



PLANNING COMMISSION
WEDNESDAY, JUNE 9, 2021

II. INFORMATIONAL

- A. Annual Housing Report (McAlister) (30 Minutes)



**PLANNING COMMISSION WORK SESSION
STAFF REPORT**

Meeting Date: June 9, 2021		Subject: 2020 Wilsonville Annual Housing Report	
		Staff Member: Georgia McAlister, Assistant Planner	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input checked="" type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments:	
Staff Recommendation: None. Information only.			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Thoughtful, Inclusive Built Environment	<input type="checkbox"/> Adopted Master Plan(s):	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE PLANNING COMMISSION:

2020 Wilsonville Annual Housing Report.

EXECUTIVE SUMMARY:

The City of Wilsonville has produced an annual housing report since 2014 following recommendations from the 2013 Housing Needs Analysis. The current report can be found at www.ci.wilsonville.or.us/housingreport. Many of the past reports show the large amount of homebuilding in Villebois in recent years. The 2020 report, which shows much lower numbers of new homes (84 compared to a peak of 317 in 2016), highlights a shift in housing construction in Wilsonville, as homebuilding takes hold in Frog Pond.

For a variety of reasons, including product mix, price point, and economic conditions, the rate of construction in Frog Pond has been and is anticipated to continue in the near-term at a substantially lower rate than what Wilsonville has seen in Villebois. In spring of 2020 there was concern that the rate of housing construction may be significantly impacted by the still unfolding economic downturn related to Covid-19. At this time, the slowdown in development related to Covid-19 has not been severe. Construction has continued at a steady rate, with building permits picking up pace already in 2021, and new developments have been proposed, including Frog Pond Ridge.

Moving forward there is also a new focus on Middle Housing, with the State's adoption of House Bill 2001, which may further impact housing trends in the City. As Wilsonville implements the Equitable Housing Strategic Plan, including the City's Middle Housing project, the Annual Housing Report becomes even more important in helping monitor the impacts planning efforts and new policies have over the years in providing more housing choices for our community members.

Additional key takeaways of the 2020 report are as follows:

- The 84 homes permitted in 2020 represent a wide variety of housing types. The lot sizes ranges from less than 891 square feet to over 13,193 and unit size ranges from 600 square feet to 5,359 square feet.
- Over the past five years, the majority of housing construction permits have been single-family. Nevertheless, there is a variety of housing types within this category, including attached single-family. Many of the attached single-family are in Villebois, but some have also been built in Frog Pond.
- In 2020, approximately 1 in 4 homes permitted were a type of Middle Housing.
- 2020 saw City approval of only one additional residential subdivision, the 71-lot Frog Pond Ridge.
- No new attached multi-family units or “apartments” were permitted in 2020, the same as the last few years. 2020 did see both four-plex and five-plex style townhomes permitted in Villebois.
- Correlating with housing growth, population continues to increase but at a smaller rate than previous years. In the last 5, years the population of Wilsonville has grown by 16%.

- Median home sale price and median rent price have steadily increased over the past five years. As a result, the average home in Wilsonville costs 16 percent more than what an average household can reasonably afford. This is a decrease from previous years and appears to be related to an increase in income among homeowners, not lower housing costs.
- The average rent in Wilsonville in 2019 was 27 percent higher than what the average renter can afford. This indicates that renters are disproportionately burdened by housing cost in Wilsonville. These costs reflect a broader affordability issue in the region.
- Households earning less than \$50,000 a year are disproportionately rent-burdened; 70 percent of households in this income group spend more than 30 percent of their monthly income on housing. In contrast, only 36 percent of households earning more than \$50,000 a year is rent-burdened.
- Median home prices and the percent of cost-burdened residents is similar to comparable Metro-area cities.
- Housing unit and population growth is greater than many comparable Metro-area cities.
- The City has exceeded the projected household growth in Metro’s 2014-2034 forecast for the past five years. Since 2014, Forty-four percent of the city’s 20-year projected household growth has been constructed; this fact indicates that Wilsonville could likely exceed Metro’s growth forecast by a large margin. This steady growth demonstrates there is a need for construction of new homes to keep up with demand.
- Fifty-two percent (245 of 477 acres) of Wilsonville’s 20-year land inventory has been dedicated to development by plans approved over the past seven years (2014-2020). It is worth noting, the 477 acres does not include the recent UGB expansion area for Wilsonville’s Frog Pond East and South neighborhoods.
- Under Metro’s forecast, Wilsonville will run out of residential land by about 2032. However, this calculation and assessment is based on the Buildable Land Inventory as part of the 2014 Housing Needs Analysis before the 2018 Advance Road area was added to the Urban Growth Boundary. With the 2018 UGB expansion, there are 280 more acres of available land for the City’s 20-year growth period. As soon as the master planning of the 2018 UGB expansion is completed in late 2022, the City will complete a new Housing Needs Analysis during 2023

EXPECTED RESULTS:

2020 Wilsonville Annual Housing Report

TIMELINE:

The Wilsonville Annual Housing Report is published each spring based on data from the previous calendar year.

CURRENT YEAR BUDGET IMPACTS:

The report was prepared using budgeted staff resources.

COMMUNITY INVOLVEMENT PROCESS:

The report will be published on the City's website for the community to review and learn about housing in Wilsonville.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

Tracking housing related data annually helps the community understand conditions on which to base housing-related policy and actions, such as those in the Equitable Housing Strategic Plan.

ALTERNATIVES:

N/A

ATTACHMENTS:

1. Link to 2020 City of Wilsonville Housing Report published on the City's website www.ci.wilsonville.or.us/housingreport (link to 2020 report will be activated 6/9/2021)