



2023 Wilsonville Annual Housing Report

May 3, 2024





The Importance of Housing

“ But through all of this, the home was there. It held me, and it let me rest, and it offered me a quiet stability in the midst of so many unexpected storms. ”

Sam Sanders



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 2023, such as lot size, home size, and density.

Accessible, and more specifically mobility-friendly, housing is explored and highlighted through observational data, City permit data, and data from the U.S. Census. Please note there are other terms that can be used, such as accessible or mobility-friendly, to refer to units that are designed in a manner that most readily can accommodate individuals with limited mobility. This report uses the terms "mobility-ready" and "mobility-friendly" interchangeably to refer to both units that are truly designed to be fully accessible to a wheelchair or units that could be easily modified to accommodate limited mobility due to their lack of stairs for unit access or to move from one portion of the unit to another.

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](https://www.redfin.com), and [realtor.com](https://www.realtor.com).

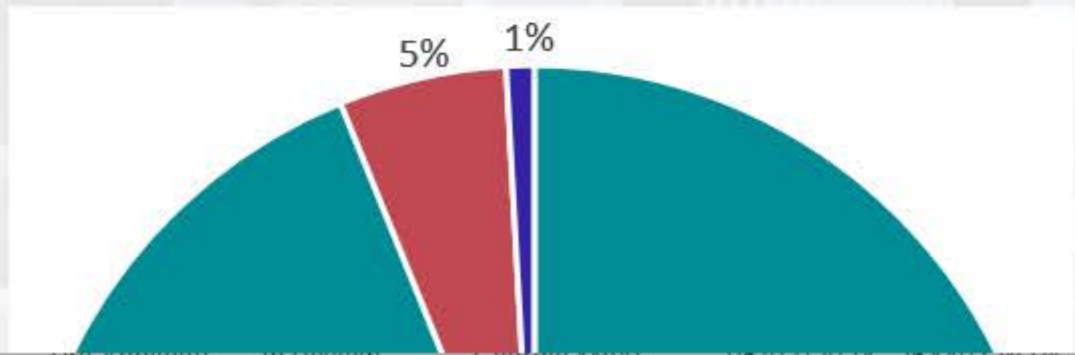
Most data in the report is either shown beginning in 2014, the first year this report was published, or for a 5-year stretch beginning in 2019 for legibility. [Prior Annual Housing Reports are available on the City's website.](#)

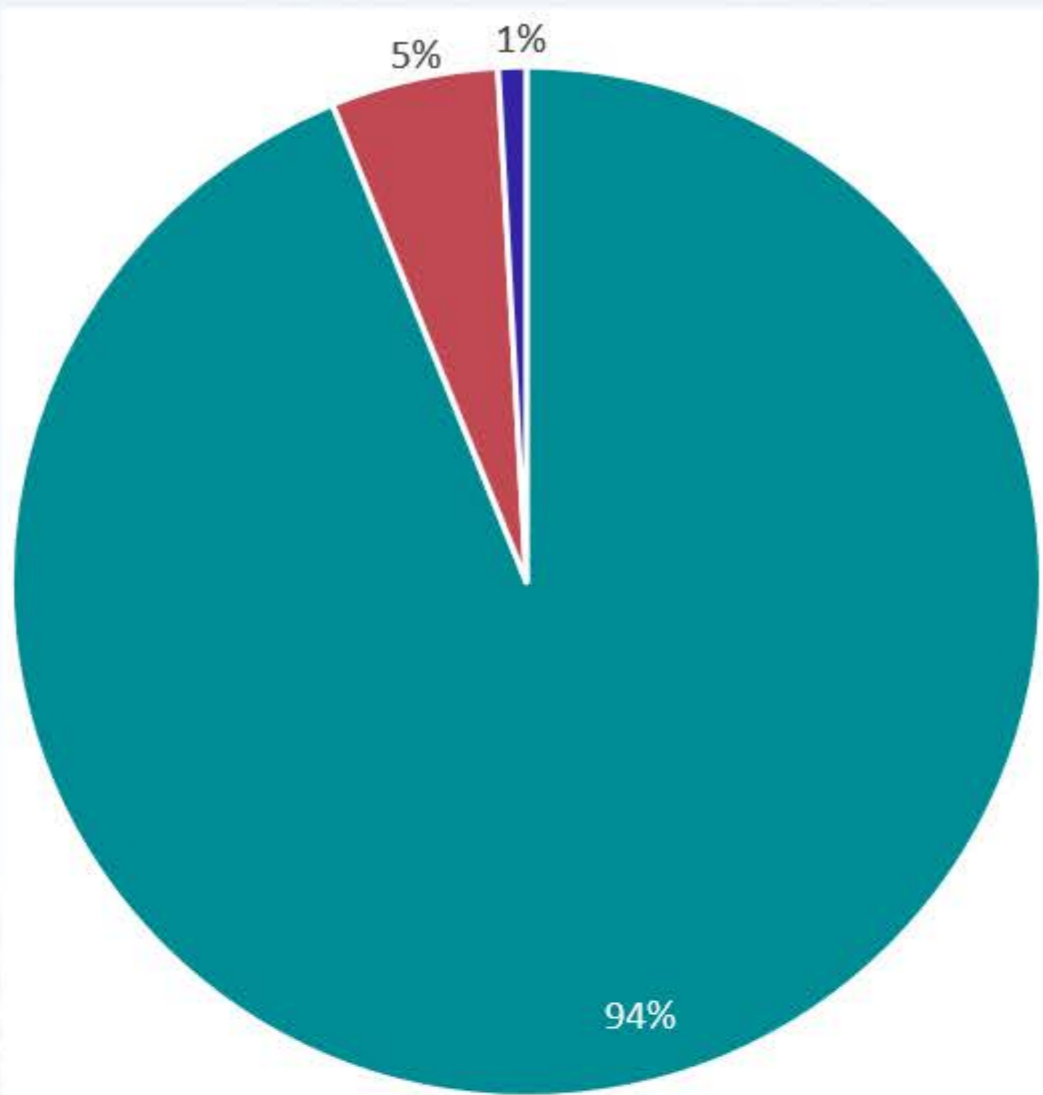
State of Housing in 2023

New Homes Permitted for Construction

In 2023, the City permitted 114 total homes for construction.

In the past four years, the vast majority of permitted homes have been detached single-family homes. No apartment type multi-family units have been permitted for construction. Six permitted units were townhouses meeting the definition of "middle housing" set forth by House Bill 2001, which was passed in 2019. One accessory dwelling unit (ADU) was also built.





■ Single Family Detached ■ Townhouse ■ ADU

Figure 1. Housing Types Permitted in 2023





State of Housing in 2023

Approved Housing Development Plans

The Development Review Board (DRB) approved three development plans related to housing, including the Wilsonville Town Center Mixed-Use Development which anticipates 114 apartment units, the Frog Pond Petras 11-lot subdivision which anticipates 21 units with middle housing, and an SROZ Large Lot Exception for one detached single family unit.

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 West continued to be the center of construction in 2023.



Figure 2. Homes Included in Approved Plans v. Homes Permitted for Construction

State of Housing in 2023

Housing and Population Growth

The total number of homes increased by approximately 1%, an increase from the 2022 rate of 0.4%.

The rate of permitted housing correlates to Wilsonville's population growth. 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 3. Total Population and Housing Unit Growth



The rate of housing growth outpaced the rate of population growth for the first time since 2017. Nonetheless, housing growth has slowed fairly consistently since 2014 compared to changes in the population. Figure 4 shows that population has grown faster than housing in Wilsonville consistently over the past 10 years. Despite the notable growth in population in 2021 compared to the growth in housing units, the growth rates in both housing and population have been more closely aligned in 2022 and 2023.

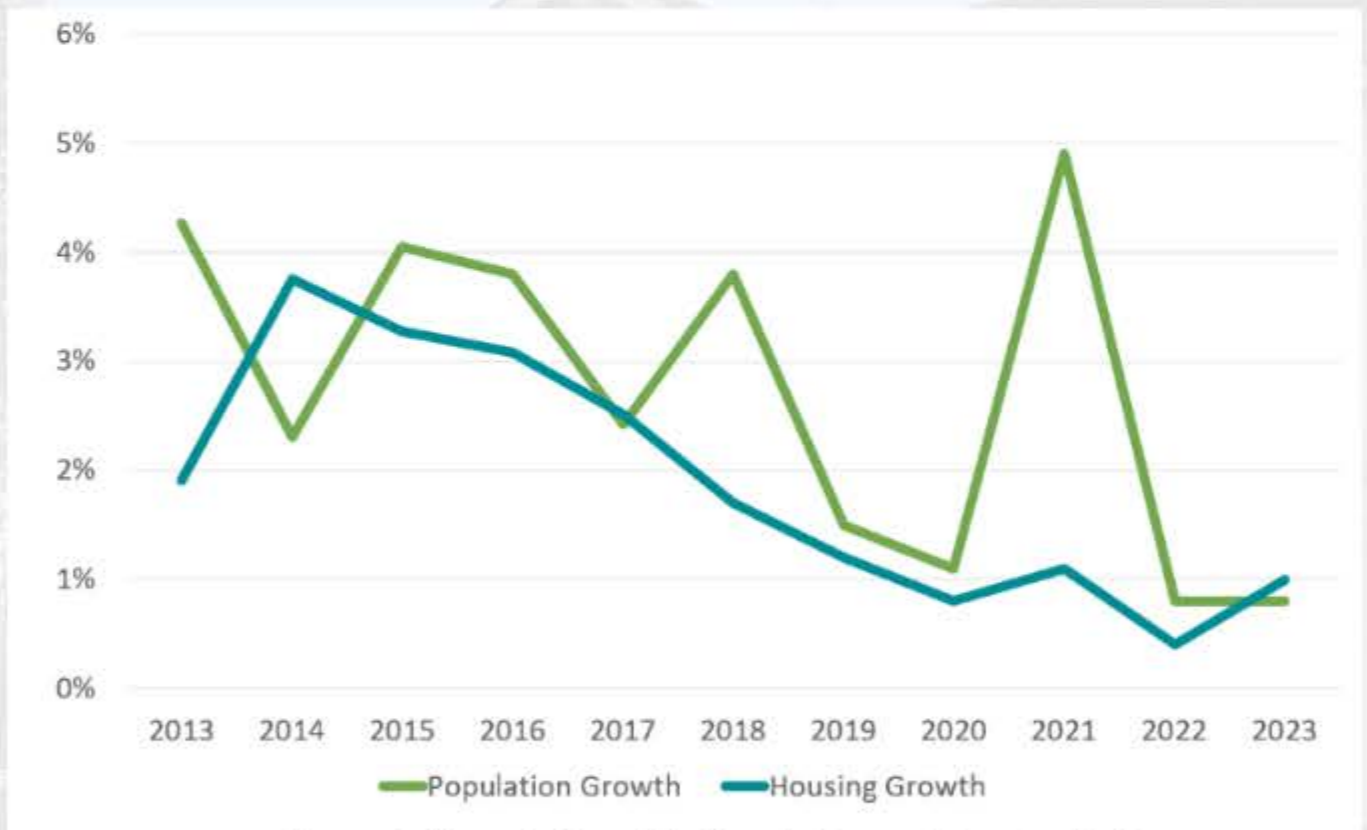


Figure 4. Percent Growth in Population and Housing Units



Accessible Housing

“ [Frog Pond East and South] is a very exciting plan that has a lot of different variety [in housing] for people... the plans would be developed to encourage builders to build what we call mobility-ready housing for people who live with a wheel chair. We want to have smaller housing, cottage housing, and also large housing... All of these things are needed to retain our wonderful employer mix and amenities ”

Mayor Julie Fitzgerald, State of the City Address 2024



What is Accessible Housing?

Mobility-friendly housing is housing that is “user-friendly”, in the terms of mobility, and fits with the needs of its residents, whether they use a wheelchair, crutches, canes, or other mobility aids. The Center for Disease Control and Prevention (CDC) estimates 25.7% of adults in the United States experience a disability that impacts daily routine.[\[link\]](#) Women, older adults, people of color, adults with lower income, and adults living in rural areas are more likely to live with a mobility disability. Additionally, AARP estimates that 20% of the U.S. population will be 65 years old or older by 2030, and mobility limitations increase with age.[\[link\]](#)

AARP found that 10% of homes in the U.S. and in the Pacific Region (Washington, Oregon, California, Alaska, and Hawaii) are aging-ready, meaning that they have step-free entry, first floor living, and at least one bathroom accessibility feature.[\[link\]](#) Homes that are aging ready are also generally more mobility friendly because features that are needed by older adults are also essential to those with different mobility needs.



Some core tenants of mobility-friendly housing include:

- Entrances without steps or stairs
- Wide doorways and hallways that allow for wheelchair access
- Bathrooms with roll-in showers and grab bars or reinforced walls that allow for later grab bar installation
- Single-story or first-floor living with a kitchen, bedroom, bathroom, and other essential spaces all located on the first floor.



Figure 5. How accessible are our homes? Graphic and Data from U.S. Census Bureau American Housing Survey (2019).



Mobility-Friendly and Mobility-Ready Housing in Wilsonville

Mobility-ready is a term used by the City to refer to homes that could easily be transitioned to become mobility-friendly. Usually this just means that there is a small step in the entry way that may need to be converted to a ramp or that shower walls have been reinforced, grab bars still need to be installed.

Based on data from the U.S. Census Bureau's American Community Survey, approximately 7.2% of Wilsonville's population have a mobility-related disability. Therefore, the City would want to have at least 7.2% of the housing units City-wide and in any given neighborhood to be mobility-ready. Generally, the City would want more because some mobility-ready units would be occupied by those that choose the unit for other reasons beyond and don't need the unit for mobility reasons.

As a snapshot of the mobility-readiness of recently built homes in Wilsonville, we conducted a driving survey of the homes in the Clermont subdivision and Village Center area in Villebois and of homes built in Frog Pond West. We also looked at apartment and condo homes in Village Center that are either on the ground floor or accessible by elevator. For single family and middle housing, we defined mobility-ready as homes that are single-story with no-step or low-step (that could be converted to a ramp) entry. We also included two-story homes that, based on a review of approved plans, offered first floor living (with a bedroom, bathroom, living



space, and kitchen on the first floor).



Figure 6. Single level home in Frog Pond West.





Figure 7. Ground floor apartments in Arbor Villebois (Renaissance Court).




Figure 8. Elevator-served apartments in Villebois Village Center (Domaine at Villebois).



Figure 9. Single level home in Clermont (Villebois).





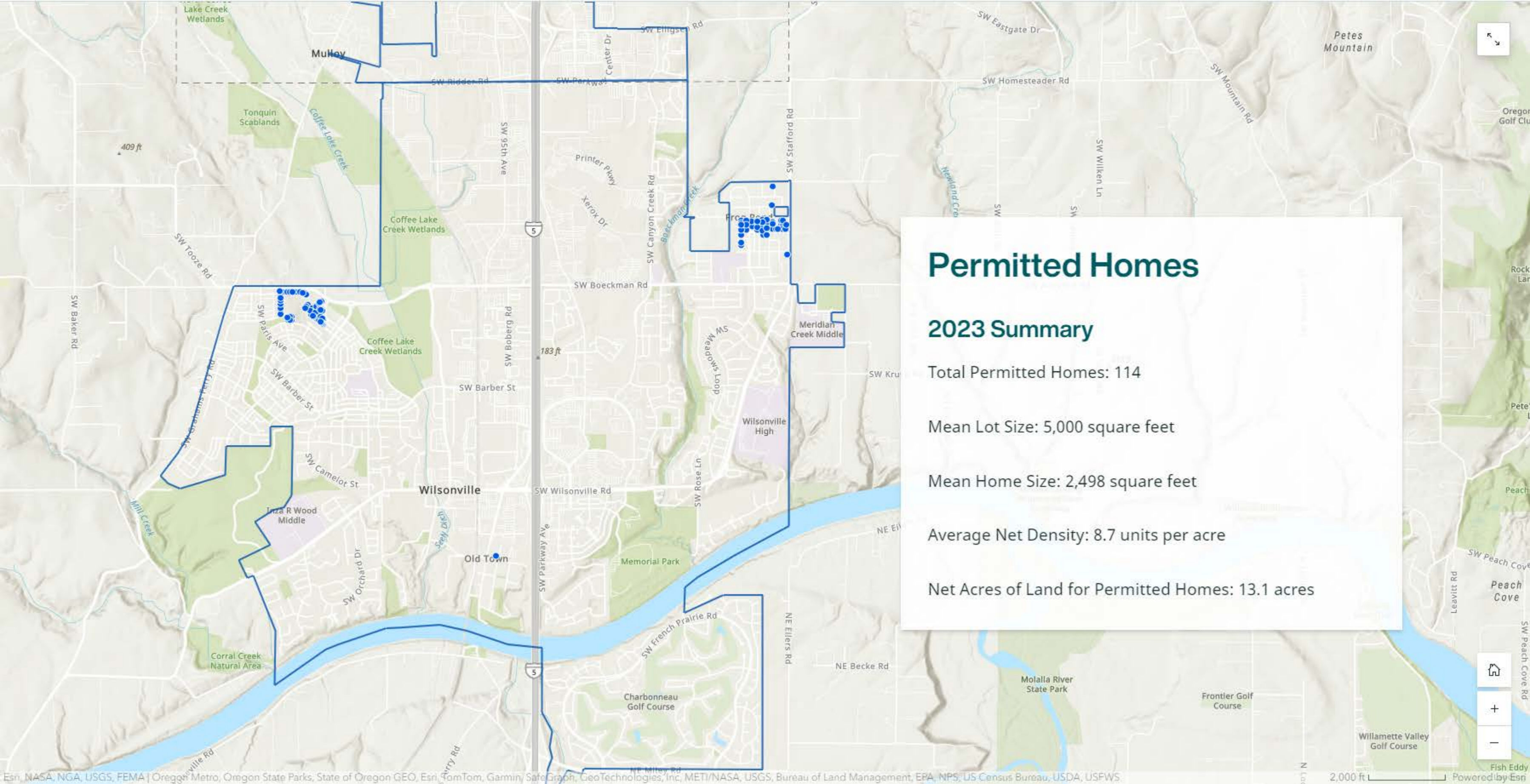
Based on the driving survey, approximately 8.7% (16 of 184) homes in Frog Pond West as of March 2023 could be considered mobility-ready. Additionally, seven homes in Frog Pond West were built as two story homes, but have full living facilities on the first floor bringing the total of mobility-ready homes in Frog Pond West to 12.5%. Approximately, 9.1% (8 of 87) homes in Clermont could be considered mobility-ready as of April 2024. There were a number of additional one story homes in Clermont, but these homes had multiple steps leading up to their entrances that could be harder to convert to a ramp.

Finally, in Villebois Village Center there are a total of 268 apartment and condo homes that are either located on the ground floor or have elevator access. The Siena Condos are home to 82 units all of which are served by elevators. All 42 units in the main building of the Alexan (Domaine at Villebois) adjacent to the Piazza are serviced by an elevator. All 52 units in the Charleston are also served by elevator. The other apartment buildings that were a part of the Alexan development do not have elevators, but have 78 ground floor apartments between the eleven buildings. Fourteen units in the Rain Garden Apartments are also located on the ground floor.

This means that 61.2% of units in multifamily-style buildings in Villebois

Village Center could be considered mobility friendly. Some of these units are also designed to ADA standards, but not all of the units counted in this analysis are. As we discussed earlier, mobility needs are not limited to the use of a wheelchair. While those ADA-accessible apartments are extremely important, someone who uses a walker or a cane or who has a chronic condition that affects their mobility may not have the same turning space or counter height needs as someone in a wheelchair.





Permitted Homes

2023 Summary

Total Permitted Homes: 114

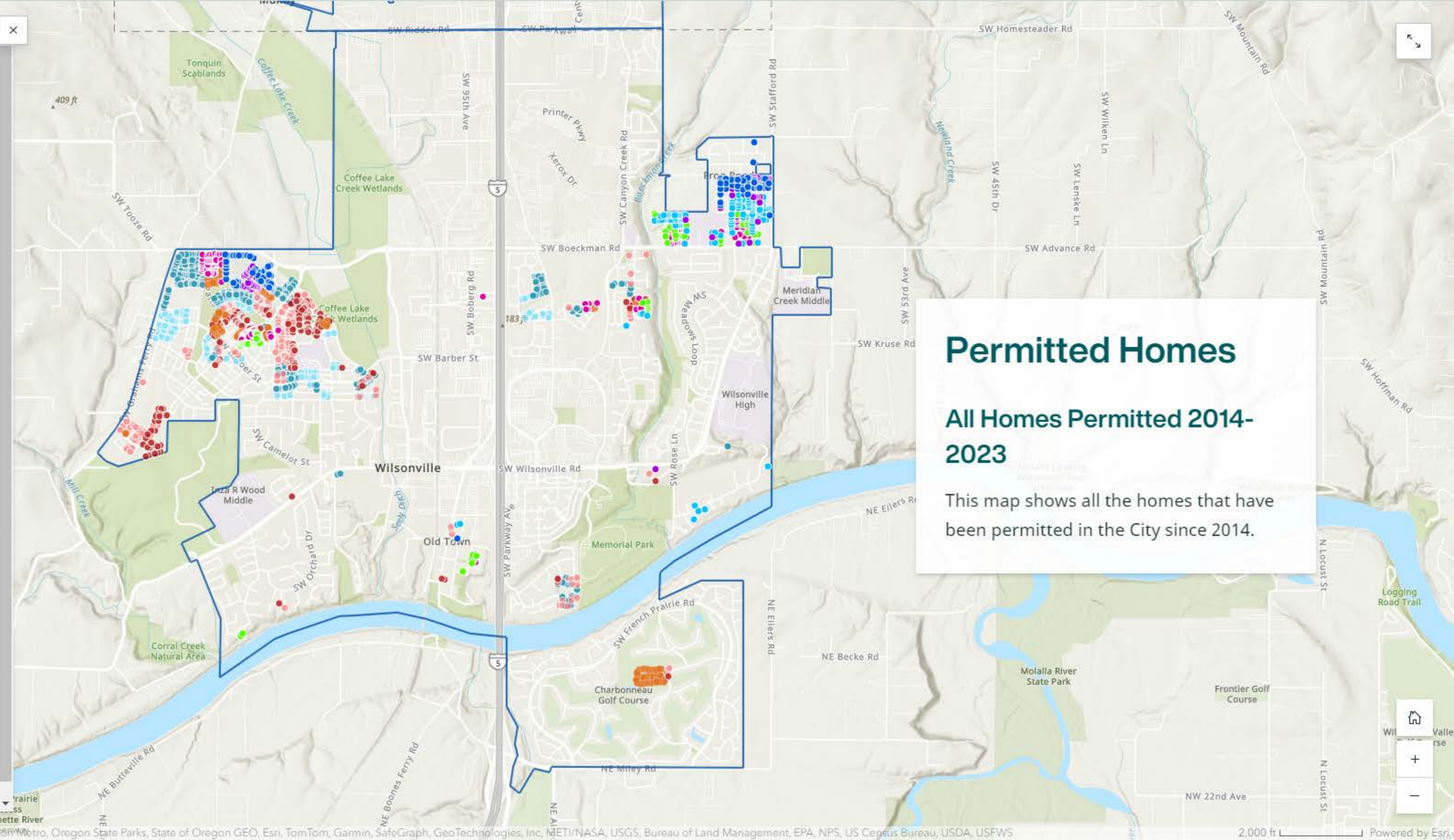
Mean Lot Size: 5,000 square feet

Mean Home Size: 2,498 square feet

Average Net Density: 8.7 units per acre

Net Acres of Land for Permitted Homes: 13.1 acres


- Permitted Homes (2023) ●
- Permitted Homes (2022) ●
- Permitted Homes (2021) ●
- Permitted Homes (2020) ●
- Permitted Homes (2019) ●
- Permitted Homes (2018) ●
- Permitted Homes (2017) ●
- Permitted Homes (2016) ●
- Permitted Homes (2015) ●
- Permitted Homes (2014) ●
- CityLimits2022 Wilsonville



Permitted Homes

All Homes Permitted 2014-2023

This map shows all the homes that have been permitted in the City since 2014.



“ Wilsonville is a forward-looking community focused on creating places where all residents can connect, grow, and thrive with a high quality of life. The City is planning for a diversity spread of housing types to reflect the diverse backgrounds and needs of residents. In terms of mobility-friendly housing the City is working to enact policy that ensures homes are built that meet the variety of mobility needs for residents and their loved ones who may use a wheelchair or other mobility aid, who may have a chronic condition or disability that impacts their mobility, and whose mobility needs may be changing as they age in place. ”

Miranda Bateschell, Planning Director

Affordability and Growth Trends

The Cost of Owning a Home

In 2023, the median sale price of a home in Wilsonville was \$624,618, a 10% increase from the median price in 2022 but not quite reaching back to the \$636,736 price tag of 2021. For a household earning the area median income of \$83,210, an affordable home price would not be above \$330,037. This price assumes a 20% down payment, 6.8% interest rate (the average rate in 2023), 30 year term, plus \$567 in monthly property taxes (based on the average Clackamas County rate of 1.09%), where the household is paying no more than 30% of monthly income on a mortgage. The average home in Wilsonville costs 89% more than what a household making the median income could reasonably afford.

Despite the increasing median income and home prices that, while higher than the 2022 median, are lower than the 2021 median home price, the gap between what is affordable and what a home actually costs is larger than ever.





Figure 10. 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 5 years with households paying 41.4% of their income to a mortgage in 2019 to paying 61.9% of their income to a mortgage in 2023. This shift indicates that households making the median income continue to face severe cost burden when paying for a home. While income has continued to increase from 2022 to 2023, the cost burden did as well. High interest rates likely correlate with this increasing cost burden as the average interest rate rose from 2.9% in 2021 to 5.3% in 2022 to 6.8% in 2023.

	2019	2020	2021	2022	2023
Average Home Price	\$ 461,930	\$ 478,476	\$ 636,736	\$ 567,859	\$ 624,618
Monthly Payment (20% down)	\$ 2,382	\$ 2,430	\$ 2,860	\$ 3,346	\$ 4,289
Median Household Income	\$ 69,043	\$ 72,312	\$ 72,541	\$ 78,508	\$ 83,210
Mortgage % of Median Income	41.4%	40.0%	47.3%	51.1%	61.9%

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 also influenced by home value and household income. Home valuation is generally correlated with home sales price. As the valuation increases, so does the sales price. This has been true over the last five years, with an exception in 2021 which was explored in the last Housing Report. In 2023, median income, home valuation, and sales price continued to rise.

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 11. Median Income, Home Valuation and Sales Price

While the increases in income and median sales price were fairly aligned in 2019 and 2020, not differing by more than a few percentage points, the fluctuations in sales price especially have been notable in the past few years. While median sale price increased at a greater rate than median income in 2023, they are within a few percentage points of each other once again. Median income increased by 6% while median sales price increased by 10%.



Figure 12. Percent Increase in Median Income and Median Home Sale Price



Limitation

The overall rise in median income is nuanced and can be attributed to a number of potential causes with two likely: (1) Wilsonville residents are earning more money and/or (2) higher income households are replacing lower income households due to rising housing costs. Without conducting an in-depth and statistically rigorous study, we cannot know for sure if and 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 2023, the median rent was \$1,733, an increase of 2.1% from 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. An affordable median rent for a family making the median renter income is \$1,518. While the median rent and affordable rent were fairly aligned in 2020, the divide that began in 2021 has continued in the past couple of years with the actual median rent price being several hundreds of dollars more expensive than what a median renting household could reasonably afford.

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.

	2019	2020	2021	2022	2023
Median Rent Price-Multi-Family	\$ 1,354	\$ 1,378	\$ 1,603	\$ 1,698	\$ 1,733
Affordable Median Rent	\$ 1,430	\$ 1,398	\$ 1,392	\$ 1,464	\$ 1,518

Costar data via ECO Northwest & Staff calculations

Table 2. Median and Affordable Rent Prices in Wilsonville



From 2022 to 2023, rent continued to rise with an increase of 2.1%. In the past 5 years between 2019 and 2023, the median rent price for apartments increased by 28%. Up to this point 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.

	2019	2020	2021	2022	2023
Median Household Income	\$ 69,043	\$ 72,312	\$ 72,541	\$ 78,508	\$ 83,210
Median Home Owner Income	\$ 114,208	\$ 121,440	\$ 120,541	\$ 123,785	\$ 129,375
Median Renter Income	\$ 57,206	\$ 55,906	\$ 55,665	\$ 58,556	\$ 60,702

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

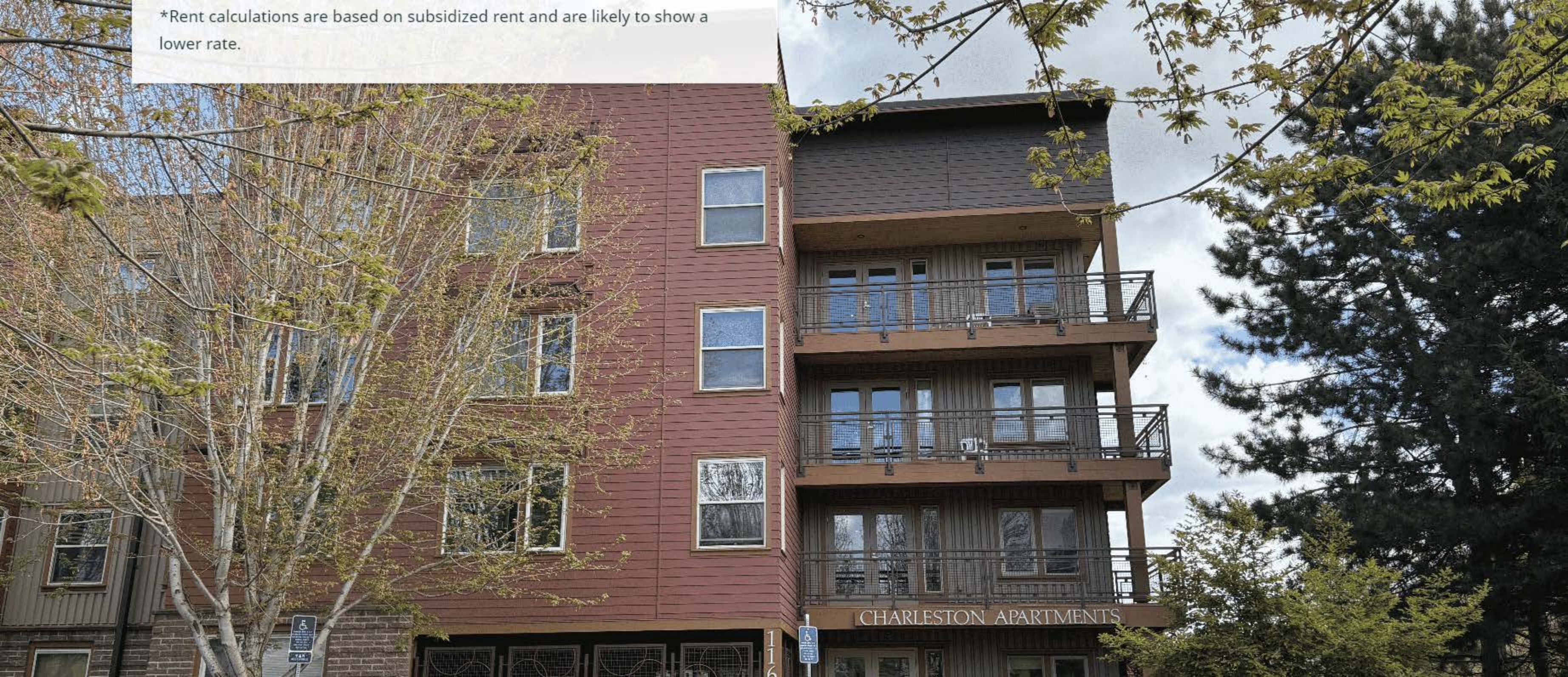
Table 3. Median Household Income Disaggregated by Renter and Owner Status

The median income for Wilsonville home owners in 2023 is 53% higher than the median income for Wilsonville renters. A typical renter household in Wilsonville earns roughly \$60,702 a year. This means that any rental unit that costs more than \$1,518 a month is considered unaffordable. The current median rent price for a multi-family unit costs \$215 more than is affordable.

*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 median Wilsonville renter household was not rent burdened in 2020, with 45% of households paying more than 30% of their income to rent, but has been since 2021 as the actual price of rent surpassed the affordable price. The continued rise in actual median rent in 2023 partnered with the slower rise in median income means that this same median renter household now experiences significant rent burden despite earning the more income that a few years prior ensured that they did not pay more than 30% of their income to rent. As of 2023, approximately 54% of renting housing hold pay more than 30% of their income to rent.

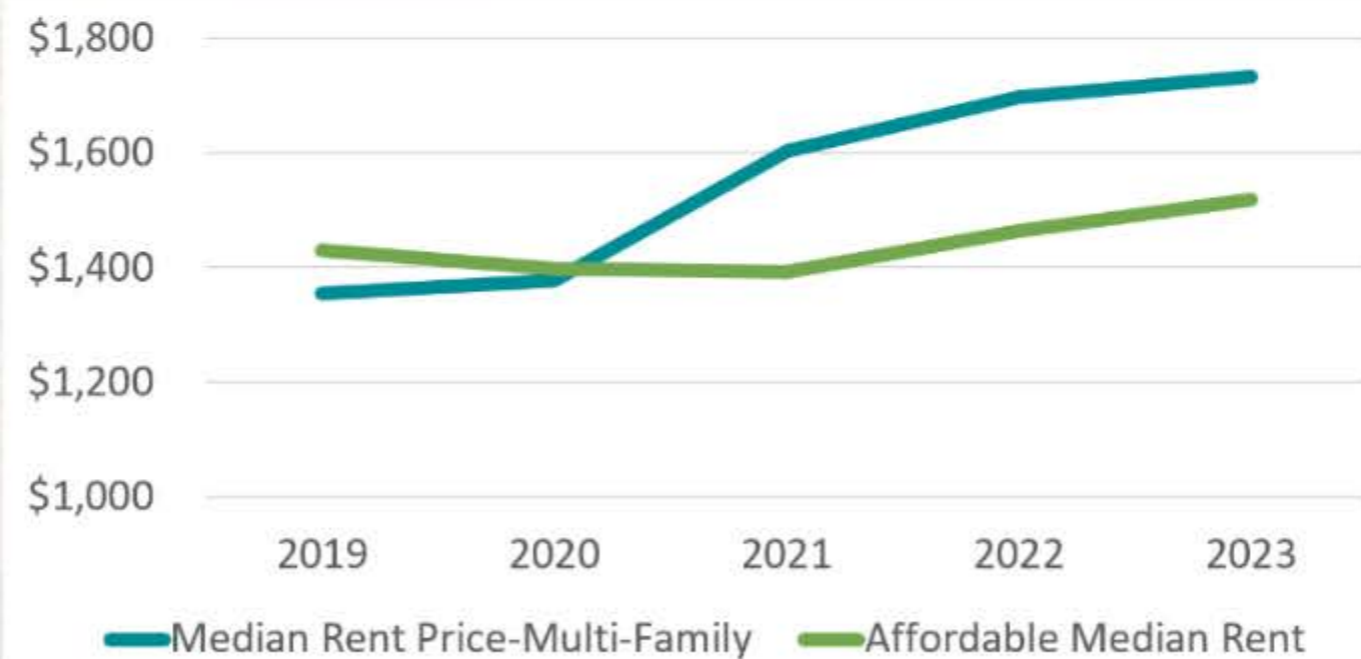


Figure 13. Actual Rent v. Affordable Rent

Affordability and Growth Trends

Overall Housing Cost Burden

It is clear that household who have lower incomes experience greater rates of cost burden. Nearly all households earning less than \$20,000 per year spent over 30% of their monthly income on housing. Three out of four households earning less than \$50,000 per year and more than half of households earning less than \$75,000 per year were similarly cost burdened. Only households earning more than \$75,000 per year did not have a majority share experiencing housing cost burden.

	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	859	960	1031	1857	5776
Monthly Housing Costs > 30% of Income					
Percentage	97%	85%	75%	64%	7%

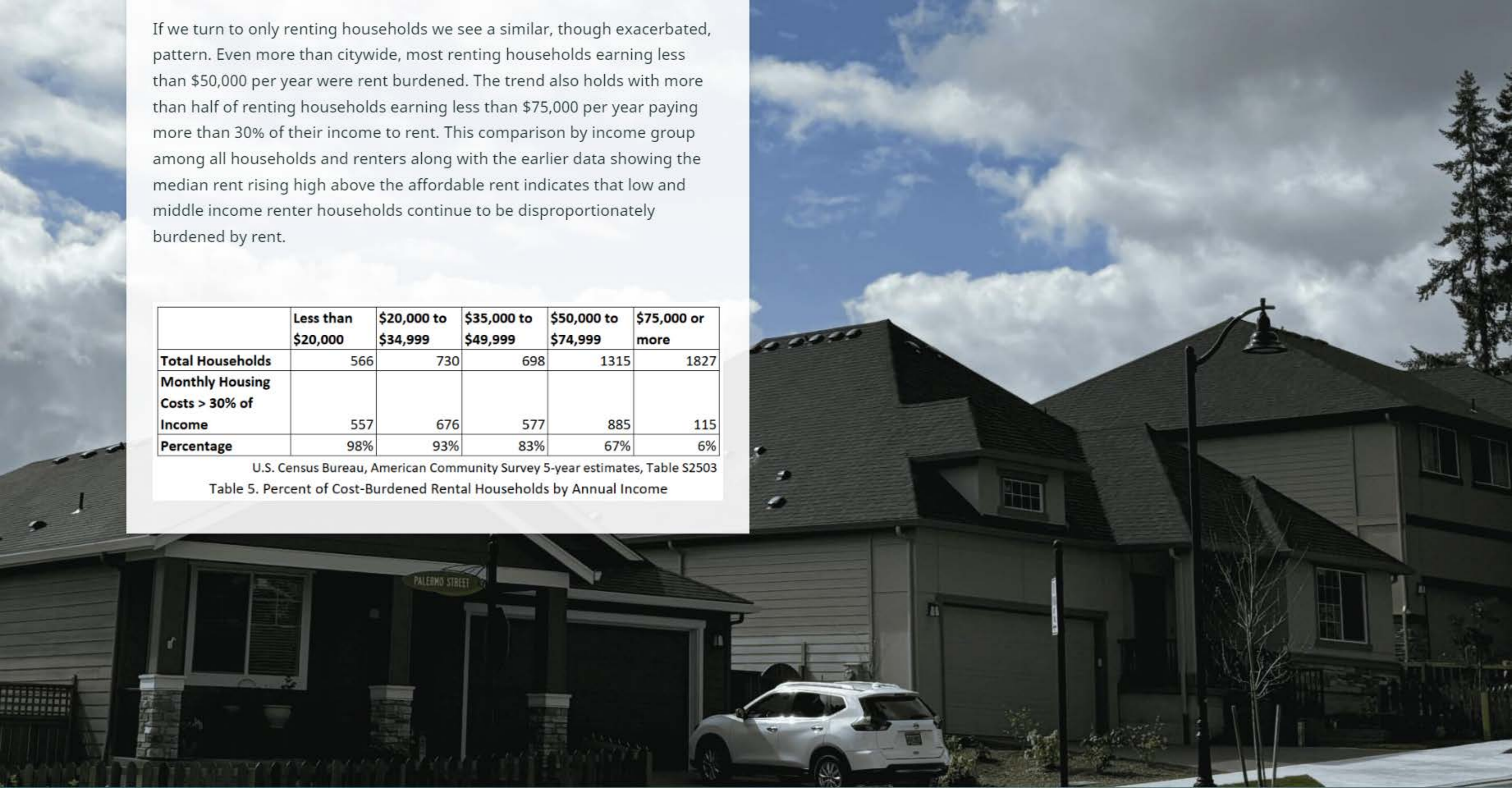
U.S. Census Bureau, American Community Survey 5-year estimates, Table S2503
Table 4. Percent of Cost-Burdened Households (all) by Annual Income



If we turn to only renting households we see a similar, though exacerbated, pattern. Even more than citywide, most renting households earning less than \$50,000 per year were rent burdened. The trend also holds with more than half of renting households earning less than \$75,000 per year paying more than 30% of their income to rent. 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 continue to be disproportionately burdened by rent.

	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	566	730	698	1315	1827
Monthly Housing Costs > 30% of Income	557	676	577	885	115
Percentage	98%	93%	83%	67%	6%

U.S. Census Bureau, American Community Survey 5-year estimates, Table S2503
Table 5. 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. In 2023, that share rose to 28.8% 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

Houselessness

In 2021, new state laws were passed which required local governments to establish regulations that provide some compassionate protections for people experiencing houselessness. In response to this legislation, the City implemented new survival camping guidelines in July 2023. These guidelines established the parking lot at City Hall as a designated location for vehicle camping and the City-owned parcel just north of City Hall as a designated location for tent camping between 9pm and 7am. For more information about the survival camping policy and for links to resources, please click the following link: <https://www.ci.wilsonville.or.us/legal/page/overnight-camping>

Since July 2023, the City has observed consistent use of the vehicle and tent camping sites. Generally, about 2-4 cars have been parked in the designated vehicle camping spaces and about one tent has been consistently observed at the tent camping site.

Notably, there are other houseless individuals who are not staying in observable areas. Others still find transitory places to stay for short periods of time with friends, family, acquaintances, or hotels/motels as finances allow.

Affordability and Growth Trends

Hotel and Motel Housing

In the Fall of 2023, the City conducted outreach to the local hotels and motels for a survey from Portland State University to understand an estimate of how many people were using the hotels and motels as longer term accommodations. Based on this outreach, it is estimated that between 167-173 people either stay long term or regularly stay in hotels and motels in Wilsonville.

This data includes but is not exclusive to those experiencing homelessness and likely also accounts for contractors who stay longer term for work, housed people who are having construction work done on their houses, and others who are in need of additional temporary shelter. Much of this data is not formally tracked by the hotels and motels, so the ultimate numbers are estimates in many cases. Furthermore, a number of the hotels and motels in Wilsonville do not allow month-long stays, but were able to provide a sense of the number of people that return regularly as they are able or as finances allow.



Affordability and Growth Trends

Housing Mix

Residents' housing needs are based on more than affordability. Size and space of units are critical factors. Understanding whether and how the City's housing stock is meeting the needs of different individuals and families is equally important to examining the price of housing units.

	2019	2020	2021	2022	2023
Studio	2%	2.8%	2.7%	3.2%	2.9%
1 Bedroom	15.5%	16.7%	14.9%	14.2%	13.2%
2-3 Bedrooms	64.7%	61.2%	62.8%	63%	64.7%
4 or more Bedrooms	17.9%	19.3%	19.6%	19.7%	19.1%

U.S. Census Bureau, American Community Survey 5-year estimates, Table DP04
Table 6. Housing Mix by Number of Bedrooms



	2019	2020	2021	2022	2023
1-person household	30.2%	30.1%	29.7%	29.3%	28.0%
2-person household	37.8%	38.3%	37.7%	36.8%	38.6%
3-person household	12.1%	14.2%	15%	16.3%	16.3%
4 or more-person household	19.9%	17.4%	17.6%	17.6%	17.1%

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

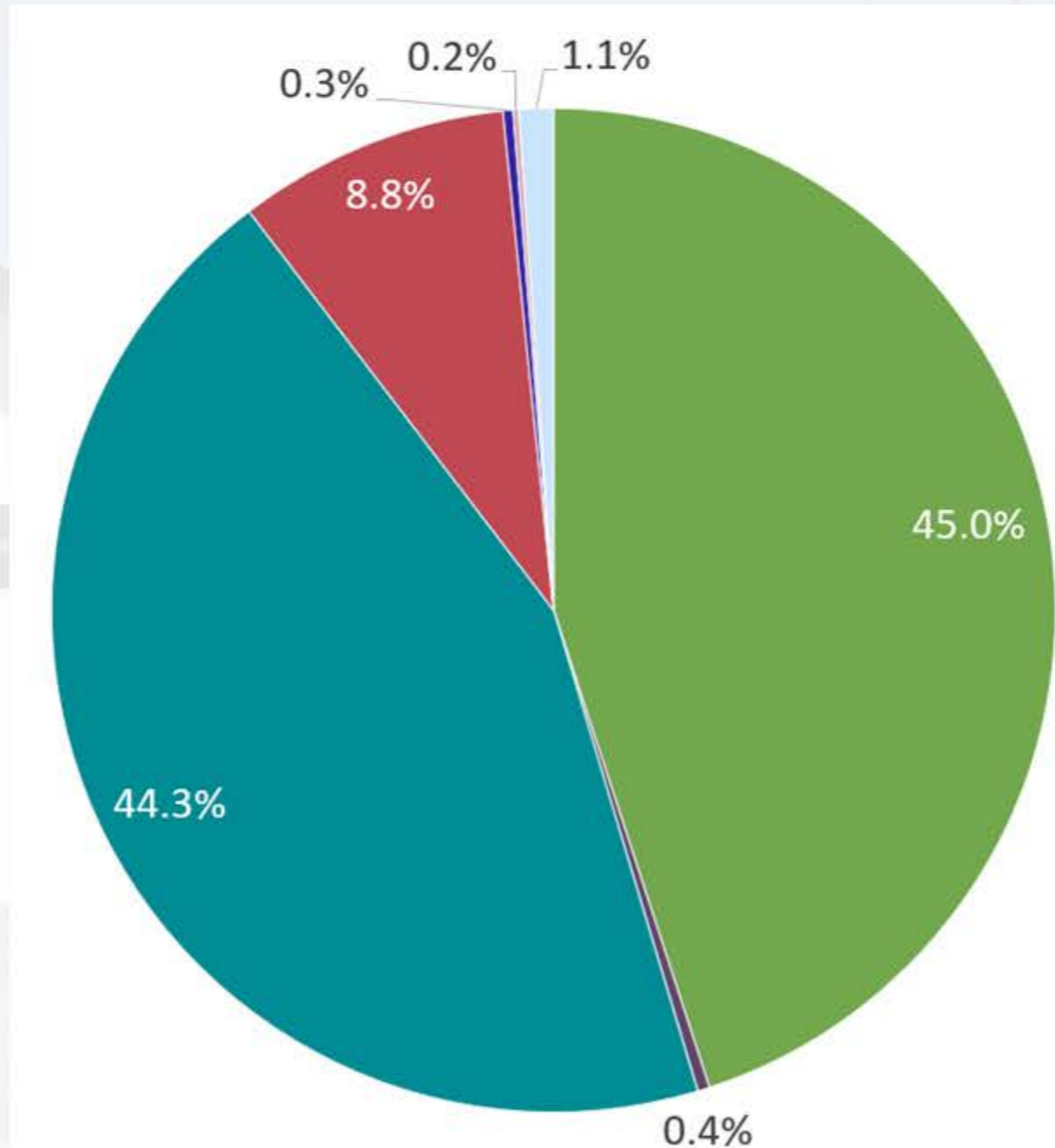
Table 7. Housing Mix by Household Size

The share of one and two person households exceeds the share of studio and one-bedroom units. The share of 2-3 bedroom units was steadily decreasing, but rose again in 2023. This configuration is the most common in Wilsonville's housing stock.

The greater proportion of smaller households might indicate a need for housing units with fewer bedrooms. The share of studio units had been increasing in the past few years but decreased in 2023 along with the share of 1 bedroom units. Four or more bedroom units have also taken a larger share of the housing stock despite the fairly steady share of four or more person households, though this configuration marginally decreased in share as well in 2023.

Affordability and Growth Trends

Housing Mix



- 
- Apartments
 - Detached Single-Family
 - Duplexes
 - Townhouses
 - Mobile Homes
 - ADUs
 - Cluster Housing (3-4 units)

Figure 14. Housing Mix in 2023

In terms of unit type, Wilsonville's housing stock consists of 5,022 (45%) apartments, 4,942 (44.3%) detached single family houses, 979 (8.8%) townhouses, 124 (1.1%) manufactured/mobile homes, 43 (0.4%) three-four unit cluster houses, 36 (0.3%) duplexes, and 20 (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. The chart below compares the median price of homes in Portland Metro cities near Wilsonville to track how Wilsonville aligns with housing costs in the region. Excepting Lake Oswego, Wilsonville is consistent with its cohorts in terms of median sales prices. The regional consistency indicates that high and rising home sales prices are issues that other, similar communities are dealing with as well.



Figure 15. Comparative Median Home Sale Price in 2023

Similar cities in the region continue to struggle with rent burden in 2023. Rent continues to rise and while income has also been increasing, it has not kept pace with the cost of rent. In 2023, Wilsonville had the highest rate of rent burden among its cohorts with 53.6% of the renter household population paying more than 30% of their income in rent. However, the differences in percent of the population rent burdened across these six cities is likely not significant. Rent burden and housing affordability are issues facing the region in and beyond Wilsonville.

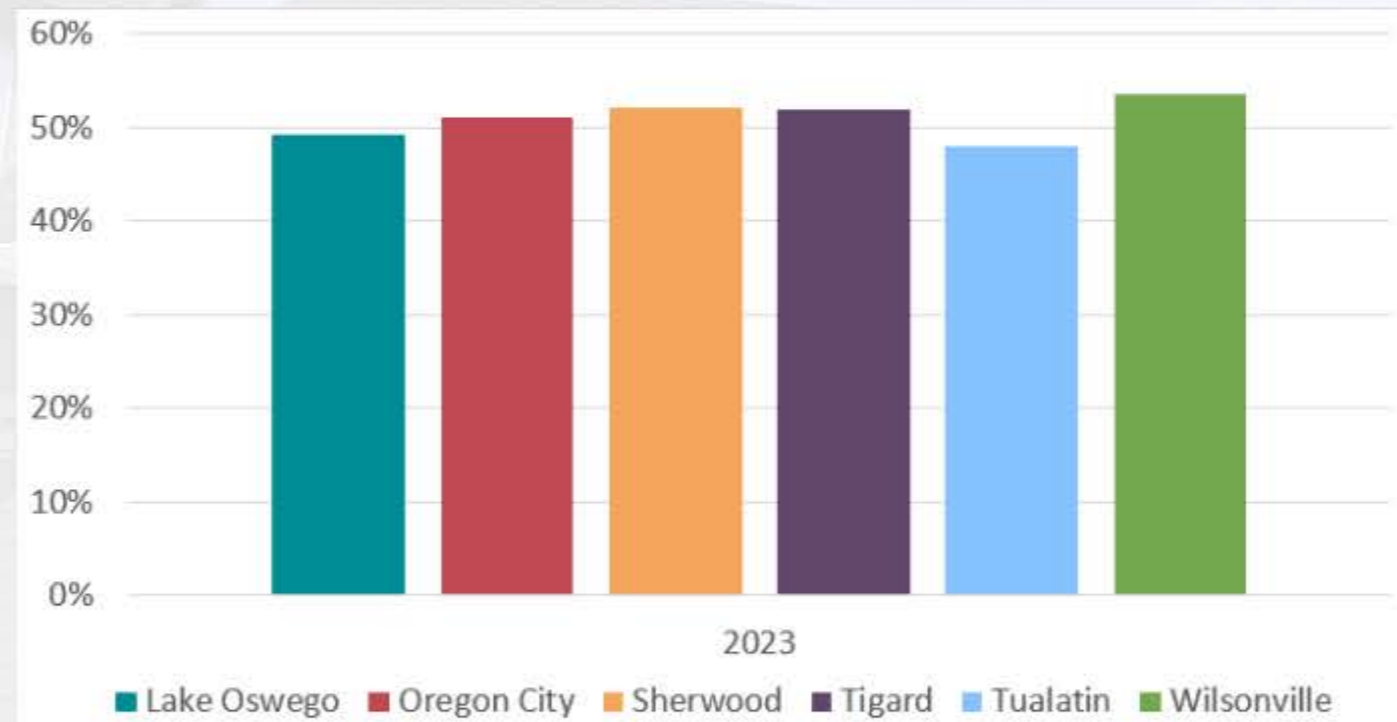


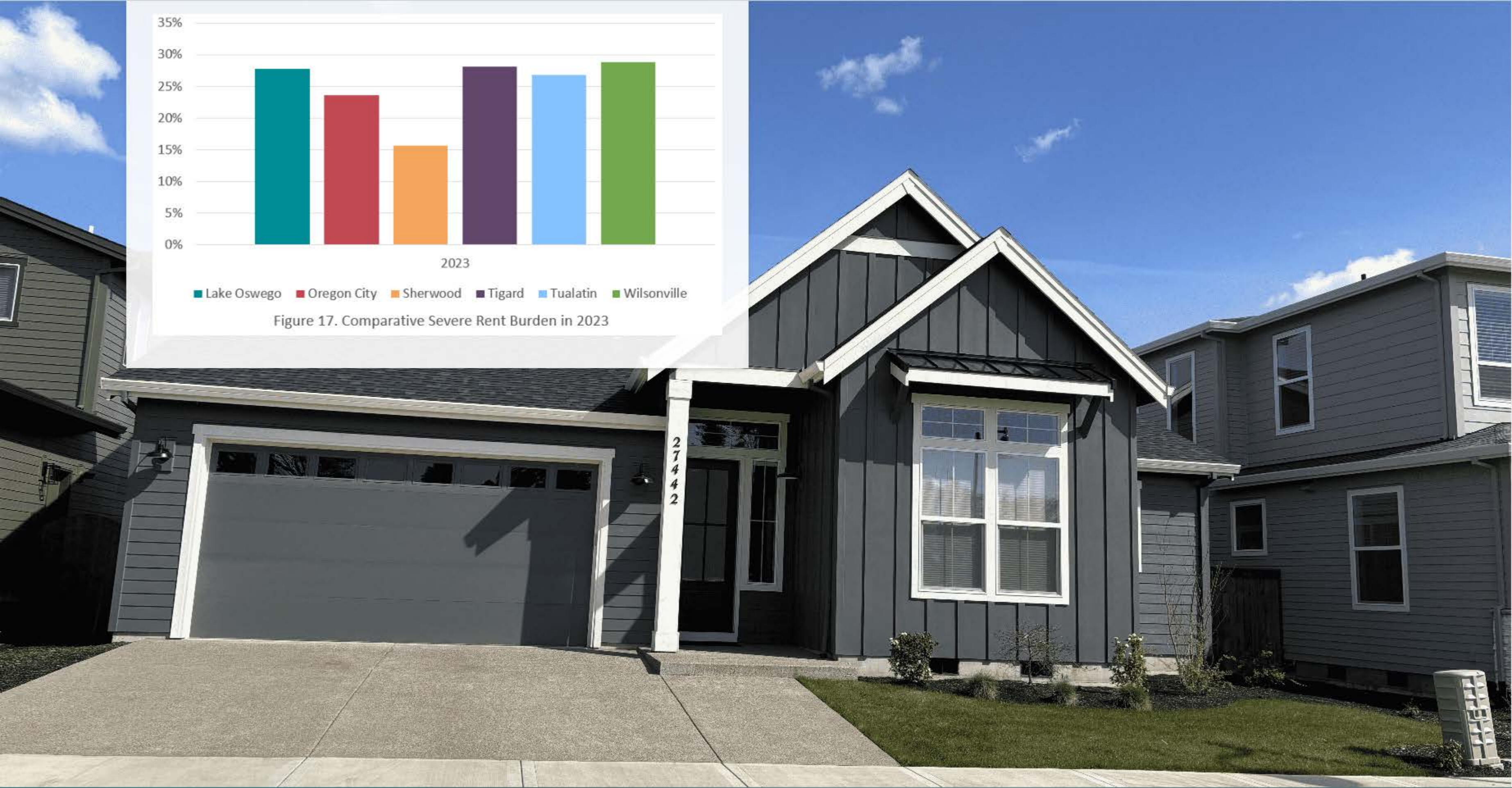
Figure 16. Comparative Household Rent Burden in 2023

As evidenced by the figure below, Lake Oswego, Tigard, Tualatin, and Wilsonville remained above the 25% state threshold for severe rent burden in 2023.





Figure 17. Comparative Severe Rent Burden in 2023



Affordability and Growth Trends

Comparative Growth to Cohorts

While Sherwood experienced notable population growth in 2023, Wilsonville was the next fastest growing city with an increase of nearly 1%. Wilsonville continues to be one of the fast growing cities in the Portland Metro region and has maintained a steady trend of housing unit growth compared to similar cities over the years.



Figure 18. Comparative Annual Population Growth

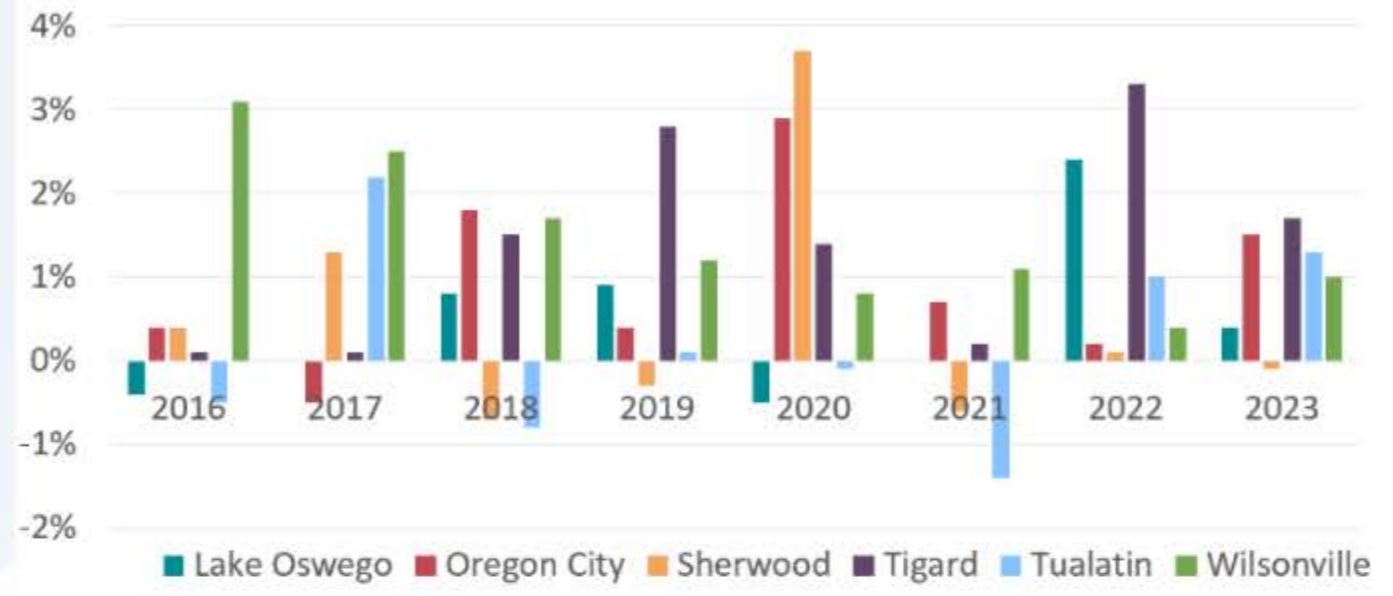
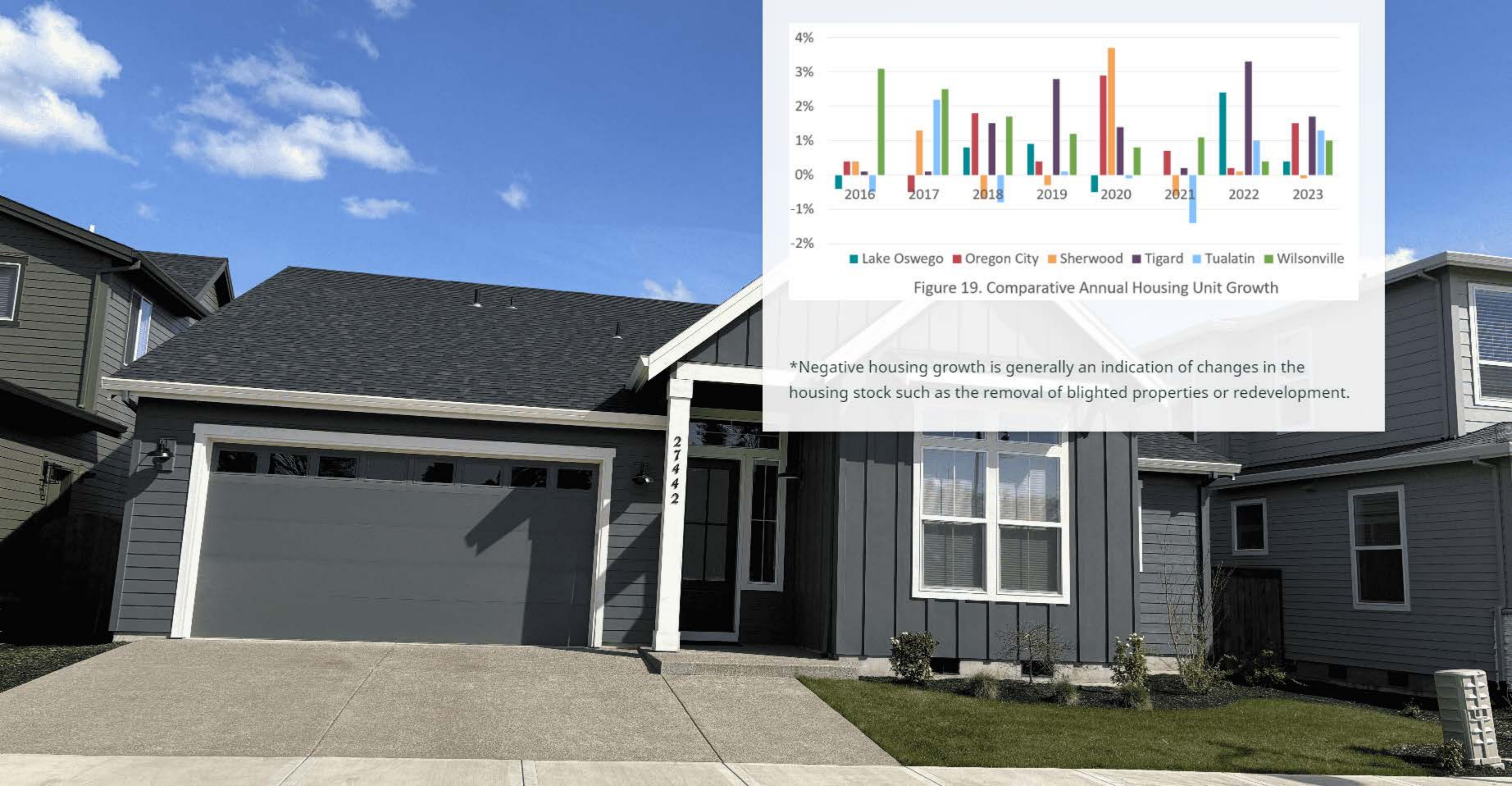


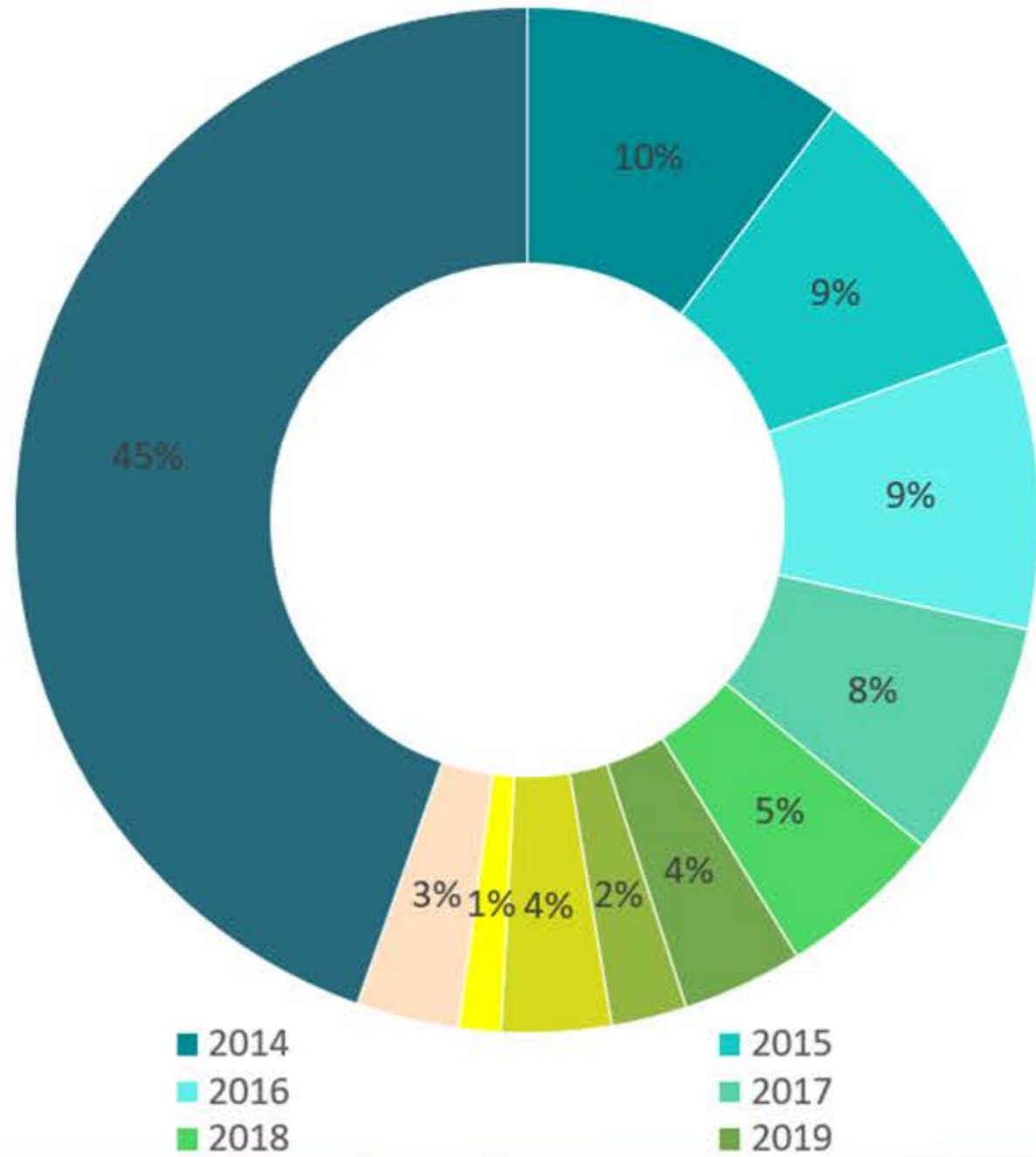
Figure 19. Comparative Annual Housing Unit Growth

*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



- 2020
- 2021
- 2022
- 2023
- Projected Household Growth

Figure 20. Metro Housing Growth Forecast

In 2023, about 3% of the 20-year forecasted homes were permitted for construction. Over the past 9 years, approximately 55% 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 kept development on track throughout the City.



Looking Forward

Buildable Land

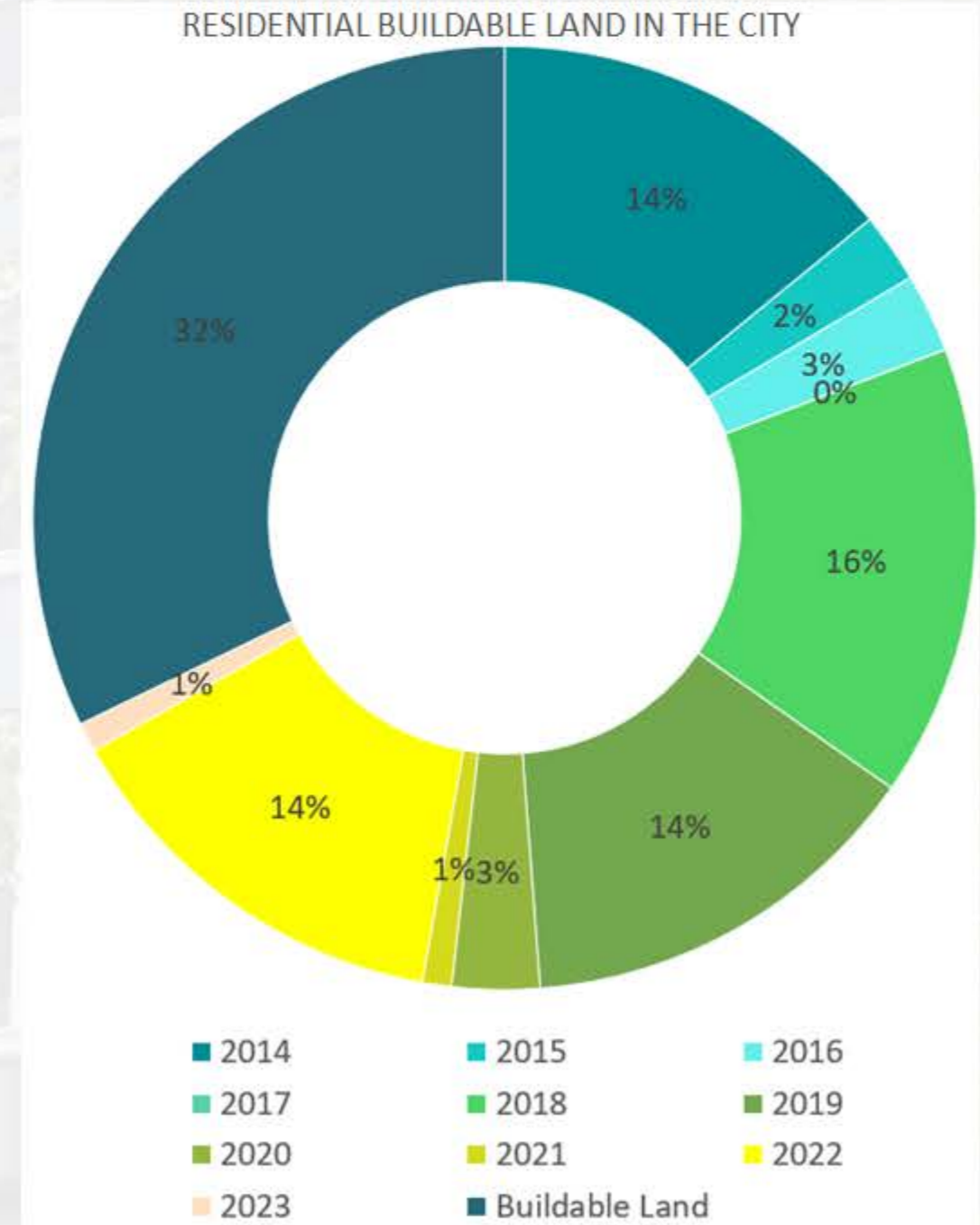



Figure 21. Residential Buildable Land



Of the 20 year land supply inventoried in 2014, 68% (or 324 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, 43% of Wilsonville's residential land inventory has approved plans as of 2023.

* No residential development plan was approved in 2017.

Looking Forward

Housing affordability and availability are issues facing many communities across the Portland Metro region and the nation. Interest rates and housing costs have remained high and with those factors, housing cost burden continues to be an issue faced by Wilsonville and similar communities. Wilsonville has continued to grow, both in population and in housing produced. 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 for the Wilsonville and mobility-friendly housing has been a priority. The [Equitable Housing Strategic Plan](#), approved by City Council in 2020, calls out an assessment of accessibility and visitability standards or incentives as a high-priority action for the City and community to explore. This year's report aims to add a piece to that puzzle in briefly assessing newly developed areas for how mobility-friendly they are. Based on Census data, approximately 7.2% of Wilsonville's population has a mobility-related disability. As such, the community would need at least 7.2% of housing to be accessible to those with different mobility needs.

Encouragingly, a significant portion of apartment/condo homes in Villebois Village Center (61%) could be considered mobility-friendly. The ratio of single family homes that are single story with few or no steps in both Frog Pond West and Clermont surpass 7.2%.

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. In 2023, interest rates continued to remain high in response to actual or felt 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. Incomes have continued to rise steadily, but not in line with rapidly increasing prices that have stayed high. This extends beyond the scope of this report and of housing costs, but high prices for other essentials impacts the amount that residents can put toward immediate and future housing costs which adds another squeezing factor as current and future Wilsonville residents decide where to live.

In 2024, the City expects to see transformations in Town Center, continued development in Frog Pond, and infill development throughout the City. Housing needs are multi-faceted and the City will continue to consider mobility needs in the approach to housing. Despite the uneven terrain of the past few years and the uncertain 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.

A row of modern, two-story houses with gabled roofs and large windows. The houses are built with light-colored siding and dark grey accents. A white text box with the words "Thank You!" in a teal font is centered over the image. The sky is bright blue with scattered white clouds. The houses have concrete driveways and small lawns with young trees and shrubs.

Thank You!