



Wilsonville Housing Production Strategy

City Council Meeting

December 2, 2024



Project Schedule

	Kickoff March 2024	Complete HNCA March-July 2024	Contextualized Housing Need May-Sept 2024	Strategies Development Aug-Feb 2024	Draft and Final HPS March-Apr 2025	Adoption May-June 2025
TECHNICAL ANALYSIS		<ul style="list-style-type: none"> Update BLI and other data Housing forecast and land sufficiency 	<ul style="list-style-type: none"> Characterize housing need Summarize prior outreach 	<ul style="list-style-type: none"> Review existing policies and identify gaps Refine strategies 	<ul style="list-style-type: none"> Compile HPS 	
OUTREACH		<ul style="list-style-type: none"> Task Force 1 Joint PC/CC 	<ul style="list-style-type: none"> Interviews (5) Task Force 2 	<ul style="list-style-type: none"> Open House Discussions w/Latino orgs Task Force (3, 4) PC meeting CC meetings (2) 	<ul style="list-style-type: none"> Task Force 5 PC meeting CC meeting 	<ul style="list-style-type: none"> PC Hearing CC Hearing
DELIVERABLE		<ul style="list-style-type: none"> Draft HNCA 	<ul style="list-style-type: none"> Contextualized housing needs 	<ul style="list-style-type: none"> Memo 1: Existing policies & gaps Memo 2: Evaluate & refine Memo 3: More info 	<ul style="list-style-type: none"> Draft HPS Final HPS Final HNCA 	



We are here

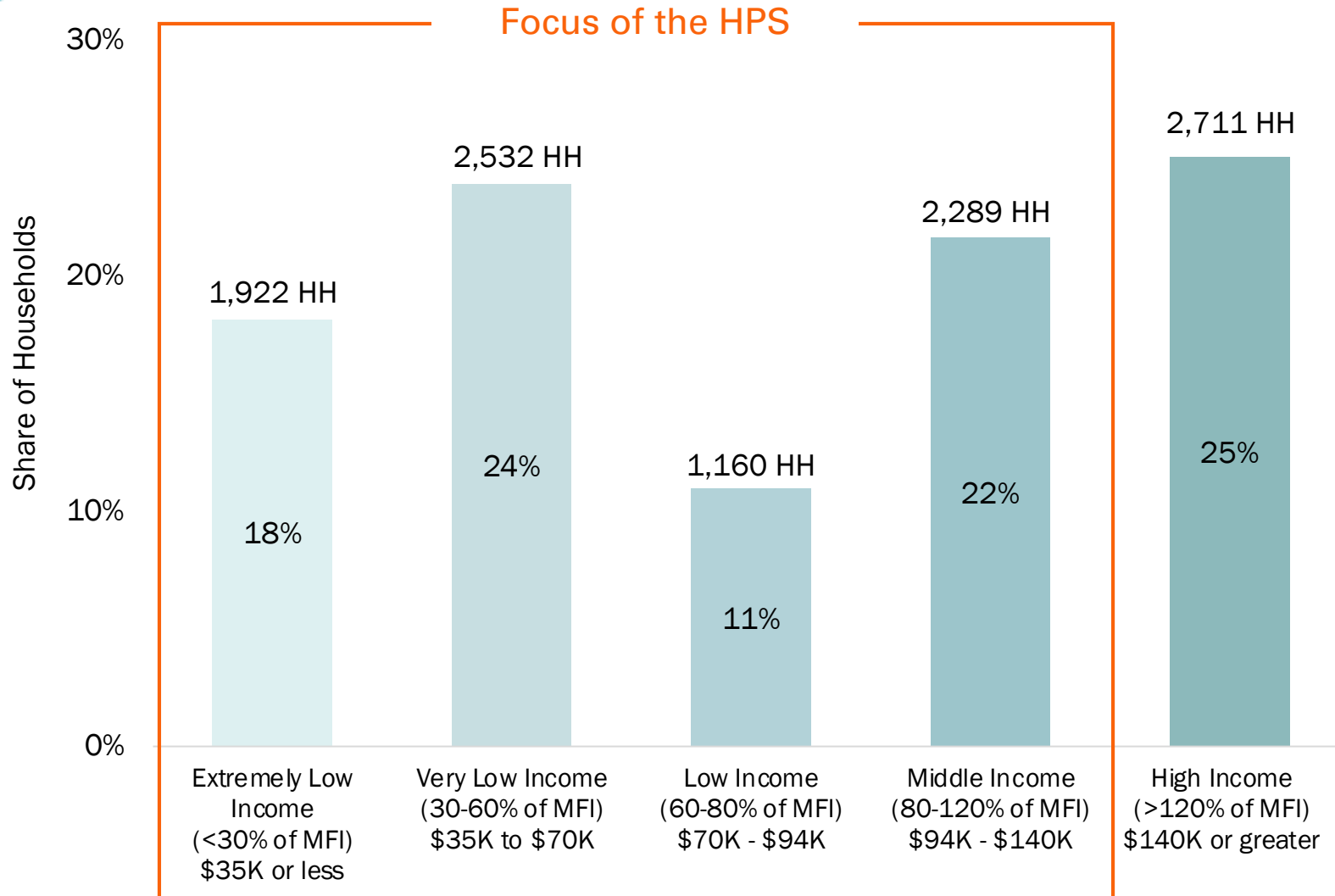
The Housing Production Strategy Steps are...





Understanding Unmet Housing Need

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

Themes: Unmet Housing Needs in Wilsonville

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

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

College Students: Shared housing facilities and financial education



Potential Actions for Inclusion in the HPS

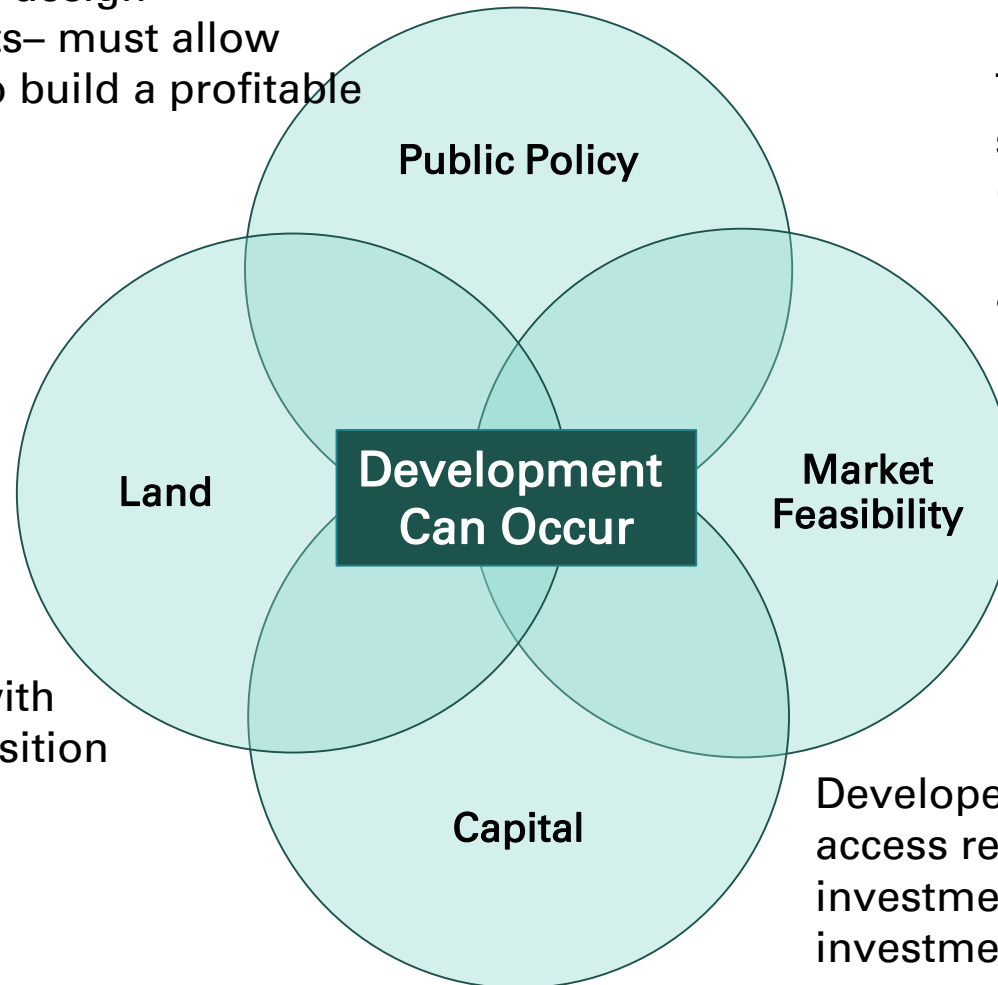
What is a City's Role in Housing Development?

Cities can **directly influence** public policy, land, and infrastructure

Cities may have **limited influence** on market feasibility

Policy—including zoning, density, and design requirements—must allow developer to build a profitable project.

There must be sufficient demand (rents, sales prices) to support a profitable project



Developer must control the site with reasonable acquisition costs

Developer must be able to access resources for investment (e.g., equity investment, bank loans)

Existing Strategies in Wilsonville

- Monitoring Development Activity
- Development Code Amendments
 - ◆ Allowed missing middle housing
 - ◆ Established clear and objective design standards for all housing
 - ◆ Removed zoning barriers to ADUs and other small unit types
 - ◆ Implemented mixed housing type requirements in Frog Pond
- Land Disposition for affordable housing (TOD site)
- Vertical Housing Development Zone
- Nonprofit Corporation Low Income Housing Tax Exemption
- System Development Charges
 - ◆ SDC deferral program for affordable housing on City-owned property
 - ◆ SDC waiver for ADUs
- Accessibility requirements in Frog Pond
- Safe Sleep Site
- Intergovernmental agreement with Clackamas County to use Metro Supportive Housing Services funds for homelessness support (motel vouchers, auto repair assistance, gas and clothing vouchers, financial literacy training, charging stations for personal devices)

Feedback from Task Force and Planning Commission: Actions Recommended for Further Consideration

- A. Evaluate redesignating or rezoning land for housing
- B. Encourage a variety of housing types and designs
- C. Expand flexibility for live-work & living units accessory to other uses
- D. Evaluate use of administrative review processes for residential development
- E. Implement a rental housing inspection program
- F. Scale SDCs to unit sizes
- G. Expand land banking, parcel assembly, & public land disposition
- H. Partner with a CLT to develop affordable housing

- I. Support preservation of affordable rental housing
- K. Support homebuyer assistance programs
- O. Pursue establishing an Urban Renewal District and prioritize affordable housing
- Q. Identify Locations where Infrastructure is Needed and Identify Funding Sources
- T. Encourage accessible design

Actions recommended for further discussion

- P. Implement a Construction Excise Tax
- R. Fund a Housing Specialist position

Goal: Narrow down to a targeted set of impactful actions for affordable and attainable housing.

Discussion Questions

- Do you agree with the list of Actions Recommended for Further Consideration that should be further evaluated for inclusion in the HPS?
- Should any actions on this list be removed from consideration, and are there actions on the other lists that should be added?