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:

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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.
I believe that our community benefits when we are better able to accommodate a range of housing options desired by residents at different times of their lives: as singles, couples, families and retirees.

Wilsonville experienced a second consecutive year of a record level of single-family home construction. As the economy has continued to recover from the Great Recession and unemployment declines, the housing market has swung back to traditional single-family homes.”

— Mayor Tim Knapp
The City of Wilsonville experienced a record-high level of single-family home construction in calendar year 2015. In 2015, the City of Wilsonville issued permits for a total of 312 households in single-family homes with a valuation of $78.6 million and 12 households in multi-family homes with a valuation of $1.7 million. For the third consecutive year, both the number of single-family home permits issued and the value of new residential construction are record Wilsonville levels. 2015 exceeded the prior record-setting years of 2013 and 2014 when 180 and 246 single-family building permits were issued, respectively.

The range of housing types developed over the past year offer exciting opportunities for everyone in the community: entry-level townhomes, traditional single-family homes, and riverfront living with boat amenities at the Renaissance Boat Club. The majority of residential projects permitted were single-family homes, which was expected given a 2014 housing study that identified a need for more detached single-family housing in the city. The impact citywide has been a shift of single-family homes representing 45% of the housing supply, up from 43% just two years ago.

In 2015, the total number of 324 new residential units built in Wilsonville is 34 percent greater than the 10-year average of 244 units per year. This household growth represents a rate increase of 3.3% in 2015, following a growth rate of 4% in 2014. This growth maintains a 10-year average annual household growth rate of 2.8% and remains well above the 1.8% household growth assumed by the regional forecast.

$384,500
AVERAGE SELLING PRICE
SOURCES: ZILLOW.COM, REALTOR.COM

8%
in 2015

WITH A MORTGAGE PAYMENT OF 39%
OF THE AVERAGE FAMILY’S INCOME
Major residential construction remains due to the continued emergence from the Great Recession as well as significant rates of migration to Oregon and Wilsonville due to the growing economy and high-quality of life here. The majority of new home-building is occurring in Villebois, where home-builders Legend Homes, Polygon Northwest, and Lennar are active, as well as Brenchley Estates, the Grove, and Renaissance Boat Club.

This growth also resulted in home prices showing strong gains in value; the average sale price rose 8% over 2015. The increase in housing values raised the average sale price of a home to $385,000 putting it 6% above the affordability target\(^1\) for the average Wilsonville family (based on the median household income reported by the 2013 U.S. Census: $56,430). With a continued increase in home values, the city’s commitment to providing a range of housing options to meet the various preferences and income levels of Wilsonville employees and residents remains critical.

Residential growth is expected to remain strong. In addition to the record-setting number of residential permits issued, the city approved plans for a total of 235 future single-family homes anticipated to be built between 2016 and 2018. These projects include row homes located in Villebois and residential infill in Old Town. Details on approved plans and issued permits are included in the following pages.

\(^1\) 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 $1565 meets the affordability index and represents a home sale price of $317,000.
“This is the second year in a row that the City has seen a record number of single family home starts. I feel fortunate to be part of our dedicated Community Development staff that continues to provide quality livability standards for our community in addition to the needed infrastructure and inspection services all while maintaining current staffing levels.”

Martin Brown
Wilsonville Building Official
**SITE CHARACTERISTICS**

- NUMBER OF HOMES: 1 OF 15
- LOT SIZE: 14,000 SF (AVG 14,000 SF)
- NET ACRES FOR HOUSING: 0.32
- NET DENSITY: 3.11 UNITS PER ACRE
- CONSTRUCTION BY: INDEPENDENT BUILDER
- CONSTRUCTION VALUE: $416,307
- HOUSING TYPE: SINGLE FAMILY
- LOCATION: CEDAR POINTE
- ZONING: PDR-2

**Photo taken February 2016**

**Aerial photo dated Summer 2015**

**Approved: Spring 2015**
**GROVE SINGLE FAMILY NORTH**

**NUMBER OF HOMES:** 21 OF 27  
**LOT SIZE:** 4500– 6555 SF (AVG 5,116 SF)  
**NET ACRES FOR HOUSING:** 2.47  
**NET DENSITY:** 8.50 UNITS PER ACRE  
**CONSTRUCTION BY:** LENNAR NW, INC.  
**CONSTRUCTION VALUE:** $5,438,833  
**HOUSING TYPE:** SINGLE FAMILY  
**LOCATION:** BRENCHLY ESTATES  
**ZONING:** PDR-5
ISSUED BUILDING PERMITS

RENAISSANCE BOAT CLUB

NUMBER OF HOMES: 13 OF 33
LOT SIZE: 5,000—7,841 SF (AVG 6,252 SF)
NET ACRES FOR HOUSING: 1.87
NET DENSITY: 6.95 UNITS PER ACRE
CONSTRUCTION BY: RENAISSANCE CUSTOM HOMES
CONSTRUCTION VALUE: $5,051,976
HOUSING TYPE: SINGLE FAMILY
LOCATION: WEST OF MEMORIAL PARK, ON THE RIVER
ZONING: PDR-4

PHOTOS TAKEN FEBRUARY 2016

APPROVED: SPRING—FALL 2015
**WILSONVILLE GREENS**

**ISSUED BUILDING PERMITS**

**APPROVED: FALL 2015**

**SITE CHARACTERISTICS**

**NUMBER OF HOMES:** 12 OF 12  
**LOT SIZE:** 17,206 (AVG 17,206)  
**NET ACRES FOR HOUSING:** 0.79  
**NET DENSITY:** 15.19 UNITS PER ACRE  
**CONSTRUCTION BY:** WEST COAST HOME SOLUTIONS  
**CONSTRUCTION VALUE:** $1,671,176  
**HOUSING TYPE:** MULTI-FAMILY  
**LOCATION:** SOUTH SIDE OF WILSONVILLE ROAD, BETWEEN BROWN ROAD AND MONTEBELLO  
**ZONING:** PDR-5
SITE CHARACTERISTICS

NUMBER OF HOMES: 6 OF 37
LOT SIZE: 2,349—2,974 SF (AVG 2,427 SF)
NET ACRES FOR HOUSING: 0.34
NET DENSITY: 17.65 PER ACRE
CONSTRUCTION BY: POLYGON
CONSTRUCTION VALUE: $1,059,815
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS NORTH
ZONING: VILLAGE
6 TONQUIN MEADOWS 2

ISSUED BUILDING PERMITS

TONQUIN MEADOWS 2

NUMBER OF HOMES: 9 OF 21
LOT SIZE: 1,119—2,920 SF (AVG 2,039 SF)
NET ACRES FOR HOUSING: 0.42
NET DENSITY: 21.43 UNITS PER ACRE
CONSTRUCTION BY: POLYGON
CONSTRUCTION VALUE: $1,702,741
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS EAST
ZONING: VILLAGE

PHOTOS TAKEN FEBRUARY 2016

aerial photo dated Summer 2015

APPROVED: FALL 2015
**OFFICERS ROW**

- **Issued Building Permits**
- **Number of Homes:** 7 of 18
- **Lot Size:** 1,974—2,432 SF (AVG 2,104 SF)
- **Net Acres for Housing:** 0.34
- **Net Density:** 20.59 Units Per Acre
- **Construction By:** PNW Land Development
- **Construction Value:** $1,806,907
- **Housing Type:** Single Family
- **Location:** Villebois Central
- **Zoning:** Village

**Site Characteristics**

**Approved:** Fall 2015

Photos taken February 2016

(Aerial photo dated Summer 2015)
CARVALHO DUPLEXES

NUMBER OF HOMES: 2 OF 3
LOT SIZE: 3,342 SF (AVG 3,342 SF)
NET ACRES FOR HOUSING: 0.15
NET DENSITY: 13.33 UNITS PER ACRE
CONSTRUCTION BY: PNW LAND DEVELOPMENT
CONSTRUCTION VALUE: $167,967
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS CENTRAL
ZONING: VILLAGE
TONQUIN MEADOWS

ISSUED BUILDING PERMITS

NUMBER OF HOMES: 43 OF 205 (PHASE 1)
LOT SIZE: 951—3,429 SF (AVG 1,928 SF)
NET ACRES FOR HOUSING: 1.91
NET DENSITY: 22.51 UNITS PER ACRE
CONSTRUCTION BY: POLYGON
CONSTRUCTION VALUE: $7,615,518
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS EAST
ZONING: VILLAGE

APPROVED: SPRING—SUMMER 2015

SITE CHARACTERISTICS

PHOTO TAKEN FEBRUARY 2016

PHOTO TAKEN FEBRUARY 2016

aerial photo dated Summer 2015
ISSUED BUILDING PERMITS

LEGEND AT VILLEBOIS

NUMBER OF HOMES: 38 OF 88
LOT SIZE: 2,720—4,504 SF (AVG 3,375 SF)
NET ACRES FOR HOUSING: 2.94
NET DENSITY: 12.92 UNITS PER ACRE
CONSTRUCTION BY: LEGEND HOMES
CONSTRUCTION VALUE: $10,054,621
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS EAST
ZONING: VILLAGE

APPROVED: SPRING—WINTER 2015

PHOTOS TAKEN FEBRUARY 2016

aerial photo dated Summer 2015


SITE CHARACTERISTICS

NUMBER OF HOMES: 10 OF 10
LOT SIZE: 5,706—8,712 SF (AVG 6,582 SF)
NET ACRES FOR HOUSING: 1.51
NET DENSITY: 6.62 UNITS PER ACRE
CONSTRUCTION BY: RENAISSANCE HOMES
CONSTRUCTION VALUE: $3,511,367
HOUSING TYPE: SINGLE FAMILY
LOCATION: SOUTH OF SUMMERTON ST, WEST OF CANYON CREEK ROAD SOUTH
ZONING: PDR-3
ISSUED BUILDING PERMITS

TONQUIN WOODS 6

NUMBER OF HOMES: 32 OF 32 BUILDING PERMITS
LOT SIZE: 2,336—3,024 SF (AVG 2,603 SF)
NET ACRES FOR HOUSING: 1.91
NET DENSITY: 16.75 UNITS PER ACRE
CONSTRUCTION BY: POLYGON
CONSTRUCTION VALUE: $6,799,533
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS EAST
ZONING: VILLAGE

APPROVED: SPRING–FALL 2015

PHOTOS TAKEN FEBRUARY 2016
aerial photo dated Summer 2015
SITE CHARACTERISTICS

NUMBER OF HOMES: 10 OF 10 BUILDING PERMITS

LOT SIZE: 5,000—5,774 SF (AVG 5,138 SF)

NET ACRES FOR HOUSING: 1.18

NET DENSITY: 8.47 UNITS PER ACRE

CONSTRUCTION BY: POLYGON

CONSTRUCTION VALUE: $3,193,862

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS EAST

ZONING: VILLAGE
**ISSUED BUILDING PERMITS**

**REThERFORD MEADOWS**

**NUMBER OF HOMES:** 26 OF 88 BUILDING PERMITS

**LOT SIZE:** 2,590—5,985 SF (AVG 3,471 SF)

**NET ACRES FOR HOUSING:** 2.07

**NET DENSITY:** 12.56 UNITS PER ACRE

**CONSTRUCTION BY:** LENNAR NW INC.

**CONSTRUCTION VALUE:** $6,423,739

**HOUSING TYPE:** SINGLE FAMILY

**LOCATION:** VILLEBOIS EAST

**ZONING:** VILLAGE

APPROVED: SPRING-SUMMER 2015

Aerial photo dated Summer 2015

Photo taken February 2016
CALAIS

Issued Building Permits

Calais

APPROVED: SPRING—SUMMER 2015

Site Characteristics

Number of homes: 84 of 84 building permits
Lot size: 2,400—7,366 SF (avg 4,037 SF)
Net acres for housing: 7.79
Net density: 10.78 units per acre
Construction by: Polygon
Construction value: $23,757,790
Housing type: Single family
Location: Villebois North
Zoning: Village

Photos taken February 2016

Aerial photo dated Summer 2015
ASH MEADOWS

NUMBER OF HOMES: 10 OF 81
LOT SIZE: 1,204—1,249 SF (AVG 1,220 SF)
NET ACRES FOR HOUSING: 0.28
NET DENSITY: 35.7 UNITS PER ACRE
CONSTRUCTION BY: BC CUSTOM CONSTRUCTION
CONSTRUCTION VALUE: $1,490,623
HOUSING TYPE: SINGLE FAMILY
LOCATION: EAST OF PARKWAY, SOUTH OF MAXINE LN
ZONING: PDR-5
10-YEAR DEVELOPMENT

- SF Units Permitted
- MF Units Permitted

2015: Villebois SF, Brenchley Estates, Cedar Pointe, Renaissance Boat Club, Wilsonville Greens, Renaissance at Canyon Creek, Ash Meadows

2014: Villebois SF, Brenchley Estates, Portera at the Grove, Renaissance Boat Club

2013: Villebois SF

2012: Villebois SF and row houses, Jory Trail

2011: Villebois SF and row houses, Jory Trail, Bell Tower

2010: Villebois SF, Creekside Woods

2009: Villebois SF and townhouses

2008: Villebois SF and townhouses

2007: Villebois SF and townhouses

2006: Rain Garden, Miraval, Renaissance Court, Domaine, The Charleston, Villebois SF and townhouses
### TRENDS AND TIMELINE

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Growth Rate</th>
<th>Household Growth Rate</th>
<th>Average Selling Price of Home</th>
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<tbody>
<tr>
<td>2006</td>
<td>17,957</td>
<td>2.6%</td>
<td>5.4%</td>
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<td>2007</td>
<td>18,725</td>
<td>4.3%</td>
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<td>19,327</td>
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<td>1.1%</td>
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<td>2011</td>
<td>19,597</td>
<td>0.3%</td>
<td>5.3%</td>
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<tr>
<td>2012</td>
<td>20,604</td>
<td>5.1%</td>
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<td>2013</td>
<td>21,484</td>
<td>4.3%</td>
<td>1.9%</td>
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<td>2014</td>
<td>21,980</td>
<td>2.3%</td>
<td>3.8%</td>
<td>$355,400</td>
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<td>2015</td>
<td>22,870</td>
<td>4.0%</td>
<td>3.3%</td>
<td>$384,500</td>
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</table>

### Sources
- Population / Growth Rate: US Census and PSU
- Household Growth Rate: Zillow.com
Permitted housing projects this past year provided an array of housing types to meet the various housing needs of the people who live in and are moving to the city. The projects reflect a range of lot sizes, from 1,100–14,000 square feet, with homes ranging in size, design and cost and providing both rental and ownership opportunities. The majority of residential projects permitted this year were single-family homes, which was expected given a recent housing study that identified a need for more detached single-family housing in the city and long range plans for single family residential development.

The 324 residential building permits issued in 2015 represent 10% of the 20-year Metro Household Growth Forecast, for the second consecutive year. Metro’s official estimate forecasts Wilsonville will add 3,749 households between 2014 and 2034, which represents an average annual growth rate of 1.8%. However actual building activity last year enforces a significantly higher growth rate (3.3%) in line with the city’s historical annual growth rate (2.8%). At the current rate of development, household growth would surpass the regional forecast by 2024, and the city would be looking beyond its current residential buildable land inventory.
A land partition is a division of an area or tract of land into two or three parcels when such area or tract of land exists as a unit or contiguous units of land under single ownership. The city approved a handful of partition applications increasing potential development on those sites.
“For the past three years, year over year, Wilsonville has set records for the number of single-family home construction permits issued. This activity offers citizens, both existing and new, everything from entry level townhomes in Villebois, to riverfront living with boat amenities at the Renaissance Boat Club. The diversity of housing choices in the community is truly indicative of an evolving, complete community.”

— Chris Neamtzau, Wilsonville Planning Director
OLD TOWN INFILL—TAXLOT 800
PHASE 6 CENTRAL VILLEBOIS ROW HOMES
MONT BLANC ROW HOMES
OLD TOWN INFILL—TAXLOTS 3801 AND 3802
BROOKESIDE TERRACE ROW HOMES
ROYAL CRESCENT AT VILLEBOIS AND CAMDEN SQUARE
APPROVED PLAN
OLD TOWN INFILL — TAXLOT 800

APPROVED: JUNE 22, 2015

LAND DEDICATIONS

HOUSING: 0.19 ACRES (85%)
OPEN SPACE: 0 ACRES*
LANDSCAPING: 0.03 ACRES (15%)
ALLEYS: 0 ACRES
PUBLIC STREETS: 0 ACRES

HOUSING TYPES:
2 SINGLE FAMILY HOMES
1 ACCESSORY DWELLING UNIT PER LOT

LOCATION: OLD TOWN

ACRES:
0.22 GROSS

NUMBER OF HOMES:
2

AVERAGE LOT SIZE:
4,860 SF

NET DENSITY:
10.5 UNITS PER ACRE

APPLICANT:
RUPP FAMILY BUILDERS

*OPEN SPACE NOT REQUIRED FOR DEVELOPMENTS WITHIN THE RA-H ZONE
ACRES: 1.52 GROSS

NUMBER OF HOMES: 31

AVERAGE LOT SIZE: 1,096 SF

NET DENSITY: 41 UNITS PER ACRE

APPLICANT: POLYGON NORTHWEST
APPROVED PLAN

MONT BLANC ROW HOMES

ACRES: 3.44 GROSS
NUMBER OF LOTS: 68
AVERAGE LOT SIZE: 1,210 SF
NET DENSITY: 36 UNITS PER ACRE
APPLICANT: POLYGON NORTHWEST

LAND DEDICATIONS

HOUSING: 1.89 ACRES (55%)
OPEN SPACE: 0.32 ACRES (9%)
ALLEYS: 0.43 ACRES (13%)
PUBLISH STREETS: 0.10 ACRES (3%)
PRIVATE STREETS: 0.59 ACRES (17%)
FUTURE DEVELOPMENT LOTS: 0.11 ACRES (3%)

HOUSING TYPES:
68 ATTACHED SINGLE FAMILY

LOCATION: VILLEBOIS CENTRAL
APPROVED PLAN

OLD TOWN INFILL — TAXLOTS 3801 & 3802

APPROVED: DECEMBER 14, 2015

ACRES:
0.23 GROSS

NUMBER OF HOMES:
2

AVERAGE LOT SIZE:
5,033 SF

NET DENSITY:
10 UNITS PER ACRE

APPLICANT:
PROPERTY OWNER

LAND DEDICATIONS

HOUSING: 0.20 ACRES (85%)

OPEN SPACE: 0 ACRES*

LANDSCAPING: 0.03 ACRES (15%)

ALLEYS: 0 ACRES

PUBLIC STREETS: 0 ACRES

HOUSING TYPES:
2 SINGLE FAMILY HOMES
1 ACCESSORY DWELLING UNIT PER LOT

LOCATION: OLD TOWN

*OPEN SPACE NOT REQUIRED FOR DEVELOPMENTS WITHIN THE RA-H ZONE
**APPROVED PLAN**

**BROOKESIDE TERRACE ROW HOMES**

**APPROVED: DECEMBER 14, 2015**

**LAND DEDICATIONS**

- **HOUSING:** 1.31 ACRES (58%)
- **OPEN SPACE:** 0.69 ACRES (31%)
- **ALLEYS:** 0.24 ACRES (11%)
- **PUBLIC STREETS:** 0.00 ACRES
- **HOUSING TYPES:**
  - 50 ATTACHED SINGLE FAMILY
- **LOCATION:** VILLEBOIS CENTRAL

**ACRES:**
2.25 GROSS

**NUMBER OF LOTS:**
50

**AVERAGE LOT SIZE:**
1,141 SF

**NET DENSITY:**
38 UNITS PER ACRE

**APPLICANT:**
POLYGON NORTHWEST
ROYAL CRESCENT & CAMDEN SQUARE

APPROVED PLAN

ACRES:
3.94 GROSS

NUMBER OF HOMES:
82

AVERAGE LOT SIZE:
1,200 SF

NET DENSITY:
36 UNITS PER ACRE

APPLICANT:
POLYGON NORTHWEST

LAND DEDICATIONS

HOUSING: 2.26 ACRES (58%)
OPEN SPACE: 0.46 ACRES (12%)
ALLEYS: 0.61 ACRES (15%)
PUBLIC STREETS: 0.61 ACRES (15%)
HOUSING TYPES:
82 ATTACHED SINGLE FAMILY
LOCATION: VILLEBOIS CENTRAL

APPROVED: DECEMBER 14, 2015
LOOKING FORWARD

The City of Wilsonville has experienced notable growth over the past four years; with 4% population growth and a 3.3% increase in households, it is nearly double regional expectations. As expected, with Villebois over half built and significant infrastructure projects completed, the fast pace of housing development continues.

As the city looks forward to 2016, development is expected to remain strong. In the past year, the city approved development plans for an additional 235 homes. In just the past two years, the city has approved residential development on 79 acres or 16% of the city’s 20-year residential land inventory (477 acres). Construction of these projects is expected over the next few years. All of this activity reinforces the importance of the Frog Pond Area Plan and additional housing opportunities in other parts of the city such as the Town Center.

People are attracted to live in Wilsonville and employers continue to locate here, consistently rating the city as a great place to live, work, and do business. Looking forward, it will remain integral to the health and sustainability of the city to provide adequate and diverse housing options for new employees and residents, growing and changing families, and seniors who want to age-in-place.

Wilsonville works with private and public interests to plan for our future—rather than just let it happen. Planning helps us get to where we want to be as a complete community offering a quality environment to live, work and play.

– MAYOR TIM KNAPP

RESIDENTIAL BUILDABLE LAND IN THE CITY
2014–2034

16.6% (79.2 OF 477 ACRES)

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