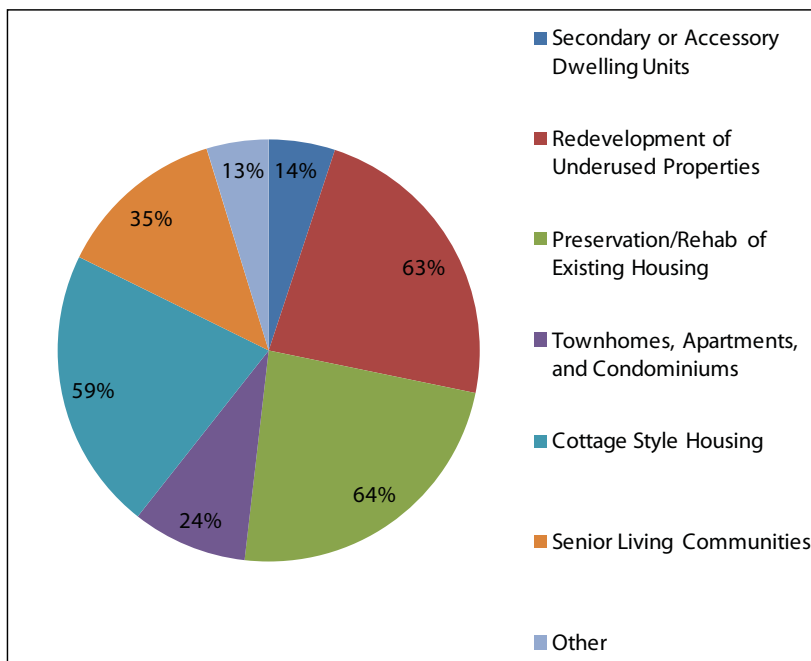


*Housing Options • Neighborhood Commercial • Access to Amenities*

### We Love LO - Community Values and Vision Survey

When asked, "To accommodate Lake Oswego residents over the next 25 years, which three (3) housing options will be most important for the community to allow or support?" Most responded that the preservation and rehabilitation of existing housing or redevelopment of underused properties were most important.



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). Preliminary population forecasts indicate that there may be up to 52,000 people by 2035, which translates into about 138 to 188 new dwellings per year.

**The population of the City is aging:** In 2007, 34% of the population was between ages 45-64 years. Over the next 25 years, the population over 65 is expected to increase from 14% to 24% of the total population in the urban services boundary. Seniors want to stay in Lake Oswego as they age, but they also may need smaller homes with less maintenance. Young families also prefer smaller homes, so the same type of housing options might be appealing to both groups.

### 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 Lake Oswego's higher housing costs.



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

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



# Complete Neighborhoods & Housing

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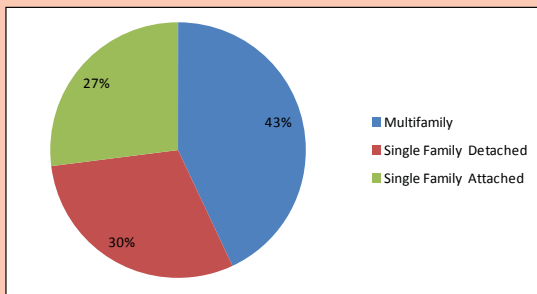
## We Love LO - Community Values and Vision Survey

When asked, "What do you value most about Lake Oswego?" 27% responded that they value the community's small town feel and the strong sense of community and neighborhoods.



**Housing costs are high in Lake Oswego compared to other jurisdictions:** Between 1990-2008 53% of the population of Lake Oswego was paying more than 30% of their income on rental housing. Local housing costs per square foot are about 5-20% higher than regional averages, but property taxes are lower. However, in early 2010 there were more homes listed for less than \$350k in LO than in West Linn and Tualatin combined.

## Lake Oswego Housing Inventory Additions, 2000 to circa 2007



## Did you know?

Eliminating commuting by car would leave the average American with four 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 new dwelling units were 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.