

The Economics of Real Estate Markets in Lawrence

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City defeats itself if it allows the developers to overbuild.

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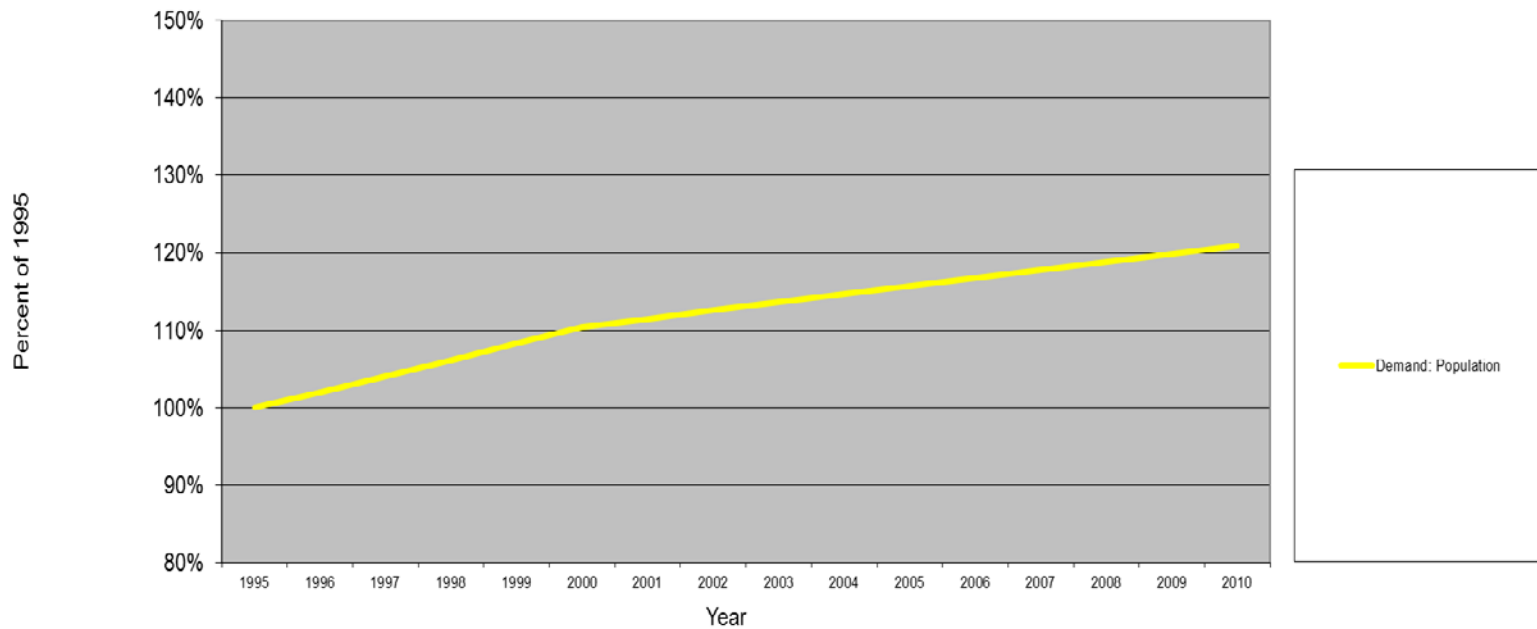
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If the developers' promises are correct, we should see more retail sales taxes and more retail jobs.

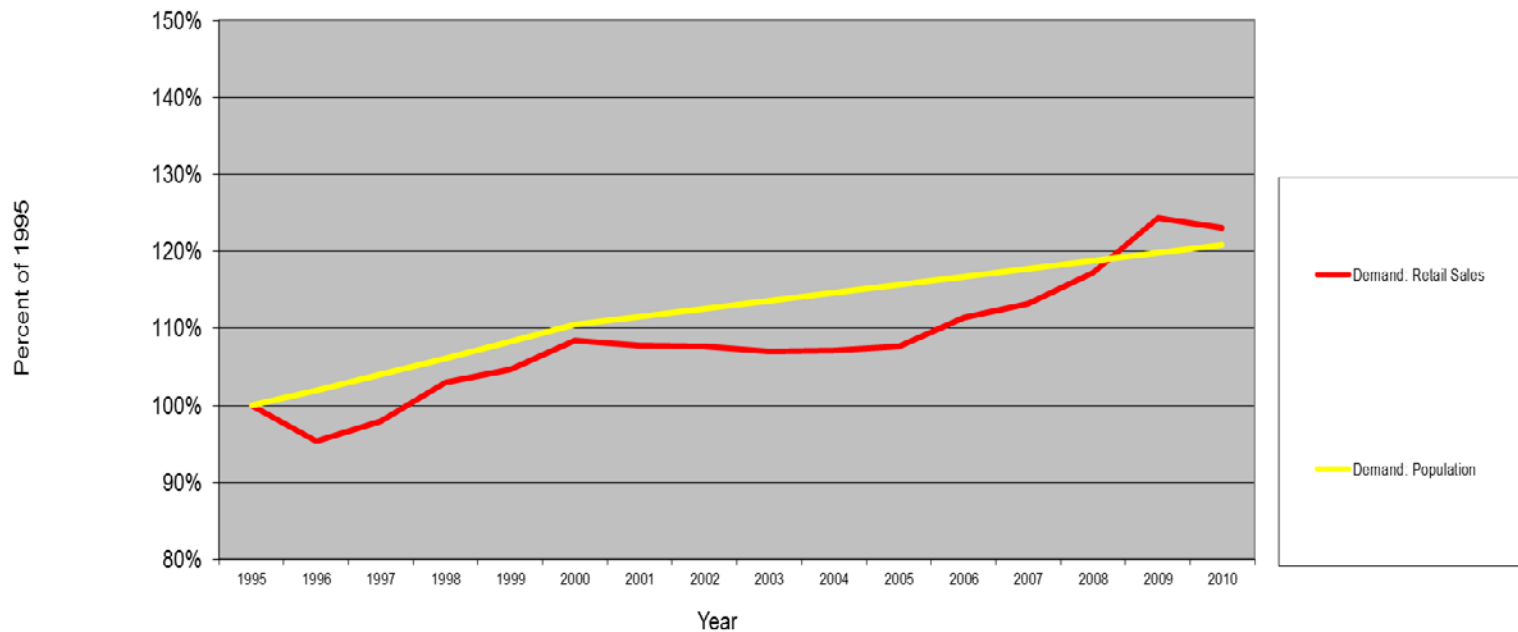
Retail Market Trends 1995 to 2010

Lawrence, Kansas



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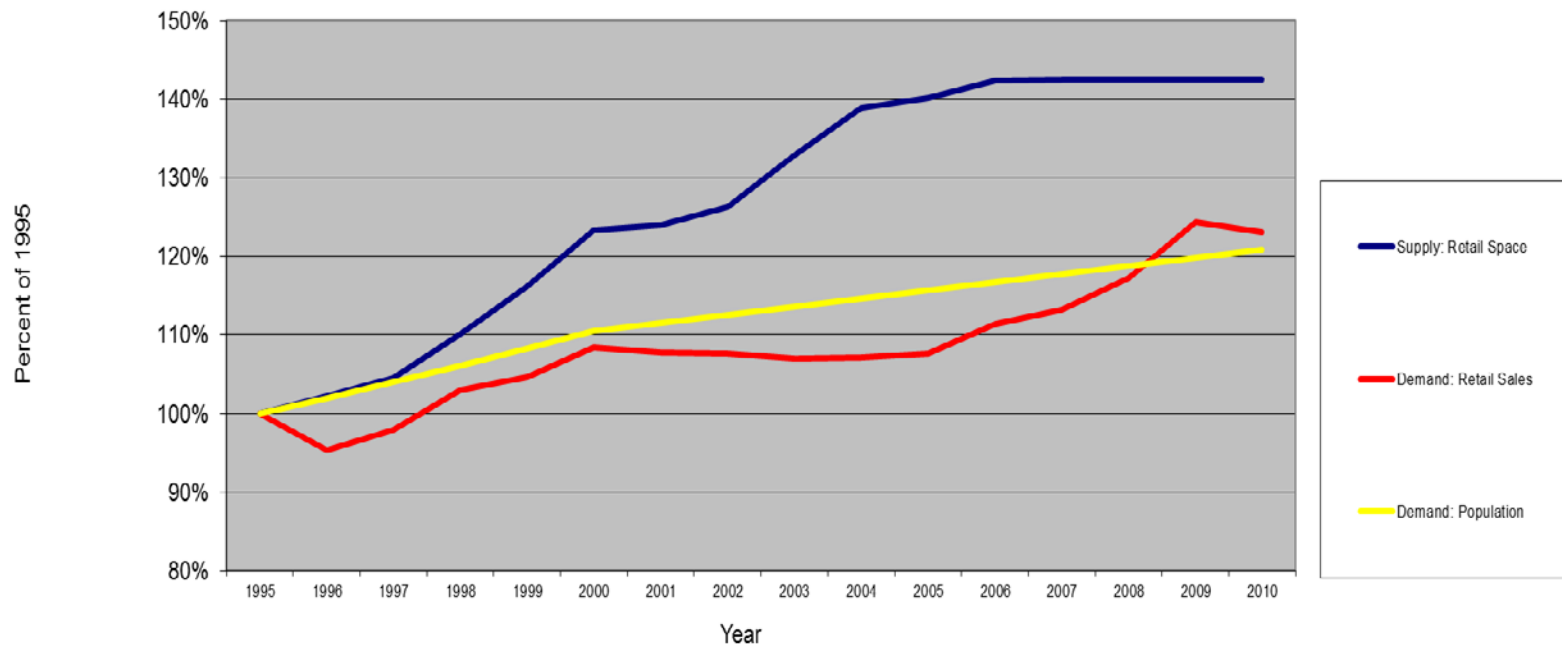
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Presentation of Horizon 2020 Update Committee

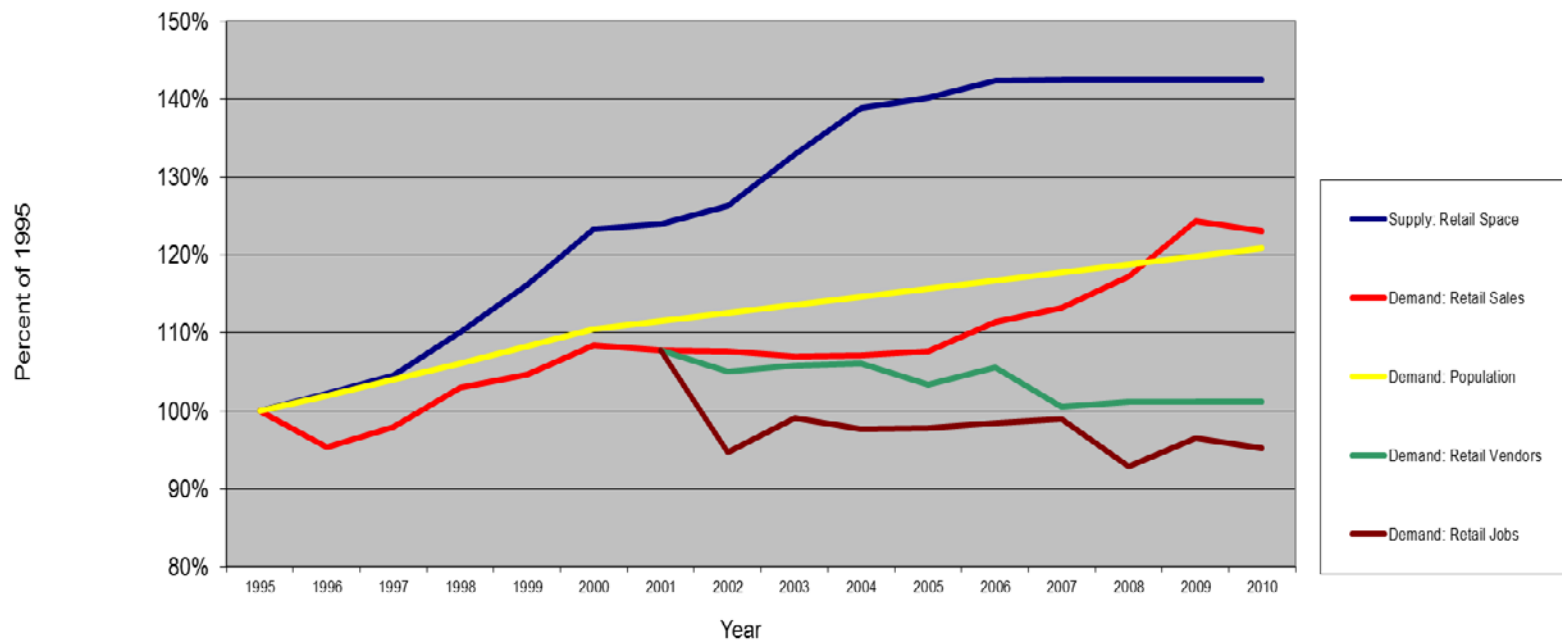
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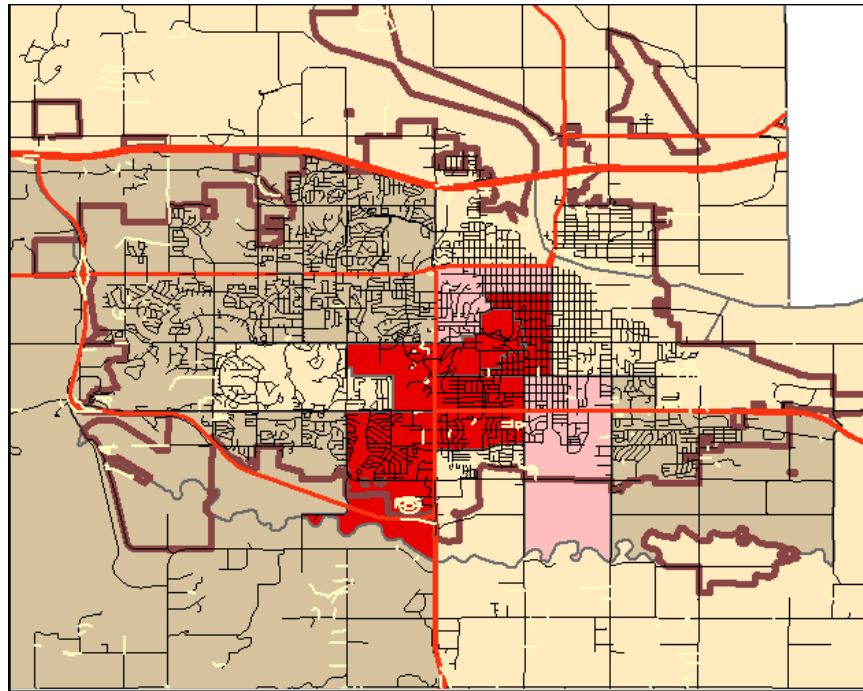


Growth in Households and Housing Units


	2000	2013	Change
<i>Douglas County, Kansas</i>			
Households	38,486	43,398	4,912
Housing Units	40,250	47,060	6,810
Surplus Units			1,898
Surplus Units per year			146
<i>Lawrence, Kansas</i>			
Households	31,388	34,426	3,038
Housing Units	32,792	37,324	4,532
Surplus Units			1,494
Surplus Units per year			115

Source: U.S. Bureau of the Census

Map 1: Gain or Loss in Households in Census Tracts 2000 to 2013





Gain or Loss of Households 2000 to 2013


 City limits Lawrence


Change in Households

2000 to 2013

 Loss of 200 to 600

 Loss of 0 to 200

 Gain of 0 to 200

 Gain of 200 to 1500

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The Economics of Retail Markets: How Should Lawrence Protect Its Downtown?

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University-Community Forum

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Without City intervention, the outcome is harmful.