



2021-2022 Wilsonville Annual Housing Report

May 23, 2023



The Importance of Housing

“ At the end of the day, it isn't where I came from. Maybe home is somewhere I'm going and never have been before. ”

Warsan Shire



This report discusses the following:

Housing Inventory

Housing Permitted for Construction

Housing Development Trends

Cost of Renting and Owning a Home

Affordability and Growth Trends

Future of Housing



What's Included?

City permit data and county property records provide information on the characteristics of housing units permitted for construction in 2021 and 2022, such as lot size, home size, and density.

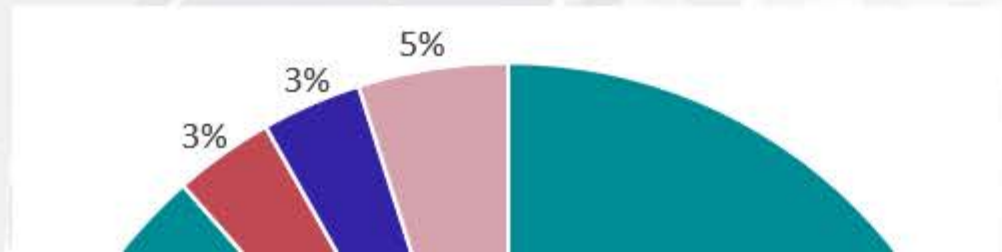
Information on housing affordability and future trends of regional growth is based on data from Metro, the U.S Census, Portland State University, redfin.com, and realtor.com.

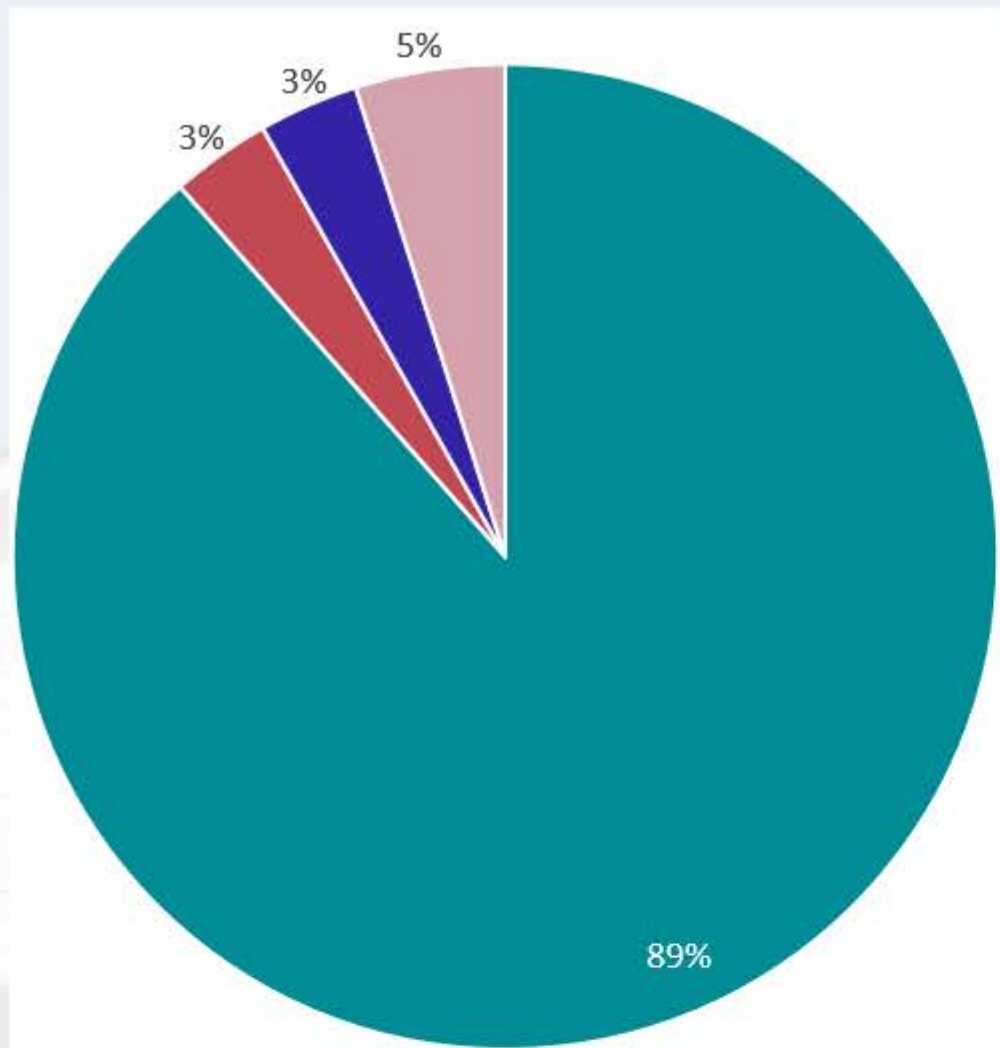
State of Housing in 2021 and 2022

New Homes Permitted for Construction

In 2021 and 2022, the City permitted 169 total homes for construction, 122 in 2021 and 47 in 2022.

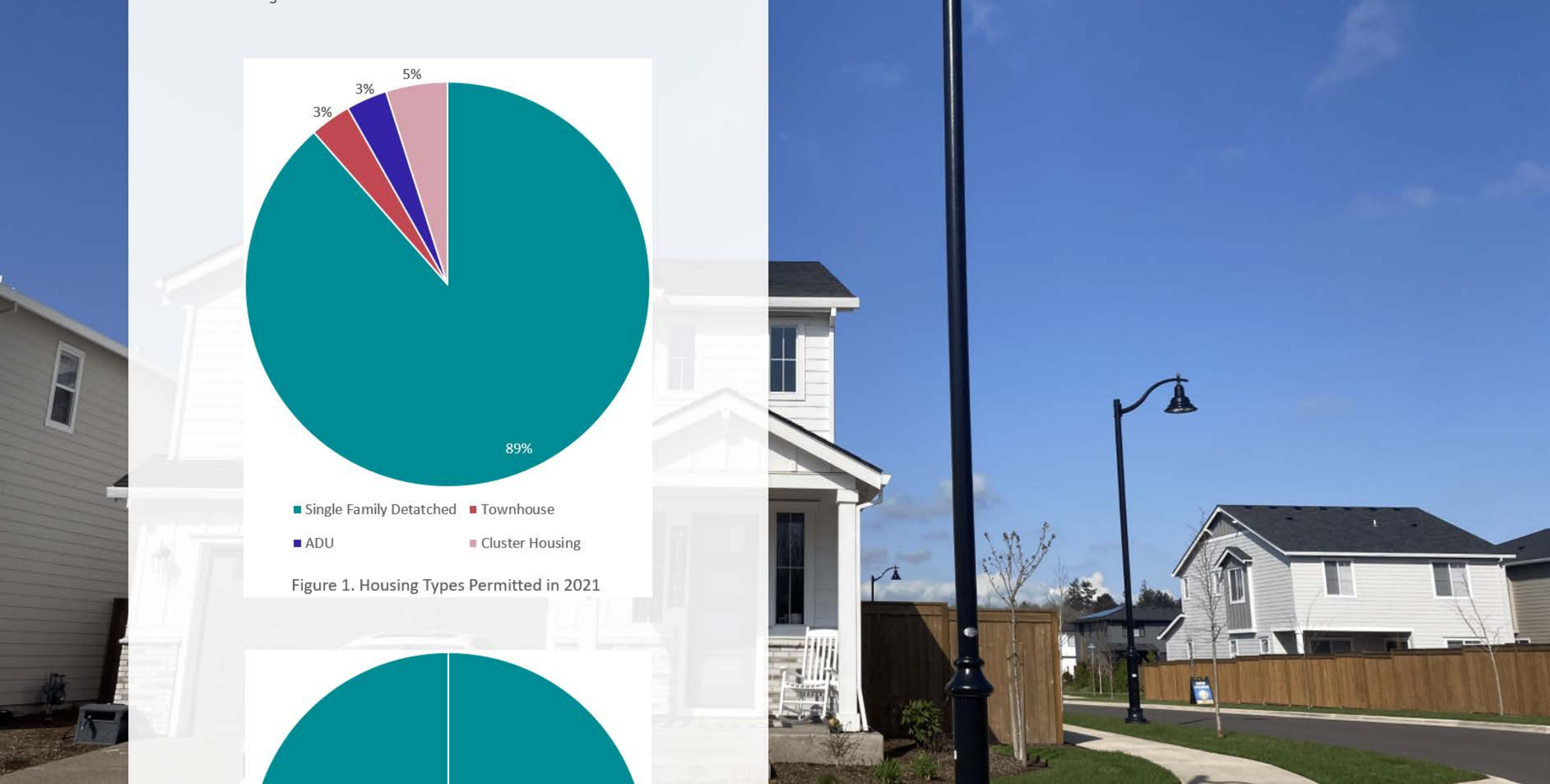
In the past two years, like 2020 and 2019, no apartment type multi-family units were permitted for construction. In 2021, ten permitted units (4 townhouses and 6 triplexes) met the definition of “middle housing” set forth by House Bill 2001, which was passed in 2019. Five accessory dwelling units (ADUs) were also built that year. In 2022, none of the permitted units met the definition of “middle housing.”

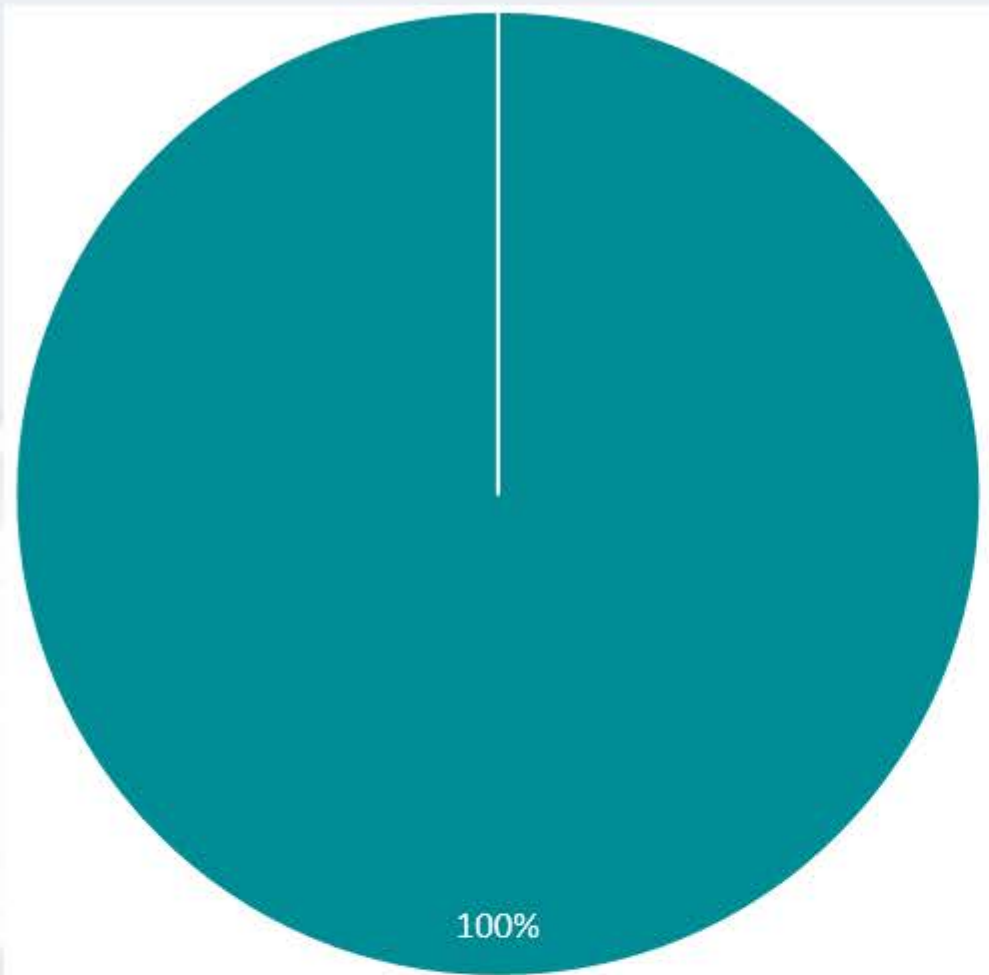




- Single Family Detached
- Townhouse
- ADU
- Cluster Housing

Figure 1. Housing Types Permitted in 2021.





■ Single Family Detached

Figure 2. Housing Types Permitted in 2022





State of Housing in 2021 and 2022

Approved Housing Development Plans

The Development Review Board (DRB) approved two housing development plans in 2021 and six housing development plans in 2022. In 2021, the DRB approved the Canyon Creek 5-Lot Subdivision application and the Villebois Village Center application which anticipated 143 apartment units. In 2022, the DRB approved the Frog Pond Crossing (29 lot), Frog Pond Estates (17 lot), Frog Pond Oaks (41 lot), Frog Pond Overlook (12 lot), Frog Pond Terrace (19 lot), and Frog Pond Vista (38 lot) subdivision applications.

Homes Included in Approved Plans v. Homes Permitted for Construction



Wilsonville continues the trend of consistent housing development and approvals. The largest numbers of approved and permitted units can be seen in 2014-2016 at the height of construction in Villebois. Though development began to slow in 2019 and 2020, the numbers of approved and permitted units have begun to increase again as the Frog Pond West area develops. Frog Pond Ridge continued to be the center of construction in the past two years.



State of Housing in 2021 and 2022

Housing and Population Growth

In 2021, the total number of homes increased by approximately 1.1%, an increase from the 2020 rate of 0.8%. In 2022, the total number of homes increased by approximately 0.4%, a decrease from the 2021 rate.

The rate of permitted housing correlates to Wilsonville's population growth. Wilsonville saw a 4.9% increase in population in 2021, a substantial change from 1.1% growth of the year before. In 2022, the population increased by approximately 0.8%. The average annual population growth rate in the City for the past 10 years continues to be approximately 3%.



Figure 4. Total Population and Housing Unit Growth

Housing growth has slowed fairly consistently since 2014 compared to changes in the population. Figure 5 shows that population has grown faster than housing in Wilsonville consistently over the past 10 years. The growth rates of housing and population aligned in 2019 and 2020, but major population growth in 2021 disrupted the trend. While there was modest growth in housing in 2021, the housing growth rate did not keep pace with the growth in population. In 2022, the growth rates in housing and population aligned more closely again.

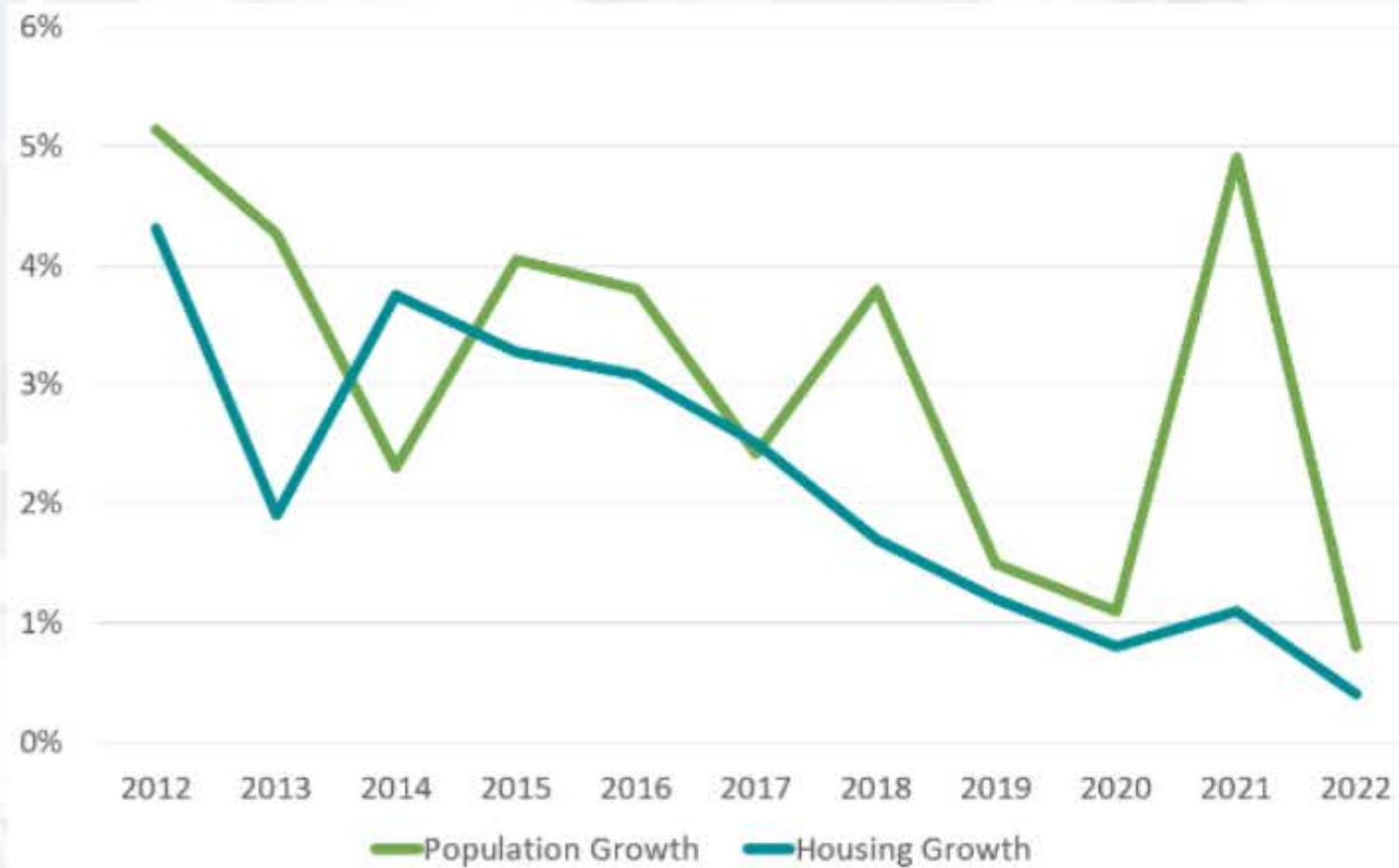


Figure 5. Percent Growth in Population and Housing Units

Growing Housing Variety

“ Expanding home ownership is a Council goal that ensures that people with a wide variety of interests in size, type, and price of homes can live in Wilsonville. With the Equitable Housing Strategic Plan and the Middle Housing Project, we are pursuing more inclusive strategies that create opportunity for first time homebuyers and others who want to make Wilsonville their home. ”

Mayor Julie Fitzgerald





Growing Housing Variety

Why Care About Housing Variety?

Wilsonville is a city with a lot growing on. In response to the ongoing housing crisis and House Bill 2001, the City has taken a few different, innovative approaches to increasing housing stock and variety throughout the city.

A diverse housing stock presents a number of benefits to cities and communities. A recent study of a variety of U.S. cities found that cities with diverse housing options were more stable in the face of a housing crisis, experiencing fewer foreclosures. Housing affordability has been a challenge regionally and across the country. Diverse housing options offer different price points to make renting and ownership more affordable to households with different needs. Diverse housing also makes for interesting and engaging urban environments that encourage residents to gather and connect.



Figure 6. Six-plex in Old Town Wilsonville





Growing Housing Variety

Middle Housing Refresher

In 2019, the State of Oregon passed House Bill 2001 in an effort to create more housing options and increase affordability. HB 2001 required that Oregon cities implement zone changes that make middle housing projects more feasible. Middle housing describes multi-unit or cluster-type housing types comparable in scale with single-family homes including:

- duplexes,
- triplexes,
- quadplexes,
- cottage clusters,
- and townhouses.



Figure 7. Duplex in Frog Pond



Figure 8. Townhouses in Villebois





Growing Housing Variety

Frog Pond East and South

The recently adopted Frog Pond East and South Master Plan lays out an innovative framework for creating a new residential area with a variety of housing choices. The variety in the plan was influenced by a robust community desire for housing that meets a variety of needs. Community engagement uncovered support for housing variety, especially to provide more, lower cost housing options. The area is divided into subdistricts and each subdistrict is planned to have requirements for housing mix. The concept for variety focuses on mixing and integrating different housing choices throughout each subdistrict. The plan describes three types of urban form focused on the bulk, height, and spacing of buildings rather than allowing or disallowing specific housing types in specific areas.

Though the Code that will regulate Frog Pond East and South is still in development, the plan sets forth strategies to guide the Code standards. These include limits on the maximum percentage of any one housing category in subdistricts to include a wider variety of specific housing types.



Growing Housing Variety

Infill and Redevelopment

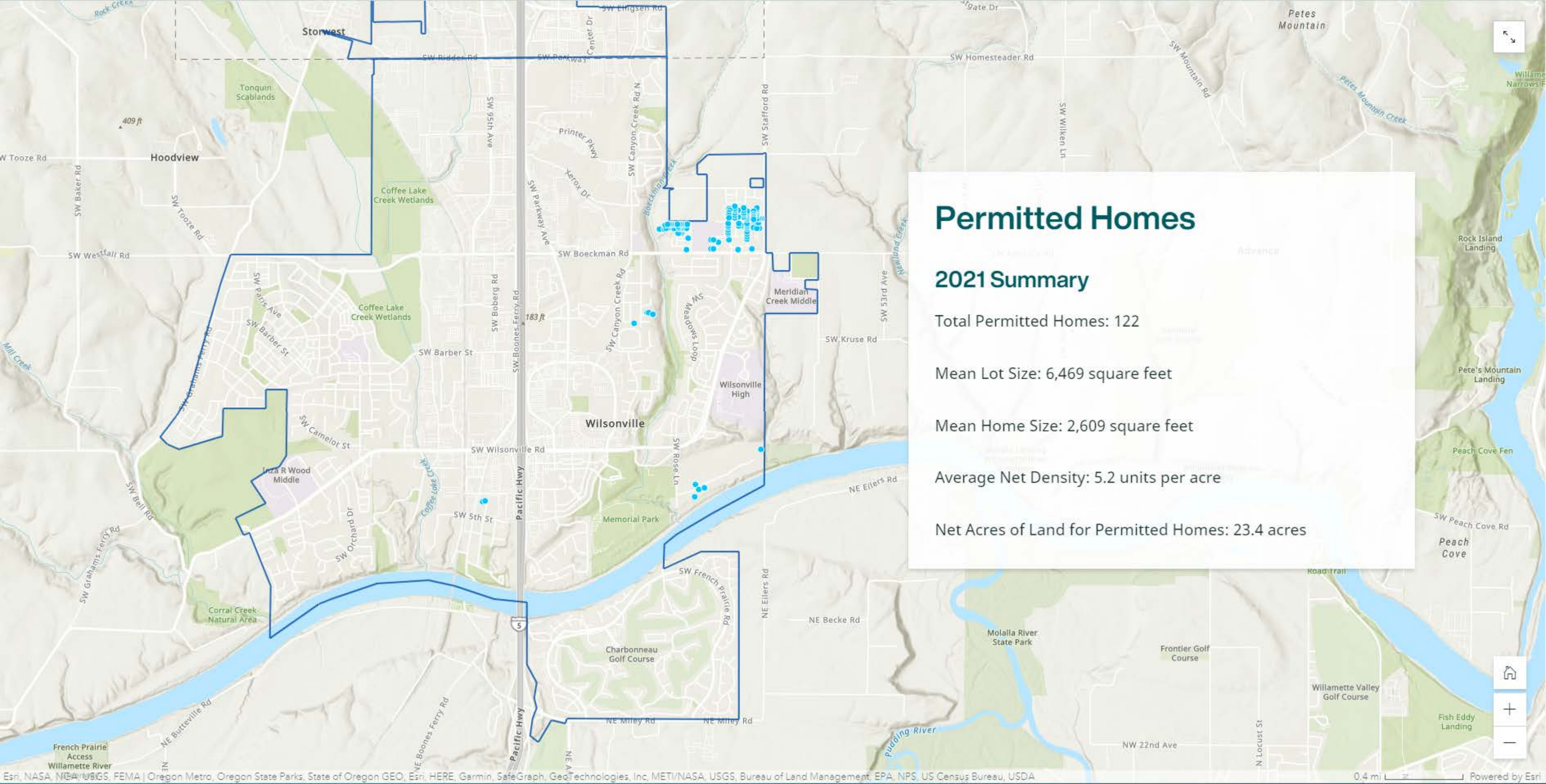
The Frog Pond East and South area is the last portion of undeveloped residential land within the urban growth boundary (UGB). Future expansion of the UGB is unknown. While some level of UGB expansion will likely occur in the coming years, it is not expected to meet all increasing housing needs. The city will also need to turn to redevelopment of existing properties to meet residential needs. The Town Center Plan presents one example of what this shift in development will look like in Wilsonville. While half of Wilsonville's housing stock is made up of multi-family units, there has been very little multi-family development in recent years. The [Town Center Plan](#) represents a community vision for a walkable, urban downtown Wilsonville that includes multi-family housing mixed with retail and office uses. The shifting focus to mixed use redevelopment in Town Center will likely mean that multi-family developments will become a more central focus in the coming years.

The coming shift in focus from new development to redevelopment will also present opportunities to building middle housing and small, infill multi-family housing throughout the city. Some examples arose in recent years,

such as the Magnolia Ave six-unit development. While these new houses are technically a multi-family development, similar middle housing and small multi-family housing is expected to pick up pace in a redevelopment-focused landscape. Wilsonville has also seen an increase in ADU developments in the last couple years (with 19 ADU developments as of 2022) and more ADUs are likely to be built more in the coming years.



Figure 10. Town Center Plan, Full Build Out Scenario Map



Permitted Homes

2021 Summary

Total Permitted Homes: 122

Mean Lot Size: 6,469 square feet

Mean Home Size: 2,609 square feet

Average Net Density: 5.2 units per acre

Net Acres of Land for Permitted Homes: 23.4 acres

Permitted Homes

2022 Summary

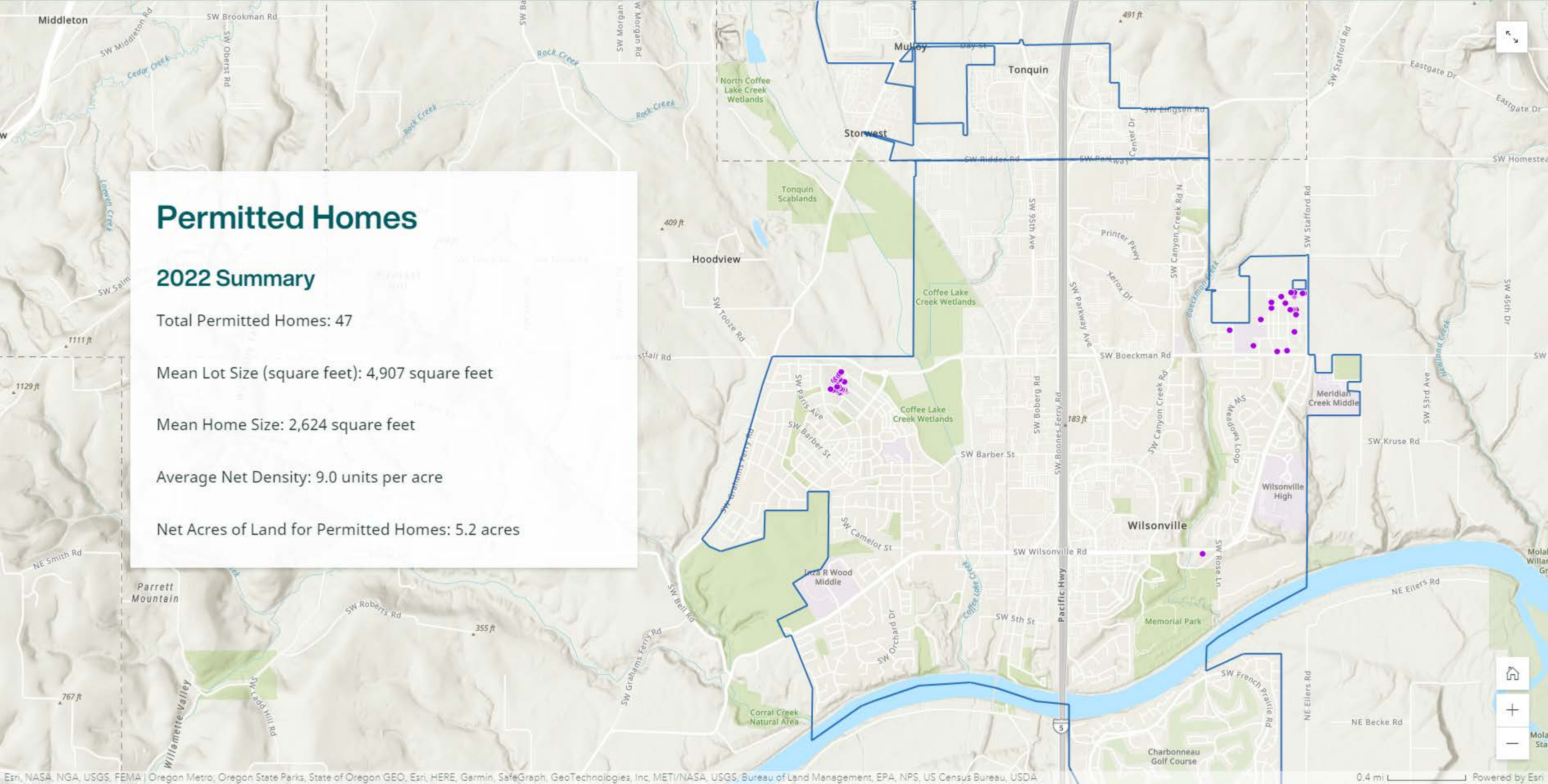
Total Permitted Homes: 47

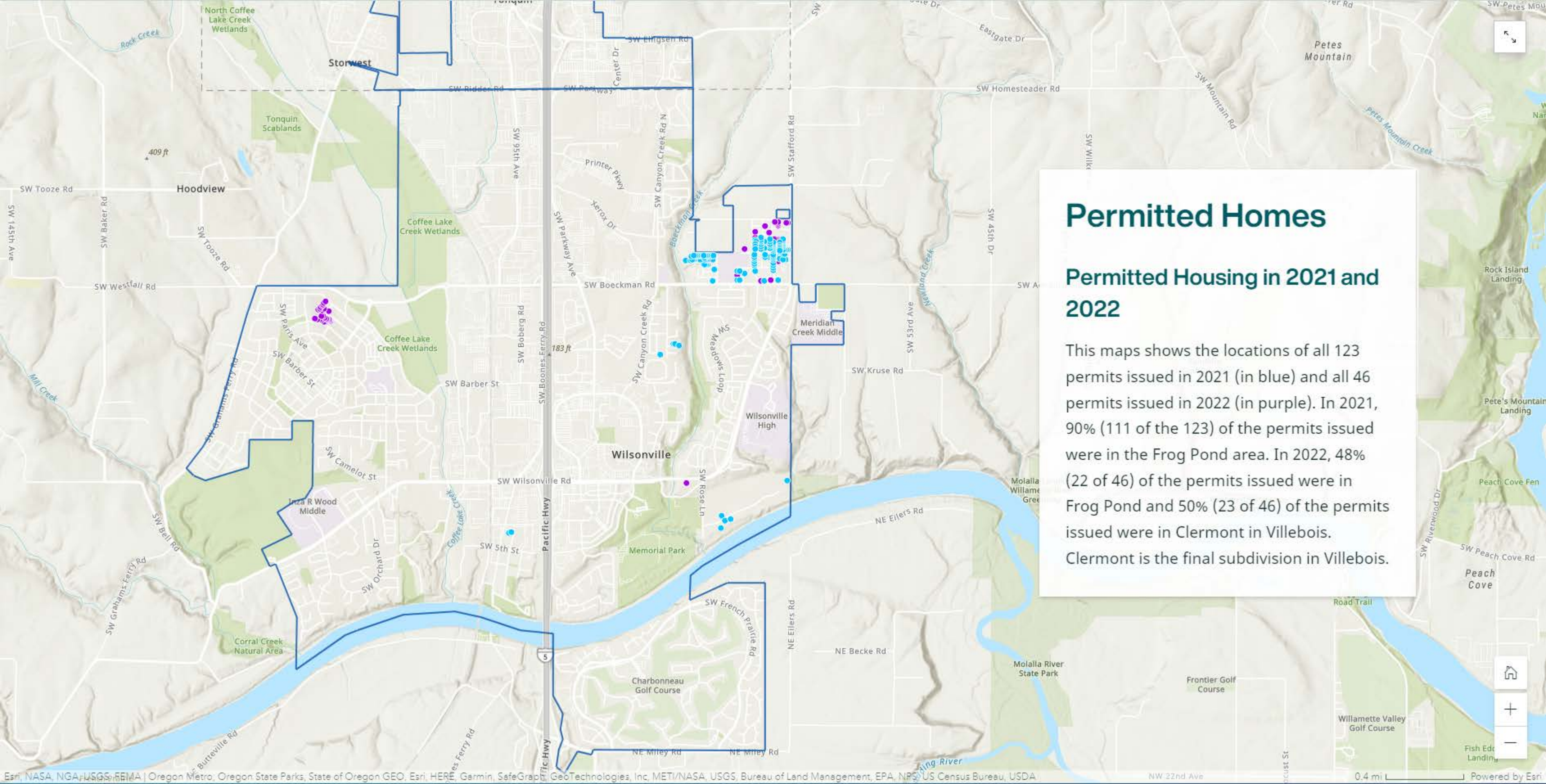
Mean Lot Size (square feet): 4,907 square feet

Mean Home Size: 2,624 square feet

Average Net Density: 9.0 units per acre

Net Acres of Land for Permitted Homes: 5.2 acres





Permitted Homes

Permitted Housing in 2021 and 2022

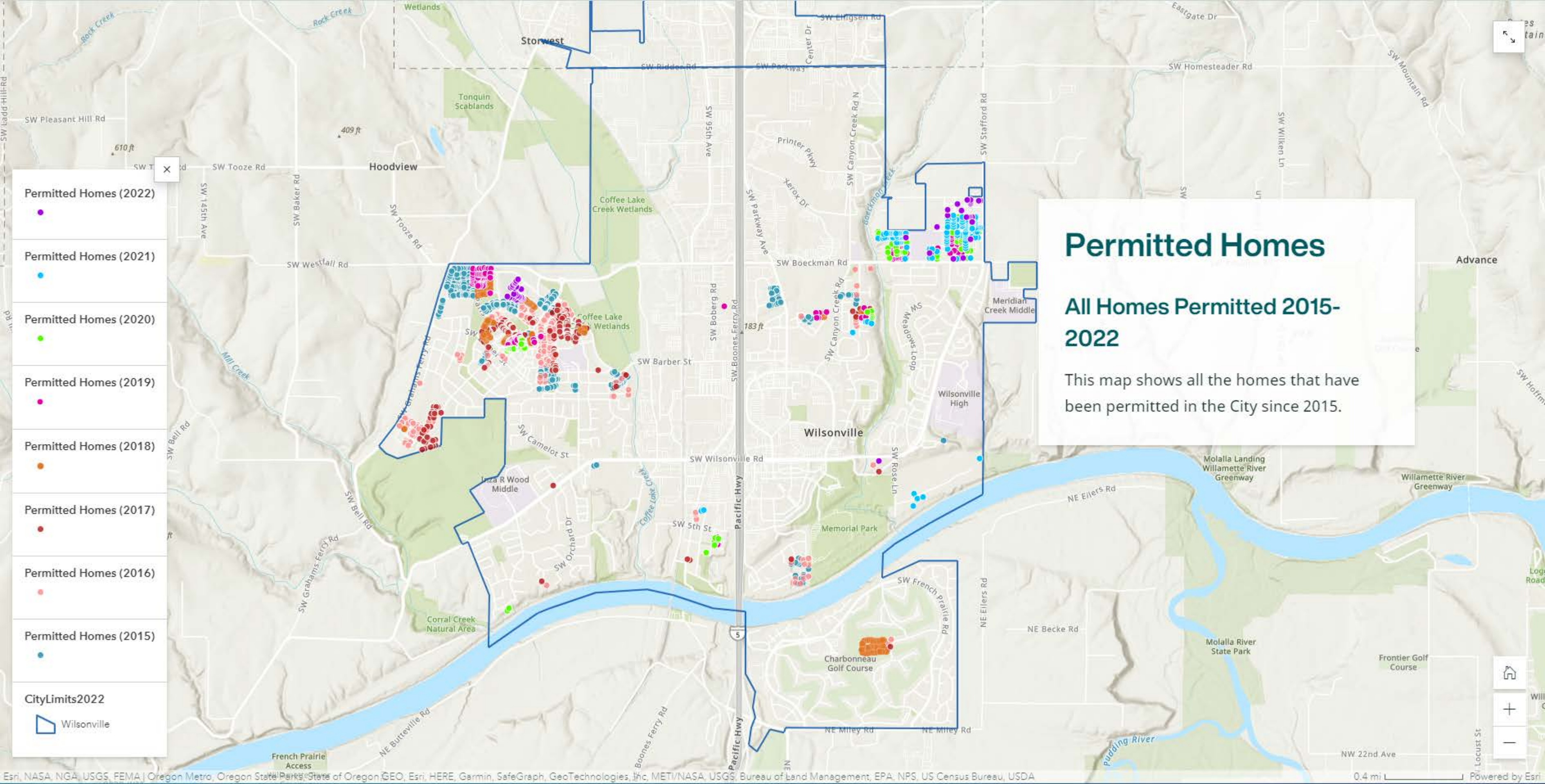
This map shows the locations of all 123 permits issued in 2021 (in blue) and all 46 permits issued in 2022 (in purple). In 2021, 90% (111 of the 123) of the permits issued were in the Frog Pond area. In 2022, 48% (22 of 46) of the permits issued were in Frog Pond and 50% (23 of 46) of the permits issued were in Clermont in Villebois. Clermont is the final subdivision in Villebois.

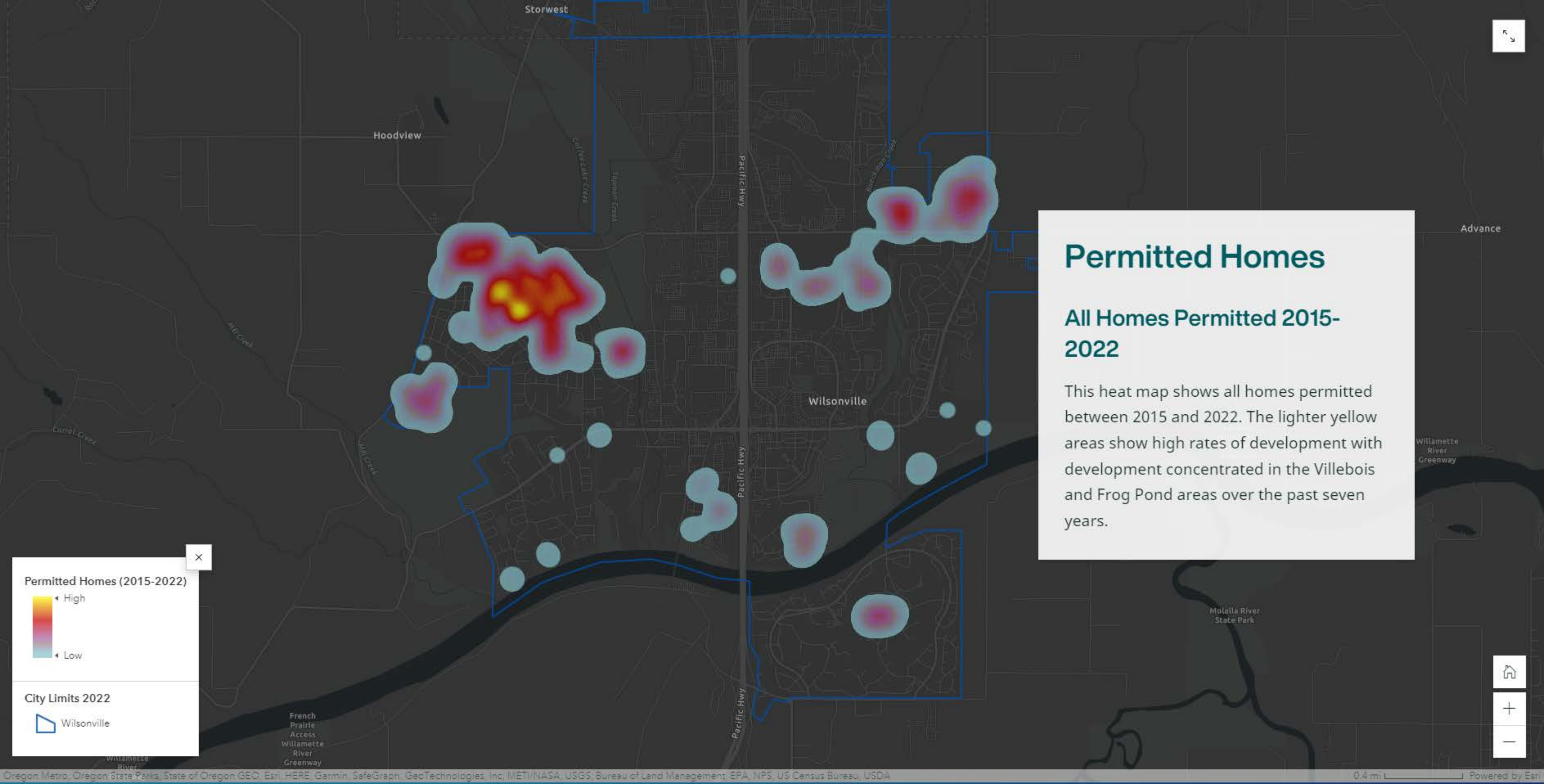
- Permitted Homes (2022) ●
- Permitted Homes (2021) ●
- Permitted Homes (2020) ●
- Permitted Homes (2019) ●
- Permitted Homes (2018) ●
- Permitted Homes (2017) ●
- Permitted Homes (2016) ●
- Permitted Homes (2015) ●
- CityLimits2022 Wilsonville

Permitted Homes

All Homes Permitted 2015-2022

This map shows all the homes that have been permitted in the City since 2015.





Advance

Permitted Homes

All Homes Permitted 2015-2022

This heat map shows all homes permitted between 2015 and 2022. The lighter yellow areas show high rates of development with development concentrated in the Villebois and Frog Pond areas over the past seven years.

Willamette River Greenway

Molalla River State Park


French Prairie Access Willamette River Greenway

Permitted Homes (2015-2022)

City Limits 2022

Wilsonville





“ The residents of Wilsonville are committed to creating an equitable and inclusive community, making sure all are welcome. In order to do that, the City is planning for and implementing policies that will result in the production of a variety of housing types, sizes, and price-points, to provide opportunities for everyone to find a place they can call home. ”

“ With plans for more multi-family housing in a walkable, amenity rich Town Center, to affordable housing projects, middle housing infill projects, and to new variety standards in Frog Pond East and South that will result in a range of single-family and multi-family housing types, the City hopes to see a range of homes built that will meet the diversity of our community’s current and future residents and their housing needs. ”

Miranda Bateschell, Planning Director

Affordability and Growth Trends

The Cost of Owning a Home

In 2021, the median sale price of a home in Wilsonville was \$636,736, a steep 33% increase from the previous year's \$478,476 price tag. For a household earning the area median income of \$72,541, the affordable home price cannot be above \$425,509. This assumes a 20% down payment, 2.9% interest rate (the average rate in 2021), 30 year term, plus \$578 in monthly property taxes (based on the average Clackamas County rate of 1.09%), where the household is paying no more than 30% of the monthly income on a mortgage. In 2021, the average home in Wilsonville costs 50% more than what a household making the median income can reasonably afford.

In 2022, the median sales price for a home was \$567,859, an 11% decrease from 2021. For a household earning the area median income of \$78,508, the affordable home price cannot be above \$369,835. This affordable price is based on an assumption of a 20% down payment, 5.3% interest rate (the average for 2022), 30 year term, plus \$518 in monthly property taxes, where the household is paying no more than 30% of the monthly income on a mortgage. The average home in Wilsonville, in 2022, costs 54% more than what a household making the median income can reasonably afford. While the area median income rose in 2022, the high interest rates likely impact the affordable housing price.





Figure 11. Affordable and Actual Median Home Price



Affordability and Growth Trends

Mortgage Payments

The average mortgage payment for the median home price in Wilsonville is a significant cost burden for households making the median income. This cost burden has increased over the past 6 years from households spending 43% of their income on a mortgage in 2017 to 51% in 2022. The percent of income spent on mortgage in 2022 indicates that households making the median income face a severe cost burden. While income increased from 2021 to 2022, the rent burden did as well. The high interest rates in 2022 likely correlate to the increase in mortgage payment costs even while the average home price decreased.

	2017	2018	2019	2020	2021	2022
Average Home Price	\$ 434,483	\$ 446,713	\$ 461,930	\$ 478,476	\$ 636,736	\$ 567,859
Monthly Payment (20% down)	\$ 2,262	\$ 2,219	\$ 2,382	\$ 2,430	\$ 2,860	\$ 3,346
Median Household Income	\$ 63,097	\$ 67,694	\$ 69,043	\$ 72,312	\$ 72,541	\$ 78,508
Mortgage % of Median Income	43.0%	39.3%	41.4%	40.0%	47.3%	51.1%

Table 1. Typical Home Price, Mortgage Payment, Income, and Cost Burden



Affordability and Growth Trends

The gap between the market and affordable prices of a home is predominantly influenced by home value and household income. Home valuation has been increasing since 2016, but dropped slightly in 2021. As the valuation decreased, the sales price increased significantly. In 2022, the opposite pattern occurred. Valuation increased above even the median 2020 value, while the median home price decreased from the year before. Median income continued to rise in 2021 and 2022.

Home valuation is a calculation based on the square footage of the building and the type of building being constructed as a part of the Building permit.

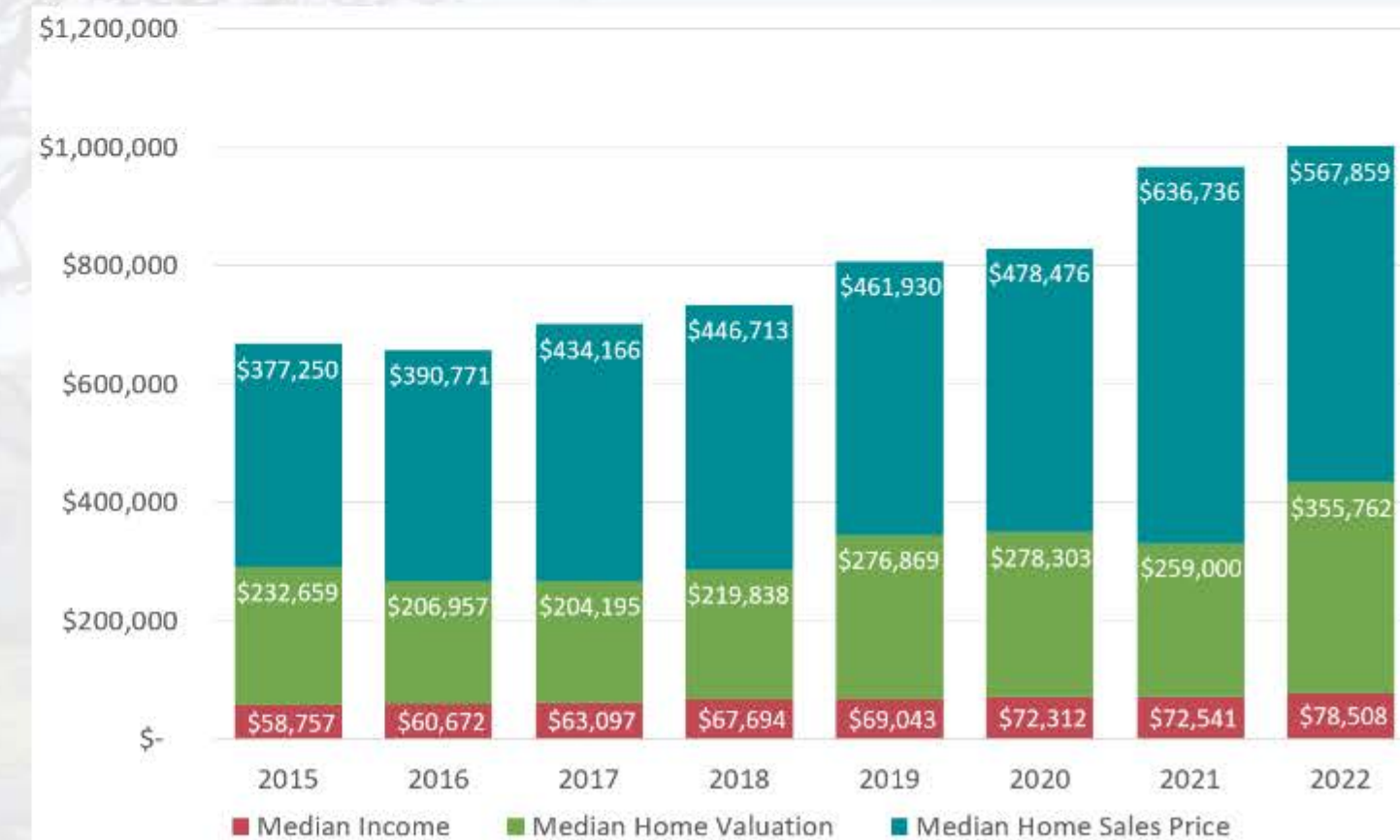


Figure 12. Median Income, Home Valuation and Sales Price

Between 2016 and 2020, the increase in income and median sales price did not differ by more than 10%. Things changed in 2021 and 2022. In 2021, median income did not significantly increase, but the median home sale price increased by 33%. Income did rise noticeably in 2022, while home sales price fell by 11%. This is the first time since before 2016 that the median home sales price decreased from the year before.



Figure 13. Percent Increase in Median Income and Median Home Sale Price



Limitation

The rise in median income is nuanced and can be attributed to two potential causes: (1) Wilsonville residents are earning more money and/or (2) higher income households replacing lower income households due to rising housing costs. Without conducting an in-depth and statistically rigorous study, we cannot know for sure the degree to which each cause is influencing this outcome. Furthermore, an analysis of this kind would be static – a single snapshot in time.

Affordability and Growth Trends

The Cost of Renting a Home

In 2021, the median rent was \$1,603 and in 2022, the median rent was \$1,698. The median rent increased by 16.4% from 2020 to 2021 and 5.9% from 2021 to 2022. Affordable rent, in this report, represents the maximum monthly rent payment for a household making the median renter income and spending no more than 30% of their income on rent. While the median rent and affordable rent were fairly aligned in 2020, the median rent ballooned above the affordable rent in 2021. Where the affordable rent amount remained stagnant in 2021, the amount a household making the median income could spend on rent increased in 2022, as did the actual median rent price.

The rent data in this report is based on an analysis conducted by ECO Northwest using Costar data. The rent calculations include subsidized rent and likely reflect a lower rate as a result.

	2017	2018	2019	2020	2021	2022
Median Rent Price-Multi-Family	\$ 1,278	\$ 1,321	\$ 1,354	\$ 1,378	\$ 1,603	\$ 1,698
Affordable Median Rent	\$ 1,260	\$ 1,360	\$ 1,430	\$ 1,398	\$ 1,392	\$ 1,464

Costar data via ECO Northwest & Staff calculations

Table 2. Median and Affordable Rent Prices in Wilsonville



From 2020 to 2021, rent rose sharply by 16.4%. From 2021 to 2022, it rose again by 5.9%. In the past 7 years between 2017 and 2022, the median rent price for apartments increased by 32.9%. Previously in this report, the household median income has been an aggregated number including both renters and home owners. To better understand rental affordability, we must look at the median household income for renters separately from that of all households in Wilsonville.

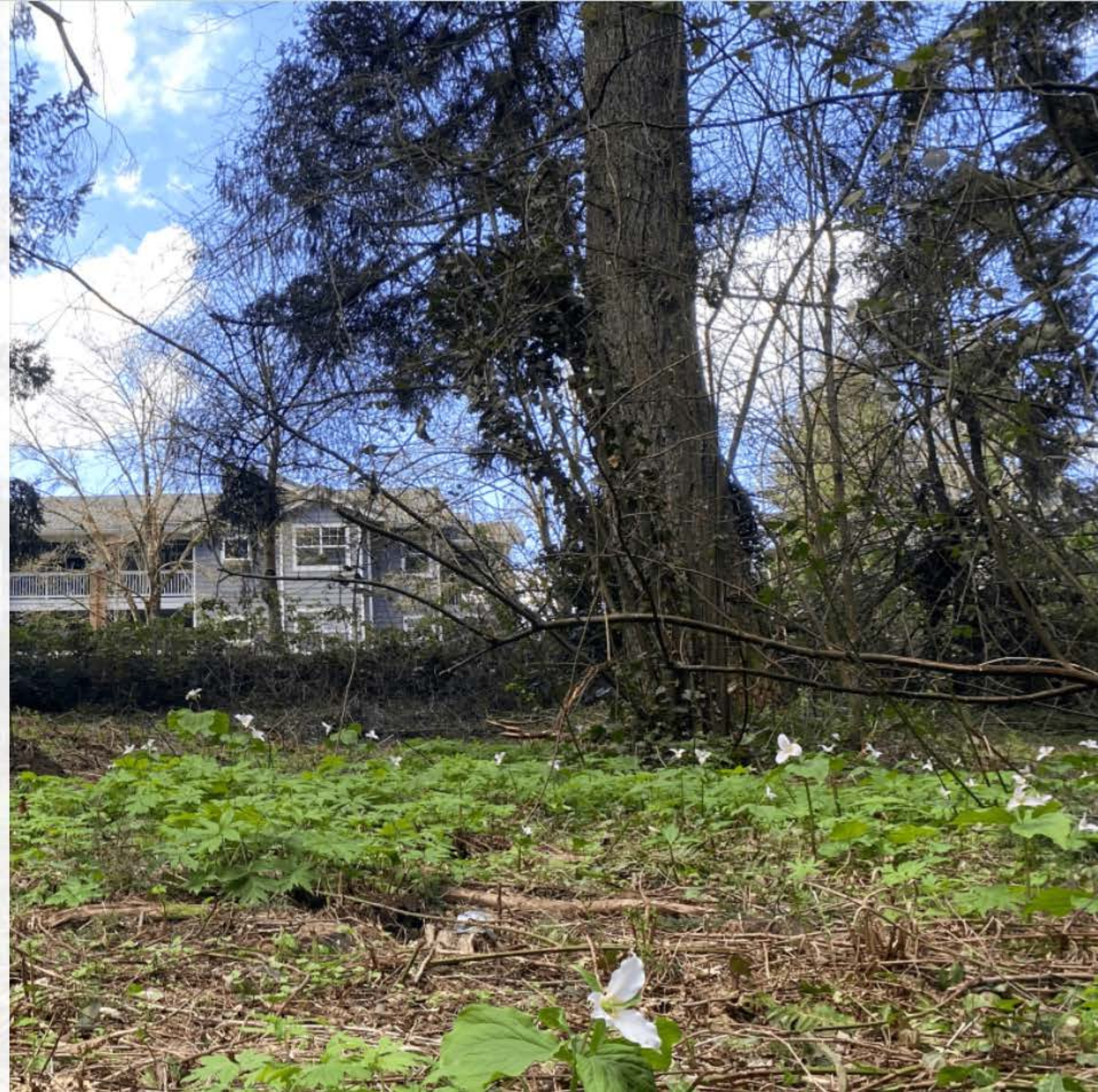
	2017	2018	2019	2020	2021	2022
Median Household Income	\$ 63,097	\$ 67,694	\$ 69,043	\$ 72,312	\$ 72,541	\$ 78,508
Median Home Owner Income	\$ 105,036	\$ 107,455	\$ 114,208	\$ 121,440	\$ 120,541	\$ 123,785
Median Renter Income	\$ 50,406	\$ 52,229	\$ 57,206	\$ 55,906	\$ 55,665	\$ 58,556

U.S. Census Bureau, American Community Survey 5-year estimates, Table B25119

Table 3. Median Household Income Disaggregated by Renter and Owner Status

The median income for Wilsonville home owners in 2022 is 52% higher than the median income for Wilsonville renters. A typical renter household in Wilsonville earns roughly \$58,556 a year. This means that any rental unit that costs more than \$1,464 a month is considered unaffordable. The current median rent price for a multi-family unity costs \$234 more than is affordable. In 2021, the median rent price surpassed the affordability threshold marked by the affordable rent price significantly and for the first time since 2017.

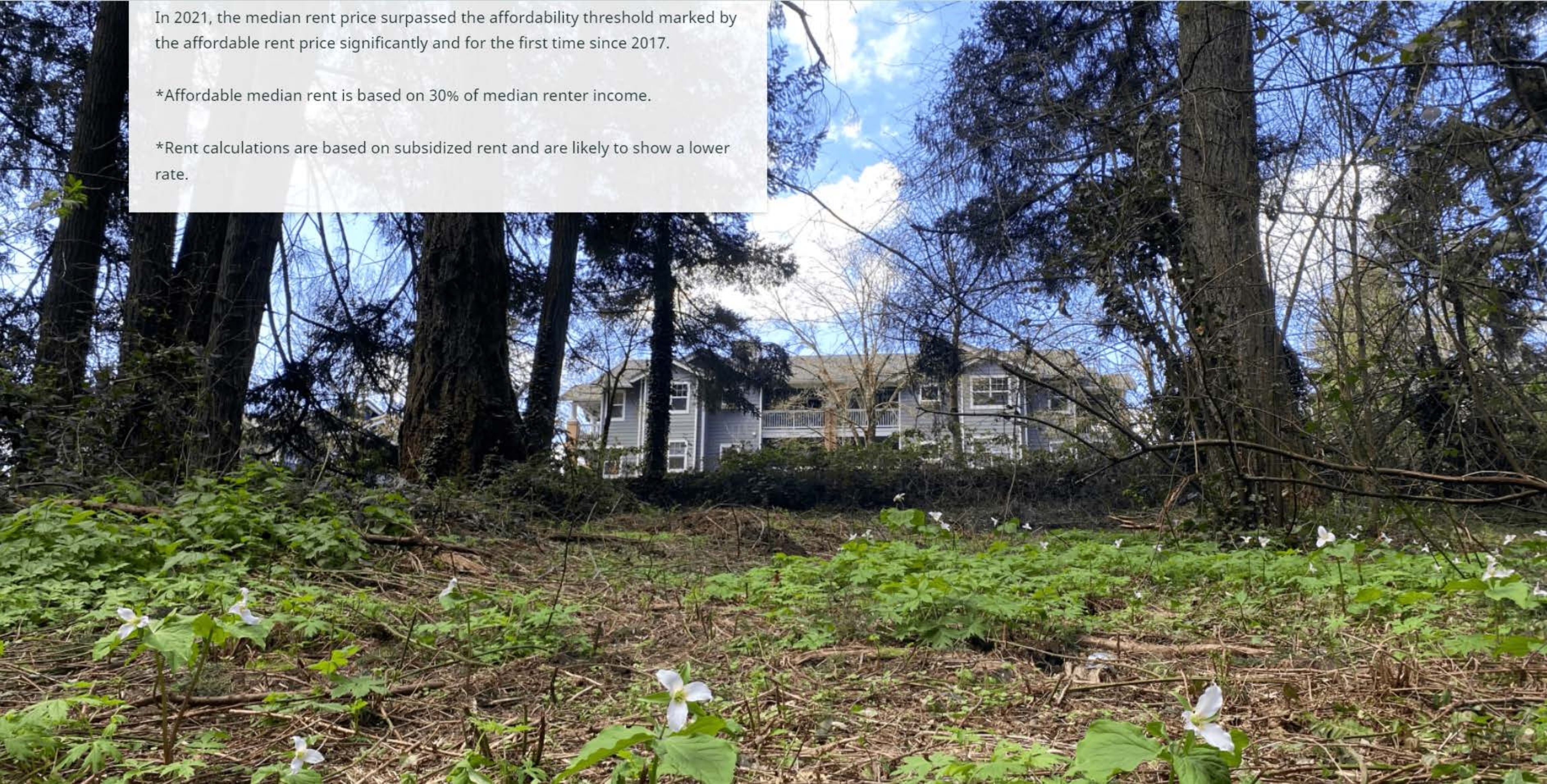
*Affordable median rent is based on 30% of median renter income.



In 2021, the median rent price surpassed the affordability threshold marked by the affordable rent price significantly and for the first time since 2017.

*Affordable median rent is based on 30% of median renter income.

*Rent calculations are based on subsidized rent and are likely to show a lower rate.



Affordability and Growth Trends

The typical Wilsonville renter household was not rent burdened in 2020, but this changed in 2021. The significant increase in actual median rent in 2021 and 2022, partnered with the slower rise in median income, means that this same typical renter household now experiences significant rent burden despite earning the same income that just a year or two prior ensured that they did not pay more than 30% of their income to rent.

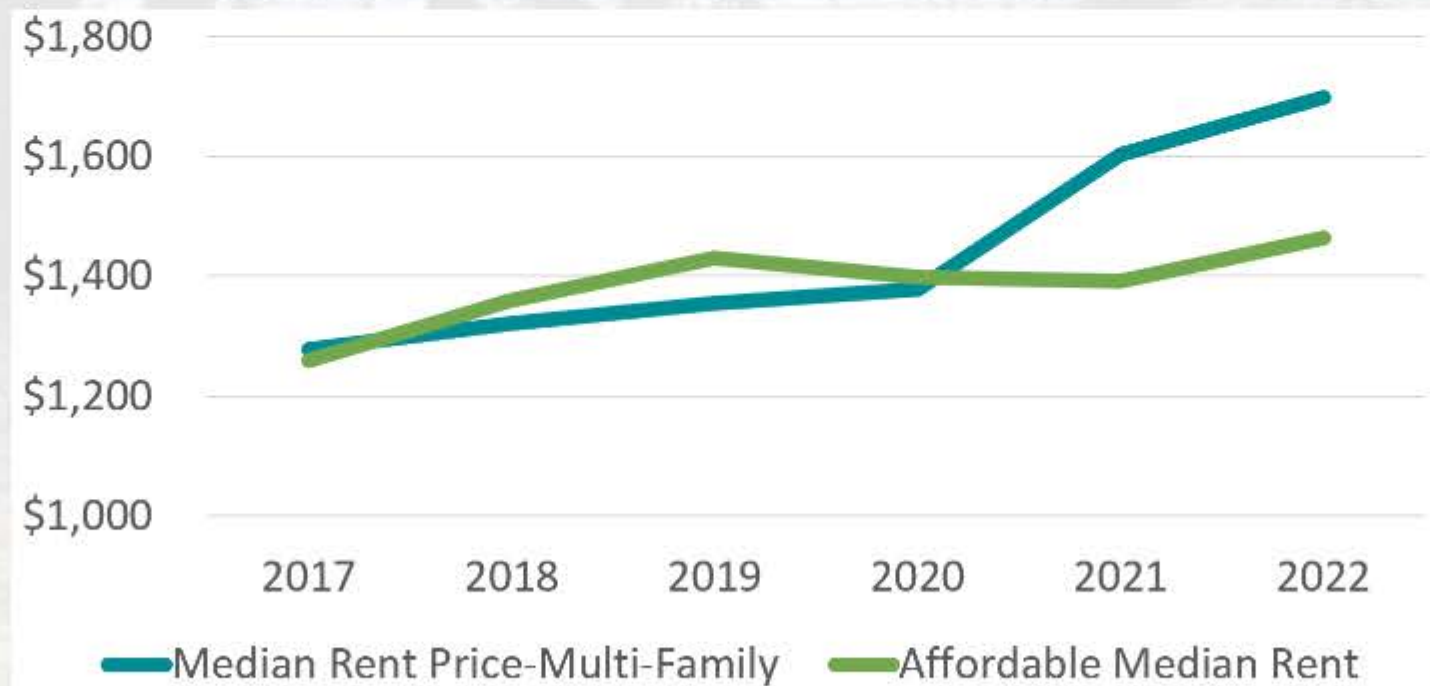


Figure 14. Actual Rent v. Affordable Rent

Affordability and Growth Trends

Overall Housing Cost Burden

In both 2021 and 2022, 9 out of 10 households earning less than \$20,000 a year spent over 30% of their monthly income on housing. In 2022, nearly 8 out of 10 households earning less than \$50,000 a year could be considered cost burdened.

2021

	Less than \$20,000	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 or more
Total Households	990	1050	858	1988	4656
Monthly Housing Costs > 30% of Income	877	918	497	925	200
Percentage	89%	87%	58%	47%	4%

U.S. Census Bureau, American Community Survey 5-year estimates, Table S2503
Table 4. Percent of Cost-Burdened Households (all) by Annual Income

2022

	Less than \$20,000	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 or more
Total Households	989	1023	937	1773	5379
Monthly Housing Costs > 30% of Income	881	937	715	827	343
Percentage	89%	92%	76%	47%	6%

U.S. Census Bureau, American Community Survey 5-year estimates, Table S2503
Table 5. Percent of Cost-Burdened Households (all) by Annual Income



If we turn to only rental households, we see a similar pattern. Even more than citywide, most renter households earning less than \$50,000 a year were rent burdened. This comparison by income group among all households and renters along with the earlier data showing the median rent rising high above the affordable rent indicates that low and middle income renter households are disproportionately burdened by rent.

2021

	Less than \$20,000	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 or more
Total Households	682	773	551	1438	1443
Monthly Housing Costs > 30% of Income	589	741	358	687	18
Percentage	86%	96%	65%	48%	1%

U.S. Census Bureau, American Community Survey 5-year estimates, Table S2503
Table 6. Percent of Cost-Burdened Rental Households by Annual Income

2022

	Less than \$20,000	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 or more
Total Households	595	808	623	1306	1653
Monthly Housing Costs > 30% of Income	515	793	531	629	129
Percentage	87%	98%	85%	48%	8%

U.S. Census Bureau, American Community Survey 5-year estimates, Table S2503
Table 7. Percent of Cost-Burdened Rental Households by Annual Income



Affordability and Growth Trends

Severe Rent Burden

Every year the State of Oregon puts together a list of cities with populations over 10,000 that have been designated as severely rent burdened, meaning that over 25% of the population is spending more than 50% of income on rent. In 2022, Wilsonville was included on this list for the first time since state data collection began with 27.2% of the population experiencing severe rent burden. Over half of the cities on the list were also categorized as severely rent burdened.

[Link to the Department of Land Conservation and Development Severe Rent Burden List](#)

Affordability and Growth Trends

Housing Mix

Residents' housing needs are based on more than affordability. Understanding whether and how the City's housing stock is meeting the needs of different individuals and families is equally important.

	2017	2018	2019	2020	2021	2022
Studio	1%	1.7%	2%	2.8%	2.7%	3.2%
1 Bedroom	16.9%	16.6%	15.5%	16.7%	14.9%	14.2%
2-3 Bedrooms	68.2%	64.9%	64.7%	61.2%	62.8%	63%
4 or more Bedrooms	13.8%	16.7%	17.9%	19.3%	19.6%	19.7%


U.S. Census Bureau, American Community Survey 5-year estimates, Table DP04

Table 8. Housing Mix by Number of Bedrooms

	2017	2018	2019	2020	2021	2022
1-person household	28.8%	30.5%	30.2%	30.1%	29.7%	29.3%
2-person household	40%	38%	37.8%	38.3%	37.7%	36.8%
3-person household	13.4%	12.7%	12.1%	14.2%	15%	16.3%
4 or more-person household	17.8%	18.9%	19.9%	17.4%	17.6%	17.6%

U.S. Census Bureau, American Community Survey 5-year estimates, Table S2501

Table 9. Housing Mix by Household Size

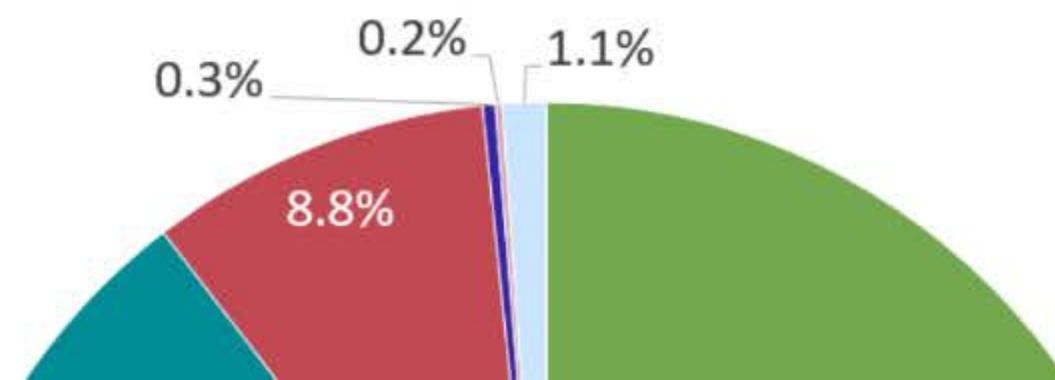


The share of one and two person households exceeds the share of studio and one-bedroom units. While the share of 2-3 bedroom units has been decreasing since 2017, this configuration still dominates Wilsonville's housing stock. The greater proportion of smaller households might indicate a need for housing units with fewer bedrooms. Notably, studio units have been steadily increasing while 1 bedroom units have been decreasing. Four or more bedroom units have also taken a larger share of the housing stock since 2017 despite the fairly steady share of four or more person households.



Affordability and Growth Trends

Housing Mix



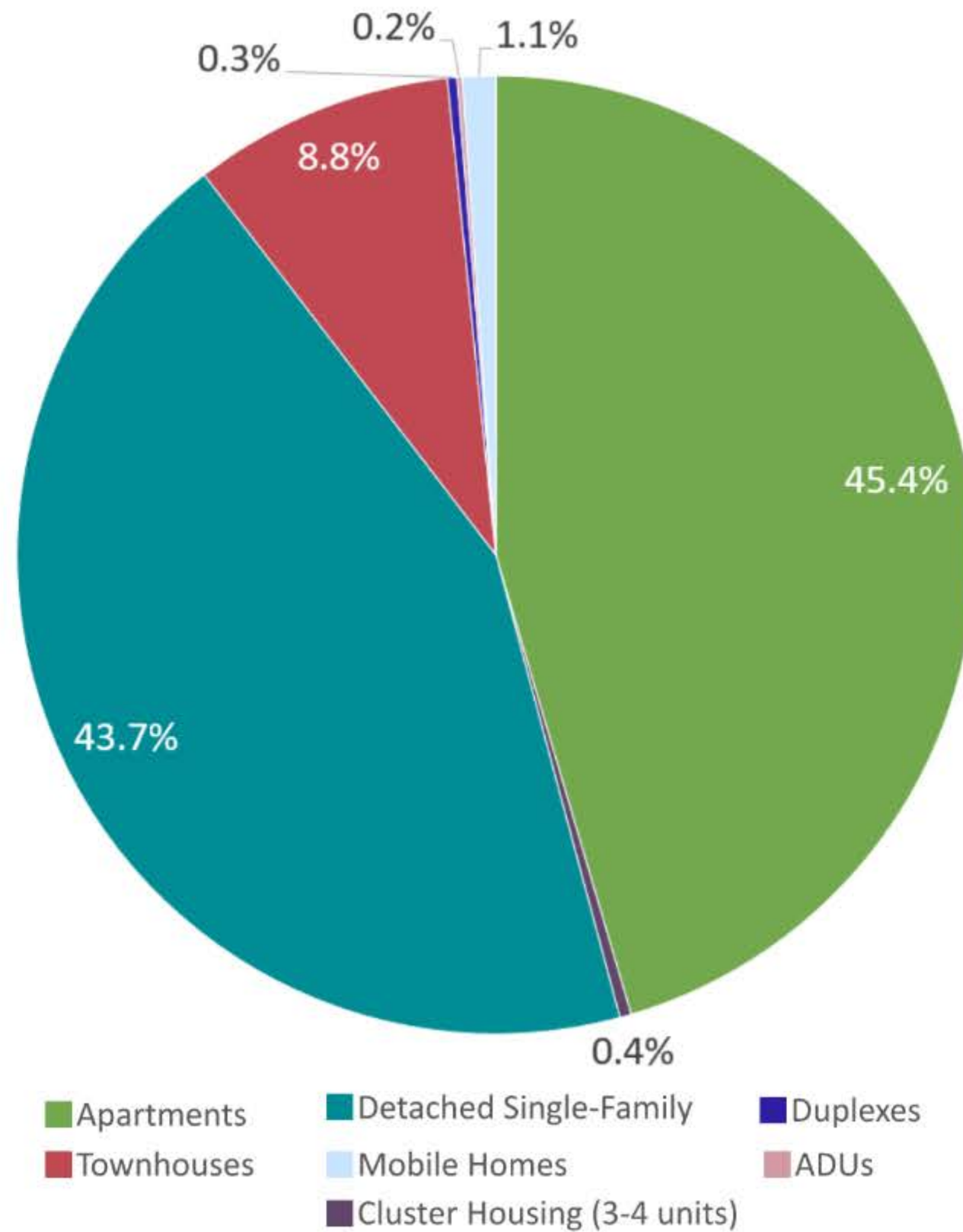
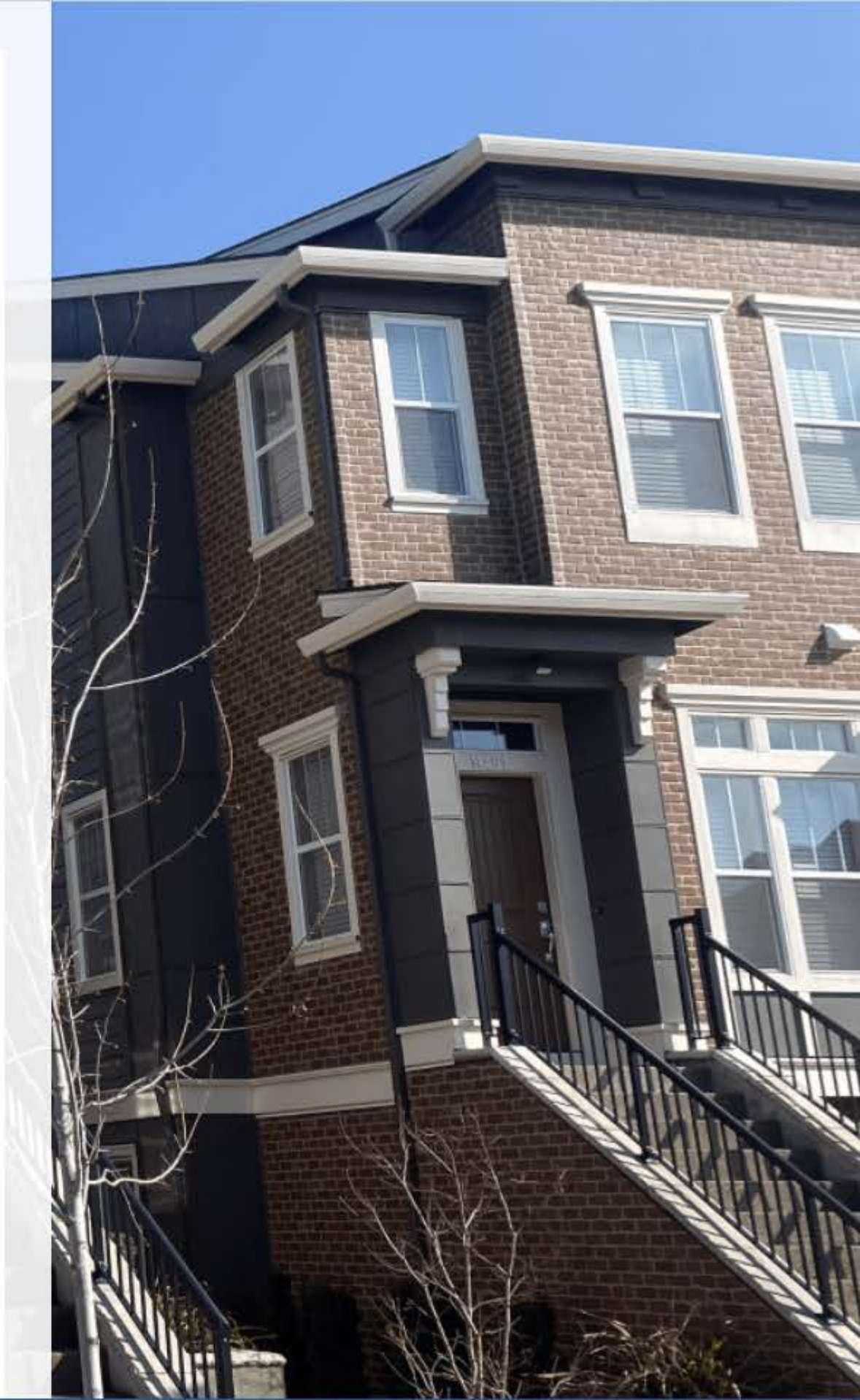
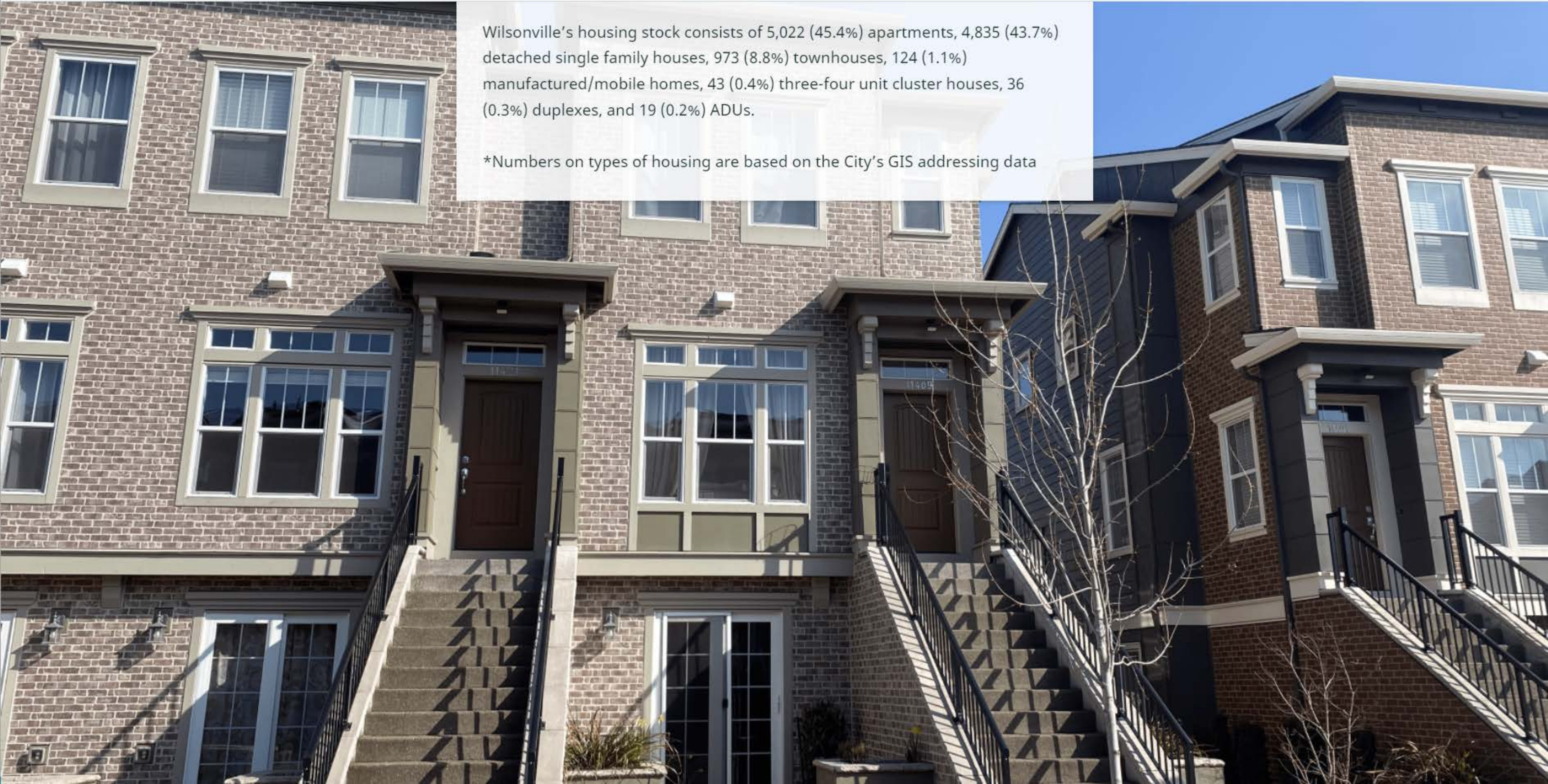


Figure 15. Housing Mix in 2022





Wilsonville's housing stock consists of 5,022 (45.4%) apartments, 4,835 (43.7%) detached single family houses, 973 (8.8%) townhouses, 124 (1.1%) manufactured/mobile homes, 43 (0.4%) three-four unit cluster houses, 36 (0.3%) duplexes, and 19 (0.2%) ADUs.

*Numbers on types of housing are based on the City's GIS addressing data

Affordability and Growth Trends

Comparative Affordability to Cohorts

Regional context is important in understanding housing affordability. Housing price trends in nearby cities have been fairly consistent. Lake Oswego's median sale price has consistently been the highest in 2021 and 2022. The median sales price in the region increased for most cities besides Lake Oswego and Wilsonville between 2021 and 2022. The regional consistency indicates that high and rising home sales prices are issues that other, similar communities are dealing with as well.

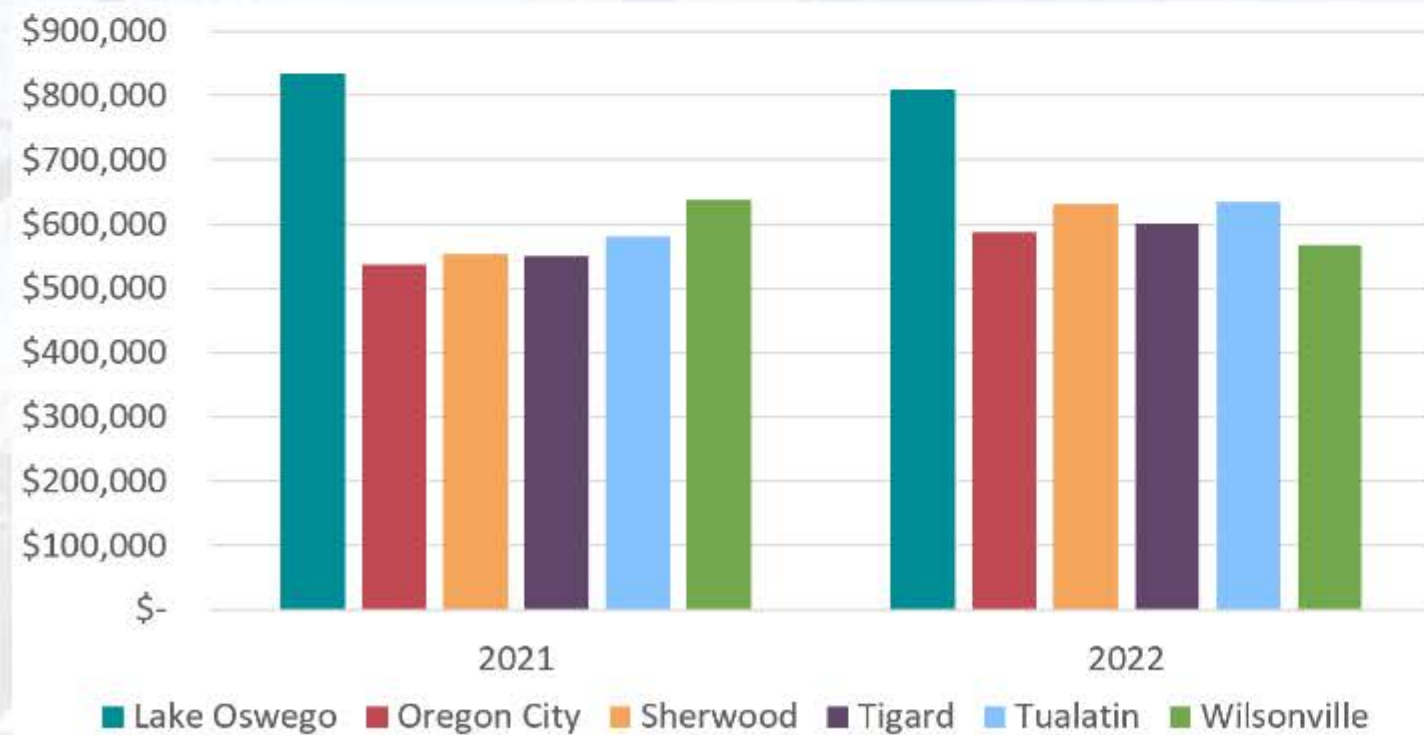


Figure 16. Comparative Median Home Sale Price in 2021 and 2022



Similar cities in the region have also been struggling with rent burden in 2021 and 2022. The high rates of rent burden in Wilsonville are likely related to the steep increase in rent in 2021 combined with a slower rate of growth in renter household incomes. In 2021, Tigard experienced the highest rates of rent burden with 50.9% of the renter household population paying more than 30% of their income in rent. In 2022, Wilsonville had the highest rates of rent burden among its cohorts with 51.1% of the renter household population paying more than 30% of their income in rent. The differences in percent of the population rent burdened across these six cities is likely not significant. This percentage also rose for every city aside from Tigard between 2021 and 2022. Rent burden and housing affordability are issues facing the region in and beyond Wilsonville.

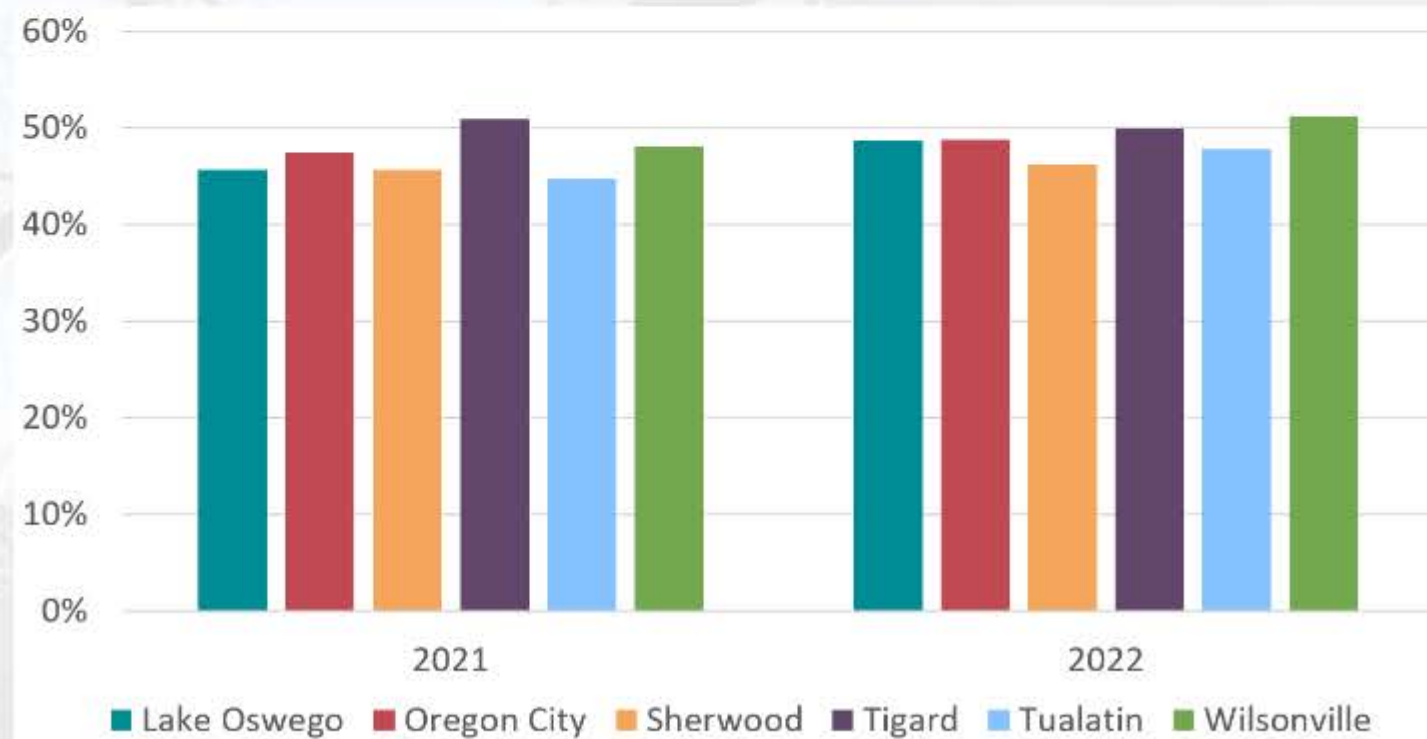


Figure 17. Comparative Household Rent Burden in 2021 and 2022



As evidenced by the figure below, Lake Oswego, Tualatin, and Wilsonville surpassed the 25% state threshold for severe rent burden in 2022. Tigard surpassed this threshold in 2021.

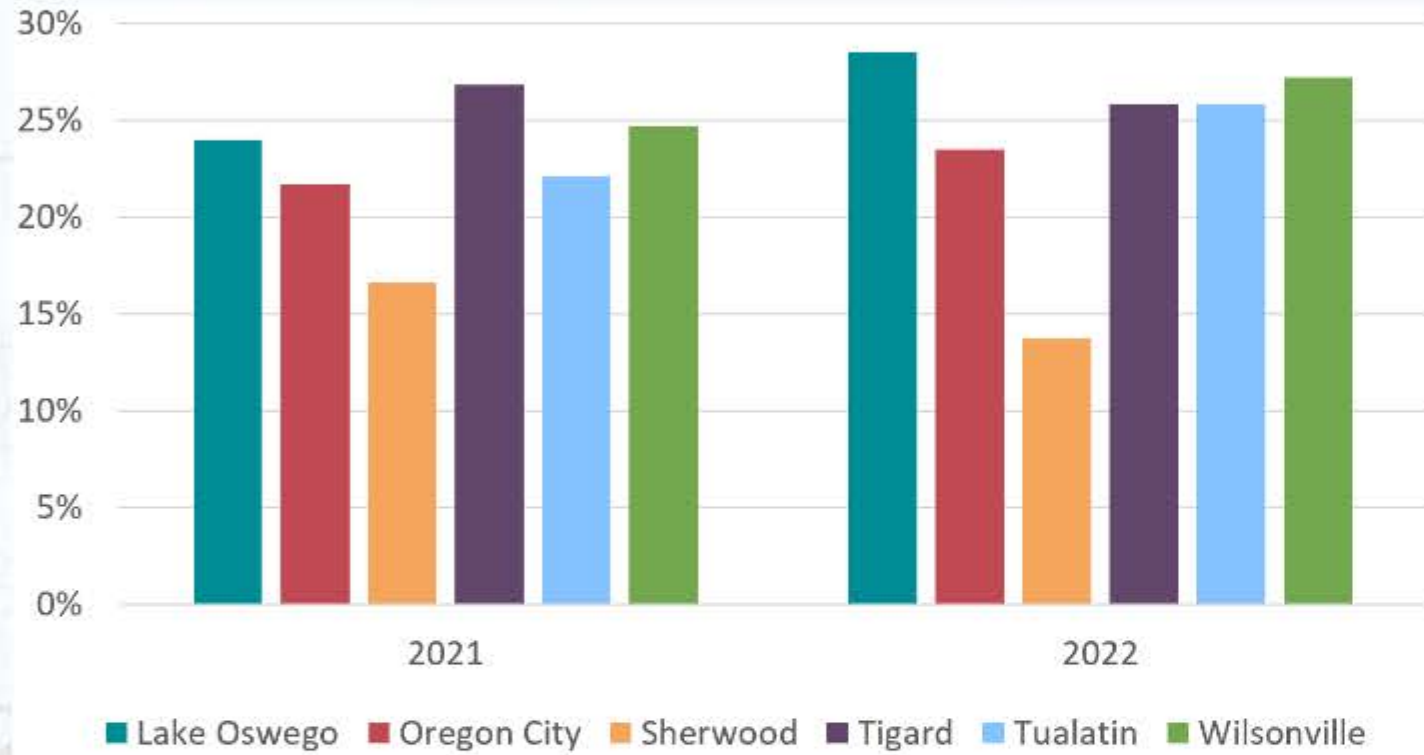


Figure 18. Comparative Severe Rent Burden in 2021 and 2022



Affordability and Growth Trends

Comparative Growth to Cohorts

Wilsonville experienced notable population growth in 2021 (with an increase of almost 5%) and 2022 (with an increase of almost 1%). It continues to be among the fastest growing cities in the Portland Metro region. Wilsonville has maintained a steady trend of housing unit growth compared to similar cities over the years.



Figure 19. Comparative Annual Population Growth



Figure 20. Comparative Annual Housing Unit Growth

Negative housing growth is generally an indication of changes in the housing stock such as the removal of blighted properties or redevelopment.



Looking Forward

Metro Housing Forecast

METRO HOUSING GROWTH FORECAST 2014-2034

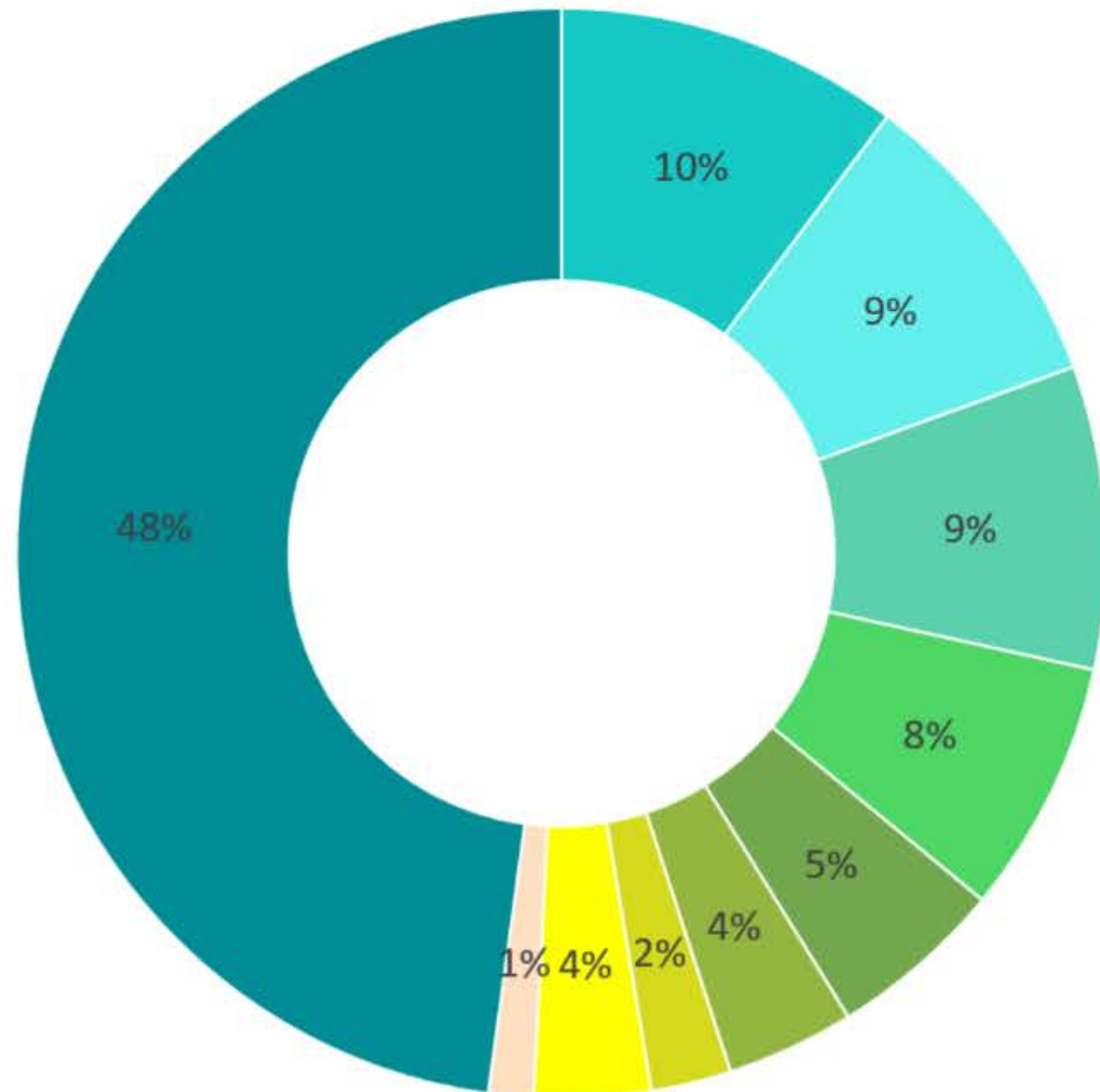
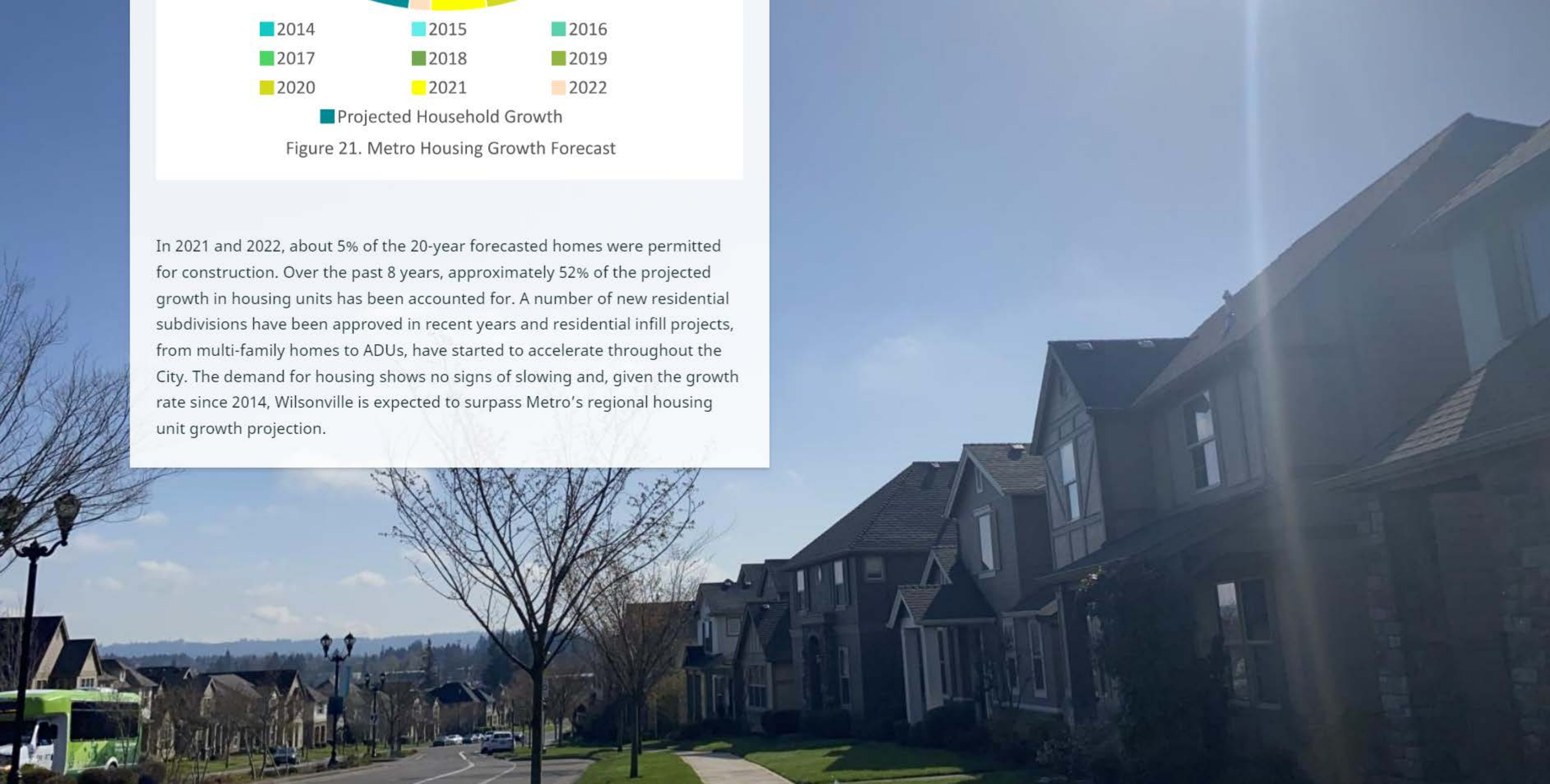




Figure 21. Metro Housing Growth Forecast

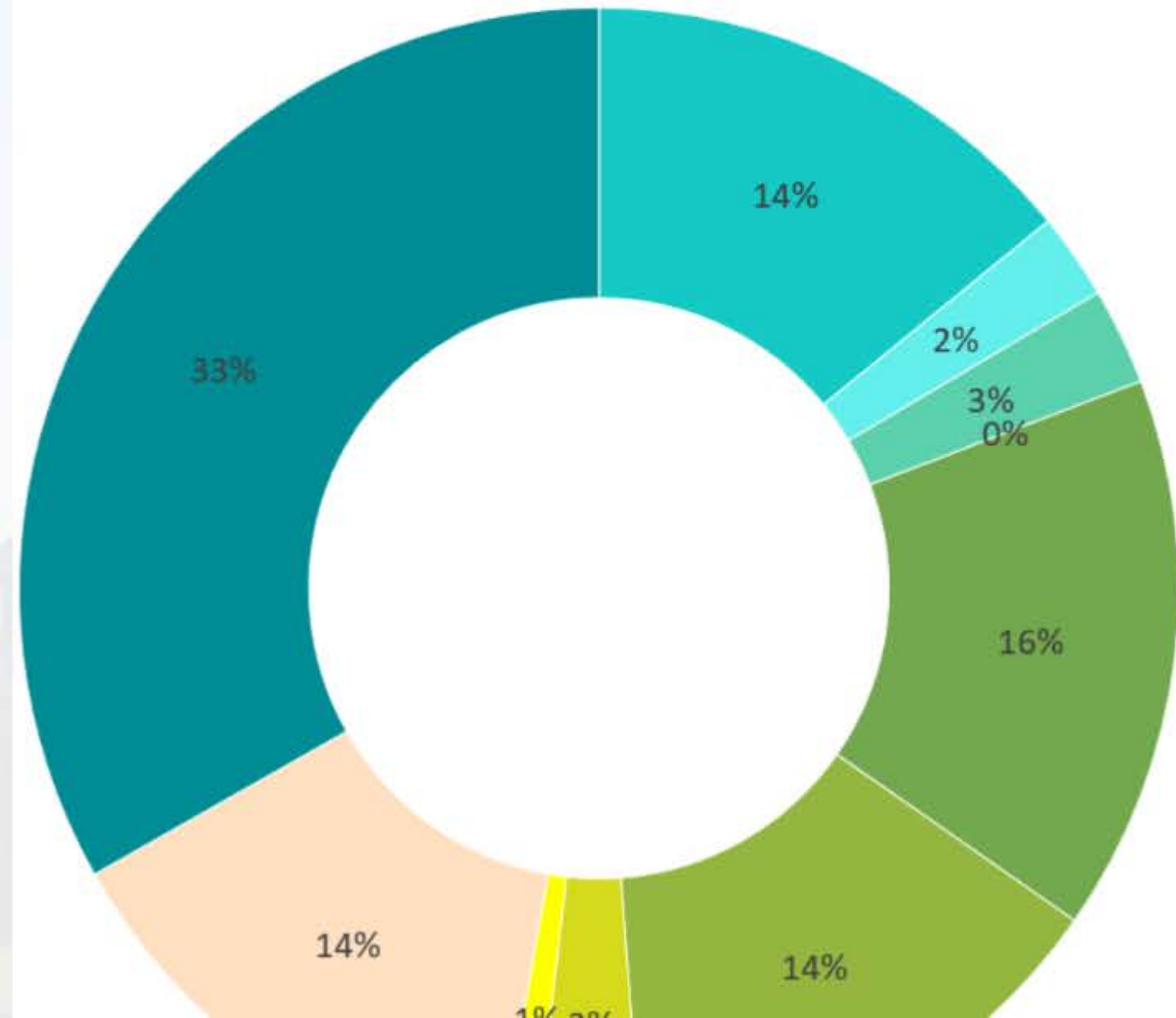
In 2021 and 2022, about 5% of the 20-year forecasted homes were permitted for construction. Over the past 8 years, approximately 52% of the projected growth in housing units has been accounted for. A number of new residential subdivisions have been approved in recent years and residential infill projects, from multi-family homes to ADUs, have started to accelerate throughout the City. The demand for housing shows no signs of slowing and, given the growth rate since 2014, Wilsonville is expected to surpass Metro’s regional housing unit growth projection.



Looking Forward

Buildable Land

RESIDENTIAL BUILDABLE LAND IN THE CITY



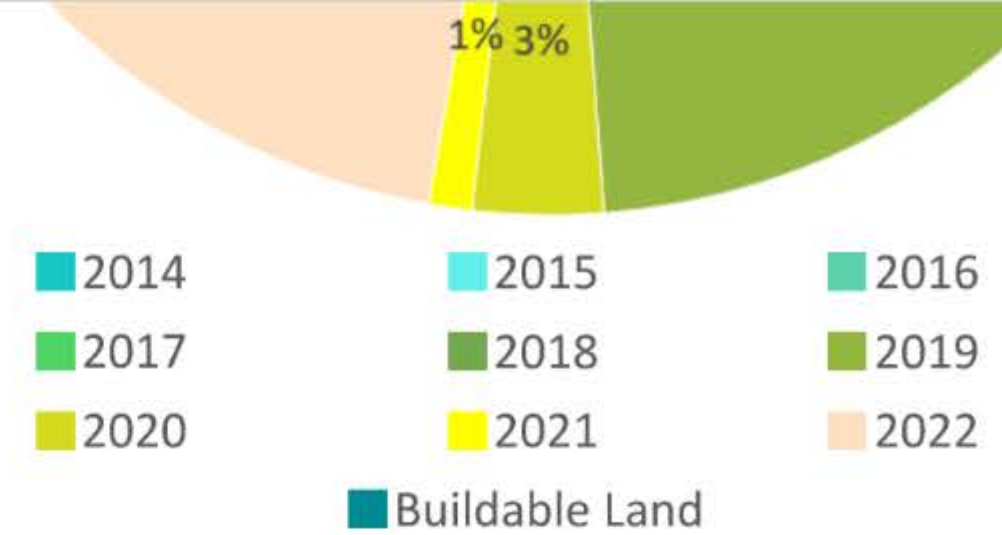


Figure 22. Residential Buildable Land

Of the 20 year land supply inventoried in 2014, 67% (or 318 acres) has been dedicated to approved plans. This calculation and assessment is based on the Buildable Lands Inventory from the 2014 Housing Needs Analysis. The Buildable Lands Inventory counted 477 acres for residential land. This total did not include the 2018 UGB expansion for the Frog Pond East and South neighborhoods (an additional 275 acres). Including the 2018 UGB expansion land, 42% of Wilsonville’s residential land inventory has approved plans as of 2022.

* No residential development plan was approved in 2017.

Looking Forward

Housing affordability and availability are issues throughout the region and, truly, the country. Furthermore, the ongoing conditions, from supply chain impacts to unpredictable inflation, have affected the housing market in ways that are just beginning to unfold. Some of these impacts can be seen in the high interest rates that influence mortgage payments and therefore housing cost burden in 2022. Wilsonville is growing rapidly. The population increased by 9% in the past 5 years. While income has increased for both homeowners and renters, housing prices have skyrocketed. Homeownership appears to be largely out of reach for many residents who currently rent.

Equitable housing has been a central goal to Wilsonville's City Council since 2015. In 2020, Council approved and adopted the [Equitable Housing Strategic Plan](#) meeting their goal to complete the equitable housing study. In the 2021-2023 goal setting period, the City Council stated a goal to "continue implementation of the City's Equitable Strategic Housing Plan" as a part of a broader push to expand home ownership for lower income levels and first-time home buyers. An upcoming transit-oriented development project near the WES station and expected redevelopment projects in Town Center are key to further implementing the Equitable Housing Strategic Plan. Furthermore, the upcoming development in Frog Pond East and South, which is planned with a focus on housing variety, will be an important step toward the goal of expanding affordable home ownership. These efforts open the door to a future of housing in Wilsonville where the needs and desires of all community members are met, the path to home ownership isn't as steep, and the affordability gap perhaps starts to shrink.



Looking Forward

This report synthesizes current and historic trends in housing and population with current and long-range planning efforts to paint a picture of what the future of Wilsonville might look like. However, development can be influenced by a litany of factors that cannot always be predicted. We've seen supply chain impacts that stalled development and made the construction of new housing more expensive across the country. In 2022, we saw rising interest rates in an effort to curb inflation. These high interest rates play out in the data in this report, but will likely continue to have significant impacts on which residents will be able to access home ownership in the coming years.

In 2023, the City expects to see transformations in Town Center, continued development in Frog Pond, and transit oriented development. The City will redouble efforts to bolster housing variety in Frog Pond and beyond. Despite the uneven terrain of the past few years and the bumpy road ahead, the City, with community members, developers, and other partners, will work to ensure that the Wilsonville of the future reflects the needs and dreams of all its residents.



Thank You!