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’s Planning Division prepared this report. Special acknowledgement to:

JENN SCOLA, ASSISTANT PLANNER
DAN STARK, GIS MANAGER
MIRANDA BATESCHELL, LONG RANGE PLANNING MANAGER
CHRIS NEAMTZU, PLANNING DIRECTOR

For more information, please contact the Planning Division staff at (503) 682-4960
“In just the past two years, 426 new single-family homes with a value of over $95 million are coming online. I think this data shows that Wilsonville continues to be an attractive city in which to build and to buy a new home. I attribute this strong showing to our community’s thoughtful urban planning, enabling the private sector to build a range of housing options that meet the needs of young people, families and retirees.”

— Mayor Tim Knapp
The City of Wilsonville experienced a record-high level of single-family home construction in calendar year 2014. Both the number of home permits issued and the value of new residential construction are record Wilsonville levels for a second consecutive year.

In 2014, the City of Wilsonville issued a total of 246 single-family dwelling permits with a valuation of $52.2 million, representing more than a doubling of the average amount of $23.9 million per year over the past 10 years. 2014 was even greater than the prior record-setting year of 2013 when 180 single-family building permits were issued with a valuation of $42.8 million.

Over the past two years, the city issued permits for 426 single-family households and one new multi-family residential permit for the 114-unit Portera at the Grove valued at $9.0 million. Portera offers amenity rich, large, single level units for active adults (55+) located within walking distance of Town Center and along a SMART transit route.

Cumulatively, the total number of 360 new residential units built in Wilsonville in 2014 is 53 percent greater than the 10-year average of 236 units per year. The household growth rate was almost 4%, more than double expectations set by the regional forecast.

$355,000

AVERAGE SELLING PRICE

sources: Zillow.com, Realtor.com

11%

in 2014

WITH A MORTGAGE PAYMENT OF 37%

OF THE AVERAGE FAMILY’S INCOME
Major residential construction has accelerated over the past two years as the local economy emerges from the Great Recession, with a majority of new home-building occurring in Villebois where homebuilders Legend Homes, Polygon Northwest, and Lennar are active.

With a recovering market, home prices showed strong gains in value; the average sale price rose 11% over 2014. The increase in housing values raised the average sale price of a home to $355,000 putting it 4% above the affordability target for the average Wilsonville family (based on the median household income reported by the 2013 U.S. Census: $56,430). That said, the city provides a range of housing options to meet the various preferences and income levels of Wilsonville employees and residents.

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 305 future homes: 244 single-family and 61 multi-family units. Located on 68 acres of land, these developments have 38% open space on average and have a total net density of 12 dwelling units per acre. 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.

2 Net density measures the number of housing units in an area excluding the portion of land not used for housing, such as parks or streets.
“The City’s building division has been working diligently to keep up with all the new home construction and industrial/commercial remodels occurring in Wilsonville. Working with our partners at ODOT, Metro and both Clackamas and Washington counties has helped us to plan and construct new infrastructure and transportation improvements required to serve new development in our community.”

— Nancy Kraushaar, Wilsonville Community Development Director
BRENCHLEY ESTATES

NUMBER OF HOMES: 11 OF 30 BUILDING PERMITS
LOT SIZE: 4,007-6,752 SF (AVG 4,744 SF)
NET ACRES FOR HOUSING: 1.20
NET DENSITY: 9.2 UNITS PER ACRE
CONSTRUCTION BY: PNW HOMEBUILDERS, LLC
CONSTRUCTION VALUE: $2,633,743
HOUSING TYPE: SINGLE FAMILY
LOCATION: BRENCHLY ESTATES
ZONING: PDR-5

SITE CHARACTERISTICS

PHOTO TAKEN JANUARY 2015

APPROVED: SUMMER 2014

aerial photo dated Summer 2014
ISSUED BUILDING PERMITS

GROVE SINGLE FAMILY NORTH

NUMBER OF HOMES: 6 OF 27 BUILDING PERMITS
LOT SIZE: 4,499-4,764 SF (AVG 4,544 SF)
NET ACRES FOR HOUSING: 0.63
NET DENSITY: 9.5 UNITS PER ACRE
CONSTRUCTION BY: LENNAR NW, INC.
CONSTRUCTION VALUE: $1,634,513
HOUSING TYPE: SINGLE FAMILY
LOCATION: BRENCHLY ESTATES
ZONING: PDR-5

APPROVED: WINTER 2014

SITE CHARACTERISTICS

PHOTO TAKEN JANUARY 2015

aerial photo dated Summer 2014
**SITE CHARACTERISTICS**

NUMBER OF HOMES: **3 OF 33 BUILDING PERMITS**

LOT SIZE: **4,969-7,232 SF (AVG 6,208 SF)**

NET ACRES FOR HOUSING: **0.43**

NET DENSITY: **7 UNITS PER ACRE**

CONSTRUCTION BY: **RENAISSANCE CUSTOM HOMES**

CONSTRUCTION VALUE: **$1,231,400**

HOUSING TYPE: **SINGLE FAMILY**

LOCATION: **WEST OF MEMORIAL PARK, ON THE RIVER**

ZONING: **PDR-4**
ISSUED BUILDING PERMITS

TONQUIN WOODS 4

NUMBER OF HOMES: 15 OF 37 BUILDING PERMITS
LOT SIZE: 2,342-2,965 SF (AVG 2,451 SF)
NET ACRES FOR HOUSING: 0.84
NET DENSITY: 17.9 UNITS PER ACRE
CONSTRUCTION BY: POLYGON
CONSTRUCTION VALUE: $2,602,332
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS NORTH
ZONING: VILLAGE

APPROVED: SPRING–FALL 2014

PHOTO TAKEN JANUARY 2015

aerial photo dated Summer 2014
ISSUED BUILDING PERMITS

BEAUSOLEI

NUMBER OF HOMES: 13 OF 13 BUILDING PERMITS
LOT SIZE: 1,925-2,990 SF (AVG 2,300 SF)
NET ACRES FOR HOUSING: 0.70
NET DENSITY: 18.6 UNITS PER ACRE
CONSTRUCTION BY: POLYGON
CONSTRUCTION VALUE: $2,249,029
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS EAST
ZONING: VILLAGE

SITE CHARACTERISTICS

APPROVED: SPRING 2014
PHOTO TAKEN JANUARY 2015

5

PHOTO TAKEN JANUARY 2015
**SITE CHARACTERISTICS**

- **NUMBER OF HOMES:** 6 OF 25 BUILDING PERMITS
- **LOT SIZE:** 1,974-2,432 SF (AVG 2,100 SF)
- **NET ACRES FOR HOUSING:** 0.34
- **NET DENSITY:** 17.6 UNITS PER ACRE
- **CONSTRUCTION BY:** PNW LAND DEVELOPMENT
- **CONSTRUCTION VALUE:** $2,249,029
- **HOUSING TYPE:** SINGLE FAMILY
- **LOCATION:** VILLEBOIS CENTRAL
- **ZONING:** VILLAGE

**APPROVED:** WINTER 2014

**PHOTO TAKEN JANUARY 2015**
ISSUED BUILDING PERMITS

VILLEBOIS VILLAGE CENTER

NUMBER OF HOMES: 7 OF 53 BUILDING PERMITS
LOT SIZE: 1,644-2,580 SF (AVG 2,090 SF)
NET ACRES FOR HOUSING: 0.34
NET DENSITY: 20.6 UNITS PER ACRE
CONSTRUCTION BY: POLYGON
CONSTRUCTION VALUE: $1,283,490
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS CENTRAL
ZONING: VILLAGE

APPROVED: SUMMER 2014

PHOTO TAKEN FEBRUARY 2015
SITE CHARACTERISTICS

NUMBER OF HOMES: 39 OF 88 BUILDING PERMITS
LOT SIZE: 2,877-4,816 SF (AVG 3,550 SF)
NET ACRES FOR HOUSING: 3.20
NET DENSITY: 12.2 UNITS PER ACRE
CONSTRUCTION BY: LEGEND HOMES
CONSTRUCTION VALUE: $9,976,993
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS EAST
ZONING: VILLAGE
RETHERFORD MEADOWS

NUMBER OF HOMES: 13 OF 88 BUILDING PERMITS
LOT SIZE: 2,518-7,809 SF (AVG 4,145 SF)
NET ACRES FOR HOUSING: 1.24
NET DENSITY: 10.5 UNITS PER ACRE
CONSTRUCTION BY: LENNAR
CONSTRUCTION VALUE: $3,330,093
HOUSING TYPE: SINGLE FAMILY
LOCATION: VILLEBOIS EAST
ZONING: VILLAGE
ISSUED BUILDING PERMITS
TONQUIN WOODS 1-3

APPROVED: YEAR ROUND 2014

NUMBER OF HOMES: 77 OF 169 BUILDING PERMITS
(#1: 2 OF 27, #2: 15 OF 82, #3: 60 OF 60)

LOT SIZE: 2,259-6,327 SF (AVG 2,812 SF)

NET ACRES FOR HOUSING: 4.90

NET DENSITY: 15.7 UNITS PER ACRE

CONSTRUCTION BY: POLYGON

CONSTRUCTION VALUE: $14,845,969

HOUSING TYPE: SINGLE FAMILY

LOCATION: VILLEBOIS NORTH

ZONING: VILLAGE
**SITE CHARACTERISTICS**

**NUMBER OF HOMES:** 36 OF 36 BUILDING PERMITS

**LOT SIZE:** 1,029-1,973 SF (AVG 1,448 SF)

**NET ACRES FOR HOUSING:** 1.15

**NET DENSITY:** 31.3 UNITS PER ACRE

**CONSTRUCTION BY:** POLYGON

**CONSTRUCTION VALUE:** $6,627,354

**HOUSING TYPE:** SINGLE FAMILY

**LOCATION:** VILLEBOIS NORTH

**ZONING:** VILLAGE
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 1,000–8,000 square feet, with homes ranging in size, design and cost and providing both rental and ownership opportunities. While both single-family and multi-family residential projects were permitted, there was a higher proportion issued for single-family homes, which was expected given a recent housing study that identified a need for more detached single-family housing in the city.

The 360 residential building permits issued in 2014 represent 10% of the 20-year Metro Household Growth Forecast. 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 (3.8%) 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.
10-YEAR DEVELOPMENT

<table>
<thead>
<tr>
<th>Year</th>
<th>Single-Family</th>
<th>Multi-family</th>
</tr>
</thead>
<tbody>
<tr>
<td>2005</td>
<td>Cedar Point, Villebois SF and townhouses, Village at Main</td>
<td></td>
</tr>
<tr>
<td>2006</td>
<td>Rain Garden, Miraval, Renaissance Court, Domaine, The Charleston, Villebois SF and townhouses</td>
<td></td>
</tr>
<tr>
<td>2007</td>
<td>Villebois SF and townhouses</td>
<td></td>
</tr>
<tr>
<td>2008</td>
<td>Villebois SF and townhouses</td>
<td></td>
</tr>
<tr>
<td>2009</td>
<td>Villebois SF and townhouses</td>
<td></td>
</tr>
<tr>
<td>2010</td>
<td>Villebois SF, Creekside Woods</td>
<td></td>
</tr>
<tr>
<td>2011</td>
<td>Villebois SF and row houses, Jory Trail, Bell Tower</td>
<td></td>
</tr>
<tr>
<td>2012</td>
<td>Villebois SF and row houses, Jory Trail</td>
<td></td>
</tr>
<tr>
<td>2013</td>
<td>Villebois SF</td>
<td></td>
</tr>
<tr>
<td>2014</td>
<td>Villebois SF, Brenchley Estates, Portera at the Grove, Renaissance Boat Club</td>
<td></td>
</tr>
</tbody>
</table>
## TRENDS AND TIMELINE

<table>
<thead>
<tr>
<th></th>
<th>POPULATION / GROWTH RATE</th>
<th>HOUSEHOLD GROWTH RATE</th>
<th>AVERAGE SELLING PRICE OF HOME</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>sources: US Census and PSU</td>
<td></td>
<td>source: Zillow.com</td>
</tr>
<tr>
<td>3.3%</td>
<td>17,503</td>
<td>3.1% +238</td>
<td>11% $332,000</td>
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<tr>
<td>2.6%</td>
<td>17,957</td>
<td>5.4% +420</td>
<td>19% $394,000</td>
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<tr>
<td>4.3%</td>
<td>18,725</td>
<td>1.2% +95</td>
<td>3% $406,000</td>
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<td>1.6%</td>
<td>19,020</td>
<td>1.0% +80</td>
<td>-7% $379,000</td>
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<tr>
<td>1.6%</td>
<td>19,327</td>
<td>1.3% +108</td>
<td>-9% $343,000</td>
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<tr>
<td>1.1%</td>
<td>19,540</td>
<td>0.3% +28</td>
<td>-6% $321,000</td>
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<tr>
<td>0.3%</td>
<td>19,597</td>
<td>5.3% +457</td>
<td>-8% $296,000</td>
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<tr>
<td>5.1%</td>
<td>20,604</td>
<td>4.3% +389</td>
<td>0% $296,000</td>
</tr>
<tr>
<td>4.3%</td>
<td>21,484</td>
<td>1.9% +180</td>
<td>8% $320,000</td>
</tr>
<tr>
<td>2.3%</td>
<td>21,980</td>
<td>3.8% +360</td>
<td>11% $355,000</td>
</tr>
</tbody>
</table>
“The last two years the City’s planning division has been busier than ever working with developers and responding to requests from property owners. Each plan requires careful review to ensure it upholds the quality and vision of our community. Planning staff works hard to respond quickly and thoroughly in order to support new development in the City.”

— CHRIS NEAMTZU, WILSONVILLE PLANNING DIRECTOR
ACRES: 42.76 GROSS

NUMBER OF HOMES: 100

AVERAGE LOT SIZE: 4,830 SF

NET DENSITY: 9.02 UNITS PER ACRE

APPLICANT: POLYGON NORTHWEST

**LAND DEDICATIONS**

HOUSING: 11.10 ACRES (26%)

OPEN SPACE: 24.10 ACRES (57%)

ALLEYS: 0.50 ACRES (1%)

PUBLIC STREETS: 6.80 ACRES (16%)

HOUSING TYPES:

- 35 LARGE SINGLE
- 25 STANDARD SINGLE FAMILY
- 40 MEDIUM SINGLE FAMILY

LOCATION: VILLEBOIS SOUTH
CALAIS AT VILLEBOIS

APPROVED PLAN

APPROVED: MAY 12, 2014

HOUSING: 7.90 ACRES (52%)
OPEN SPACE: 2.00 ACRES (13%)
ALLEYS: 0.80 ACRES (5%)
PUBLIC STREETS: 4.50 ACRES (30%)

LOCATION: VILLEBOIS NORTH

LAND DEDICATIONS

ACRES:
15.16 GROSS

NUMBER OF HOMES:
84

AVERAGE LOT SIZE:
4,830 SF

NET DENSITY:
9.72 UNITS PER ACRE

APPLICANT:
POLYGON NORTHWEST
3

APPROVED PLAN

BRENCHLEY ESTATES NORTH

ACRES:
5.22 GROSS

NUMBER OF HOMES:
27

AVERAGE LOT SIZE:
4,990 SF

NET DENSITY:
8.52 UNITS PER ACRE

APPLICANT:
HOLLAND PARTNERS GROUP

LAND DEDICATIONS

HOUSING: 3.20 ACRES (61%)

OPEN SPACE: 1.30 ACRES (25%)

ALLEYS: 0 ACRES (0%)

STREETS: 0.80 ACRES (14%)

HOUSING TYPES:
27 DETACHED SINGLE FAMILY

LOCATION: NORTH OF TOWN CENTER OFF PARKWAY AVENUE, ADJACENT TO THE TERRENE COMMUNITY CENTER
ACRES: 1.79 GROSS

NUMBER OF LOTS: 8

AVERAGE LOT SIZE: 5,970 SF

NET DENSITY: 7.3 UNITS PER ACRE

APPLICANT: RENAISSANCE DEVELOPMENT

LAND DEDICATIONS

HOUSING: 1.10 ACRES (61%)

OPEN SPACE: 0.50 ACRES (26%)

ALLEYS: 0 ACRES (0%)

PUBLIC STREETS: 0.20 ACRES (13%)

HOUSING TYPES:
8 DETACHED SINGLE FAMILY

LOCATION: NE OF TOWN CENTER BETWEEN SW CANYON CREEK ROAD AND BOECKMAN CREEK
APPROVED PLAN

WILSONVILLE GREENS

APPROVED: JULY 14, 2014

HOUSING: 0.20 ACRES (29%)
OPEN SPACE: 0.30 ACRES (38%)
PARKING & CIRCULATION: 0.30 ACRES (33%)

HOUSING TYPES:
12 MULTI FAMILY UNITS FOR RENT/LEASE

LOCATION: WEST WILSONVILLE NEAR INTERSECTION OF BROWN AND WILSONVILLE ROADS

LAND DEDICATIONS

ACRES:
0.79 GROSS

NUMBER OF HOMES:
12

AVERAGE LOT SIZE:
N/A

NET DENSITY:
25 UNITS PER ACRE

APPLICANT:
BAYNARD MENTRUM, ARCHITECT

APRIL 2014 CITY OF WILSONVILLE ANNUAL HOUSING REPORT • MARCH 31, 2015
### Approved Plan: Carvalho Row Houses

- **Approved:** September 8, 2014
- **Housing:** 0.90 acres (100%)
- **Open Space:** 0 acres (0%)*
- **Alleys:** 0 acres (0%), already constructed
- **Public Streets:** 0 acres (0%), already constructed

#### Land Dedications

- **Housing:** 0.90 acres (100%)
- **Open Space:** 0 acres (0%)*
- **Alleys:** 0 acres (0%), already constructed
- **Public Streets:** 0 acres (0%), already constructed
- **Housing Types:**
  - 18 detached single family
- **Location:** Villebois Central

*Open space provided off-site through central Villebois area plan

---

**ACRES:**
- 0.89 gross

**Number of Homes:**
- 18

**Average Lot Size:**
- 2,150 SF

**Net Density:**
- 20 units per acre

**Applicant:**
- RCS– Villebois Development, LLC

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**2014 City of Wilsonville Annual Housing Report • March 31, 2015**

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APPROVED PLAN

SEVILLE ROW HOUSES

APPROVED: SEPTEMBER 8, 2014

HOUSING: 0.30 ACRES (100%)
OPEN SPACE: 0 ACRES (0%)*
ALLEYS: 0 ACRES (0%), ALREADY CONSTRUCTED
PUBLIC STREETS: 0 ACRES (0%), ALREADY CONSTRUCTED
HOUSING TYPES:
7 DETACHED SINGLE FAMILY
LOCATION: VILLEBOIS CENTRAL

LAND DEDICATIONS

ACRES: 0.32 GROSS
NUMBER OF HOMES: 7
AVERAGE LOT SIZE: 1,990 SF
NET DENSITY: 21 UNITS PER ACRE
APPLICANT:
RCS-VILLEBOIS INVESTMENT, LLC

*OPEN SPACE PROVIDED OFF-SITE THROUGH CENTRAL VILLEBOIS AREA PLAN
APPROVED PLAN
CHATEAU VILLEBOIS

ACRES:
0.60 ACRES (90%)

LAND DEDICATIONS

HOUSING: 0.60 ACRES (90%)

LANDSCAPING: 0.10 ACRES (10%)

OPEN SPACE: 0 ACRES (0%)*

PARKING: 0 ACRES (0%), tuck-under

HOUSING TYPES:
49 MULTI FAMILY UNITS

LOCATION: VILLEBOIS CENTRAL

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

In addition to issued building permits and approved plans for subdivisions, the city approved a handful of partition applications increasing potential development on those sites.

**AR14-0020**
FIRENZE DEVELOPMENT
CREATED 2 PARCELS TOTAL 1.60 ACRES
SCHROEDER WAY

**AR14-0021**
FIRENZE DEVELOPMENT
CREATED 2 PARCELS TOTAL 1.22 ACRES
SCHROEDER WAY

**AR14-0065**
LARRY HUCKEY AND RENAISSANCE
CREATED 3 PARCELS TOTAL 0.58 ACRES
CANYON CREEK ROAD S.

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 of Wilsonville has experienced notable growth over the past four years; with a 3.8% increase in households, as compared to 2.8% over the past ten years, it is double regional expectations. Villebois is over half built, and as infrastructure is completed housing development is moving faster. Coupled with an economy back at pre-recession activity, the city expects similar development rates in 2015.

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. Last year, the city approved housing plans on 67.5 acres, 14% of the total inventory (477 acres), and will likely be constructed over the next few years. This reinforces the importance of the Frog Pond Area Plan.

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 be integral to the health and sustainability of the city to provide adequate housing options for new employees, growing families, and retiring residents.

“The community survey results confirm that the City is headed in the right direction as our community develops, and Wilsonville seeks to provide top-quality services to residents and businesses. We still have a lot of work to do to ensure that our community grows in a responsible manner that retains our high quality of life and level of City services that community members currently enjoy.”

— MAYOR TIM KNAPP