



**PLANNING COMMISSION**  
**WEDNESDAY, JUNE 10, 2020**

**III. INFORMATIONAL**

- A. Annual Housing Report (McAlister) (20 Minutes)



## PLANNING COMMISSION WORK SESSION STAFF REPORT

<b>Meeting Date:</b> June 10, 2020		<b>Subject:</b> 2019 City of Wilsonville Annual Housing Report	
		<b>Staff Member:</b> Georgia McAlister, Assistant Planner	
		<b>Department:</b> Community Development	
<b>Action Required</b>		<b>Advisory Board/Commission Recommendation</b>	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2 <sup>nd</sup> 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 <b>Comments:</b>	
<b>Staff Recommendation:</b> None. Information only.			
<b>Recommended Language for Motion:</b> N/A			
<b>Project / Issue Relates To:</b>			
<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:

Review the 2019 Annual Wilsonville Housing Report.

## **EXECUTIVE SUMMARY:**

The City of Wilsonville has produced an annual housing report for each year since 2014 following recommendations from the 2014 Wilsonville Residential Land Study. The 2014 Land Study identified a need for the city to develop a monitoring program to help the city understand how fast land is developing and long-range residential planning needs. The following metrics were recommended for monitoring and are data points included in the report: population, building permits, subdivision and partition activity. The Annual Housing Report becomes even more important as Wilsonville adopts the Equitable Housing Strategic Plan in order to monitor the impacts over time of actions implemented from the Plan. The 2019 report can be found at [www.ci.wilsonville.or.us/housingreport](http://www.ci.wilsonville.or.us/housingreport).

Many of the past reports show the significant amount of homebuilding activity in Villebois. The 2019 report, which shows a return to a lower number of new homes permitted (134 compared to a peak of 317 in 2016), highlights two things: (1) a return to normalcy with the number of homes permitted over the past couple of years more closely reflecting pre-recession and 10-year trend rates, and (2) a shift in housing construction in Wilsonville as homebuilding concludes in Villebois and begins 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 be at a substantially lower rate than what Wilsonville has seen in Villebois. At this point, it is too early to tell, but the rate may be further impacted by the still unfolding economic downturn related to Covid-19.

Additional key takeaways of the 2019 report are as follows:

- The 134 homes permitted in 2019 reflected a variety of housing types. The lot sizes ranges from less than 900 square feet to over 30,000 and unit size ranges from 1,379 square feet to 4,563 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 and Charbonneau. In 2019, approximately 1 in 5 homes permitted were single-family attached.
- 2019 saw City approval of only one additional residential subdivision, the 74-lot Frog Pond Meadows.
- No new attached multi-family units or “apartments” were permitted in 2019, but the City did see the permitting of a cottage cluster, which is a group of detached homes on a single shared parcel. By definition in the development code, the project is considered a multi-family development, but it is of a scale and design that more closely matches with adjacent single-family homes.
- Correlating with housing growth, population continues to increase but at a smaller rate than previous years.

- 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 18 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 is 27 percent higher than what the average renter can afford. This indicates that renters are disproportionately burdened by housing cost in Wilsonville.
- These cost of housing in Wilsonville reflects a broader affordability issue in the region. About 43% of renters in Wilsonville are cost burdened. Our cohorts report higher levels of rent burden with 49% of renters in Lake Oswego, 50% of renters in Oregon City, 45% of Sherwood renters, 55% of Tigard renters and 53% of Tualatin renters being rent burdened.
- Households earning less than \$50,000 a year are disproportionately rent-burdened; 80 percent of households in this income group spend more than 30 percent of their monthly income on housing. In contrast, only 35 percent of households earning more than \$50,000 a year are rent-burdened.
- Median home prices and percent of residents who are cost burdened is similar to comparable Metro-area cities.
- Housing unit and population growth is greater than many comparable Metro-area cities.
- The 2018 (1.7%) and 2019 (1.2%) household growth rates are below Metro's projected annual household growth rate from 2014-2034 (1.8%). The previous four years though exceeded the annual growth rate ranging from 2.5% to 3.8%. In total, 45% of the 20-year household growth forecasted in 2014 has occurred in the last 6 years.
- 38.1% (182 of 477 acres) of Wilsonville's 20-year land inventory (as identified in the 2014 Wilsonville Residential Land Study for 2014-2034) has been dedicated to development by plans approved over the past six years (2014-2019). It is worth noting, the 477 acres does not include the 2018 275-acre UGB expansion for Wilsonville's Frog Pond East and South neighborhoods. Including the recent UGB expansion, 24.2% of Wilsonville's residential land inventory has approved development plans.

### **EXPECTED RESULTS:**

Review and discuss the 2019 City of Wilsonville Housing Report.

### **TIMELINE:**

The City of Wilsonville 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.

**FINANCIAL REVIEW / COMMENTS:**

Reviewed by:      Date:

**LEGAL REVIEW / COMMENT:**

Reviewed by:      Date:

**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

**CITY MANAGER COMMENT:** N/A

**ATTACHMENTS:**

1. 2019 City of Wilsonville Housing Report published on the City’s website:  
[www.ci.wilsonville.or.us/housingreport](http://www.ci.wilsonville.or.us/housingreport)