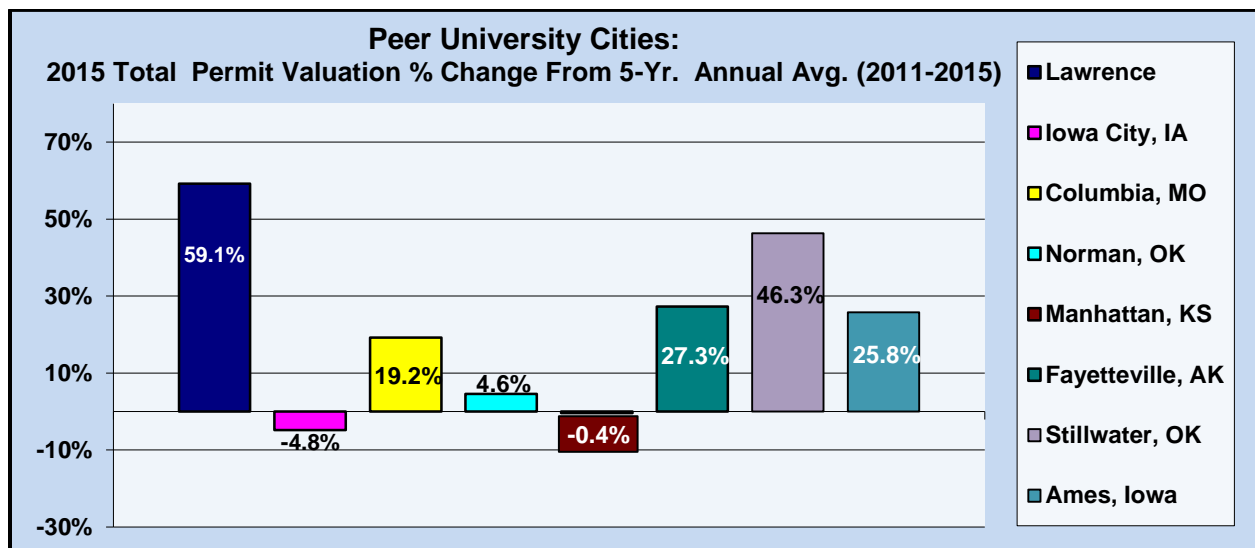
2015 Building Trends Report Appendix B: Peer University Cities Comparisons

Total Permit Valuation – Peer University Cities

Lawrence total permit valuation increased by 128.6% from 2014 to 2015 (\$99,707,903 to \$227,899,792), the greatest increase among Peer University Cities. Peer Cities with increases from 2014 to 2015 were: Stillwater (97.7%, \$269,634,160 to \$318,777,132); Fayetteville (18.2%, \$269,634,160 to \$318,777,132); and Manhattan, \$88,936,714 to \$103,974,713). Decreased valuation from 2014 to 2015 was reported by Norman (-13.9%, \$278,201,768 to \$239,598,483), Ames (-10.7%, \$226,711,446 to \$202,550,982), Iowa City (-9.4%, \$152,579,212 to \$138,311,513) and Columbia, (-1.9%, \$347,258,124 to \$340,499,645).



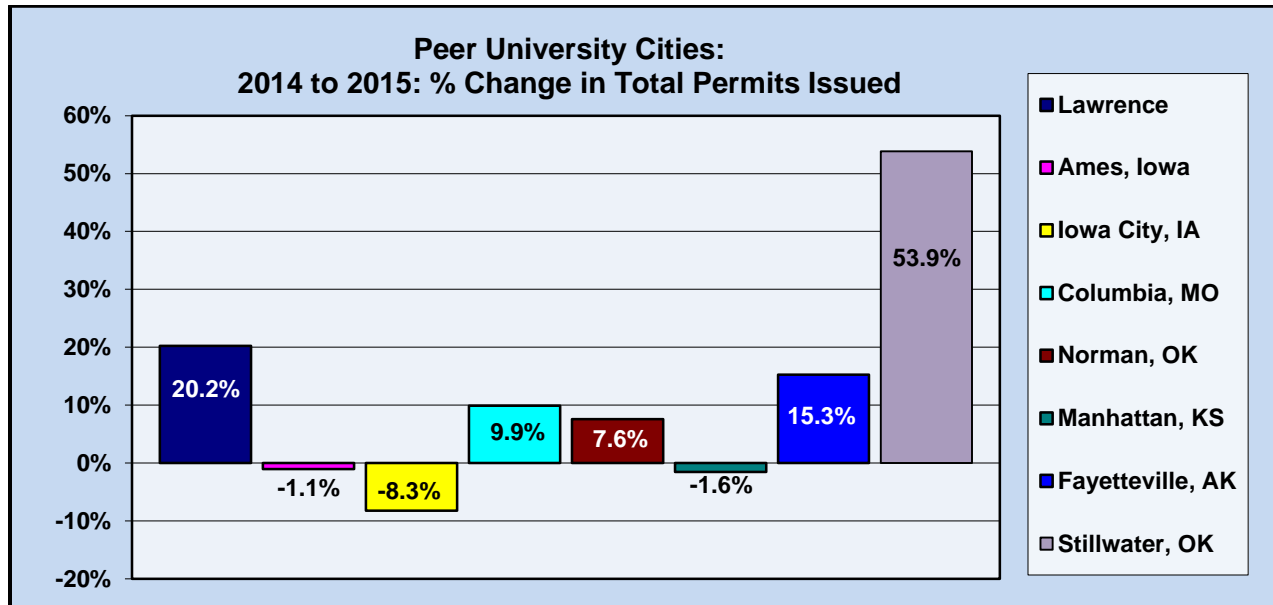
Lawrence 2015 total permit valuation of \$227,889,992 was its highest annual total valuation on record, and was 59.1% greater than the Lawrence 5-year annual average of \$143,199,124 (2011-2015) - the highest percentage increase among Peer Cities. Four (4) other Peer Cities had 2015 total permit valuation significantly above their 5-year average: Stillwater (46.3% above \$81,021,769 average); Fayetteville (27.3% above \$209,070,191 average); Ames (25.8% above \$161,057,047 average); and Columbia (19.2% above \$285,596,598 average). Norman saw only a modest increase (4.6% above \$229,080,178 average). Iowa City and Manhattan 2015 valuations were slightly below their 5-year averages (-4.6% below \$145,340,812 average and -0.4% below \$104,436,653 average, respectively).



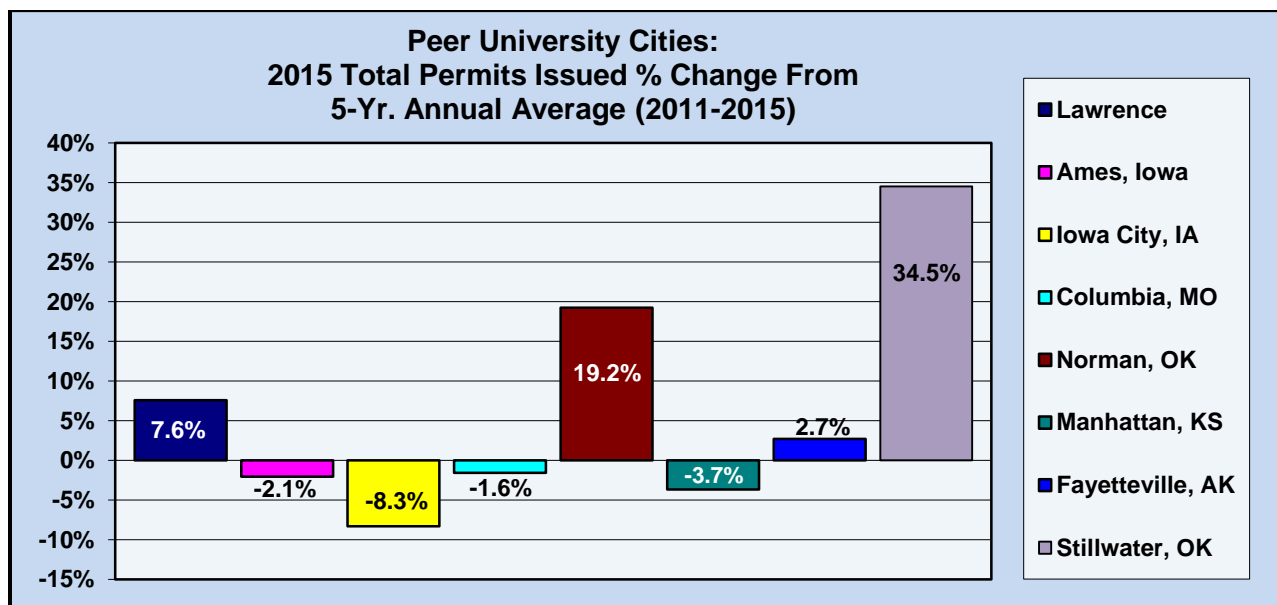
2015 Building Trends Report Appendix B: Peer University Cities Comparisons

Total Number of Permits Issued – Peer University Cities

From 2014 to 2015, Lawrence saw a 20.2% increase in total number of permits issued, second only to Stillwater, which saw an increase of 53.9%. Columbia and Norman also reported 2014 to 2015 increases, 9.9% and 7.6%, respectively. Four (4) Peer University Cities reported decreases in total permits issued: Fayetteville (-10.9%), Iowa City (-8.3%), Manhattan (-1.6%) and Ames (-1.1%).



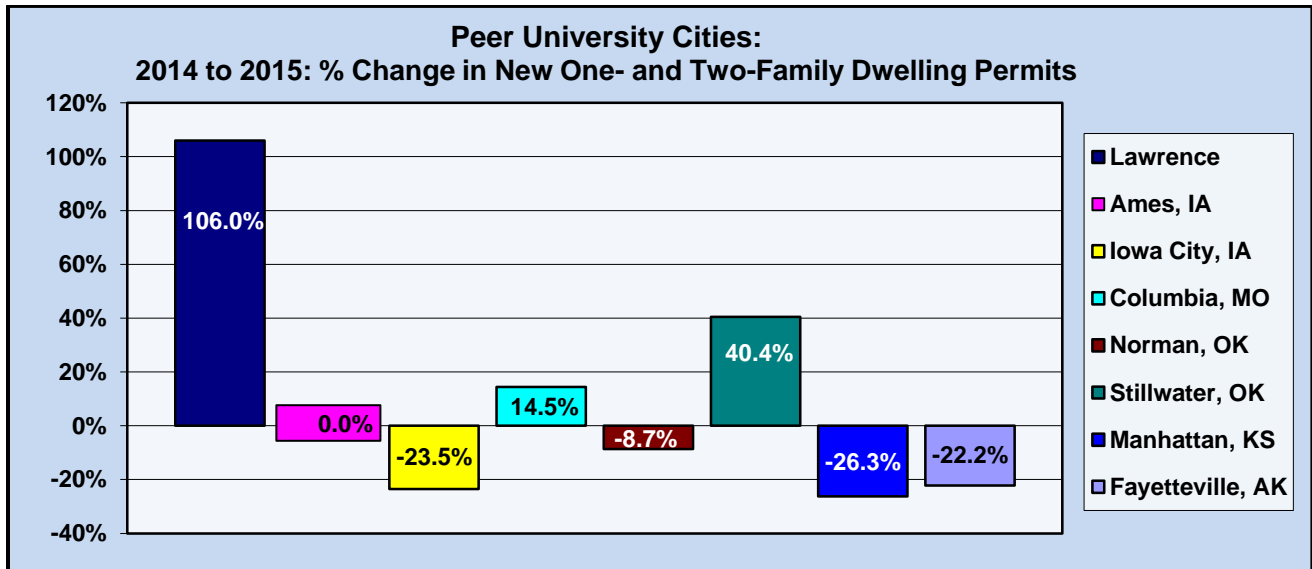
The total number of permits issued by Lawrence in 2015 was 7.6% above its annual average for the past five (5) years (2011-2015), third highest among Peer University Cities. Three (3) other Peer Cities had increases for total number of permits issued in 2015 compared to 5-year annual averages; Stillwater (34.5%); Norman (19.2%); and Fayetteville (2.7%). Four (4) Peer Cities experienced relatively minor decreases in total number of permits issued in 2015 compared to 5-year annual averages, ranging from a decrease of -8.3% for Iowa City to a decrease of -1.6% for Columbia.



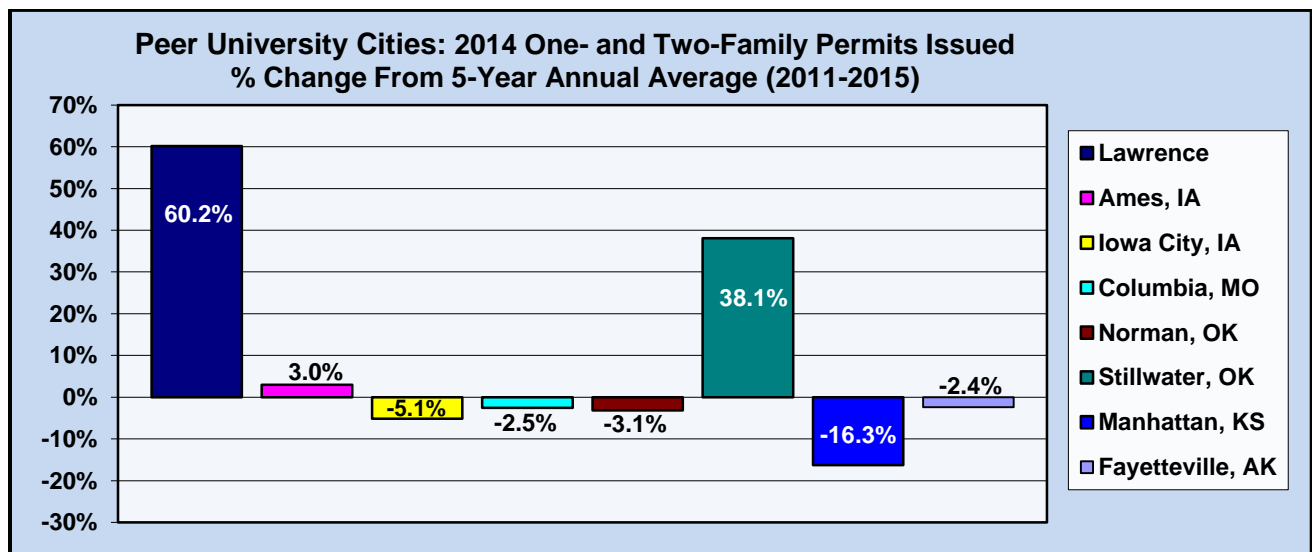
2015 Building Trends Report Appendix B: Peer University Cities Comparisons

New One- and Two-Family Residential Permits - Peer University Cities

From 2014 to 2015, Lawrence's number of new one- and two-family permits issued increased by 106% (116 to 239). This one-year percentage increase was by far the highest among Peer Cities. Other Peer Cities with increases from 2014 to 2015 were Stillwater (40.4%, 94 to 132) and Columbia (14.5%, 470 to 538). Ames reported no change (89 in each year). Of the four (4) Peer Cities reporting decreases, Manhattan had the largest decrease (-26.3%, 194 to 143), followed by Iowa City (-23.5%, 183 to 140), Fayetteville (-22.2%, 482 to 375) and Norman (-8.7%, 439 to 401).



In 2015, the number of Lawrence new one- and two-family permits (239) was 60.2% greater than the Lawrence 5-year annual average of 149.2 (2011-2015), the highest percentage increase among Peer Cities. Stillwater's number of 2015 new one- and two-family permits (132) was 38.1% greater than its 5-year annual average of 95.6. Ames' number of 2015 new one- and two-family permits was 3.0% above its 5-year annual average of 86.4. For all other Peer Cities, the number of one- and two-family permits issued in 2015 was less than the 5-year annual average: Manhattan, 16.3% below its 5-year average of 170.8; Iowa City, 5.1% below its 5-year average of 147.6; Norman, 3.1% below its 5-year average of 414; Columbia, 2.5% below its 5-year average of 552; and Fayetteville, 2.4% below its 5-year average of 384.2.

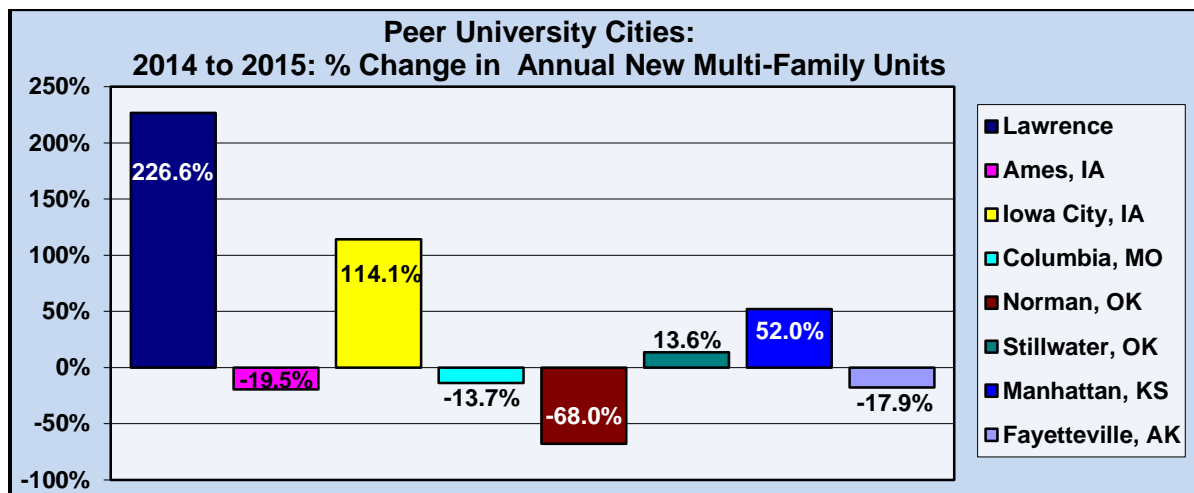


2015 Building Trends Report Appendix B: Peer University Cities Comparisons

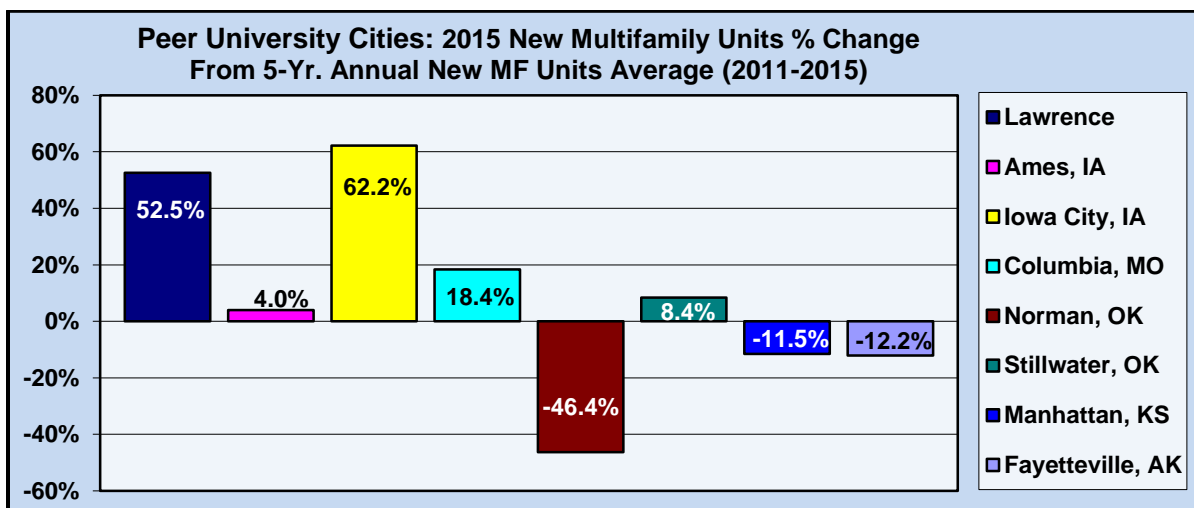
New Multi-Family Units Permitted – Peer University Cities

Per U.S. Census data, the overall homeownership rate for the Midwest Region of the United States was 69.8% in 2013. As shown in the table on page 2, the U.S. Census Bureau 2009-2013 homeownership rate for Lawrence was 46.1%, which is in the mid-range of homeownership rates for the eight (8) Peer University Cities (the highest rate being for Norman at 57%, and the lowest being for Stillwater at 37.5%). When compared to the Midwest Region average, lower homeownership rates in Lawrence and Peer University Cities suggest that the number of new multifamily (MF) dwelling units constructed annually is relevant data to track and compare among Peer Cities.

In 2015, permits were issued for 467 new multifamily (MF) dwelling units in Lawrence, up 226.6% from the 143 new MF units permitted in 2014 (highest annual number of new MF units since 2008). This was by far the largest 2014 to 2015 percentage increase among Peer Cities. Peer Cities reporting 2014 to 2015 increases were Iowa City (114.1%, 255 to 546 new MF units), Manhattan (52%, 75 to 114 new MF units) and Stillwater (13.6%, 243 to 276 new MF units). Of the four (4) Peer Cities with a 2014 to 2015 decrease in the number of new MF units permitted, Norman had the largest decrease (-68%, 716 to 229 new MF units), with lesser decreases for Ames (-19.5%, 446 to 359 new MF units), Fayetteville (-17.9%, 375 to 308 new MF units) and Columbia (-13.7%, 713 to 615 new MF units). The chart below shows percentage change from 2014 to 2015 among Peer University Cities.



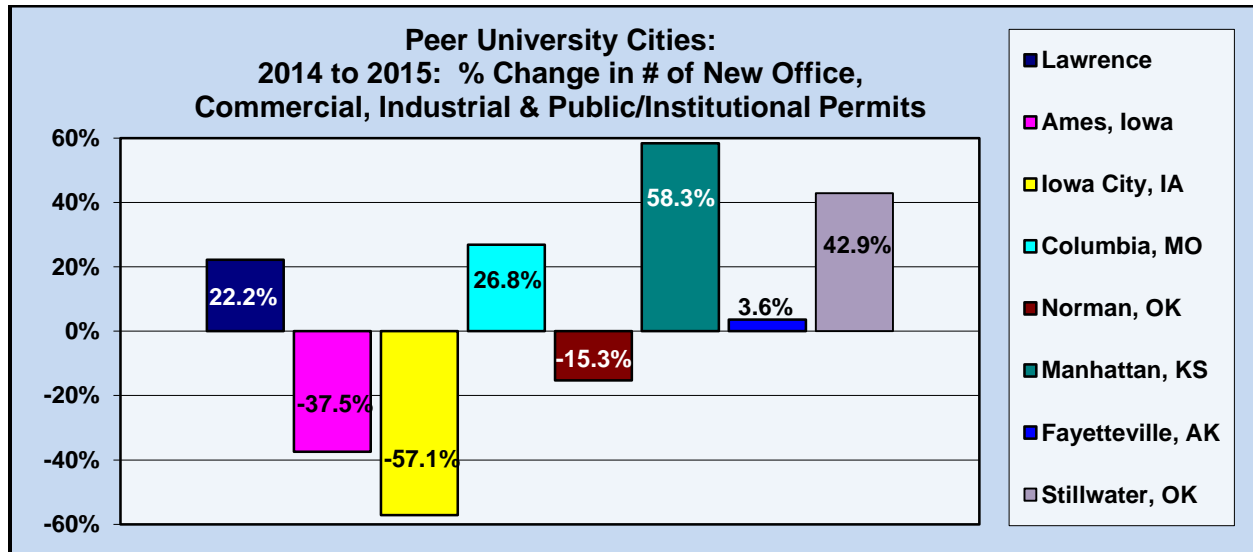
In 2015, Lawrence's number of new MF units (467) was 52.5% greater than its 5-year annual average of 306.2 (2011-2015). Only Iowa City had a higher percentage increase for 2015 compared to its 5-year annual average (62.2% above 5-year average of 336.6 units). Other Peer Cities with increases were: Columbia (18.4% above 519.4 unit average); Stillwater (8.4% above 254.6 unit average); and Ames (4% above 345.2 unit average). Peer Cities with 2015 new MF unit totals less than their 5-year annual averages were: Norman (46.4% below 427 unit average); Fayetteville (12.2% below 350.6 average); and Manhattan (11.5% below 128.8 unit average).



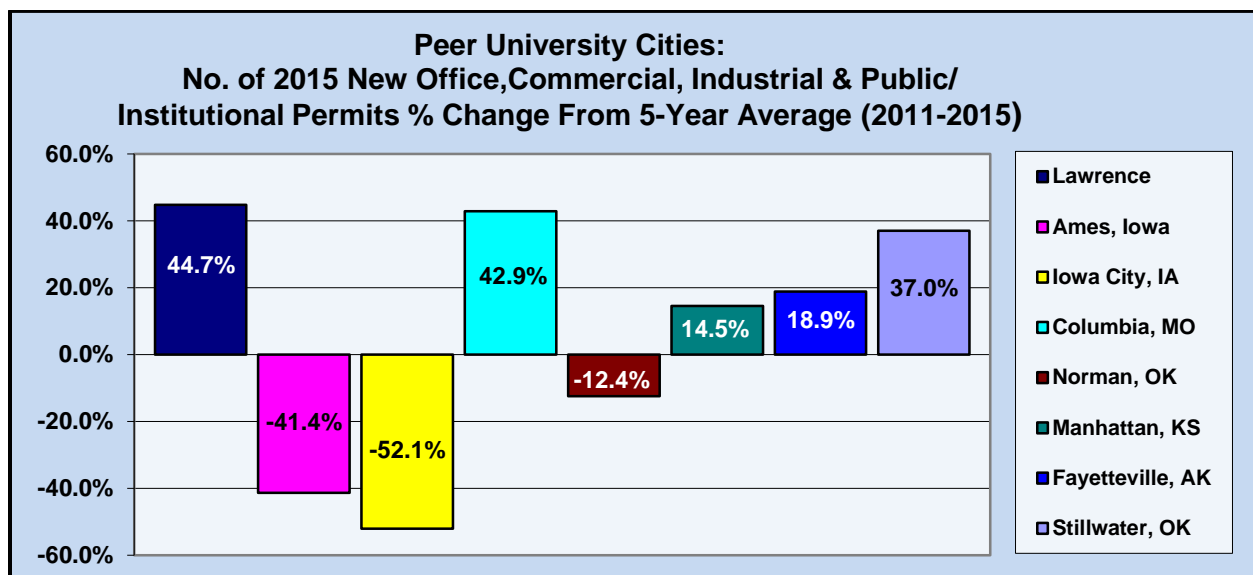
2015 Building Trends Report Appendix B: Peer University Cities Comparisons

Commercial New Construction Permits (includes new office, commercial, industrial and public/institutional projects) – Peer University Cities

Among Peer University Cities, Lawrence had the fourth largest percentage increase (22.2%) in commercial new construction permits issued from 2014 to 2015 (18 to 22). Peer Cities with higher increases from 2014 to 2015 were: Manhattan (58.3%, 14 to 20); Stillwater (42.9%, 14 to 20); and Columbia (26.8%, 41 to 52). Fayetteville saw a modest 2014 to 2015 increase of 3.6% (28 to 29). The other three (3) Peer Cities saw decreases as follows: Iowa City, -57.1% (21 to 9); Ames, -37.5% (24 to 15); and Norman, -15.3% (98 to 83). The following chart shows percentage change from 2014 to 2015 for commercial new construction permits issued in Lawrence and Peer University Cities.



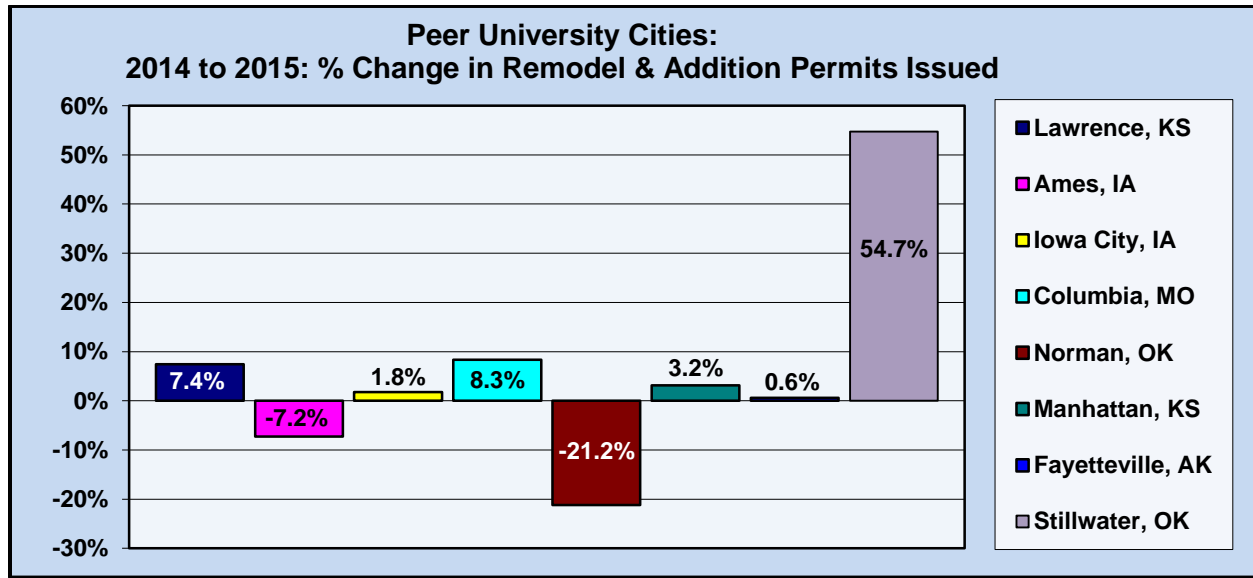
Among Peer University Cities, Lawrence had the largest percentage increase in commercial permits issued in 2015 compared to its 5-year annual average (2011-2014), 44.7% (22 permits in 2015 compared to 5-year annual average of 15.2 permits, or 22:15.2). Columbia and Stillwater followed closely at 42.9% (52:36.4) and 37% (20:14.6), respectively. Fayetteville and Manhattan saw smaller increases of 18.9% (29:24.4) and 14.5% (19:16.6). Iowa City experienced the largest decrease on this metric, -52.1% (9:18.8). Ames and Norman had decreases of -41.4% (15:26.6) and -12.4% (83:94.8), respectively.



2015 Building Trends Report Appendix B: Peer University Cities Comparisons

Remodel and Addition Permits- Peer University Cities

From 2014 to 2015, Lawrence saw a 7.4% increase in the total number of remodel and addition permits issued (commercial and residential), 364 to 391. This was the third highest percentage increase among Peer Cities, behind Stillwater, with a 54.7% increase (338 to 523), and Columbia, with an 8.3% increase (767 to 831). Manhattan, Iowa City and Fayetteville saw moderate increases from 2014 to 2015 of 3.2% (222 to 229), 1.8% (453 to 461) and 0.2% (483 to 486), respectively. Norman and Ames reported 2014 to 2015 decreases of -21.2% (378 to 298) and -7.2% (525 to 487), respectively.



Among Peer University Cities, Lawrence experienced the second largest percentage increase in total number of 2015 remodel and addition permits issued compared to its 5-year annual average (2011-201): 13.0% (391 permits issued in 2015 compared to the City's 5-year annual average of 346 permits, or 391:346). Stillwater had the highest percentage increase in 2015 over its 5-year average, 32.5% (523:394.8). Fayetteville and Manhattan had modest increases on this metric, 5% (486:463) and 0.2% (229:228.6), respectively. Peer Cities with percentage decreases were: Norman at -10.1% (298:331.6); Ames at -9.6% (487:538.6); Iowa City at -6.5% (461:493) and Columbia at -4.4% (831:869.6).

