



Lake Oswego has consistently remained a very attractive place to live, work and recreate during the past century as its population expanded from approximately 1,800 in 1920 to an estimated 36,755 in 2009 (within the city limits).

The total population within the City's Urban Services Boundary (USB), the city's ultimate growth area where city services will eventually be provided, is currently estimated at 43,000. Preliminary population forecasts indicate that there may be up to 52,000 people by 2035.

The need for housing and the capacity to provide it is an important issue when planning for the future. A vibrant community has a diversity of housing choices, jobs and transportation options. A consideration of the relationship between household income and housing cost is crucial in providing a full range of housing options.

Tear down of existing housing and replacement with more expensive housing has had a negative effect on affordable housing: Between 1998 and 2008, 1,692 new dwelling units were built and 394 homes were demolished resulting in net total of 1,298 new dwelling units.

DID YOU KNOW?

In Lake Oswego, 77% of residential properties are located within ¼ mile of a park.

Parents driving children to school comprises 20-30% of morning traffic congestion in urban areas.



Fewer younger families live in Lake Oswego compared to Tigard, Clackamas County and the region. This trend can be explained by the higher housing costs than other areas.



In 2009 it was estimated there was approximately 8,500 acres of land within the USB. Based on the City's Comprehensive Plan map designation major lands uses included:

Residential	70%
Commercial	6%
Mixed Use/Split Zone	2%
Industrial	2%
Public Lands	20%



Complete Neighborhoods & Housing

Housing Options • Mixed Use • Neighborhood Commercial • Walk to Amenities • Cottage Housing

Housing costs are high in Lake Oswego compared to other jurisdictions: In 1990-2008 53% of the population of Lake Oswego was paying more than 30% of their income on rental housing.

The population of the City is aging: In 1990 - 40% of the population was between ages 20-44. In 2007 - 34% of the population was between ages 45-64. Seniors want to age in place and stay in Lake Oswego. In order to do that they will require smaller homes with less maintenance.

But neighborhoods are not just about housing, they are about communities where you know your neighbors and can access and support local amenities like parks, schools, and your neighborhood coffeeshop. A growing trend across the country is the creation of neighborhoods where you can meet many or all of your daily needs within a 20-minute commute accessed primarily by walking, followed by biking, public transportation, and cars. This not only saves time and money, but helps build cooperative communities and reduces impacts on the environment.



Did you know?

Eliminating commuting by car would leave the average American with 4 extra hours a week.

Between 2000 and 2007 the number of dwelling units in Lake Oswego increased by 1,209 from 15,741 to 16,950. For both years, 70% of the dwelling units have been owner-occupied.

The median family home price in Lake Oswego peaked in 2008 at approximately \$500,000.

Between 2000-2007, approximately 70% of the new housing constructed consisted of multi-family and single-family attached housing.



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Planning for People, Places and Prosperity