

WILSONVILLE  
OREGON

# WILSONVILLE

## 2016

# ANNUAL HOUSING REPORT

ORIGINAL PUBLICATION: MARCH 2017

The City of Wilsonville Building Permit Database was the primary source for the data and information presented in this report.

Staff of the City of Wilsonville prepared this report, with special acknowledgement to:

CHRIS NEAMTZU, PLANNING DIRECTOR  
MIRANDA BATESCHELL, LONG-RANGE PLANNING MANAGER  
JENNIFER SCOLA, ASSOCIATE PLANNER  
CHARLIE TSO, ASSISTANT PLANNER  
TAMI BERGERON, ADMINISTRATIVE ASSISTANT  
DAN STARK, GIS MANAGER  
BECKY WHITE, PERMIT TECHNICIAN  
SUSAN ROTHENBERGER, GIS & MAPPING TECHNICIAN



29799 Town Center Loop East  
Wilsonville, OR 97070  
503-682-1011 Phone  
503-682-1015 Fax Administration  
503-682-7075 Fax Community Development  
[www.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us)

*Although an effort is made to assure the accuracy and completeness of the information provided in this annual report, the City of Wilsonville makes no expressed or implied warranty as to the accuracy, adequacy, completeness, legality, reliability or usefulness of the report's information. The City of Wilsonville provides this information and all report services on an "as is" basis. While there may be changes to the City of Wilsonville's information on topics covered in this annual report, these changes may or may not be made available until after this report publication.*

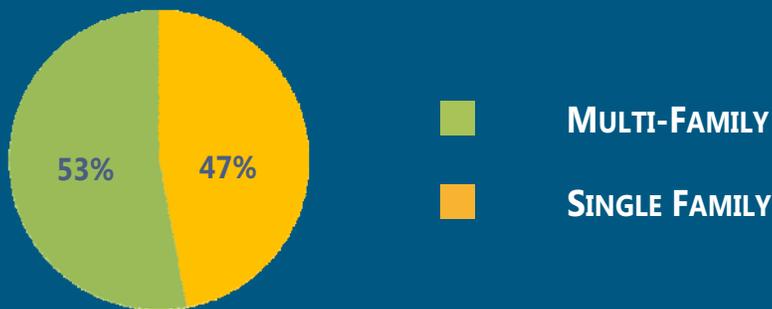
# A SNAPSHOT OF 2016

.....▶ **317** HOUSEHOLDS PERMITTED

**317** SINGLE-FAMILY      **0** MULTI-FAMILY  
**100%**

**\$76,347,022** ◀.....  
TOTAL VALUE OF CONSTRUCTION COSTS

## CITYWIDE HOUSEHOLD INVENTORY



.....▶ **HOUSEHOLD GROWTH**



**8%** POPULATION GROWTH (2014-2016)

*"When you look at the numbers across the board, with the exception of multi-family housing, all three other categories seemed to nearly peak in 2016, giving us the highest total valuation for one year since incorporation of the city in 1969. While this is an extremely strong picture of growth and cause to celebrate success, we anticipate next year's building activity will cool slightly, bringing a more moderate level of growth."*

– NANCY KRAUSHAAR

COMMUNITY DEVELOPMENT DIRECTOR

# HOUSING ACTIVITY IN THE

In 2016 the City of Wilsonville continued to experience record-breaking residential development. During the past calendar year, a total of 317 new single-family homes were permitted; conversely, Wilsonville saw no multi-family residential permits issued in 2016. While the overall total of units did not surpass the 2015 total, it did exceed 2015's record single-family count of 312 permits. Additionally, 2016 saw the highest average home selling price since 2007; in 2016 the average home price was \$391,000—4% more than 2015. All together the new residential permits totaled to a construction value of \$76.3 million.

The areas in which housing was developed over the past year are more varied than years past, in that Wilsonville has experienced an increase of infill development (the development of vacant land enclosed by existing construction) as larger subdivisions are beginning to build out. Specifically, there has been an increase in independent developer projects around Canyon Creek Road, as well as Old Town. The strong focus in single-family residential development was anticipated, as 100% of the approved residential plans in 2015 were single-family. Moreover, the 2014 housing study identified a need for more detached-single family housing in the City. The impact of 2016's development has generated an increase in the percentage of single-family residences citywide. Currently, single-family homes represent 47% of the total housing supply, up from 45% in 2015. Looking forward, Wilsonville can anticipate a more balanced development pattern between single-family and multi-family residential, as 48% of the units in approved plans for housing in 2016 were single-family, while 52% were multi-family.

In 2016, the total number of new residential units permitted in Wilsonville is nearly 27% greater than the 10-year average of 244 units per year. This household growth represents an increase of 3.1% in 2016, following a growth rate of 3.3% in 2015. This growth pattern has slightly decreased a 10-year average household growth rate to 2.5% from 2.8% in both 2015 and 2014. Overall, Wilsonville's 2.5% average household growth rate continues to remain significantly above the 1.8% household growth assumed by the regional forecast.



**158** HOMES

WERE APPROVED BY THE DEVELOPMENT REVIEW BOARD IN 2016  
CONSTRUCTION ANTICIPATED 2017-2019

**76** SINGLE-FAMILY

**82** MULTI-FAMILY

**48%**

**52%**

# CITY OF WILSONVILLE

Major residential construction continues to surge due to the improvements to the economy post-recession, as well as sustained migration to Oregon and the Portland Metropolitan region. Wilsonville maintains a growing economy, a large employment base, and high-quality of life that draws many households each year. The majority of new homes continue to be in Villebois by homebuilders such as Legend Homes, Polygon Northwest, and Lennar. Other areas in the City, such as Canyon Creek Road, Charbonneau, and Ash Meadows, have also seen an increase of development, contributing to the infill development Wilsonville has seen in 2016.

Wilsonville's residential growth has also resulted in home prices gaining in value; the average sale price rose 3.6% since 2015 from \$377,000 to \$391,000. This percentage increase has thus put Wilsonville's average home sale price about 18% above the affordability target<sup>1</sup> for the average Wilsonville family<sup>2</sup>. Currently, approximately 27% of homeowners in Wilsonville spend over 30% of their income on housing, while approximately 42% of renters spend over 30% of their income on housing (American Community Survey 2011-2015). With a continued increase in home values, the City's commitment to providing a range of housing options remains critical to housing affordability.

While housing plan approvals in 2016 indicate a slowdown in residential growth, development overall is anticipated to remain strong and offer more diverse housing options in the coming year. In total, 158 new residential unit approvals were seen during the 2016 calendar year, 76 of which will be single-family and 82 will be multi-family. The projects include the development of Charbonneau's driving range and a mix of condominiums and detached single-family throughout Villebois. Details on 2016's approved plans and issued residential permits are included in the following pages.

<sup>1</sup> Housing affordability is commonly defined as 33% or less of household income being spent on rent or mortgage expenses. Mortgage calculation assumes 20% down payment and 30-year term at a fixed rate of 3.8%. A mortgage payment of \$1,565 meets the affordability index and represents a home sale price of \$317,000.

<sup>2</sup> Based on the median household income reported by the 2015 U.S. Census: \$56,516.

**\$391,000**

AVERAGE SELLING PRICE  
SOURCES: ZILLOW.COM, REALTOR.COM

=

A MORTGAGE PAYMENT OF **38%**  
OF THE AVERAGE FAMILY'S INCOME



in 2016

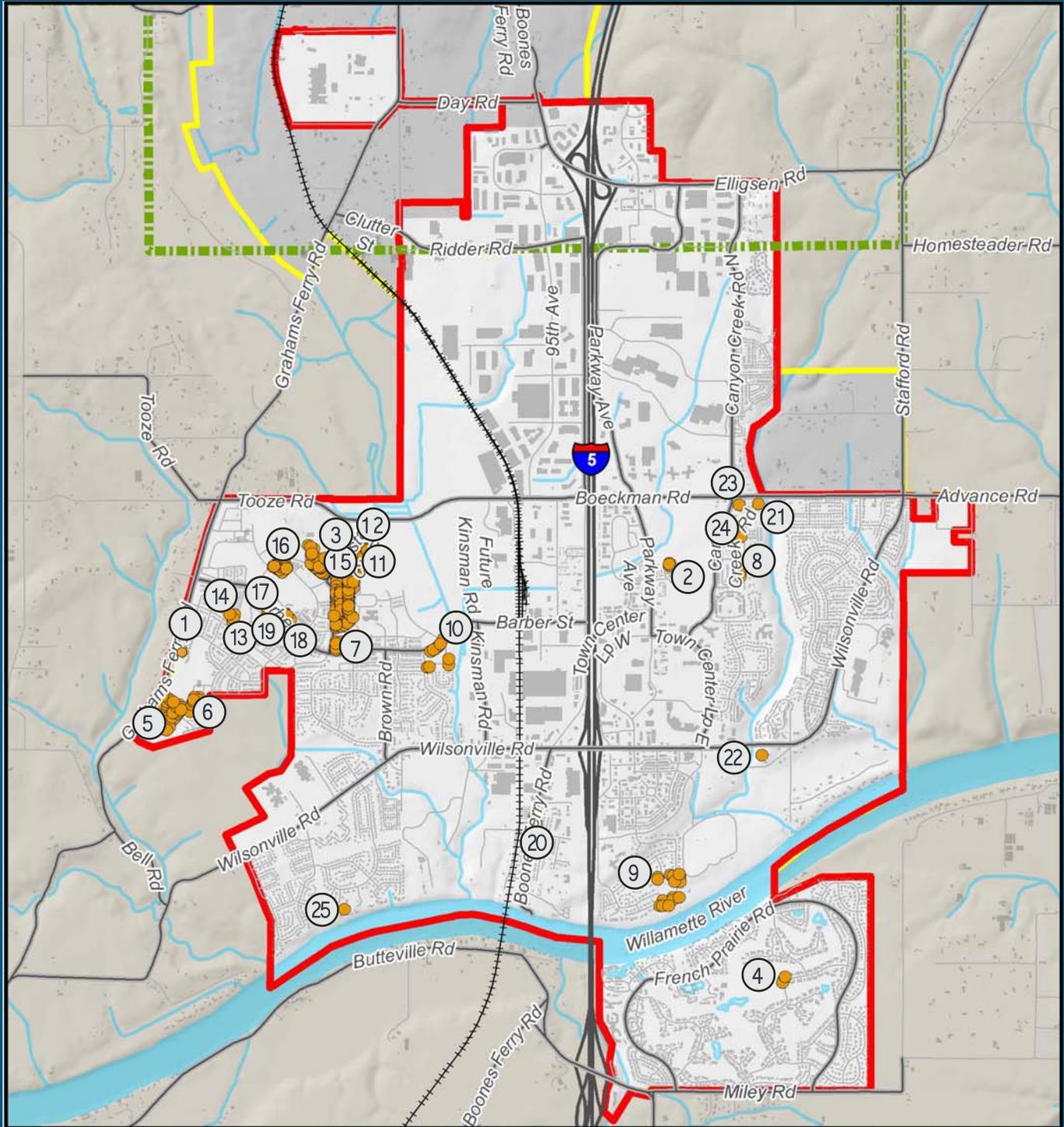


# RESIDENTIAL PERMITS ISSUED



*“Wilsonville continues to be a very popular place to live, work and play. In 2016 homebuilders applied for a record-setting 317 building permits for new single-family dwellings. When coupled with numerous commercial projects and tenant improvement permits, the City saw the highest level permit activity in over 10 years with a total project value of over \$143 Million. It’s exciting to be a positive part of our growing community by making sure homes and businesses are built safe, and as we work to fulfill the planned vision set by community members.”*

*— Dan Carlson  
Wilsonville Building Official*



**The City of Wilsonville, Oregon**  
Clackamas and Washington Counties

**2016 Approved Building Permits**

- City Limits
- UGB
- County Boundary

- |                         |  |  |
|-------------------------|--|--|
| ① ARBOR VILLEBOIS #4    | ⑫ TONQUIN MEADOWS 3                    | ⑳ INDEPENDENT DEVELOPMENT—CANYON CREEK (2) |
| ② ASH MEADOWS           | ⑬ TONQUIN WOODS                        | ㉑ INDEPENDENT DEVELOPMENT—CANYON CREEK (3) |
| ③ BROOKSIDE TERRACE     | ⑭ TONQUIN WOODS 2                      | ㉒ INDEPENDENT DEVELOPMENT—MOREY COURT      |
| ④ CHARBONNEAU 9         | ⑮ TONQUIN WOODS 4                      |  |
| ⑤ GRANDE POINTE         | ⑯ TONQUIN WOODS 8                      |  |
| ⑥ GRANDE POINTE #2      | ⑰ CARVALHO                             |  |
| ⑦ LEGEND AT VILLEBOIS   | ⑱ VILLEBOIS VILLAGE CENTER 4           |  |
| ⑧ REN. — CANYON CREEK   | ⑲ VILLEBOIS VILLAGE CENTER 5           |  |
| ⑨ RENAISSANCE BOAT CLUB | ㉓ INDEPENDENT DEVELOPMENT—OLD TOWN     |  |
| ⑩ RETHERFORD MEADOWS    | ㉔ INDEPENDENT DEVELOPMENT—CANYON CREEK |  |
| ⑪ TONQUIN MEADOWS       | ㉕ INDEPENDENT DEVELOPMENT—SCHROEDER    |  |

0 Miles 0.5

1

ISSUED BUILDING PERMITS

# ARBOR VILLEBOIS 4



aerial photo dated Summer 2016

APPROVED: SUMMER 2016



PHOTO TAKEN MARCH 2017

## SITE CHARACTERISTICS

NUMBER OF HOMES: 1 OF 172

LOT SIZE: 7,500 SF (AVG 7,500 SF)

NET ACRES FOR HOUSING: 0.17

NET DENSITY: 5.81 UNITS PER ACRE

CONSTRUCTION BY: LENNAR NW INC.

CONSTRUCTION VALUE: \$313,158

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS SOUTH

ZONING: VILLAGE

# 2

ISSUED BUILDING PERMITS

# ASH MEADOWS



aerial photo dated Summer 2016

APPROVED: SUMMER 2016

## SITE CHARACTERISTICS

NUMBER OF HOMES: 4 OF 81

LOT SIZE: 1,267 SF (AVG 1,267 SF)

NET ACRES FOR HOUSING: 0.12

NET DENSITY: 34.38 UNITS PER ACRE

CONSTRUCTION BY: BC CUSTOM CONSTRUCTION

CONSTRUCTION VALUE: \$595,078

HOUSING TYPE: SINGLE FAMILY

LOCATION: ASH MEADOWS, SOUTH OF MAXINE LANE

ZONING: PDR-5



PHOTO TAKEN MARCH 2017

# 3

ISSUED BUILDING PERMITS

# BROOKSIDE TERRACE



aerial photo dated Summer 2016

APPROVED: SUMMER—FALL 2016

## SITE CHARACTERISTICS

NUMBER OF HOMES: 37 OF 50

LOT SIZE: 767—2,395 SF (AVG 1,135 SF)

NET ACRES FOR HOUSING: 0.96

NET DENSITY: 38.38 UNITS PER ACRE

CONSTRUCTION BY: POLYGON

CONSTRUCTION VALUE: \$6,343,132

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS CENTRAL

ZONING: VILLAGE



PHOTOS TAKEN MARCH 2017



aerial photo dated Summer 2016

APPROVED: FALL 2016

## SITE CHARACTERISTICS

NUMBER OF HOMES: 3 OF 3

LOT SIZE: 6,200—10,850 (AVG 8,267 SF)

NET ACRES FOR HOUSING: 0.57

NET DENSITY: 5.27 UNITS PER ACRE

CONSTRUCTION BY: PAHLISCH HOMES INC

CONSTRUCTION VALUE: \$778,426

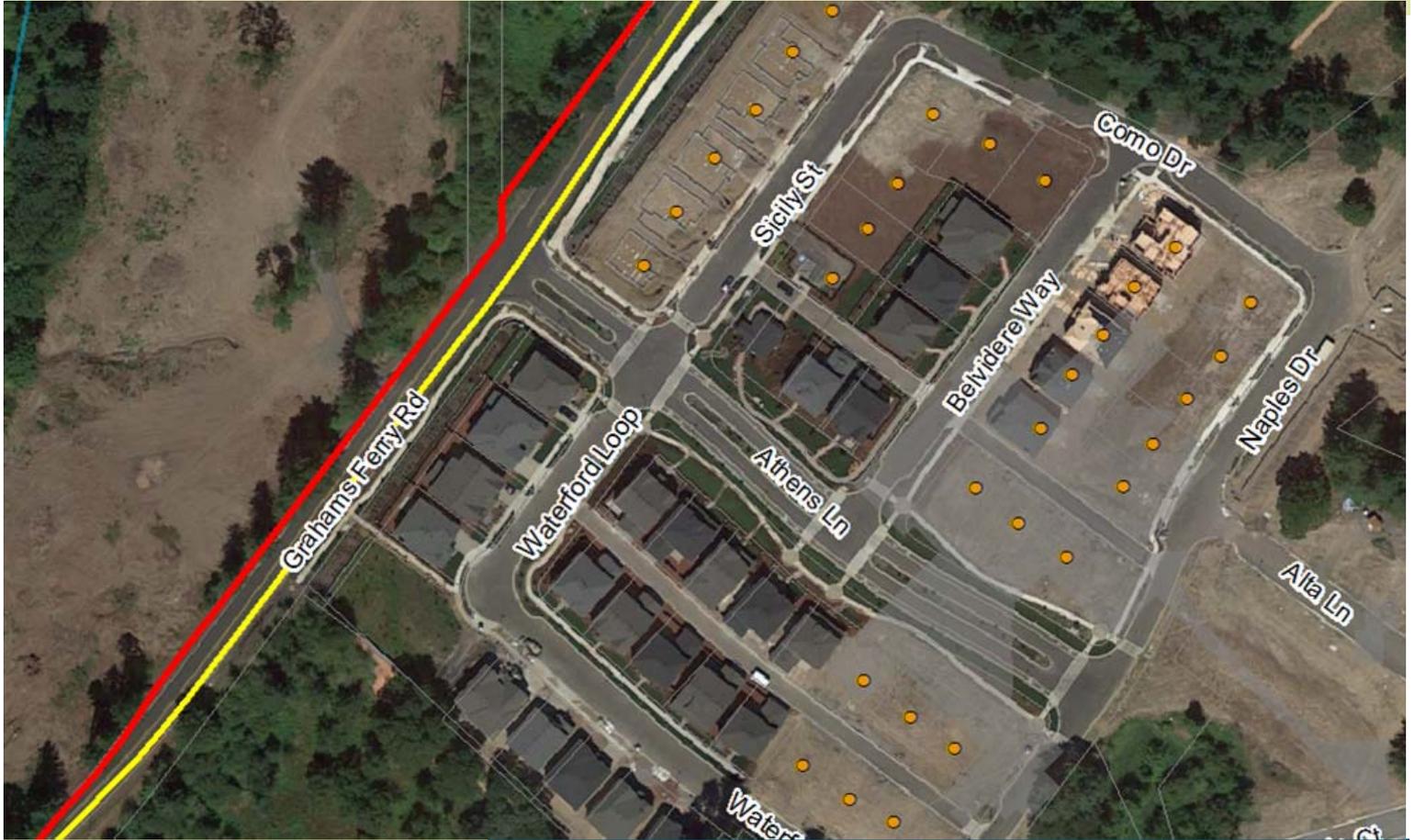
HOUSING TYPE: SINGLE FAMILY

LOCATION: CHARBONNEAU

ZONING: PDR-3



PHOTOS TAKEN MARCH 2017



aerial photo dated Summer 2016

APPROVED: SPRING—SUMMER 2016

## SITE CHARACTERISTICS

NUMBER OF HOMES: 31 OF 56

LOT SIZE: 3,639—5,971 SF (AVG 4,664 SF)

NET ACRES FOR HOUSING: 3.32

NET DENSITY: 9.64 PER ACRE

CONSTRUCTION BY: POLYGON

CONSTRUCTION VALUE: \$11,341,768

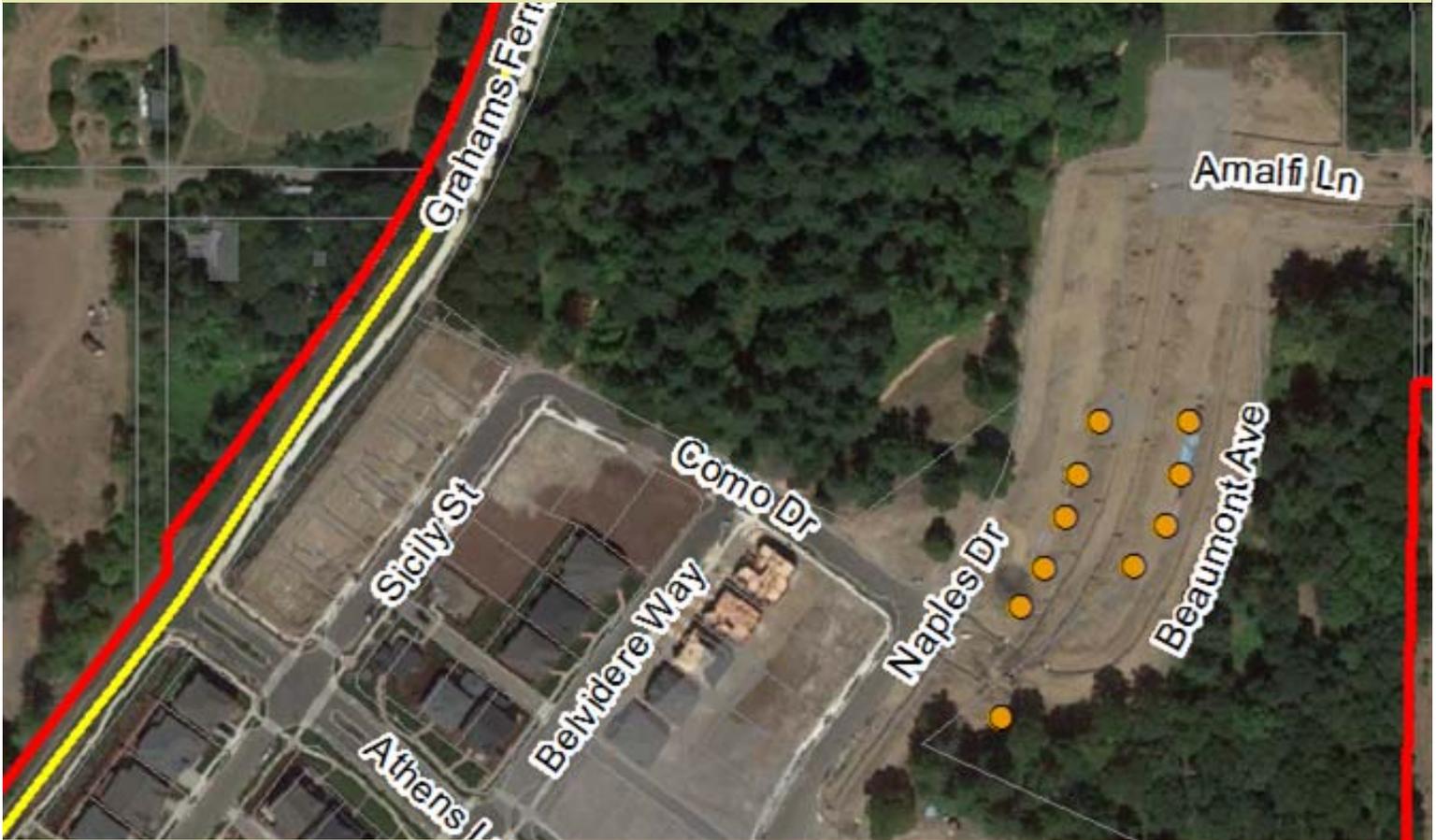
HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS SOUTH

ZONING: VILLAGE



PHOTOS TAKEN MARCH 2017



aerial photo dated Summer 2016

APPROVED: FALL 2016

## SITE CHARACTERISTICS

NUMBER OF HOMES: 10 OF 44

LOT SIZE: 3,750—4,587 SF (AVG 4,030 SF)

NET ACRES FOR HOUSING: 0.93

NET DENSITY: 10.81 UNITS PER ACRE

CONSTRUCTION BY: POLYGON

CONSTRUCTION VALUE: \$2,872,992

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS SOUTH

ZONING: VILLAGE

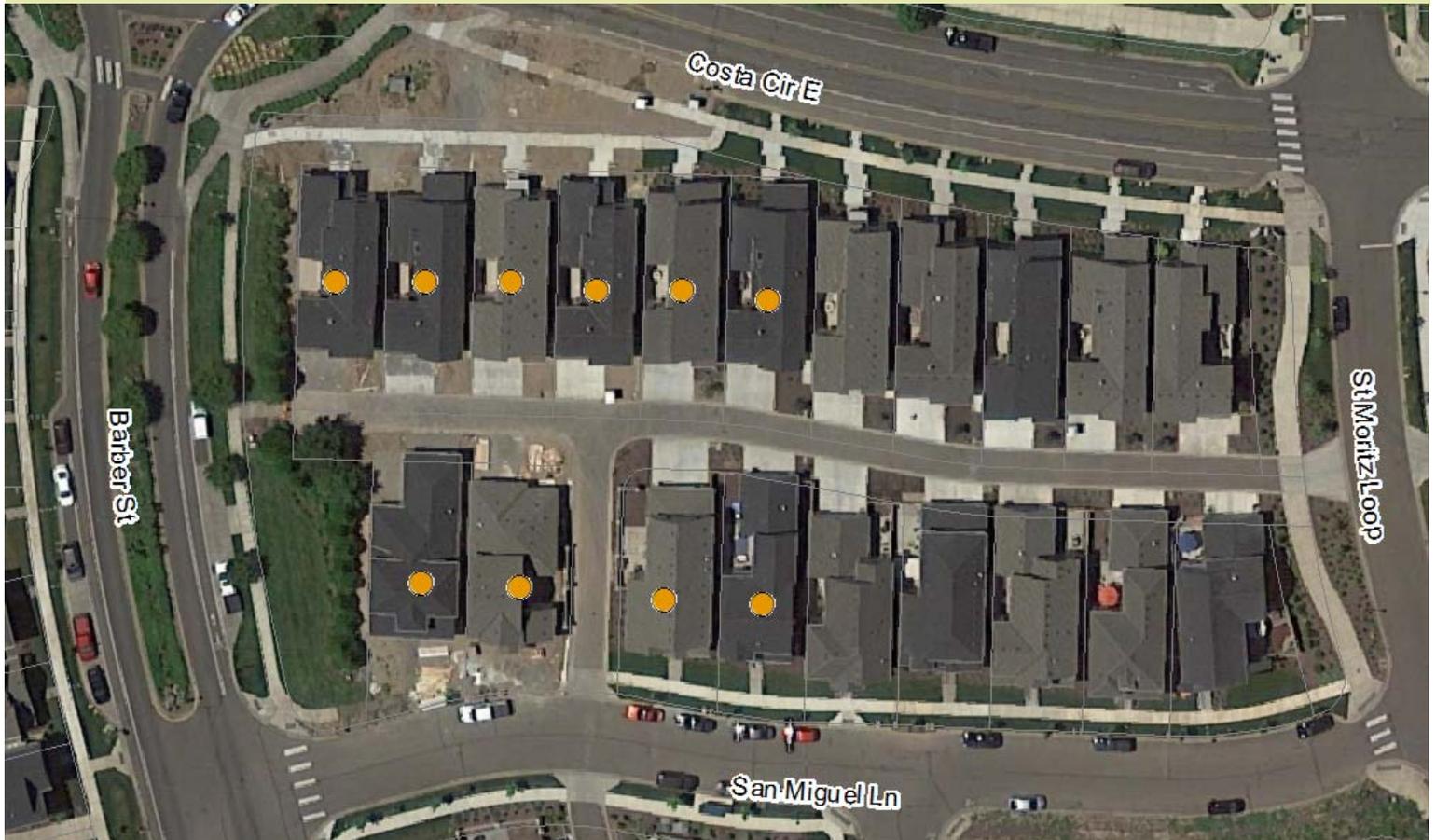


PHOTOS TAKEN MARCH 2017

# 7

ISSUED BUILDING PERMITS

# LEGEND AT VILLEBOIS



aerial photo dated Summer 2016

APPROVED: WINTER-SPRING 2016

## SITE CHARACTERISTICS

NUMBER OF HOMES: 10 OF 88

LOT SIZE: 3,423—4,054 SF (AVG 4,058 SF)

NET ACRES FOR HOUSING: 0.84

NET DENSITY: 11.93 UNITS PER ACRE

CONSTRUCTION BY: LEGEND HOMES

CONSTRUCTION VALUE: \$3,070,919

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS EAST

ZONING: VILLAGE



PHOTOS TAKEN MARCH 2017

# 8

ISSUED BUILDING PERMITS

# CANYON CREEK ROAD—RENAISSANCE



aerial photo dated Summer 2016

APPROVED: FALL—WINTER 2016

## SITE CHARACTERISTICS

NUMBER OF HOMES: 6 OF 6

LOT SIZE: 5,470—10,890 SF (AVG 7,228 SF)

NET ACRES FOR HOUSING: 1.00

NET DENSITY: 6.03 UNITS PER ACRE

CONSTRUCTION BY: RENAISSANCE HOMES

CONSTRUCTION VALUE: \$2,231,819

HOUSING TYPE: SINGLE FAMILY

LOCATION: SOUTH OF DAYBREAK ST, ALONG CANYON CREEK ROAD SOUTH

ZONING: PDR-3



PHOTO TAKEN MARCH 2017

# RENAISSANCE BOAT CLUB



aerial photo dated Summer 2016

APPROVED: SPRING—SUMMER 2016

## SITE CHARACTERISTICS

NUMBER OF HOMES: 16 OF 33

LOT SIZE: 5,000— 6,634 SF (AVG 5,893 SF)

NET ACRES FOR HOUSING: 2.16

NET DENSITY: 7.39 UNITS PER ACRE

CONSTRUCTION BY: RENAISSANCE CUSTOM HOMES

CONSTRUCTION VALUE: \$6,387,485

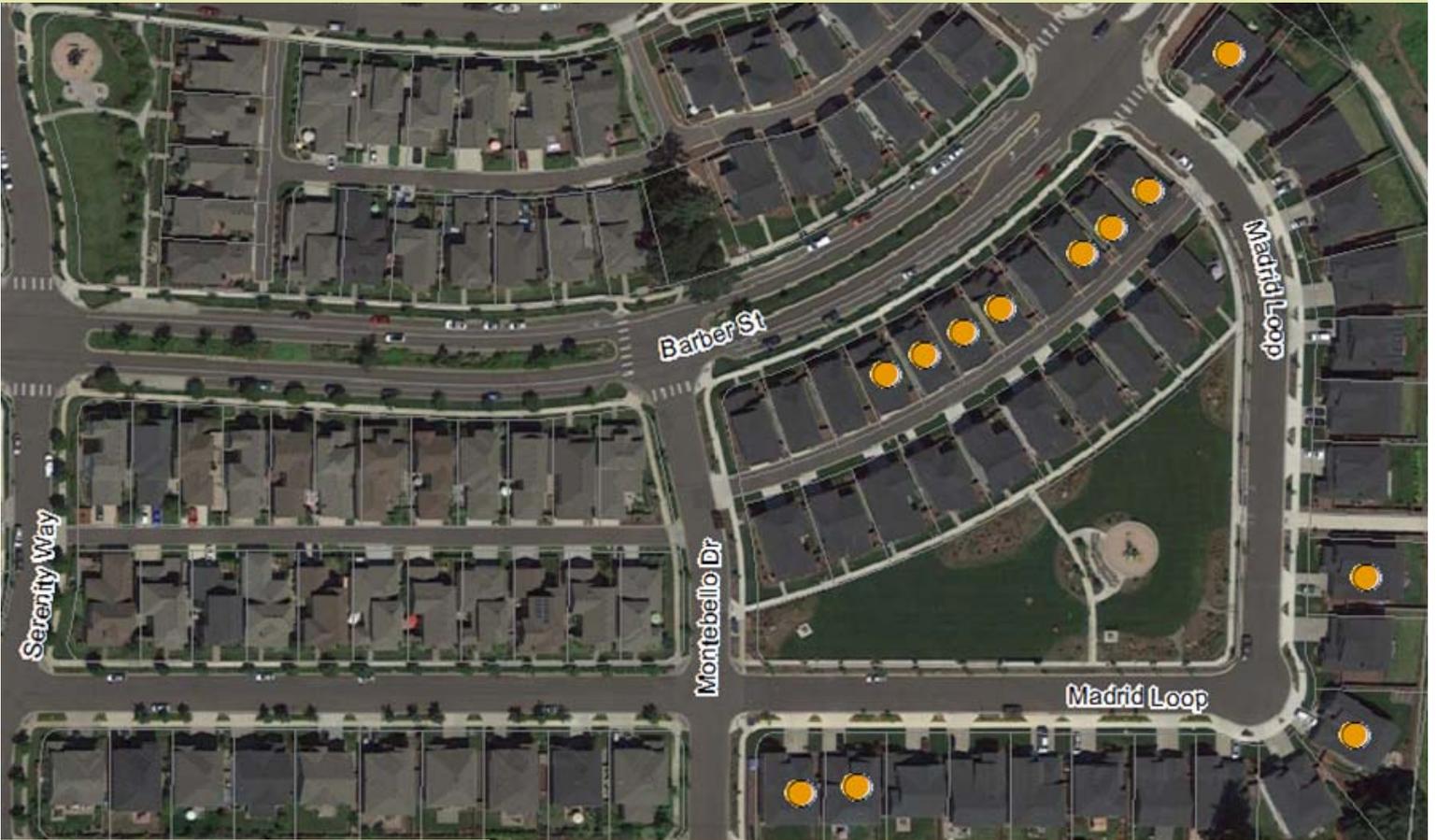
HOUSING TYPE: SINGLE FAMILY

LOCATION: WEST OF MEMORIAL PARK, ON THE RIVER

ZONING: PDR-4



PHOTOS TAKEN MARCH 2017



aerial photo dated Summer 2016

APPROVED: SPRING 2016

## SITE CHARACTERISTICS

NUMBER OF HOMES: 12 OF 88

LOT SIZE: 2,590—8,765 SF (AVG 4,263 SF)

NET ACRES FOR HOUSING: 1.17

NET DENSITY: 10.22 UNITS PER ACRE

CONSTRUCTION BY: LENNAR NW

CONSTRUCTION VALUE: \$3,054,249

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS EAST

ZONING: VILLAGE



PHOTOS TAKEN MARCH 2017



aerial photo dated Summer 2016

APPROVED: SPRING-SUMMER 2016

## SITE CHARACTERISTICS

NUMBER OF HOMES: 68 OF 205 (PHASE I)

LOT SIZE: 920— 3,354 SF (AVG 2,042 SF)

NET ACRES FOR HOUSING: 3.19

NET DENSITY: 21.33 UNITS PER ACRE

CONSTRUCTION BY: POLYGON

CONSTRUCTION VALUE: \$14,733,708

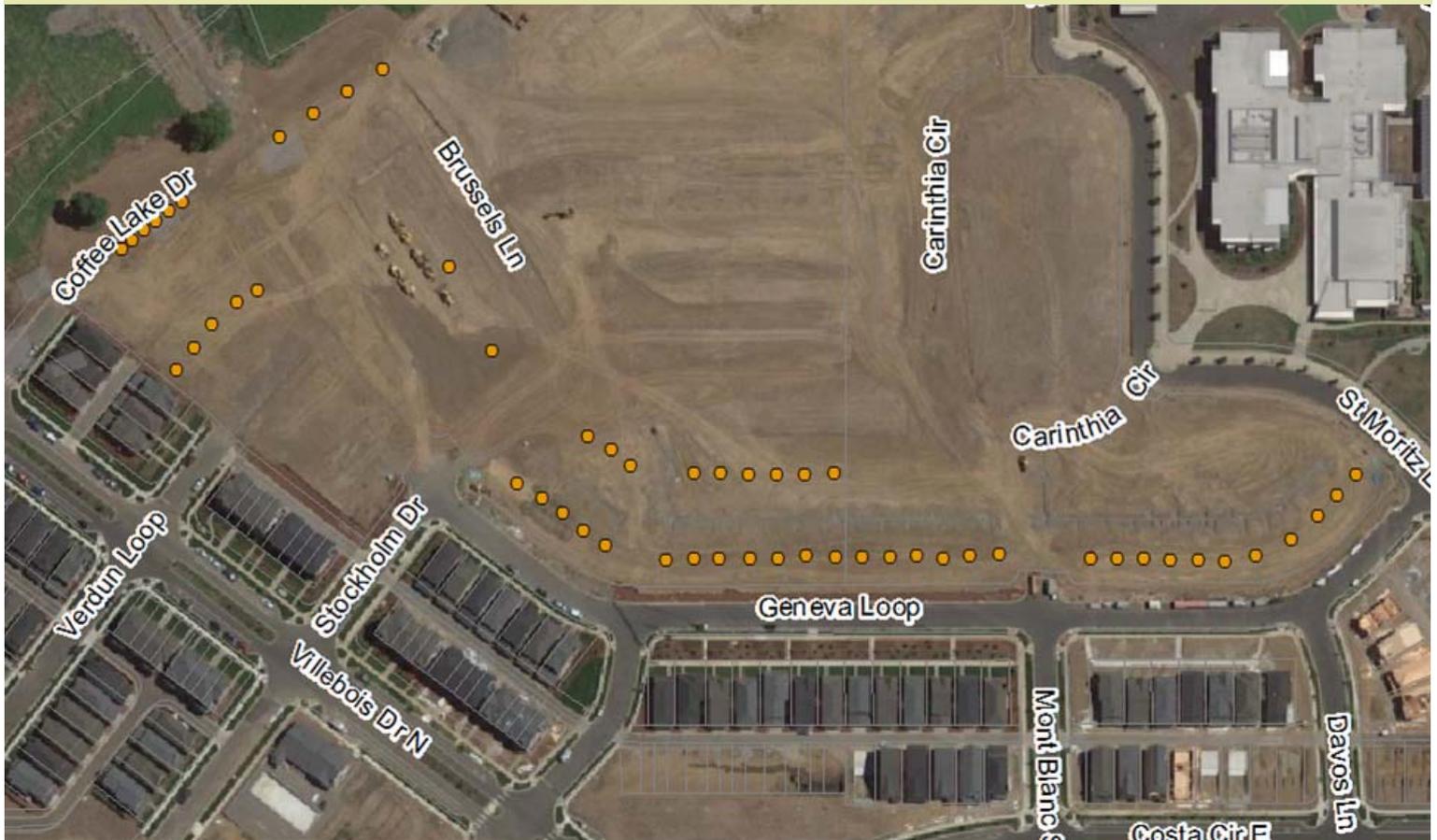
HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS EAST

ZONING: VILLAGE



PHOTO TAKEN MARCH 2017



aerial photo dated Summer 2016

APPROVED: WINTER 2016

## SITE CHARACTERISTICS

NUMBER OF HOMES: 55 OF 98

LOT SIZE: 2,190—3,365 SF (AVG 2,427 SF)

NET ACRES FOR HOUSING: 3.06

NET DENSITY: 17.95 UNITS PER ACRE

CONSTRUCTION BY: POLYGON

CONSTRUCTION VALUE: \$11,201,192

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS EAST

ZONING: VILLAGE



PHOTOS TAKEN MARCH 2017



aerial photo dated Summer 2016

APPROVED: WINTER 2016

## SITE CHARACTERISTICS

NUMBER OF HOMES: 4 OF 27

LOT SIZE: 1,950—2,944 SF (AVG 2,412 SF)

NET ACRES FOR HOUSING: 0.22

NET DENSITY: 18.06 UNITS PER ACRE

CONSTRUCTION BY: POLYGON

CONSTRUCTION VALUE: \$749,122

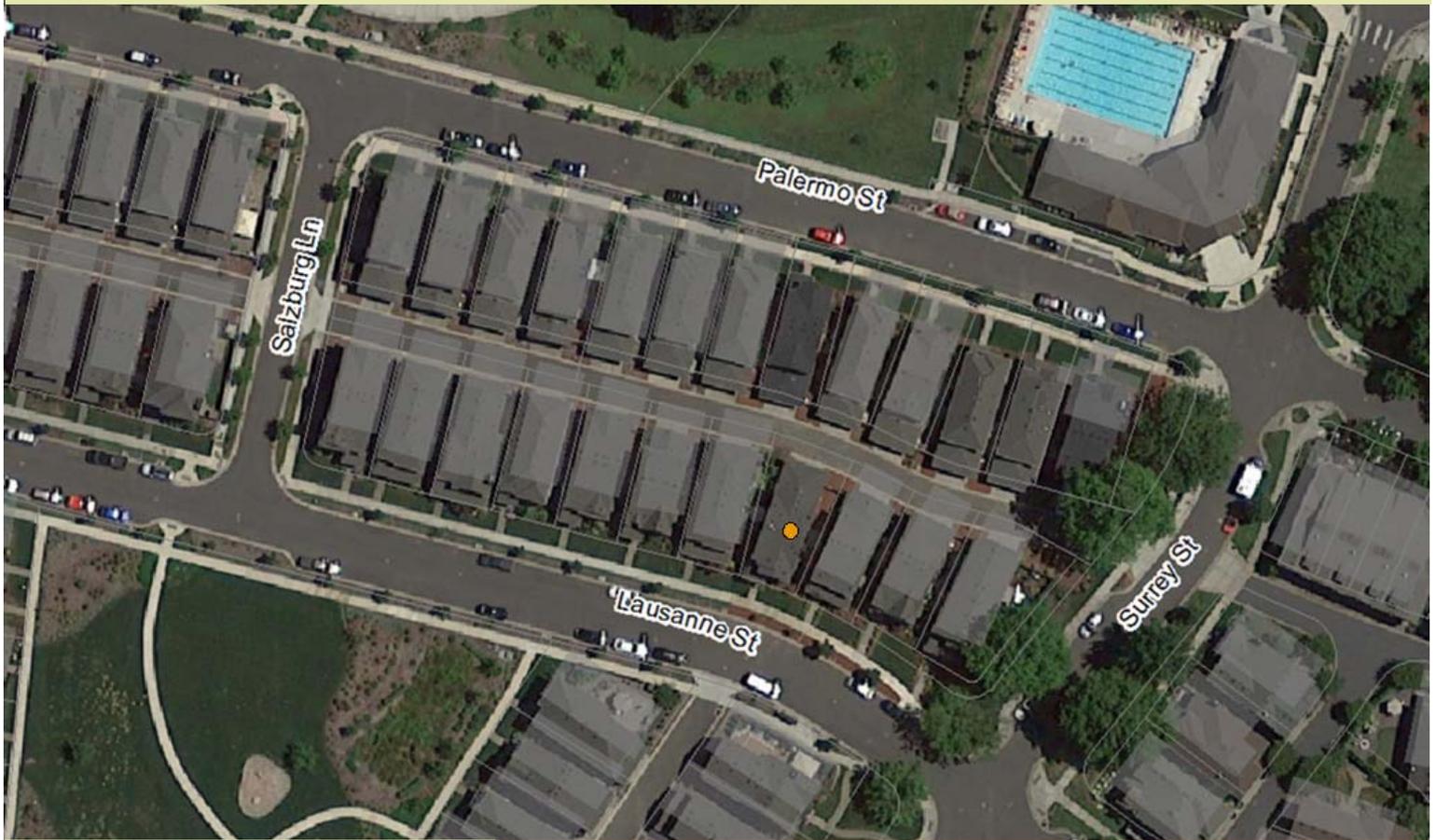
HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS SOUTH

ZONING: VILLAGE



PHOTOS TAKEN MARCH 2017



aerial photo dated Summer 2016

APPROVED: WINTER 2016

## SITE CHARACTERISTICS

NUMBER OF HOMES: 1 OF 27

LOT SIZE: 2,299 SF

NET ACRES FOR HOUSING: 0.05

NET DENSITY: 18.95 UNITS PER ACRE

CONSTRUCTION BY: POLYGON

CONSTRUCTION VALUE: \$175,243

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS SOUTH

ZONING: VILLAGE



PHOTOS TAKEN MARCH 2017



aerial photo dated Summer 2016

APPROVED: WINTER 2016

## SITE CHARACTERISTICS

NUMBER OF HOMES: 5 OF 87

LOT SIZE: 2,333— 2,819 SF (AVG 2,503 SF)

NET ACRES FOR HOUSING: 0.29

NET DENSITY: 17.40 UNITS PER ACRE

CONSTRUCTION BY: POLYGON

CONSTRUCTION VALUE: \$1,324,103

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS NORTH

ZONING: VILLAGE



PHOTOS TAKEN MARCH 2017



aerial photo dated Summer 2016

APPROVED: SPRING 2016

## SITE CHARACTERISTICS

NUMBER OF HOMES: 31 OF 31

LOT SIZE: 767— 1,801 SF (AVG 1,096 SF)

NET ACRES FOR HOUSING: 0.78

NET DENSITY: 39.75 UNITS PER ACRE

CONSTRUCTION BY: POLYGON

CONSTRUCTION VALUE: \$5,617,896

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS CENTRAL

ZONING: VILLAGE



PHOTOS TAKEN MARCH 2017



aerial photo dated Summer 2016

APPROVED: WINTER 2016

## SITE CHARACTERISTICS

NUMBER OF HOMES: 1 OF 3

LOT SIZE: 3,342 SF

NET ACRES FOR HOUSING: 0.08

NET DENSITY: 13.03 UNITS PER ACRE

CONSTRUCTION BY: PNW LAND DEVELOPMENT

CONSTRUCTION VALUE: \$83,984

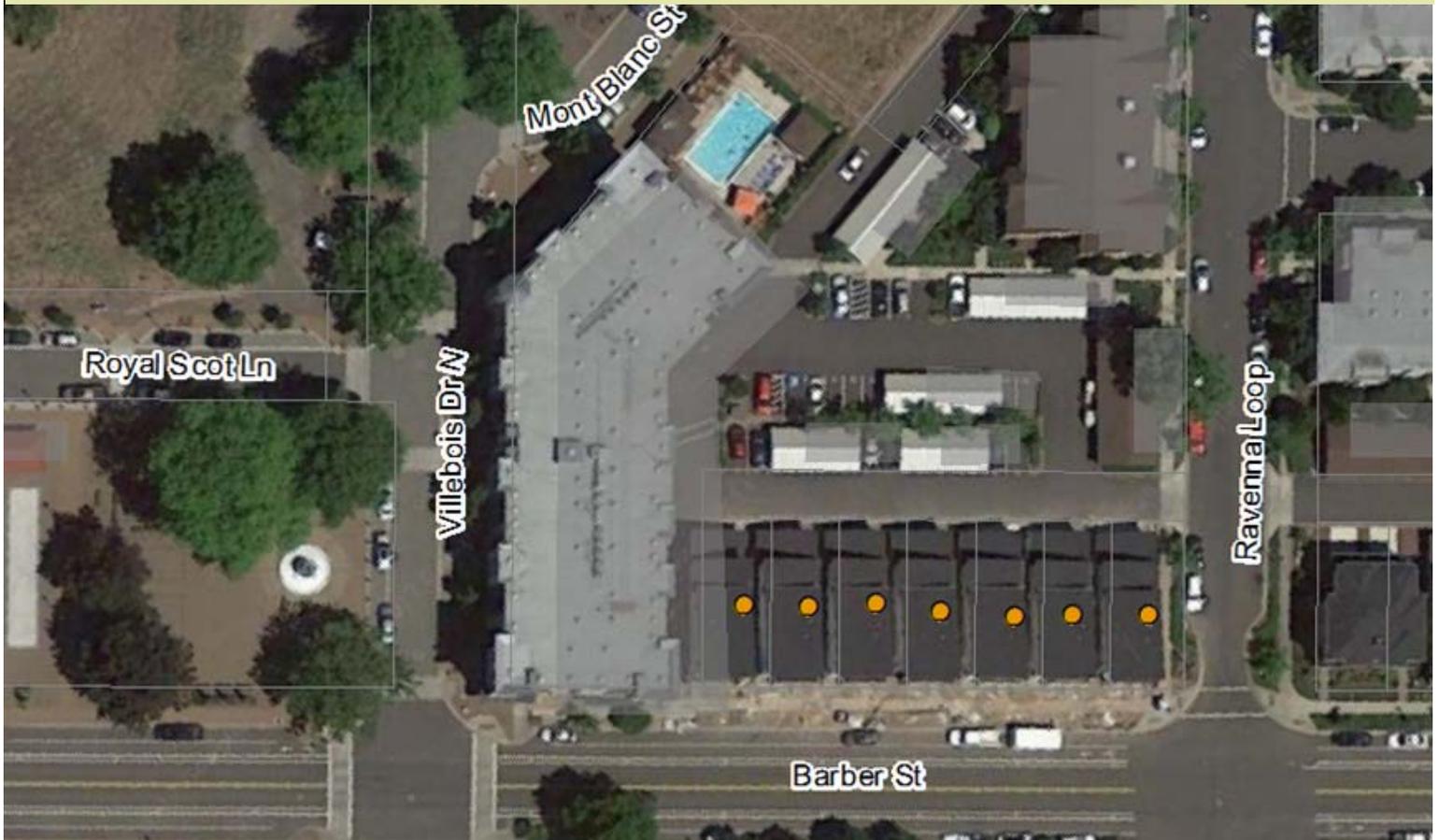
HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS CENTRAL

ZONING: VILLAGE



PHOTOS TAKEN MARCH 2017



aerial photo dated Summer 2016

APPROVED: WINTER 2016

## SITE CHARACTERISTICS

NUMBER OF HOMES: 7 OF 7

LOT SIZE: 1,974— 2,140 SF (AVG 2,002 SF)

NET ACRES FOR HOUSING: 0.32

NET DENSITY: 21.76 UNITS PER ACRE

CONSTRUCTION BY: JT ROTH CONSTRUCTION

CONSTRUCTION VALUE: \$2,095,281

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS CENTRAL

ZONING: VILLAGE



PHOTOS TAKEN MARCH 2017



aerial photo dated Summer 2016

APPROVED: SUMMER 2016

## SITE CHARACTERISTICS

NUMBER OF HOMES: 4 OF 11

LOT SIZE: 1,974— 2,763 SF (AVG 2,356 SF)

NET ACRES FOR HOUSING: 0.22

NET DENSITY: 18.49 UNITS PER ACRE

CONSTRUCTION BY: JT ROTH CONSTRUCTION

CONSTRUCTION VALUE: \$1,182,174

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS CENTRAL

ZONING: VILLEBOIS



PHOTOS TAKEN MARCH 2017



aerial photo dated Summer 2016

APPROVED: SPRING 2016

## SITE CHARACTERISTICS

NUMBER OF HOMES: 4 TOTAL (2 SINGLE FAM. / 2 ADUs)

LOT SIZE: 5,113 SF

NET ACRES FOR HOUSING: 0.20

NET DENSITY: 20 UNITS PER ACRE

CONSTRUCTION BY: INDEPENDENT BUILDER

CONSTRUCTION VALUE: \$705,917

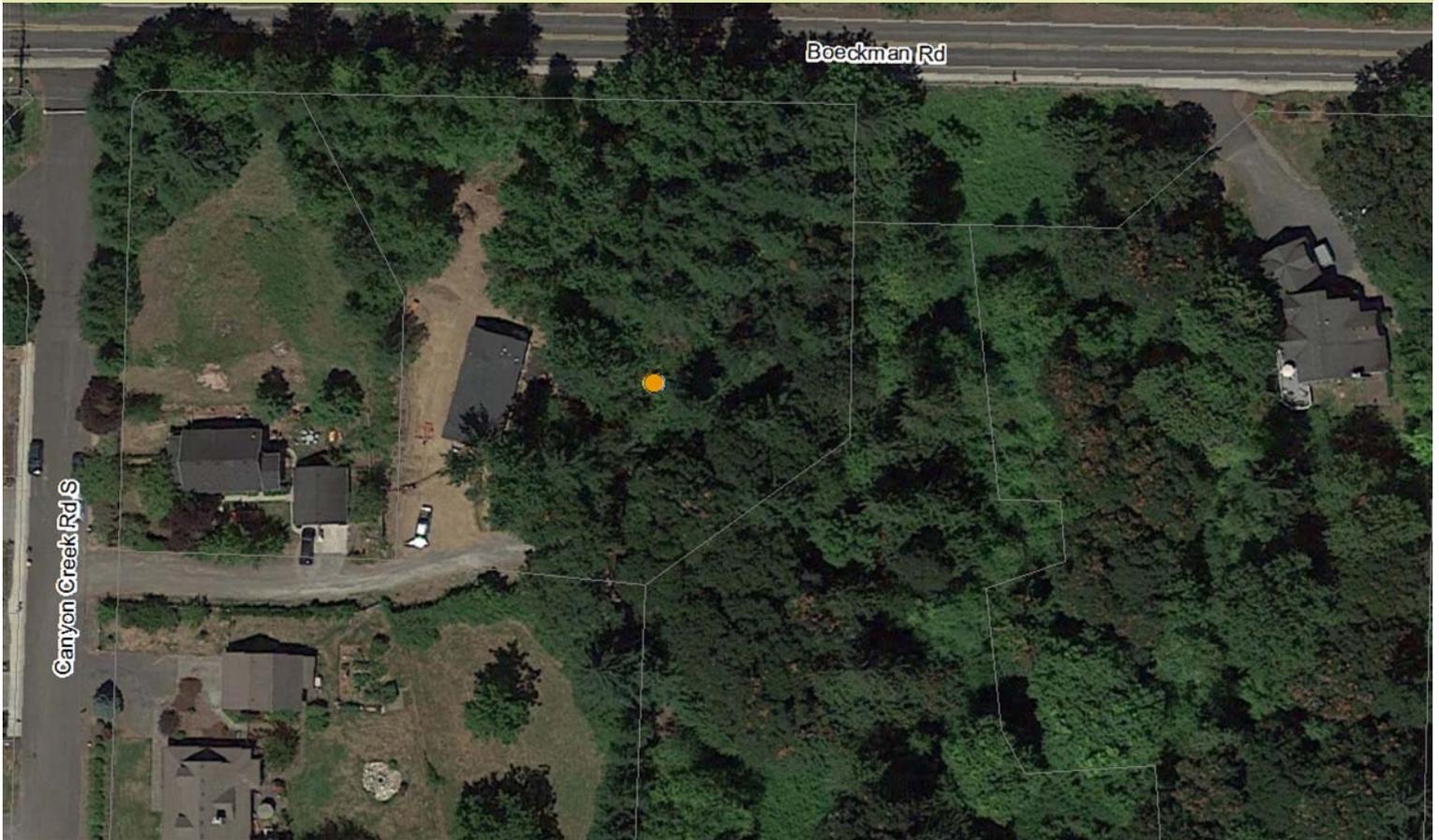
HOUSING TYPE: SINGLE FAMILY / ACCESSORY DWELLINGS

LOCATION: OLD TOWN

ZONING: RA-H



PHOTO TAKEN MARCH 2017



aerial photo dated Summer 2016

APPROVED: SUMMER 2016



PHOTO TAKEN MARCH 2017

## SITE CHARACTERISTICS

NUMBER OF HOMES: 1 OF 1

LOT SIZE: 54,014 SF

NET ACRES FOR HOUSING: 1.24

NET DENSITY: 0.81 UNITS PER ACRE

CONSTRUCTION BY: INDEPENDENT BUILDER

CONSTRUCTION VALUE: NOT SUBMITTED

STATE LAW DOES NOT REQUIRE MANUFACTURED HOMES TO SUBMIT VALUE

HOUSING TYPE: SINGLE FAMILY

LOCATION: CANYON CREEK ROAD SOUTH

ZONING: RA-H



aerial photo dated Summer 2016

APPROVED: SUMMER 2016



PHOTO TAKEN MARCH 2017

## SITE CHARACTERISTICS

NUMBER OF HOMES: 1 OF 1

LOT SIZE: 31,363 SF

NET ACRES FOR HOUSING: 0.72

NET DENSITY: 1.39 UNITS PER ACRE

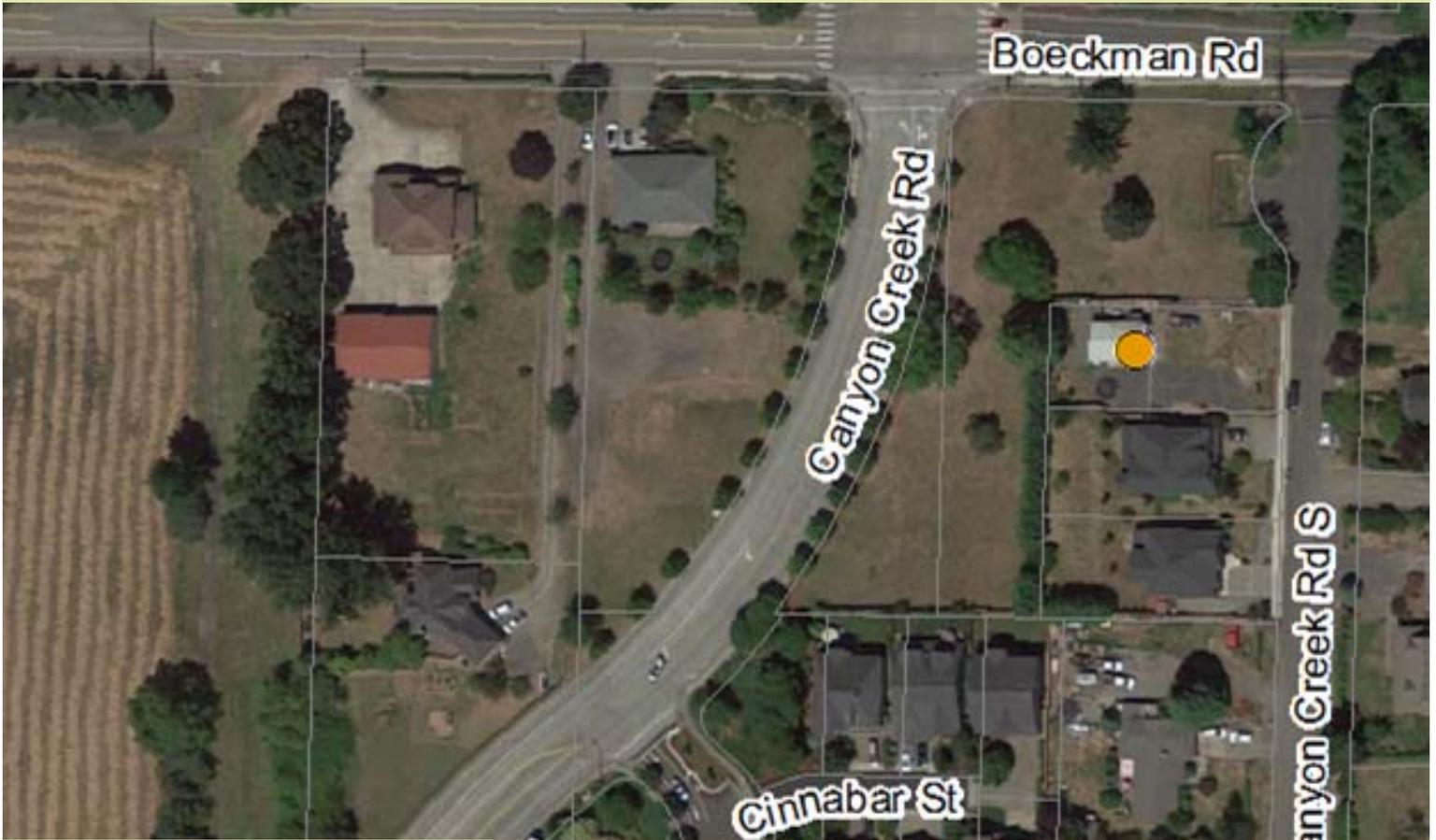
CONSTRUCTION BY: INDEPENDENT BUILDER

CONSTRUCTION VALUE: \$610,226

HOUSING TYPE: SINGLE FAMILY

LOCATION: SCHROEDER WAY

ZONING: RA-H



aerial photo dated Summer 2016

APPROVED: SUMMER 2016



PHOTO TAKEN MARCH 2017

## SITE CHARACTERISTICS

NUMBER OF HOMES: 1 OF 1

LOT SIZE: 9,900

NET ACRES FOR HOUSING: 0.23

NET DENSITY: 4.40 UNITS PER ACRE

CONSTRUCTION BY: INDEPENDENT BUILDER

CONSTRUCTION VALUE: \$233,999.96

HOUSING TYPE: SINGLE FAMILY

LOCATION: CANYON CREEK ROAD S

ZONING: RESIDENTIAL



aerial photo dated Summer 2016

APPROVED: SPRING 2016



PHOTO TAKEN MARCH 2017

## SITE CHARACTERISTICS

NUMBER OF HOMES: 1 OF 1

LOT SIZE: 7,841 SF (AVG 7,841 SF)

NET ACRES FOR HOUSING: 0.18

NET DENSITY: 5.56 UNITS PER ACRE

CONSTRUCTION BY: INDEPENDENT BUILDER

CONSTRUCTION VALUE: \$362,830

HOUSING TYPE: SINGLE FAMILY

LOCATION: CANYON CREEK ROAD S

ZONING: RA-H



aerial photo dated Summer 2016

APPROVED: SUMMER 2016



PHOTO TAKEN MARCH 2017

## SITE CHARACTERISTICS

NUMBER OF HOMES: 1 OF 1

LOT SIZE: 42,062 SF (AVG 42,062 SF)

NET ACRES FOR HOUSING: 0.97

NET DENSITY: 3.11 UNITS PER ACRE

CONSTRUCTION BY: INDEPENDENT BUILDER

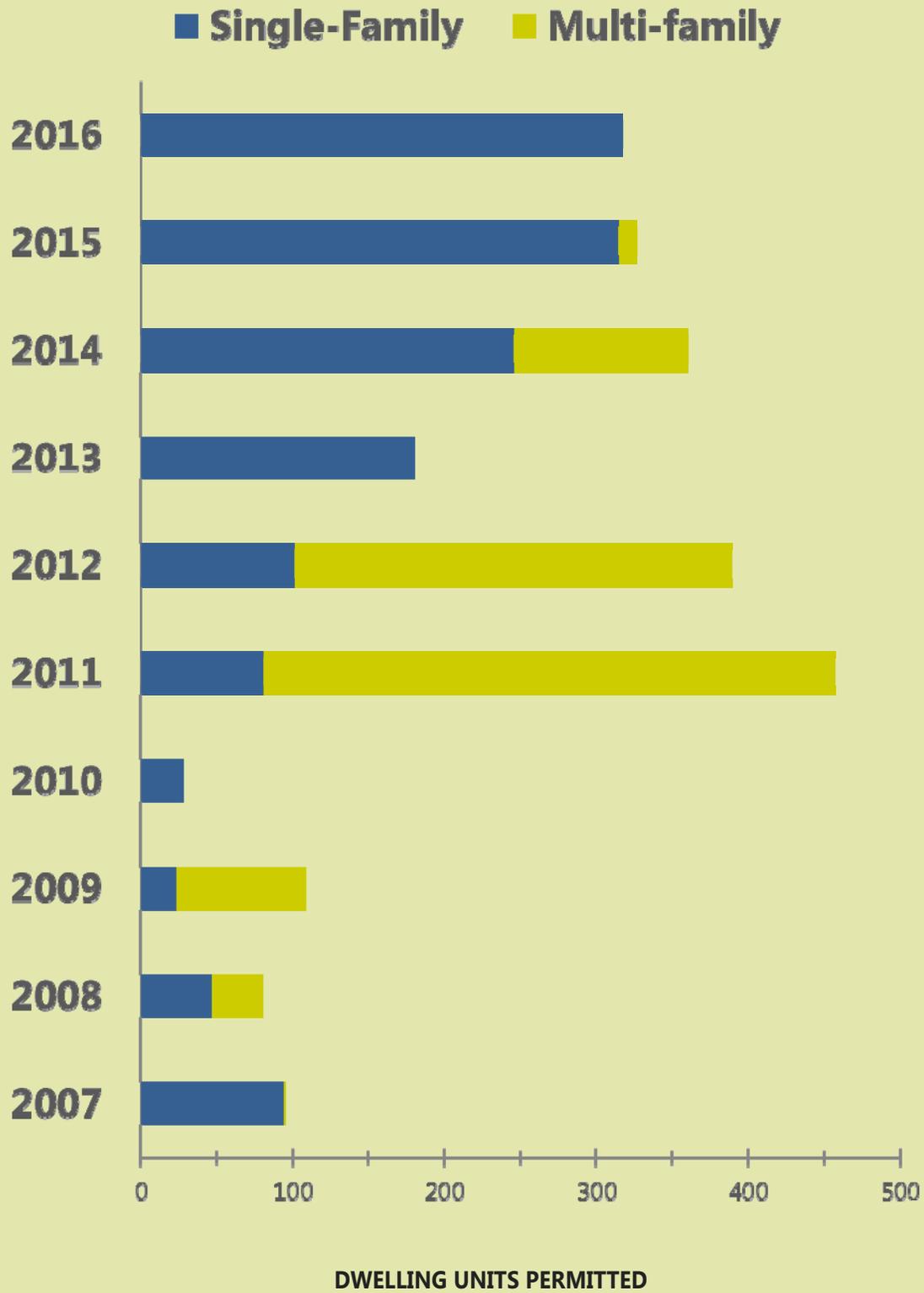
CONSTRUCTION VALUE: \$586,118

HOUSING TYPE: SINGLE FAMILY

LOCATION: MOREY COURT, ADJACENT TO THE RIVER

ZONING: PDR-2

# 10-YEAR DEVELOPMENT



# TRENDS AND TIMELINE

**POPULATION / GROWTH**  
Sources: US Census and PSU (People)

**HOUSEHOLD GROWTH (HOMES)**

**AVERAGE SELLING PRICE OF HOME**  
Source: Zillow.com

Year	Population Growth (%)	Population (People)	Household Growth (%)	Household Count (Homes)	Average Selling Price Change (%)	Average Selling Price (\$)
2016	3.8%	23,740	3.1%	317	1.7%	\$391,000
2015	4.0%	22,870	3.3%	326	8.2%	\$384,500
2014	2.3%	21,980	3.8%	360	11%	\$355,400
2013	4.3%	21,484	1.9%	180	8.3%	\$320,000
2012	5.1%	20,604	4.3%	389	0%	\$296,000
2011	0.3%	19,597	5.3%	457	-8%	\$296,000
2010	1.1%	19,540	0.3%	28	-6%	\$321,000
2009	1.6%	19,327	1.3%	108	-9%	\$343,000
2008	1.6%	19,020	1.0%	80	-7%	\$379,000
2007	4.3%	18,725	1.2%	95	3%	\$406,000



# RESIDENTIAL PERMITS ISSUED



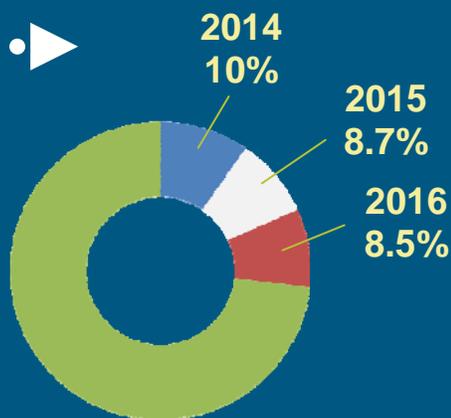
While all housing permits issued this past year were entirely single-family, the development offered a range of lot sizes, from 767 - 54,014 square feet, with homes ranging in size, design, and cost to provide for a variety of rental and ownership opportunities. This development trend was anticipated after a 2014 housing study identified a need for additional single-family detached housing within the city, 100% of all planned residential units approved in 2015 being single-family, and long range plans for single-family residential development.

The 317 residential building permits issued in 2016 represent 8.5% of the 20-year Metro Household Growth Forecast, compared to 8.7% in 2015 and 10% in 2014. Metro's official estimate forecasts Wilsonville will add 3,749 households between 2014 and 2034, which represents an average growth rate of 1.8%.

However, actual construction activity in 2016 displays a substantially higher growth rate of 3.1% - the City's annual growth rate has remained approximately 2.7% for the past ten years. If development continues at this pace, household growth will surpass the regional forecast by 2024, and the City will be looking beyond its current buildable land inventory for residential development.

## METRO HOUSEHOLD GROWTH FORECAST

2014 - 2034



**8.5%**

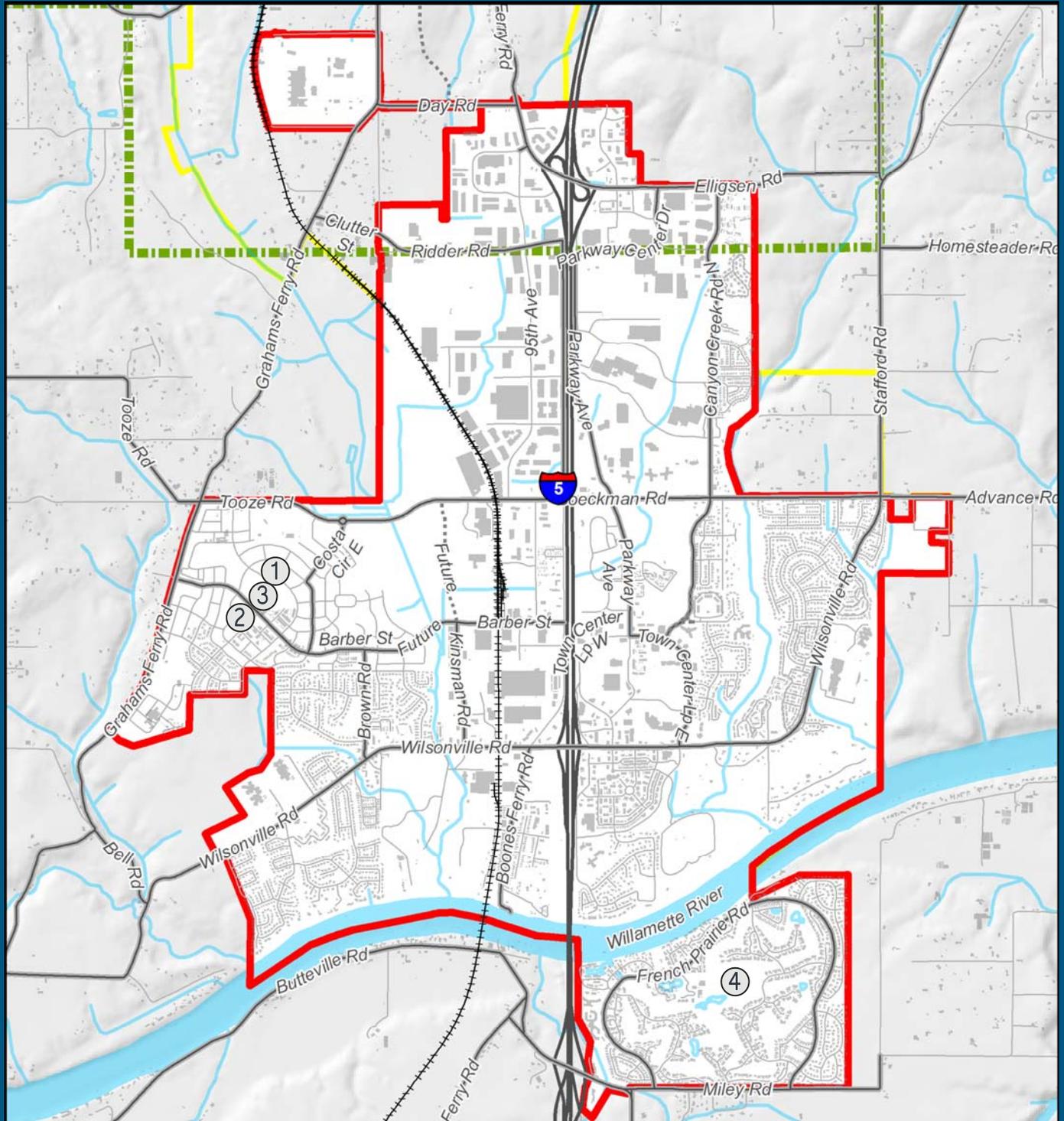
OF FORECASTED HOUSEHOLDS  
WERE PERMITTED FOR  
CONSTRUCTION LAST YEAR

# HOUSING PLANS APPROVED



*“It’s exciting to see the long-range plans of the community come alive as housing develops throughout Wilsonville. Particularly Villebois, where the City adopted a Concept Plan in 2003 and now, we see a lively, beautiful neighborhood. For the past several years, we’ve seen record-setting single-family housing development, and we’ve planned for continued single-family housing demand through the Frog Pond Area Plan. In the past year, the City approved plans for a diversity of housing types – row homes, condominiums, and detached single-family homes on varying lot sizes – which will help us to continue to provide a range of housing choices to current and future residents.”*

*— MIRANDA BATESCHELL, MANAGE OF LONG RANGE PLANNING*



**The City of Wilsonville, Oregon**  
Clackamas and Washington Counties

**2016 Approved Housing Plans**

-  City Limits
-  County Boundary
-  UGB

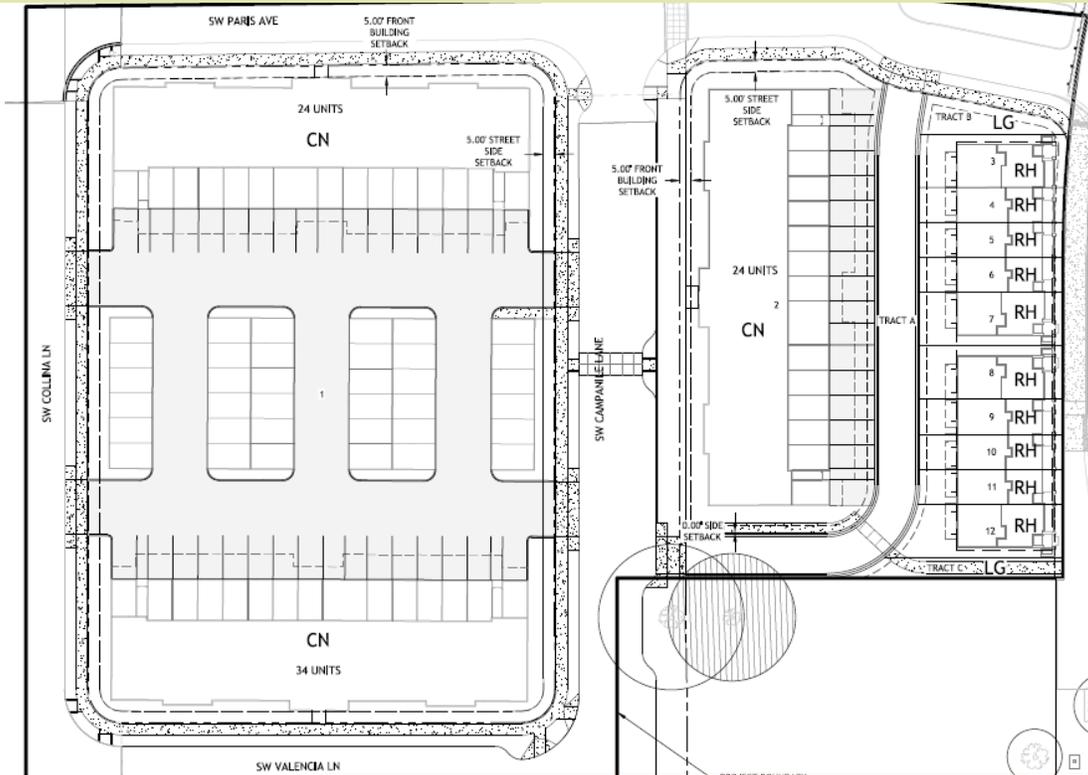
- ① MOUNT BLANC NO. 2
- ② BERKSHIRE DETACHED ROWHOMES
- ③ BERKSHIRE NO. 2
- ④ CHARBONNEAU DRIVING RANGE



0 0.5

# 1

# APPROVED PLAN MONT BLANC NO.2



APPROVED: JULY 25, 2016

**ACRES:**  
3.2 GROSS

**NUMBER OF HOMES:**  
92

**AVERAGE LOT SIZE:**  
1,189 SF—ROWHOME  
1,058 SF—CONDOMINIUM

**NET DENSITY:**  
52 UNITS PER ACRE

**APPLICANT:**  
POLYGON NORTHWEST



## LAND DEDICATIONS

HOUSING: 1.75 ACRES (55%)

OPEN SPACE: 0.04 ACRES\* (1%)

LANDSCAPING: 0.25 ACRES (8%)

ALLEYS: 0.14 ACRES (4%)

PUBLIC STREETS: 1 ACRES (32%)

HOUSING TYPES:

10 ROWHOMES

82 CONDOMINIUM UNITS

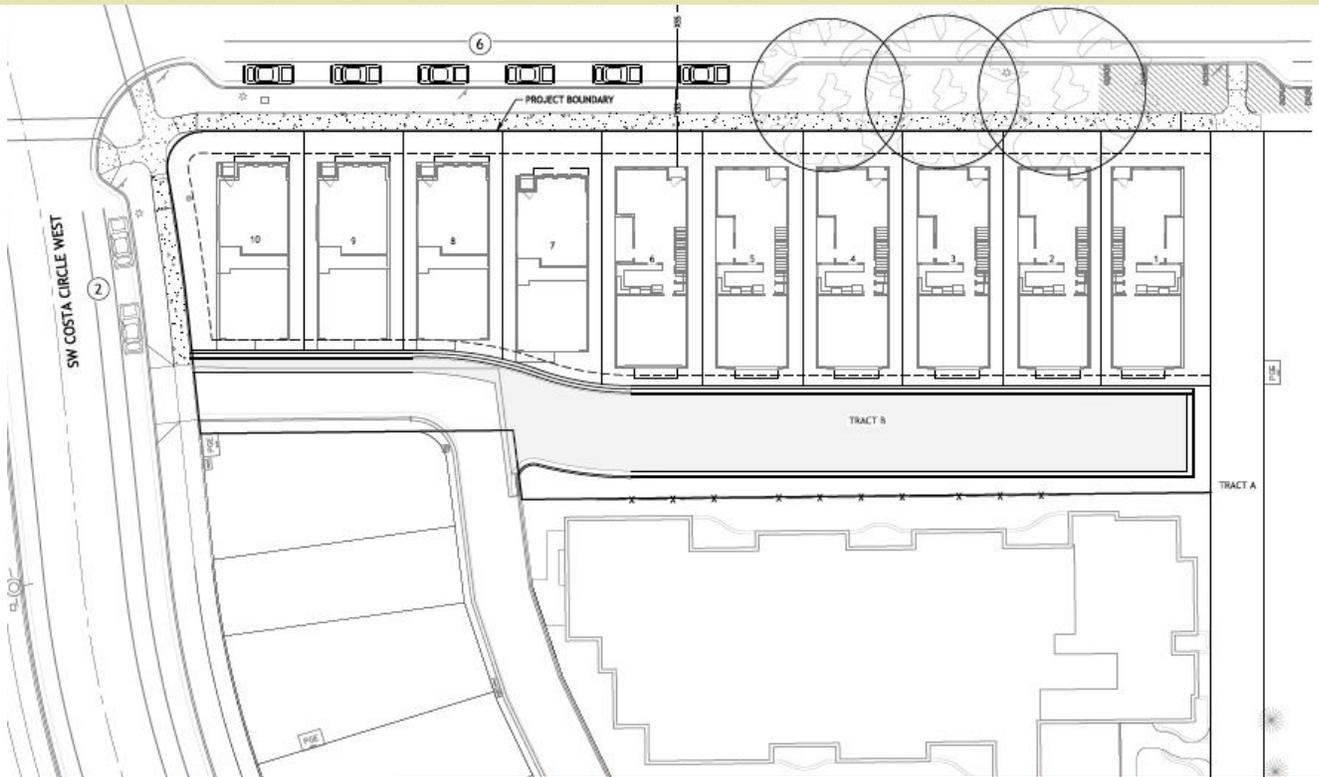
LOCATION: VILLEBOIS CENTRAL

\*ADDITIONAL OPEN SPACE PROVIDED OFF-SITE THROUGH CENTRAL VILLEBOIS AREA PLAN

# 2

APPROVED PLAN

# BERKSHIRE DETACHED ROWHOMES



APPROVED: SEPTEMBER 12, 2016

## LAND DEDICATIONS

**ACRES:**  
0.74 GROSS

**NUMBER OF HOMES:**  
10

**AVERAGE LOT SIZE:**  
2,057 SF

**NET DENSITY:**  
21 UNITS PER ACRE

**APPLICANT:**  
RCS—VILLEBOIS LLC

**HOUSING: 0.47 ACRES (63%)**

**OPEN SPACE: 0.07 ACRES (10%)**

**ALLEYS: 0.20 ACRES (27%)**

**PUBLIC STREETS: 0 ACRES (0%)**

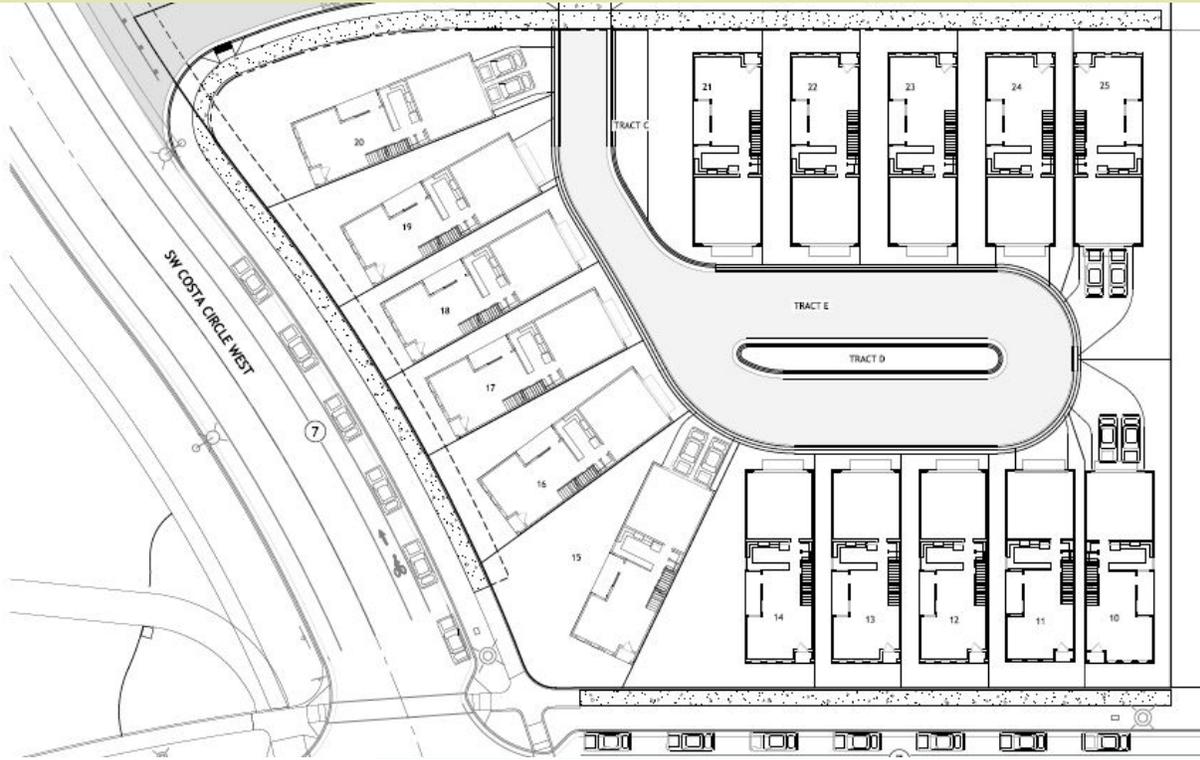
**HOUSING TYPES:**

**10 SINGLE FAMILY HOMES**

**LOCATION: VILLEBOIS CENTRAL**

**\*ADDITIONAL OPEN SPACE PROVIDED OFF-SITE THROUGH CENTRAL VILLEBOIS AREA PLAN**





ACRES:  
1.29 GROSS

NUMBER OF HOMES:  
16

AVERAGE LOT SIZE:  
2,422 SF

NET DENSITY:  
18 UNITS PER ACRE

APPLICANT:  
RCS—VILLEBOIS LLC



APPROVED: SEPTEMBER 16, 2016

## LAND DEDICATIONS

HOUSING: 0.89 ACRES (69%)

OPEN SPACE: 0.03 ACRES (2%)

LANDSCAPING: 0 ACRES (0%)

ALLEYS: 0.17 ACRES (13%)

PUBLIC STREETS: 0.20 ACRES (16%)

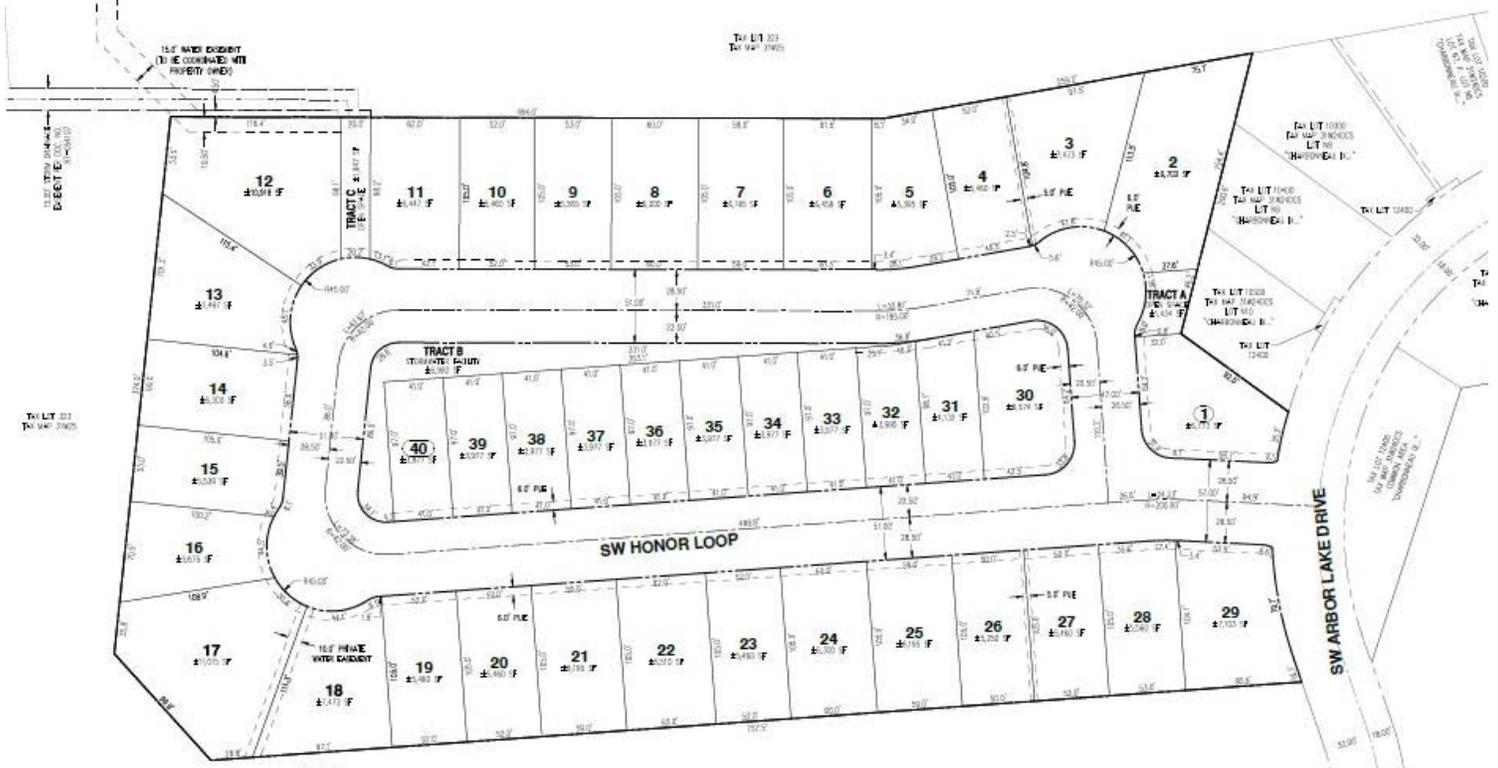
HOUSING TYPES:  
16 SINGLE FAMILY HOMES

LOCATION: VILLEBOIS CENTRAL

\*ADDITIONAL OPEN SPACE PROVIDED OFF-SITE THROUGH CENTRAL VILLEBOIS AREA PLAN

# 4

## APPROVED PLAN CHARBONNEAU DRIVING RANGE



**ACRES:**  
7.5 GROSS

**NUMBER OF HOMES:**  
40

**AVERAGE LOT SIZE:**  
5,928 SF

**NET DENSITY:**  
7.4 UNITS PER ACRE

**APPLICANT:**  
PAHLISCH HOMES INC.



APPROVED: NOVEMBER 14, 2016

### LAND DEDICATIONS

HOUSING: 5.4 ACRES (72%)

OPEN SPACE: 0.24 ACRES (3%)

ALLEYS: 0 ACRES (0%)

PUBLIC STREETS: 1.86 ACRES (25%)

HOUSING TYPES:

40 SINGLE FAMILY HOMES

LOCATION: CHARBONNEAU

# LOOKING FORWARD

The City of Wilsonville continues to experience remarkable growth, keeping it among the fastest growing cities in the state of Oregon. Within the past five years alone Wilsonville has seen an increase of nearly 20% in population (4% in 2016), and an increase of over 16% in households (3% in 2016), which surpasses regional expectations almost twofold. With Villebois approaching build-out and after significant infrastructure projects have been completed across the city, residential development has slightly slowed, although remains strong, especially in the context of the region.

Looking forward to 2017, residential development is expected to marginally decrease, as the City approved plans for 158 new residential units, in contrast to the 235 and 305 approved in 2015 and 2014, respectively; this represents a decrease of approximately 40% with respect to the residential units approved between 2014 and 2015. Additionally, this decrease is anticipated while land developers prepare to submit for development in the Frog Pond Area. Over the past three years combined, the City has approved residential development on 91.8 acres or 19.3% of the City's 20-year residential land inventory (477 acres). With construction of these projects throughout the upcoming years, the importance of the Frog Pond Area Plan and additional housing opportunities in the City are key to utilizing the buildable land supply efficiently and balancing the diverse housing needs of the community.

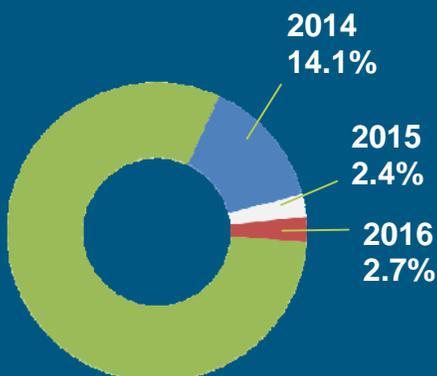
Wilsonville continues to draw new residents and employers with its great amenities, close-knit community feel, proximity to regional attractions, and thriving business/industry centers. Looking forward, it remains integral to the health and sustainability of the City and region as a whole to provide a diversity of housing options that will accommodate the new renter and homeowner households attracted to Wilsonville.

*OUR PROACTIVE FORWARD LOOKING PLANNING TENDS TO USE CAREFUL LAND USE PLANNING TO BUILD NEIGHBORHOODS AND COMMERCIAL CENTERS AND EMPLOYMENT AREAS THAT ARE STRONG, HIGH QUALITY, AMENITY RICH, INTERCONNECTED, ALL OF THESE THINGS HELP CREATE THE KIND OF COMMUNITY WE WANT TO LIVE IN.*

– MAYOR TIM KNAPP

## RESIDENTIAL BUILDABLE LAND IN THE CITY

2014–2034



**19.3%** (91.8 OF 477 ACRES)

OF 20-YEAR LAND INVENTORY WAS DEDICATED BY PLANS APPROVED OVER LAST THREE YEARS CONSTRUCTION ANTICIPATED 2015-2018



29799 Town Center Loop East  
Wilsonville, OR 97070  
503-682-1011 Phone  
503-682-1015 Fax Administration  
503-682-7075 Fax Community Development  
[www.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us)