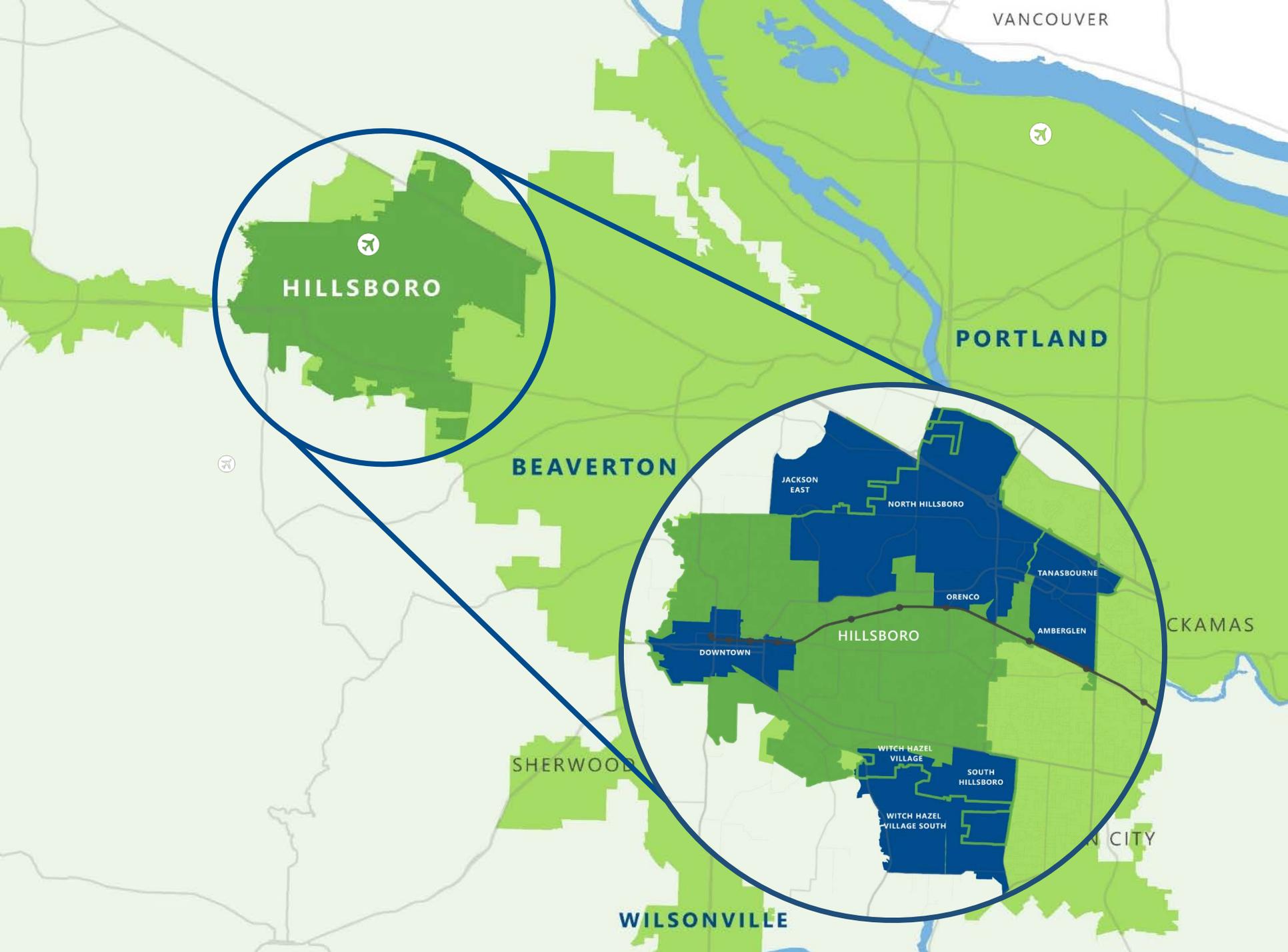


# WITCH HAZEL VILLAGE SOUTH



VANCOUVER



HILLSBORO

PORTLAND

BEAVERTON

JACKSON EAST

NORTH HILLSBORO

TANASBOURNE

ORENCO

AMBERGLEN

CKAMAS

DOWNTOWN

HILLSBORO

SHERWOOD

WITCH HAZEL VILLAGE

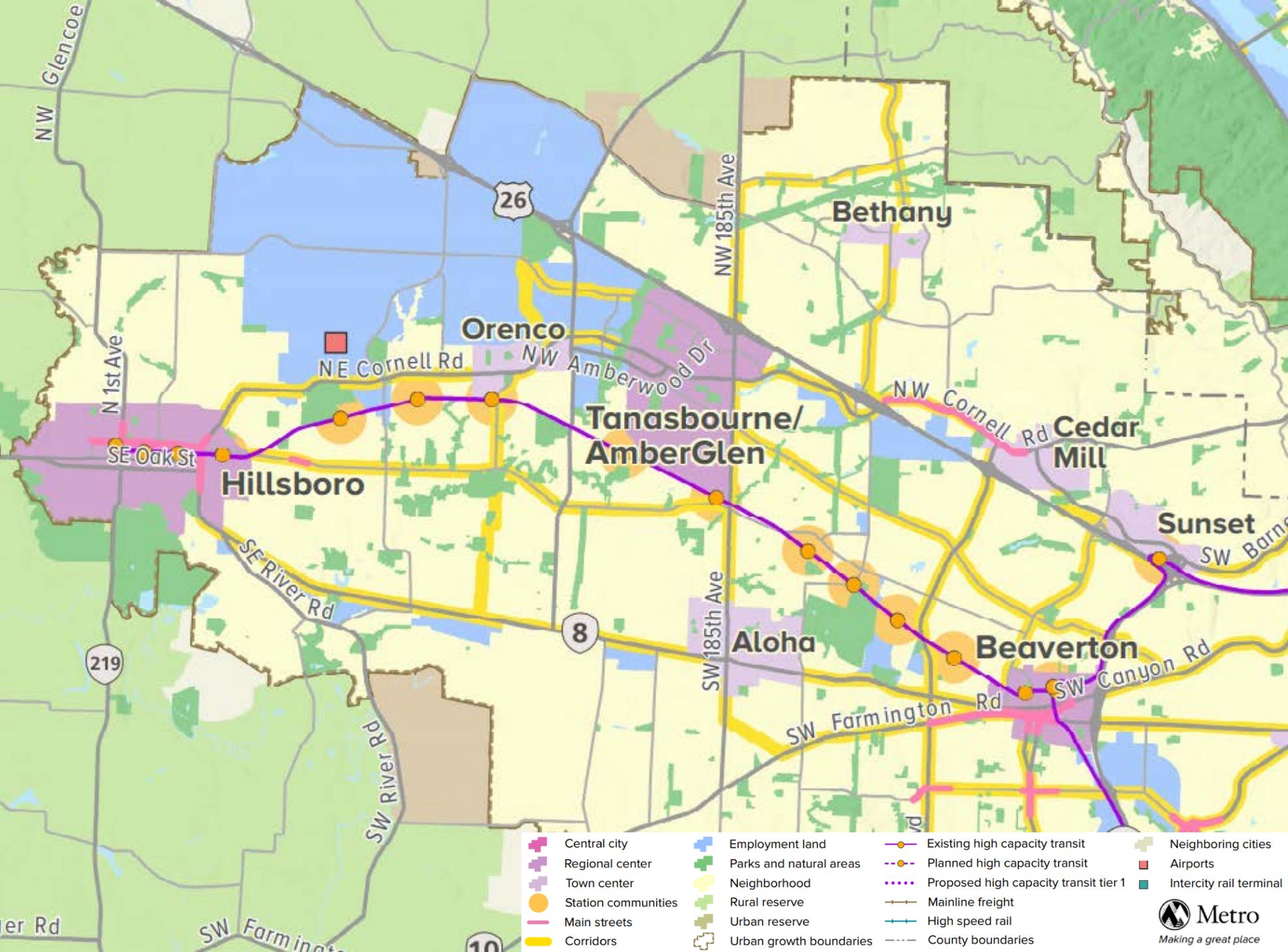
SOUTH HILLSBORO

WITCH HAZEL VILLAGE SOUTH

N CITY

WILSONVILLE

**FOCUSED  
GROWTH**



- |  |                     |  |                         |  |                                       |  |                         |
|--|---------------------|--|-------------------------|--|---------------------------------------|--|-------------------------|
|  | Central city        |  | Employment land         |  | Existing high capacity transit        |  | Neighboring cities      |
|  | Regional center     |  | Parks and natural areas |  | Planned high capacity transit         |  | Airports                |
|  | Town center         |  | Neighborhood            |  | Proposed high capacity transit tier 1 |  | Intercity rail terminal |
|  | Station communities |  | Rural reserve           |  | Mainline freight                      |  | High speed rail         |
|  | Main streets        |  | Urban reserve           |  | County boundaries                     |  |                         |
|  | Corridors           |  | Urban growth boundaries |  |                                       |  |                         |

# DOWNTOWN HILLSBORO





# TANAS- BOURNE & AMBERGLEN

# ORENCO STATION



# HOUSING STOCK

**70  
PERCENT**



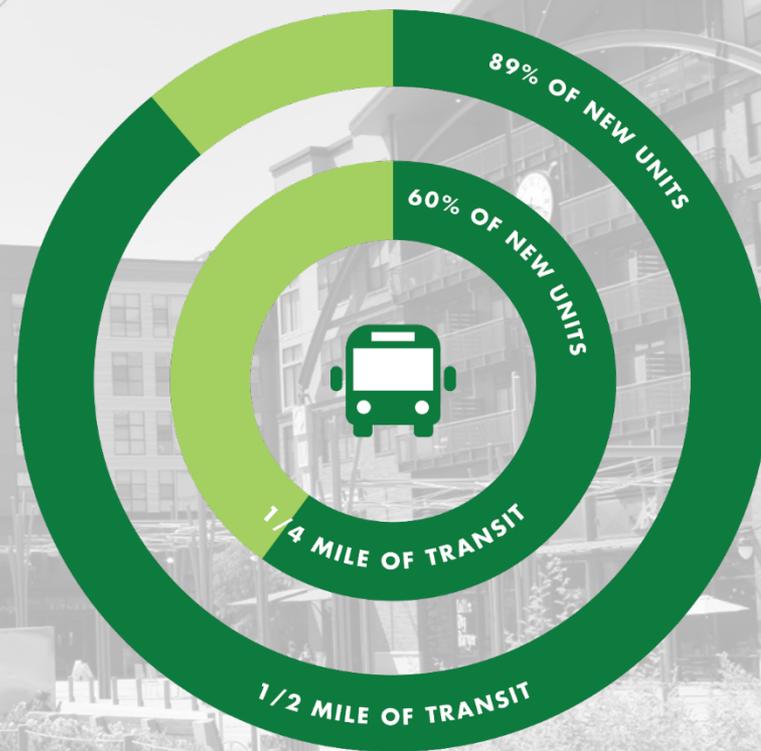
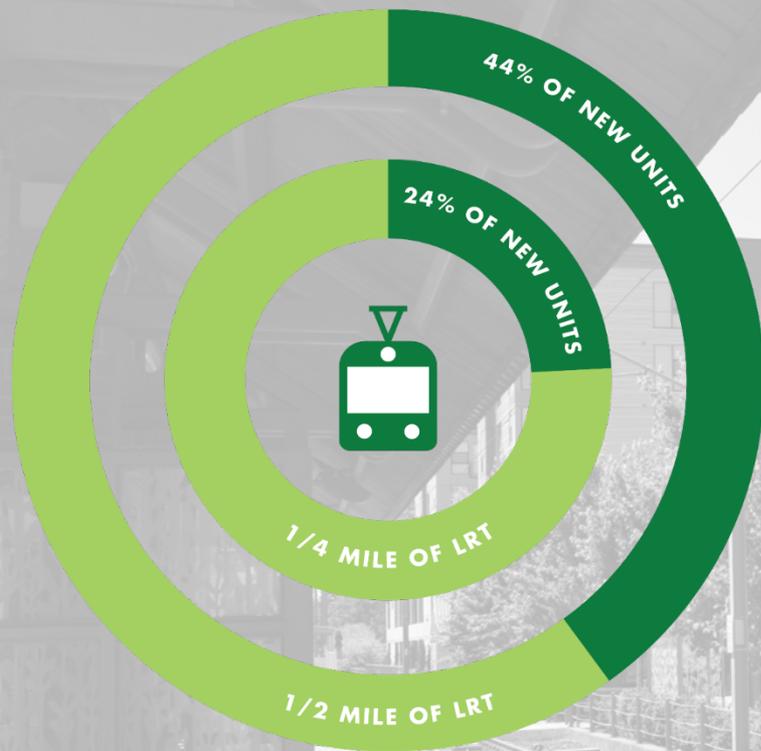


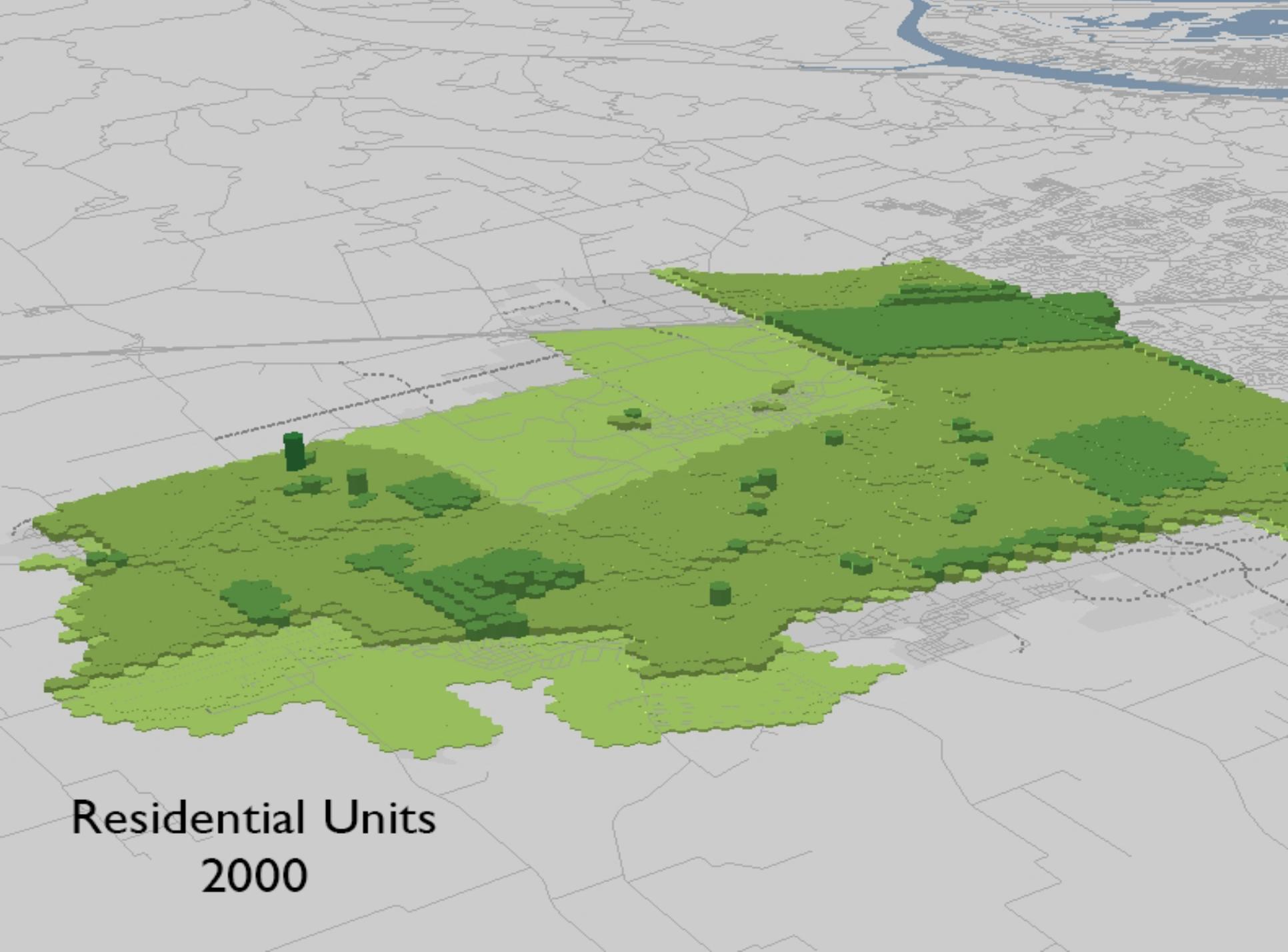
**25  
PERCENT**



**5  
PERCENT**

Hillsboro →





Residential Units  
2000

# HILLSBORO BORO COMPREHENSIVE PLAN



ORDINANCE NO. 6249 | ADOPTED NOVEMBER 21, 2017 | EFFECTIVE JANUARY 1, 2018



## GOALS & POLICIES HOUSING

4th Main mixed-use  
development in  
downtown Hillsboro

### HOUSING (H) GOAL 1

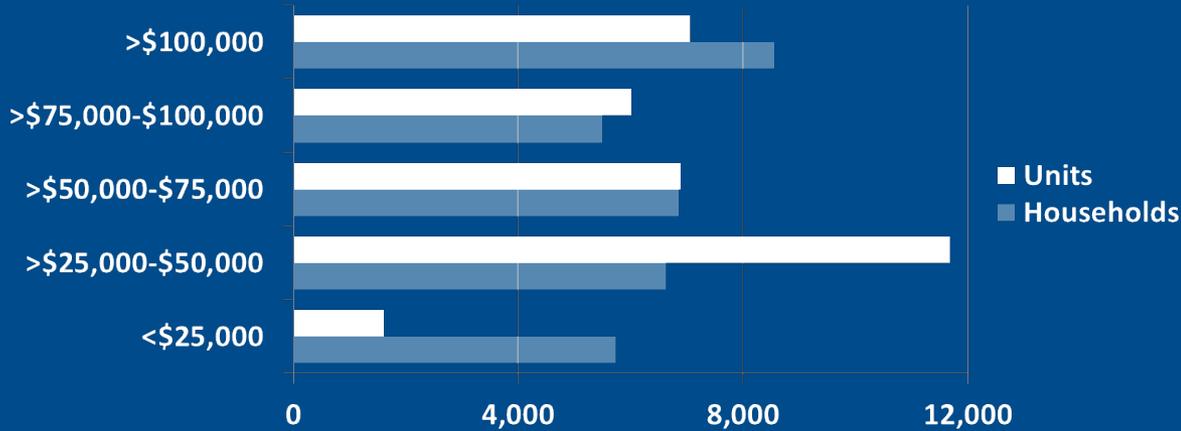
#### HOUSING CHOICE

Provide opportunities for the development of a variety of housing choices that meet the needs and preferences of current and future households.

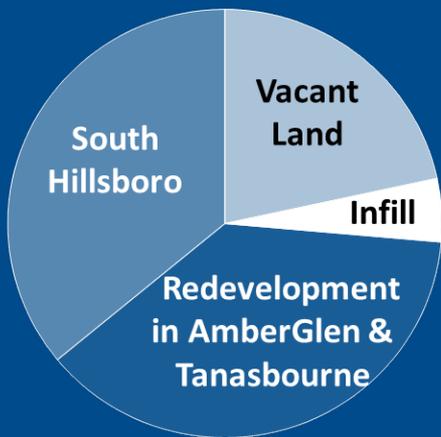
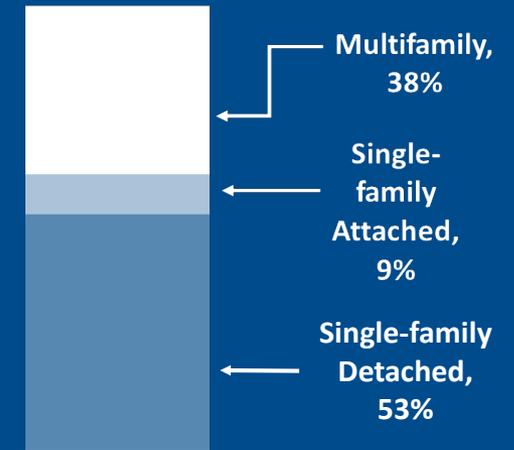
- POLICY H 1.1** **Variety of housing choice.** Employ development standards that allow the opportunity for development of housing types such as single-family residences, single-story single-family housing, accessory dwellings, duplexes, apartments, attached single-family residences, co-stage housing, co-op housing, condominiums, townhouses, government-assisted, affordable housing, and manufactured housing.
- POLICY H 1.2** **Housing for all incomes.** Provide opportunities to develop housing that is appealing to people at all income levels that work at businesses in Hillsboro and want to live in the City.
- POLICY H 1.3** **High-amenity housing.** Provide opportunities for development of high-amenity, and/or larger single-family housing (on lots about 7,000 square feet or greater), and high-amenity condominiums (in urban centers) in areas with high amenities.
- POLICY H 1.4** **Choice regardless of circumstance.** Support housing options for those who want to remain in their homes or neighborhoods independent of age, ability, or income, and those who want to age-in-place.
- POLICY H 1.5** **Aging population and disabled population.** Allow and support a diverse supply of affordable, accessible housing to meet the needs of older adults and people with disabilities, especially in centers and other places which are in close proximity to services and transit.
- POLICY H 1.6** **Allow manufactured housing.** Provide opportunities for development of manufactured housing in well-planned and developed manufactured home parks or in areas that permit single-family dwellings.

# **HOUSING NEEDS ANALYSIS**

## AFFORDABILITY

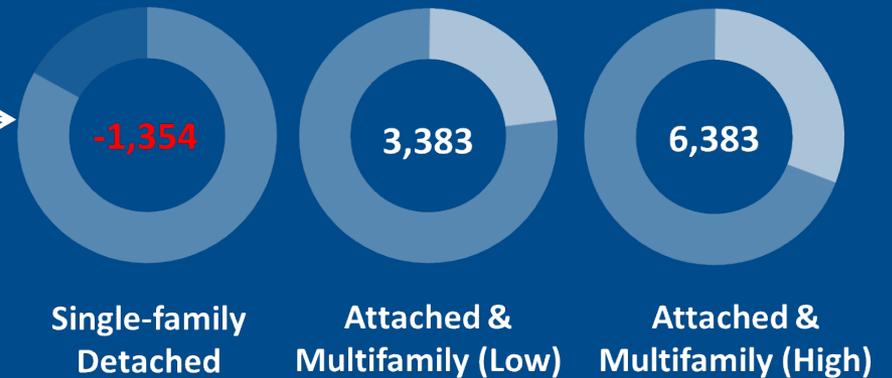


## HOUSING MIX



## CAPACITY

## CAPACITY VS. DEMAND (2016-2036)



# AFFORDABLE HOUSING



## Affordable Housing Policy and Action Plan

December 2017 DRAFT

### Affordable Housing Policy and Action Plan

The City of Hillsboro promotes a balanced mix of housing types for a broad range of incomes throughout the city. As part of this approach, the City Council has prioritized supporting the development and preservation of housing affordable to households earning less than the area median income.

The City of Hillsboro's Affordable Housing Policy and Action Plan has its foundation set in the Hillsboro 2035 Community Plan, the 2015-2020 Washington County Consolidated Plan, and the Hillsboro Comprehensive Plan, revised and adopted in November 2017.

The Hillsboro Comprehensive Plan outlines the following goal and policies for affordability:

**Goal:** Provide opportunities for housing at prices and rents that meet the needs of current and future households of all income levels.

#### POLICY H 2.1

**Balanced housing supply.** Ensure opportunities to develop an efficient, compatible, and balanced mix of housing types and unit sizes at a range of housing prices, rents, and amenities dispersed throughout the City.

#### POLICY H 2.2

**Multi-dwelling ownership.** Support homeownership opportunities in multi-dwelling housing by encouraging the creation of condominiums, cooperative housing, and limited equity cooperatives.

#### POLICY H 2.3

**Lower housing/transportation cost burden.** Provide housing opportunities that decrease commuting and lower the combined housing/transportation cost burden for people who live or work in Hillsboro.

#### POLICY H 2.4

**Affordable housing location.** Attempt to locate new government-assisted affordable housing and workforce affordable housing in areas that have access to jobs, active transportation, open spaces, schools, supportive services, and amenities.

#### POLICY H 2.5

**Affordable housing compatibility.** Integrate and ensure compatibility of government-assisted affordable housing with surrounding neighborhoods.

#### POLICY H 2.6

**Affordable housing dispersal.** Disperse government-assisted affordable housing throughout the city to diffuse concentration of poverty.

#### POLICY H 2.7

**Fair housing.** Employ strategies that support the Fair Housing Act and affirmatively further fair housing.

#### POLICY H 2.8

**Affordable housing tools.** Support the development of government-assisted affordable housing and workforce affordable housing through strategies such as partnerships, code flexibility, land banking, or other tools consistent with state-enabling legislation.

#### POLICY H 2.9

**Fair housing.** Employ strategies that support the Fair Affordable housing partnerships. Partner with nonprofit housing developers and other agencies to create the opportunity to provide moderate- and low-income housing and rehabilitation activities in Hillsboro.



### FY 2018-20 Affordable Housing Action Plan

- Continue to utilize the City's Community Services Grant Program and Impact Grant as a means of funding support to nonprofits that provide housing-related services.
- Continue to provide annual funding to the Community Housing Fund for land acquisition and predevelopment assistance activities for affordable housing.
- Continue partnership and participation in the Home Investments Partnerships (HOME) Consortium with Washington County to help direct the use of federal funding for affordable housing countywide.
- Consider opportunities to utilize City Community Development Block Grant (CDBG) funding to assist with eligible types of affordable housing projects and programs.
- Conduct affordable housing development feasibility analysis on select City-owned parcels. If feasibility studies are positive, issue requests for affordable housing development proposals from developers.
- Consider amendments to the City's Community Development Code that reduce minimum parking requirements for affordable housing.
- Explore opportunities to preserve existing, naturally occurring affordable housing throughout the city, beginning with an inventory of key projects.
- Evaluate emerging practices and opportunities such as tiny houses, secondary dwelling units (SDU's) and cottage housing as a means of providing permanent, affordable housing serving low-income families.
- Consider opportunities to utilize City General Fund dollars to provide gap financing (grants or loans) to nonprofit affordable housing developers for projects to directly assist low-income renters or homeowners.
- Continue advocacy at the regional, state, and federal levels for affordable housing funding and resources.



**SIX  
DESIRED  
OUTCOMES**

**PEOPLE LIVE, WORK,  
AND PLAY IN VIBRANT  
COMMUNITIES WHERE  
THEIR EVERYDAY NEEDS  
ARE EASILY ACCESSIBLE.**





KAISER PERMANENTE

**CURRENT AND FUTURE  
RESIDENTS BENEFIT  
FROM THE REGION'S  
SUSTAINED ECONOMIC  
COMPETITIVENESS AND  
PROSPERITY.**

**PEOPLE HAVE SAFE  
AND RELIABLE  
TRANSPORTATION  
CHOICES THAT ENHANCE  
THEIR QUALITY OF LIFE.**



**THE REGION IS A  
LEADER IN MINIMIZING  
CONTRIBUTIONS TO  
GLOBAL WARMING.**



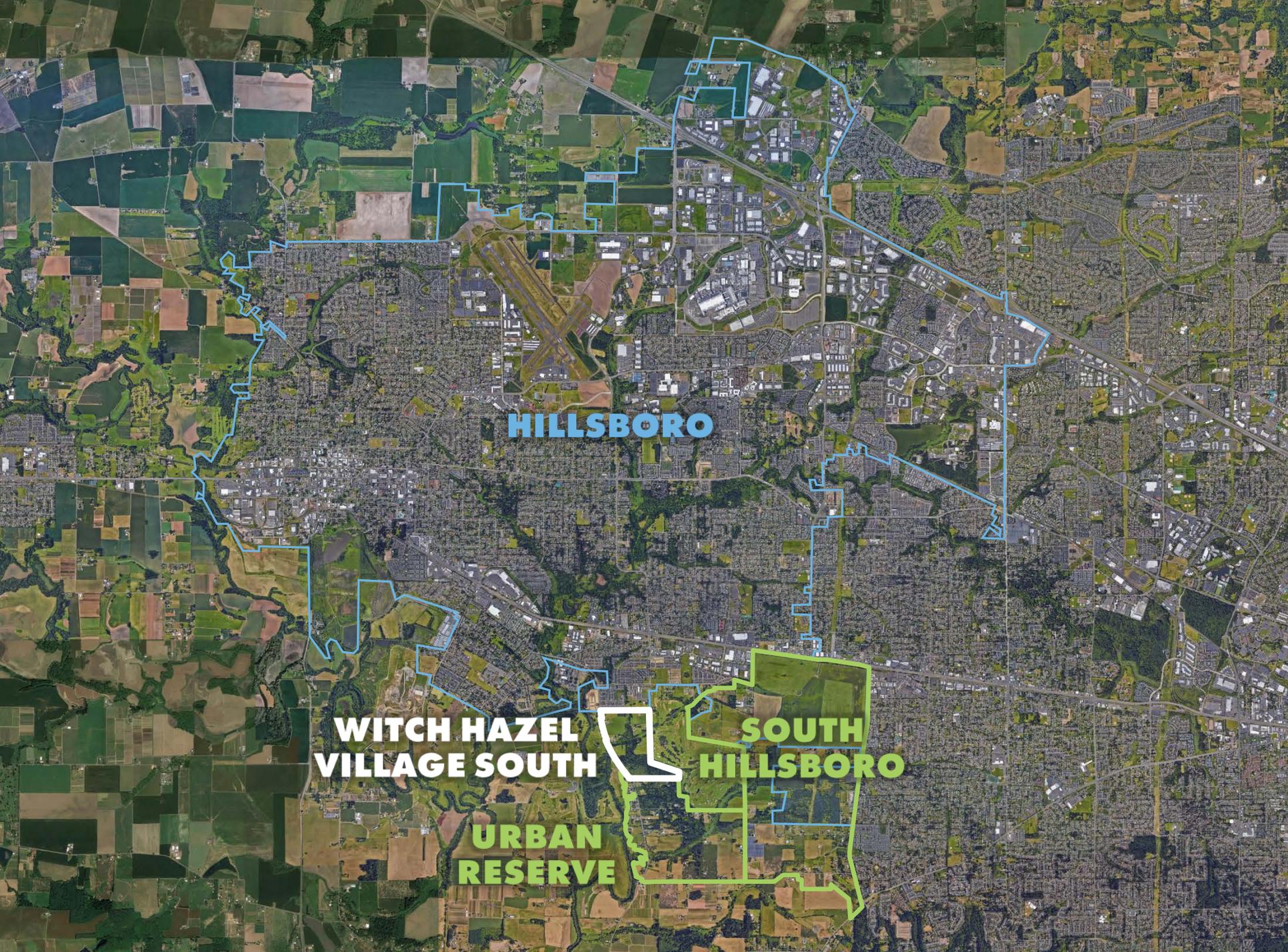
A sculpture of a globe is the central focus, surrounded by various elements including satellite dishes, wind turbine blades, and other mechanical parts. The background is a clear, bright blue sky. The text is overlaid on the globe and other elements.

**CURRENT AND FUTURE  
GENERATIONS ENJOY  
CLEAN AIR, CLEAN  
WATER, AND HEALTHY  
ECOSYSTEMS.**



**THE BENEFITS AND  
BURDENS OF GROWTH  
AND CHANGE ARE  
DISTRIBUTED  
EQUITABLY.**

# WITCH HAZEL VILLAGE SOUTH



**HILLSBORO**

**WITCH HAZEL  
VILLAGE SOUTH**

**SOUTH  
HILLSBORO**

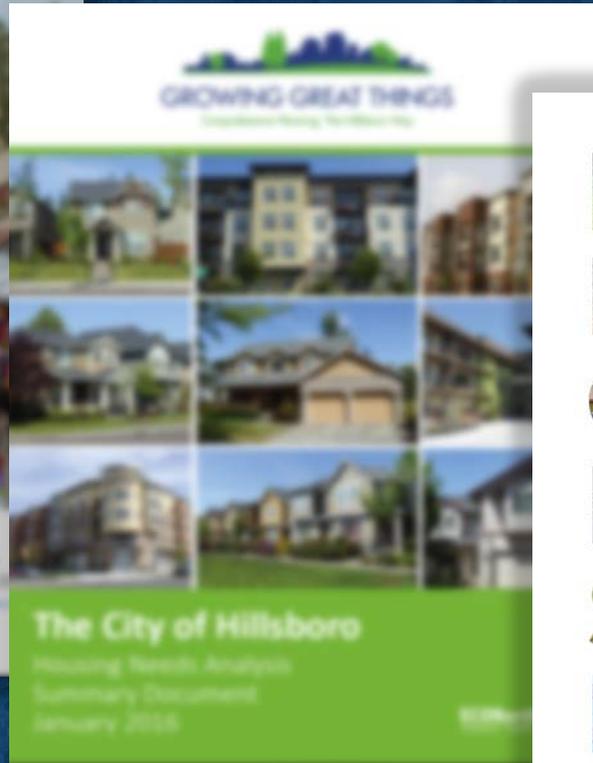
**URBAN  
RESERVE**



# WHY WITCH HAZEL VILLAGE SOUTH?



# WHY ASK NOW?





**SOUTH HILLSBORO**

**WITCH HAZEL VILLAGE SOUTH**

**THE RESERVE GOLF COURSE**

**URBAN RESERVE**

**WITCH HAZEL  
VILLAGE SOUTH**

**THE RESERVE  
GOLF COURSE**

**SOUTH  
HILLSBORO**

**URBAN  
RESERVE**



# HOW DID WE GET HERE?



# WHAT'S THE PLAN?

**VISION:**  
**WELCOMING**

**HOUSING  
CHOICES**

**SAFE**

**INNOVATIVE  
ARCHITECTURAL  
& SITE DESIGN**



# WHAT'S THE PLAN?

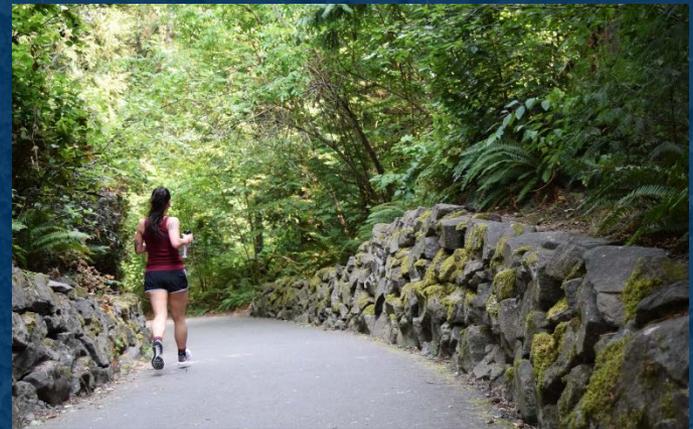
## VISION: CONNECTED

**INTERCONNECTED**

**EFFECTIVE  
TRANSITIONS**

**MULTI-MODAL  
TRANSPORTATION**

**INTEGRATED**



# WHAT'S THE PLAN?

## VISION: GREEN

**PUBLIC  
REALM**

**RESOURCE  
EFFICIENCY**

**NATURAL  
RESOURCES**



# IMPLEMENTING THE PLAN

## COSTS

Infrastructure Type	Infrastructure Costs
Water	\$3,204,750
Sanitary Sewer	\$5,456,000
Parks	\$5,010,489
Transportation	\$32,887,000
TOTAL	\$46,558,239

# IMPLEMENTING THE PLAN

## FUNDING SOURCES

1

Local (non-regional) improvements to be paid for by the developer

2

Improvements to be completed by the developer and partially reimbursed with SDC credits

3

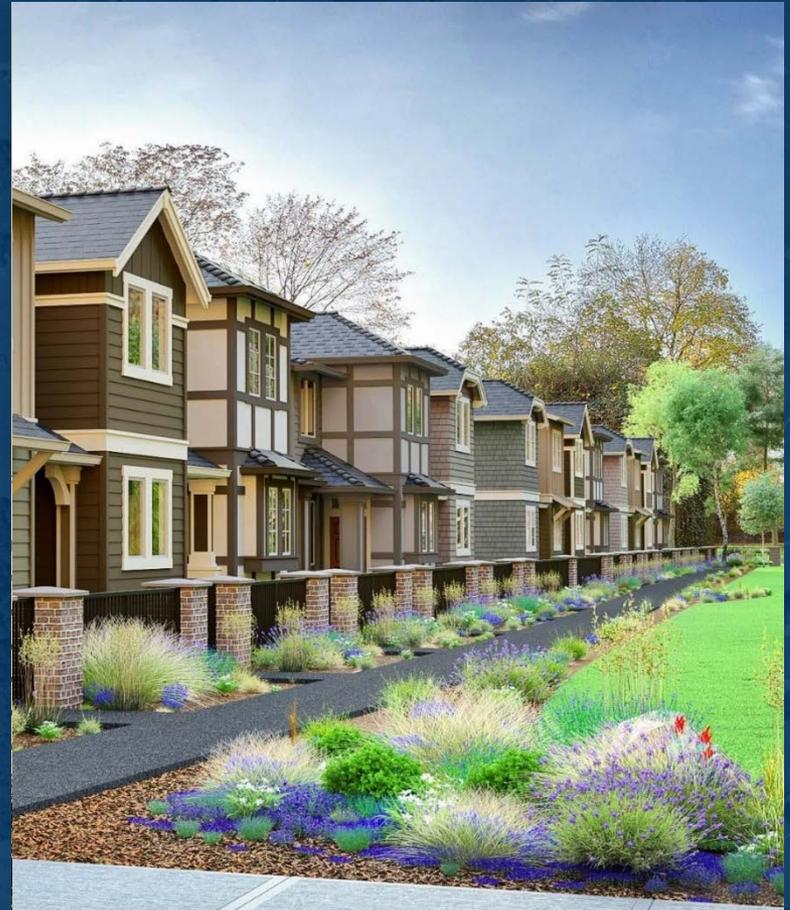
Regional improvements to be completed by the agency using SDCs as primary funding source

# WITCH HAZEL VILLAGE SOUTH

# WHAT'S THE PLAN?

## HOUSING

- Range of densities
- Variety of housing types
- Policies to support development of affordable housing
- Environmentally sustainable housing



# WHAT'S THE PLAN?

## DESIGN

- Housing
- Transportation
- Stormwater
- Parks & Open Space



# WHAT'S THE PLAN?

## TRANSPORTATION



# WHAT'S THE PLAN?

## PUBLIC UTILITIES

- Water
- Sanitary Sewer
- Stormwater

