

Wilsonville Equitable Housing Strategic Plan

Task Force Meeting 1
July 17, 2019

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- Introductions
- Project Overview and Task Force Role
- Preliminary Research Findings
- Policy Objectives
- Next Steps and Adjourn

What is Equitable Housing?

Equitable housing aims to ensure all people have housing choices that are:

- **Diverse**
- **High quality**
- **Physically accessible**
- **Reasonably priced**
- **Close to opportunities, services, and amenities.**

Develop and equitable housing strategic plan:

- **Research and identify gaps**
- **Investigate community needs**
- **Identify and prioritize strategic solutions**

Task Force has been chartered to:

- **Share diverse experiences**
- **Be a sounding board**
- **Help enrich the understanding of equitable housing in Wilsonville**
- **Share expertise in development of the plan**

Preliminary Market Research Findings

Housing Market Research Report

Purpose:

- Synthesize information on the current housing market to support City decision making

Data:

- Draws heavily from 2019 Clackamas County Housing Needs Analysis – Baseline Assessment

Market Research Questions

- Who lives in Wilsonville today?
- What will the future population look like?
- What types of housing are needed in future?
- What are current housing conditions?
- Implications

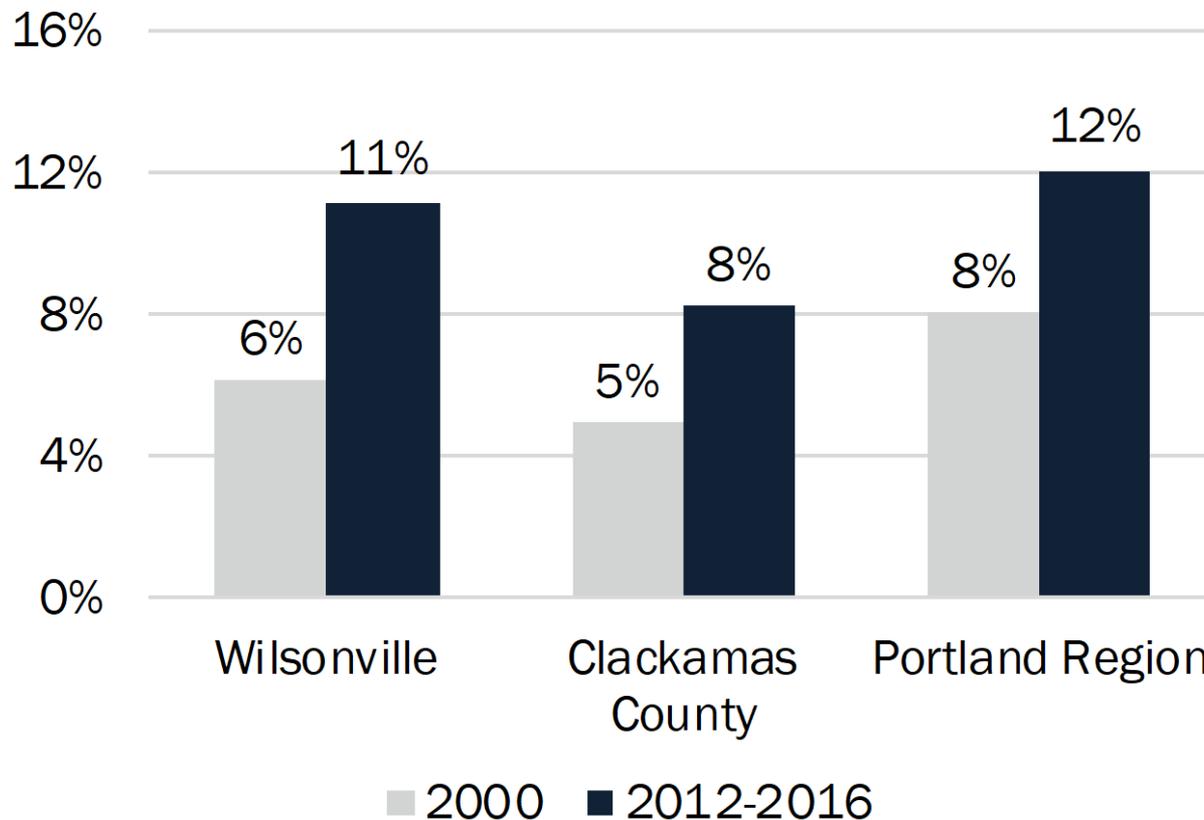
Who lives in Wilsonville today?

- 3rd in the state for 5-year population growth
- Greater share people over 60 years than Portland region (20% vs 18%)
- Almost a third of Wilsonville residents are 20-40 years old

The Latinx population has expanded

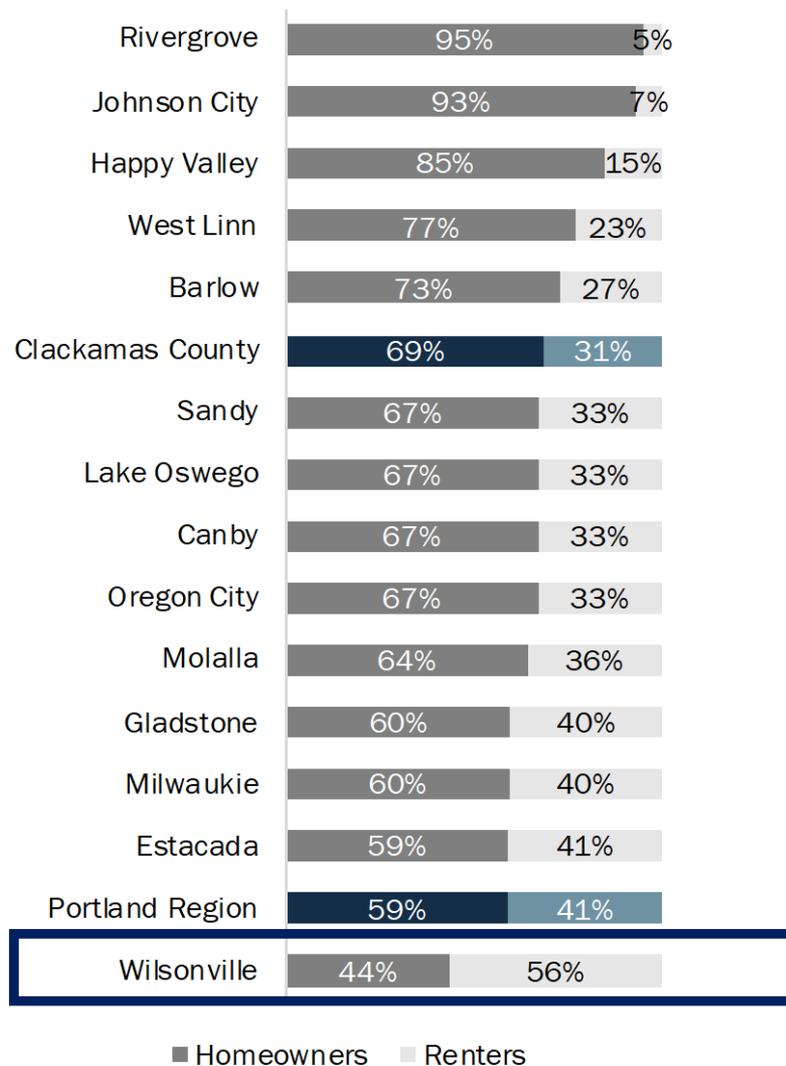
Hispanic/Latinx Ethnicity, Wilsonville, Clackamas County, Portland Region, 2000 to 2012-2016

Source: U.S. Census Bureau, 2012-2016 ACS Table.



Majority of residents rent their homes

Housing Tenure, Wilsonville and cities within Clackamas County, 2012-2016

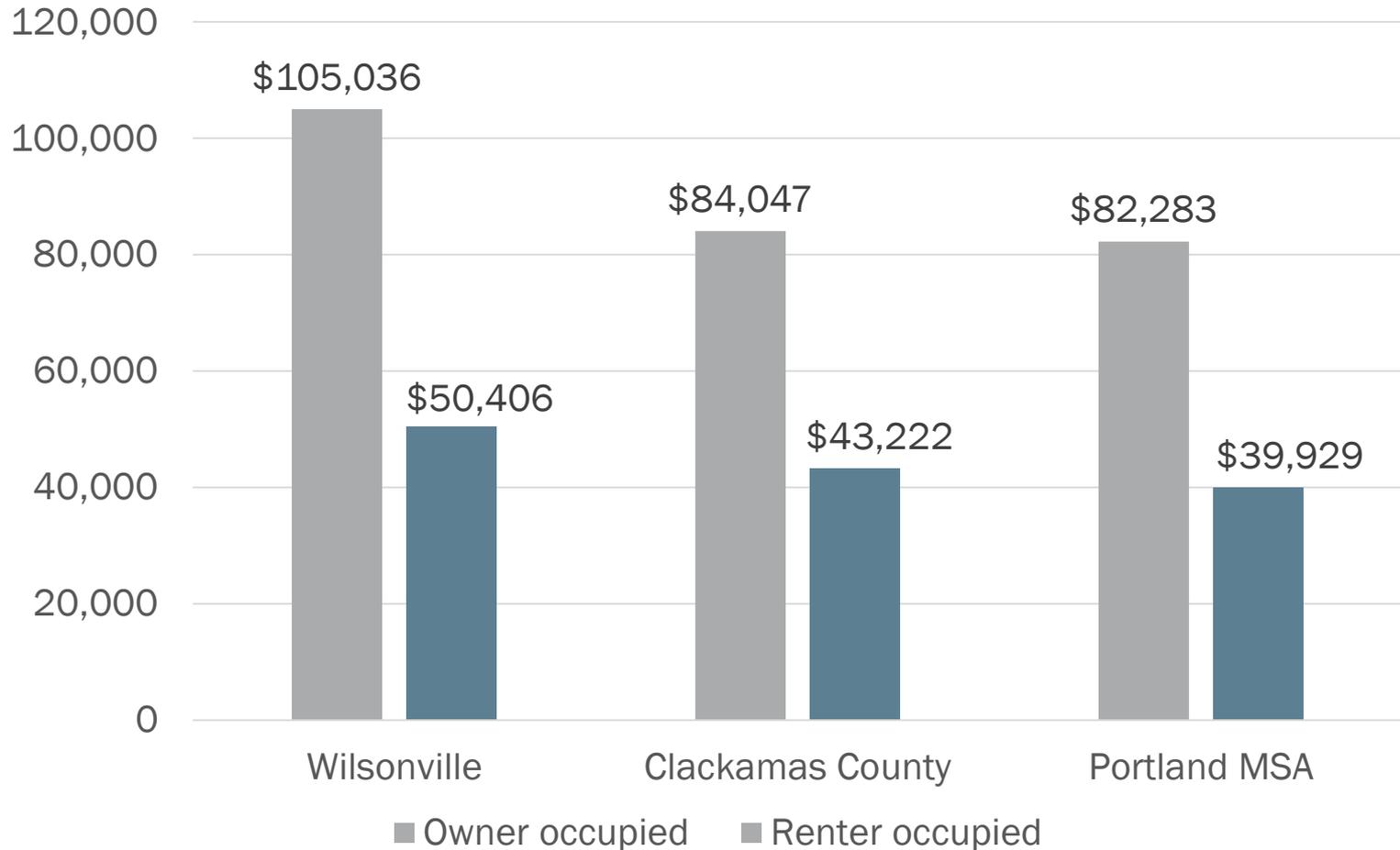


Source: U.S. Census Bureau, 2012-2016 ACS Table B25032.

Renter HH have lower median incomes

Median Household Income by Tenure, 2012-2016

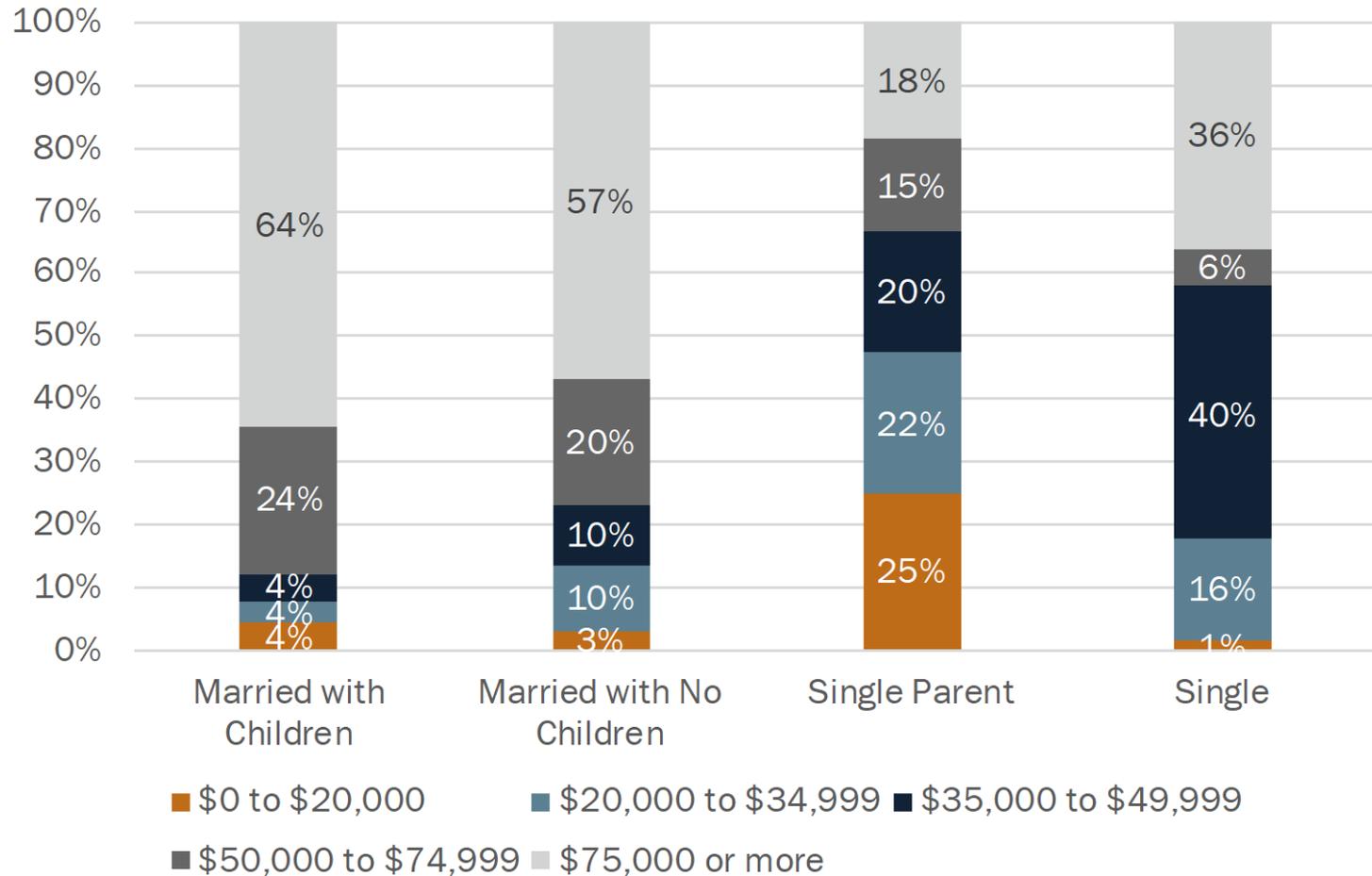
Source: U.S. Census Bureau, 2012-2016 ACS Table B25119



Incomes vary by family type

Household Income by Family Type, Wilsonville, 2012-2016

Source: U.S. Census Bureau, 2012-2016 ACS



What will Wilsonville's future population look like?

Regional forecast

- **More middle-aged Millennials**
- **Relatively constant share of people 60+**
- **Growing share of Latinx residents**
 - 46% of all new regional residents by 2040
- **Lower average household sizes**
 - From 2.6 people to 2.4 people per household
 - Two-thirds of households with 1 or 2 people
- **Monthly housing costs rising**

What types of housing will future residents need?

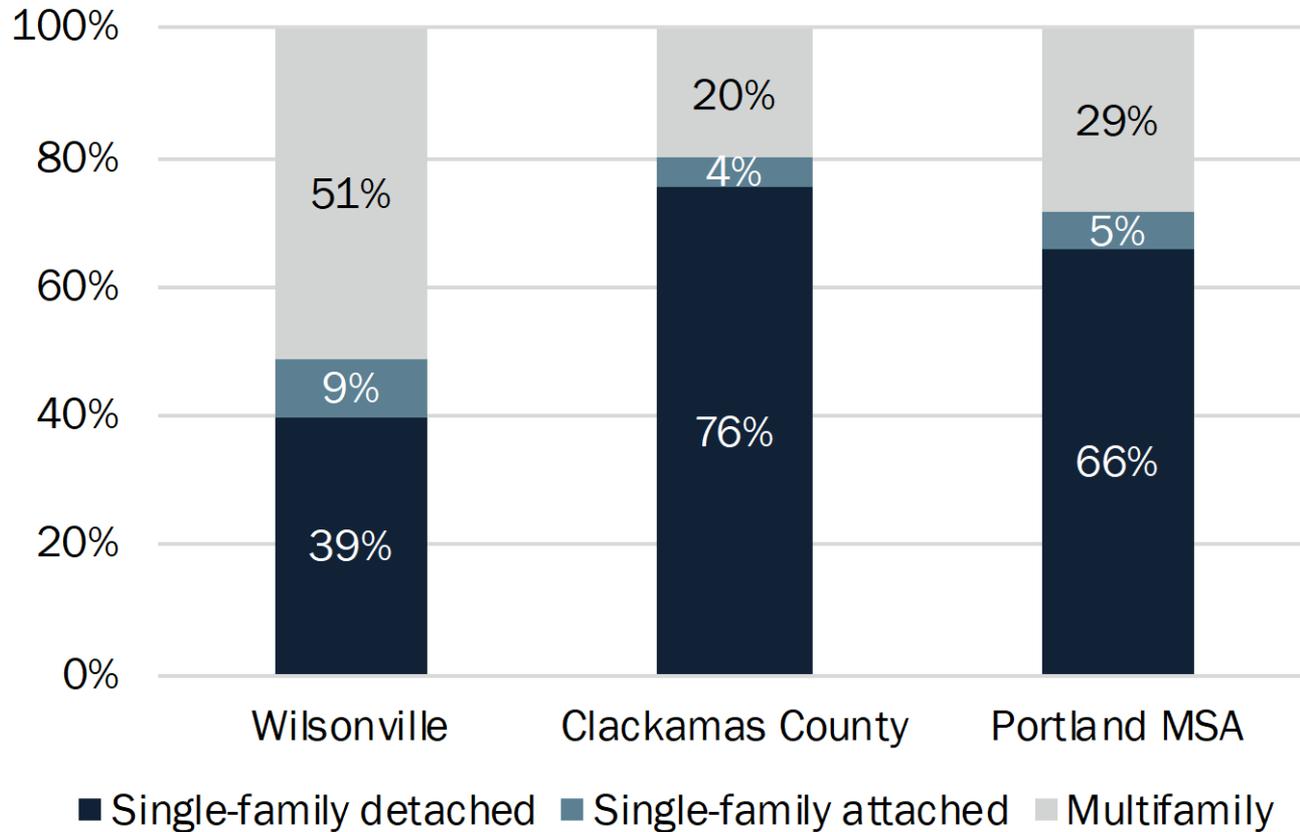
Wider range of housing will be needed

Shift	What does this mean for future housing types?
More middle-aged Millennials	<ul style="list-style-type: none">• Homeownership for Millennials will increase• Demand for relatively affordable ownership and rental types near amenities
Constant number of people 60+	<ul style="list-style-type: none">• Downsizing• Aging in place and multigenerational households• Homes close to services
Increasing share of Latinx households	<ul style="list-style-type: none">• Larger units, to accommodate larger, multigenerational households• Relatively affordable housing

What are housing conditions in
Wilsonville today?

Wilsonville's housing mix

Housing Mix in Wilsonville and comparison geographies, 2012-2016



Source: U.S. Census Bureau, 2012-2016 ACS Table B25024.

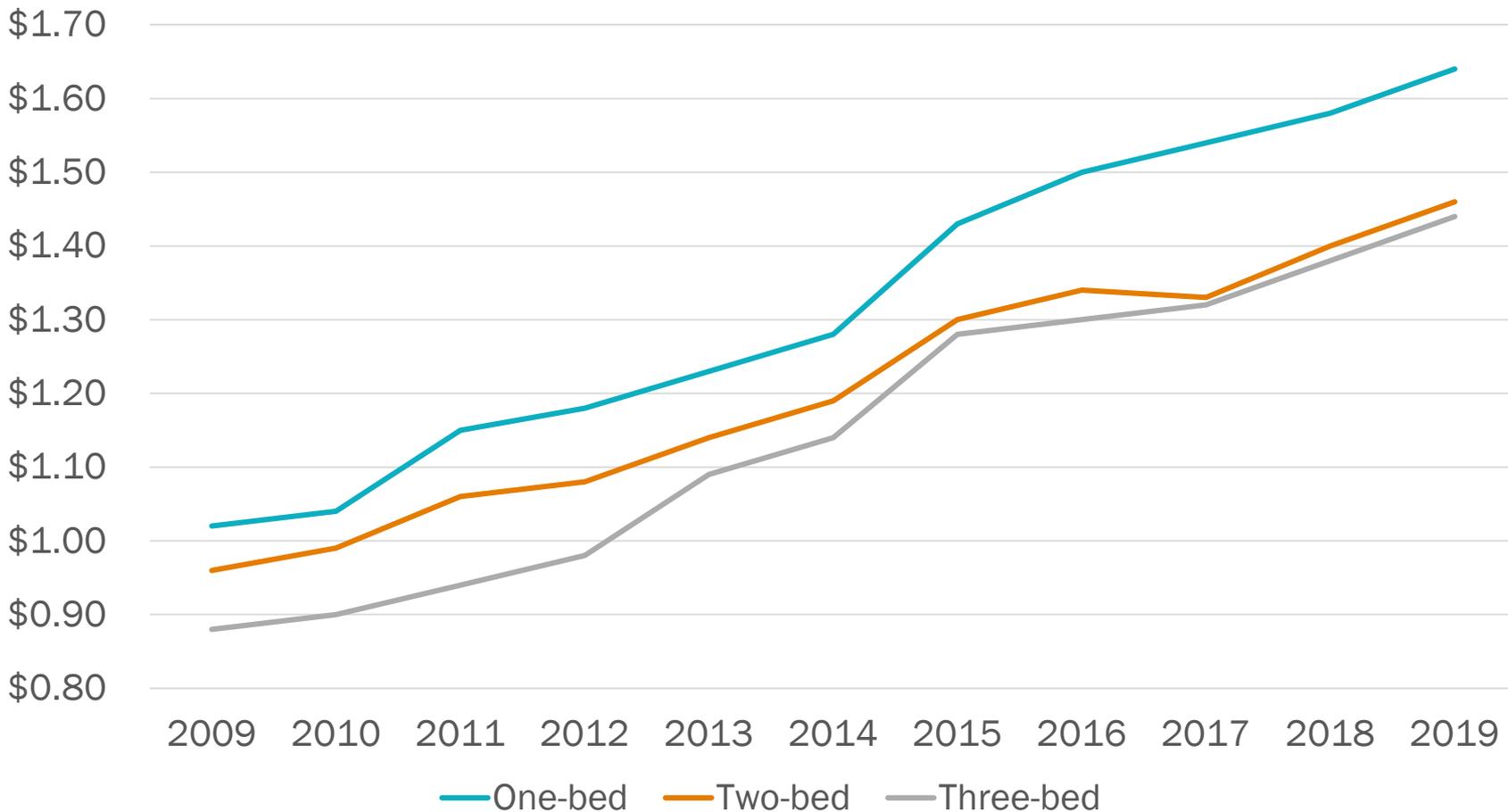
Shifting housing mix of recent development

- Between 2000-2012, two thirds of units built were multifamily or single-family attached
- Since then, more detached units
 - 2016-17: no multifamily or single-family attached
 - 2018: 70% were for single-family (both attached/detached)

Rents for all units have increased

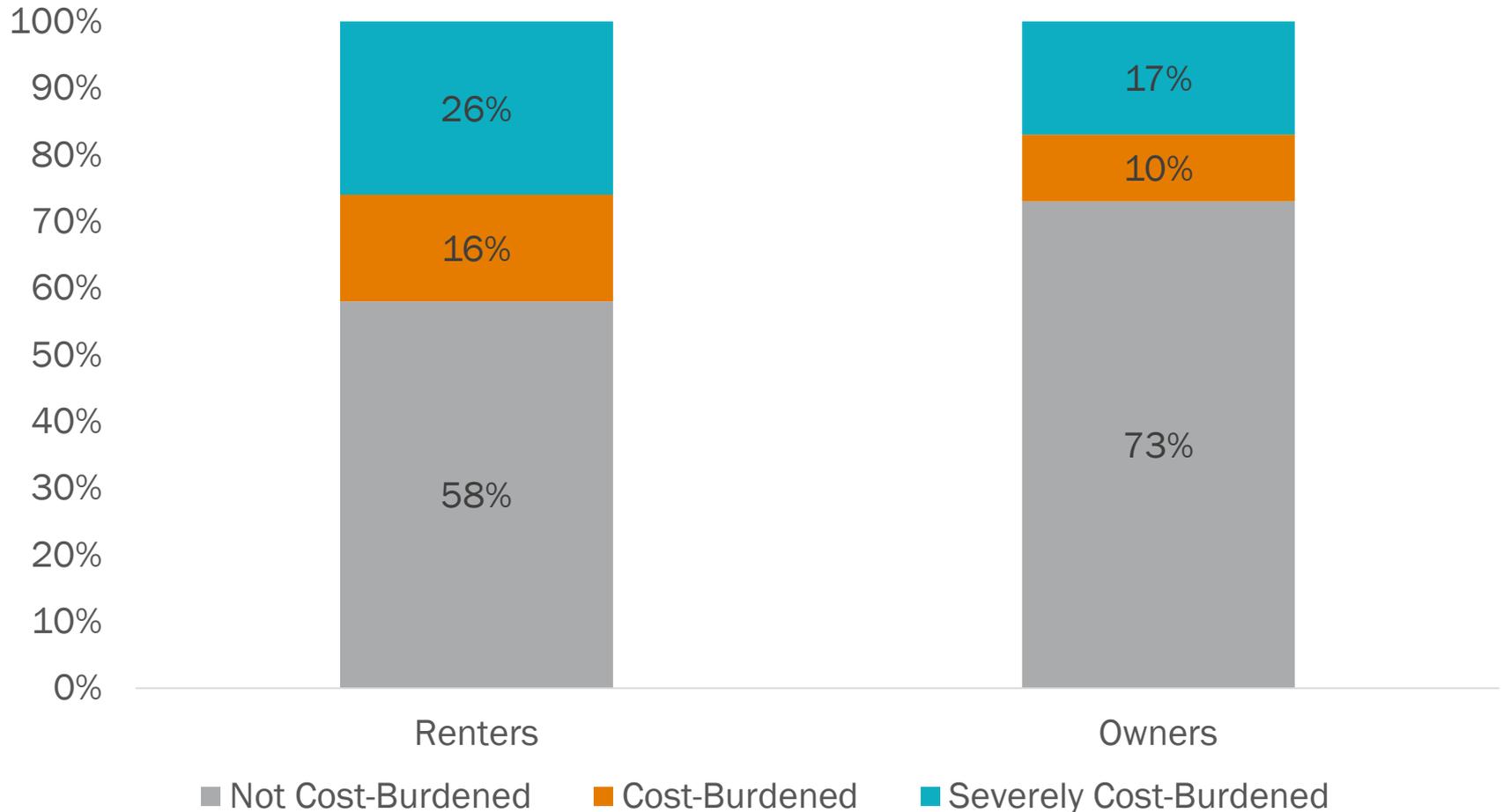
Exhibit 9. Wilsonville rents per square foot, by bedroom count

Source: Costar.



Renters are more severely cost-burdened

Housing Cost Burden in the City of Wilsonville by Tenure, 2012-2016



Source: U.S. Census Bureau, 2012-2016 ACS Table B25091 and B25070.

Most affordable housing is unregulated

- About **11%** of Wilsonville residents live in subsidized housing
- As of 2018, Wilsonville had roughly 449 subsidized, affordable units in 12 developments.



Bell Tower at Old Town Square, built 2011

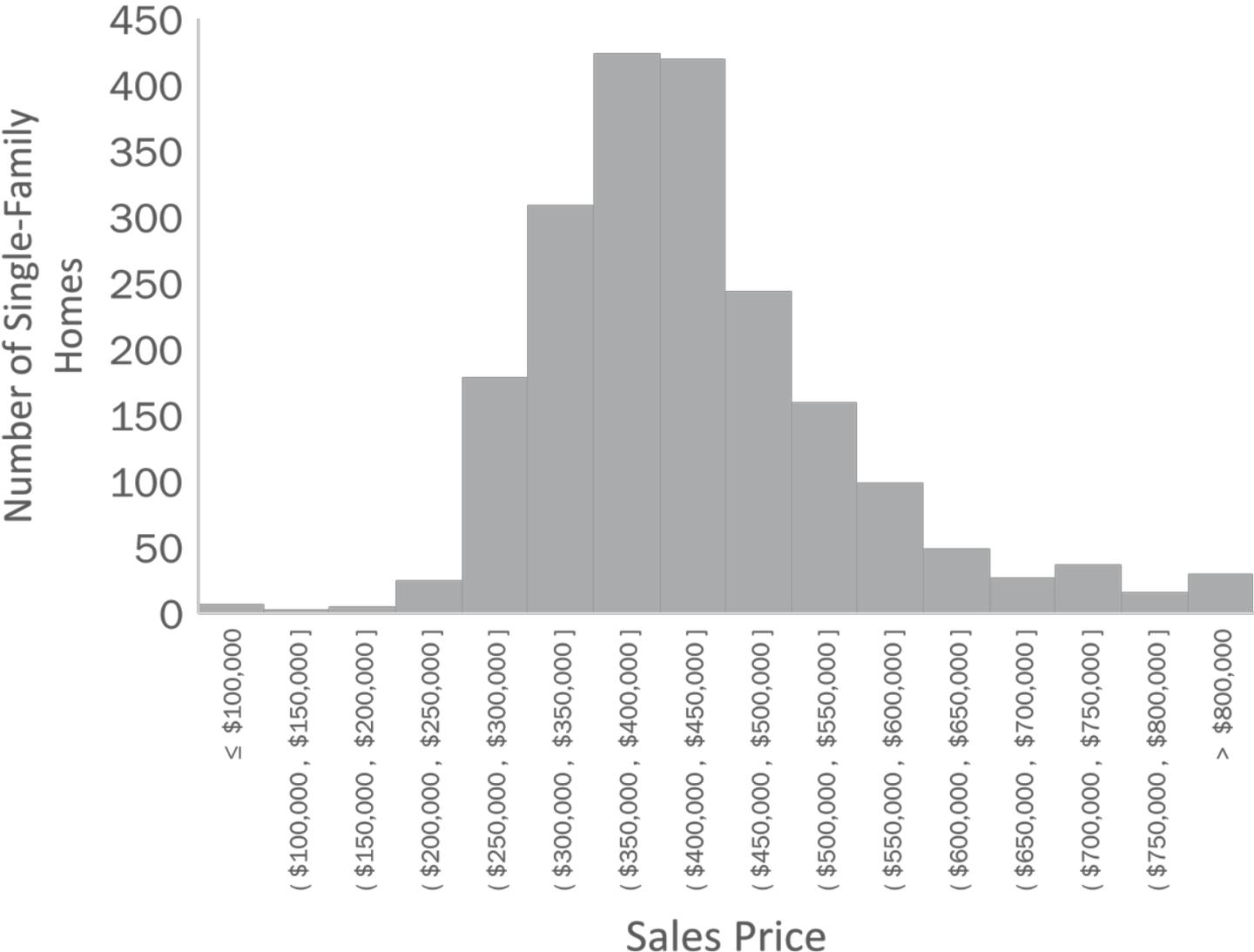


Domaine at Villebois, built 2006

Few homes have sold for under \$300,000

Single-Family Home Sales Price Distribution, Wilsonville, 2015-2019

Source: Oregon Metro, Taxlots data, 2015-2019. N = 2,034



Homeownership is out of reach for many Wilsonville residents.

	Afford median rent?	Afford median sales price?
Wilsonville	70% MHI	185% MHI
Clackamas County	61% MHI	130% MHI

Implications

Where do you see the gaps?

- **Affordability Gap**

- Can people afford housing in Wilsonville without becoming cost burdened?

- **Housing Type Gap**

- Do housing types match needs and preferences of different residents?

- **Location Gap**

- Easy access services, amenities, and jobs?

- **Structural Gap**

- Are there system barriers to finding housing?

Policy Objectives

Policy Objectives - review draft

- To be set by Wilsonville City Council
- Defining success and setting expectations for equitable growth
- Will be used to assess and prioritize potential strategies

Next Steps

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