



**JOINT CITY COUNCIL – PLANNING COMMISSION MEETING
STAFF REPORT**

Meeting Date: July 15, 2024		Subject: Housing Our Future	
		Staff Members: Kimberly Rybold, AICP, Senior Planner Daniel Pauly, AICP, Planning Manager	
		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 checked="" type="checkbox"/> Information or Direction <input 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: Review the draft Housing Needs and Capacity Analysis and discuss ideas for housing strategies.			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<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 COUNCIL:

The project team will present initial findings from the project’s Housing Needs and Capacity Analysis (HNCA) and seek feedback on goals for the project’s Housing Production Strategy (HPS).

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 a number of follow up actions related to housing including completing Town Center and Frog Pond master plans and adopting the Equitable Housing Strategic Plan. The current project will build 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 and must be completed in 2025.

The project, led by consultants from ECONorthwest under a grant from the Oregon Department of Land Conservation and Development (DLCD), includes two primary work products – the Housing Needs and Capacity Analysis (HNCA) and the Housing Production Strategy (HPS). The HNCA will identify 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. Upon substantial completion of the HNCA, the project team will begin work on the HPS. Using the recommended actions of the 2020 Equitable Housing Strategic Plan (EHSP) as a starting point, the HPS will provide additional information about key unmet housing needs in Wilsonville and propose actions that Wilsonville can take to help address the unmet housing needs.

The Draft HNCA (Attachment 1) examines Wilsonville's existing land supply, anticipated household growth, and demographic trends to determine if Wilsonville has sufficient land to accommodate anticipated housing needs over the next 20 years. The information and conclusions contained within this report will inform the actions the City will consider in developing the project's HPS. Key components of this analysis include the following:

- **Buildable Lands Inventory (BLI):** Examines the location of land within Wilsonville and its adjacent planning areas to determine where vacant and redevelopable land exists, excluding areas with environmental constraints and areas not planned for future residential use.
- **Historical and Recent Development Trends:** Summarizes the state, regional, and local housing market trends affecting Wilsonville's housing market.
- **Demographic Factors Affecting Development:** Presents factors affecting housing need in Wilsonville, focusing on age, income, and household composition, and describes housing affordability in Wilsonville relative to the larger region.
- **Housing Need:** Presents the forecast for housing growth in Wilsonville, describing housing need by density ranges and income levels.
- **Residential Land Sufficiency:** Estimates if there is sufficient land to accommodate the expected housing growth over the next 20 years.

In June, the Housing Our Future Task Force held its first meeting, focused on the presentation of key information, data, and assumptions from the HNCA. Task Force members provided feedback on the BLI and forecast of housing need, and made suggestions about how information about housing policies could most effectively be communicated to the Wilsonville community. Comments raised by the Task Force, along with input from Planning Commission and City Council at this work session, will be incorporated into a revised Draft HNCA draft. The Draft HNCA also identifies areas where additional data or analysis will be added in the coming months to provide the best information and conclusions possible to decision-makers determining the actions that Wilsonville can take to help address current and future unmet housing needs.

To ensure that the HNCA document reflects the City's anticipated housing needs and informs Planning Commission and City Council in development of the HPS, the project team looks for the following questions to be answered at this work session:

1. What questions do you have about the information in and preliminary conclusions of the HNCA? Is there any additional information you would like to understand about Wilsonville's anticipated future growth and housing need?
2. Based on the data and preliminary conclusions presented in the HNCA, what information is most important to respond to as part of this project?

EXPECTED RESULTS:

Presentation of initial HNCA findings and discussion of goals and priorities for the HPS.

TIMELINE:

Preliminary work on the HNCA was completed in mid-2023. Initial public engagement events for the project occurred in summer and fall 2023. Work to finalize the HNCA and develop the HPS will occur throughout 2024 into mid-2025.

CURRENT YEAR BUDGET IMPACTS:

A portion of City staff time in fiscal year (FY) 2024-2025 is funded by a \$40,000 Department of Land Conservation and Development (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 will be funded by the Planning Division's professional services budget.

COMMUNITY INVOLVEMENT PROCESS:

The Housing Our Future project will be guided by an inclusive public outreach process. Proposed engagement includes creation of a project task force, participation in a variety of public events, and engagement through *Let's Talk, Wilsonville!* Outreach will focus on engaging those most impacted by the high costs of housing, particularly those who are typically underrepresented in these conversations such as renters and lower income households.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

As a result of this project, the City will have a clearer understanding of housing needs for the next 20 years and analysis to confirm if there is sufficient land area for the City to accommodate these needs. Creation of a HPS will provide an opportunity to assess the City’s progress in implementing recommendations contained within the 2020 Equitable Housing Strategic Plan and prioritize additional actions the City should 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, ensuring Wilsonville provides housing opportunity for different household compositions, ages, and income ranges.

ALTERNATIVES:

City Council and Planning Commission may seek additional clarifying information within the HNCA.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Draft Housing Needs and Capacity Analysis (June 27, 2024)