

# Wilsonville Housing Our Future

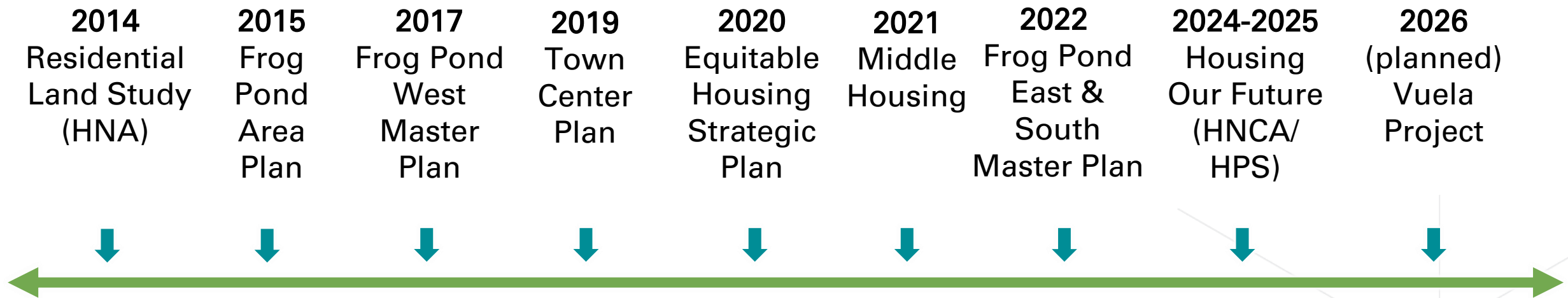
Ordinance No. 898 and  
Resolution No. 3203

City Council Hearing

June 2, 2025



# A History of Planning for Housing



## Why do a Housing Needs and Capacity Analysis (HNCA) and a Housing Production Strategy (HPS)?

Answer questions...

- How much growth will occur over the next 20 years?
- Where is the buildable land?
- Does Wilsonville have enough buildable residential land to accommodate expected growth?
- What policies are needed to meet Wilsonville's housing needs?

# Housing Our Future Public Engagement

- **Draft HNCA Results and Public Survey** – July to September 2023
- **Annual Block Party** – August 2023
- **Rent-Burdened Public Meeting** – November 2023
- **Task Force Meetings (5 total)** – Throughout 2024–2025
- **Discussions with Decision Makers** – Throughout 2024–2025
- **Stakeholder Interviews (5 total)** – August 2024
- **Conversation with Latino Network on Action Implementation** – April 2025
- **Conversation Guide Discussions** – Winter 2024
- **Housing Strategies Open House** – April 2025

# HNCA: Land Capacity and Sufficiency

# Land Capacity and Sufficiency

- According to Metro's growth forecast, Wilsonville will need to accommodate **2,815 new dwelling units** between 2025-2045.
- Wilsonville has the capacity for approximately **3,634 new units** on its existing land base.
  - **Town Center:** 880 units – The City's ability to accommodate multifamily growth will depend, in part, on redevelopment in Town Center.
  - **Frog Pond East & South:** 1,587 units
  - **Other Areas:** 876 units
- Wilsonville has surplus capacity of about **819 units** on its existing land base.



- Wilsonville has **sufficient land** to accommodate household growth between 2025 and 2045.
  - Wilsonville's growth may exceed Metro's forecast.
- Wilsonville will need to continue to plan for a variety of housing types to meet changing demographic needs and affordability concerns.
  - More townhouses and fewer single family detached houses than the historical mix.



# HPS: Understanding Unmet Housing Needs



# Financially Attainable Housing, Wilsonville



**Median Home Sale Price: \$585,000**

(Redfin, Jan 2024)

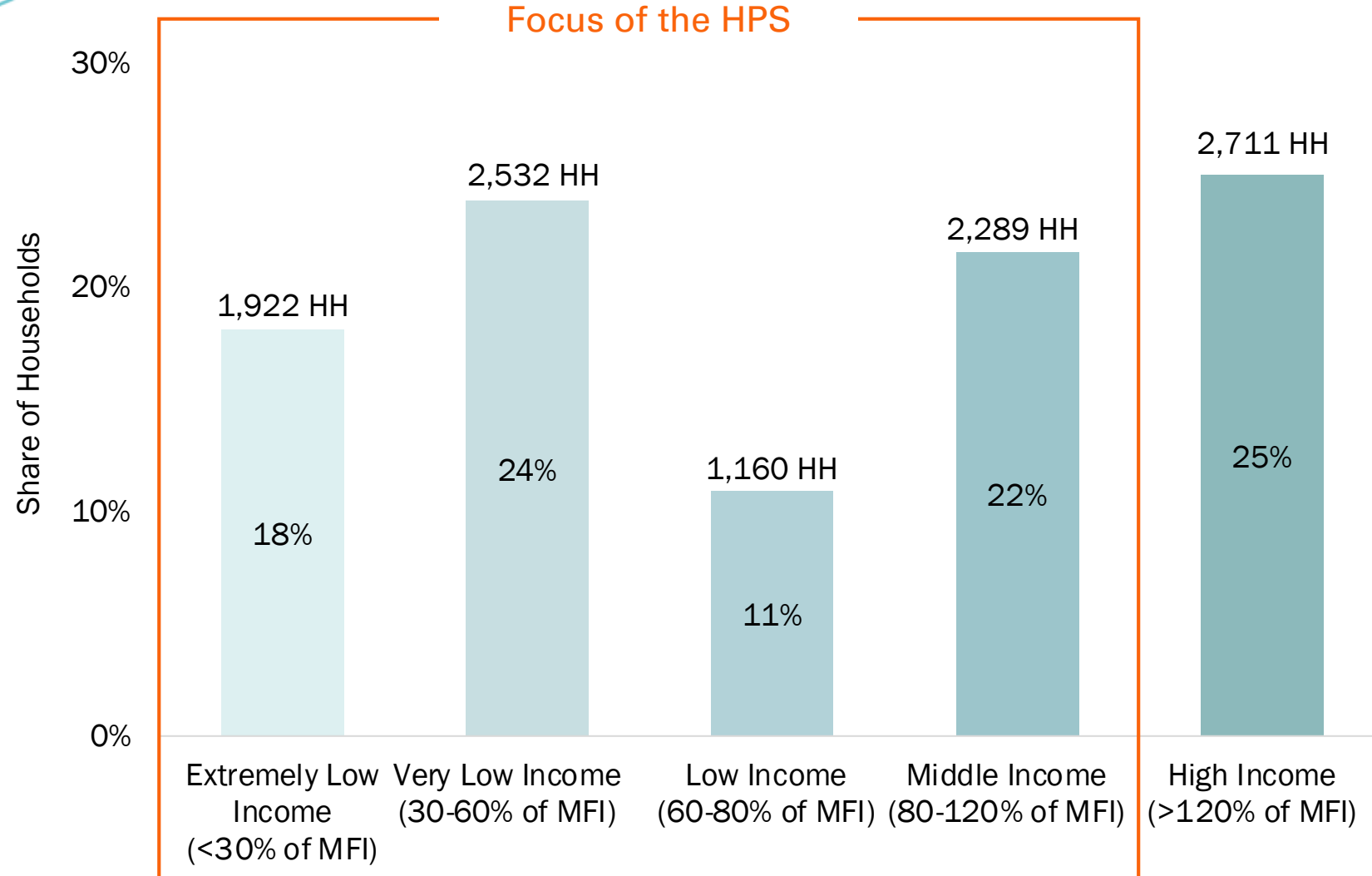
Requires \$180,000 income  
(154% of MFI) to afford

**Average Monthly Rent: \$2,000**

(Costar 2023 - \$1,733  
average asking rent plus  
basic utilities)

Requires \$80,000 income  
(68% of MFI) to afford

# Existing Households by Income Level, Wilsonville



This chart is based on the HUD MFI for the Portland MSA and the ACS household income distribution for Wilsonville.

Source: US Department of Housing and Urban Development, Portland MSA, 2024; 2018-2022 ACS Table 19001

# Housing Affordability by Housing Type



## New Household Growth by Income Level 2026-2031

- 30% MFI: 150
- 30%-60% MFI: 200
- 60-80% MFI: 90
- 80-120% MFI: 180
- Over 120% MFI: 210

# Discussions about Housing Needs in Wilsonville

**Low- & Middle-Income Households:** Affordable rental and ownership

**Renters:** Well-maintained units and transparency in costs

**Latino Population:** Larger units for extended and multigenerational families

**Immigrant and Refugee:** Rental assistance, eviction prevention, and financial education

**People with Disabilities:** Accessible housing features

**People Experiencing Homelessness:** Housing with mental health, substance abuse, and healthcare services

**Seniors:** Accessible housing (such as single level) with adequate air conditioning; support to age in place and access resources

**Low- and middle-income workers and students:** Affordable housing near work or school, financial education particularly for young adults



# Actions in the HPS



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



# Considerations for Selecting Actions

- Consistent with State rules, HPS actions must:
  - ◆ Address 20-year housing need identified in HNCA
  - ◆ Be implemented within the six-year period of the HPS
- Implementation of actions by the City requires:
  - ◆ Funding availability
  - ◆ Adequate staffing
- Selected HPS actions should reflect these considerations so that they are achievable
- City can still explore actions outside of HPS

# 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

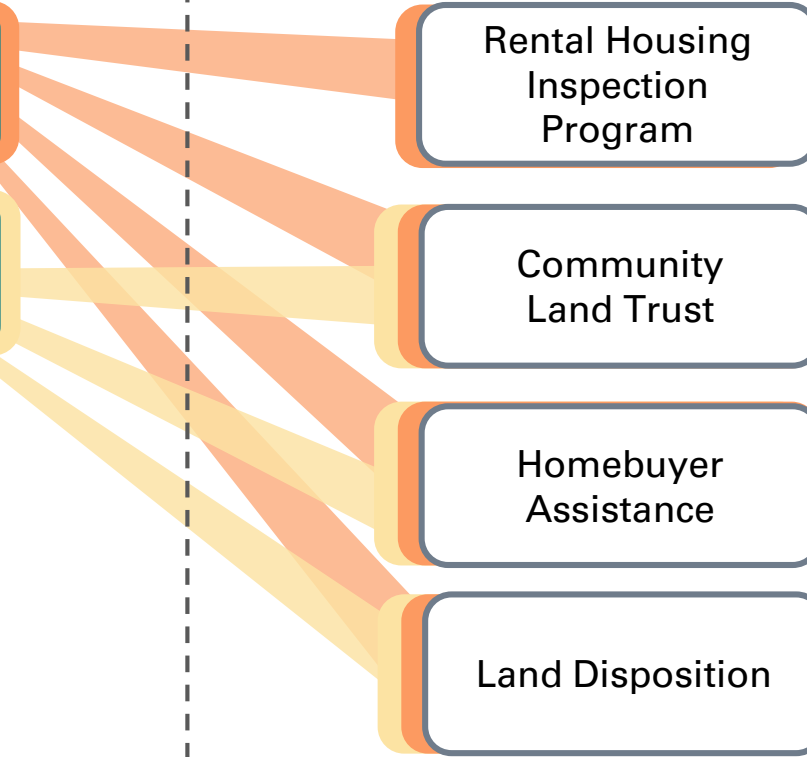
## Future Housing Program *(not recommended for inclusion in the HPC)*

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		

# Comprehensive Plan Text Amendment

- Edits to Residential Development section to reflect role of HNCA and HPS in the City's housing planning
- Edits to reflect adoption of HNCA as a sub-element of the Comprehensive Plan
  - ◆ Replaces 2014 Wilsonville Residential Land Study

# Planning Commission Recommendation

Resolution No. LP25-0001 recommends City Council adoption of the HNCA, HPS, and related Comprehensive Plan text amendments