

“Housing Our Future”

“What is Housing Our Future?”

The scope of this project is guided by State requirements from House Bill 2003 (2019). It has two key parts:

Housing Capacity Analysis (HCA)

- Forecasted growth over 20 years.
- Where is there buildable land?
- Is there enough land to accommodate growth?

Housing Production Strategy (HPS)

- What policies help to meet the City’s specific housing needs?

“What is it not?”

- Change to existing zoning or housing densities.
- Change to existing Master Plan or Area Plans such as Town Center, Villebois, or Frog Pond.
- Forced change to existing development or neighborhoods.

“Why do this project now?”

- State requires city to complete the project by the end of 2025.
- It is a top community concern.

Housing Cost is Top Community Concern

Beyond State requirements this project will develop strategies for meeting local needs and addressing local feedback.

- In recent community-wide survey *twice as many respondents* listed housing cost as top concern as listed traffic as top concern.
- Housing is an important priority for both residents and the business community who needs *housing to attract employees*.
- Housing must be available for a variety of stages of life, life circumstances, and incomes.
- 38% of Wilsonville households *are cost burdened* (pay more than 1/3 of income on housing).
- 19% of Wilsonville households *are severely cost burdened* (pay more than 1/2 of income on housing).

“How is Housing Our Future Implemented?”

Other State Requirements

Recent State statutes and rules limit local control of housing policy and are more prescriptive in housing requirements.

Climate Friendly and Equitable Communities Rules (CFEC)

- Housing to be planned in a manner that reduces vehicle miles traveled per capita (i.e. close to amenities like in Town Center so people do not have to drive as much).
- Housing planning must include historically marginalized communities.

House Bill 2001 (2019)

- Cities must allow a wide variety of housing types.

House Bill 2001 (2023)

- Statewide system of determining housing need and allocating production targets to communities.

Senate Bill 1537 (2024)

- Slowing or stopping development of needed housing is not allowed.
- New State office focused on support of and enforcement against cities that do not meet housing obligations.

“What will smart growth look like?”

- Efficient use of limited land supply with focus on new growth areas.
- All development served by roads, water, sewer, parks, transit, etc.
- Development requires a plan in place for roads and infrastructure to be built within two years.

Frog Pond East & South

New growth area

- Reflects new State requirements.
- Allows a wide variety of housing.
- Is adaptable to reflect changes in housing needs in the future.
- Includes a similar mix of housing to Villebois, with more than half of land for detached homes, but fewer apartments than Villebois.

“What about Traffic Concerns?”

City continues to address traffic by:

- Advocating for Boone Bridge improvements.
- Requiring new development to keep traffic delays within established threshold.
- Using top tier local traffic modeling and transportation planning.
- Acknowledging regional traffic beyond our control.