



**Comprehensive Plan
Citizen Advisory Committee
AGENDA
Thursday, November 19, 2015**

HILLSBORO CIVIC CENTER
150 East Main Street

4:00-6:00 PM
Conference Rm.113 B

Time	Topic	Lead	Action
4:00	A. Introductions/Welcome	All	I
4:05	B. Minutes Review – October 22 meeting	Aaron	I, D
4:10	C. Housing a. Housing Needs Analysis Results b. Draft Goals and Policies	Emily/Laura	I, D, R
5:30	D. Updates on prior topics a. Public Involvement b. Historic Resources c. Library Services	Aaron	I, D
5:45	E. Staff Updates and Upcoming Meeting Schedules/Topics	Aaron	I
5:50	F. Public Comment	-	I
6:00	G. Adjourn	-	

I=Information, D=Discussion, R=Recommendation

Attachment	Page
1. October 22 meeting minutes	2
2. Staff report for November 2015 meeting	6
3. Housing a. Housing Needs Analysis Summary Document b. Draft Housing Goals & Policies c. Existing Comp Plan Goals & Policies	9 33 38
4. Updated Goals & Policies from prior topics a. Public Involvement b. Historic Resources c. Library Services	45 46 48 50
5. Updated topic & Statewide Planning Goal chart	51

Next Regular Meeting

(note special location):

Thursday, December 10, 2015

4:00-6:00pm

Hillsboro Main Library Board Room

2850 NE Brookwood Parkway

For further information on agenda items, contact Laura Weigel, Long Range Planning Manager, at (503) 681-6156 or email at

laura.weigel@hillsboro-oregon.gov.



Revised and accepted by the Citizen Advisory Committee on November 19, 2015.

Meeting Summary

Citizen Advisory Committee – Comprehensive Plan Update

October 22, 2015 - 4:00 p.m. – 6:00 p.m.

Hillsboro Civic Center - Room 113B

150 E. Main Street

Hillsboro, OR 97123

Members Present

Mica Annis, Steve Callaway, Marc Cardinaux, Katie Eyre, Glenn Miller, Tricia Mortell, Daniel Nguyen, Ahne Oosterhof, Gwynne Pitts, Bryan Welsh

Members Excused

Aron Carleson, Wil Fuentes, John Godsey, Bonnie Kookan, Ken Phelan

Staff Present

Nick Baker, Colin Cooper, Debbie Raber, Aaron Ray, Laura Weigel

Welcome and Introductions

The meeting was opened with introductions of the committee.

The meeting packet will be distributed the Friday before each meeting. Each member has their own binder to hold all information. At each meeting, the printed packet will be provided, so that it can be inserted into the committee members' binders.

Minutes – September 24, 2015

The minutes from the September 24, 2015 meeting were approved with the addition of those members who were excused from the meeting and a correction to the spelling of Aron Carleson's name.

Public Involvement – Background Report and Draft Goals & Policies

Aaron Ray presented the portion of the PowerPoint covering public involvement.

The Public Involvement background report and draft goals and policies have been reviewed by internal subcommittees as well as the Technical Advisory Committee. Input from the Citizen Advisory Committee

will be used for further refinement in preparation for a community summit, which will take place during the first quarter of 2016.

The name of this section changed from “Citizen Involvement” to “Public Involvement” based upon feedback from the Technical Advisory Committee.

The committee raised a question about the terms “residents,” “citizens,” and “public,” and whether they are used interchangeably in the background reports. Staff explained that these terms refer to the same collection of people and that the language of the documents would be revised for consistency.

Staff discussed the structure and purpose of the Advisory Committee for Citizen Involvement (ACCI) and the Citizen Involvement Advisory Committee (CIAC) as well as how these groups fulfill state requirements for public involvement.

Hillsboro’s demographics present unique challenges and opportunities when it comes to public involvement. Staff is focused on identifying ways to reach the public using their own language and through the communication methods with which they are familiar. Technology will be key in reaching different groups.

Staff discussed the challenges involved with finding people to serve on the ACCI and CIAC. The committee suggested considering the addition of a statement that addresses time constraints and meeting places to make serving on these committees more convenient. Staff will look for a way to incorporate this suggestion into the language of the existing policies.

The committee made reference to the policy that mentions youth engagement and stated that staff may want to consider adding a statement about the elder population and the population with disabilities and other special needs since these groups provide a valuable perspective on land use and services. Staff will look at revising the language of the policy.

The committee asked about the Public Engagement Committee mentioned in Policy 1.2. Staff explained that this was a key policy question and welcomed further input from the committee.

Attention was drawn to section 7.2.4 of the public involvement background report, which refers to civic hacking. The committee suggested that staff use another term, since “hacking” has a negative connotation. Staff agreed to revise the language.

Historic Resources – Background Report and Draft Goals & Policies

Debbie Raber presented the portion of the PowerPoint covering historic and cultural resources.

The Historic Landmarks Advisory Committee (HLAC) reviewed these goals and policies earlier this year and expressed the desire for historic resources to be handled separately from natural resources. The Technical Advisory Committee suggested including language that specifically addresses adaptive reuse.

The committee discussed adaptive reuse and how it can benefit the community while also preserving historic structures and resources. There was discussion of whether design standards could be applied to help integrate these resources into surrounding neighborhoods.

The discussion shifted towards the availability of technical assistance and resources for individuals wishing to preserve a historic structure. Staff discussed including these considerations as part of the implementation measures, noting that funding could be an obstacle.

The committee proposed splitting the lone goal into multiple goals that would cover different aspects of historic preservation.

A question was raised about the ongoing wayfinding process and how it applies to the discussion of historic resources. Staff described the wayfinding project and noted the emphasis on working with the Parks and Recreation Department and the HLAC regarding historic resources.

Library Services – Background Report and Draft Goals & Policies

Laura Weigel presented the portion of the PowerPoint covering library services.

The library services background report and goals and policies have been reviewed by the Library Board and the Technical Advisory Committee.

Staff discussed the location of the Hillsboro Main Library and the difficulty of reaching the library without a car, as bus service along that portion of Brookwood Parkway is limited. Future planning and library placement should make accessibility a key consideration.

The committee raised a question about the meaning of the language referring to non-library patrons and the need for services and support for these individuals. Staff referred to feedback from the Library Department about the need for training related to working with and addressing the needs of transient individuals who make use of the library. This issue will not be addressed through policy, but is something that the library will be implementing as part of its programming.

The committee also discussed the efficiencies that would be created by integrating the library system with the school district. Staff will revise policy language to address the colocation of libraries with parks and schools.

Upcoming Meeting Schedules and Topics

Upcoming meetings of the CAC include:

- November 19, 2015 (3rd Thursday due to Thanksgiving)
- December 10, 2015 (2nd Thursday due to winter holidays)
- January 28, 2016
- February 18, 2016 (3rd Thursday due to Chamber event)
- March 17, 2016 (3rd Thursday due to spring break)

Public Comment

No members of the public offered comment at the meeting.

Adjournment

With no additional business to consider, the CAC meeting was adjourned.



MEMORANDUM

To: Comprehensive Plan Update Citizen Advisory Committee

From: Laura Weigel, AICP, Long Range Planning Manager
Aaron Ray, AICP, Senior Planner
Emily Tritsch, Planner

Date: November 13, 2015

Subject: Housing Needs Analysis Summary Document and Housing Draft Goals and Policies Review

Requested Citizen Advisory Committee Action:

Review and provide feedback on the executive summary of the Hillsboro Housing Needs Analysis and draft Comprehensive Plan goals and policies.

Background:

As part of the work to update the Comprehensive Plan, the City has contracted with ECONorthwest to conduct a Housing Needs Analysis (HNA). The analysis examines housing and residential development patterns and evaluates projections through 2036, including the identification of unmet housing needs, development of urban reserve areas, and other factors that could affect housing demand. The HNA provides the factual basis upon which new housing-related Comprehensive Plan goals and policies can be developed, and satisfies requirements set forth in Statewide Planning Goal 10 and Oregon Administrative Rules 660 Division 7 governing municipal planning for housing needs.

Housing will be the sole focus of this month's meeting. A summary of the HNA findings and draft Housing Goals and Policies are attached for review. These materials have been previously reviewed by the Housing Needs Analysis Subcommittee (HNASC) on October 29, 2015, and the Technical Advisory Committee (TAC) at its November 12, 2015 meeting (see below for a summary of comments received). Suggested revisions gathered from both groups and additional staff revisions (as identified in comments in the attached draft) will be reviewed by TAC and the Citizen Advisory Committee in December before being discussed with the Planning Commission in a worksession scheduled in January 2016.

Housing Needs Analysis Subcommittee feedback

HNASC feedback focused on being more specific in some policies to provide additional insight into the types of outcomes intended in otherwise broad policies. For example, HNASC members

requested clarification of Policy 1.3 with examples of the types of housing options and programs that support aging in place, and additional detail in Policy 2.1 regarding other housing attributes such as unit sizes and amenities. Members also requested definitions of some terms that may be unclear. HNASC members were generally supportive of proposed policies addressing higher-end housing. Modifications resulting from HNASC feedback are reflected as tracked changes on the attached drafts. [Note: Staff is continuing work on Policy 1.3, and the language included in this draft is under further review.]

Technical Advisory Committee feedback

Comments from the TAC focused primarily on the extent to which all segments of the housing markets were sufficiently covered in the proposed goals and policies, with additional feedback on strengthening policies related to innovation and sustainability. Some TAC members expressed concern that the draft policies were weighted toward the higher end of the housing market and suggested policy revisions that more explicitly address the low, mid, and higher end ranges of the housing market. TAC members also expressed questions about the extent to which some policies were specific with examples while others were more broadly worded. Members also suggested additional clarification and definition of terms in Goals 5 and 6 to more directly encourage the use of high quality materials in new construction.

Due to the short turnaround between the TAC meeting and the distribution of this packet, changes are not reflected in this draft, but will be incorporated along with CAC edits for review at the December meeting.

Questions for CAC discussion

Staff is requesting that CAC members read the attached materials prior to the meeting for discussion. The meeting will include a brief presentation on findings of the HNA followed by discussion of the draft goals and policies, particularly focused on these key questions stemming from TAC feedback:

- Do the proposed policies adequately address housing needs at both the upper and lower cost segments of the housing market?
- To what extent is the language proposed too broad or too specific?

Cost:

Costs for preparation of these documents is covered under services contracted from ECONorthwest and includes additional staff time only.

Attachments:

1. Housing Needs Analysis Summary Document
2. Draft Housing Goals and Policies
3. Existing Comprehensive Plan Goals and Policies



GROWING GREAT THINGS

Comprehensive Planning: The Hillsboro Way



The City of Hillsboro

Housing Needs Analysis
Summary Document
October 2015

Introduction

Hillsboro’s Housing Needs Analysis will provide the factual basis for the City’s update of the Housing Element of the Hillsboro Comprehensive Plan.

Hillsboro is planning for growth of 8,000 new housing units in South Hillsboro, many of which will be single-family detached housing.

Hillsboro is planning for new multifamily housing growth, concentrated in the redevelopment of AmberGlen and Tanasbourne.

Hillsboro is in the process of updating its Comprehensive Plan, which has not undergone a full update since 1984. Hillsboro has changed substantially over the last three decades. It has gone from a population of nearly 30,000 in 1980 to 95,000 in 2015, making it Oregon’s fifth largest city. Hillsboro has become a regional employment center, with the growth of businesses such as Intel, Wells Fargo, Nike (Administrative Offices), TriQuint Semiconductor, Solar World, and many others.

Hillsboro’s urban area changed as the city grew to accommodate new residents and businesses. The City expanded by about 7,600 acres since 1980 to its current size of about 15,360 acres, a 50% increase in geographic size. Much of the expansion occurred in the east and northeast direction. Hillsboro has grown up, as well as out. With development of the Westside Light Rail, Orenco Station grew to be a town center, with about 3,490 dwelling units and 2,100 jobs.

Hillsboro is planning for continued growth along the Westside Light Rail line in mixed-use areas. These include Tanasbourne, an area where the City is planning for redevelopment of 2,000 to 3,000 new units in a wider range of housing including higher density housing, and AmberGlen, a regional center where the City is planning for 5,000 to 7,000 new medium and high-density residential units. In South Hillsboro, the City is planning for growth of about 8,000 new dwelling units, mixing low and moderate-density, single-family detached, and single-family attached (e.g., townhomes), with some higher-density multifamily and commercial development.

The Housing Needs Analysis provides information about the factors that may affect residential development in Hillsboro over the next 20 years, including housing market changes, demographics, and other factors. The Housing Needs Analysis provides a factual basis for an evaluation and revision to the Housing Element in Hillsboro’s Comprehensive Plan, to ensure that Hillsboro meets the essential requirements of statewide planning Goal 10: to provide opportunities for development of housing that meets the needs of households of all income levels.

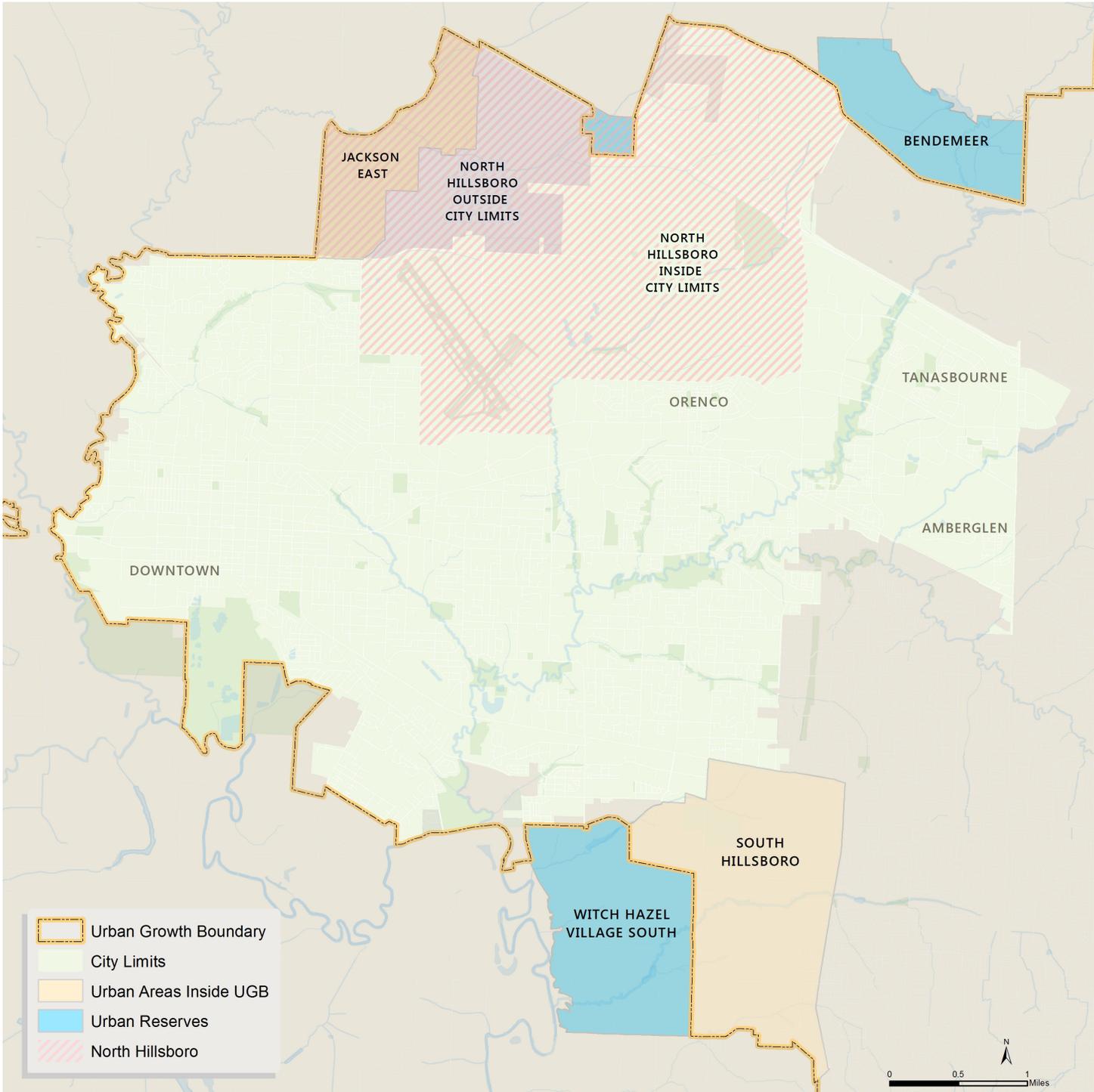
This summary report presents the results of two longer reports:

- **Hillsboro Housing Needs Analysis 2016 to 2036** presents the full results of the housing needs analysis (HNA) for Hillsboro and is intended to comply with statewide planning Goal 10 (housing) and Oregon Administrative Rule (OAR) 660-007.
- **Hillsboro Housing Policy and Implementation Strategies** presents recommendations for a complete revision to Hillsboro’s Comprehensive Plan Housing Element and implementation strategies intended to result in policy changes that provide opportunities for development of housing to meet Hillsboro’s identified housing needs.

City staff and ECONorthwest staff worked with the Housing Needs Analysis Sub-Committee (HNASC) and the Citizen Advisory Committee (CAC) to review the results of the Housing Needs Analysis and develop the Housing Policy and Implementation Strategies.

Hillsboro Planning Area

Hillsboro’s planning area for residential growth includes areas already within the city limits, urban areas outside of Hillsboro (i.e., South Hillsboro), and urban reserves (i.e., Witch Hazel Village South and Bendemeer)



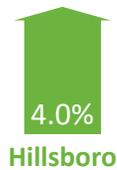
Hillsboro's Population and Households

Population and housing characteristics are useful for better understanding Hillsboro and the people who live here. Characteristics such as population growth, age of residents, household size and composition, commuting patterns, average pay per employee, and home ownership provide useful information about how the characteristics of Hillsboro's households compared to Washington County and Oregon.

Unless otherwise noted, all data in this document are from the U.S. Census. This document defines the Portland Region as Washington County, Clackamas County, and Multnomah County.

Hillsboro's population grew by more than 57,000 people between 1990 and 2014, an increase of more than 150%.

AVERAGE POPULATION GROWTH PER YEAR, 2000-2014



POPULATION, 2014

Source: Portland State University, Population Research Center



Hillsboro's population is younger on average than Washington County or Oregon's median age.

MEDIAN AGE, 2013

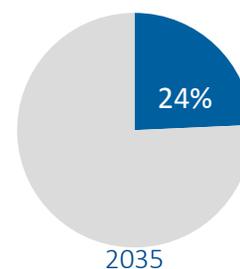
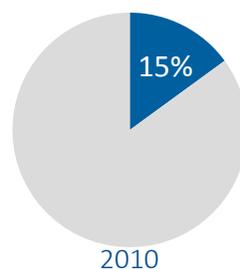


Between 2010 and 2035, population over 60 years old will increase from 15% to 24% in Washington County.

The percentage of people over 60 years old will also increase in Hillsboro.

POPULATION AGED 60 AND OLDER, WASHINGTON COUNTY 2010 & 2035

Source: Oregon Office of Economic Analysis



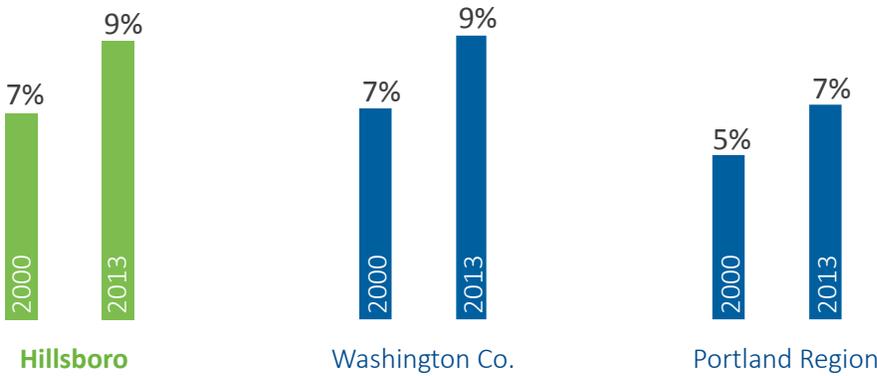
HILLSBORO'S POPULATION AND HOUSEHOLDS

PERCENT OF POPULATION THAT IS HISPANIC OR LATINO, 2000 AND 2013



Hillsboro is more ethnically diverse than other areas of Washington County. Hispanic and Latino populations have grown and now account for 25% of Hillsboro's population.

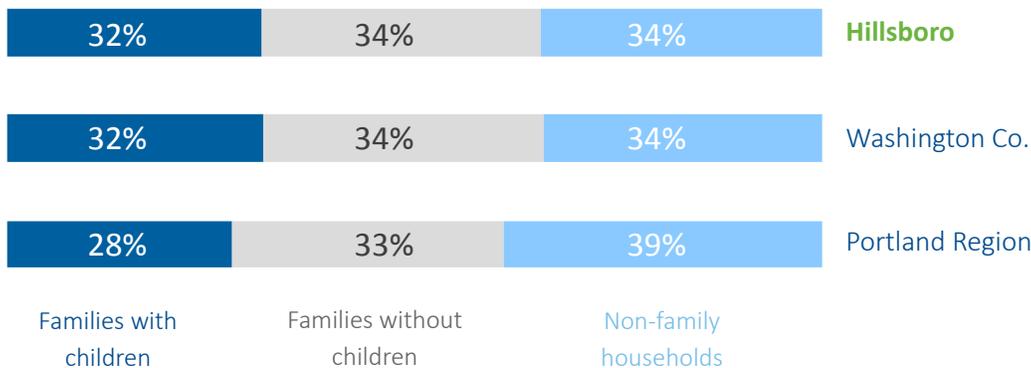
PERCENT OF POPULATION THAT IS ASIAN, 2000 AND 2013



Hillsboro has a larger percentage of Asian residents than the Portland Region.

HOUSEHOLD COMPOSITION, 2013

A family household is one in which the resident is related to at least one other person in the household by birth, marriage, or adoption. Non-family households include people living alone, unmarried couples, and unrelated housemates.



Hillsboro has a larger percentage of family households than the Portland Region.

Hillsboro's Housing Market

Analysis of historical development trends in Hillsboro provides insight into how the local housing market functions in the context of Washington County. This report groups housing into the three types shown below.

HOUSING TYPES



Single-family detached
(includes mobile and
manufactured homes)



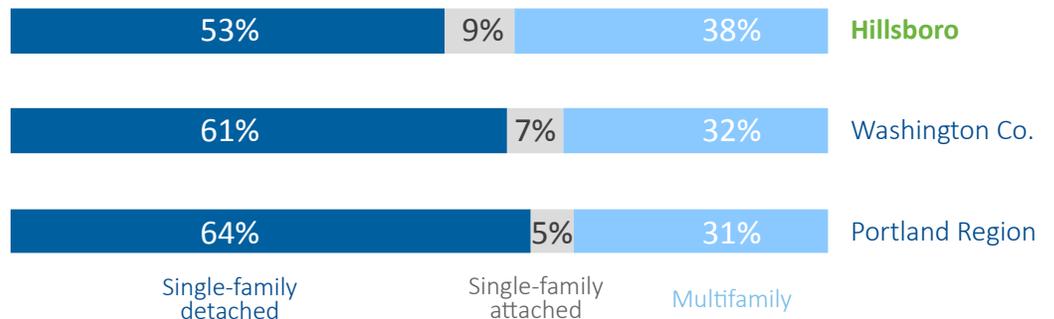
Single-family attached
(townhouses)



Multifamily
(condos, apartments, duplexes)

Hillsboro's mix of housing is more diverse than the Portland Region, which includes urban areas (e.g., Hillsboro and Beaverton) and unincorporated areas.

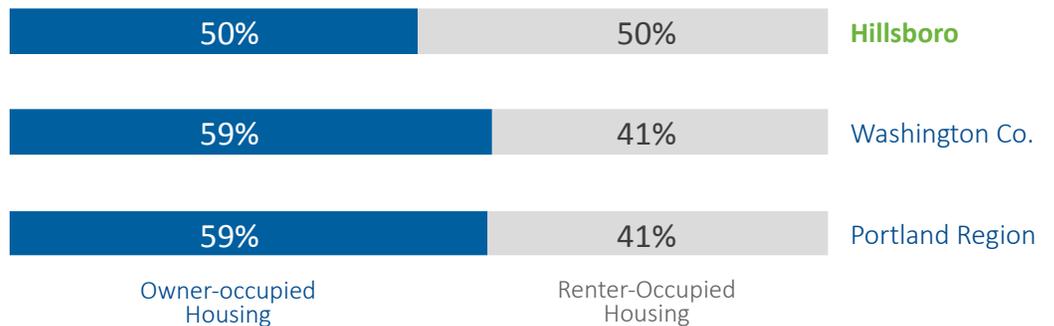
MIX OF EXISTING HOUSING TYPES, 2013



Half of Hillsboro's housing is owner-occupied.

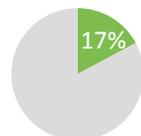
In comparison, 59% of the housing in Washington County and the Portland Region is owner-occupied.

TENURE, 2013

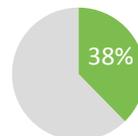


Renters live in all types of housing in Hillsboro.

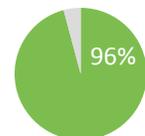
PERCENT OF HILLSBORO HOUSING UNITS THAT ARE RENTER-OCCUPIED, 2013



Single-family detached



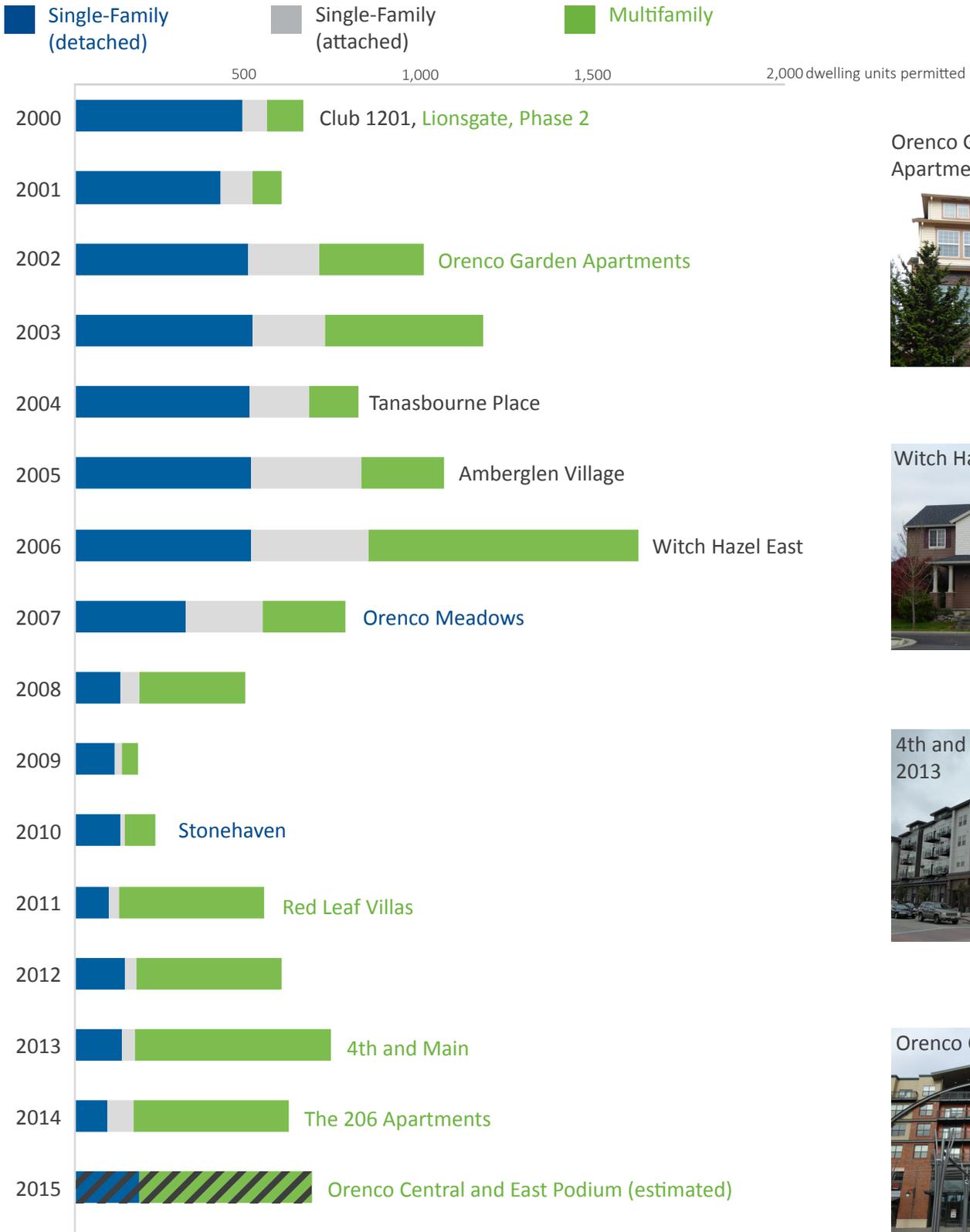
Single-family attached



Multifamily

DEVELOPMENT TIMELINE, 2000-2015

Source: City of Hillsboro Permit Data



Orenco Garden Apartments, 2002



Witch Hazel East, 2006



4th and Main, 2013



Orenco Central, 2015



Housing Affordability

Housing affordability considers the housing that is affordable to all households at all income levels.

A typical standard used to determine housing that is within the financial needs of a household is that a household should pay no more than 30% of household income for housing, including payments and interest or rent, utilities, and insurance.

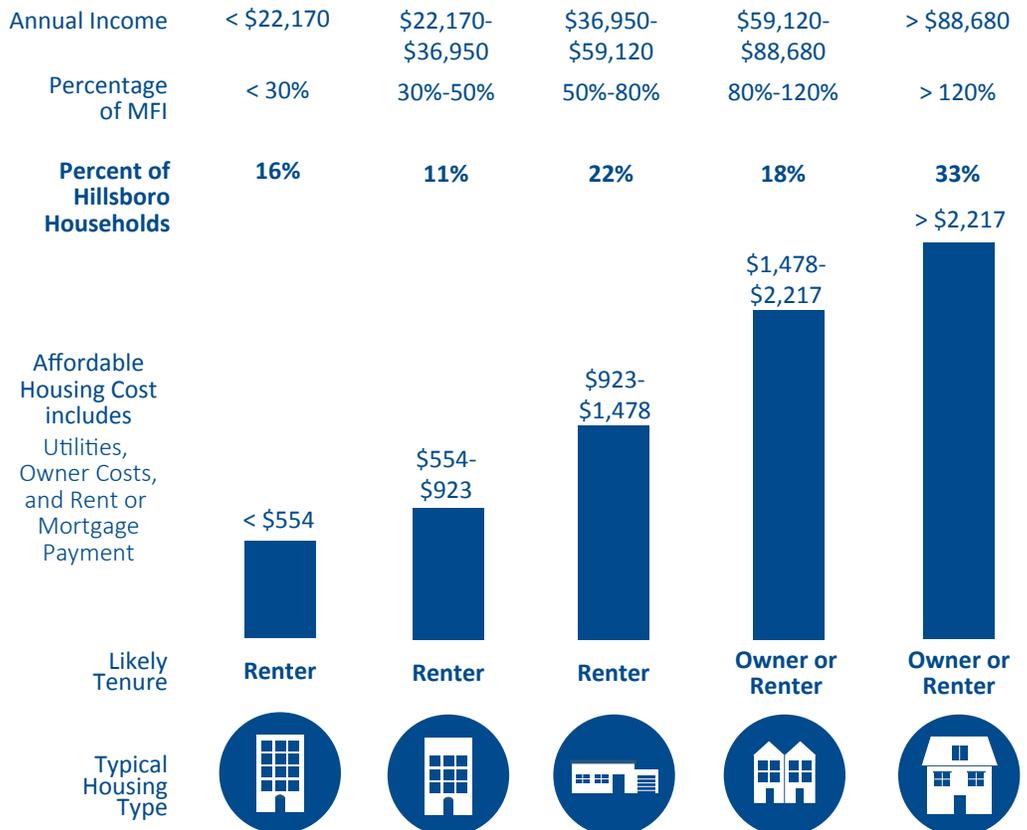
The term affordable housing refers to a household’s ability to find housing within its financial means. Housing affordability affects both higher- and lower-income households and is an important issue for Hillsboro and the Portland region. Low-income households have fewer resources available to pay for housing and have the most difficulty finding affordable housing. Key points about affordability in Hillsboro include:

- Hillsboro will have an ongoing need for housing affordable to lower-income and moderate-income households.
- The City is planning for needed housing types for households at all income levels and will work with nonprofit and private housing providers to ensure availability of housing affordable to lower and moderate-income households.
- Future housing affordability will depend on the relationship between income and housing price. The key question, which is difficult to answer based on historical data, is whether housing prices will continue to outpace income growth.

Hillsboro will need to ensure that there are opportunities for development of all types of affordable housing, from subsidized apartments to market-rate apartments to small single-family houses.

HOUSING AFFORDABILITY BASED ON WASHINGTON COUNTY MEDIAN FAMILY INCOME (MFI) OF \$73,900 IN 2015

Source: US Department of Housing and Urban Development (HUD), 2014



PERCENT OF HOUSEHOLDS THAT ARE COST BURDENED, 2013

Cost-burdened households spend more than 30% of their gross income on housing.

37%
Hillsboro

38%
Washington Co.

43%
Portland

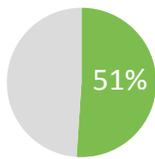
39%
Beaverton

45%
Gresham

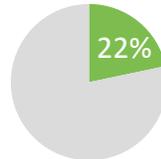
More than one-third of Hillsboro households are cost burdened and spend more than 30% of their gross income on housing.

More than half of Hillsboro's renter households are cost burdened, consistent with rates of renter cost burden in Washington County and the Portland Region.

PERCENT OF HILLSBORO'S HOUSEHOLDS THAT ARE COST BURDENED, BY OWNERSHIP STATUS, 2013



Renter-occupied households



Owner-occupied households

MEDIAN HOME SALES PRICES, 2014

Source: RMLS, 2014

\$225K
Hillsboro

\$286K
Washington Co.

\$317K
Portland

\$270K
Beaverton

\$223K
Gresham

The median home sales price in Hillsboro was \$45,000 lower than in Beaverton and \$92,000 lower than in the City of Portland.

RATIO OF MEDIAN OWNER-OCCUPIED HOUSING VALUE TO MEDIAN HOUSEHOLD INCOME, 2009-2013

Lower ratios indicate that housing is more affordable. HUD's standard is 3.0.

3.8
Hillsboro

4.4
Washington Co.

4.6
Oregon

Hillsboro's housing is comparatively affordable.

The median home value in Hillsboro was 3.8 times the median income, compared to the state average of 4.6.

AFFORDABLE HOUSING WAGE FOR A 2-BEDROOM APARTMENT, 2013

The affordable housing wage is based on the Fair Market Rent for a 2-bedroom apartment provided by the U.S. Department of Housing and Urban Development (HUD).

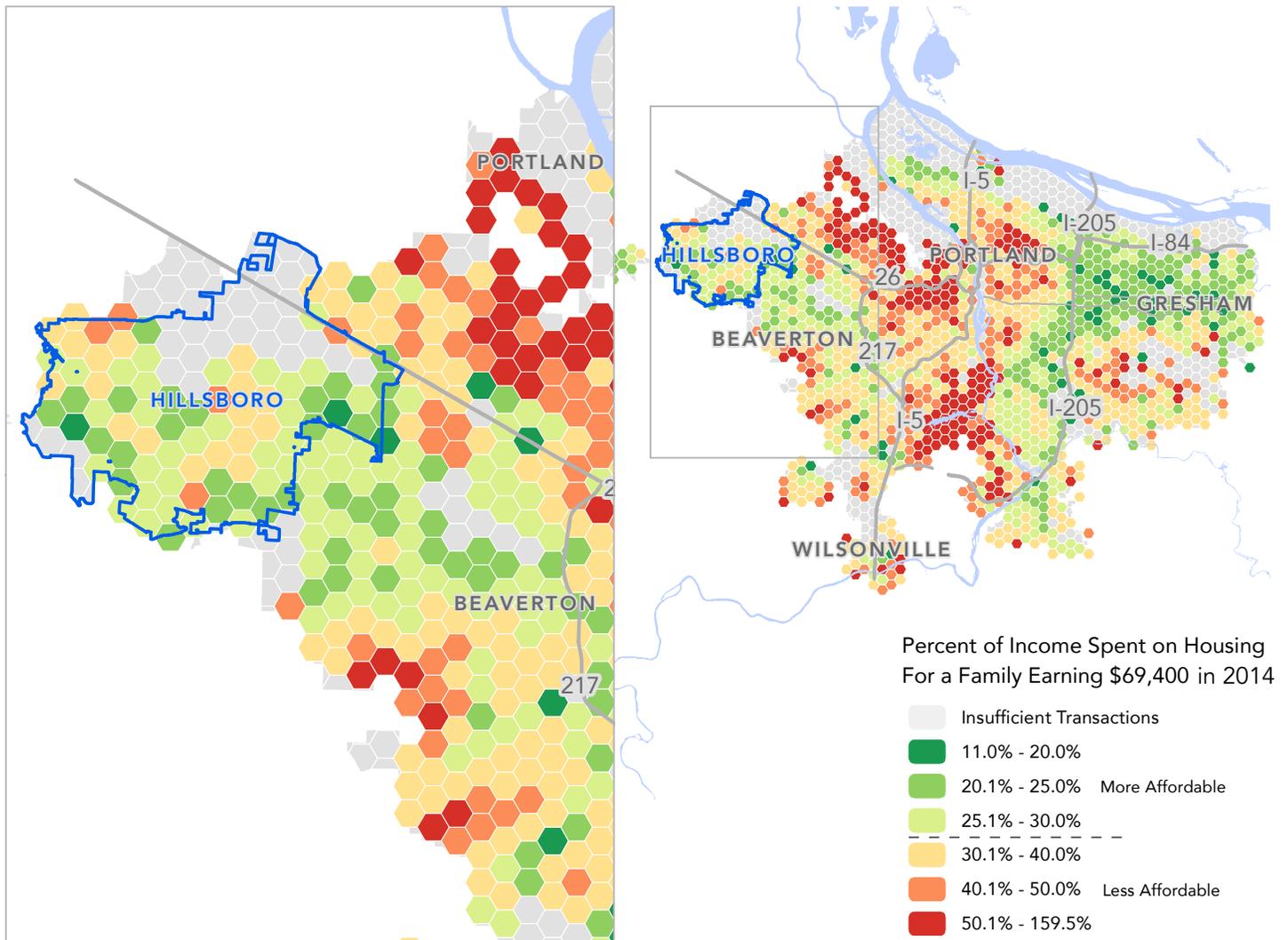
\$18.15
Washington Co.

A household in Washington County must earn \$18.15 per hour to afford a two-bedroom apartment.

SINGLE-FAMILY HOUSING AFFORDABILITY

PERCENT OF INCOME SPENT ON HOUSING FOR A FAMILY EARNING \$69,400 IN 2014

The map below shows the costs of single-family housing as a percent of income for a family of four earning the Portland Region's Median Family Income (\$69,400) in 2014. Areas shaded in green are considered affordable for these households, with households spending less than 30% of their income on housing costs, and areas in red are considered unaffordable. Hillsboro is relatively affordable compared to other parts of the Portland Region.



Source: ECONorthwest, Metro RLIS, US Department of Housing and Urban Development

Assumptions

Structure type:

Single-Family Homes and Owned Condominiums and Townhouses

Income:

4 person household
MFI: \$69,400

Affordability:

Affordable: Housing Costs=30% or less of gross family income
Down Payment: 20%
Mortgage: 30-year amortizing principal interest
Interest Rate: 4.17%

Property Tax Change Ratio: 64%
Property Tax Rate: \$18 per \$1,000
Insurance: Sales Price/1,000 * 03.5
Utilities: \$250 per month

Geography:

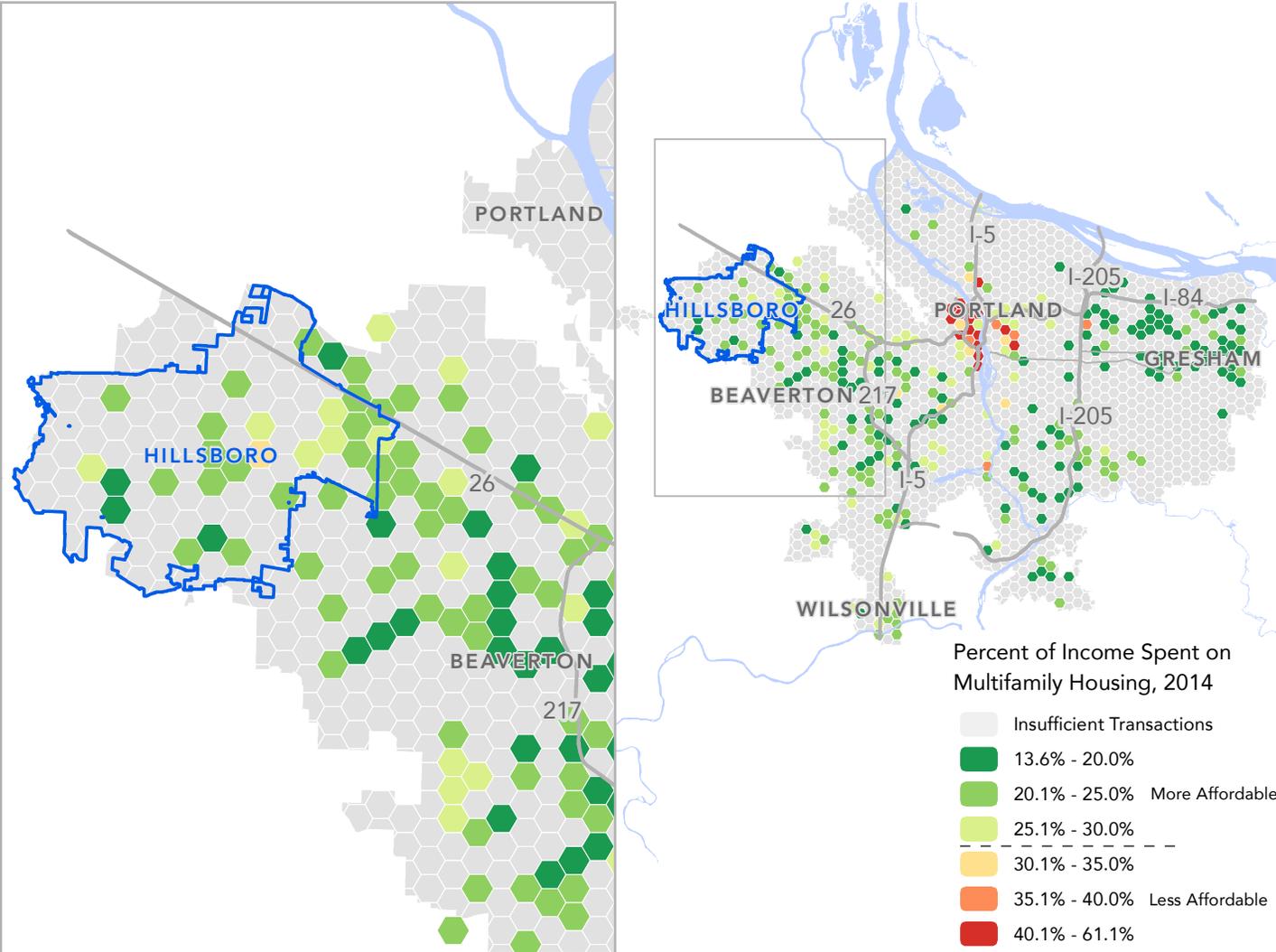
Portland Urban Growth Boundary (UGB)

Calculation:

Percent of MFI spent on Housing=Yearly Housing Costs [Mortgage Payment + Monthly Utilities]+Property Tax+Home Insurance] / MFI

PERCENT OF INCOME SPENT ON HOUSING FOR A FAMILY EARNING \$62,460 IN 2014

The map below shows the costs of two-bedroom multifamily housing as a percent of income for a family of three earning 90% of the Portland Region’s Median Family Income (\$62,460) in 2014. Overall, multifamily apartments are more affordable to households earning the regional median family income than buying a home. Hillsboro is relatively affordable for renting a two-bedroom apartment. Portland is the most expensive area in the region.



Source: ECONorthwest, REIS, Metro RLIS, US Department of Housing and Urban Development

Assumptions

Structure type:

2 bedroom unit
Rented Apartments, Townhouses, and Duplexes

Income:

3 person household (90% of MFI)
MFI: \$62,460 (HUD)

Affordability:

Affordable: Housing Costs = 30% or less of gross family income
Utilities: \$125 per month

Geography:

Portland Urban Growth Boundary (UGB).

Calculation:

Percent of MFI spent on Housing = Yearly Housing Costs, (Rent + Utilities) / MFI

Housing for Workers at Businesses in Hillsboro

About one-fifth of people that work at businesses located in Hillsboro also live in Hillsboro. One of the City’s residential policy objectives is to decrease commuting across the Portland Region by providing housing opportunities for people to both live and work in Hillsboro. This section provides information about the income of people who work in Hillsboro, which informs the type of housing needed by workers in Hillsboro.

The difference between the average and median pay, especially in Hillsboro, suggests that there is considerable variation in the distribution of pay among all workers. The analysis below shows that workers at businesses in Hillsboro are generally higher paid than workers across the Portland Region. The difference is most distinct for the highest wage workers.

WAGES OF WORKERS EMPLOYED AT BUSINESSES IN HILLSBORO AND THE PORTLAND REGION, 2014

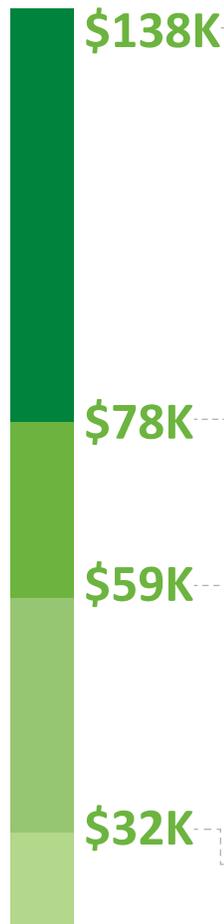
Source: Oregon Employment Department, Quarterly Census of Employment and Wages

Workers at businesses in Hillsboro have higher pay than the Portland Regional average.

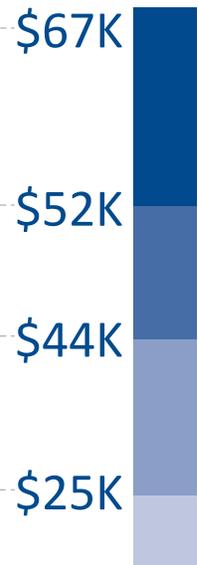
The highest paid workers in Hillsboro have a median wage that more than double that of the highest paid workers in the Portland Region.

The median wage of workers in Hillsboro is about \$15,000 above the median wage for workers in the Portland Region.

Hillsboro



Portland Region



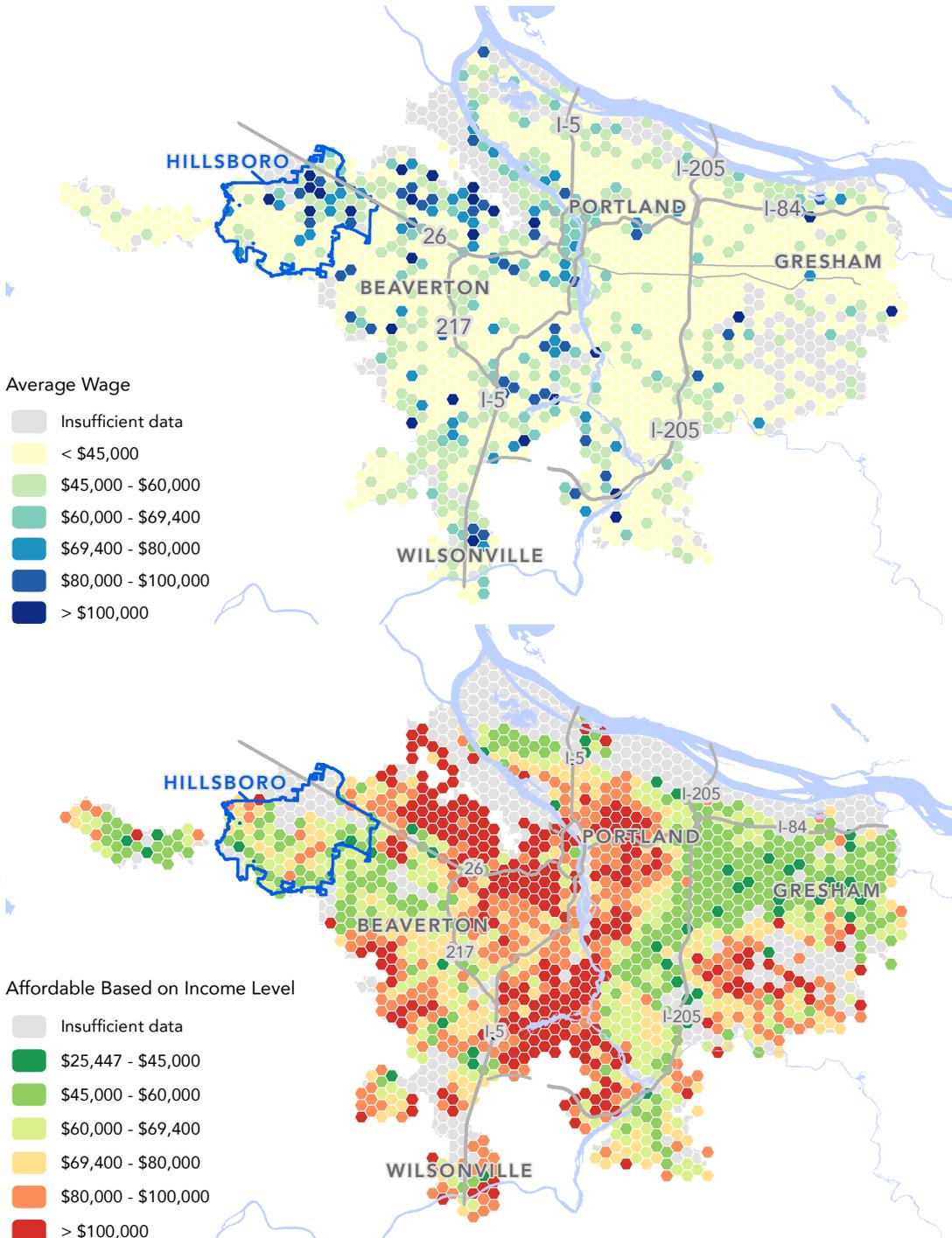
HOUSING FOR WORKERS AT BUSINESSES IN HILLSBORO

The maps below show the average wage and the income necessary to purchase a house. The median wage for workers in Hillsboro is generally higher than in most other parts of the Portland Region, with several areas showing an average wage of \$80,000 and above. The level of income necessary to afford a house in much of Hillsboro is at or below the median family income in 2014.

Hillsboro has a concentration of high wage jobs and relatively low cost housing.

While Hillsboro has a substantial number of high wage jobs, the city has relatively few areas with high amenity housing (e.g., single-family detached housing on lots 7,000 to 10,000 square feet or high amenity condominiums in the urban core). In contrast, Portland, Bethany, Lake Oswego, and other areas have higher concentrations of higher cost and higher

COMPARISON, AVERAGE WAGE AND SINGLE-FAMILY AFFORDABILITY 2014

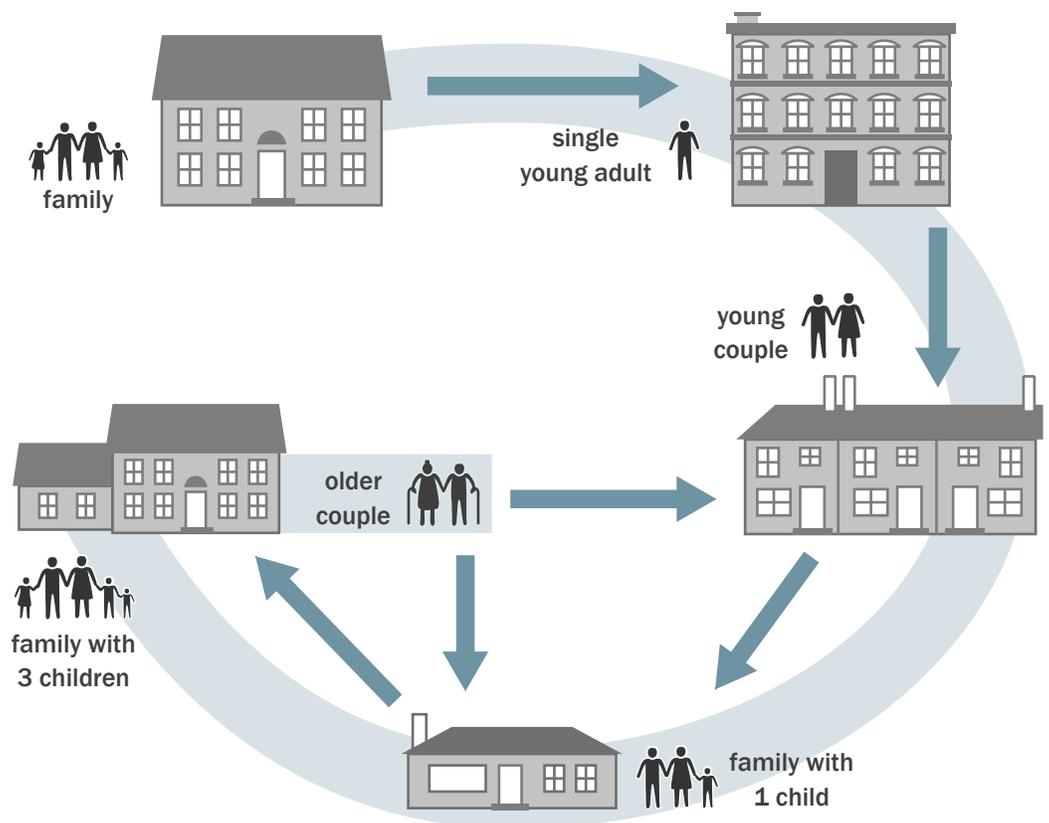


Factors Affecting Housing Need

Studies and data analyses have shown a clear linkage between demographic characteristics and housing choice, as shown in the figure below. Key relationships include:

- Housing needs change over a person's lifetime.
- Homeownership rates increase as income increases.
- Homeownership rates increase as age increases.
- Choice of single-family detached housing increases as income increases.
- Renters are much more likely to choose multifamily housing than single-family housing.
- Income is a strong determinant of tenure and housing-type choice for all age categories.

HOUSING LIFE CYCLE



Aging of the Baby Boomers

By 2035, 24% of the population of Washington County is forecast to be 60 and over, up from 15% in 2010.

LIKELY TRENDS AMONG BABY BOOMER HOUSEHOLDS:



Aging of the Baby Boomers will result in demand for smaller single-family housing, townhouses, and multifamily housing in areas with access to urban services.

Growth of Millennial Households

By 2035, Millennials will be roughly between 35 and 55 years old. Between 2016 and 2036, Millennials will be a key driver in demand for housing for families with children.

LIKELY TRENDS AMONG MILLENNIAL HOUSEHOLDS:



The formation of new Millennial households will increase demand for relatively affordable housing.

In particular, housing that can accommodate children, especially in walkable neighborhoods. Many Millennials prefer single-family detached housing but may not be able to afford it, especially in their younger years.

Continued growth of the Hispanic/Latino Population

Hillsboro's Hispanic/Latino population grew by 10,252 people (6 percent) between 2000 and 2013. Nationwide, the Hispanic/Latino population is predicted to be the fastest growing racial/ethnic group over the next few decades.

CHARACTERISTICS OF HISPANIC HOUSEHOLDS COMPARED TO NON-HISPANIC HOUSEHOLDS:



Growth in Hispanic and Latino households will drive demand for affordable housing that can accommodate larger, sometimes multigenerational, households.

Continued housing demand for high-income workers

About 80% of people who work at businesses in Hillsboro live outside of the city. The median pay of workers at businesses in Hillsboro is about 30% higher the Portland Region's median. The median sales price of housing in Hillsboro is about 20% below the median sales price for housing across the Portland Region (about \$68,000 lower).

People who work in Hillsboro may choose to live in Hillsboro if housing is available that fits their needs.

There is relatively little high-amenity housing to meet the needs of higher-income workers at businesses in Hillsboro.

Vacant Buildable Land

DEFINITIONS

Vacant land. Tax lots that have no structures whose buildings are less than 2,000 square feet and occupy less than 10% of the lot.

Developed land. Land that is developed at densities consistent with zoning.

Infill. Additional development potential on already developed lots either through subdividing the lot or otherwise increasing its density.

Redevelopment. Additional development potential on lots with existing development, primarily through demolition of existing buildings and development of multifamily housing, creating additional housing capacity.

Environmental constraints. Portions of taxlots with following environmental constraints were deducted from the estimate of vacant land: floodways, slopes steeper than 25%, Title 3 and 13 environmental constraints, and rights of way.

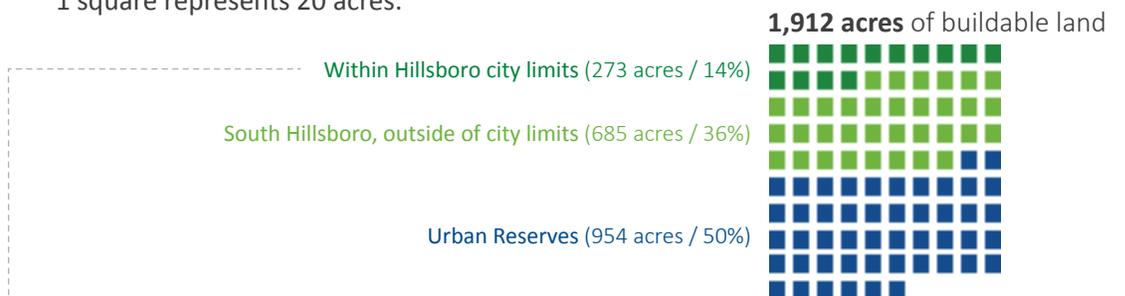
The City of Hillsboro performed its buildable lands inventory analysis based on Metro’s 2014 *Urban Growth Report*. The buildable lands inventory uses methods and definitions that are consistent with OAR 660-009 and OAR 660-024 and have been peer-reviewed. This summary presents the results of the buildable land analysis: vacant buildable land excluding environmental constraints.

The buildable lands inventory divides land into three broad categories:

- **Within Hillsboro city limits** is all areas within the existing city limits of Hillsboro.
- **South Hillsboro, outside of the city limits** is the portion of South Hillsboro that was not within the Hillsboro city limits as of August 2015. A portion of South Hillsboro was annexed into the city limits after August 2015 but this area is considered as outside the city limits because the buildable lands inventory was developed prior to August 2015. South Hillsboro is expected to be annexed into the Hillsboro city limits within the planning period and some of South Hillsboro has already been annexed into the City limits.
- **Urban Reserves** are urban reserve areas outside of the Metro UGB but expected to be brought into the Urban Growth Boundary (UGB) and annexed into Hillsboro in the future. These areas include Witch Hazel Village South and Bendemeer.

HILLSBORO’S VACANT UNCONSTRAINED BUILDABLE RESIDENTIAL LAND BY AREA, 2015

1 square represents 20 acres.



HILLSBORO’S VACANT UNCONSTRAINED BUILDABLE RESIDENTIAL LAND WITHIN CITY LIMITS BY AREA, 2015

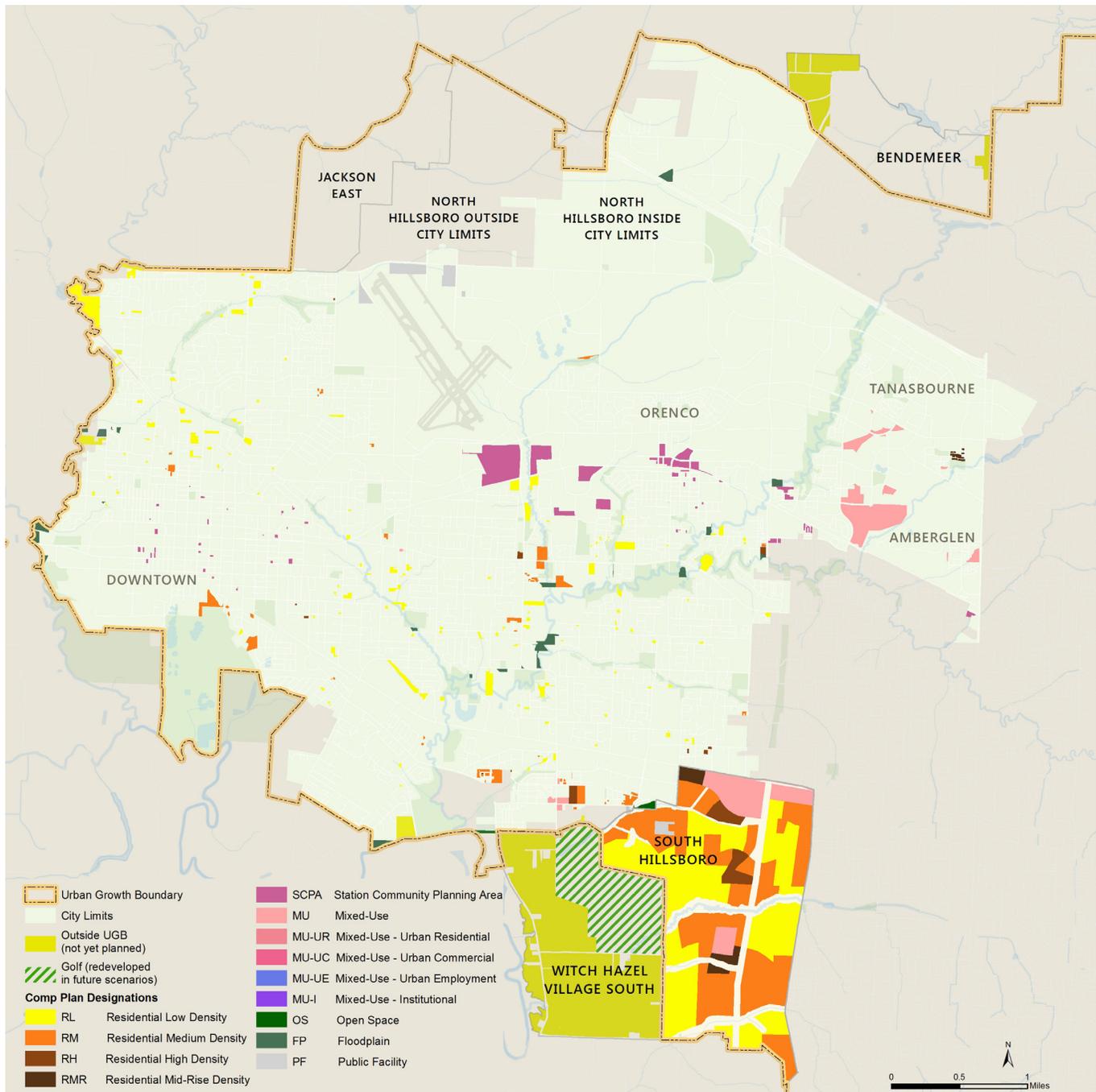
1 square represents 2 acres.



Hillsboro has about 1,900 vacant acres of residential land. Within the Hillsboro city limits, there are about 273 vacant net acres and 685 vacant net acres in the unannexed areas of South Hillsboro.

HILLSBORO RESIDENTIAL VACANT AND PARTIALLY VACANT LAND BY PLAN DESIGNATION, 2014

Source: City of Hillsboro Buildable Lands Inventory, 2014



HILLSBORO'S RESIDENTIAL LAND CAPACITY

Hillsboro has capacity for between 17,986 to 20,986 new dwelling units.

South Hillsboro is projected to have 8,000 residential dwelling units, and approximately 7,550 are located in areas that will be annexed in the future.

AmberGlen and Tanasbourne have capacity for between 7,000 to 10,000 new dwelling units. Some of the capacity will be on vacant land and the remaining capacity is for redevelopment resulting in 4,900 and 7,900 new dwelling units.

The capacity analysis estimates the number of new dwelling units that can be accommodated on Hillsboro's residential land supply. By applying assumptions based largely on the densities allowed in the Comprehensive Plan and historical development densities, the capacity analysis evaluates different ways that vacant suitable residential land could be developed. The capacity analysis estimated capacity based on vacant developable land, the range of densities allowed in each designation, and historical development densities.

HOUSING CAPACITY IN HILLSBORO WITHIN THE CITY LIMITS AND SOUTH HILLSBORO, 2015

1 square represents 500 dwelling units.



The estimated mix of new housing in Hillsboro was determined based on: the zoning of vacant land within the city limits, expected infill of single-family detached housing, plans for redevelopment of multifamily housing in AmberGlen and Tanasbourne, and the South Hillsboro Community Plan.

About one-third of Hillsboro's existing housing capacity is for single-family detached housing and two-thirds are for single-family attached and multifamily housing.

ESTIMATED MIX OF NEW HOUSING CAPACITY IN HILLSBORO WITHIN THE CITY LIMITS AND SOUTH HILLSBORO, 2015

1 square represents 500 dwelling units.

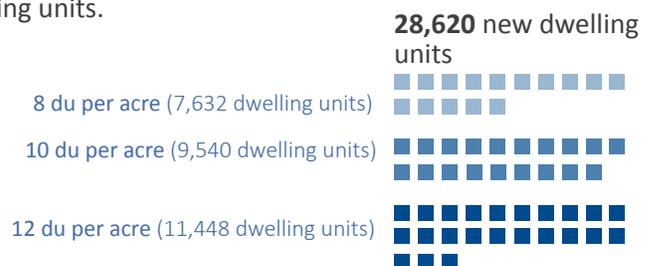


Capacity in the Urban Reserves of Witch Hazel Village South and Bendemeer will be determined through concept planning.

This analysis shows housing capacity at varying potential development densities.

POTENTIAL HOUSING CAPACITY ON VACANT LAND IN URBAN RESERVES, 2015

1 square represents 500 dwelling units.

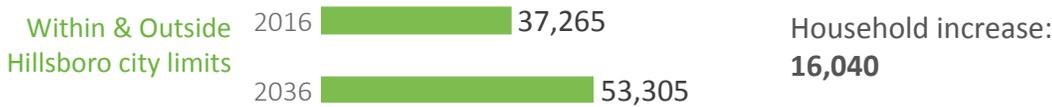


Accommodating Needing Housing

Metro’s forecast shows that Hillsboro will grow by 16,040 new dwelling units over the 2016 to 2036 period, growing at an average annual growth rate of 1.8% and adding 802 new dwelling units per year. Between 2000 and 2014, the City of Hillsboro issued building permits for about 11,000 dwelling units, at an average annual growth rate of 2.5% or 790 dwelling units per year. Metro’s forecast projects that growth in Hillsboro will slow over the next 20 years, compared with the prior 14 years.

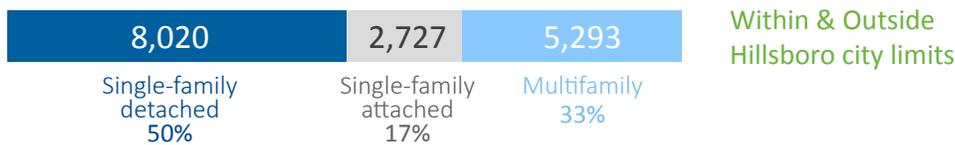
FORECAST OF HOUSEHOLD GROWTH, HILLSBORO AREA 2016-2036

Source: Metro “Gamma” Forecast, November 2012.



FORECAST OF NEW DWELLING UNITS BY TYPE OF UNIT, HILLSBORO AREA 2016-2036

Source: Metro “Gamma” Forecast, November 2012. Calculations by ECONorthwest.



Within & Outside Hillsboro city limits

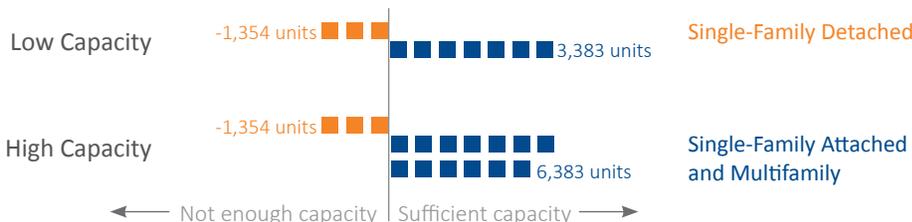
Hillsboro’s forecast of needed housing is based on the requirement of OAR 660-007.

“Jurisdictions other than small developed cities must either designate sufficient buildable land to provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing or justify an alternative percentage based on changing circumstances.”

COMPARISON OF THE FORECAST FOR NEW HOUSING WITH HILLSBORO’S CAPACITY FOR NEW HOUSING

Based on the capacity analysis and forecast of new housing:

- Hillsboro has a deficit of 1,354 single-family detached dwelling units, in both the low and high capacity scenarios.
- Hillsboro has a surplus of single-family attached and multifamily units, in both the low and high capacity scenarios. **The primary reason for the range in the surplus is the uncertainty about how much redevelopment will occur within AmberGlen and Tanasbourne.**



Conclusions

The key findings of the Hillsboro Housing Needs Analysis are:



- **Hillsboro’s current development policies exceed state requirements for future planning of development densities.** On vacant land within the Hillsboro city limits, planned densities meet the City’s obligation under OAR 660-007 to provide opportunity over an overall density of ten or more dwelling units per net buildable acre. Hillsboro’s overall average capacity on vacant buildable residential land is 16.6 dwelling units per net buildable acre. In addition, about one-third of Hillsboro’s housing capacity is for infill development of single-family housing and redevelopment with single-family attached and multifamily housing, which will increase development density substantially.



- **Hillsboro’s development policies result in a mix of housing that exceeds state requirements for future planning for mix of housing.** Under OAR 660-007, the city is required “to provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing or justify an alternative percentage based on changing circumstances.” Up to two-thirds of Hillsboro’s new housing will be single-family attached and multifamily, based on the vacant land and redevelopment potential that Hillsboro has for residential development. About one-third of Hillsboro’s capacity of new single-family attached and multifamily housing are in AmberGlen and Tanasbourne.



- **Hillsboro is meeting its obligation to plan for needed housing types for households at all income levels.** Hillsboro’s residential development policies include those that allow for development of a range of housing types (e.g., duplexes, manufactured housing, and apartments) and that support government-subsidized housing. Hillsboro will have an on-going need for housing affordable to lower-income households.
- **Hillsboro is planning for a complete, balanced community.** Hillsboro’s plans have resulted in development of a balanced portfolio of different housing types that are well-designed and will be developed across the community to serve different people at different points in their lives.
- **Hillsboro’s has a diverse housing stock, with 53% Hillsboro’s housing in single-family detached units, 9% single-family attached, and 38% multifamily.** The mix of development since 2000 has included a larger percentage of multifamily (42% of new housing developed between 2000 and 2014) and single-family attached (17%).

If Hillsboro develops as described in the capacity analysis, adding 6,666 new single-family detached units and 11,403 to 14,403 single-family attached and multifamily units, Hillsboro’s housing mix by 2036.

- **Ensuring that development begins relatively soon in South Hillsboro is important to providing needed opportunities in Hillsboro.** Of Hillsboro’s areas that are planned, South Hillsboro has about two-thirds of the City’s capacity for new single-family detached housing. South Hillsboro is planned to provide a wide range of housing opportunities, including single-family detached housing on larger lots (8,000 to

12,400 square feet), single-family detached housing on moderate sized and smaller lots (7,000 to 4,000 square feet), single-family attached, multifamily housing, and mixed-use housing.

- **Hillsboro will need to identify additional opportunities for more single-family detached housing.** An important consideration in continuing to plan for a balanced community will be identifying additional opportunities for single-family detached development. The housing needs analysis identified a deficit of 1,354 single-family detached dwelling units. Given this long time-frame to bring new areas into the UGB and get them planned and serviced, Hillsboro should work with regional partners to identify and begin planning for additional areas for single-family housing over the next five to ten years. The areas most likely to meet these housing needs are in the Witch Hazel Village South and Bendemeer Urban Reserves.



- **Hillsboro has opportunities to provide housing that meets the needs and preferences for people who work at businesses in Hillsboro but live elsewhere.** Like most other cities in the Metro region (and across the State), most workers at businesses in Hillsboro do not live in Hillsboro. The median wage for workers at businesses in Hillsboro is one-third higher than the Portland Region’s median wage. The wage for the highest paid workers in Hillsboro is about twice the wage for the highest paid workers across the Portland Region. At the same time, median home sale prices in Hillsboro are below the average of most other cities in the Portland Region.



The relatively high wages in Hillsboro, the large number of jobs in Hillsboro, and the high rates of commuting, suggest that Hillsboro’s housing market may not have the types of housing that meet the needs and preferences for high paid workers in Hillsboro. Discussions with real estate professionals suggest that Hillsboro lacks high amenity housing, such as larger single-family housing on lots about 7,000 to 10,000 square feet and larger condominiums in urban centers.

- **Hillsboro should continue to work towards redevelopment and increased density in AmberGlen and Tanasbourne.** Two-thirds of Hillsboro’s single-family attached and multifamily housing capacity is tied to redevelopment in AmberGlen and Tanasbourne. It is important to Hillsboro that these areas develop with the moderate to high-density residential development, as well as commercial and other development described in the community plan for each area. These areas are along the MAX line and provide opportunity for dense development in conjunction with high capacity transit.
- **Hillsboro should begin to plan for additional multifamily redevelopment opportunities.** While there is a substantial amount of multifamily capacity in AmberGlen and Tanasbourne, these areas are expected to substantially build out by over the 20-year planning period. In the next five to seven years, the City should begin to consider additional opportunities for multifamily redevelopment within the city core. Downtown Hillsboro may provide opportunities for redevelopment and multifamily housing development, such as the 4th Main apartments or multifamily development opportunities along the Tualatin Valley Highway corridor.



Note to reviewers: The section about Housing Policy will be added when discussions about policy have been completed.

Acknowledgements

ECONorthwest prepared this report for the City of Hillsboro. ECONorthwest and the City of Hillsboro thank the many people who helped to develop the Hillsboro Housing Needs Analysis.

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Matt Crile, Broker and Owner, Windermere
Wil Fuentes, Planning and Zoning Hearings Board
Bill Reid, PNW Economics
Judith Shortt, Realtor and Planning Commissioner
Ben Sturtz, Reach Community Development

Citizen Advisory Committee

To be filled in

Technical Advisory Committee

To be filled in

State of Oregon

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Housing

Goals and Policies DRAFT – November 10, 2015

Commented [BG1]: Parking lot topics:

Missing middle – is there a policy to cover this issue?

Homeownership for all types of housing

GOAL 1 Provide opportunities for the development of a variety of housing choices that meet the needs and preferences of current and future households.

- POLICY 1.1 Employ development standards that allow the opportunity for development of housing types such as single-family residences, accessory dwellings, duplexes, apartments, attached single-family residences, [cottage housing](#), co-op housing, condominiums, townhouses, government-assisted affordable housing*, and manufactured housing.
- POLICY 1.2 Provide opportunities for development of [high amenity homeownership, larger single-family housing \(on lots with about 7,000 to 10,000 square feet\) and high amenity condominiums \(in urban centers\)](#) in areas with high amenity.
- POLICY 1.3 [Support housing options, including options for residents with disabilities, and programs and services that support independence and choices for those who want to remain in their homes or neighborhoods regardless of age, ability or income, including those who want to age-in-place.](#)
- POLICY 1.4 Provide opportunities for development of manufactured housing in well planned and developed manufactured home parks or in areas that permit single family dwellings. (G)
- POLICY 1.5 Support homeownership opportunities in multi-dwelling housing by encouraging the creation of condominiums, cooperatives, and limited equity cooperatives.
- [POLICY 1.6 Ensure that locations for each type of housing are consistent with the comprehensive plan map and zoning map.](#)
- POLICY 1.7 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.

GOAL 2 Provide opportunities for housing at prices and rents that meet the needs of current and future households of all income levels.

- POLICY 2.1 Ensure opportunities to develop an efficient and compatible* mix of housing types [and unit sizes](#) at a range of housing prices, ~~and~~ rents, [and amenities](#) dispersed throughout the city. (D)
- POLICY 2.2 Provide housing opportunities that decrease commuting and lower the combined housing/transportation cost burden* for Hillsboro residents.
- POLICY 2.3 Integrate and ensure compatibility of affordable housing with surrounding neighborhoods.

- POLICY 2.4 Disperse affordable housing throughout the city so that it is not concentrated in an exclusively low-income district. (F) Some clustering may be appropriate if proximity of public transportation, medical facilities or other essential services is necessary.
- POLICY 2.5 Employ strategies that support the Fair Housing Act and affirmatively further fair housing.
- POLICY 2.6 Support the development of affordable housing through partnerships, code flexibility, incentives, [land banking*](#) or other tools consistent with state enabling legislation.

GOAL 3 Foster distinct and vibrant districts and neighborhoods that serve the daily needs of nearby residents that are safely accessible by walking, biking, transit or a short commute.

- POLICY 3.1 Promote qualities of well-designed neighborhoods so that existing and new neighborhoods in Hillsboro are attractive and safe places to live, respect surrounding context, and enhance community character.
- POLICY 3.2 Integrate amenities such as enhanced open space, [community gardens](#), [community gathering spaces](#), and pedestrian connectivity in single family, multifamily, and mixed use development.
- POLICY 3.3 Foster the development of housing at ~~transit-supportive~~ densities [that support transit near transit lines and locate new residential developments and in areas to increase use of near existing or planned transit.](#)
- POLICY 3.4 Establish development patterns that combine residential with other compatible uses in mixed use areas, such as downtown, [Orenco](#), AmberGlen, Tanasbourne, and South Hillsboro.
- POLICY 3.5 Provide land use regulations and standards that address various street classifications*, including special development setbacks for specific streets where warranted.
- POLICY 3.6 ~~Mitigate-Reduce~~ the impact of close proximity traffic, noise, privacy and visual aesthetics, through compatible site and building design.
- POLICY 3.7 [Ensure compatibility of non-residential public uses such as schools, trails, or cell towers, and quasi-public uses, such as a bed and breakfast house, home occupations or day care, when they are located in residential areas, through special planning and design review when necessary. \(P\)](#)
- POLICY 3.8 Promote housing design that supports the conservation, enhancement, and continued vitality of areas with special historic, architectural, or cultural value.
- POLICY 3.9 Leverage development and redevelopment activities to reasonably increase densities around existing or planned neighborhoods and infrastructure. (R, revised)

Commented [LW2]: [Design hierarchy placeholder]

- POLICY 3.10 Foster the provision of land for open space and recreation for new and existing residents when developing housing.
- POLICY 3.11 Employ design principles that enhance security [and prevent crime](#) through environmental [and site](#) design.
- POLICY 3.12 Support new retail and personal services in locations that are compatible with the surrounding area, including commercial areas that allow for ease of pedestrian and bicycling access, and enhance the ability of people to easily meet their daily needs.

GOAL 4 [Ensure that the city has an adequate housing supply with enough land to support future growth.](#)

- POLICY 4.1 Ensure that the city has enough buildable land to accommodate Hillsboro’s projected share of regional household growth, [through regular monitoring and adjustments of available land.](#) (A)
- POLICY 4.2 Ensure that land provided for housing within the City is efficiently developed, locationally appropriate, and at densities that can accommodate forecasted growth.
- Policy 4.3 Ensure the appropriate type, location and phasing of public facilities and services sufficient to support housing development in areas presently developed or undergoing development or redevelopment.
- POLICY 4.4 Establish minimum and maximum densities for all areas designated for residential or mixed-use on the Comprehensive Plan Land Use Map, resulting in the building of at least 80 percent of the maximum number of dwelling units per net residential acre permitted by the applicable residential zone. No land use regulation provision or process may be applied, nor will any condition of approval be imposed that would have the effect of reducing the density permitted under the minimum density standard of an applicable residential zone, or which would cause the City’s comprehensive plan to be in noncompliance with the adopted Metro Urban Growth Management Functional Plan. (V)
- POLICY 4.5 Allow residential development at densities higher than those designated by the Comprehensive Plan when approved by the City under the Planned Unit Development Process.
- POLICY 4.6 Determination of allowed residential densities may take into account land donated and accepted by the City for needed public facilities. (W)
- POLICY 4.7 [Promote/Support](#) the maintenance and rehabilitation of the existing housing stock in areas designated for residential use.
- POLICY 4.8 Provide for development of mid-rise housing (three to six stories) near the downtown area, in Station Community Planning Area Districts, and in other areas designated for mixed-use or multifamily residential use.

Commented [BG3]: Laura – Staff had a long discussion of the location of this policy and protection of existing SF housing in historical neighborhoods near/in downtown.

~~POLICY 4.9 Review housing needs and projections regularly and make necessary revisions to the Comprehensive Plan to reflect housing need and forecast household growth.~~

- ~~• Consider developing on-going monitoring program. Perhaps with check-ins every 3 to 6 years (in cycle with the Metro Urban Growth process)~~

GOAL 5 Encourage innovative architectural and site design in planning and developing housing.

- POLICY 5.1 Foster flexibility in the division of land and the siting of buildings and other improvements to allow for innovation.
- POLICY 5.2 Promote the use of efficient technologies and materials in housing construction that increase the useful life of new and existing housing.
- POLICY 5.3 Use innovative design techniques that allow the opportunity for housing types such as [tiny houses](#), cottages, courtyard housing, cooperative housing, accessory dwelling units, [single story units](#), and extended family and multigenerational housing.
- POLICY 5.4 Ensure the quality and design of developments seeking adjustments or variation to established development standards is reflected through the provision of additional amenities or public benefit elements, such as sustainable building design, provision of additional usable open space, or higher quality architectural design. (E)

GOAL 6 Encourage sustainable practices in planning and developing housing.

- POLICY 6.1 Promote ~~conservation programs and~~ energy-efficient practices and programs, ~~the installation of renewable energy, and water reuse to that~~ reduce housing operating costs for energy, sewer, and water usage.
- POLICY 6.2 Foster flexibility in the division of land, ~~and~~ the siting of buildings and [use of construction methods and technologies](#) ~~other improvements~~ to reduce environmental impacts and promote ~~efficiency and sustainability~~ [renewable energy](#)
- POLICY 6.3 Promote sustainable best practices and the use of efficient technologies and materials in housing construction.
- POLICY 6.4 Preserve [mature](#) trees within housing developments where possible. (M)
- ~~POLICY 6.5~~ Allow density reductions or transfers within residential development projects that seek to minimize impacts to Significant Natural Resource Overlay (SNRO) and floodplain.
- POLICY 6.6 Promote the use of vegetated stormwater management facilities, pervious pavement and similar “green streets” elements where site conditions are favorable to stormwater infiltration and it is technically feasible and appropriate. (L, revised)
- Policy 6.7 Encourage habitat friendly development practices.

Commented [BG4]: Clarify that this is outside of the flood plain

DEFINITIONS:

Affordable housing –

Compatible

Government assisted affordable housing

Housing/Transportation Cost Burden

Habitat friendly

Land Banking

Mature

Various street classification

Section 3. Housing.

- (I) **Goal.** To provide for the housing needs of the citizens of Hillsboro and surrounding community by encouraging the construction, maintenance, development and availability of a variety of housing types, in sufficient number and at price ranges and rent levels which are commensurate with the financial capabilities of the community's residents.

- (II) **Definitions.**
 - (A) **Buildable lands.** Refers to land in urban and urbanizable areas that are suitable, available and necessary for residential use.
 - (B) **Household.** Refers to one or more persons occupying a single household.
 - (C) **Pedestrianway.** A path designed for pedestrian use constructed of asphalt, concrete or gravel and located along streets (example, sidewalks) and through public rights-of-way or public access easements.

- (III) **Policies.**
 - (A) Buildable land sufficient to meet the community's projected population growth and resulting housing needs shall be designated within the planning area. The development of housing shall be coordinated with the extension of public facilities and services necessary to assure safe, healthy, and convenient living conditions. (Amended by Ord. No. 3433/12-83.)
 - (B) A variety of housing units shall be encouraged throughout the planning area for households of all incomes, ages and living patterns. Such housing should include, but not be limited to, single-family residences, accessory dwellings, duplexes, apartments, attached single-family residences, co-op housing, condominiums, townhouses and manufactured housing. Specific locations for each type of housing shall be consistent with the comprehensive plan map and zoning map. Each type of housing should be available at various prices and rents in order to maximize housing choices of the public. (Amended by Ord. Nos. 4212/3-95 and 4901/5-00.)
 - (C) Housing in the planning area shall be designed and constructed in a manner that assures safe, healthy and convenient living conditions for the community's citizens. Residential projects shall be designed to promote a diverse, pedestrian-scale environment; respect surrounding context and enhance community character; consider security and privacy; and provide usable open space. Construction shall be sound, energy-efficient, and of a quality that assures a reasonable structural life and attractive

appearance with normal maintenance. To apply this policy, the City may adopt development standards and design guidelines to be used in evaluation of residential projects through the subdivision, planned unit development, or development review process. (Amended by Ord. No. 5777/8-07)

- (D) The provision of housing of various types and prices/rents and developments which provide for an efficient and compatible mix of housing types shall be encouraged. This will increase the choice of housing and will act to disperse housing types throughout the planning area in developments of design and construction consistent with policy (C) of this Section.
- (E) In order to promote home ownership and to increase efficient land use, developments with lots less than 7,000 square feet shall be allowed when specifically authorized by the Community Development Code. Because the social and aesthetic impact of poorly designed residential developments increases with density, such developments shall be of a quality and design which effectively offsets increases in density and/or smaller lots and through provisions of usable open space as well as other amenities. (Amended by Ord. Nos. 4312/2-95, 4351/6-95, 4454/8-96 and Ord. No. 6096/9-14).
- (F) The development of low income housing is appropriate throughout the planning area and shall be of a design and construction consistent with policy (C) of this Section. Such housing shall not be so concentrated as to create a recognizable or exclusively low income district.
- (G) Manufactured homes are appropriate within the planning area when located in well planned and developed manufactured home parks or in areas that permit single family dwellings. (Amended by Ord. No. 4212/3-94.)
- (H) The maintenance and rehabilitation of the existing housing stock shall be encouraged in areas of the planning area designated for residential use.
- (I) The development of buildings which compatibly accommodate housing units and commercial activities shall be encouraged in the downtown area.
- (J) The development of mid-rise housing (3-6 stories) is appropriate near the downtown area, in Station Community Planning Area Districts, and in other designated areas adjacent to arterial streets that are transit trunk routes. Such developments shall be subject to special planning and development review or meet specific Station Community Planning Area design and development standards. (Amended by Ord. No. 4454/8-96.)

- (K) The development of housing designed to meet the needs of senior citizens shall be encouraged, particularly in areas close to downtown, shopping, public transportation, medical and other similar facilities.
- (L) New residential areas shall have water, sewers, storm drainage, street lights and underground utilities. In addition, new residential areas shall have paved streets, curbs, and pedestrianways; and where site conditions are favorable to stormwater infiltration, the use of vegetated stormwater management facilities, pervious pavement and similar "green streets" elements is encouraged where technically feasible and appropriate. The provision of such services in older residential areas shall be encouraged. (Amended by Ord. No. 5728/3-07)
- (M) The development of housing shall allow for the retention of lands for open space and recreation within the planning area, encourage the preservation of trees within developments where possible, and be consistent with goals and policies of this Plan.
- (N) Housing shall be developed to a density sufficient to allow for commercial, industrial, recreation and other land uses within the planning area in sufficient quantity to meet other citizens' needs and goal requirements.
- (O) Residential areas should be designated to avoid incompatible commercial, industrial and other uses, but criteria should not be so restrictive as to create large, exclusively residential areas that deprive their residents of convenient access to necessary commercial, cultural and transportation facilities.
- (P) Nonresidential public and quasi-public uses may be located in residential areas subject to special planning and design review to insure their compatibility with surrounding residences.
- (Q) The Planning Commission may approve housing developments which utilize new and innovative design techniques that, while different from standard subdivision developments and design requirements, are consistent with the policies of this goal.
- (R) The City may encourage redevelopment activities and increased population densities in certain areas after taking into consideration key facilities, economic, environmental, energy and social consequences, and the optimal use of existing land, particularly in areas containing a significant number of unsound substandard housing units which cannot feasibly be rehabilitated.
- (S) The City may use the following or similar implementation measures to encourage achievement of the housing goal: tax incentives and disincentives, zoning and land use controls, subsidies and loans, fee and less-than-fee acquisition techniques, enforcement of local health and

safety codes, coordination of the development of urban facilities and services to disperse low income housing throughout the planning area.

- (T) The City shall review housing needs and projections and make necessary revisions during the major revision process as outlined in the Planning and Citizen Involvement section of the Comprehensive Plan.
- (U) Implementation measures should be sufficiently flexible to allow residents of all incomes and life styles the widest possible choice of housing types and locations.
- (V) Minimum and maximum densities shall be established for all areas designated for residential use or mixed-use on the Comprehensive Plan Land Use Map. Minimum residential density zoning standards shall be prescribed for all residential areas. Minimum density standards shall result in the building of at least 80 percent of the maximum number of dwelling units per net residential acre permitted by the applicable residential zone. The minimum densities are intended to ensure the Hillsboro Comprehensive Plan achieves the residential density objectives identified in the Region 2040 Growth Concept and Regional Framework Plan, while retaining flexibility for residential development patterns and projects tailored to local conditions. No land use regulation provision or process may be applied, nor shall any condition of approval be imposed that would have the effect of reducing the density permitted under the minimum density standard of an applicable residential zone, or which would cause the City's comprehensive plan to be in noncompliance with the adopted Metro Urban Growth Management Functional Plan. (Amended by Ord. Nos. 3075/1-80, 4454/8-96, and 4901/5-00.)
- (W) In determining residential densities, developers may be given credit for land donated and accepted by the City for needed public facilities. (Amended by Ord. No. 3075/1-80.)
- (X) Certain areas designated residential on the comprehensive plan map shall be considered appropriate for local commercial convenience activities. Specific locations will be determined as a result of detailed land use studies to be initiated in 1977. Until specific locations have been determined, lands designated residential on the plan map but presently zoned for neighborhood commercial use shall be considered appropriate for such uses.
- (Y) Residential land shall develop within the density range designated by the Comprehensive Plan unless higher densities are approved by the City under the Planned Unit Development process. Density reductions and transfers may also be allowed within the Significant Natural Resource Overlay (SNRO) District and within Habitat Benefit Areas that fall outside of the SNRO District. (Added by Ord. No. 3075/1-80 and Amended by Ord. No. 3450/3-84, 5728/3-07, and Ord. No. 5777/8-07)

(IV) Implementation Measures. (Added by Ord. No. 2970/2-79.)

- (A) Developers of tracts of land which are sufficiently large to allow for comprehensive planning shall be encouraged to use the Planned Unit Development (PUD) process in order to permit the application of new technology, greater freedom of design, land development and ownership patterns, greater population densities and economy of land use, thereby promoting a harmonious variety of uses, a more efficient use of public facilities, and the creation of attractive, healthful and stable environments for living, shopping or working. The Planned Unit Development shall be a superimposed zone applied over the existing zone designation(s).

The procedural requirements for processing an application shall be that minimum necessary to adequately review the proposed development, and shall be coordinated with all other required reviews (i.e. Development Review). The PUD provisions of the Community Development Code shall include clear and objective standards consistent with Section 2(III)(C)(6) herein (Amended by Ord. No. 6096/9-14).

Any ownership patterns and dwelling unit types which are allowable in the Residential designation could be included in a Planned Unit Development. Non-residential uses could be included if the use is supportive of the Residential use and is economically justified by the applicant.

Within a PUD, densities may reach 120 percent of the maximum density allowed in the implementing zone of the applicable Plan designation. Such a density increase must be mitigated by the applicant through provision of usable open space and amenities, innovative site design, architectural variety, and quality of construction. The level of mitigation shall increase as the density increases above that cited. (Added by Ord. No. 2970/2-79, and Amended by Ord. Nos. 3080/1-80, 3414/7-83, 3450/3-84 and Ord. No. 5777/8-07.)

- (B) (Added by Ord. No. 2970/2-79 and Deleted by Ord. No. 4212/3-94.)
- (C) Manufactured home parks provide a needed housing alternative for the citizens of Hillsboro and shall be permitted outright in those areas of the City designated Medium Density Residential on the Comprehensive Plan Land Use Map. The Community Development Code shall contain specific requirements to assure the manufactured home park developments will be well planned, internally consistent and harmonious with surrounding land uses. (Added by Ord. No. 2970/2-79 and Amended by Ord. No. 4212/3-94 and Ord. No. 6096/9-14).
- (D) Manufactured home units meeting specific standards shall be a permitted use in all zones that permit single family dwellings. Standards shall include: conformance with applicable local, state, and federal standards in force at the time of installation pursuant to Chapter 50 - Prefabricated

Structure Code, installation on excavated and backfilled foundations, and removal of all transport related gear. In addition, other placement standards allowed by State statute may be imposed to insure the harmonious integration of this housing type with other housing in the surrounding vicinity. (Added by Ord. No. 2970/2-79 and Amended by Ord. No. 4212/3-94.)

- (E) Duplex units shall be encouraged in new single-family subdivisions as a means of providing increased density and a needed housing option in a manner which melds with the existing community and is energy and cost efficient.

The Community Development Code shall allow new SFR-10, SFR-8.5, SFR-7, or SFR-6 subdivision proposals to designate a maximum of 20% of the lots as duplex lots. Duplex lots shall allow duplex or single-family dwellings and the lot designations shall be reviewed by the Planning Commission concurrently with review of the tentative plats. After final subdivision approval, lots designated for duplexes will be considered fixed and may be changed only upon approval of the Planning Commission after adequate notification of surrounding property owners. (Added by Ord. No. 2970/2-79, and Amended by Ord. Nos. 3414/7-83, 3450/3-84 and Ord. No. 6096/9-14).

- (F) (Deleted by Ord. No. 3414/7-83.)

- (G) In order to provide greater flexibility and economy of land use, the Community Development Code may allow variable lot sizes and setbacks in single-family residential subdivisions or Planned Unit Developments of eight lots or larger. Up to 20% of the lots in a new subdivision may contain less than the average lot area allowed in the applicable zone, but the average of the lot sizes must be that specified for the zone. In addition, the minimum lot size approved in a subdivision or Planned Unit Development shall not be less than 75% of the average lot size established for each applicable zone. The Community Development Code shall provide clear and objective standards for variations in lot dimensions and structural setbacks, which may also be applied in residential Planned Unit Developments and through the Development Review process. (Added by Ord. No. 2970/2-79, Amended by Ord. No. 5777/8-07 and Ord. No. 6096/9-14).

- (H) Housing for the elderly shall be encouraged. The livability of these developments shall be a prime concern in the review process. Large-scale developments for the elderly would be most appropriately located near the City core area. Alternative living patterns, cooperative housing and/or common facilities, which might better meet the needs of the elderly, shall be allowable outright in medium or high density areas and

as a conditional use in low density areas in the Community Development Code. (Added by Ord. No. 2970/2-79, Amended by Ord. No. 6096/9-14).

- (I) The City shall cooperate with the Washington County Housing Authority, regional agencies, State Housing Division, HUD, FmHA, and other agencies for the provision of moderate to low income housing and maintenance and rehabilitation activities in the City.

Housing units pursuant to the above shall not be concentrated in any one area, but shall be dispersed throughout the City. The City shall participate in the Areawide Housing Opportunity Plan for the Portland Metropolitan Area. (Added by Ord. No. 2970/2-79.)

- (J) The City shall propose and hold public hearings on an ordinance to establish a development review process, a development review board and broad design standards for all developments except single family dwellings. The proposal shall reflect the recommendation of the development review study committee, the views presented during the neighborhood workshops and public hearings on the Housing Element, and shall be altered during the hearing process so that a final action reflects the needs of the community. (Added by Ord. No. 2970/2-79, and Amended by Ord. No. 3080/1-80.)

- (K) In order to reduce the potential danger and serious damage to Hillsboro households due to flooding, the City shall adopt regulations governing development on property located within the 100 year floodplain. (Added by Ord. No. 2970/2-79.)

- (L) The City shall maintain and periodically review an ordinance regulating the subdivision and major and minor partitioning of land. (Added by Ord. No. 2970/2-79.)

- (M) Residential density designations are intended to discourage development at lower densities. The densities of new developments shall be monitored and reviewed annually to assure that residential construction is implementing the Comprehensive Plan designations. If the residential density designations are not being implemented, additional land shall be designated or redesignated to help assure that the overall density will be attained. (Added by Ord. No. 3075/1-80.)

- (N) If a parcel of land is sized and designated to allow development of substantially more than one dwelling unit, the siting of a single new dwelling unit on the parcel shall allow development of the remainder of the parcel to the density range of the designation. (Added by Ord. No. 3450/3-84.)

MEMORANDUM

To: Comprehensive Plan Update Citizen Advisory Committee

From: Laura Weigel, AICP, Long Range Planning Manager
Debbie Raber, AICP, Senior Project Manager
Aaron Ray, AICP, Senior Planner

Date: November 13, 2015

Subject: Updates to previously reviewed Goals and Policies: Public Involvement, Historic Resources, and Library Services

Requested Citizen Advisory Committee Action:

Review changes made to draft goals and policies reviewed at previous Citizen Advisory Committee meetings.

Background:

At the October 2015 meeting, Citizen Advisory Committee members recommended various modifications to draft goals and policies regarding Public Involvement, Historic Resources, and Library Services. Staff have reviewed those recommendations and made changes as appropriate. Revised versions are attached for CAC review. These draft Goals and Policies will be presented to the Planning Commission in a worksession scheduled for December 9, 2015.

Cost:

Costs for preparation of these documents includes staff time only.

Attachments:

1. Draft Public Involvement Goals and Policies
2. Draft Historic Resources Goals and Policies
3. Draft Library Services Goals and Policies

Public Involvement

Goals and Policies DRAFT – November 13, 2015

Review History

Date	Reviewed By
06.18.2015	Internal Committee – <i>Comments Incorporated</i>
09.30.2015	Advisory Committee for Citizen Involvement – <i>Comments Incorporated</i>
10.8.2015	Technical Advisory Committee – <i>Comments incorporated</i> Note: Document retitled to Public Involvement in subsequent drafts
10.22.2015	Citizen Advisory Committee – <i>Comments included as tracked changes</i>

GOAL 1 Implement and maintain a comprehensive public information and involvement program to spread outreach and engagement in land use-related projects, decisions, and initiatives.

- POLICY 1.1 Develop and utilize a consistent set of procedures for notifying and soliciting input from the public as appropriate to the scale and type of proposed action.
- POLICY 1.2 Ensure and encourage ongoing dialog between the public and the City regarding land use planning and decision-making.
- POLICY 1.3 Create and maintain a Planning Department Public Communications and Engagement Program that outlines how staff will plan, implement, and evaluate public involvement activities within the context of individual planning projects and functions.
- POLICY 1.4 Design Planning Department public engagement activities to be accessible, inclusive, and meaningful for all participants.
- POLICY 1.5 Provide information to the public in accessible and easy to understand formats, including multiple languages where appropriate.
- POLICY 1.6 Provide adequate personnel, budget, and material resources to support the City’s land use related Public Involvement program.

GOAL 2 Respect and cultivate community diversity and wisdom through inclusive, meaningful, and innovative community participation.

- POLICY 2.1 Create a local Public Engagement Committee responsible for advising the City on land use-related public involvement practices and implementing related duties described in Goal 1 of the Statewide Planning Goals, to include

representatives from the Planning Commission, Planning and Zoning Hearings Board, Youth Advisory Council, at-large members providing broad geographic representation, and additional representatives as deemed appropriate by City Council.

- POLICY 2.2 Develop strategies to facilitate meaningful participation in planning activities that aim to build engagement across the City's diverse communities.
- POLICY 2.3 Engage existing community organizations, such as faith groups, business associations, and school districts to extend participation and engagement.
- POLICY 2.4 Design public involvement activities in a manner that identifies and addresses participatory barriers such as language, time, location, and level of involvement. ~~Identify key participant demographics and participatory barriers in the design of public involvement plans.~~
- POLICY 2.5 Evaluate the success of public involvement activities in mitigating barriers.
- POLICY 2.6 Create opportunities for youth to be engaged in planning projects and decision-making processes.
- POLICY 2.7 Utilize emerging technologies, methods, and techniques to enhance and extend public involvement.

GOAL 3 Ensure transparency and accountability into Planning Department processes and decisions.

- POLICY 3.1 Establish clear rights and responsibilities of applicants, decision-makers, staff, and other participants of planning projects, initiatives, and decision-making processes. Include City Boards and Commissions, committees, and other public bodies in these definitions.
- POLICY 3.2 Define and consistently communicate which aspects of planning decisions and projects can be influenced through public participation, and clearly identify the level of engagement that can be expected in public processes.
- POLICY 3.3 Maintain and publicize consistent public access to planning-related projects, statistics, data, decisions, initiatives, and documents, including both in-person and online access.
- POLICY 3.4 Provide periodic reports and evaluations of the City's land use decision processes and public engagement processes for public comment.

Cultural and Historic Resources

Goals and Policies DRAFT – November 13, 2015

Review History

Date	Reviewed By
9.16.2015	Historic Landmarks Advisory Committee (Endorsed) – <i>Comments Incorporated</i>
10.08.2015	Technical Advisory Committee (Endorsed) – <i>Comments Incorporated</i>
10.22.2015	Citizen Advisory Committee – <i>Comments shown as tracked changes</i>

GOAL 1 Preserve, protect, and utilize historic and cultural sites that have architectural integrity, create a sense of place, contribute to neighborhood character, and/or reflect local community history.

- POLICY 1.1 Coordinate with the State Historic Preservation Office, Washington County Museum and other historic and heritage advocacy groups to provide educational resources to property owners on best practices for maintenance, restoration, rehabilitation and reuse of historic sites.
- POLICY 1.2 Apply design and development standards to new development in present historic neighborhoods such as downtown and Old Orenco to maintain their unique character, and develop new standards as necessary to maintain historic neighborhoods of the future.
- POLICY 1.3 Maintain and update the Cultural Resource Inventory as sites become historic.
- POLICY 1.4 Apply balanced regulations that recognize both property rights and community interests in preservation.
- POLICY 1.5 Provide ongoing support to the Historic Landmarks Advisory Committee.
- POLICY 1.6 Promote adaptation and reuse of historic buildings to encourage preservation.
- POLICY 1.7 Retain existing structures to conserve natural resources, reduce waste, and promote sustainability.
- POLICY 1.8 Retain the historic context around historic structures to maintain neighborhood character.

GOAL 2 Increase awareness and appreciation of Hillsboro’s historic and cultural resources and heritage.

- POLICY ~~1.82.1~~ Recognize and publicize examples of good stewardship of historic sites.
- POLICY ~~1.92.2~~ Support and celebrate public ownership of historic sites that represent our common civic heritage.
- POLICY ~~1.102.3~~ Build support for preservation by raising public awareness.

DEFINITIONS

Architectural Integrity: The degree to which the structure or site has kept its original massing and detailing.

Cultural Resource: Any building, structure, site, or object included on the Cultural Resource Inventory.

Cultural Resource Inventory: The list of buildings, structures, sites, and objects within the City recognized by City Council Resolution as being culturally significant.

Cultural sites: Areas characterized by evidence of an ethnic, religious, or social group with distinctive traits, beliefs and social forms, including archaeological sites.

Historic sites: Land with sites, structures and/or objects that have local, regional, statewide or national historical significance.

Library Services

Goals and Policies DRAFT – November 12, 2015

Review History

Date	Reviewed By
10.07.2015	Technical Advisory Committee – <i>Comments Incorporated</i>
10.15.2015	Library Board – <i>Comments Incorporated</i>
10.22.2015	Citizen Advisory Committee – <i>Comments included as tracked changes</i>

GOAL 1 Ensure that Hillsboro’s library system is accessible and valuable for all members of the community and that it remains an integral part of the community’s resources.

POLICY 1.1 Maintain and enhance ~~easy~~ access to ~~library resources~~ libraries throughout the community, improving the number of facilities, locations, hours of operation and availability of resources.

POLICY 1.2 Foster the evolving role of libraries as valued community gathering spaces.

POLICY 1.3 Ensure that all ~~locate~~ new library facilities are ~~convenient~~ ~~near~~ safe and accessible transportation facilities, including transit routes and other multi-modal options, ~~and~~ ~~that disperse~~ facilities are dispersed geographically.

Policy 1.4 Promote co-locating library services with other community assets.

Core Areas

Statewide Planning Goals



Bolstering
Community
Involvement

1 Citizen Involvement



Enhancing Livability
and Recreation

5 Historic and Cultural Resources

10 Housing

8 Recreational Needs

14 Urbanization



Promoting Health,
Wellness and Safety

6 Air, Water, and Land Resources

11 Public Facilities and Services

7 Areas Subject to Natural Hazards



Fostering Healthy
Ecosystems

5 Natural Resources



Building Economy
and Infrastructure

9 Economic Development

11 Public Facilities and Services



Advancing
Environmental
Sustainability

6 Air, Water, and Land Resources

13 Energy Conservation



Cultivating
Transportation
Choices

12 Transportation

Land Use
Procedures

2 Land Use Planning

Note: Statewide Planning Goal 2 will be covered by the Comprehensive Plan, but is not included within a Core Area. Goals 3-4 and 15-19 are not applicable to Hillsboro.

Core Areas

Comprehensive Plan Topics



Bolstering
Community
Involvement

Public Involvement



Enhancing Livability
and Recreation

Design and Development

Housing

Recreational Needs

Historic Resources

Library Services

Urbanization



Promoting Health,
Wellness and Safety

Access to Local Food

Noise Management

Natural Hazards

Police and Fire Protection



Fostering Healthy
Ecosystems

Natural Resources



Building Economy
and Infrastructure

Economic Development

Surface Water Management

Public Facilities Plan

Water Supply and Distribution



Advancing
Environmental
Sustainability

Air Quality

Wastewater Collection

Energy **and Climate Change**

Water Quality



Cultivating
Transportation
Choices

Transportation System Plan

Land Use
Procedures

Land Use Procedures

Note: Highlighted topics are being covered in addition to what is required by the Statewide Planning Goals.