

Housing



Where does this topic fit within the new Comprehensive Plan?

Hillsboro's updated Comprehensive Plan is organized around seven core topic areas. These core areas cover broad, interconnected subjects that help define and guide the future growth and development of Hillsboro.



Housing is one of the six topics that make up the **Enhancing Livability and Recreation** core area.



The full background report is available at plan.hillsboro-oregon.gov/livability

Housing will continue to be a top priority as the City of Hillsboro plans for further growth and development. The City's vision is to provide a balanced range of housing options to meet the various needs and preferences of existing and future residents.

Introduction

The City recently completed a Housing Needs Analysis that provides information about the factors that may affect residential development in Hillsboro over the next 20 years. These factors include changes in the housing market and shifting demographics, among others.

The Housing Needs Analysis provides a factual foundation for the evaluation and revision of the Housing section in Hillsboro's existing Comprehensive Plan, which is intended to ensure that the City continues providing opportunities for the development of housing that meets the needs of households of all types and income levels.

Market Composition and Development Trends

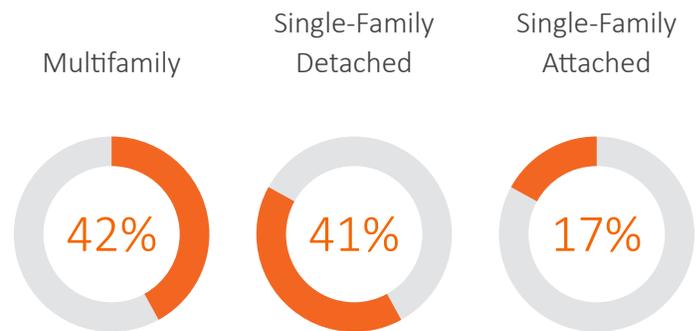
Hillsboro's urban area has changed as the city has grown to accommodate new residents and businesses. The City has expanded by about 7,600 acres since 1980 to its current size of about 15,360 acres, a 50% increase in geographic size. Much of the expansion occurred in the east and northeast direction. 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 3,500 dwelling units and 2,100 jobs.



Key Findings: Market and Trends

- The total number of dwelling units in Hillsboro increased by 11,091 between 2000 and 2013.
- Hillsboro has a greater diversity of housing types, but less owner-occupied housing than Washington County and the region.
- 87% of homeowners live in single-family detached housing and 76% of renters live in multifamily housing, which is consistent with other large cities in the Portland metropolitan region.
- More than 6% of Hillsboro's housing supply is government subsidized.

Permits Issued by Housing Type (2000–2014)



Housing Affordability

Households are considered cost burdened when they spend more than 30% of household income on housing expenses, including payments, utilities, and insurance.

Key Findings: Affordability

- 22% of owners and 51% of renters in Hillsboro are cost burdened, which totals 37% of all Hillsboro households.
- About 27% of Hillsboro's households are very low- or low-income, while 22% are low middle-income and 51% are high middle- or high-income.
- A household in Washington County must earn \$18.15 per hour to afford a two-bedroom apartment.

Population and Demographic Trends

Hillsboro has been growing at a rapid pace, with a faster growth than that of the county, region, and state between 1990 and 2014. Hillsboro is more ethnically diverse than Washington County and the Portland region. Hillsboro's Latino population has grown, and now accounts for 25% of the total population, compared to 12% regionally. Hillsboro's Asian population has also grown and accounts

for 9% of the total population. Additionally, Hillsboro has a larger share of households with children than Washington County or the Portland region.

Key Findings: Demographics

- Hillsboro’s population grew by more than 57,000 people between 1990 and 2014, accounting for 23% of Washington County’s growth during that period.
- Hillsboro’s population is younger than that of the region and state, but it is growing older, with those over age 60 expected to increase from 15% to 24% of the population between 2010 and 2035.

Housing Choice

A major piece of the City’s vision is to provide housing options that meet the various needs and preferences of existing and future residents. This includes providing housing choices for people at all income levels and for households of different sizes and compositions, as well as providing housing choices that are located near employment, services, and other amenities.

Key Findings: Housing Choice

- There is a shortage of housing for households with an annual income of less than \$25,000 per year as well as for those with an annual income of more than \$100,000 per year.
- Aging of the Baby Boomers will result in demand for smaller housing units in areas with access to urban services.
- The formation of new Millennial households will increase demand for relatively affordable housing.

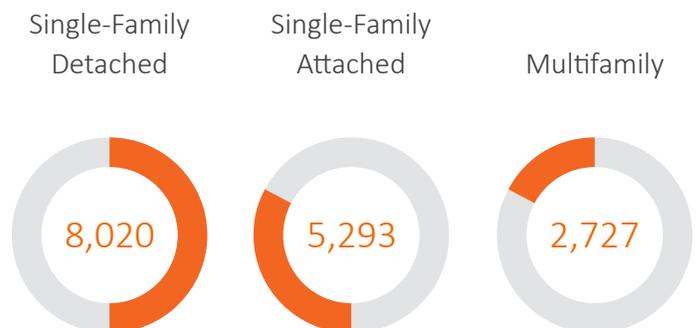


Residential Land Capacity

Hillsboro has roughly 1,900 acres of vacant residential land. There are about 273 vacant net acres within Hillsboro’s city limits and 685 vacant net acres in the unannexed areas of South Hillsboro. This translates to capacity for between 17,986 and 20,986 new dwelling units over the next 20 years. The Witch Hazel Village South and Bendemeer Urban Reserve areas are likely to have capacity for between 7,632 and 11,448 additional dwelling units.



Estimate of Future Housing Units by Type



Housing Forecast and Needed Housing

Key Findings: Forecast

- The areas that can accommodate the most residential development in the future are the unannexed portions of South Hillsboro and the urban reserve areas.
- Demand will exceed capacity for single-family detached homes by 1,354 housing units between 2016 and 2036.
- Capacity will exceed demand for single-family attached and multifamily units between 2016 and 2036.

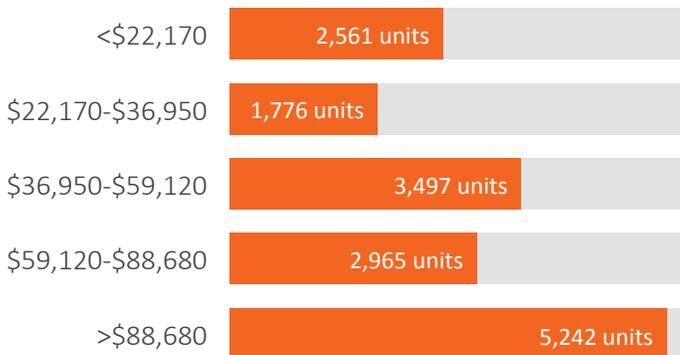


To accommodate future housing needs, Hillsboro will need to:

- Continue providing opportunities for development of a variety of housing choices to meet the housing needs at all income levels.
- Ensure that development begins relatively soon in South Hillsboro.
- Identify additional opportunities for single-family detached housing development.
- Continue planning for redevelopment in the AmberGlen and Tanasbourne areas.
- Plan for additional opportunities for multifamily redevelopment.
- Plan for housing that meets the needs and preferences of people who work in Hillsboro and live elsewhere.



Future Housing Need by Income Level



Find Out More

For more information, including upcoming events and opportunities to get involved, please visit plan.hillsboro-oregon.gov.

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