

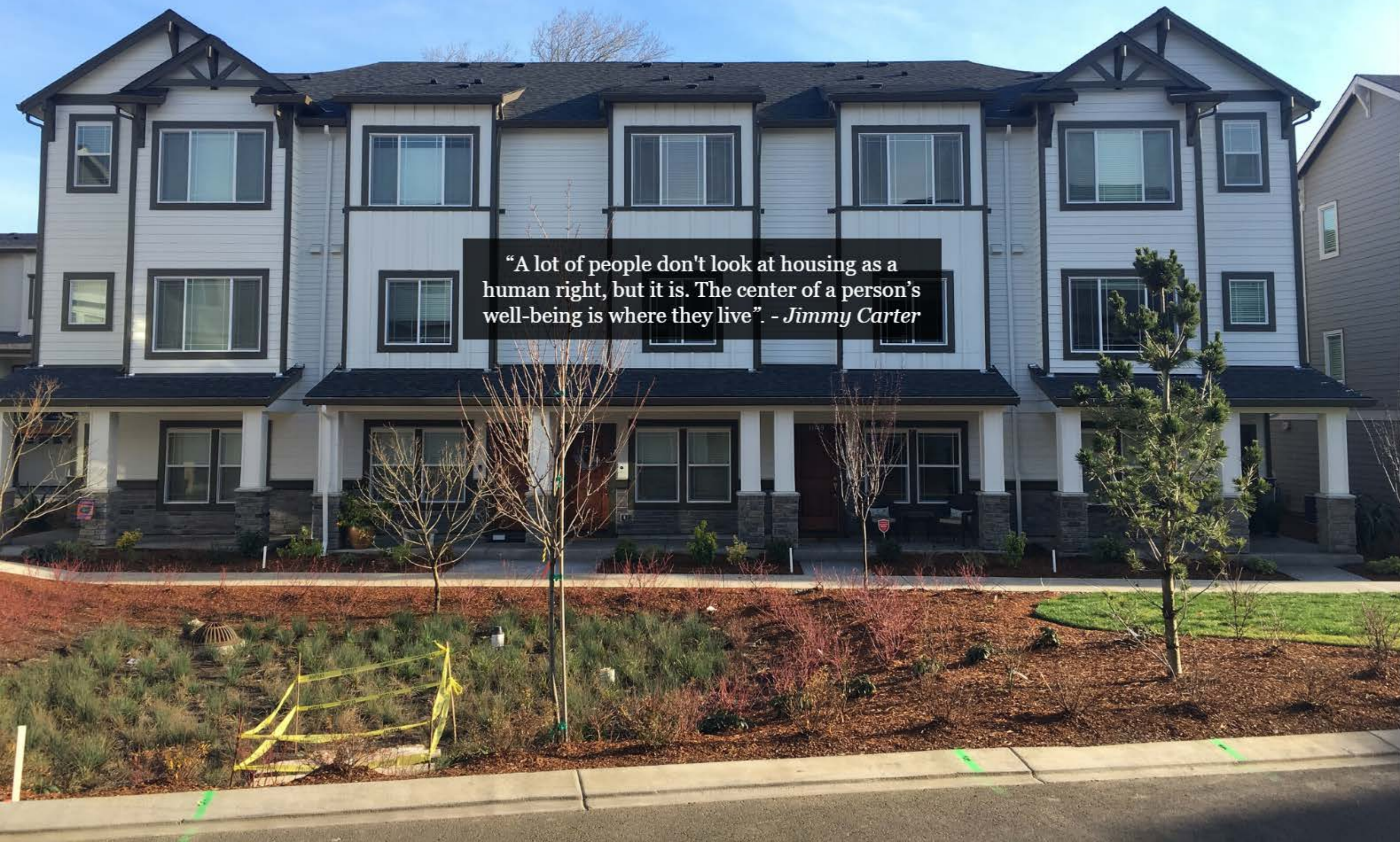
# 2018 Wilsonville Annual Housing Report

Published on April 10, 2019



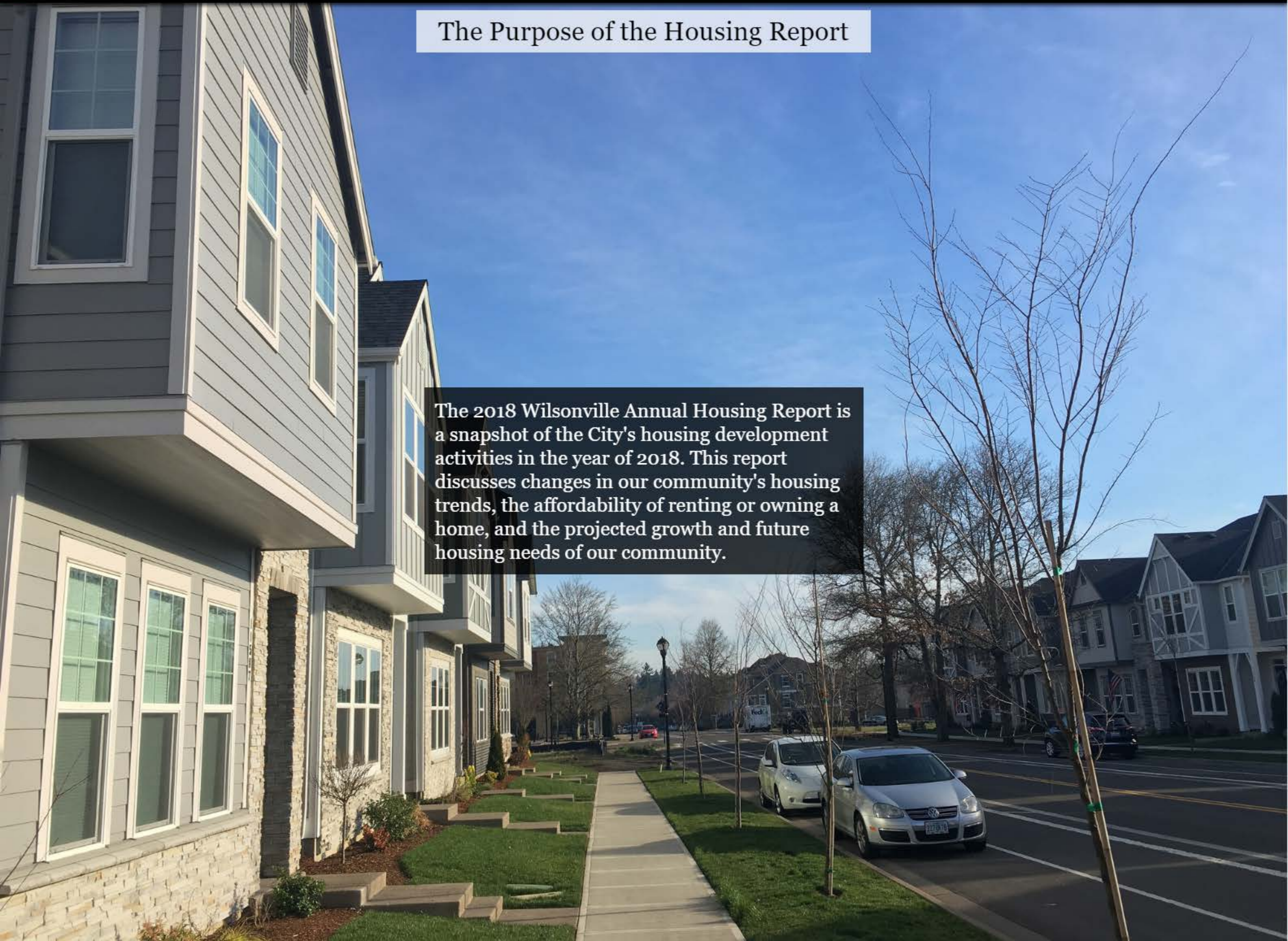
## The Importance of Home

“A lot of people don't look at housing as a human right, but it is. The center of a person's well-being is where they live”. - *Jimmy Carter*



## The Purpose of the Housing Report

The 2018 Wilsonville Annual Housing Report is a snapshot of the City's housing development activities in the year of 2018. This report discusses changes in our community's housing trends, the affordability of renting or owning a home, and the projected growth and future housing needs of our community.



## The Purpose of the Housing Report

This report is an important tool to help planners, elected officials, and community members to understand the dynamics of the local housing market, track the production and the diversity of housing, and assess the affordability of homes in Wilsonville.

This information is critical for implementing policies and programs aimed at meeting local housing needs, maintaining affordable options, and encouraging housing diversity and community inclusion in the City of Wilsonville.



## What is in this report

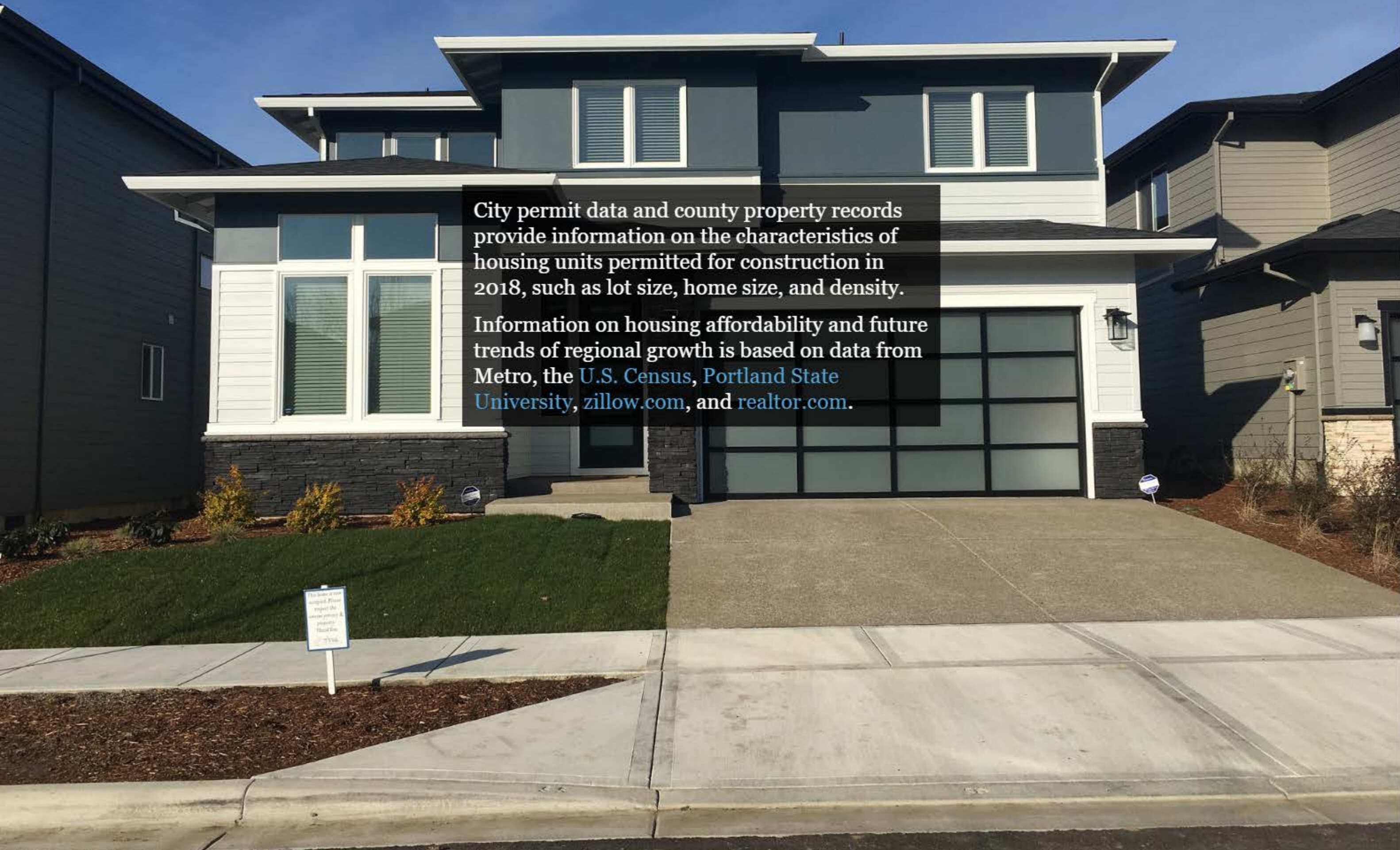
The subsequent sections of this report will

- (1) provide a summary of housing development in 2018;
- (2) describe development activities by neighborhood;
- (3) show past and present housing trends, including affordability for rental and ownership housing; and
- (4) discuss anticipated changes to the city's future housing inventory.

## What is in this report

City permit data and county property records provide information on the characteristics of housing units permitted for construction in 2018, 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](#), [zillow.com](#), and [realtor.com](#).



## What is in this report

### This report discusses the following:

- Housing Inventory in the City of Wilsonville
- Housing Permitted for Construction in 2018
- Cost of Renting and Owning a Home in Wilsonville in 2018
- Housing Development Characteristics by Neighborhood
- Housing Development Trends in Wilsonville
- Affordability and Growth Trends in the Regional Context
- What Does the Future of Housing in Wilsonville Look Like?

# State of Housing in 2018

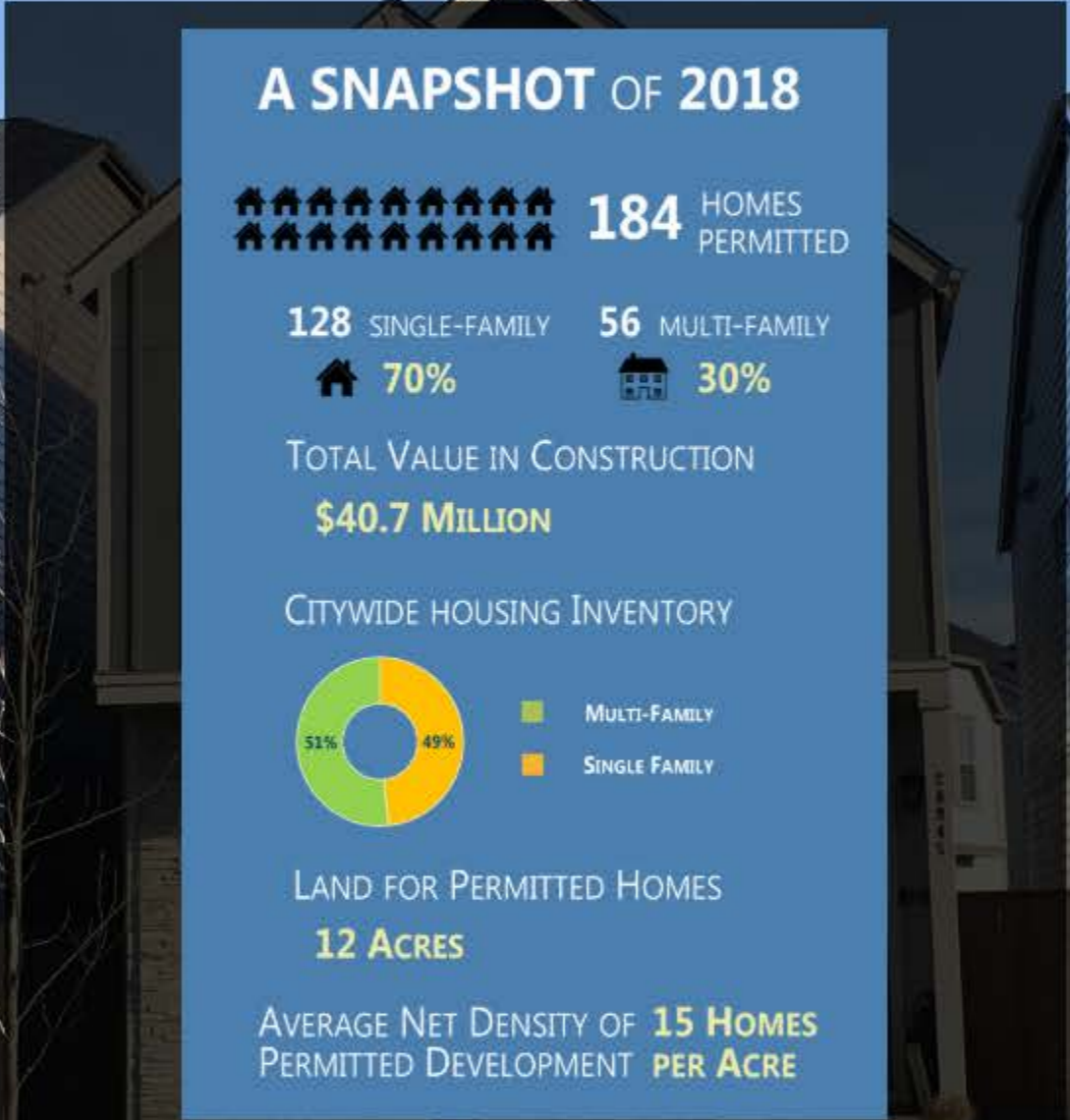


Figure 1: Housing Snapshot in 2018



# State of Housing in 2018

## New Homes Permitted for Construction

In 2018, the City permitted 128 single-family homes and 56 multi-family homes for construction after seeing no multi-family construction for two years in row.

Even though single family homes account for the majority of permits in 2018, there is a fair level of diversity in new housing. 28 permitted units were attached rowhomes and 12 permitted units were detached rowhomes, together accounting for 31% of the total permitted single-family homes. Overall, the permitted single-family units have a wide range of lot and home sizes.

Housing Stock in Wilsonville (2018)

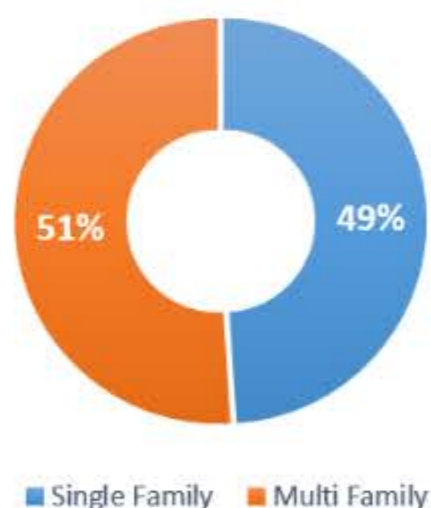
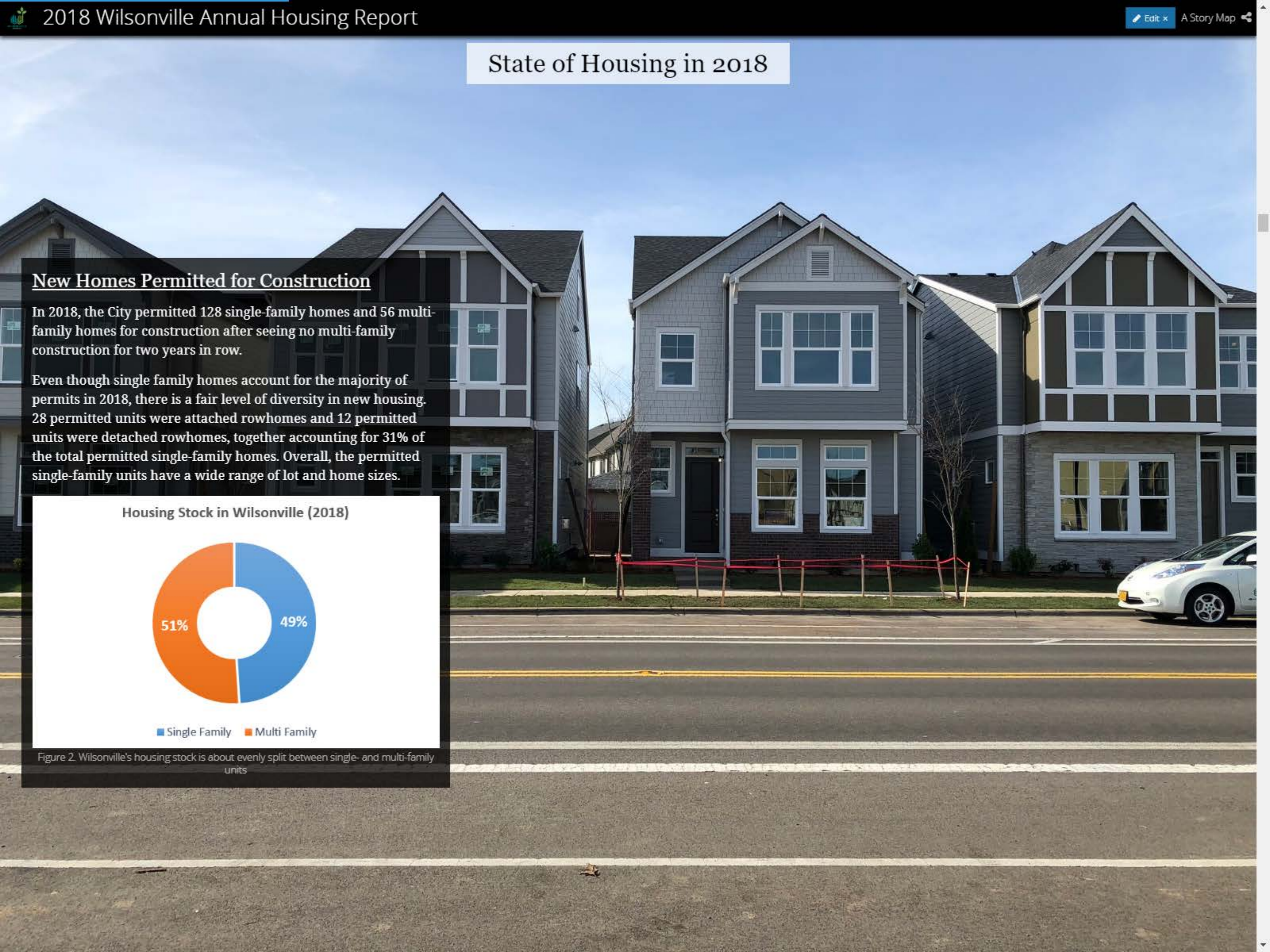


Figure 2. Wilsonville's housing stock is about evenly split between single- and multi-family units



# State of Housing in 2018



## Approved Housing Development Plans

In 2018, the Development Review Board (DRB) approved six housing development plans. Wilsonville has seen strong housing construction activities since 2014, and these approved residential development plans will ensure a steady supply of new homes in Wilsonville for the next few years.

With the adoption of the Frog Pond Master Plan in 2017, the City anticipates continued growth in single-family housing development. Two approved developments in Frog Pond–Stafford Meadows and Morgan Farm–will provide over 100 new single-family detached homes. The City expects to approve additional development plans in Frog Pond in 2019.

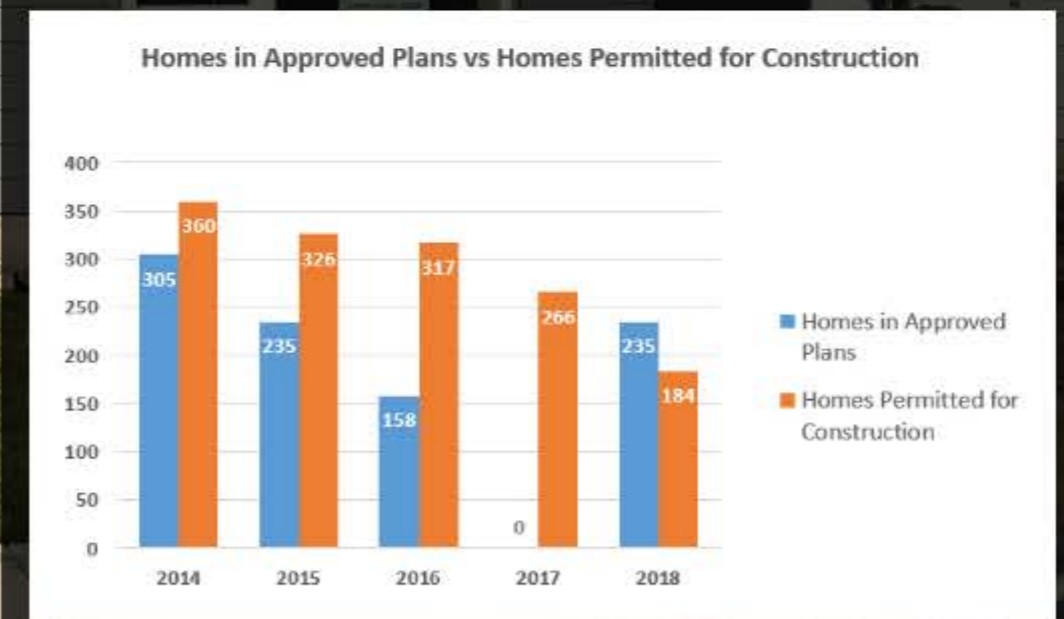


Figure 3. Units in Approved Plans vs Units Permitted for Construction

# State of Housing in 2018

## Housing and Population Growth in 2018

In 2016 and 2017, the City of Wilsonville permitted only single-family housing. In 2018, the City added more multi-family homes, maintaining housing diversity in the city.

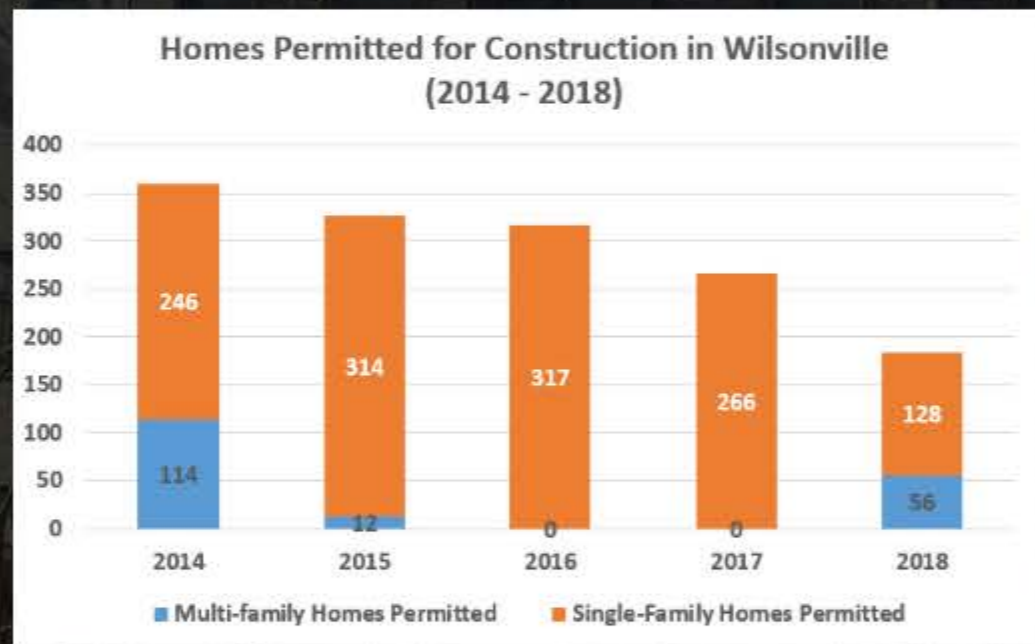


Figure 4. Homes Permitted for Construction in Wilsonville between 2014 and 2018



# State of Housing in 2018



Mostly driven by single-family housing construction, the total number of homes in Wilsonville increased approximately 2% in 2018. At the same time, the City's population grew twice that rate. The average annual population growth rate in the city for the past 10 years is 3%.

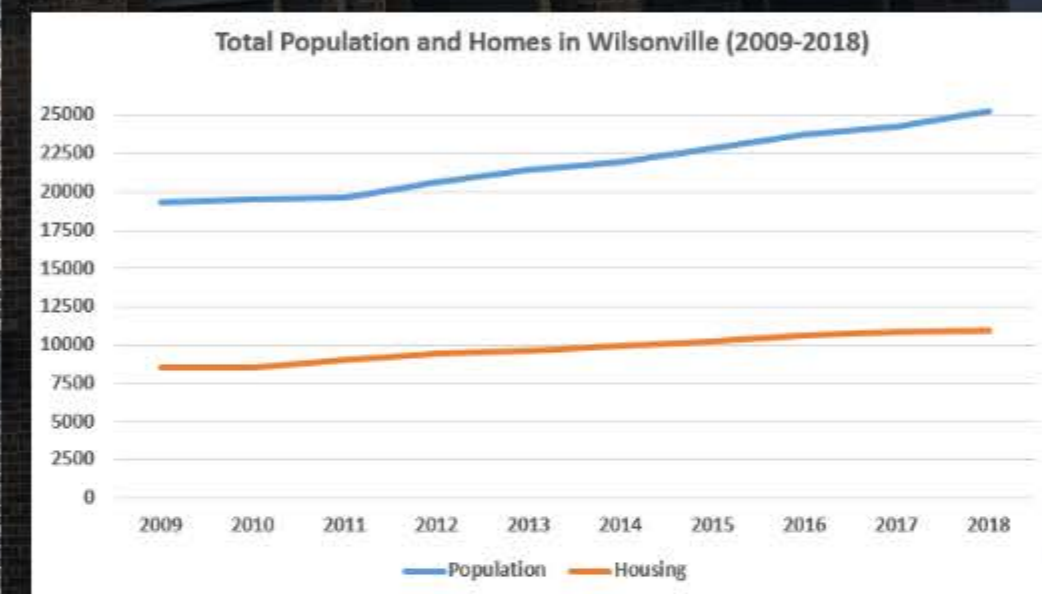


Figure 5. Population and Housing Trend between 2009 and 2018

The trend line of housing and population growth in Figure 6 shows that the growth rate in housing has slowed down since 2014. In addition, population generally has grown faster than the number of homes.

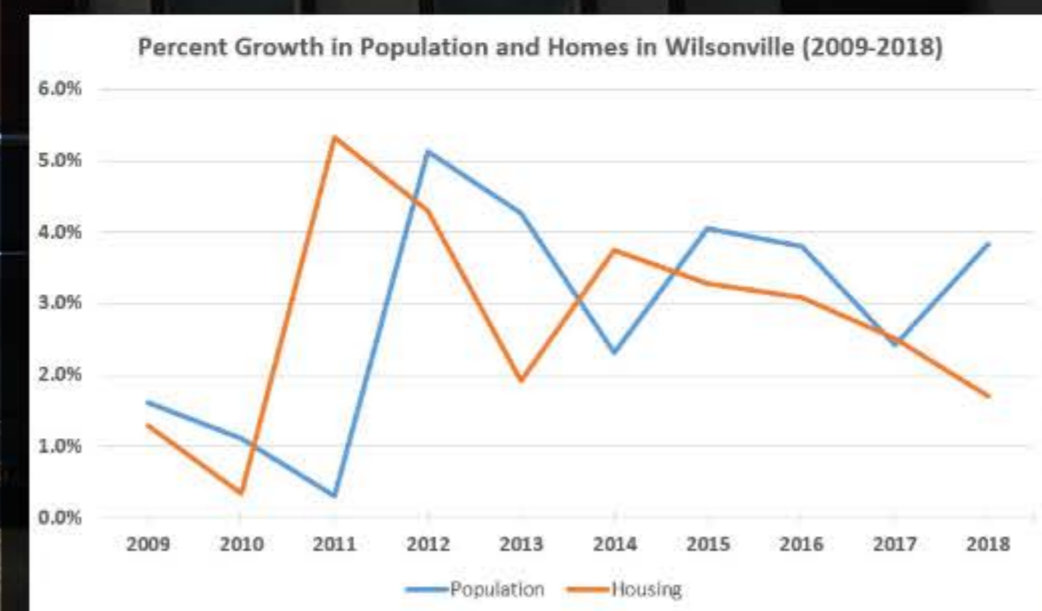


Figure 6. Growth in Population and Housing between 2009 and 2018



*“We are proud of serving the community’s housing needs. Every year we permit and inspect the construction of new homes to ensure that families can find safe and livable homes in Wilsonville as the city continues to grow”. - Dan Carlson, Building Official*

# Permits Issued in 2018

## Summary:

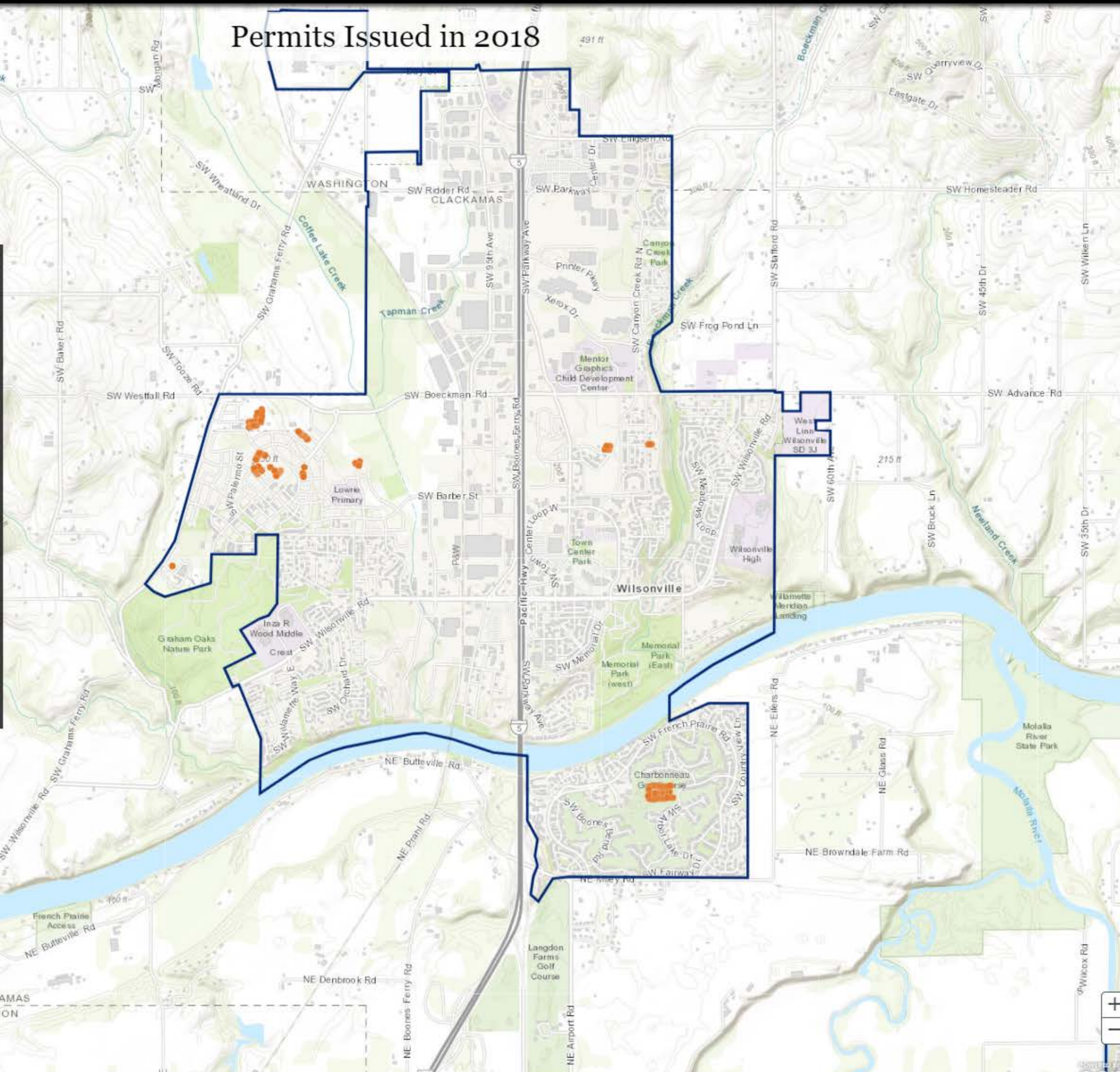
- Total Permitted Homes: 184
- Median Lot Size (Single-family): 3,157
- Median Home Size (Single-family): 2,551
- Average Net Density: 15 units/acre
- Net Acres of Land for Permitted Homes in 2018: 12 acres
- Neighborhood with the most permitted homes: Villebois

### Legend

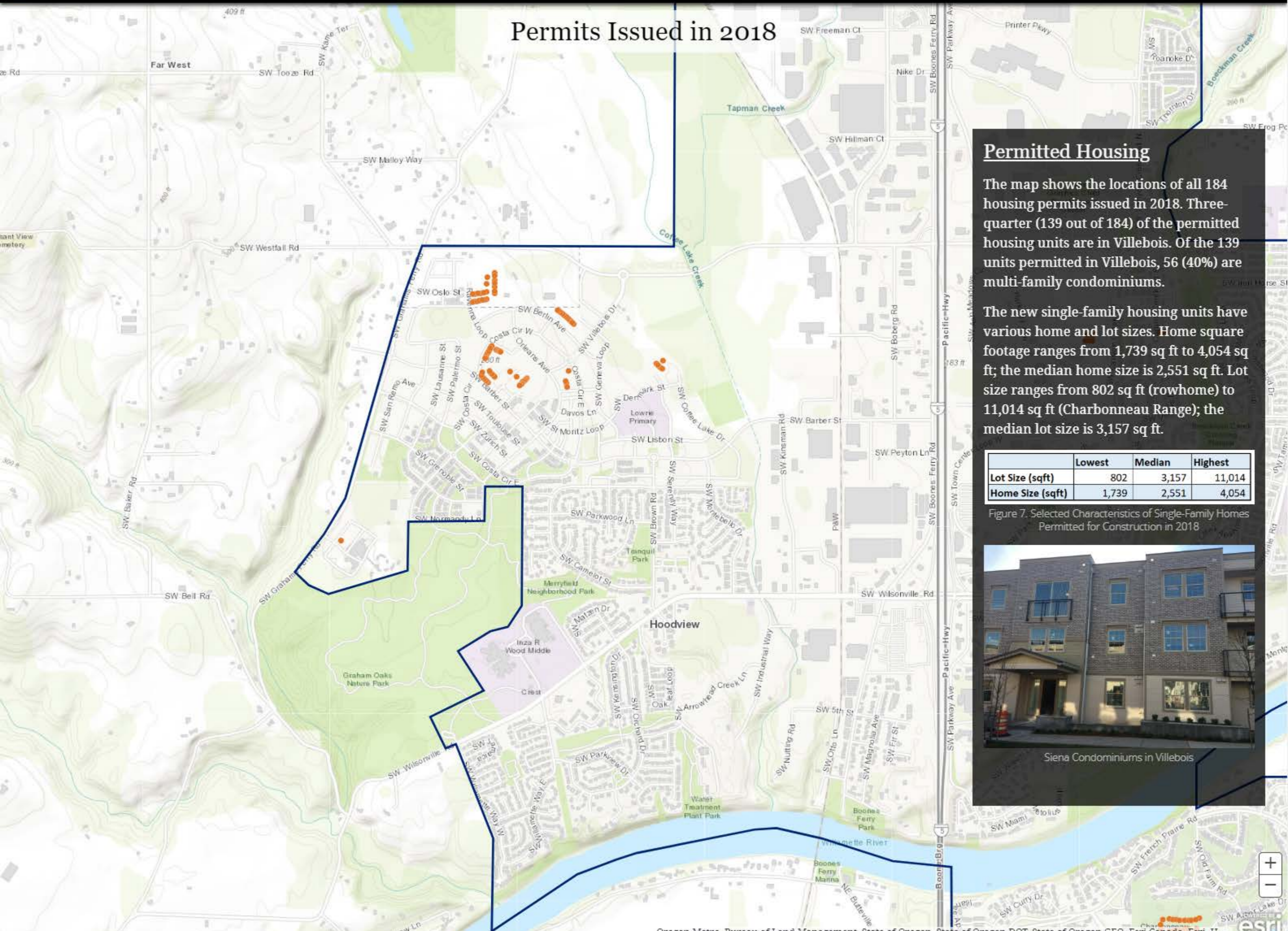
Homes Permitted (2018)



City Limits



# Permits Issued in 2018



## Permitted Housing

The map shows the locations of all 184 housing permits issued in 2018. Three-quarter (139 out of 184) of the permitted housing units are in Villebois. Of the 139 units permitted in Villebois, 56 (40%) are multi-family condominiums.

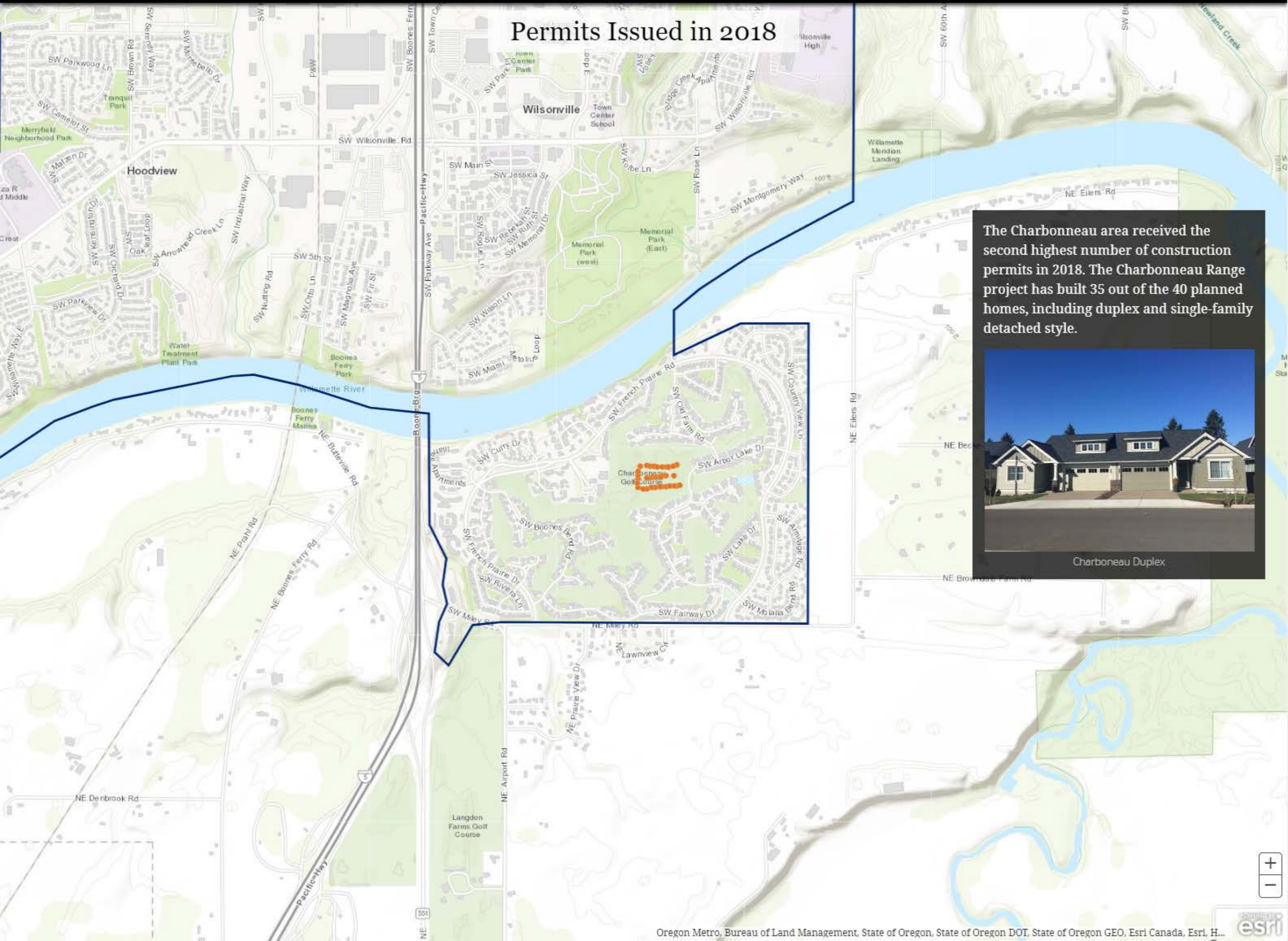
The new single-family housing units have various home and lot sizes. Home square footage ranges from 1,739 sq ft to 4,054 sq ft; the median home size is 2,551 sq ft. Lot size ranges from 802 sq ft (rowhome) to 11,014 sq ft (Charbonneau Range); the median lot size is 3,157 sq ft.

	Lowest	Median	Highest
Lot Size (sqft)	802	3,157	11,014
Home Size (sqft)	1,739	2,551	4,054

Figure 7. Selected Characteristics of Single-Family Homes Permitted for Construction in 2018

Siena Condominiums in Villebois

# Permits Issued in 2018



The Charbonneau area received the second highest number of construction permits in 2018. The Charbonneau Range project has built 35 out of the 40 planned homes, including duplex and single-family detached style.

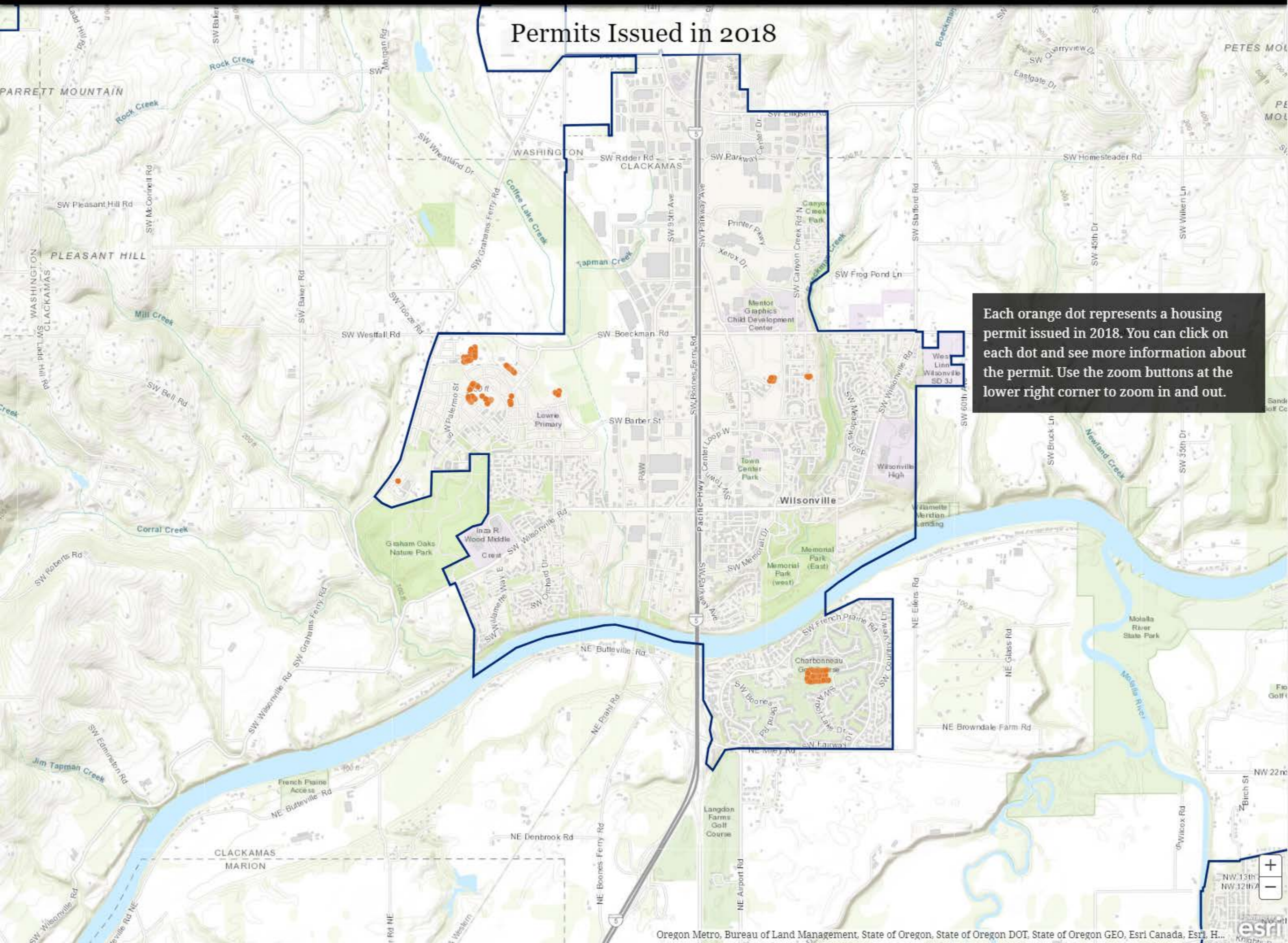


Charboneau Duplex





# Permits Issued in 2018



Each orange dot represents a housing permit issued in 2018. You can click on each dot and see more information about the permit. Use the zoom buttons at the lower right corner to zoom in and out.



# Neighborhood Development Profiles

## Neighborhood Profiles

Click on each neighborhood to see a summary of the characteristics of residential development in 2018. Use the zoom buttons at the lower right corner to zoom in and out.

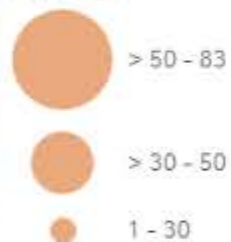
### Legend

Neighborhood Boundaries

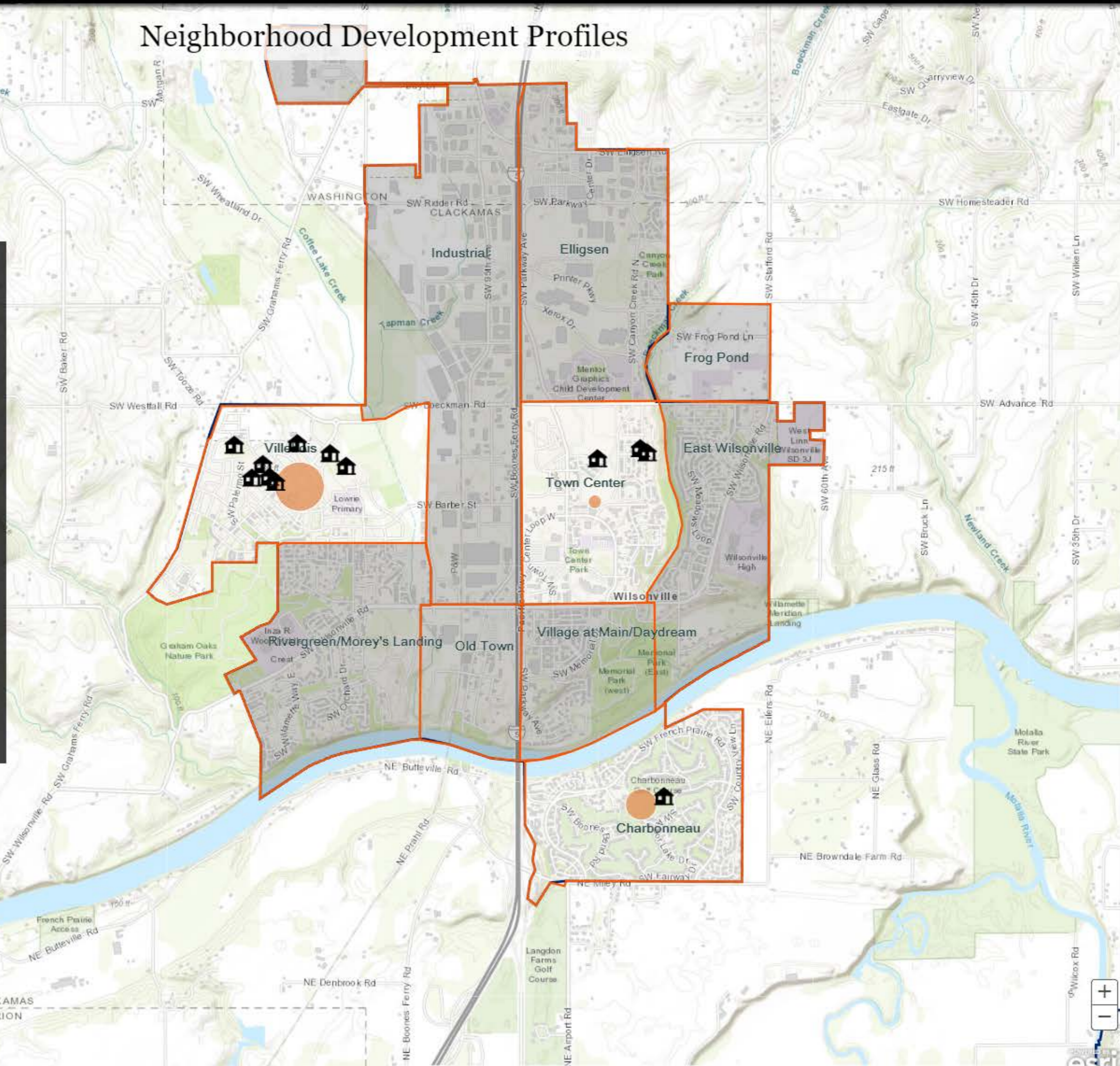


New Homes

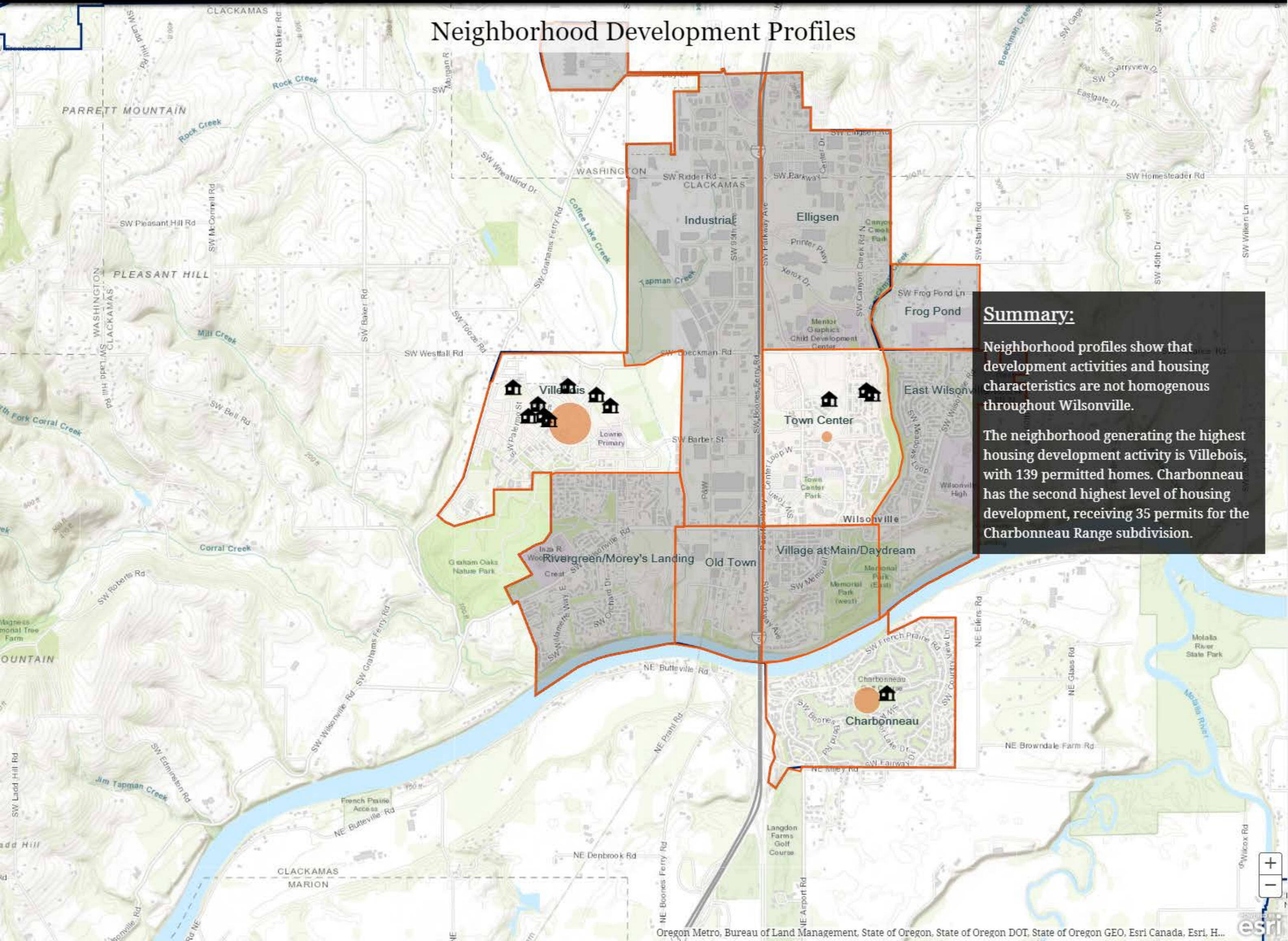
New Units



City Limits



# Neighborhood Development Profiles



**Summary:**

Neighborhood profiles show that development activities and housing characteristics are not homogenous throughout Wilsonville.

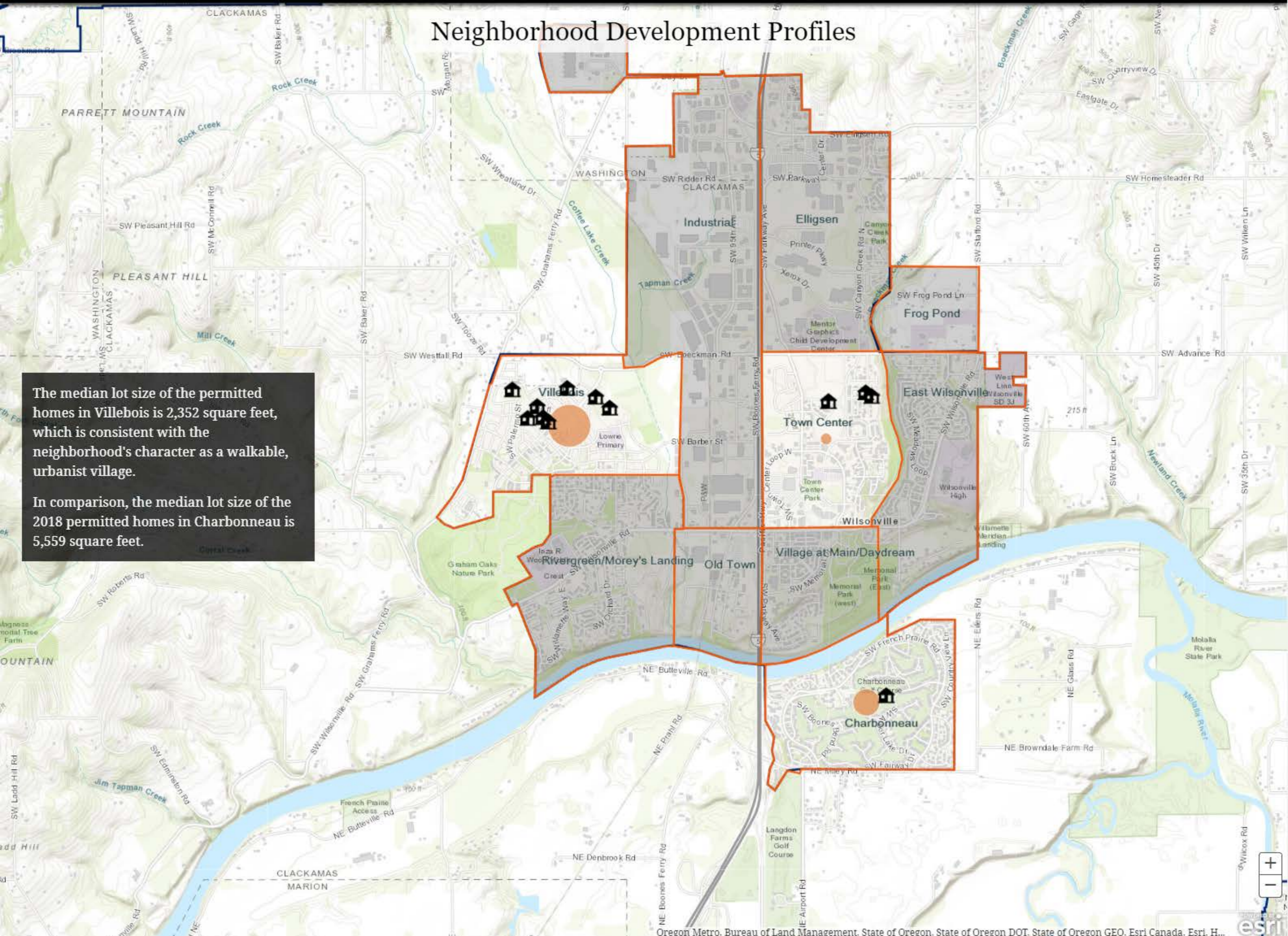
The neighborhood generating the highest housing development activity is Villebois, with 139 permitted homes. Charbonneau has the second highest level of housing development, receiving 35 permits for the Charbonneau Range subdivision.



# Neighborhood Development Profiles

The median lot size of the permitted homes in Villebois is 2,352 square feet, which is consistent with the neighborhood's character as a walkable, urbanist village.

In comparison, the median lot size of the 2018 permitted homes in Charbonneau is 5,559 square feet.

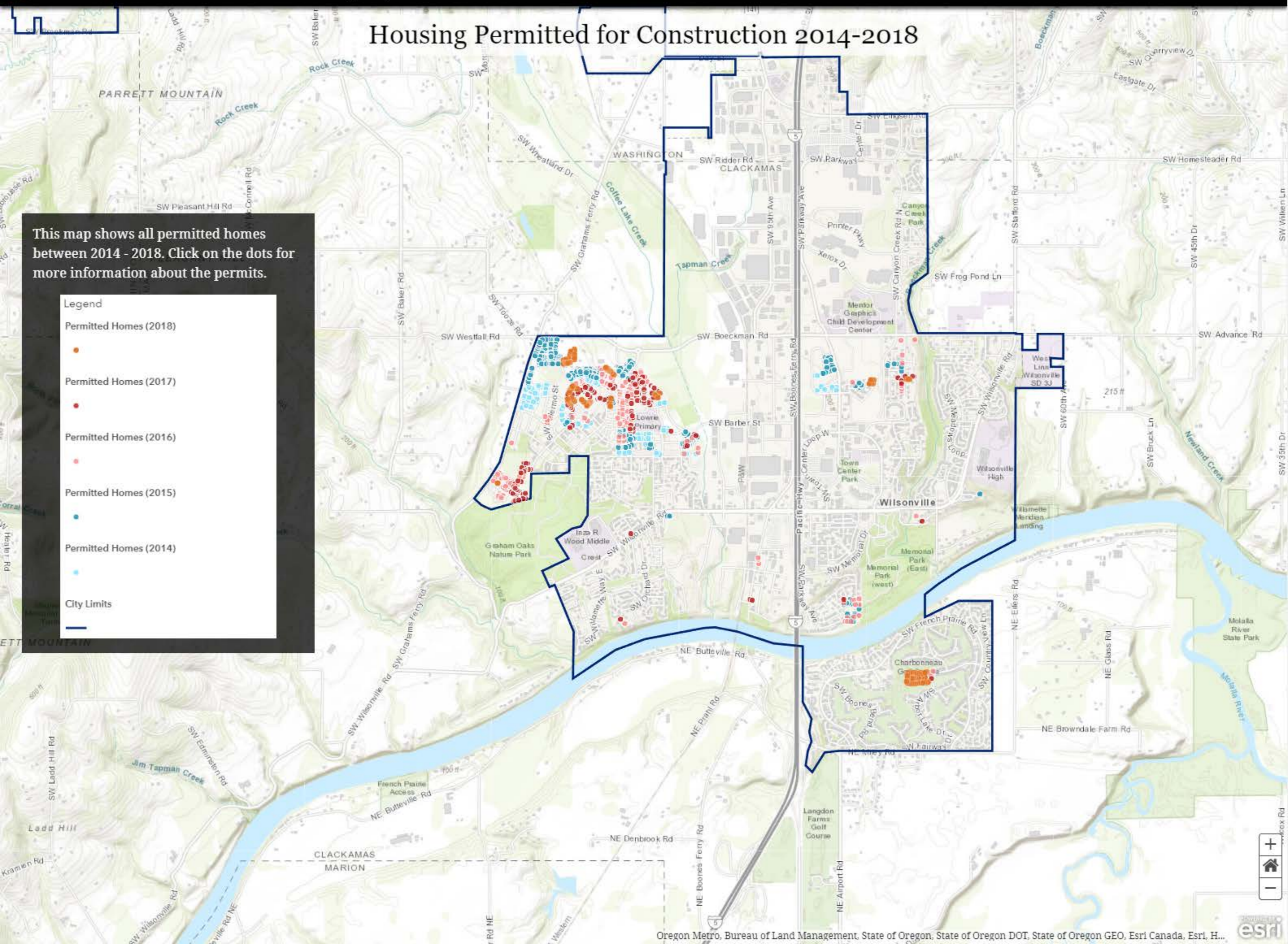


# Housing Permitted for Construction 2014-2018

This map shows all permitted homes between 2014 - 2018. Click on the dots for more information about the permits.

**Legend**

- Permitted Homes (2018) ●
- Permitted Homes (2017) ●
- Permitted Homes (2016) ●
- Permitted Homes (2015) ●
- Permitted Homes (2014) ●
- City Limits



# Housing Permitted for Construction 2014-2018

This heat map shows where new housing construction activity was the strongest in Wilsonville between 2014 and 2017. The Villebois neighborhood has been the main driver of the City's increase in housing supply during this time frame.

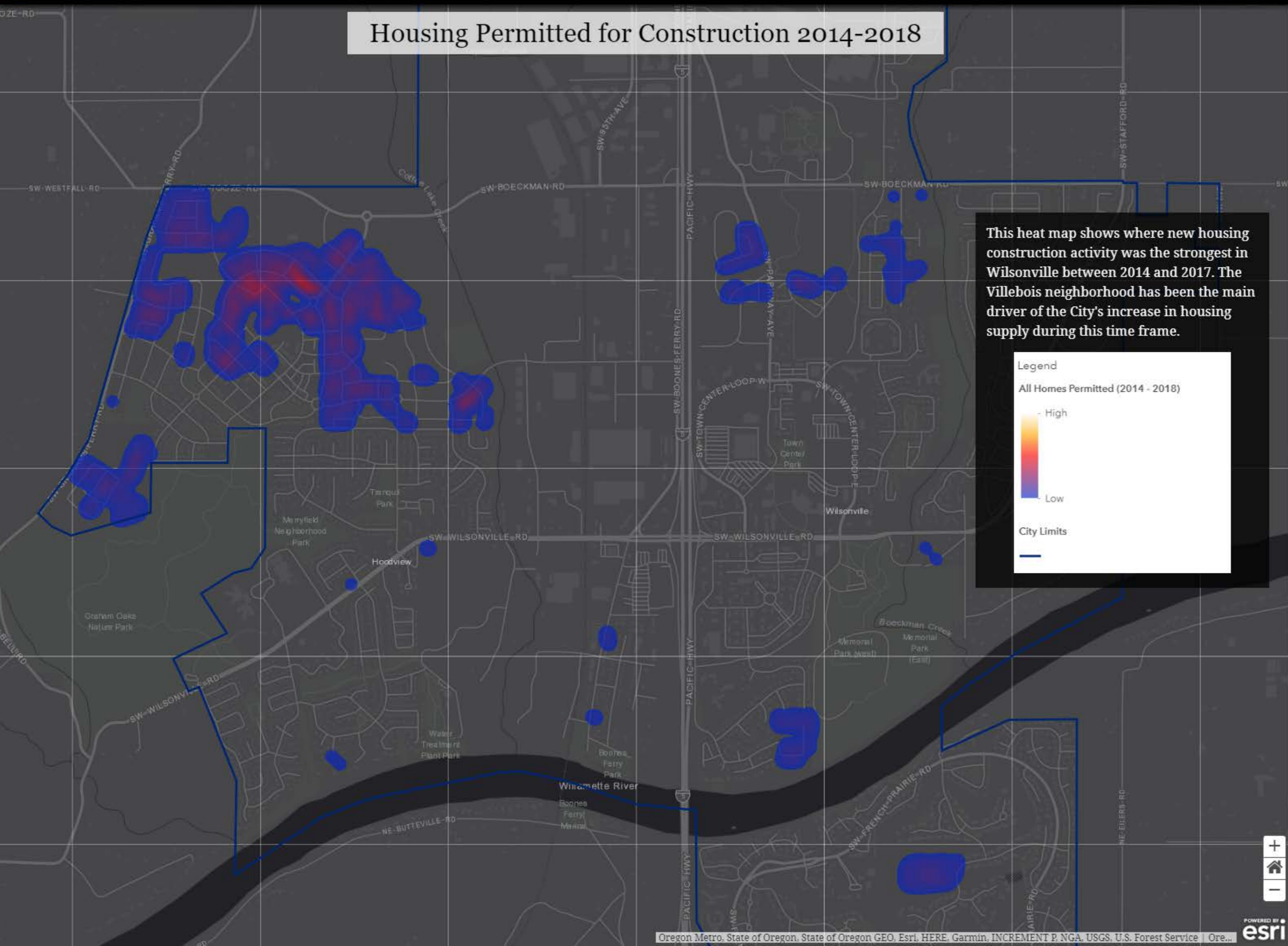
Legend

All Homes Permitted (2014 - 2018)

- High

Low

City Limits



# Residential Plans Approved in 2018

## Future Homes in the Pipeline:

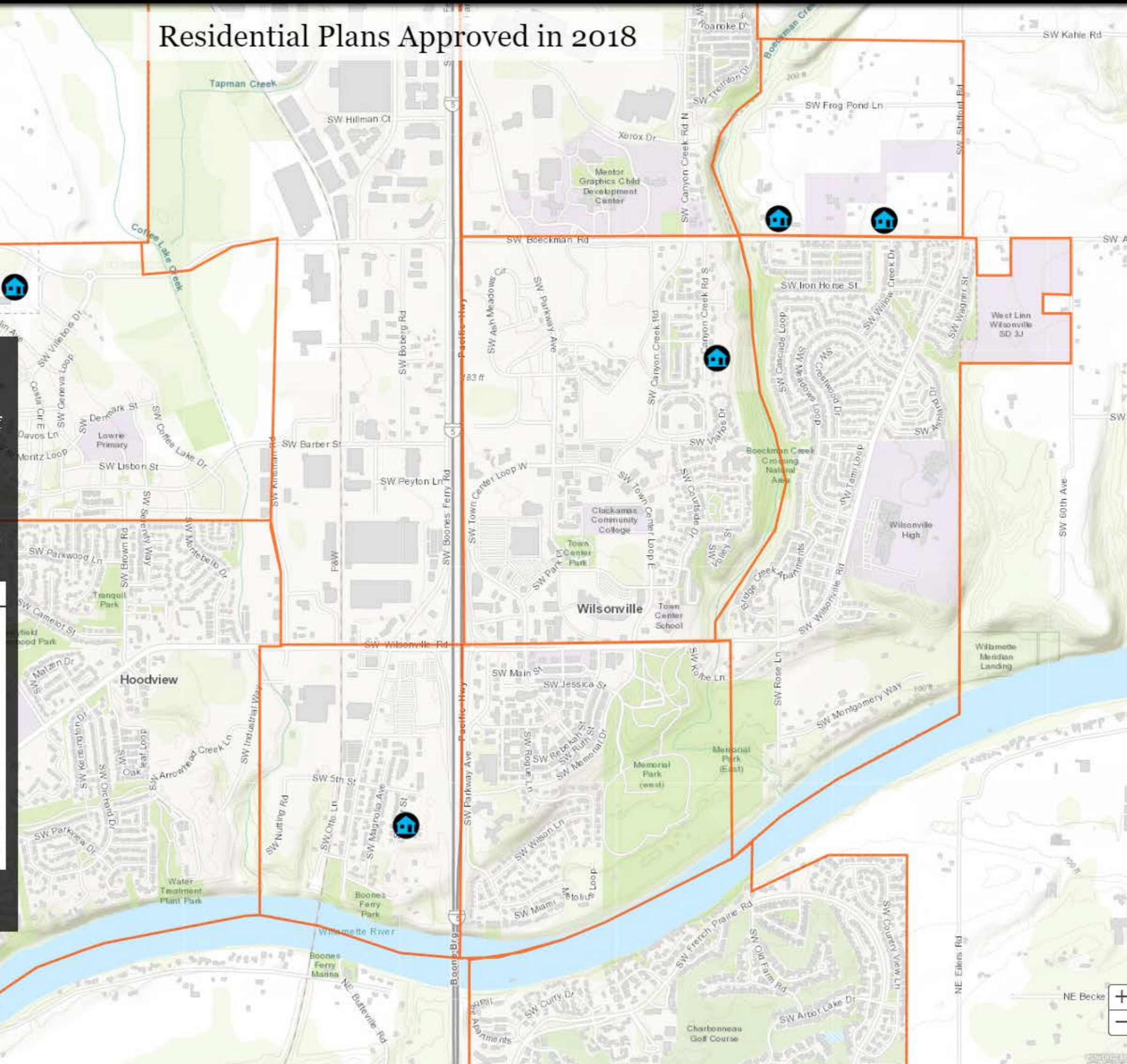
The number of homes in the approved development plans provide an estimate of near-term future housing construction in the City. Six planned residential development projects were approved by the City in 2018. Together, these projects will provide 235 new homes over the next few years.

### MORGAN FARM

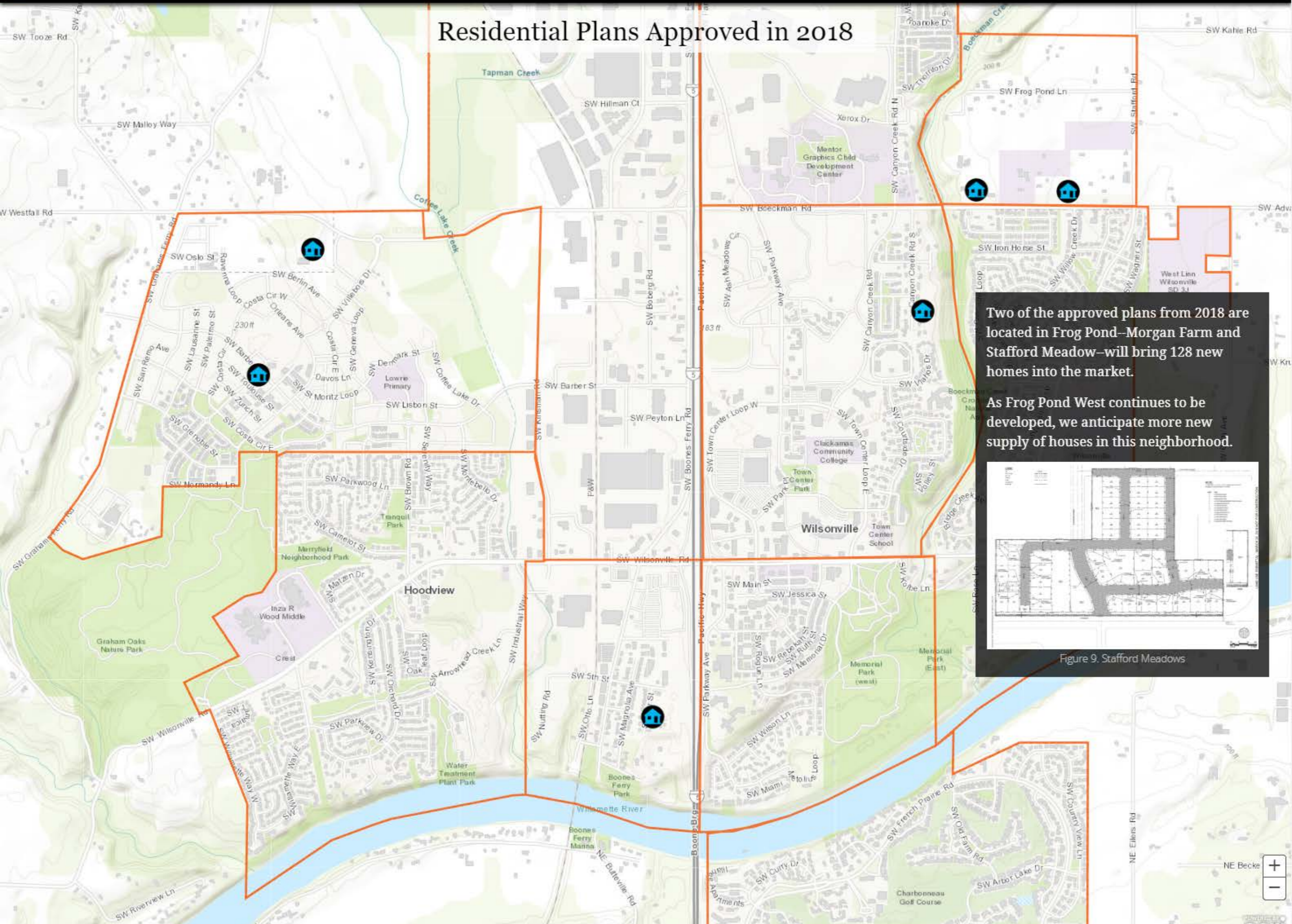
A PLANNED DEVELOPMENT FOR AN 82-LOT SUBDIVISION  
TAX LOTS 2400, 2600 & 2700, TAX MAP T36, R1W, SEC. 12D



Figure 8. Morgan Farm is one of the approved housing development plans from 2018 that is expected to create new homes for Wilsonville



# Residential Plans Approved in 2018



Two of the approved plans from 2018 are located in Frog Pond-Morgan Farm and Stafford Meadow-will bring 128 new homes into the market.

As Frog Pond West continues to be developed, we anticipate more new supply of houses in this neighborhood.



Figure 9. Stafford Meadows





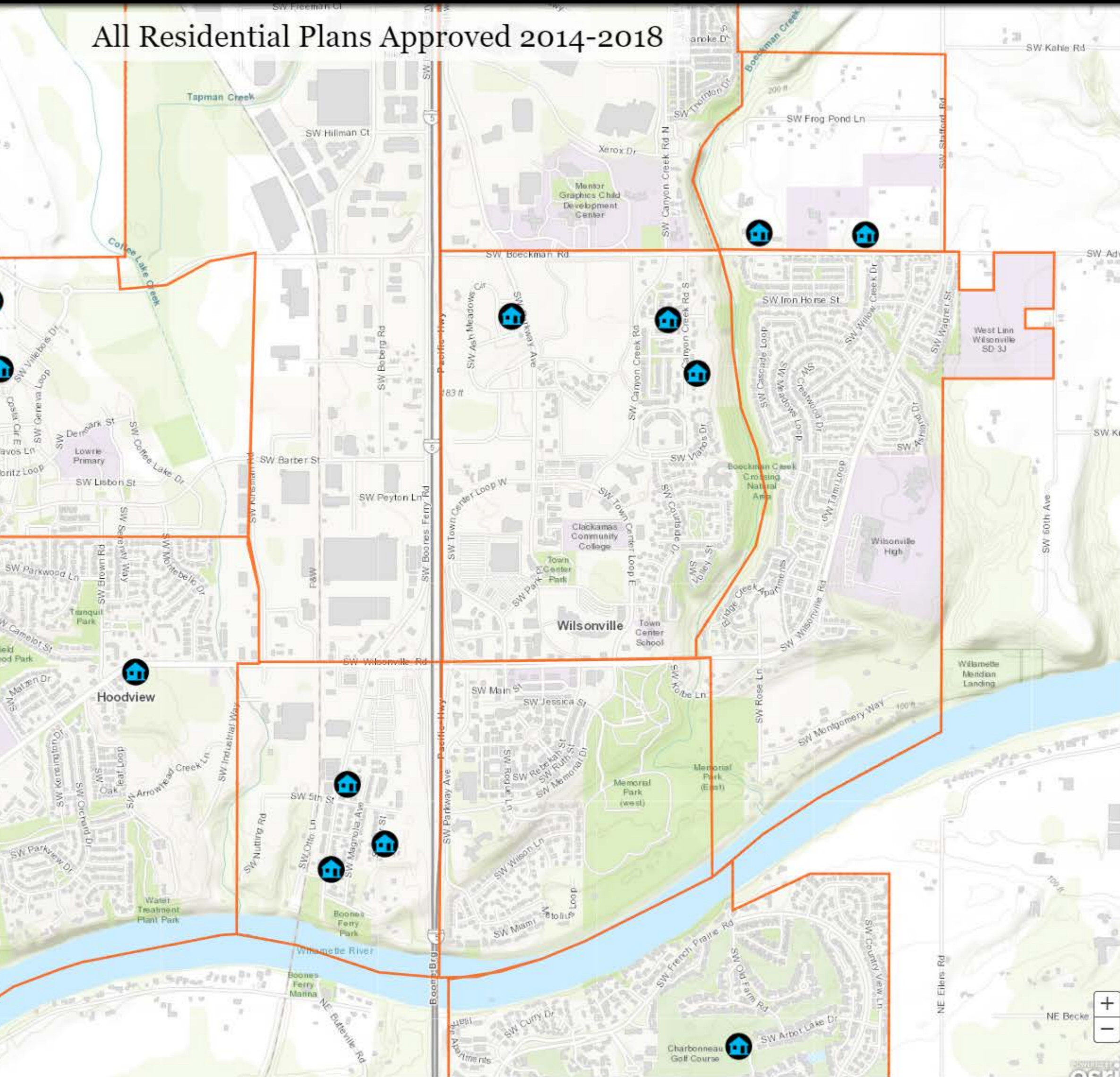
# All Residential Plans Approved 2014-2018

The approved plans from previous years reflect a diversity of housing types—row homes, condominiums, and detached single family homes—on varying lot sizes which will help Wilsonville to provide a range of housing choices to current and future residents.

Although the City did not approve any residential development in 2017, the approval of six residential projects in 2018 will ensure a continuous supply of new homes to meet the demand anticipated population growth. The City continues to plan for future housing demand through a range of multi- and single-family housing types.

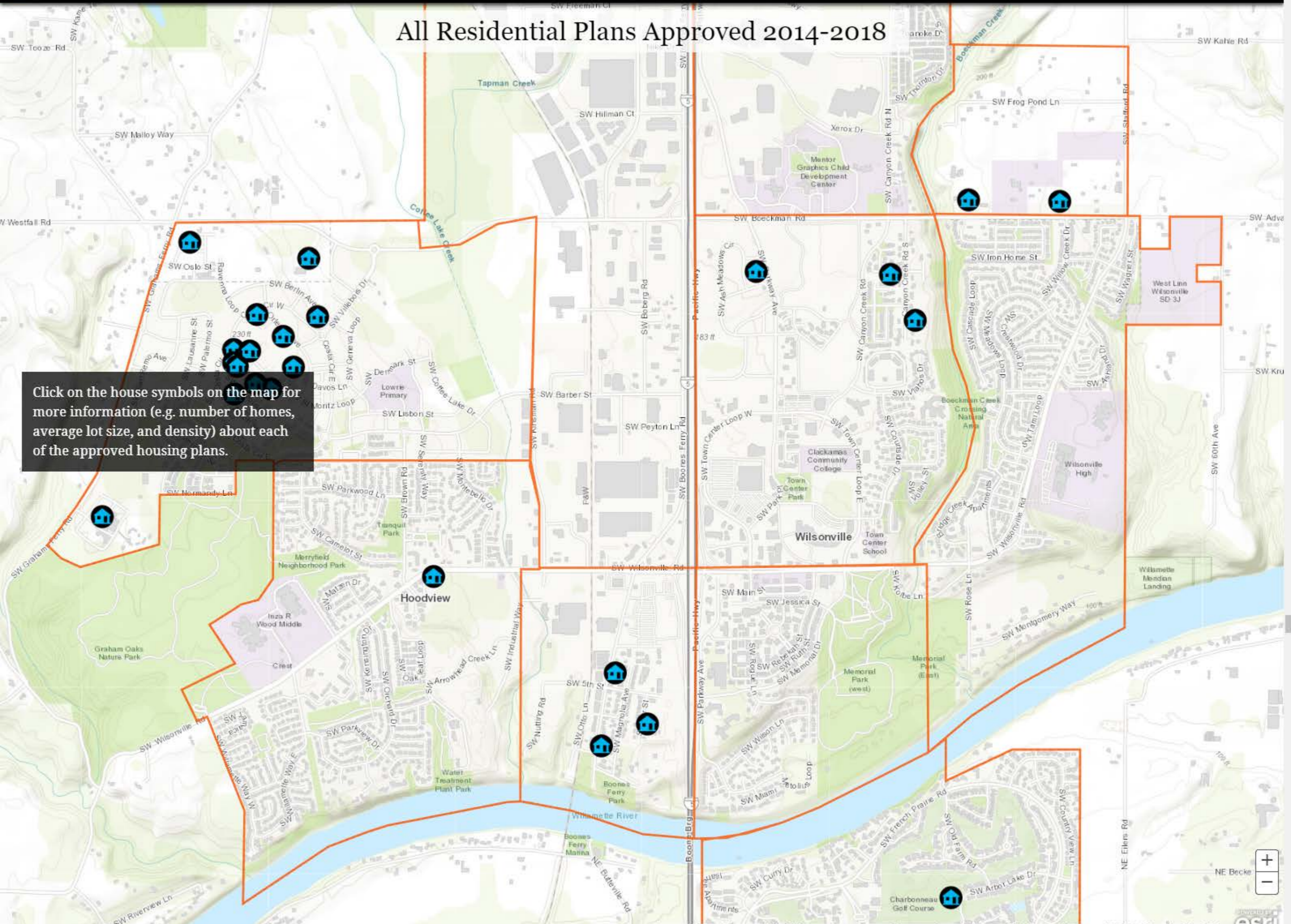



Figure 10. Fir Avenue Commons Condominium



# All Residential Plans Approved 2014-2018

Click on the house symbols on the map for more information (e.g. number of homes, average lot size, and density) about each of the approved housing plans.





*There are challenges that face us. We need to figure out how to encourage more diverse housing types and price levels in order to meet the varied needs of all Wilsonville residents. - Mayor Tim Knapp*

# Affordability and Growth Trends

## The Cost of Owning a Home

The median sale price of a home in Wilsonville in 2018 was about \$446,700; this is a 3% increase from the previous year. However, for a household earning the area median income\*, the affordable home price cannot be higher than \$335,000 if we assume a 20% down payment, 4.33% interest rate, 30-year term, and paying no more than 30% of a household's monthly income on mortgages. As a result, the average home in Wilsonville costs 31% more than what an average household can reasonably afford.



Figure 11. Median Home Sale Price and Affordable Home Sale Price

\*The most recent data on median household income from the American Community Survey is from the 2013-2017 5-year estimate. Median household income in 2018 is not yet available.



# Affordability and Growth Trends

## Mortgage Payments

Not only are the purchasing prices of many homes unaffordable to households earning median income, monthly mortgage payments for the typical home in Wilsonville would cause the average Wilsonville household to be cost-burdened. Figure 12 shows that for a household making median income, the monthly mortgage payment for buying a home at the median price would be 39% of the household's monthly income, assuming a 20% down payment, 4.33% interest rate, and a 30-year loan.

	2014	2015	2016	2017	2018
Median Household Income	\$ 58,757	\$ 60,672	\$ 63,097	\$ 63,097	\$ 67,694
Average Home Price	\$ 354,700	\$ 377,300	\$ 390,800	\$ 434,200	\$ 446,700
Mortgage Payment (20% down payment, 30-year term)	\$ 1,744	\$ 1,863	\$ 1,929	\$ 2,262	\$ 2,219
Mortgage as Percentage of Monthly Income	36%	37%	37%	43%	39%

Figure 12 Mortgage Cost as Percentage of Monthly Income



# Affordability and Growth Trends

## Mortgage Payments

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Figure 12 Mortgage Cost as Percentage of Monthly Income



## Affordability and Growth Trends



The implication of rising median income is nuanced as well. The rise in median income can be attributed to two main causes: (1) Wilsonville residents are earning more money and (2) higher income households replace lower income households due to rising housing costs. Without conducting an in-depth and statistically rigorous study, we cannot know for sure whether Wilsonville residents are catching up with housing costs or the less wealthy residents are being displaced economically.

# Affordability and Growth Trends

## The Cost of Renting a Home

The median rent price in 2018 was \$2,337 for all housing types and \$1,612 for only multi-family units. Compare to the cost of renting in 2017, median rent price increased 4% for all homes and 2% for only multi-family homes.

	2014	2015	2016	2017	2018
Median Rent (All Homes)	\$ 1,854	\$ 2,027	\$ 2,270	\$ 2,251	\$ 2,337
Median Rent (Multi-Family Only)	\$ 1,354	\$ 1,435	\$ 1,607	\$ 1,575	\$ 1,612

Figure 14. Median Rent Price in Wilsonville

When we look at rental affordability, it is important we look at the median household income for renter households, separate from that of all households in the City.

	2014	2015	2016	2017	2018
Median Income (All Households)	\$56,430	\$58,757	\$ 60,672	\$ 63,097	\$ 67,694
Median Income (Homeowners)	\$95,327	\$97,683	\$107,612	\$105,036	\$107,455
Median Income (Renters)	\$41,144	\$45,533	\$ 46,131	\$ 50,406	\$ 52,229

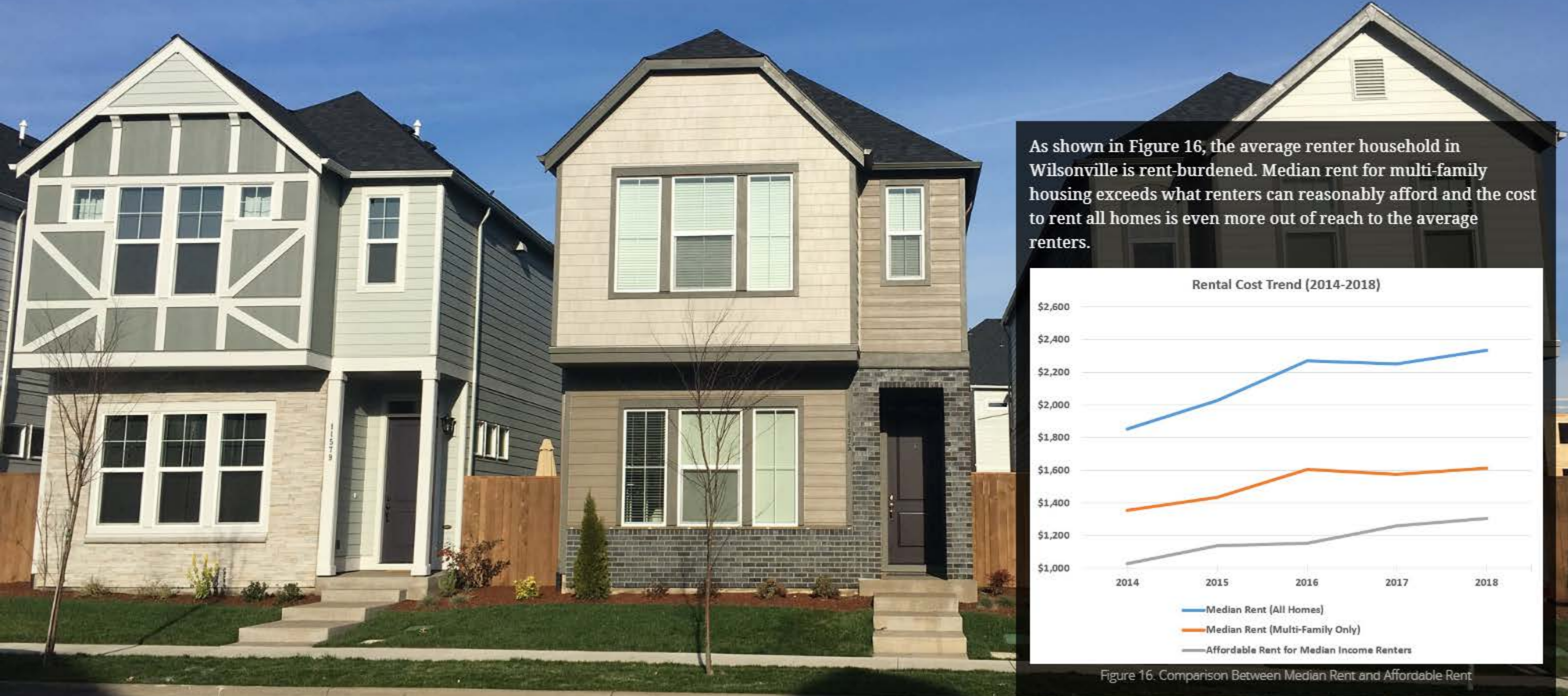
Figure 15. Median Household Income in Wilsonville

The median income of renters is 23% lower than the median income of all households in Wilsonville. The average renter households earn \$52,229 a year, which means any rental unit that costs more than \$1,306 a month is considered unaffordable to them. The current median rent price for multi-family housing is 23% higher than what is affordable to the typical renters in Wilsonville. Given this information, the typical renter households are cost-burdened by housing expenses.





# Affordability and Growth Trends



As shown in Figure 16, the average renter household in Wilsonville is rent-burdened. Median rent for multi-family housing exceeds what renters can reasonably afford and the cost to rent all homes is even more out of reach to the average renters.

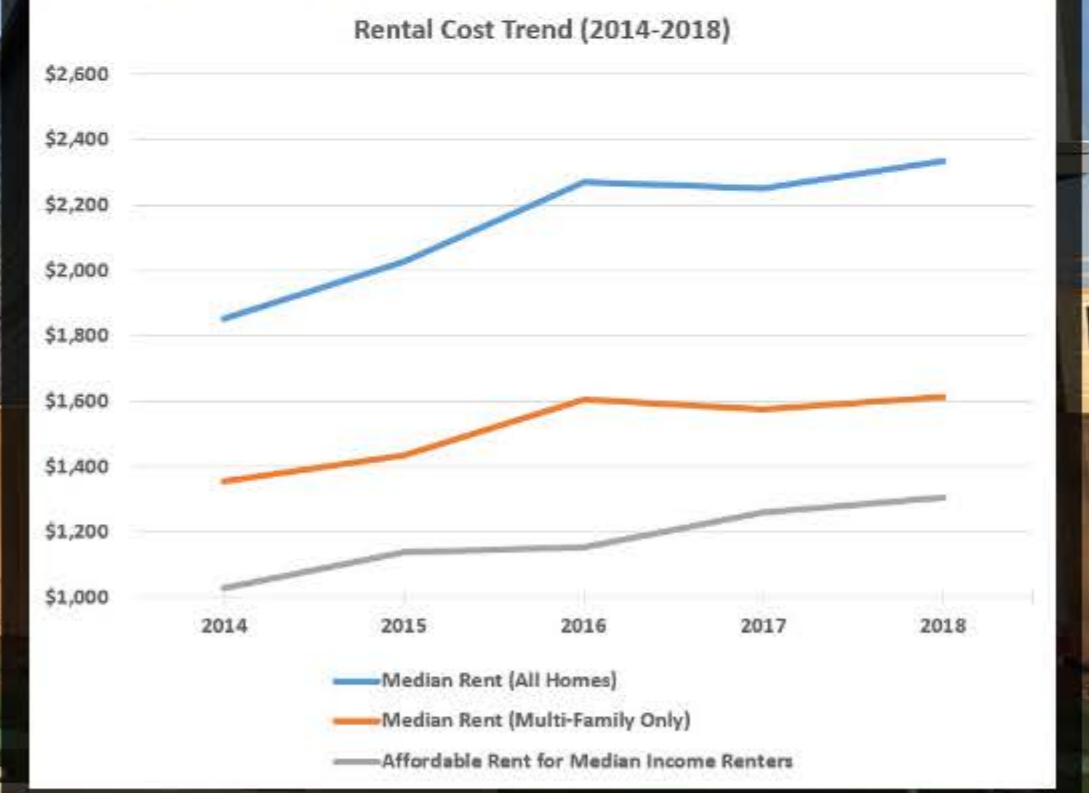


Figure 16. Comparison Between Median Rent and Affordable Rent

# Affordability and Growth Trends

## Overall Housing Cost Burden

At least 9 out of 10 households earning below \$20,000 a year spend over 30% of their monthly income on housing. If we look at all households earning below \$50,000, almost 8 out of 10 spend over 30% of their monthly income on housing costs.

While affordability is a widely shared concern in this community, the low- and lower-middle-income households are disproportionately burdened and are most at risk to be displaced.

	<\$20,000	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 or more
<b>Total</b>	872	1169	1011	1897	3921
<b>Monthly Housing Costs &gt; 30% of Household Income</b>	814	951	591	509	228
<b>Percentage</b>	93%	81%	58%	27%	6%

Figure 17. Monthly Housing Cost Greater than 30% of Household Income



# Affordability and Growth Trends

Besides measuring whether homes in Wilsonville are reasonably affordable to residents based on income, understanding the extent to which the City's housing stock is meeting the needs of various different individuals and families is equally important. Using data from the American Community Survey 5-year Estimates, we can compare the share of households of different sizes with the share of homes with different numbers of bedrooms.

Household Size	2014	2015	2016	2017
1-person household	33%	30%	29%	30%
2-person household	35%	39%	40%	38%
3-person household	13%	13%	13%	13%
4-or-more person household	19%	18%	18%	19%
Total	100%	100%	100%	100%

Figure 18. Percent of Total Households Based on Household Size

Number of Bedrooms (All Housing Types)	2014	2015	2016	2017
1 or 0 Bedroom	16%	16%	18%	18%
2 Bedrooms	39%	38%	37%	36%
3 Bedrooms	31%	32%	32%	30%
4 or More Bedrooms	13%	14%	14%	16%
Total	100%	100%	100%	100%

Figure 19. Percent of Total Occupied Homes Based on the Number of Bedrooms

As Figure 18 and 19 show, the share of 1-person households exceeds the share of 1 or 0 bedroom homes by a large degree. The reverse relationship is between the share of 3-person households and the share of 3-bedroom units.



# Looking Forward

The City of Wilsonville continues to experience remarkable growth, keeping it among the fastest growing cities in the Portland metropolitan area. Annual growth in housing has kept up with the pace of population growth in the City.

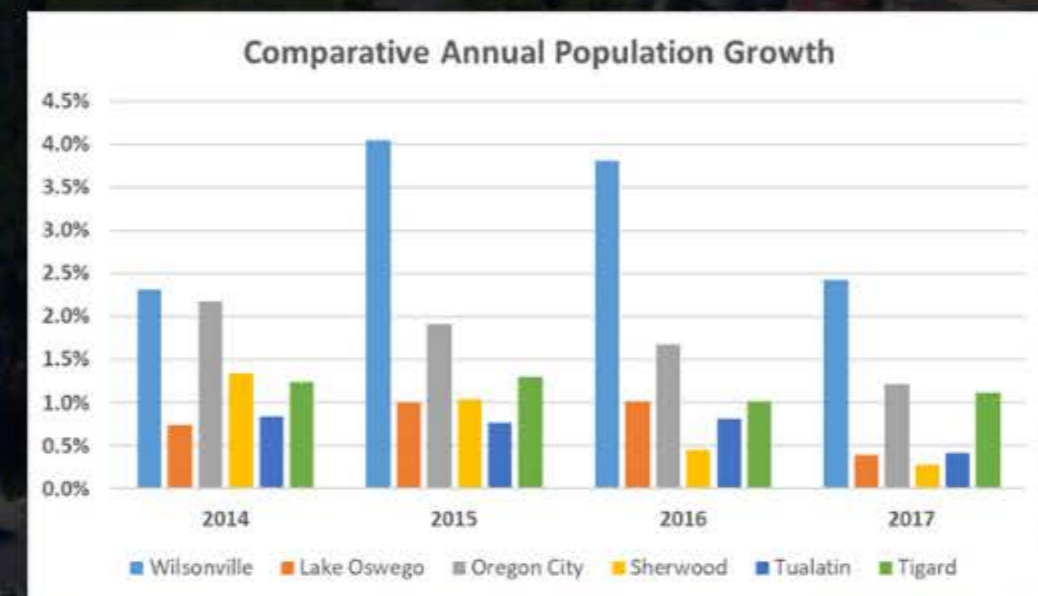


Figure 20. Annual Population Growth in Wilsonville and Surrounding Communities

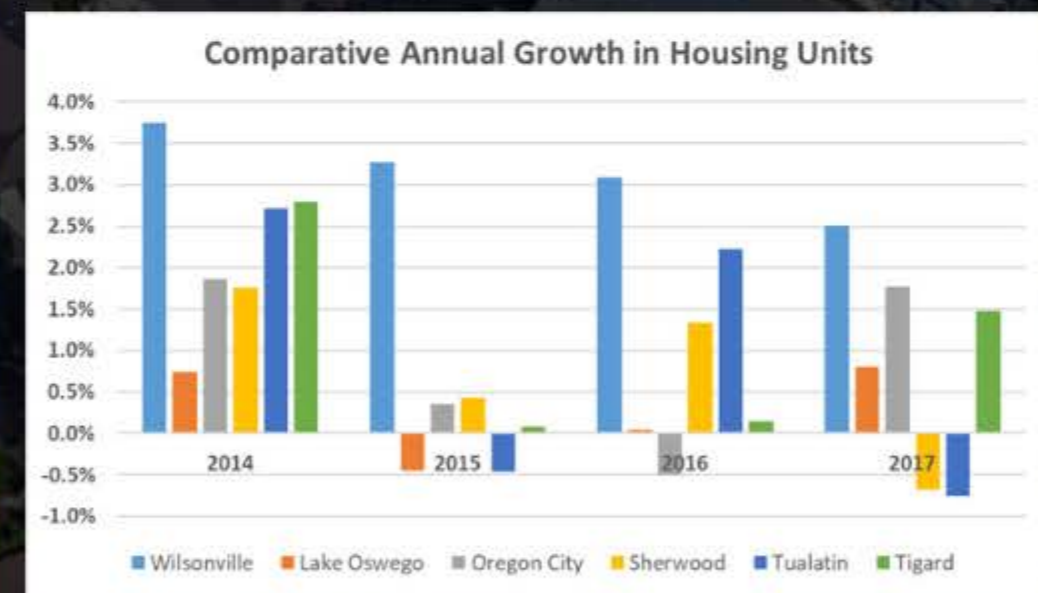


Figure 21. Annual Housing Growth in Wilsonville and Surrounding Communities

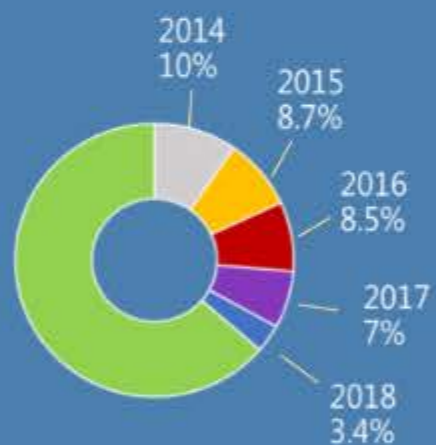
# Looking Forward

Metro forecasts that Wilsonville will grow at a rate of 1.8% per year for the 2014-2034 period.

Within the past five years alone Wilsonville has seen an increase of 15% in population and 11% in housing units. Population and housing grew by 4% and 2%, respectively, in 2018.

Annual growth in housing has surpassed the regional forecast in household growth for 5 years in a row.

## METRO HOUSEHOLD GROWTH FORECAST 2014-2034

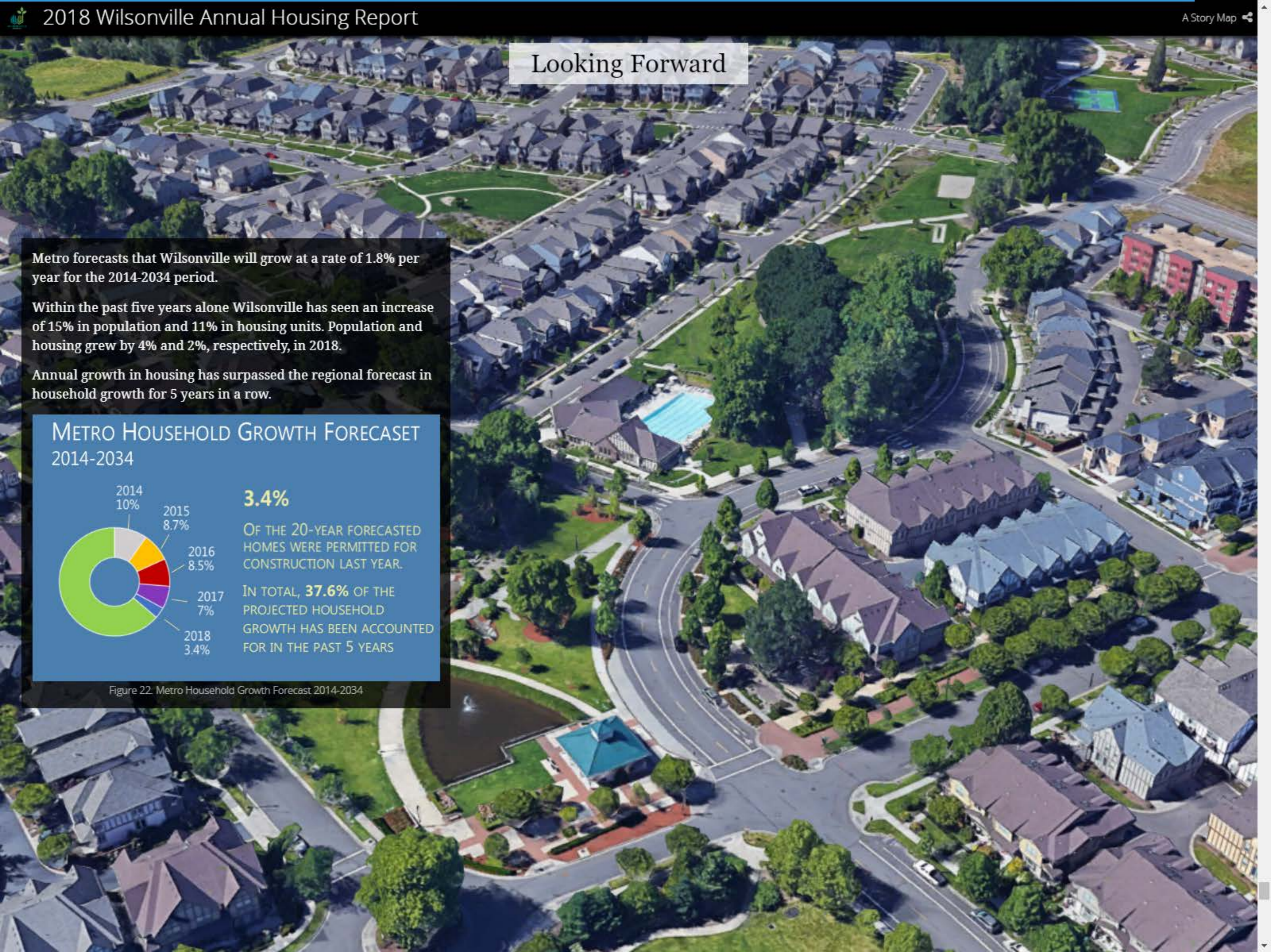


**3.4%**

OF THE 20-YEAR FORECASTED HOMES WERE PERMITTED FOR CONSTRUCTION LAST YEAR.

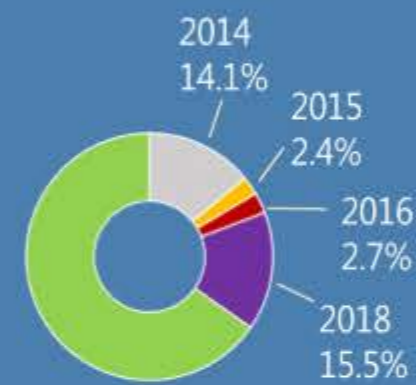
IN TOTAL, **37.6%** OF THE PROJECTED HOUSEHOLD GROWTH HAS BEEN ACCOUNTED FOR IN THE PAST 5 YEARS

Figure 22. Metro Household Growth Forecast 2014-2034



# Looking Forward

## RESIDENTIAL BUILDABLE LAND IN THE CITY



\* NO RESIDENTIAL DEVELOPMENT PLAN WAS APPROVED IN 2017

**34.7%** (166 OF 477 ACRES)

OF THE 20-YEAR LAND INVENTORY WAS DEDICATED BY PLANS APPROVED OVER THE LAST FIVE-YEARS

Construction Anticipated 2019-2021

Figure 23. Between 2014-2018 Wilsonville has used over one-third of its total buildable land in the next 20 years.

With Villebois approaching build-out residential development has slowed in the past two years. The approval of the Clermont subdivision in Villebois in 2018 will wrap up residential development outside of the Village Center. Continuing the trend of diversity, Clermont will bring homes on small, medium, and large lots into the local housing market.



## Looking Forward

Metro's Household Growth Forecast estimates an additional 3,749 households will live in Wilsonville by 2034. At the current household growth rate, Wilsonville will surpass Metro's regional growth projection. This means that the city will have more demand for housing as more families, students, workers, and jobs locate to Wilsonville.

Looking forward, the City will continue to provide a variety of housing options with new development in Frog Pond and infill in Town Center.

How do we ensure that our community has enough affordable housing options that are attainable for new neighbors in the next 20 years? How do we keep both rental and owner-occupied housing affordable for existing residents to prevent displacement?

We hope this report will help our community start thinking about potential solutions to meet our housing needs. It will require more extensive policy and statistically rigorous analysis to accurately identify our most urgent housing challenges and provide solutions. The City is preparing to kick off an Equitable Housing Strategic Plan to recommend strategies and collect public input on how to address housing equity and affordability, and keep our community livable and accessible to all people at the same time.