



# **PLANNING COMMISSION**

## **WEDNESDAY, JUNE 14, 2023**

### **INFORMATIONAL**

3. Annual Housing Report (Pearlman) (40 minutes)



**PLANNING COMMISSION MEETING  
STAFF REPORT**

<b>Meeting Date: June 14, 2023</b>		<b>Subject: 2021-2022 Wilsonville Annual Housing Report</b>	
		<b>Staff Members:</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 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 checked="" type="checkbox"/> Council Goals/Priorities: Increase housing opportunities for all and reach functional zero homelessness	<input checked="" type="checkbox"/> Adopted Master Plan(s): Comprehensive Plan	<input type="checkbox"/> Not Applicable	

**ISSUE BEFORE COMMISSION:**

Receive presentation of the 2021-2022 Wilsonville Annual Housing Report.

## **EXECUTIVE SUMMARY:**

The City of Wilsonville has produced an annual housing report since 2014 following recommendations from the 2013 Housing Needs Analysis. Due to staff capacity, the report was not published for 2021, so the current report encompasses both 2021 and 2022. The current report can be found at <https://www.ci.wilsonville.or.us/comm-dev/page/annual-housing-reports>. Past reports tracked the large amount of home building in Villebois as well as the recent shift to building in Frog Pond. The 2021-2022 report continues to demonstrate that shift with lower construction numbers in 2021 and 2022 (122 and 47 homes permitted respectively) compared to the peak of construction in Villebois (360 in 2014).

Though the rate of construction remains low, perhaps in relation to economic challenges during the Covid-19 pandemic and rising inflation, 143 apartments units were approved in 2021 and 161 residential lots were approved in 2021 and 2022, some of which are expected to hold middle housing units. During the last peak of construction in Villebois in 2016, 317 homes were permitted for construction but only 76 were approved in new plans. All of the approved plans in 2022 were in the Frog Pond West area, signaling an increase in construction to come. The Canyon Creek 5-lot subdivision, approved in 2021, points toward a trend of infill projects as well. This kind of development is expected to increase as Frog Pond is built out.

Housing is a hot topic in Oregon and beyond. Middle housing legislature brought the importance of housing variety to the forefront, following the 2019 adoption of House Bill 2001. As Wilsonville continues to diversify the already diverse housing landscape through the development of new standards for Frog Pond East and South, dense infill development in Town Center, and the building of ADUs throughout the city, the Housing Report will continue to be a critical tool in monitoring how planning efforts and new policies meet the housing needs of Wilsonville residents.

Additional key takeaways of the 2021-2022 report are as follows:

- The 122 homes permitted in 2021 included 4 townhouses and 6 triplexes, as well as five ADUs. In 2022, all 47 homes permitted were detached single-family units.
- A variety of housing was built in 2021 and 2022. Lot sizes ranged from 2,366 square feet (a new single-family unit in Clermont in 2022) to 117,176 square feet (a new single-family dwelling with SROZ large-lot exception in 2021). Unit sizes ranged from 662 square feet (a new ADU in 2021) to 6,265 square feet (a new single-family unit in 2022).
- In 2021, most of the permitted housing construction concentrated in Frog Pond, with some permits interspersed throughout the City. In 2022, construction concentrated in Frog Pond and Clermont in Villebois.
- In 2021, two residential projects were approved, the Canyon Creek 5-lot Subdivision and the Villebois Village Center Apartments. In 2022, six residential subdivisions were

approved in Frog Pond West: Frog Pond Crossing, Estates, Oaks, Overlook, Terrace, and Vista.

- No new attached multi-family units or apartments were permitted in 2021 or 2022, a continuing trend from the last few years. More apartment units are expected to be constructed based on the 2021 approval of the Villebois Village Center apartments.
- As of 2022, 45.4% of the housing stock is comprised of apartment units and 43.7% is comprised of detached single family units. Townhouses make up the next biggest slice.
- Wilsonville's population continued to grow in 2021 and 2022 in conjunction with the growth in the housing supply. In 2021, Wilsonville's population grew by nearly 5%, a notable increase from the few years prior. In the past 5 years, the population has grown by 9%.
- The median home sales price and median rent price both increased sharply in 2021. While the median home sales price decreased in 2022, the median mortgage payment increased, likely due to high interest rates.
- The gap between affordable home prices and actual home prices widened in 2021 and 2022. The typical, median home in Wilsonville costs 50% to 54% 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 in 2021 and 2022 was 15% and 16%, respectively, higher than what the average renter can afford. The median renter income is 48% lower than the median income for home owners.
- By 2022, 8.5 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 was designated as a severely rent burdened city for the first time in 2022 with 27% of the population spending more than 50% of their income on rent.
- 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 was greater than many comparable Metro-area cities. Housing unit growth was greater in 2021 than comparable cities. In 2022, Wilsonville was in the middle of the pack in terms of housing growth.
- The City continues to exceed the projected housing growth in Metro's 2014-2034 forecast. Since 2014, 52% of the city's 20-year projected housing has been constructed. This, nearly-decade-long trend, coupled with the residential subdivisions and infill

projects in the past couple years indicates that Wilsonville will likely exceed this projection.

- Sixty-seven percent (318 of 477 acres) of Wilsonville’s 20-year land inventory has been dedicated to development by plans approved over the past eight years (2014-2022). This land inventory does not include the 2018 UGB expansion area for the Frog Pond East and South area.
- The 20-year land inventory was established as a part of the 2014 Housing Needs Analysis which was conducted prior to the 2018 UGB expansion. With the land added to the urban growth boundary in 2018, there are 275 additional acres of available land for the City’s 20-year growth period, meaning only forty-two percent of Wilsonville’s 20-year land inventory has been dedicated to development approvals. The City is currently conducting a new Housing Needs and Capacity Analysis.

**EXPECTED RESULTS:**

Presentation of the 2021-2022 Wilsonville Annual Housing Report

**TIMELINE:**

The Wilsonville Annual Housing Report is published each spring based on data from the previous calendar year. Due to staff capacity a report was not published in 2022 for 2021. Therefore this report covers 2021 and 2022.

**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 (HNCA) and Housing Production Strategy (HPS).

**ALTERNATIVES:**

N/A

**ATTACHMENT:**

1. Link to 2021-2022 City of Wilsonville Housing Report published on the City’s website <https://www.ci.wilsonville.or.us/comm-dev/page/annual-housing-reports>.