



PLANNING COMMISSION

WEDNESDAY, JUNE 12, 2024

WORK SESSION

2. Annual Housing Report (Pearlman) (45 minutes)



PLANNING COMMISSION MEETING STAFF REPORT

Meeting Date: June 12, 2024		Subject: 2023 Wilsonville Annual Housing Report	
		Staff Member: Sarah Pearlman, Assistant Planner	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd 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 Comments: N/A	
Staff Recommendation: N/A			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Increase housing opportunities for all and mobility-friendly/visitable housing	<input checked="" type="checkbox"/> Adopted Master Plan(s): Comprehensive Plan	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COMISSION

Receive presentation of the 2023 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. Past reports tracked the large amount of home building in Villebois as well as the recent shift to building in Frog Pond. This report discusses units that received land use approval “approved” and homes that received building permits for construction “permitted”. Approved homes are a good indicator of units in the pipeline for construction in coming years while permitted homes are indicative of actual new units being constructed and made available for use during the year. The 2023 report continues to demonstrate that shift as well as lower construction numbers (114 homes permitted) compared to the peak of construction in Villebois (360 homes permitted in 2014). 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, 136 units were approved with plans brought before the Development Review Board approved plans in 2023 were spread throughout the City with a subdivision expected to be primarily townhouses in Frog Pond West, an 114-unit apartment development in Town Center, and a detached single-family home on Montgomery Way. In the next couple years the City anticipates Frog Pond West continuing to build out, infill starting in Town Center consistent with the Town Center Plan and smaller-scale infill continuing across the city.

As housing continues to be a hot topic in Oregon, Wilsonville is focused on housing that serves a variety of needs and desires. This year’s housing report focuses on mobility-friendly housing specifically as accessibility and visitability have been identified as priorities in the Equitable Housing Strategic Plan. Based on data from the 2022 American Community Survey (5-year estimates), approximately 7.2% of Wilsonville’s population has a mobility-related disability. Staff conducted a driving survey and a review of approved plans in Frog Pond West and Villebois to provide a snapshot of newer housing that could be considered mobility-friendly, either with no or minimal steps at the entry, ground-floor living, or access via an elevator in multi-family buildings. Approximately 12.5% of detached homes in Frog Pond West, 9.1% of detached homes in Clermont, and 61.2% of apartment and condo homes could be considered mobility-friendly.

Additional key takeaways of the 2023 report are as follows:

- The 114 homes permitted in 2023 included six townhouses and one ADU.
- A variety of housing was built in 2023. Lot sizes ranged from 2,514 square feet (a new single-family unit in Clermont) to 9,422 square feet (a new single-family unit in Frog Pond West). Unit sizes ranged from 587 square feet (a new ADU) to 3,688 square feet (a new single-family unit in Frog Pond West).
- Most of the permitted housing construction concentrated in Frog Pond and Clermont in Villebois.

- Three residential projects were approved including the Frog Pond Petras 11-lot subdivision, the 114-unit Wilsonville Town Center Mixed-Use Development, and a SROZ large lot exception for one single-family unit on Montgomery Way.
- No new attached multi-family units or apartments were permitted, a continuing trend from the last few years. More apartment units are expected to be constructed based on the 2023 approval of the Town Center Mixed-Use Development.
- As of 2023, 45% of the housing stock is comprised of apartment units and 44.3% 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 1% growth in the housing supply. In the past 5 years, the population has grown by 8%. While the annual population growth was smaller than housing growth in 2023, population growth has historically outpaced housing growth indicating that housing production may be beginning to catch up with the larger population.
- The median home sales price and 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 continued to widen. The typical, median home in Wilsonville costs 89% 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 14% higher than what the average renter can afford. The median renter income is 47% lower than the median income for home owners.
- In 2023, 9.6 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 second straight year with 28.8% of the population spending more than 50% of their income on rent.
- Since July 2023, the City has observed consistent use of the designated vehicle and tent camping sites near City Hall.
- In Fall 2023, the City reached out to local hotels and motels who estimated that between 167 and 173 people either stay longer term or regularly. Some of these people are experiencing houselessness, while others are contractors for jobs away from their homes, and others still are 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 was slightly greater than many comparable Metro-area cities.
- Wilsonville was in the middle of the pack in terms of housing growth when compared to similar Metro-area cities.
- Since 2014, 55% of the city's 20-year projected housing has been constructed during 45% of the forecast period.
- Sixty-eight percent (324 of 477 acres) of Wilsonville's 20-year land inventory has been dedicated to development by plans approved over the past nine years (2014-2023). 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 forty-three 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 as part of the Housing Our Future project.

EXPECTED RESULTS:

Presentation of the 2023 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 2023.

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 2023 City of Wilsonville Housing Report published on the City's website
<https://www.ci.wilsonville.or.us/comm-dev/page/annual-housing-reports>