



# **PLANNING COMMISSION**

## **WEDNESDAY, JUNE 11, 2025**

### **INFORMATIONAL**

3. Annual Housing Report (Pearlman)(30 Minutes)



## PLANNING COMMISSION MEETING STAFF REPORT

<b>Meeting Date:</b> June 11, 2025		<b>Subject:</b> 2024 Wilsonville Annual Housing Report	
		<b>Staff Member:</b> Sarah Pearlman, Assistant Planner	
		<b>Department:</b> Community Development	
<b>Action Required</b>		<b>Advisory Board/Commission Recommendation</b>	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input checked="" type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	
		<b>Comments:</b> N/A	
<b>Staff Recommendation:</b> N/A			
<b>Recommended Language for Motion:</b> N/A			
<b>Project / Issue Relates To:</b>			
<input type="checkbox"/> Council Goals/Priorities:	<input checked="" type="checkbox"/> Adopted Master Plan(s): Comprehensive Plan	<input type="checkbox"/> Not Applicable	

### ISSUE BEFORE COMISSION

Staff will present the 2024 Wilsonville Annual Housing Report providing an overview of the approved and permitted housing over the past year as well as population and housing trends over the past five and ten years.

## EXECUTIVE SUMMARY:

The City of Wilsonville has produced an annual housing report since 2014, following recommendations from the 2013 Housing Needs Analysis. Past reports tracked the large amount of homebuilding in Villebois and the recent shift to construction in the Frog Pond neighborhood. This report discusses units that received land use approval (“approved”) and homes that received building permits for construction (“permitted”). Approved homes are an indicator of units in the pipeline for construction in coming years, while permitted homes reflect actual new units being constructed and made available for occupancy during the year. The 2024 report explores the groundwork being laid for increased housing production in the coming years, despite recent, lower production numbers. The current report can be found at <https://www.ci.wilsonville.or.us/comm-dev/page/annual-housing-reports>.

Despite the lower rate of construction in 2024 (58 units recently received certificates of occupancy), the Development Review Board approved 209 units, including *Vuela* (121 affordable apartments) and two subdivisions in Frog Pond West. In the next couple of years, the City anticipates Frog Pond West continuing to build out, construction and opening of the *Vuela* development, infill starting in Town Center consistent with the Town Center Plan, and smaller-scale, ADU-focused infill continuing across the city.

This year’s housing report focuses on a number of initiatives by the City, including the *Vuela* transit-oriented development project; infrastructure planning and construction that is essential to open the pipeline for future housing development; and Development Code updates that will guide development in Frog Pond East and South and enable more streamlined housing review processes citywide. *Vuela*, the Wilsonville Transit Oriented Development (TOD), is a big step toward realizing the 2020 Equitable Housing Strategic Plan and will offer 121 units of housing affordable to households making between 30% and 80% of area median income (or between \$35,070 and \$93,520 per year) with rents starting at \$539 per month. Construction is currently underway and expected to be completed in 2026. Housing approvals have consistently outpaced construction by homebuilders in the past few years. While these approvals are in the construction pipeline with homebuilders, the City has been hard at work on infrastructure projects to support future growth in Frog Pond East and South, and the east side of the city more broadly, including the Boeckman trail and interceptor project, the Boeckman Corridor project, and the beginning of the Stafford Road project. Development Code updates in this past year clarify and streamline approval processes for future housing and will require new housing construction to include more diverse housing options for current and future residents’ needs and desires.

Additional key takeaways from the 2024 report are as follows:

- The 58 homes permitted in 2024 included five individual units of two-unit cluster housing (builders typically submit permits for each unit individually) and two accessory dwelling units (ADUs).

- The variety of homes built in 2024 range in size from 600 sq ft (an ADU in Old Town) to 3,896 sq ft (a single-family home in Frog Pond West), with lot sizes from 3,567 to 9,963 sq ft.
- Most of the permitted housing is in Frog Pond.
- The City approved three residential projects: the Frog Pond Cottage Park Place 17-lot subdivision (with an anticipated 34 units including middle housing), the Frog Pond Ridgecrest 28-lot subdivision (with an anticipated 52 units including middle housing), and the 121-unit *Vuela* Development.
- No new attached multi-family units or apartments received certificates of occupancy, a continuing trend from the last few years. However, the *Vuela* project received building permits and is under construction. The Villebois Village Center Mixed-Use (2021) and Town Center Mixed-Use (2023) project approvals are still valid and development ready.
- As of 2024, 44.7% of the housing stock is comprised of apartment units and 44.5% is comprised of detached single-family units. Townhouses make up the next largest percentage.
- Wilsonville's population grew by 0.8% in conjunction with a 0.5% growth in the housing supply. Because of revisions to the Portland State University (PSU) Population Research Center's (PRC) estimates for 2020 through 2024, the report explores the different population estimate metrics used by the City and State. The report compares the 2024 population estimate to the estimates from past reports for consistency but also compares the 2024 estimate to revised estimates for prior years for a more accurate view of population growth trends. In the past ten years, the population has grown at a rate of approximately 2% per year. Based on the revised population estimates, population growth and housing growth rates were relatively aligned.
- The median home sales price continued to increase and interest rates remained comparatively high. Median rent price also continued to increase.
- The gap between home prices affordable to a typical household and actual home prices remained wide. The typical, median home in Wilsonville costs 74% more than what a typical household making the median income can reasonably afford. The rise in median income has not kept pace with the increase in housing prices.
- The median rent in Wilsonville was 11% above what the average renter can afford. The median renter income is 50% lower than the median homeowner income.
- In 2024, 9.5 out of 10 households making less than \$50,000 a year were disproportionately rent burdened, spending more than 30% of their income on housing.

Wilsonville met the definition of a severely rent burdened city for the third year with 27.2% of the population spending more than 50% of their income on rent.

- Key takeaways from the community conversation on housing cost burden include: the barrier of fees and penalties when leases must be broken due to affordability concerns; a desire for more income and lifestyle diversity in housing options; requests for rental assistance from service providers have increased notably; a desire to live in Wilsonville for safety, family, and community reasons; and a desire for more tenant's rights education.
- In 2024, the designated vehicle and tent camping sites near City Hall saw consistent use.
- In Fall 2024, local hotels and motels estimated that approximately 106 people either stay longer term or regularly. People counted include individuals experiencing houselessness, contractors at jobs away from their homes, and housed residents who need a temporary place to stay while construction is occurring on their homes.
- Median home prices and percent of cost burdened residents is similar to comparable Metro-area cities reflecting a broader affordability issue in the region.
- Population growth matched many comparable Metro-area cities based on the PRC revised population estimates.
- Wilsonville's housing growth sits in the middle of the pack of comparable Metro-area cities.
- Since 2014, 57% of the city's 20-year projected housing has been constructed during 50% of the forecast period.
- Seventy-one percent (340 of 477 acres) of Wilsonville's 20-year land inventory had approved development plans during the past ten years (2014-2024). This land inventory does not include the 2018 UGB expansion area for the Frog Pond East and South area. When the 2018 UGB expansion is considered, 45% of Wilsonville's residential land inventory had approved development plans as of 2024.
- The 2014 Housing Needs Analysis established the 20-year residential land supply need and identified a likelihood that land supply was insufficient to meet the need. Subsequently, the 2018 UGB expansion added 275 additional acres. In total, 45% of Wilsonville's 20-year land inventory is approved for development.
- The City conducted a new Housing Needs and Capacity Analysis as part of the Housing Our Future project, being adopted in 2025 along with a Housing Production Strategy.

**EXPECTED RESULTS:**

Presentation of the 2024 Wilsonville Annual Housing Report

**TIMELINE:**

The Wilsonville Annual Housing Report is published each spring based on data from the previous calendar year. This report covers 2024.

**CURRENT YEAR BUDGET IMPACTS:**

The report was prepared using budgeted staff resources.

**COMMUNITY INVOLVEMENT PROCESS:**

The report will be published on the City's website for the community to review and learn about housing in Wilsonville

**POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:**

Tracking housing related data annually helps the community understand conditions on which to base housing-related policy and actions, including those for the Housing Needs and Capacity Analysis (HCNA) and Housing Production Strategy (HPS).

**ALTERNATIVES:**

N/A

**ATTACHMENTS:**

1. Link to 2024 City of Wilsonville Housing Report published on the City's website  
<https://www.ci.wilsonville.or.us/comm-dev/page/annual-housing-reports>