

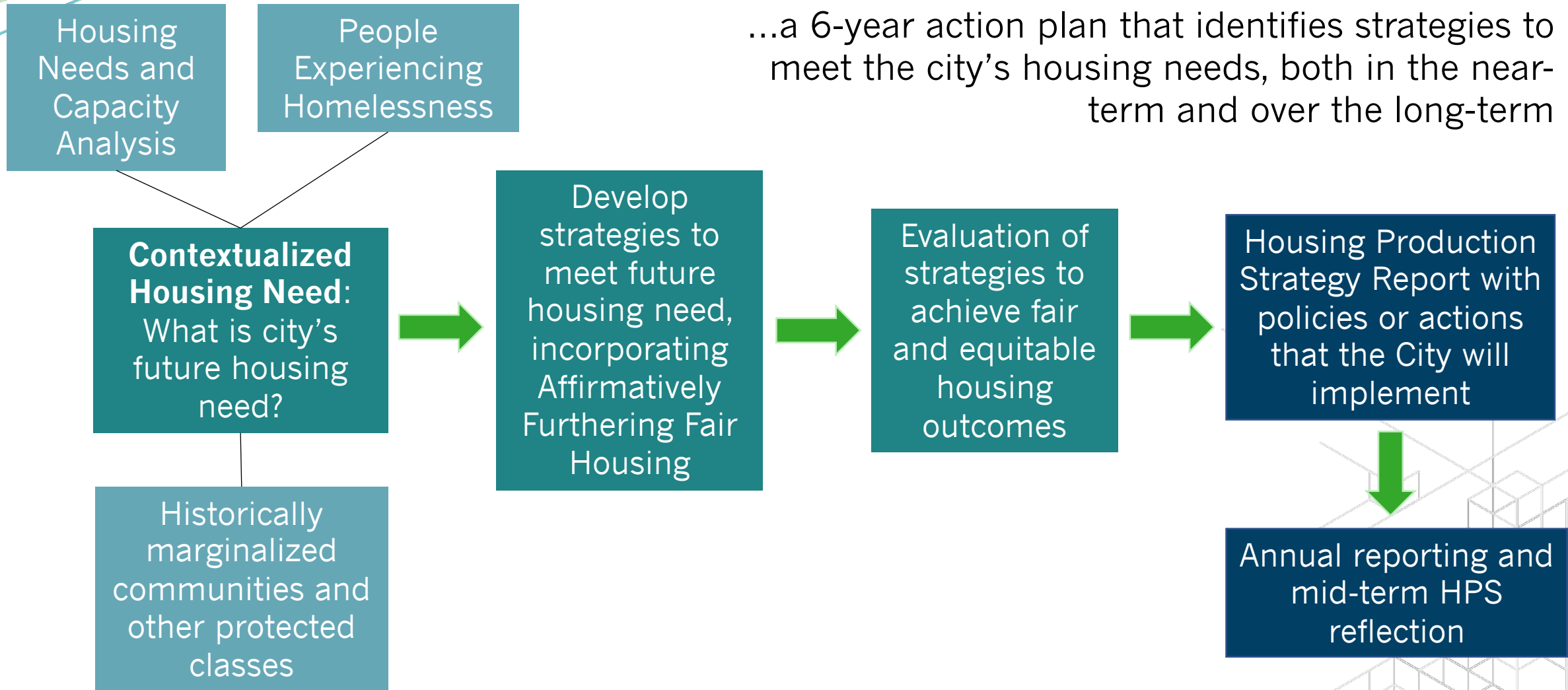
# Wilsonville Housing Production Strategy

Data Summary: Housing Needs  
and Capacity Analysis and  
Contextualized Housing Need

February 2025



# The Housing Production Strategy Steps are...



# Types of Housing – Owner and Renter Occupied

## Single Family Detached

- Single-family detached
- Manufactured & mobile homes
- Cottage Housing



## Townhouses



## Plexes (2 to 4 units per structure on lot)

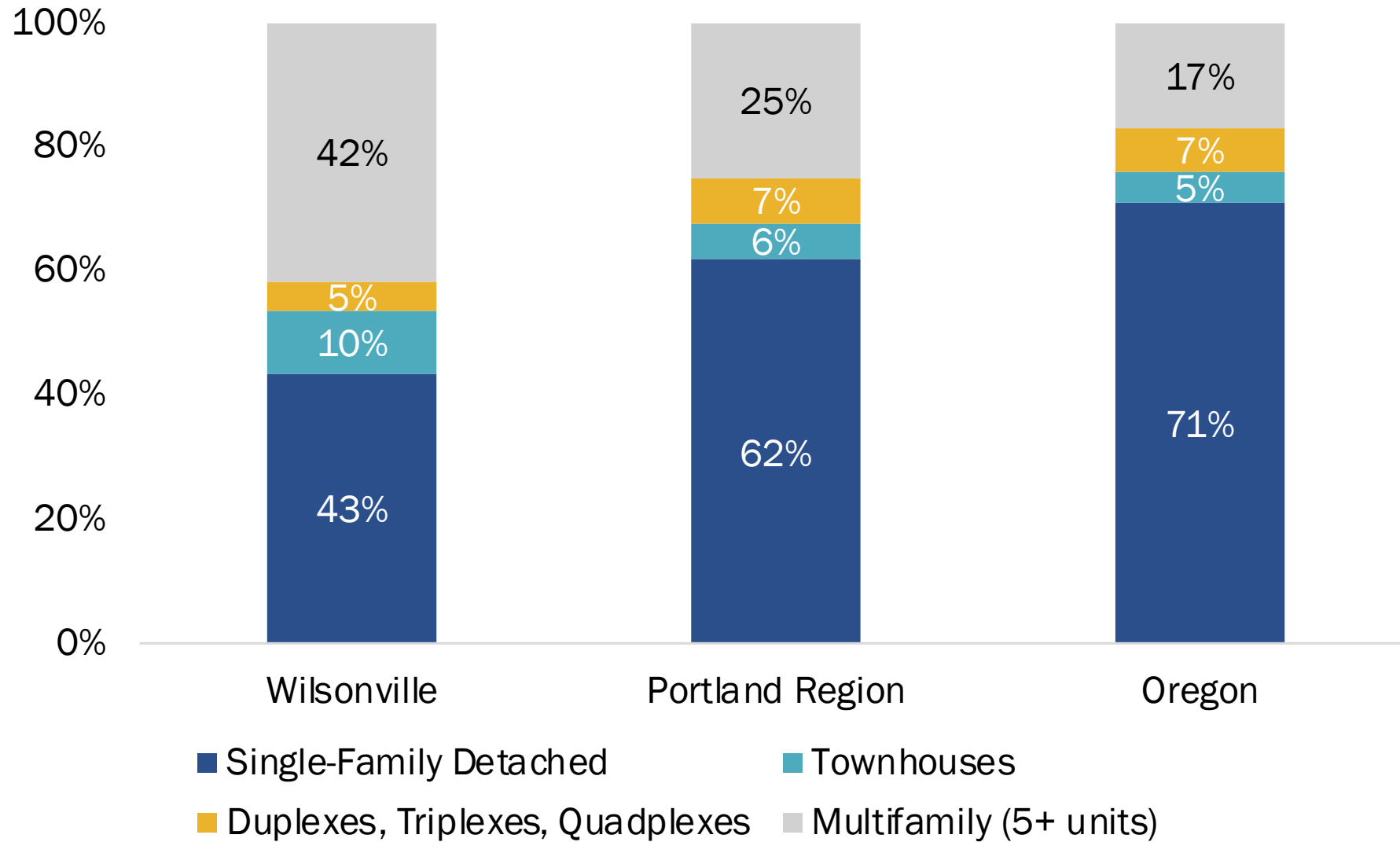
- Duplexes
- Triplexes
- Quadplexes



## Multifamily (5+ units per structure)

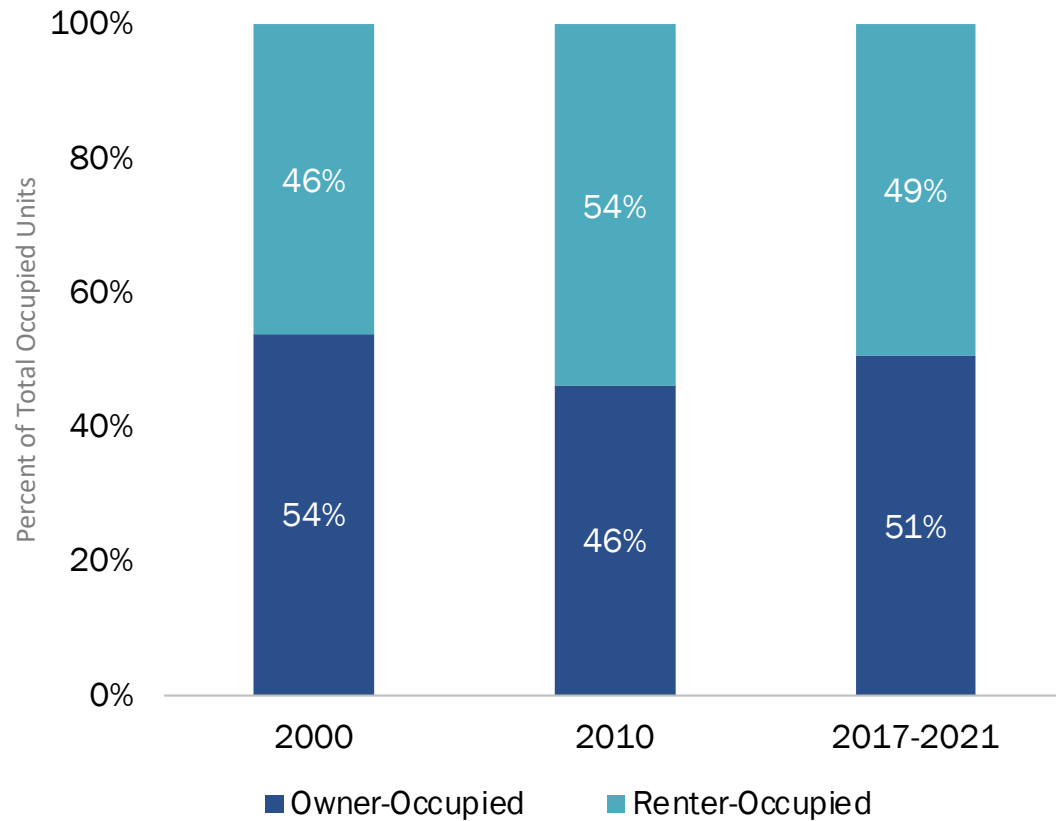


# Housing Mix

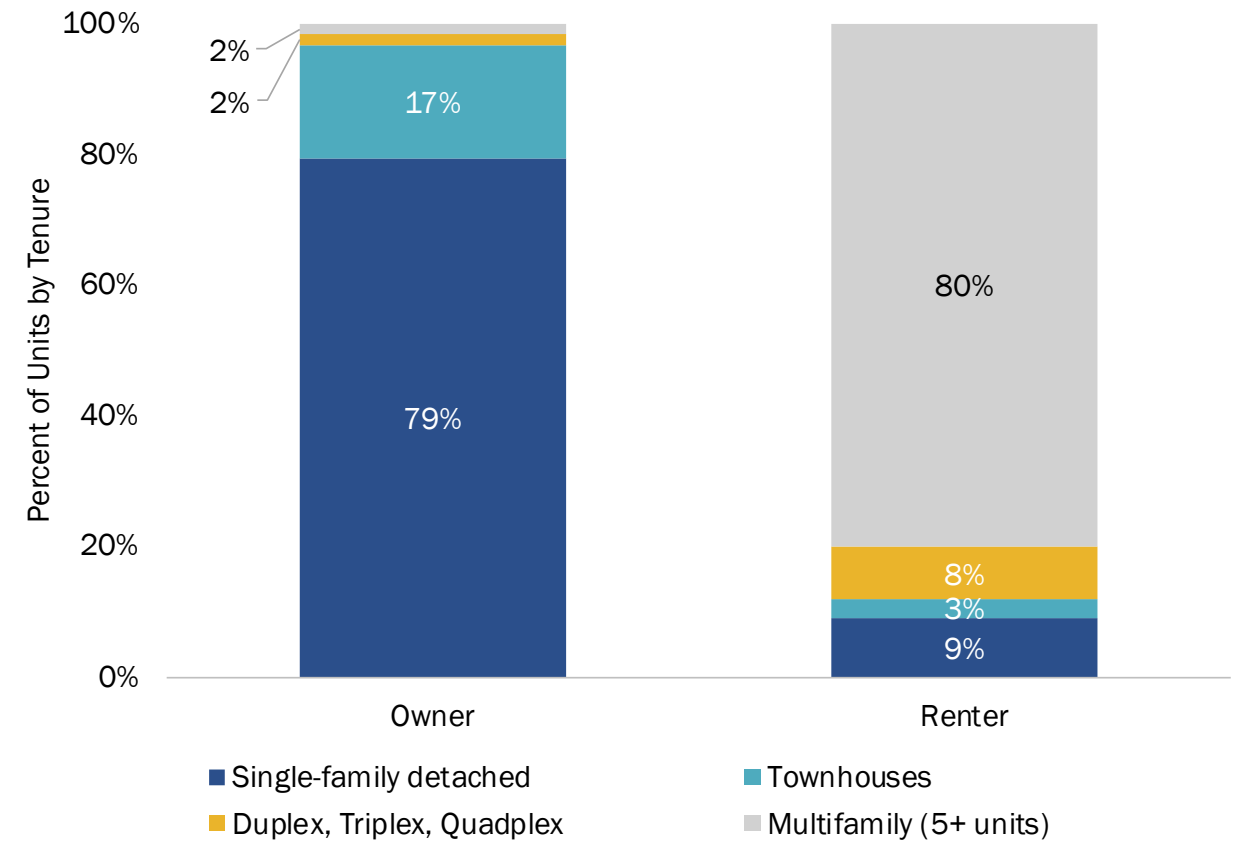


# Housing Tenure

## Change in Tenure of Occupied Units, Wilsonville, 2000, 2010, and 2017-2021



## Housing Units by Type and Tenure, Wilsonville, 2017-2021



# Building Permits Issued in Wilsonville, 2013-2023

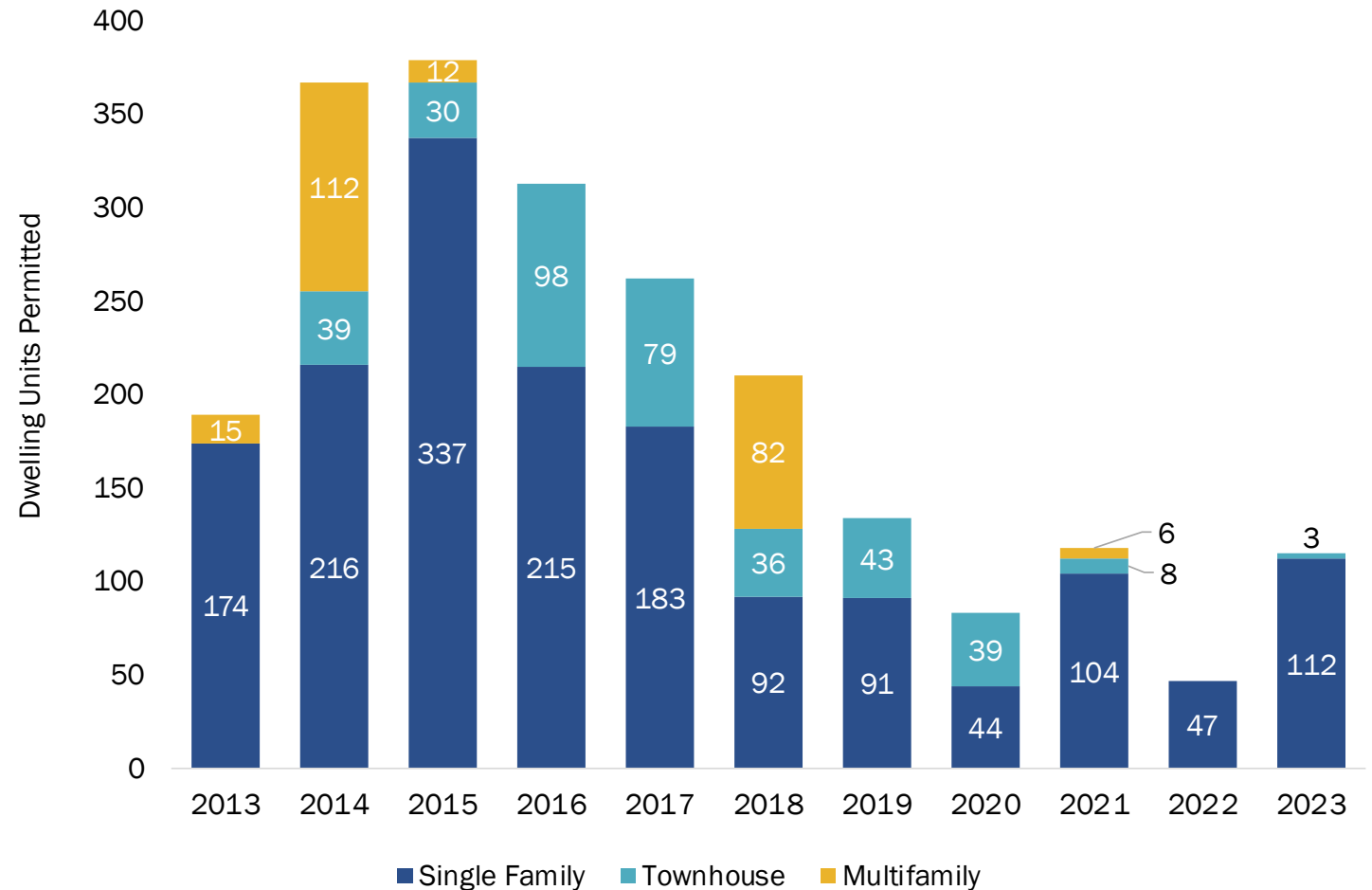
Total dwelling units permitted: 2,217

Average units permitted per year: 222

- Single Family: 73%; 1,615 units
- Townhouses: 17%; 375 units
- Multifamily: 10%; 227 units

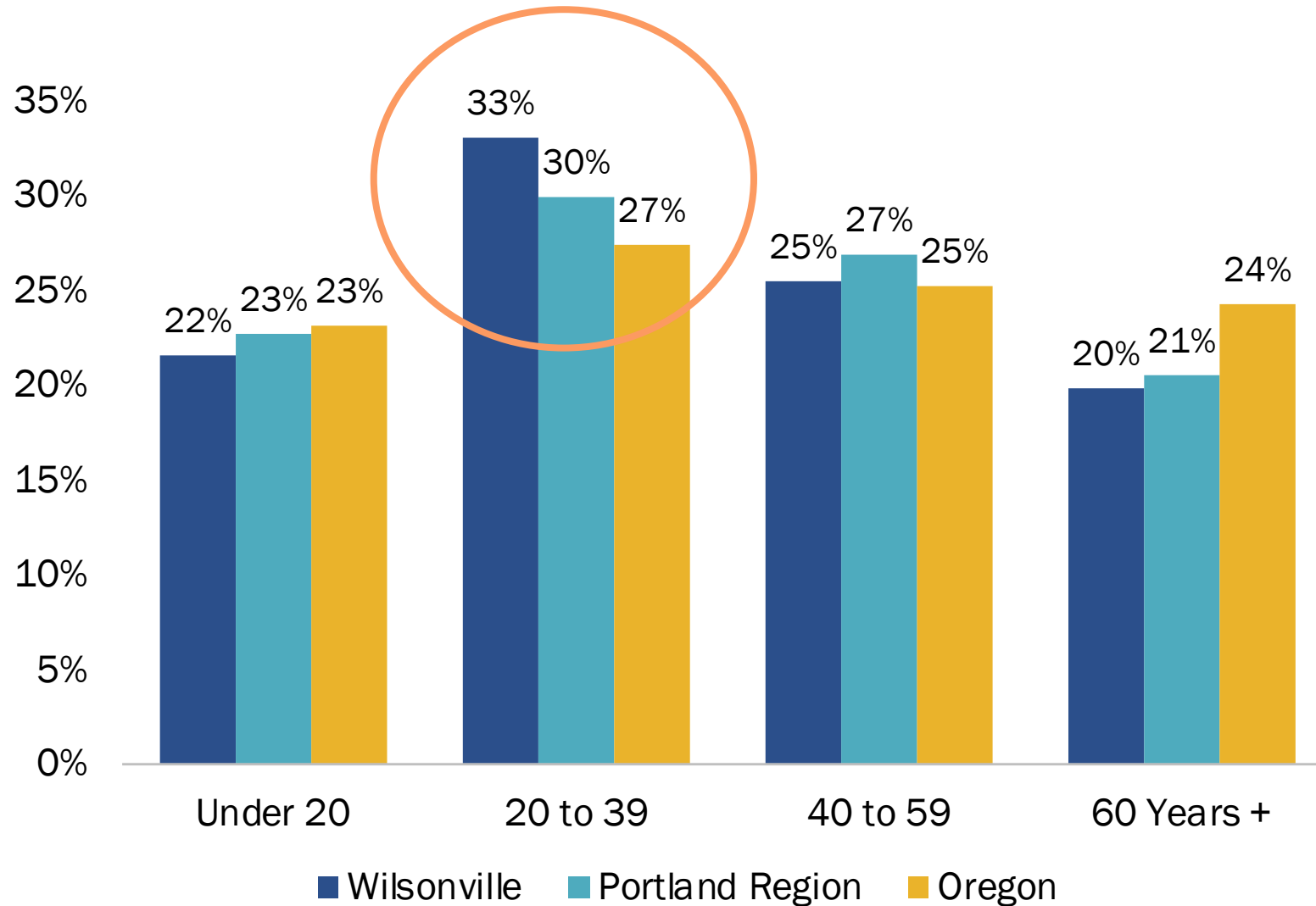
Entitled units where building permits have not yet been issued:

- Town Center Mixed Use: 114 multifamily units
- Villebois Village Center Mixed Use : 143 multifamily units and 11 live-work units
- Wilsonville Transit Oriented Development: 121 affordable multifamily units



Source: City of Wilsonville Building Permit Database

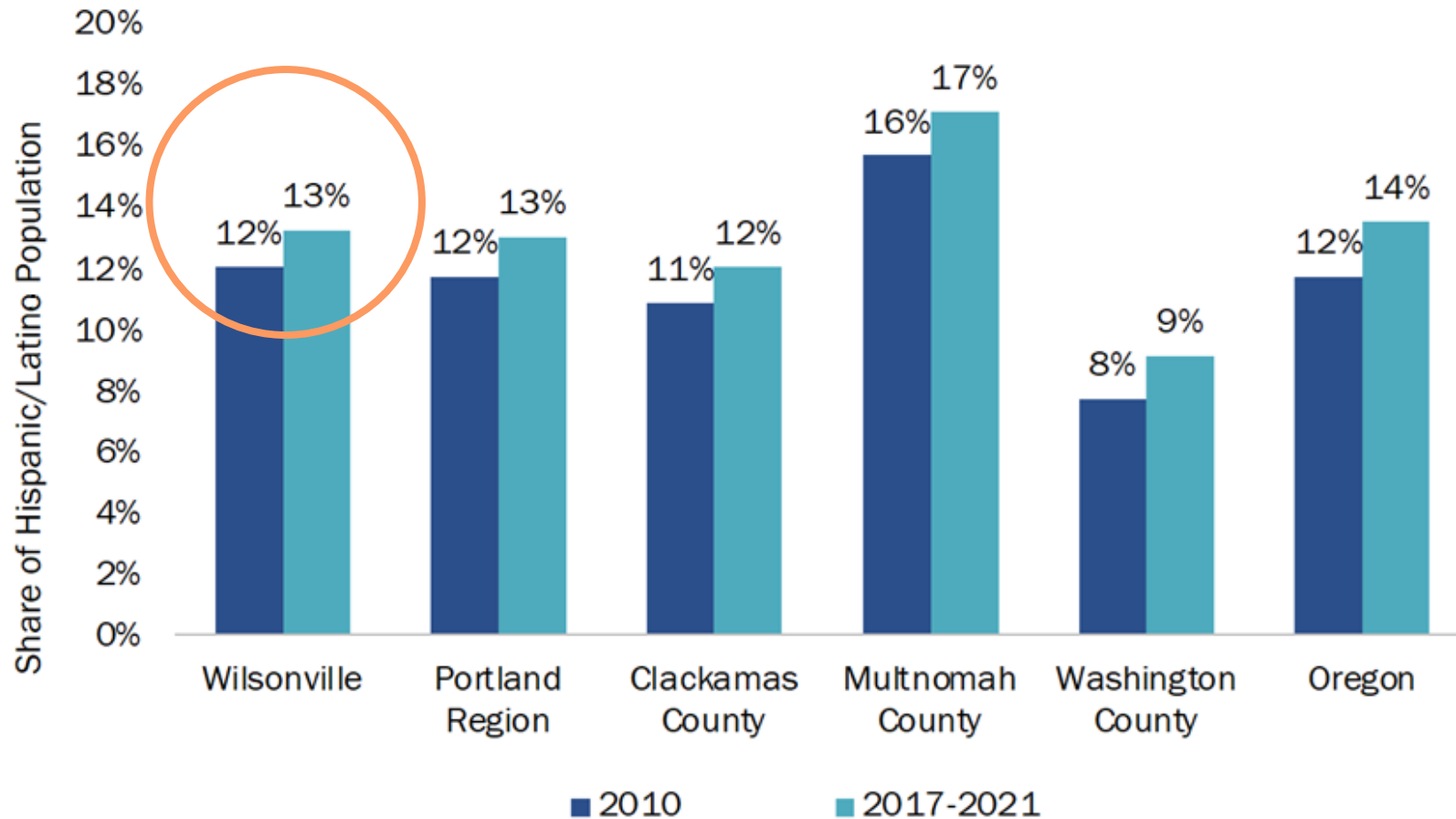
# Population Distribution by Age



Wilsonville has a larger working age population.

People 20 to 39 years account for 33% of Wilsonville's population.

# Share of the Latino Population

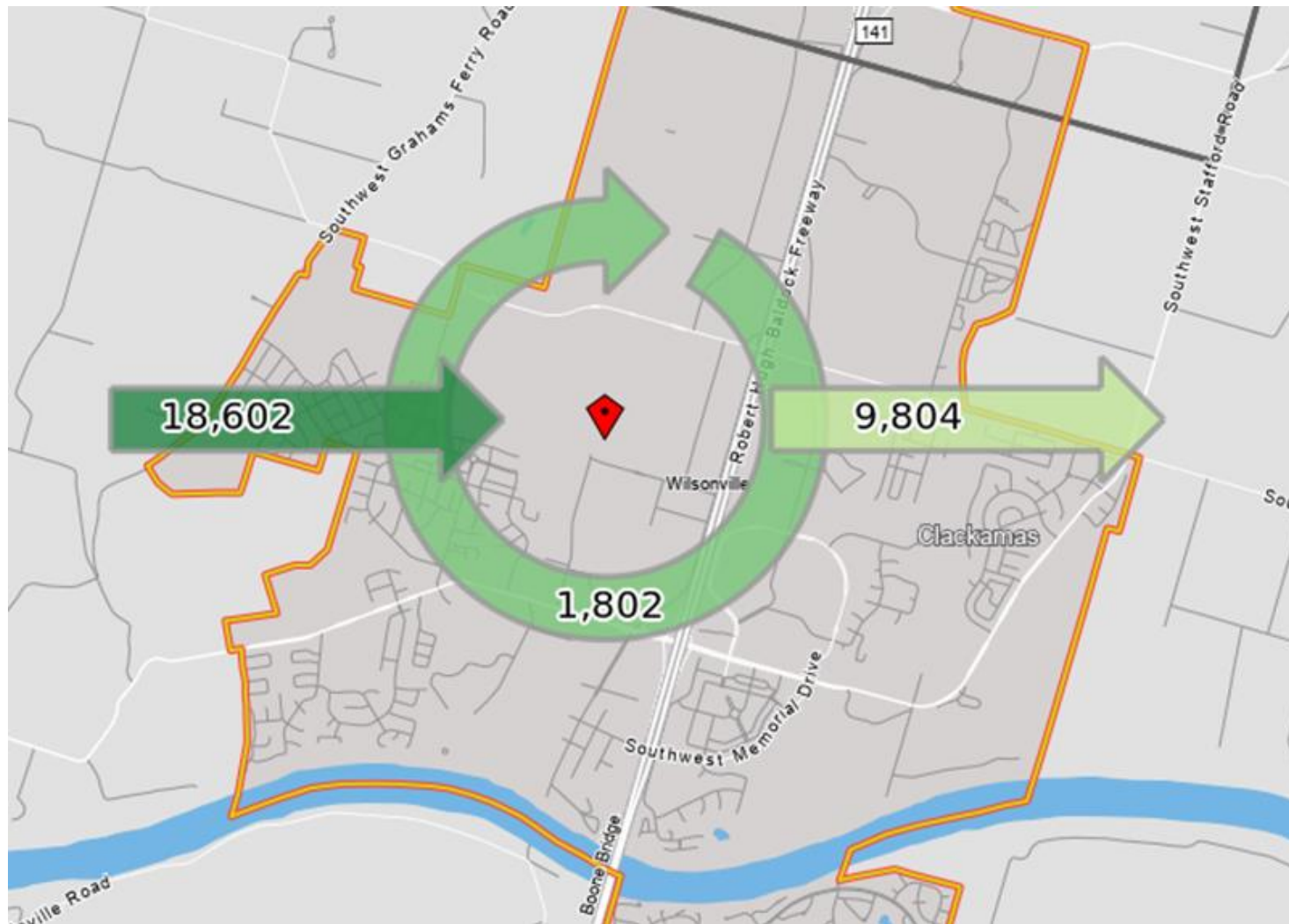


Wilsonville's Latino population grew by 1,073 people between 2010 and 2021

Source: U.S. Census, Decennial Census 2010 and ACS 2017-2021, Table P008 and B03002.



# Commuting Flows

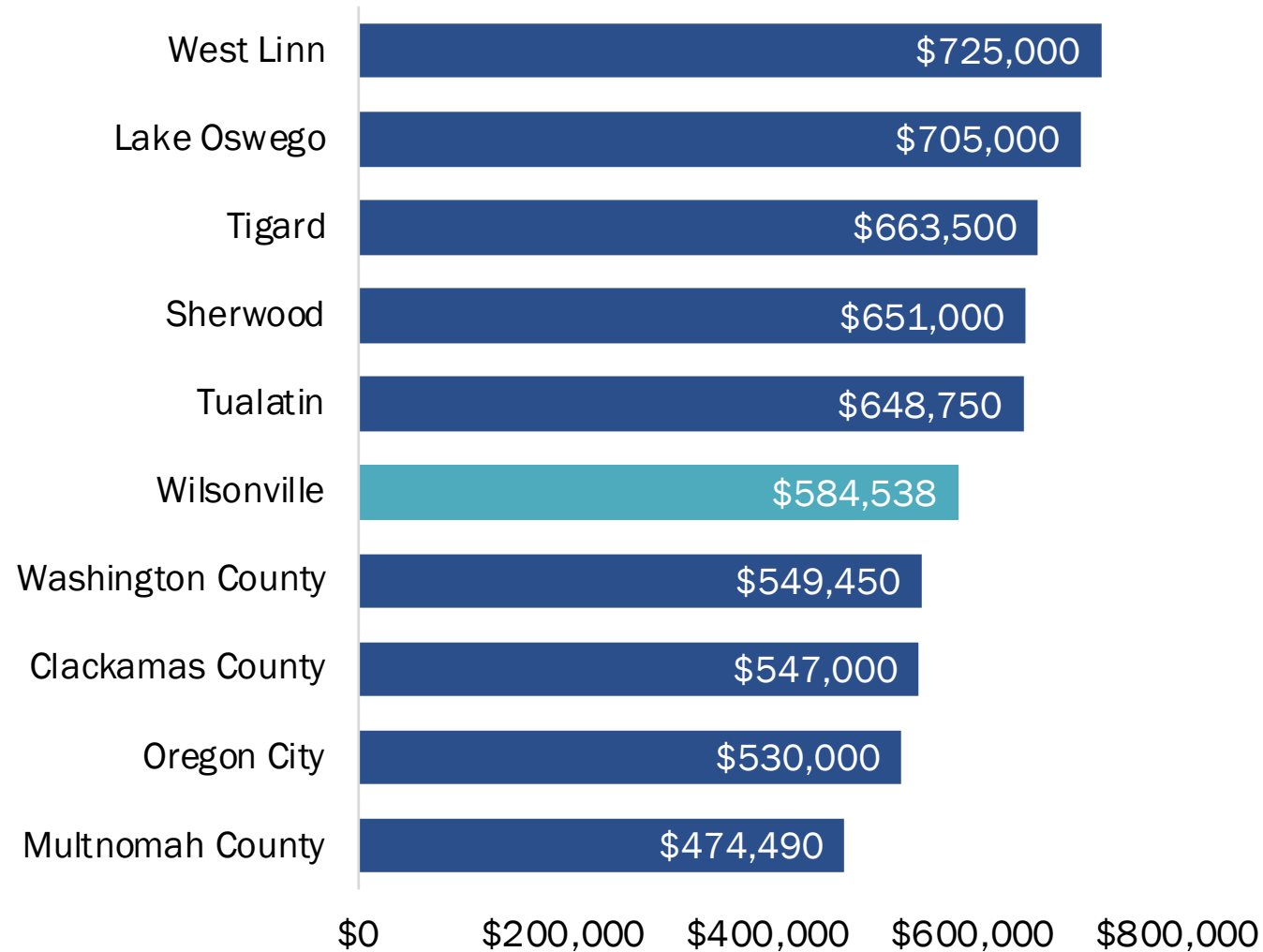


**About 20,400 people work in Wilsonville**

Most of these people (18,602) commute into Wilsonville for work.

Source: US Census Bureau, Census on the Map, 2019.

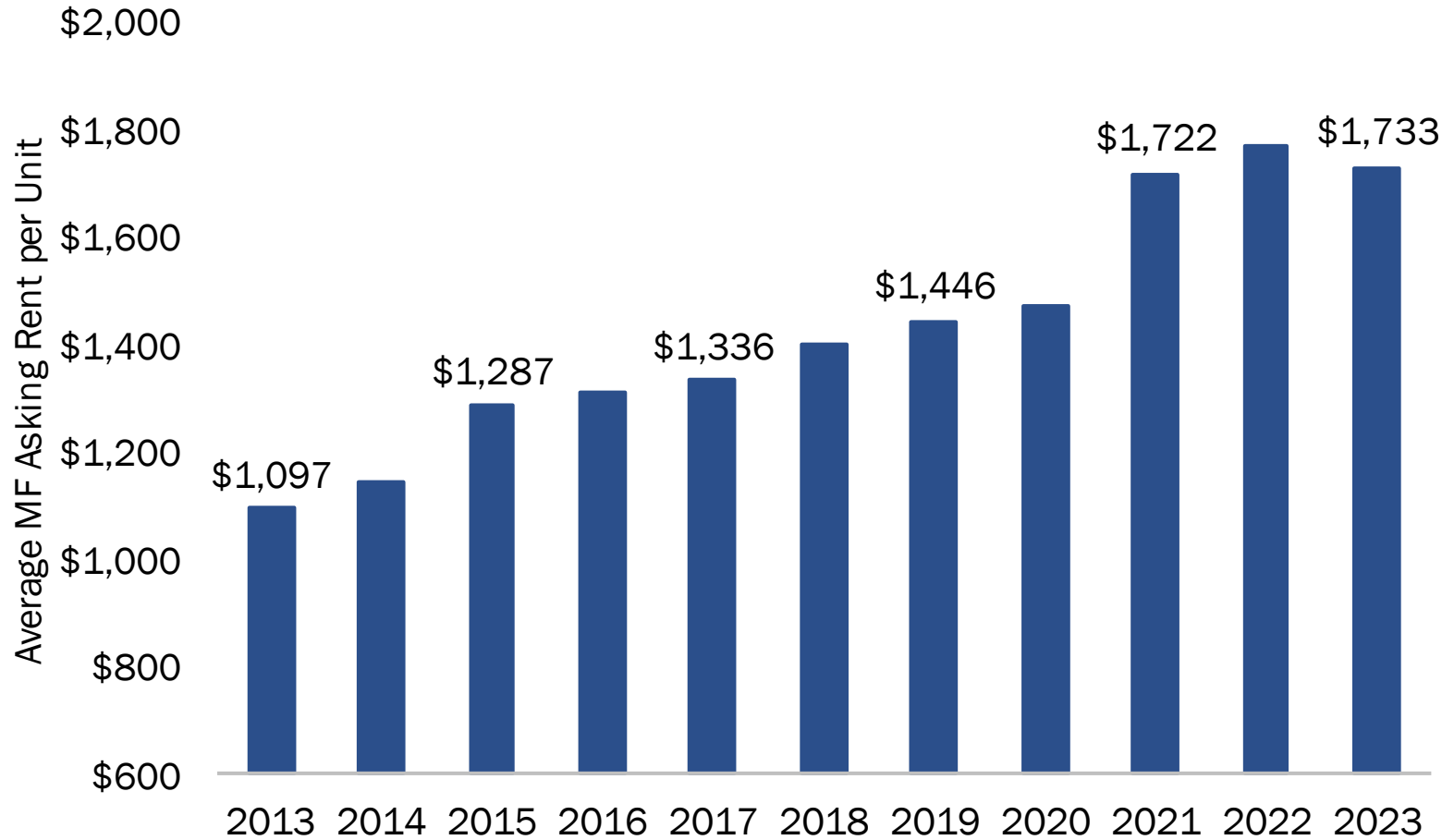
# Median Home Sales Price



Between January 2014 to January 2024, the median home sales price in Wilsonville increased by \$245,000 (72%) from \$340,000 to \$585,000

Source: Redfin, January 2024

# Monthly Average Asking Rents in Wilsonville, 2013-2023

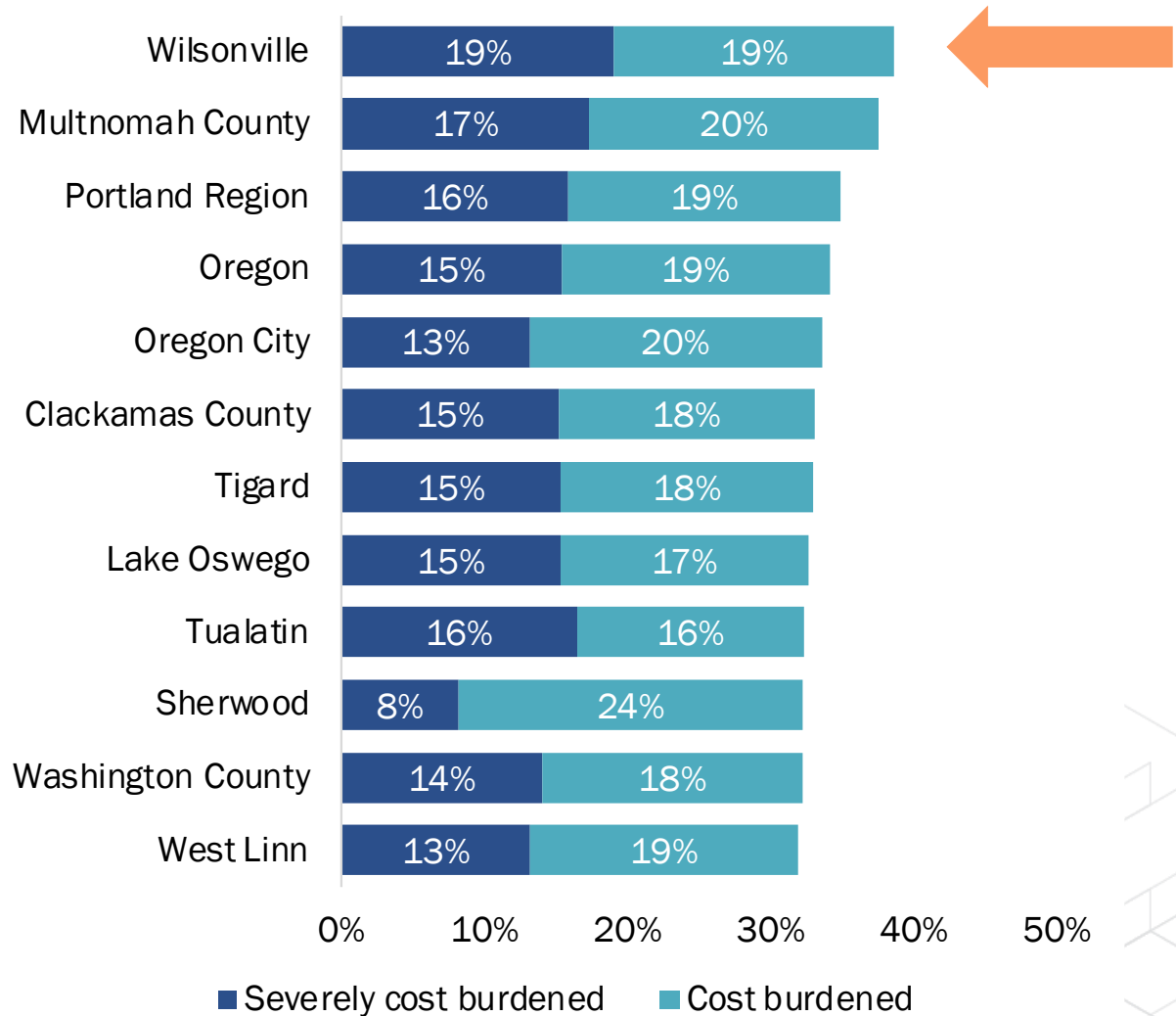


Between 2013 and 2023, Wilsonville's average multifamily asking rents increased by 58% (\$636) to \$1,733 per month, not including utility costs.

Source: Costar, pulled March 2024

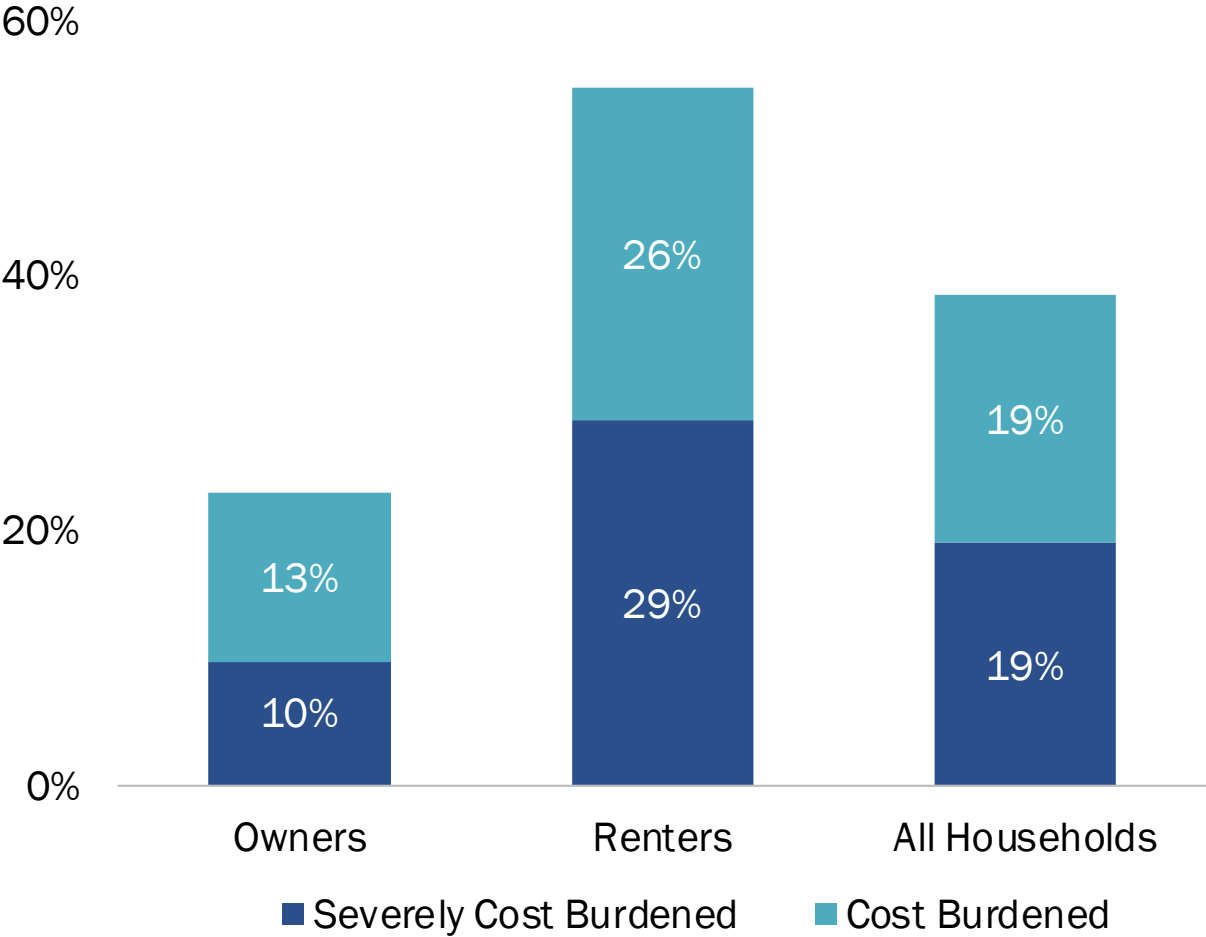
Cost burdened: spending more than 30% of income on housing costs

Severely cost burdened: spending more than 50% of income on housing costs



Source: U.S. Census, American Community Survey 2018-2022, Tables B25091 and B25070

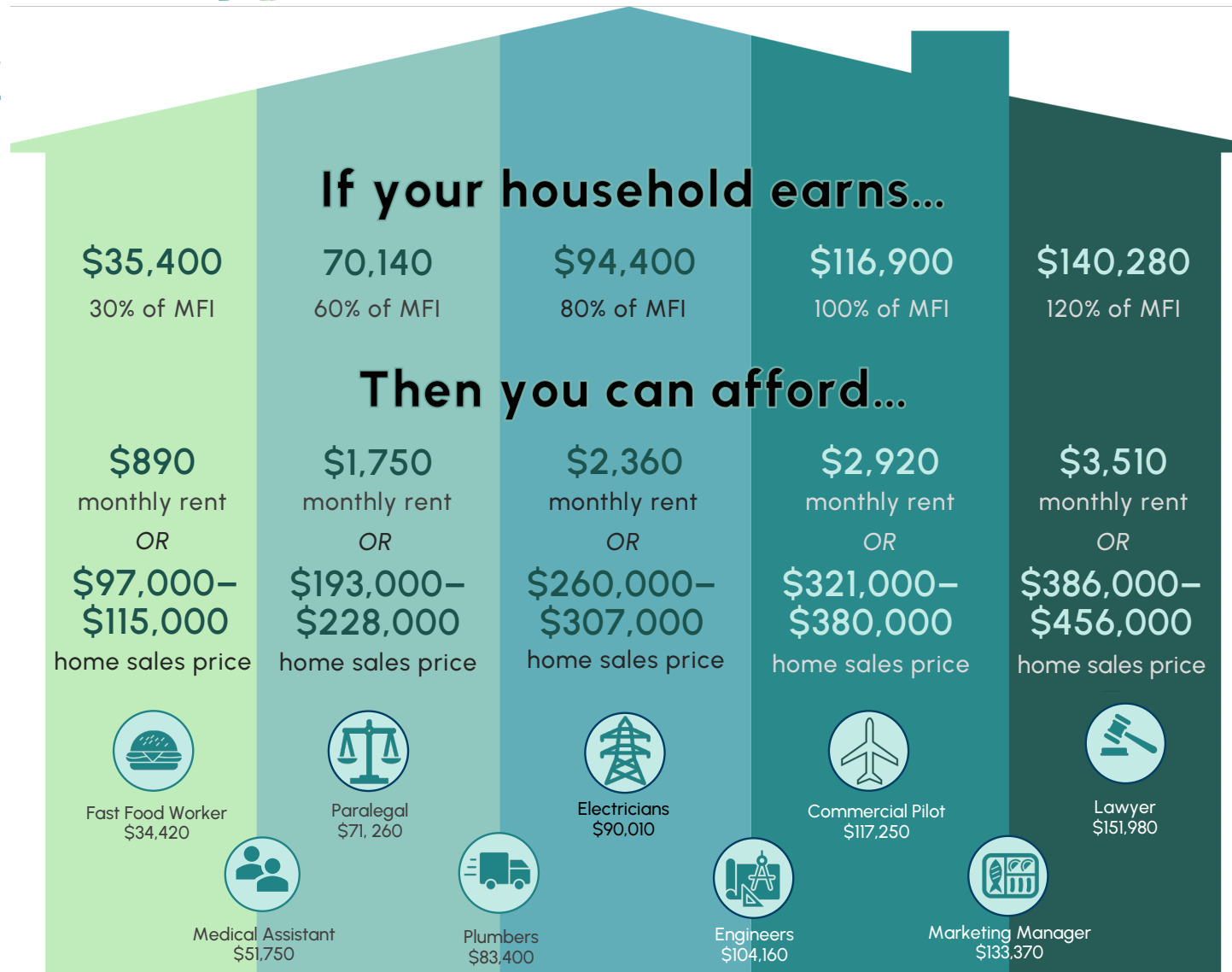
# Cost Burden by Tenure, Wilsonville



About 55% of Wilsonville’s renters were cost burdened or severely cost burdened, compared to 23% of homeowners.

Source: U.S. Census, ACS 2018-2022, Tables B25091 and B25070

# Financially Attainable Housing, Wilsonville



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

(Redfin, Jan 2024)

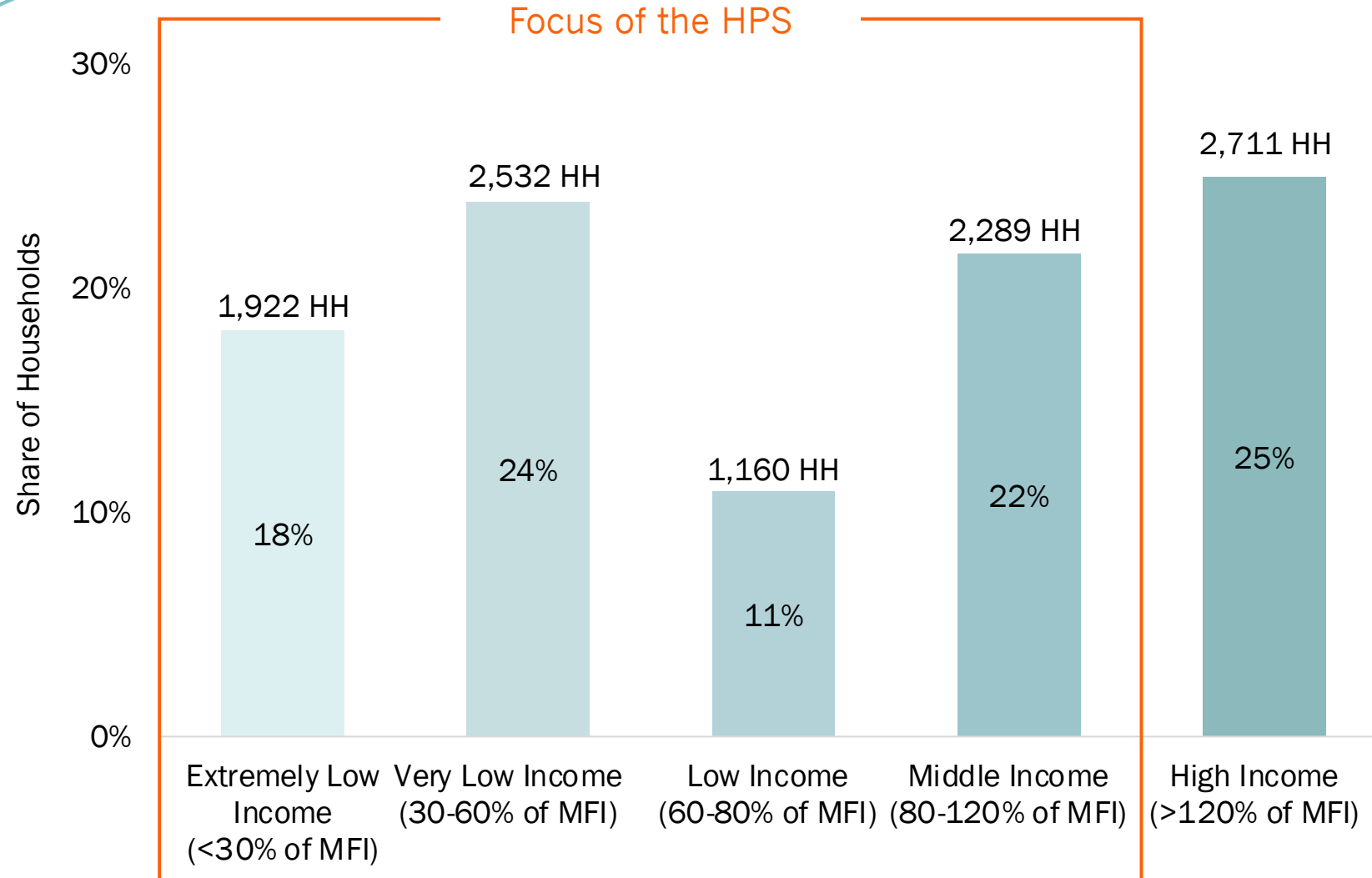
Requires \$180,000 income (154% of MFI) to afford

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



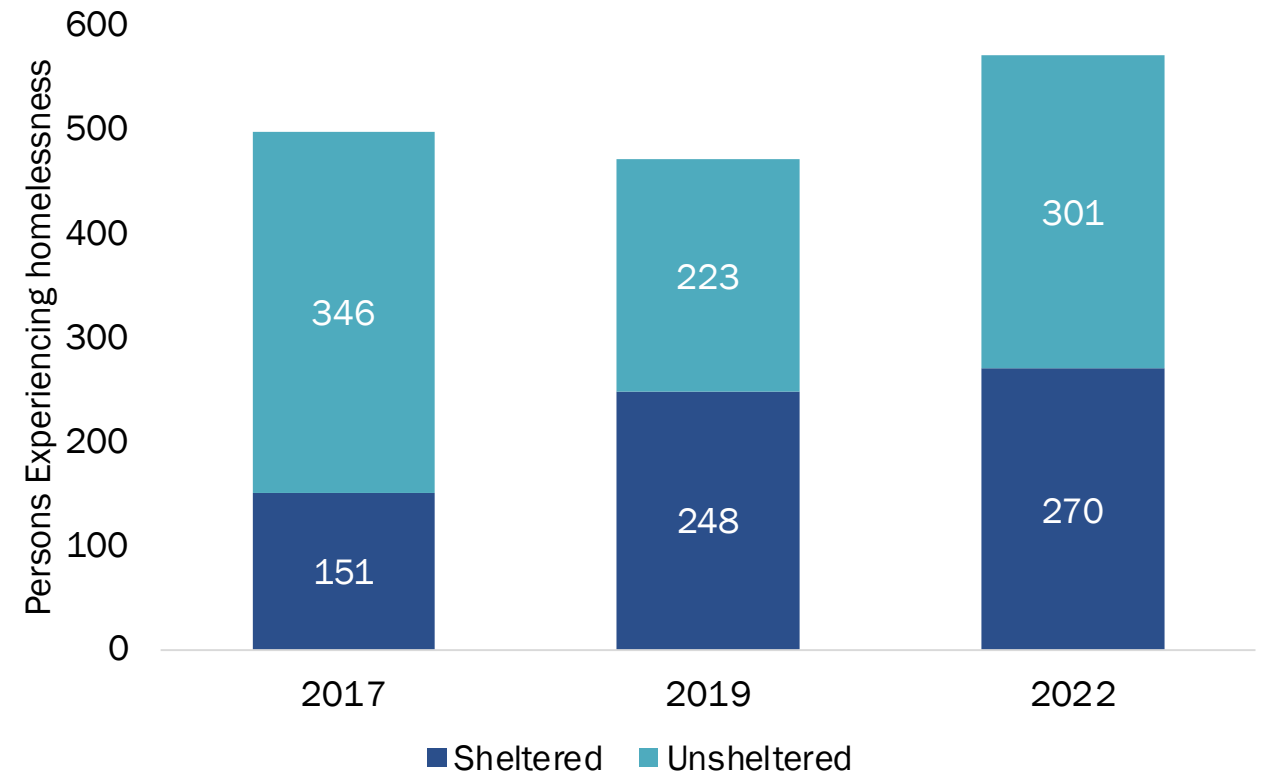
This chart is based on the HUD MFI for the Portland MSA and the ACS household income distribution for Wilsonville.

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

# Housing Needs Often Differ by Group

- People experiencing homelessness:
  - ◆ Temporarily or chronically
  - ◆ Alone or with children
- Racial or ethnic groups
- People over 65 years old
- People with disabilities

Point-in-Time Homelessness Estimates, Clackamas County, 2017-2022

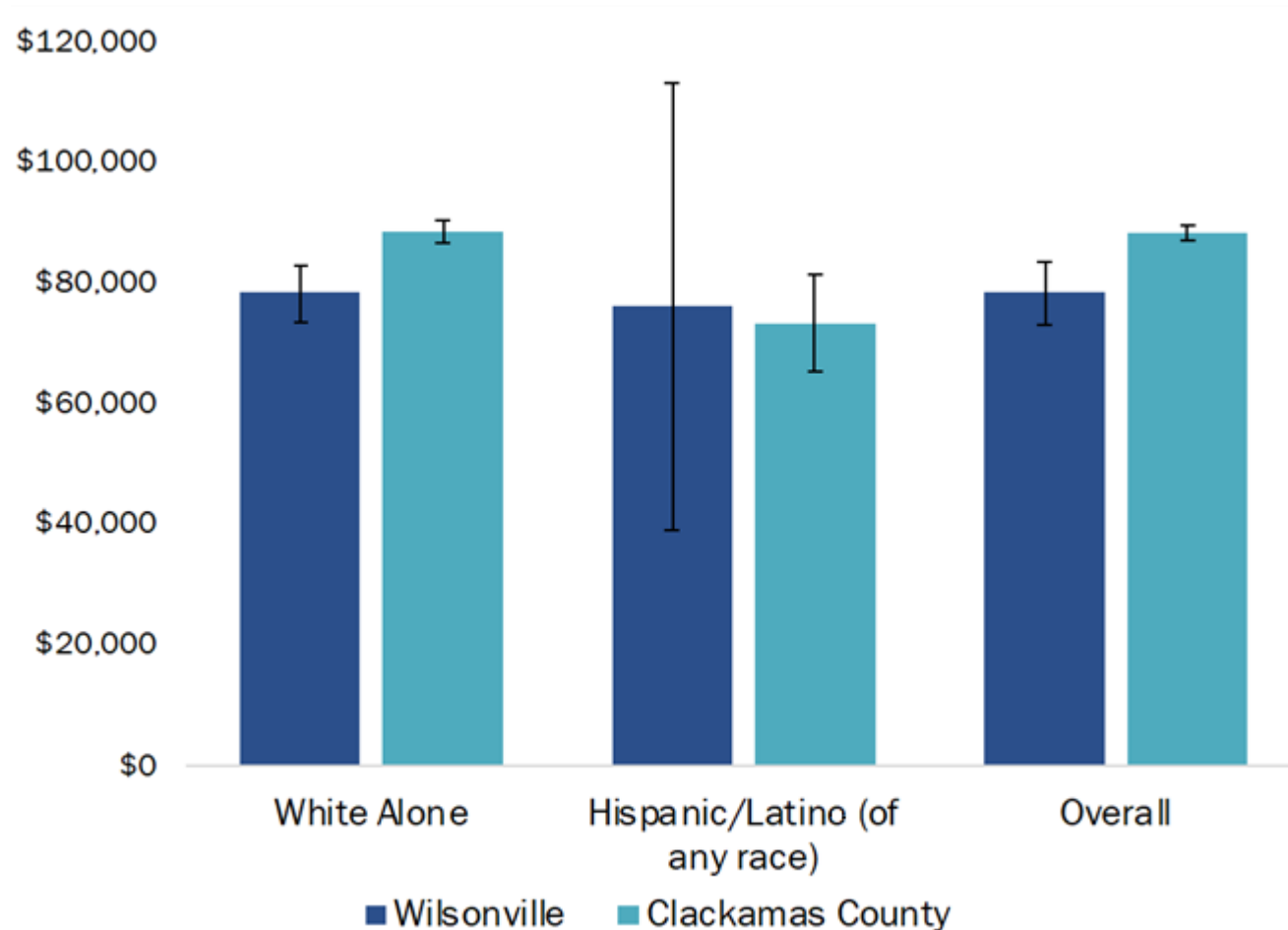


Source: HUD Point-in-Time Counts



# Ability to Pay for Housing by Race and Ethnicity

Median Household Income by Selected Race and Ethnicity, 2017-2021



The largest racial and ethnic groups in Wilsonville are:

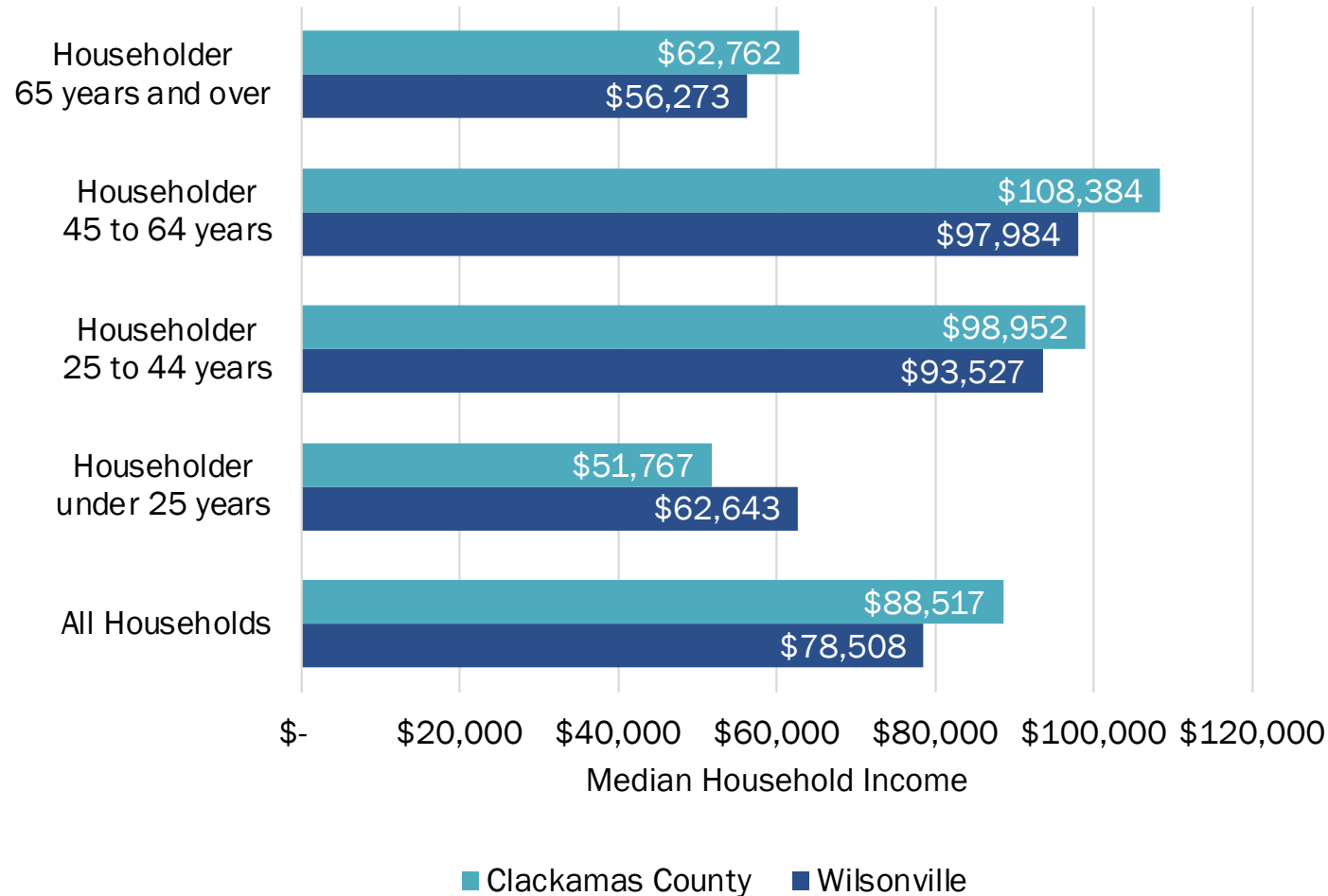
**White, non-Hispanic:** 18,937 people, 73% of population

**Hispanic/Latino (any race):** 3,433 people, 13% of population

17 Source: U.S. Census, American Community Survey 2017-2021  
Note: Other races not included due to lack of data and / or high margins of error

# Ability to Pay for Housing: People Aged 65 Years and Older

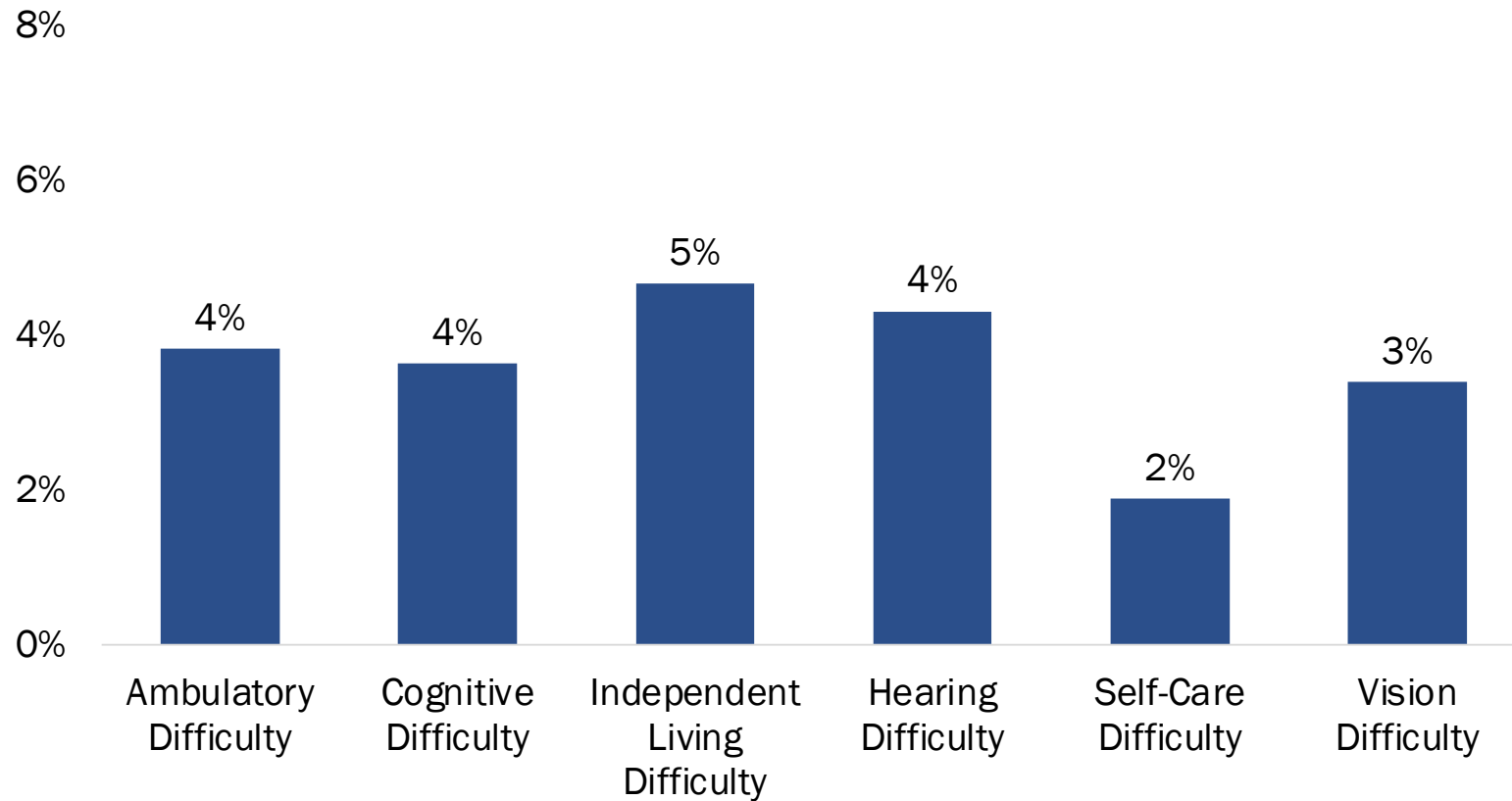
## Median Household Income by Age



In Wilsonville, median household income for people over 65 years is 72% of the overall median.

# Persons with a Disability

Share of Persons with a Disability by Type (% of Total Population),  
Wilsonville, 2017-2021



About 12% of  
Wilsonville's  
population has  
one or more  
disabilities

Source: 2017-2021 American Community Survey, U.S. Census

# Initial Themes: Unmet Housing Needs

- Access to affordable housing
  - ◆ Rent and ownership, diverse housing types
  - ◆ Market-rate and income-restricted affordable housing
- Access to housing that meets the household's needs
  - ◆ Size and configuration, number of bedrooms
  - ◆ Housing with needed services such as mental health, substance abuse, healthcare services
  - ◆ Accessibility for people with a disability
- Access to housing without discrimination