

ORDINANCE NO. 898

AN ORDINANCE OF THE CITY OF WILSONVILLE ADOPTING THE 2025-2045 HOUSING NEEDS AND CAPACITY ANALYSIS AS A SUB-ELEMENT OF THE COMPREHENSIVE PLAN AND RELATED COMPREHENSIVE PLAN TEXT AMENDMENTS.

WHEREAS, Oregon law requires that state, regional, and local governments plan for housing needs for the people of the state; and

WHEREAS, the City of Wilsonville last undertook a Housing Needs Analysis in 2014, adopting the Wilsonville Residential Land Study as a sub-element of the Comprehensive Plan; and

WHEREAS, the City implemented the study's recommendations to support forecasted housing needs, including concept planning and Urban Growth Boundary expansion in Frog Pond East and South, adoption of the Town Center Plan, adoption of clear and objective residential development standards, and establishment of an Annual Housing Report; and

WHEREAS, the City continues to support development of a variety of housing types and price points through implementation of actions in the 2020 Equitable Housing Strategic Plan; and

WHEREAS, in 2019 the Oregon Legislature adopted House Bill 2003, establishing new requirements for cities throughout Oregon regarding Housing Needs Analyses and directing the Oregon Land Conservation and Development Commission to establish a schedule for cities to adopt new or updated Housing Capacity Analyses and Housing Production Strategies; and

WHEREAS, the City must adopt its Housing Needs and Capacity Analysis (HNCA) and Housing Production Strategy (HPS) no later than December 31, 2025; and

WHEREAS, the City refers to the combined project for an updated HNCA and HPS as "Housing Our Future"; and

WHEREAS, the HNCA identifies unmet housing need in Wilsonville over the next 20 years, focusing on issues related to land need, as well as demographic change and housing affordability; and

WHEREAS, the HNCA will replace the 2014 Wilsonville Residential Land Study as a sub-element of the Comprehensive Plan that is as part of the Comprehensive Plan, with full regulatory status as other elements of the Plan; and

WHEREAS, Comprehensive Plan text amendments are needed to reflect the replacement of the 2014 Wilsonville Residential Land Study with the 2025-2045 HNCA as the City's guiding document for housing planning; and

WHEREAS, the City will consider adoption of the HPS by resolution concurrently with this ordinance; and

WHEREAS, the adoption of the HNCA and HPS will result in continued compliance of the Wilsonville Comprehensive Plan with Statewide Planning Goal 10 – Housing; and

WHEREAS, to gather public input, the project team conducted interviews with local service providers, non-profits, and educational institutions to further inform the City's understanding of unmet housing needs, particularly among low- to middle-income households, the Latino population, immigrants and refugees, people with disabilities, people experiencing homelessness, seniors, and college students; and

WHEREAS, the City used a combination of online surveys, polls, and open houses, along with in-person community events and a community-led Housing Conversation Guide to gather additional input on housing needs and possible strategies; and

WHEREAS, a project Task Force composed of people involved in housing development and other non-profit service providers working in the Wilsonville community reviewed the results of this outreach and the HNCA, providing input on the development of the HPS; and

WHEREAS, the Planning Commission held four public work sessions, the City Council held seven public work sessions, and the Planning Commission and City Council held one joint work session for the Housing Our Future project, to review and provide input on the HNCA and HPS; and

WHEREAS, interested parties have been afforded the opportunity to participate and inform the development of the HNCA and HPS; and

WHEREAS, required notice of a public hearing has been provided to a list of interested parties and interested agencies, published in the *Wilsonville Spokesman*, posted on the City's website, and posted in a variety of public areas in City buildings, all in accordance with the public hearing and notice procedures that are set forth in Sections 4.012 and 4.198 of the Wilsonville Code; and

WHEREAS, following the timely mailing, posting, and publication of the required notice, the Planning Commission conducted a public hearing on May 14, 2025, to review the proposed HNCA, HPS, and Comprehensive Plan text amendments, and to gather additional testimony and evidence regarding the proposed amendments, and thereafter deliberated and voted to approve Resolution No. LP25-0001 recommending adoption to the City Council; and

WHEREAS, a copy of the record of the aforementioned Planning Commission action and recommendation is marked Exhibit D, attached hereto and incorporated by reference herein; and

WHEREAS, following the Planning Commission public hearing, the Planning Director forwarded the recommended Comprehensive Plan amendments onto the City Council, along with a Staff Report and attachments, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.012 and 4.198 of the Wilsonville Code; and,

WHEREAS, the City Council, after public hearing notices advertised in printed media, emailed, and posted in several locations throughout the City and on the City website, held a public hearing on June 2, 2025, to review the HNCA and Comprehensive Plan text amendments, and to gather additional evidence and testimony regarding the proposed actions; and

WHEREAS, the City Council afforded all interested parties an opportunity to be heard on the subject and has entered all available evidence and testimony into the public record of its proceeding; and

WHEREAS, the City Council duly considered the Planning Commission recommendation and all the exhibits and testimony introduced and offered by all interested parties.

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

Section 1. Findings. The above-recited findings are adopted and incorporated herein, including the findings attached hereto as Exhibit C, and the findings and conclusions of Resolution No. LP25-0001, its staff report, and public record attached hereto as Exhibit D and incorporated herein. The City Council further finds and concludes that the adoption of the HNCA and Comprehensive Plan text amendments is necessary for the good of the public of the municipality as described in Exhibit D.

Section 2. The City Council hereby adopts the HNCA as a sub-element of the City of Wilsonville Comprehensive Plan, attached hereto as Exhibit A.

Section 3. The Comprehensive Plan is hereby amended as shown in Exhibit B.

Section 4. The City Recorder is hereby directed to prepare final formatting to make sure such style and conforming changes match the format and style of the Wilsonville Comprehensive Plan.

Section 3. Effective Date. This Ordinance shall be declared to be in full force and effect thirty (30) days from the date of final passage and approval.

SUBMITTED by the Wilsonville City Council at a regular meeting thereof this 2nd day of June, 2025, and scheduled the second reading on June 16, 2025, commencing at the hour of 7:00 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon.

DocuSigned by:
Kimberly Veliz
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Kimberly Veliz, MMC, City Recorder

ENACTED by the City Council on the 16th day of June, 2025, by the following votes:

Yes: 5 No: 0

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Kimberly Veliz
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Kimberly Veliz, City Recorder

DATED and signed by the Mayor this 16th day of June, 2025.

Signed by:
Mayor Shawn O'Neil
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Shawn O'Neil, Mayor

SUMMARY OF VOTES:

Mayor O’Neil	Yes
Council President Berry	Yes
Councilor Cunningham	Yes
Councilor Dunwell	Yes
Councilor Shevlin	Yes

EXHIBITS:

- A. [City of Wilsonville 2025-2045 Housing Needs and Capacity Analysis – May 2025](#)
- B. [Housing Our Future Comprehensive Plan Text Amendments – May 2025](#)
- C. [Findings Report](#)
- D. [Planning Commission Resolution No. LP25-0001 and Record](#)