

# Sherwood Housing Snapshot

*The Sherwood Housing Snapshot is a collection of stories from community members about their experience finding local housing based on needs, desires and resources.*

These stories help us understand our local housing challenges and opportunities in relation to the development of our City’s Comprehensive Plan update.

We know that Sherwood’s shifting demographics and income levels will result in changes in the types of housing in demand or “needed” here in the future. In addition, the passage of new Oregon legislation will require communities to increase flexibility in the types of housing allowed to be built in residential areas. Responding to change is never easy. Through the Sherwood 2040 Comprehensive Plan update, the Sherwood community will be equipped with a blueprint for the future.

The Housing Snapshot showcases different experiences and perspectives from members of the Sherwood community to create a shared understanding of the local housing landscape. We know there are many more stories to be told. This effort acknowledges that, while data informed decision-making is crucial, housing begins and ends with people.



**KARA - Clinic Manager, age 33**

**LOCATION**  
 Snyder Park

**1-5 Years in Home**

**Monthly Housing Payment**  
**\$1,200**

**YEARLY INCOME**  
**\$85,000+**

**2**

**Person Household**



Kara used to live in Sherwood with her husband in a single-family home near Synder Park. The house had already been in the family – Kara bought it from her grandfather, who had decided it was time to downsize. A few years later, Kara and her grandfather began searching for a new living situation that allowed

her grandfather to live with Kara and her family rather than move to a senior care home. Kara and her husband began searching for homes that were configured for separate living quarters and/or were large enough with first-floor access, while still being close enough to walk to shops and the library downtown.

When they were having trouble finding something that met their needs, Kara had to expand her search outside of Sherwood. Although Kara’s family is happy in their new home, Kara was sad to leave Sherwood, where she grew up, and is making plans to move back to town in the future.



**DAN - Retired, age 65**

**LOCATION**  
 Cedar Creek

**10+ Years in Home**

**Monthly Housing Payment**  
**\$2,950**

**YEARLY INCOME**  
**\$85,000+**

**2**

**Person Household**



Dan and his wife moved to Sherwood for a job opportunity, and he was determined to live in the community he was serving. At the time of their search, the housing market was tight, and they were feeling stressed about the limited options and staying within their budget. The house they found and now live in is a two-story single-family house with a backyard that borders green space. He loves that it is a low-maintenance house that has

a small footprint and is very energy efficient. He hardscaped the backyard to reduce yard maintenance while still being able to enjoy the greenspace in his neighborhood. However, he and his wife are contemplating a move in the next 4-5 years, and will be searching for a single-level home they can age into. He doesn’t see many options in Sherwood and recognizes that they may need to look elsewhere. Dan feels that

there are many people that have lived in Sherwood for a long time and invested in this community, but won’t be able to age in place and stay connected to their communities if there aren’t more housing options for the aging population. He feels that city leaders are working hard to help diversify the housing stock but there is still a lot of work to be done.

**ROSE - Library Assistant, age 36**



**LOCATION**  
Archer Glen

**1-5 Years in Home**

**Monthly Housing Payment**  
\$1,600

**YEARLY INCOME**  
\$85,000+

**4** Person Household



Rose lives in a two-story, 1,200 sq ft single-family house with her husband and two kids. They love their home's curb appeal, the backyard, and the quiet street. However, the house is smaller than they would like. When they bought the house, they couldn't afford anything larger. The larger homes seemed to either be far away from anything, or were in a walkable location but had very small yards. Having a decent yard in a walkable location was important for her family. Rose hopes that they can build an addition to their house in the future.

Rose loves the safety and friendliness of the tight-knit Sherwood community, but is worried that housing is getting too expensive. She has a friend who rents an apartment and was having a hard time finding something in her price range. As Sherwood grows, she wants to maintain the small-town feeling and ensure there are housing options for everyone.

**MARK - Teacher, age 52**



**LOCATION**  
Snyder Park

**10+ Years in Home**

**YEARLY INCOME**  
\$85,000+

**2** Person Household



Mark and his wife live in a two-story home with a backyard, located in a subdivision near Snyder Park. They moved to this house from another one in Sherwood because they needed more space for their young family at the time, while also providing a reasonable commute. The close proximity to Snyder Park and, to a lesser extent, Murdock Park, was a bonus. At the time, it was the most affordable option for these advantages.

Mark feels fortunate that they bought in the early 2000s. Based on home prices today, he thinks it's quite likely they would not be able to afford a comparable home in their neighborhood. He feels that there should be more affordable options available for both people starting out and for empty nesters looking for a smaller home. Mark thinks that current housing trends will make it prohibitively expensive for his kids to live here one day.

**WILLIAM - Firefighter, age 33**



**LOCATION**  
Archer Glen

**1-5 Years in Home**

**Monthly Housing Payment**  
\$2,000

**YEARLY INCOME**  
\$85,000+

**2** Person Household



Will lives with his wife in a 1,400 sq ft single-family ranch house in a subdivision. They wanted to live in Sherwood because of the highly rated school district, and the safety of the community. This was what they could find in their price range, although they spend more than 30% of their income on their mortgage. He enjoys the convenient location which allows him to bike to work, as well as their friendly neighbors. He feels that the house meets their needs right now, but as his family grows, they may need to find a house with a little more room. Will thinks that the cost for entry-level homes is very high, and as a growing community, Sherwood has a need for more housing and better infrastructure to support development.

Learn more about Sherwood 2040 at [www.Sherwood2040.org](http://www.Sherwood2040.org)

### Questions?

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