



Wilsonville Housing Production Strategy

City Council Meeting

April 21, 2025



Project Schedule

	Kickoff March 2024	Complete HNCA March-July 2024	Contextualized Housing Need May-Sept 2024	Strategies Development Aug 2024-Feb 2025	Draft and Final HPS March-Apr 2025	Adoption May-June 2025
TECHNICAL ANALYSIS		<ul style="list-style-type: none"> Update BLI and other data Housing forecast and land sufficiency 	<ul style="list-style-type: none"> Characterize housing need Summarize prior outreach 	<ul style="list-style-type: none"> Review existing policies and identify gaps Refine strategies 	<ul style="list-style-type: none"> Compile HPS 	
OUTREACH		<ul style="list-style-type: none"> Task Force 1 Joint PC/CC 	<ul style="list-style-type: none"> Interviews (5) Task Force 2 	<ul style="list-style-type: none"> Open House Discussions w/Latino orgs Task Force (3, 4) PC meeting CC meetings (2) 	<ul style="list-style-type: none"> Task Force 5 PC meeting CC meeting 	<ul style="list-style-type: none"> PC Hearing CC Hearing
DELIVERABLE		<ul style="list-style-type: none"> Draft HNCA 	<ul style="list-style-type: none"> Contextualized housing needs 	<ul style="list-style-type: none"> Memo 1: Existing policies & gaps Memo 2: Evaluate & refine Memo 3: More info 	<ul style="list-style-type: none"> Draft HPS Final HPS Final HNCA 	



Housing Needs & Capacity Analysis

Technical report about:

- Buildable lands inventory
- Housing market
- Demographic and socioeconomic characteristics of residents
- Housing affordability
- Forecast of new housing
- Land sufficiency

Housing Production Strategy

- Measures to accommodate needed housing
- Housing Affordability
- Housing needs for different demographic groups
- Infrastructure needed to support housing development
- Funding options

Revised Comprehensive Plan

- Updated information (*HNCA*)
- Updated policies (*Housing Strategy*)

Changes to Zoning Code

Housing Policies and Programs

Housing policies not addressed through Comprehensive Plan updates

Changes made after this project is completed

Do the strategies achieve fair and equitable housing outcomes?

- Affordable homeownership and affordable rental housing
- Avoid gentrification or displacement and increase housing stability
- Housing options for residents experiencing homelessness
- Location of housing, affordable options within compact, mixed-use areas
- Housing Choice, affordable options in safe neighborhoods with high-quality amenities
- Fair Housing, especially for federal and state protected classes

Recommended Actions

Planning Work Program Actions

Action A.
Redesignating or
Rezoning Land

Action B.
Housing Variety

Action C.
Administrative
Review

Action D.
Accessibility
Requirements

Action E.
Preserve
Affordability

Foundational Actions for the Future

Action F.
Housing Specialist

Action G.
Establish a Funding
Source

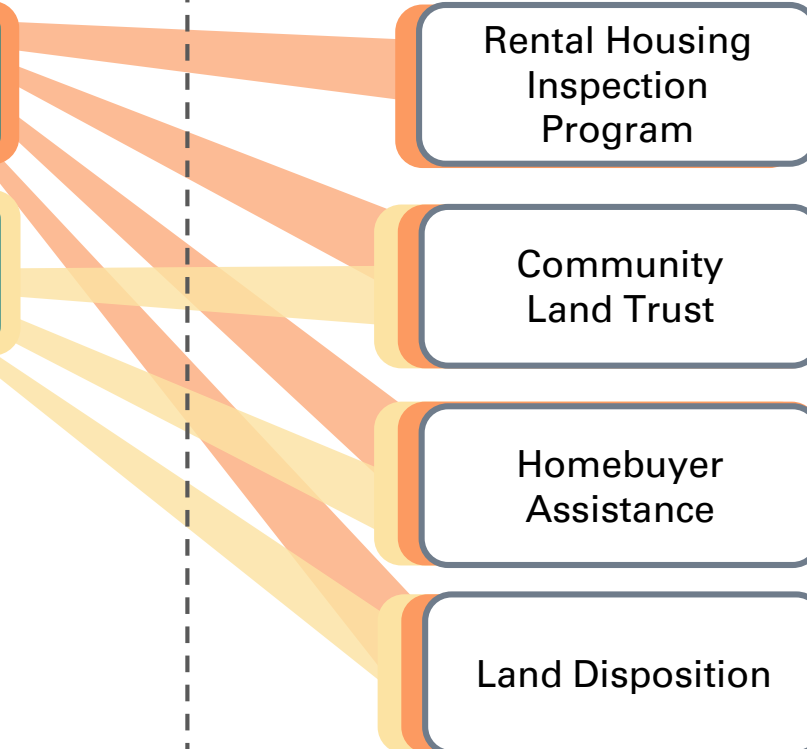
Future Housing Program *(not recommended for inclusion in the HPC)*

Rental Housing
Inspection
Program

Community
Land Trust

Homebuyer
Assistance

Land Disposition



Implementation Schedule

	Actions	2025	2026	2027	2028	2029	2030	2031
A.	Evaluate redesignating or rezoning land for housing		Evaluate	Council Decision	Implement			
B.	Facilitate a variety of housing types and designs throughout the city to meet diverse housing needs			Evaluate		Council Decision	Implement	
C.	Evaluate use of administrative review processes for residential development			Evaluate		Council Decision	Implement	
D.	Require and incentivize accessible design			Evaluate		Council Decision	Implement	
E.	Support preservation of affordable rental housing		Evaluate		Council Decision	Implement		
F.	Develop Requirements for a Housing Specialist position		Evaluate		Council Decision	Implement		
G.	Establish a funding source for supporting affordable housing development such as a CET		Evaluate		Council Decision	Implement		

Recommended Actions

Planning Work Program Actions

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**What, if any, additional feedback
do you have on the draft HNCA
and HPS documents?**

Next Steps

- Refine implementation considerations for the actions
- Planning Commission Hearing: 5/14
- City Council Hearing: 6/2