



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: June 16, 2025		Subject: Ordinance No. 898 – 2nd Reading Housing Our Future: Housing Needs and Capacity Analysis and Housing Production Strategy Staff Member: Kimberly Rybold, AICP, Senior Planner Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: June 2, 2025 <input type="checkbox"/> Ordinance 1 st Reading Date: June 2, 2025 <input checked="" type="checkbox"/> Ordinance 2 nd Reading Date: June 16, 2025 <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable	
		Comments: During a public hearing on May 14, 2025, Planning Commission unanimously recommended adoption of the Housing Needs and Capacity Analysis and associated Comprehensive Plan text amendments.	
Staff Recommendation: Adoption of the City of Wilsonville 2025-2045 Housing Needs and Capacity Analysis as a sub-element of the Comprehensive Plan and related Comprehensive Plan text amendments.			
Recommended Language for Motion: I move to adopt Ordinance No. 898 on second reading.			
Project / Issue Relates To:			
<input type="checkbox"/> Council Goals/Priorities:	<input checked="" type="checkbox"/> Adopted Master Plan(s): Comprehensive Plan	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

City Council will consider a recommendation from the Planning Commission to adopt the City of Wilsonville 2025-2045 Housing Needs and Capacity Analysis as a sub-element of the Comprehensive Plan and related Comprehensive Plan text amendments.

EXECUTIVE SUMMARY:

The purpose of the Housing Our Future project is to analyze Wilsonville's housing capacity and need followed by creating strategies to meet housing needs. The City's last Housing Needs Analysis was adopted in 2014. Since that time the City has taken several follow-up actions related to housing including completing Town Center and Frog Pond master plans and adopting the Equitable Housing Strategic Plan. This project builds on these past housing initiatives and newly adopted policies. The project is required for continued compliance with Statewide Planning Goal 10 (Housing) under House Bill 2003 adopted by the Oregon legislature in 2019.

The project includes two primary work products – the Housing Needs and Capacity Analysis (HNCA) and the Housing Production Strategy (HPS). The HNCA identifies unmet housing need in Wilsonville over the next 20 years, focusing on issues related to land need, as well as demographic change and housing affordability (Attachment 1, Exhibit A). Using the recommended actions of the 2020 Equitable Housing Strategic Plan (EHSP) as a starting point, the HPS includes actions that Wilsonville can take to help address the unmet housing needs. City Council adopted the HPS by Resolution No. 3203 on June 2, 2025, concurrent with the first reading of this Ordinance.

Based on an assessment of the City's buildable residential land and forecasted future household growth, the HNCA concludes that Wilsonville has sufficient land to accommodate household growth over the next 20 years. However, ongoing affordability challenges indicate that Wilsonville will need a wider range of housing price points than currently available, including income-restricted housing and other housing types such as accessory dwelling units, townhouses, duplexes, triplexes, quadplexes, and multifamily buildings with five or more units. Implementation of the actions within the HPS will help meet these needs.

Incorporating feedback from Planning Commission and City Council work sessions held in April, the final HNCA includes the following refinements:

- Edits to the Executive Summary to incorporate information on the percentage of renter households and the impact on median household income relative to the surrounding area
- Grammatical edits for clarity

Minor Comprehensive Plan text amendments will reflect the HNCA and HPS as the City's guiding documents for housing planning and compliance with Statewide Planning Goal 10 – Housing (Attachment 1, Exhibit B). The Findings Report demonstrates how the HNCA and Comprehensive Plan text amendments comply with applicable City, Metro, and State policies and regulations (Attachment 1, Exhibit C).

EXPECTED RESULTS:

Adoption of Ordinance No. 898, adopting the City of Wilsonville 2025-2045 Housing Needs and Capacity Analysis as a sub-element of the Comprehensive Plan and related Comprehensive Plan text amendments.

TIMELINE:

The HNCA and related Comprehensive Plan text amendments will be in effect 30 days after ordinance adoption on second reading, which is scheduled for June 16, 2025. The HPS went into effect upon adoption of the resolution on June 2, 2025. Implementation of HPS actions will occur over the course of the next six years, with a mid-cycle progress report due to Department of Land Conservation and Development (DLCD) at the end of 2028.

CURRENT YEAR BUDGET IMPACTS:

A portion of City staff time in fiscal year (FY) 2024-25 is funded by a \$40,000 DLCD grant. Phase 3 consultant costs are funded directly by DLCD for a total estimated project cost of \$115,000. Additional project outreach costs of approximately \$10,000 are funded by the Planning Division's professional services budget.

COMMUNITY INVOLVEMENT PROCESS:

The Housing Our Future project has been guided by an inclusive public outreach process. Engagement included creation of a project task force, participation in a variety of public events, interviews, distribution of a housing conversation guide, and engagement through *Let's Talk, Wilsonville!* Outreach has been focused on engaging those most impacted by the high costs of housing, particularly those who are typically underrepresented in these conversations. A summary of the project's outreach was included in Appendix C of the HPS.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

As a result of this project, the City has a clearer understanding of housing needs for the next 20 years and confirmed there is sufficient land area for the City to accommodate these needs. Creation of a HPS allowed the City to assess progress in implementing recommendations contained within the 2020 Equitable Housing Strategic Plan and prioritize additional actions the City can undertake to meet future housing needs of the community. Pursuit of strategies resulting from this project will continue Wilsonville's efforts to make housing more affordable and attainable for City residents and employees, helping ensure Wilsonville has housing opportunities for different household compositions, ages, abilities, and income ranges.

ALTERNATIVES:

Through consultation with the City Council and Planning Commission, the project team considered and evaluated numerous alternatives to support the City's future housing needs as identified in the HNCA. City Council can adopt the HNCA and Comprehensive Text Amendments as presented, adopt with amendments, or continue the public hearing. The DLCD grant funds consultant and staff time for the project through mid-June; therefore, any staff and consultant time required for continuation of the public hearing would be at the City's expense.

ATTACHMENTS:

1. Ordinance No. 898
 - A. [City of Wilsonville 2025-2045 Housing Needs and Capacity Analysis – May 2025](#)
 - B. [Housing Our Future Comprehensive Plan Text Amendments – May 2025](#)
 - C. [Findings Report](#)
 - D. [Planning Commission Resolution No. LP25-0001 and Record](#)