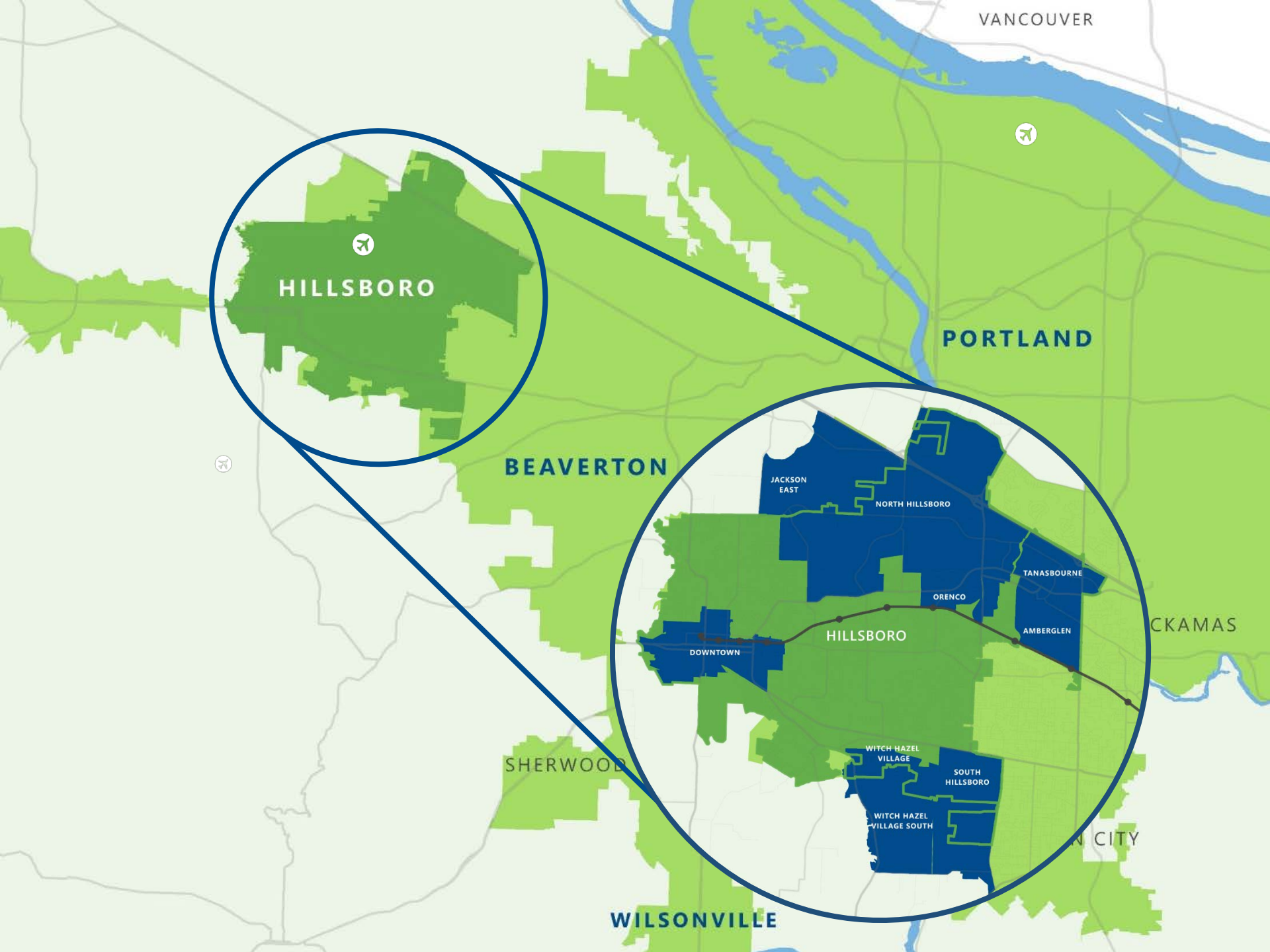


WITCH HAZEL VILLAGE SOUTH



VANCOUVER



HILLSBORO

PORTLAND

BEAVERTON

JACKSON
EAST

NORTH HILLSBORO

TANASBOURNE

ORENCO

AMBERGLEN

CLATSOP

HILLSBORO

DOWNTOWN

SHERWOOD

WITCH HAZEL
VILLAGE

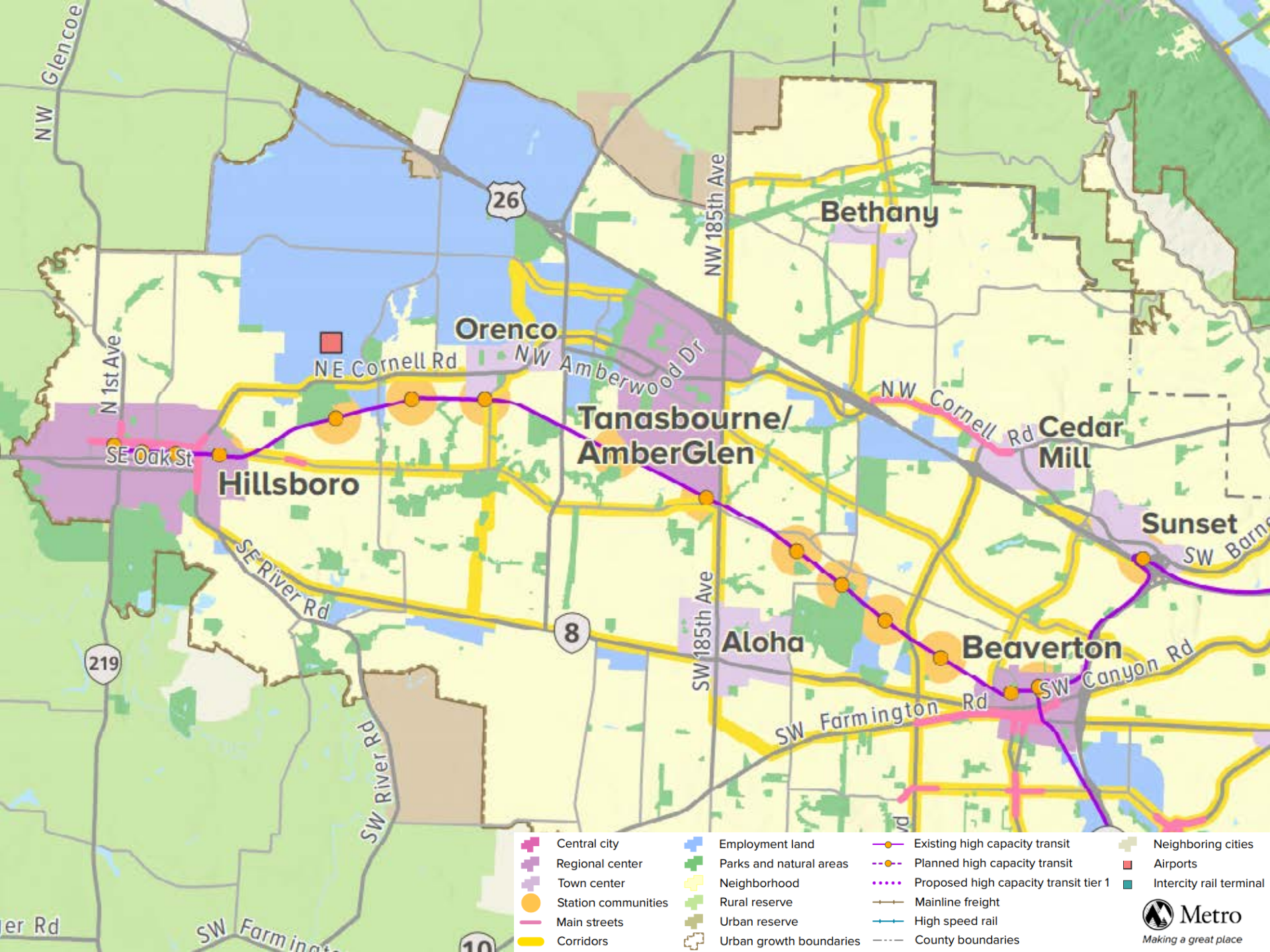
SOUTH
HILLSBORO

WITCH HAZEL
VILLAGE SOUTH

NEW CITY

WILSONVILLE

**FOCUSED
GROWTH**



DOWNTOWN HILLSBORO





TANAS- BOURNE & AMBERGLEN

ORENCO STATION



HOUSING STOCK



70 PERCENT

206

855-606-2472
NOW LEASING

2499

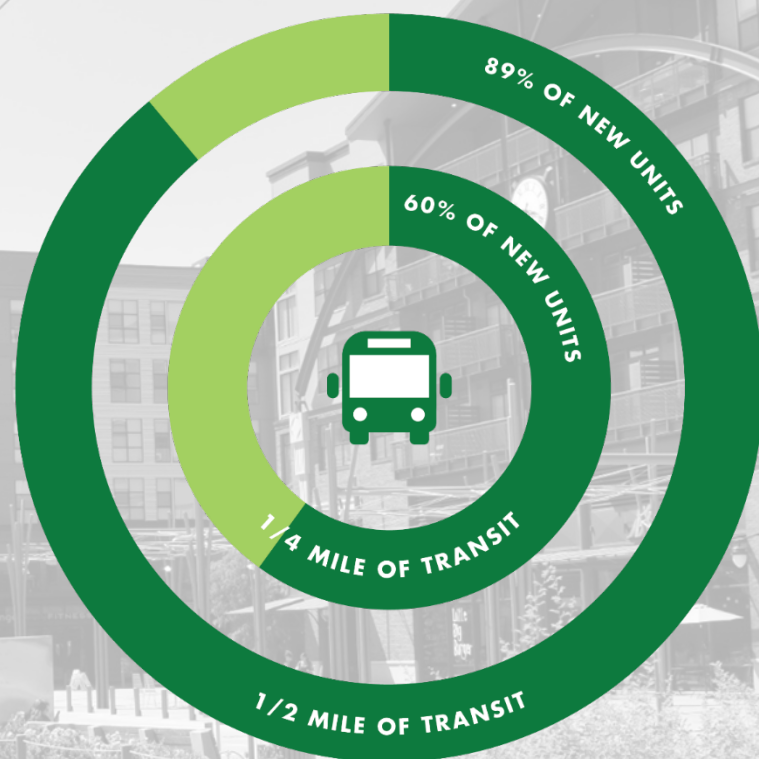
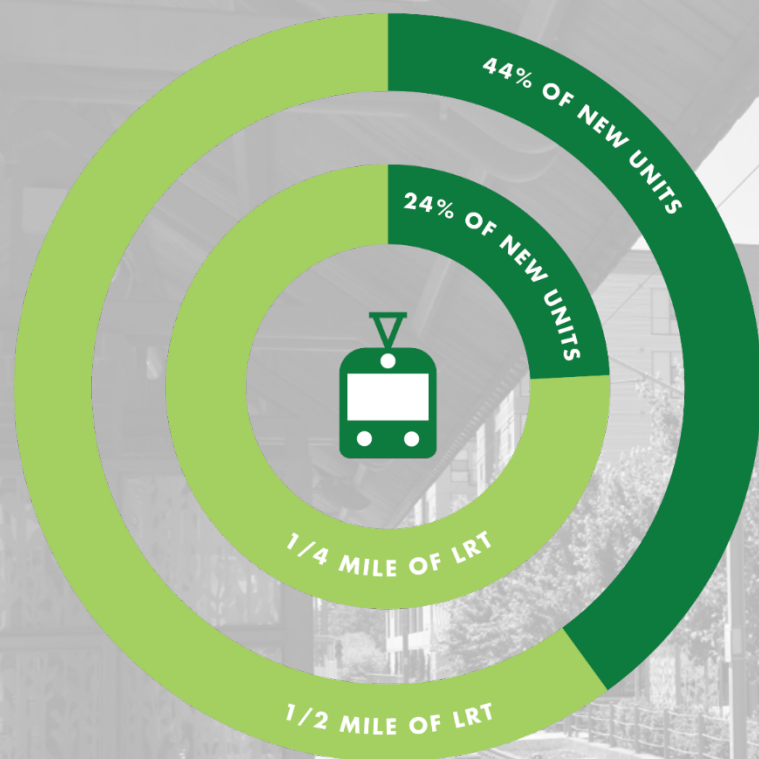


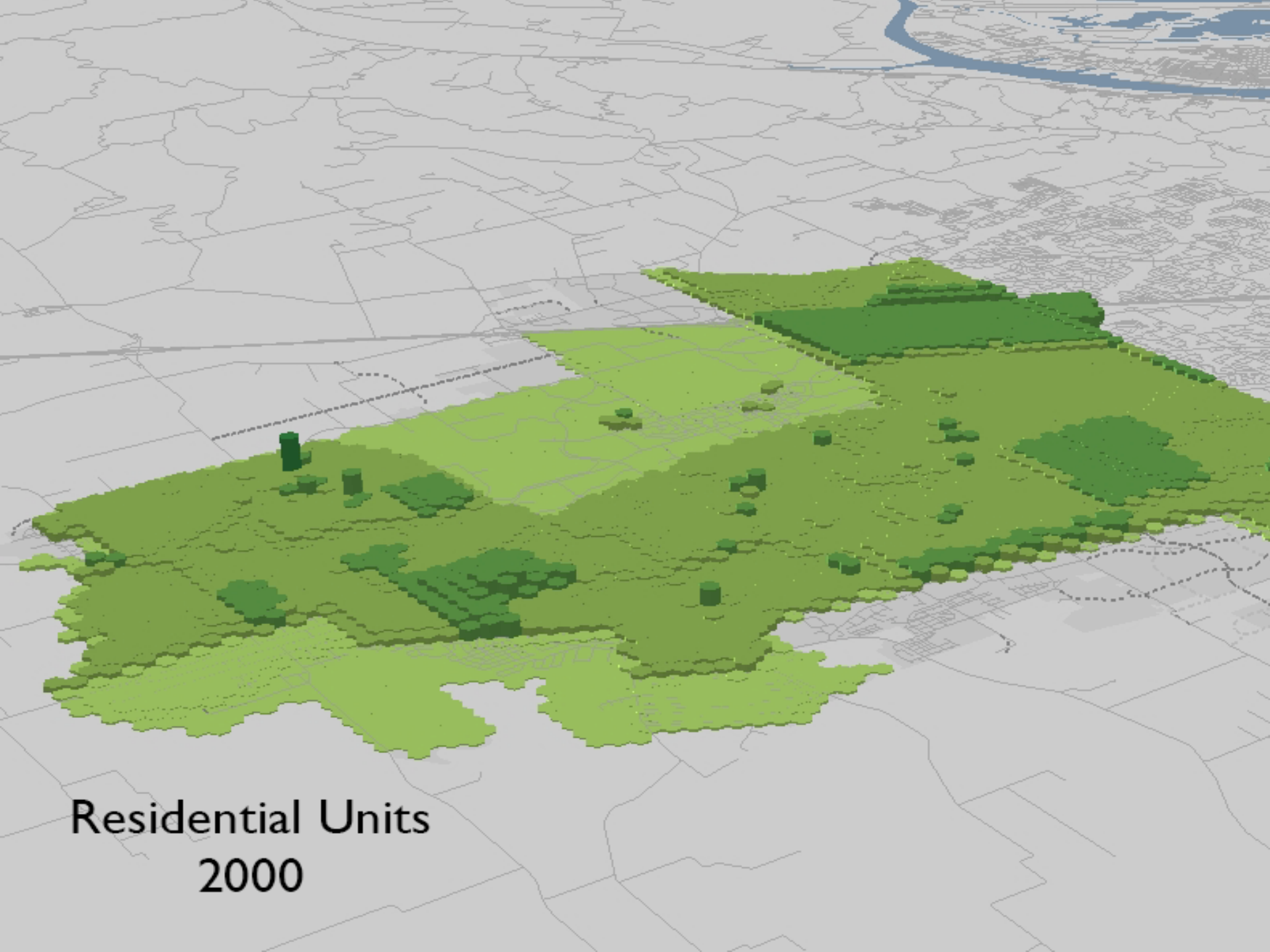
**25
PERCENT**



**5
PERCENT**

Hillsboro →





Residential Units
2000

HILLSBORO COMPREHENSIVE PLAN



ORDINANCE NO. 6246 | ADOPTED NOVEMBER 21, 2017 | EFFECTIVE JANUARY 1, 2018



GOALS & POLICIES HOUSING

4th Main street 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, cooperative 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.

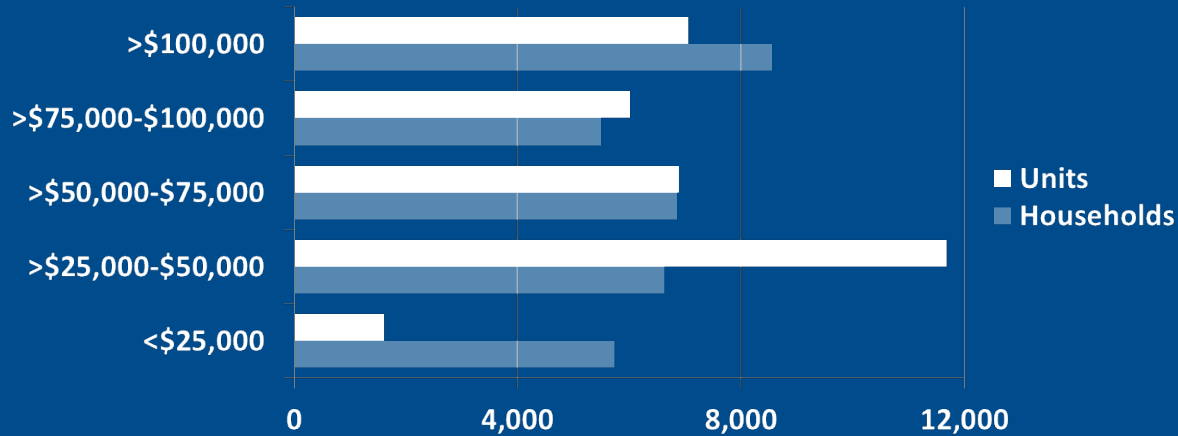
POLICY H 1.4 Choice regardless of circumstance. Support housing options for those who want to remain in their homes or neighborhoods independent of age, ability, or income, and those who want to age-in-place.

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.

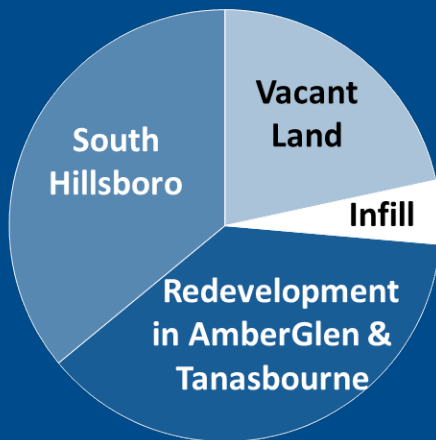
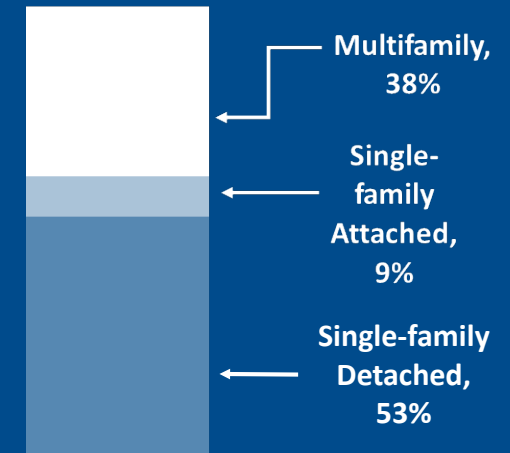
POLICY H 1.6 Allow manufactured housing. Provide opportunities for development of manufactured housing in well-planned and developed manufactured home parks or in areas that permit single-family dwellings.

HOUSING NEEDS ANALYSIS

AFFORDABILITY

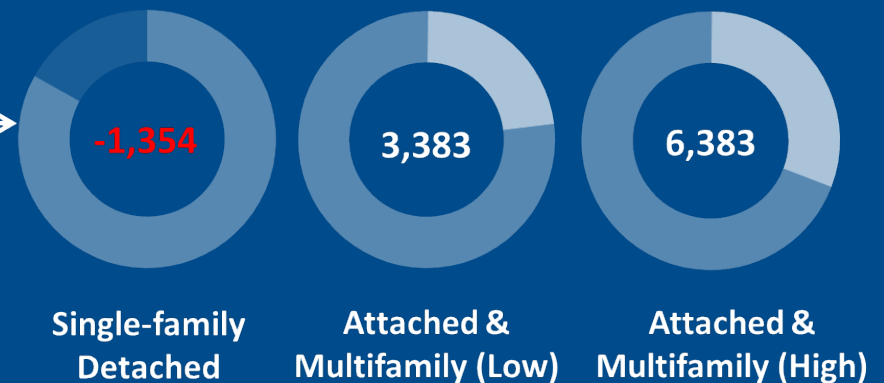


HOUSING MIX



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 (SDUs) 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.**

A photograph of a city street scene. In the foreground, a blue and white bus is partially visible on the left, with an advertisement for 'Find Money Metal' on its side. In the center, a blue and white bus is driving away, displaying a phone number '877-MYLIMIT' and the website 'biodesign.org'. A black lamppost with two white globe lights stands in the middle of the street. To the right, a clock tower with two large round clock faces is visible. In the background, there are modern multi-story buildings and a clear blue sky. The text 'PEOPLE HAVE SAFE AND RELIABLE TRANSPORTATION CHOICES THAT ENHANCE THEIR QUALITY OF LIFE.' is overlaid in large, bold, white capital letters across the center of the image.

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

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



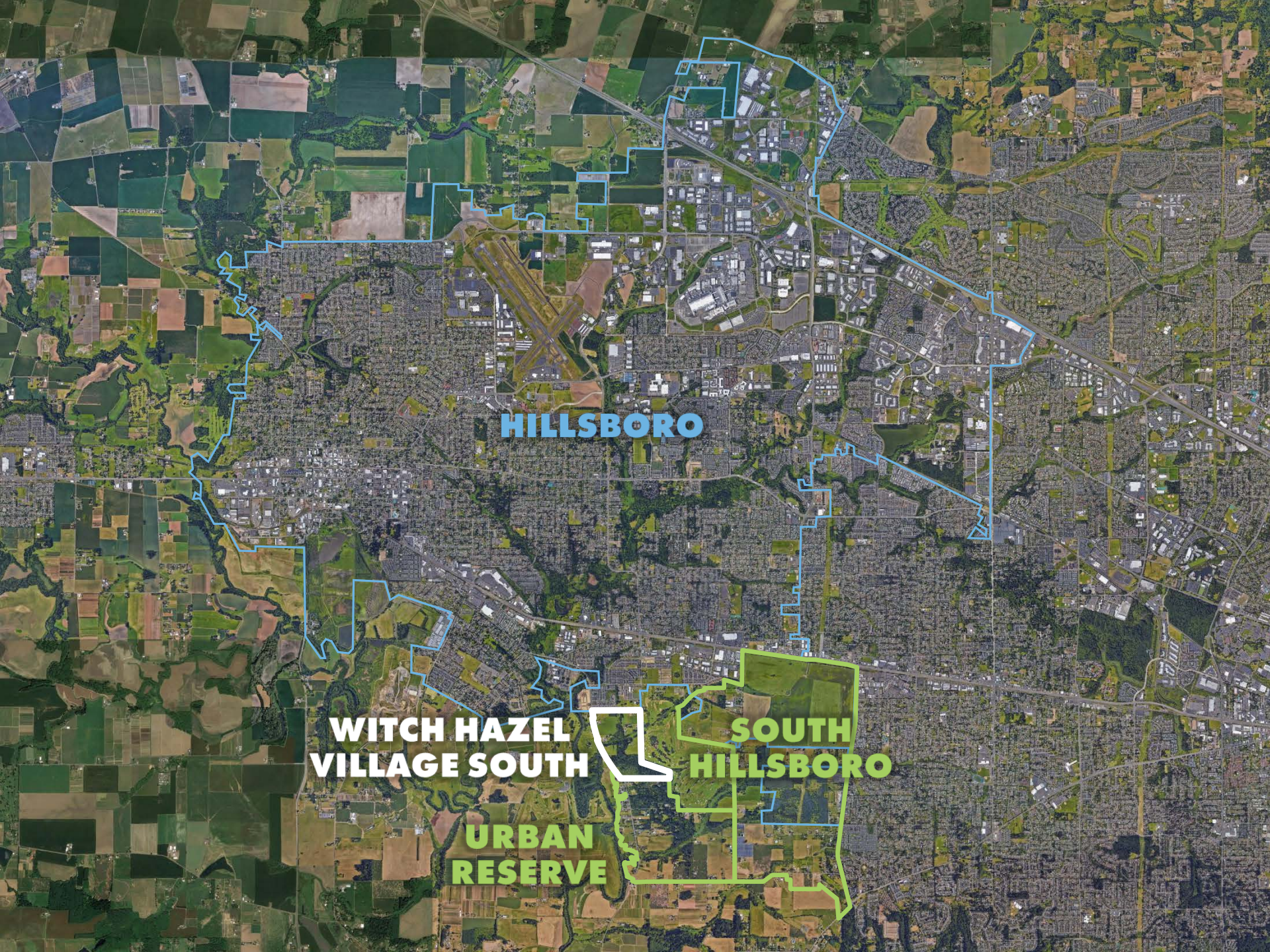
A sculpture of a mobile phone with a satellite dish antenna, set against a clear blue sky. The sculpture is made of dark, metallic-looking materials, with a large satellite dish at the top and various loops and wires extending from it. The text is overlaid in the center of the image.

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

A photograph of children playing in a public water fountain. In the foreground, a young boy in a bright green shirt is running towards the camera, his mouth open in a joyful shout, with water splashing around him. Behind him, other children are also playing, and a yellow hard hat sits on a ledge in the background. The scene is filled with water droplets and splashes, creating a sense of movement and fun.

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

WITCH HAZEL VILLAGE SOUTH



HILLSBORO

**WITCH HAZEL
VILLAGE SOUTH**

**SOUTH
HILLSBORO**

**URBAN
RESERVE**

WITCH HAZEL VILLAGE SOUTH

URBAN RESERVE

The map displays a large green area on the left labeled "URBAN RESERVE". To the right, a red dashed line outlines a development area. Within this area, several colored regions are labeled: "Rosedale ES" (blue), "Proposed ES" (blue), "Proposed ES/MS" (blue), "Community Park" (green), "Proposed ES" (blue), "Neighborhood Park" (green), "Life Christian School" (blue), and "Neighborhood Park" (green). A light blue winding line represents a water feature or path. The background is an aerial photograph showing existing infrastructure, roads, and surrounding urban areas.

WITCH HAZEL VILLAGE SOUTH

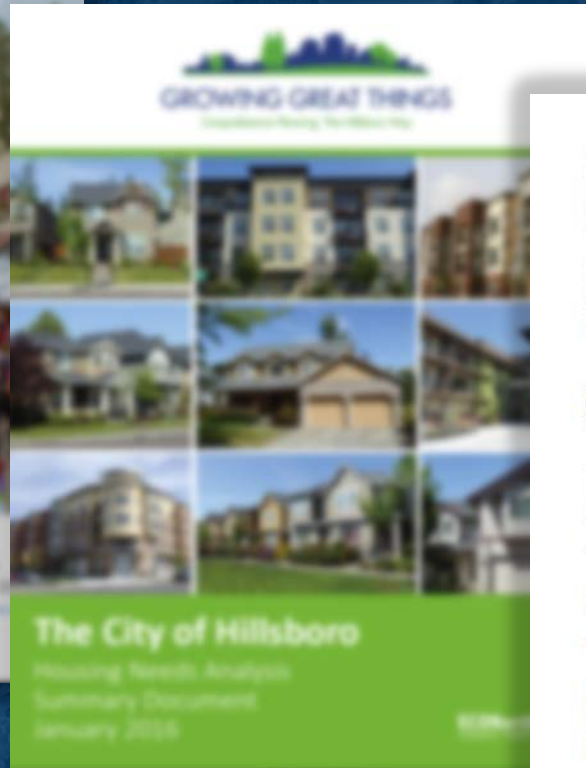
URBAN RESERVE

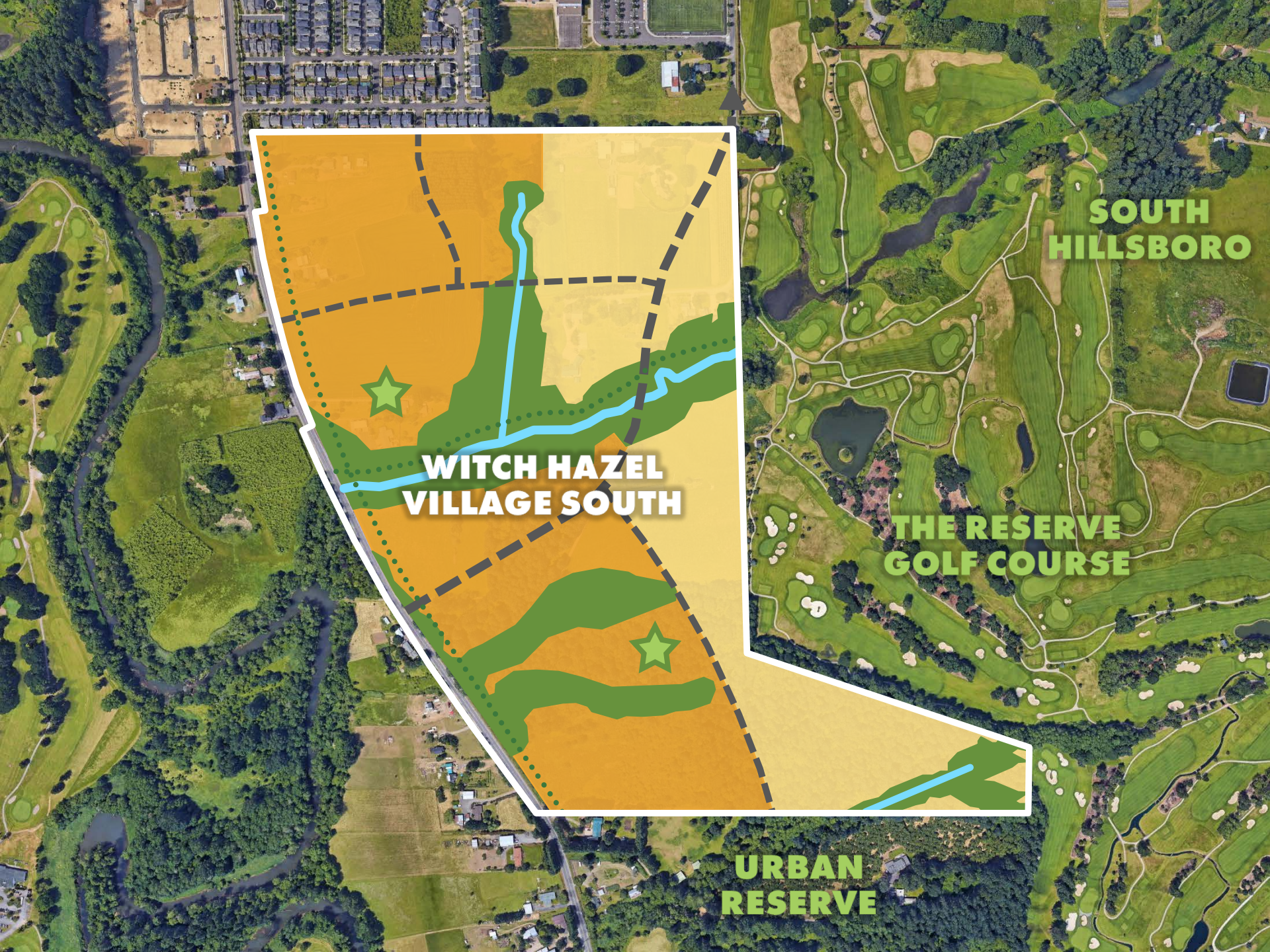
The map displays a large green area on the left labeled "URBAN RESERVE" and a residential area on the right labeled "WITCH HAZEL VILLAGE SOUTH". The village area is outlined in red and contains several proposed developments: "Rosedale ES", "Proposed ES", "Proposed ES/MS", "Life Christian School", and "Proposed ES". There are also "Neighborhood Park" and "Community Park" areas. A blue line representing a waterway or road runs through the center of the village. The surrounding area includes a golf course and various agricultural fields.

WHY WITCH HAZEL VILLAGE SOUTH?



WHY ASK NOW?





**SOUTH
HILLSBORO**

**THE RESERVE
GOLF COURSE**

**WITCH HAZEL
VILLAGE SOUTH**

**URBAN
RESERVE**



**WITCH HAZEL
VILLAGE SOUTH**

This aerial map shows a region with several distinct areas highlighted. A green-outlined area in the upper left contains orange and yellow shaded regions with two green stars. A green-outlined area in the upper right is labeled 'THE RESERVE GOLF COURSE'. A large white-outlined area in the lower center is labeled 'URBAN RESERVE' and contains several orange and yellow circles, along with a green star. A green-outlined area on the right is labeled 'SOUTH HILLSBORO'. A blue line, possibly a stream or road, winds through the landscape. The background is an aerial photograph showing fields, forests, and some buildings.

**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

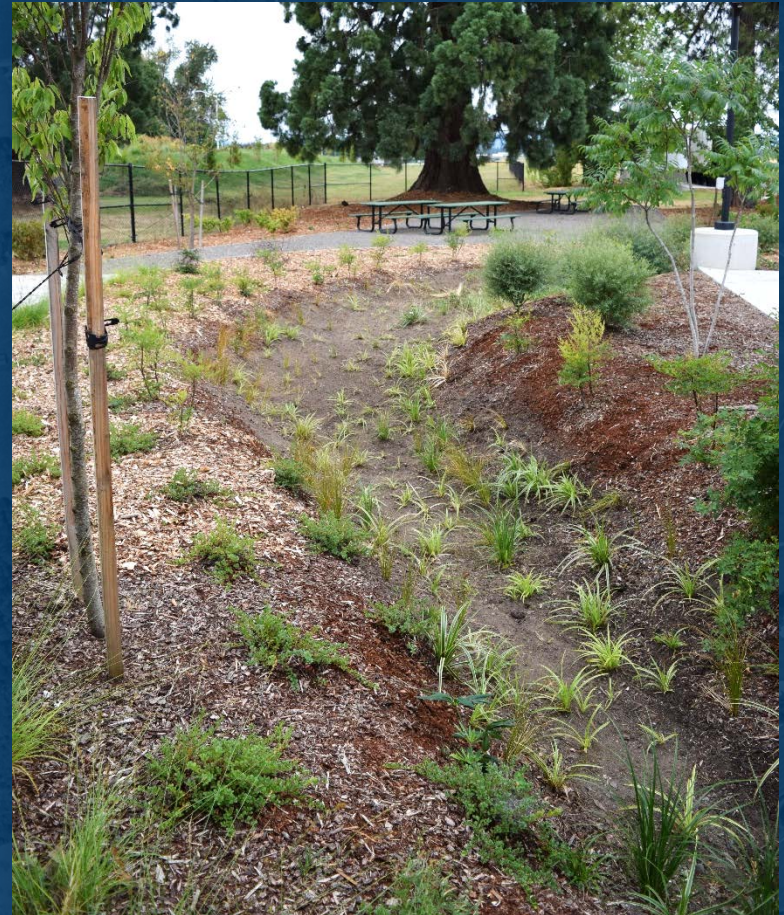
- Range of densities
- Variety of housing types
- Policies to support development of affordable housing
- Environmentally sustainable housing



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

