



# Wilsonville Housing Production Strategy

City Council Meeting

February 20, 2025



# 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"> <li>Update BLI and other data</li> <li>Housing forecast and land sufficiency</li> </ul>	<ul style="list-style-type: none"> <li>Characterize housing need</li> <li>Summarize prior outreach</li> </ul>	<ul style="list-style-type: none"> <li>Review existing policies and identify gaps</li> <li>Refine strategies</li> </ul>	<ul style="list-style-type: none"> <li>Compile HPS</li> </ul>	
OUTREACH		<ul style="list-style-type: none"> <li>Task Force 1</li> <li>Joint PC/CC</li> </ul>	<ul style="list-style-type: none"> <li>Interviews (5)</li> <li>Task Force 2</li> </ul>	<ul style="list-style-type: none"> <li>Open House</li> <li>Discussions w/Latino orgs</li> <li>Task Force (3, 4)</li> <li>PC meeting</li> <li>CC meetings (2)</li> </ul>	<ul style="list-style-type: none"> <li>Task Force 5</li> <li>PC meeting</li> <li>CC meeting</li> </ul>	<ul style="list-style-type: none"> <li>PC Hearing</li> <li>CC Hearing</li> </ul>
DELIVERABLE		<ul style="list-style-type: none"> <li>Draft HNCA</li> </ul>	<ul style="list-style-type: none"> <li>Contextualized housing needs</li> </ul>	<ul style="list-style-type: none"> <li>Memo 1: Existing policies &amp; gaps</li> <li>Memo 2: Evaluate &amp; refine</li> <li>Memo 3: More info</li> </ul>	<ul style="list-style-type: none"> <li>Draft HPS</li> <li>Final HPS</li> <li>Final HNCA</li> </ul>	



We are here

## Housing Needs & Capacity Analysis

*Technical report about:*

- Buildable lands inventory
- Housing market
- Demographic and socioeconomic characteristics of residents
- Housing affordability
- Forecast of new housing
- Land sufficiency

## Housing Production Strategy

- Measures to accommodate needed housing
- Housing Affordability
- Housing needs for different demographic groups
- Infrastructure needed to support housing development
- Funding options

## **Revised Comprehensive Plan**

- Updated information (*HNCA*)
- Updated policies (*Housing Strategy*)

## **Changes to Zoning Code**

## **Housing Policies and Programs**

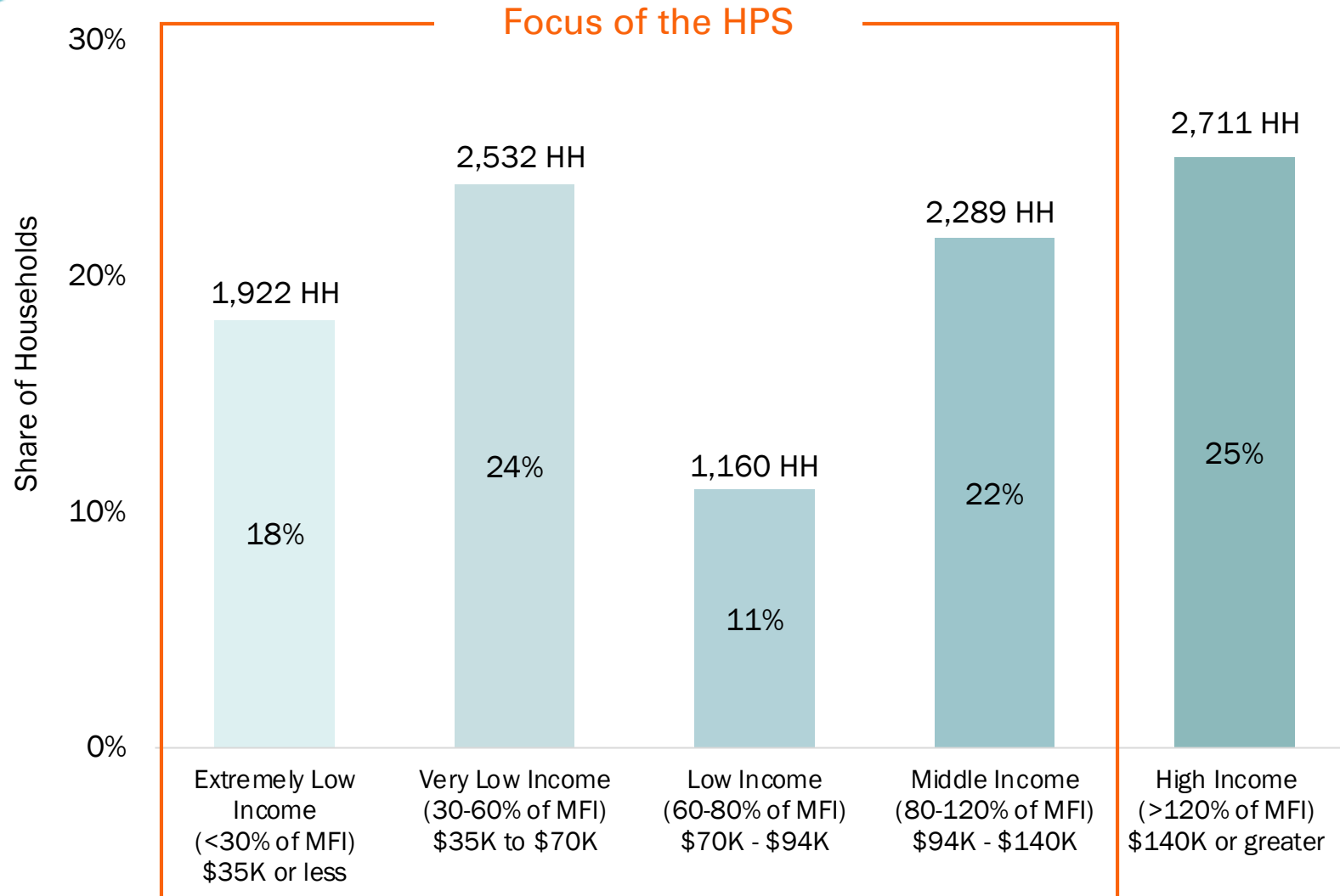
*Housing policies not addressed through Comprehensive Plan updates*

Changes made after this project is completed

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

# 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



# 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

**College Students:** Shared housing facilities and financial education

# 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 F.**  
Accessibility  
requirements

**Action N.**  
Preserve affordability

### Foundational Actions for the Future

**Action G.**  
Housing Specialist

**Action I.**  
Construction  
Excise Tax

## Additional Actions *(not recommended for inclusion)*

### Future Housing Program

**Action K.**  
Land banking

**Action L.**  
Community  
Land Trust

**Action M.**  
Homebuyer  
Assistance

**Action O.**  
Rental housing  
inspection program

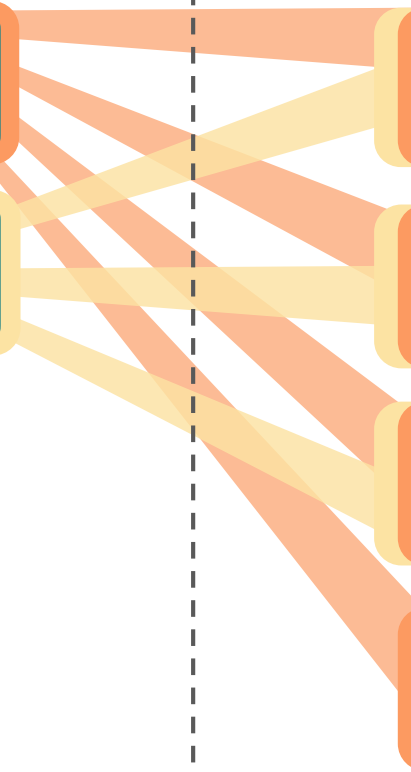
### Other Actions

**Action D.**  
Live-work units

**Action E.**  
Scaled SDCs

**Action H.**  
Urban Renewal

**Action J.**  
Infrastructure Needs





## Additional Actions *(not recommended for inclusion)*

### Future Housing Program

### Other Actions

Action K.  
Land banking

Action D.  
Live-work units

Minimal impact  
on housing  
production

Action L.  
Community Land  
Trust

Action E.  
Scaled SDCs

Legality concerns

Action M.  
Homebuyer  
Assistance

Action H.  
Urban Renewal

Uncertainty and  
competing  
priorities

Action O.  
Rental housing  
inspection program

Action J.  
Infrastructure Needs

City is already  
doing this

Dependent on  
Housing  
Specialist  
position (Action G)  
and  
CET (Action I)

# Recommended Actions

## Planning Work Program Actions

**Action A.**  
Redesignating or  
rezoning land

**Action B.**  
Housing variety

**Action C.**  
Administrative  
review

**Action F.**  
Accessibility  
requirements

**Action N.**  
Preserve affordability

## Foundational Actions for the Future

**Action G.**  
Housing Specialist

**Action I.**  
Construction  
Excise Tax

Do you agree with the list of actions recommended for inclusion in the HPS? Should any actions be **removed or added**?

Are there additional implementation considerations for these actions that **should be included** in the HPS?