



# GOALS & POLICIES HOUSING

*4th Main mixed-use  
development in  
downtown Hillsboro*

## HOUSING CHOICE

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

**POLICY H 1.1**      **Variety of housing choice.** Employ development standards that allow the opportunity for development of housing types such as single-family residences, single-story single-family housing, accessory dwellings, duplexes, apartments, attached single-family residences, cottage housing, co-op housing, condominiums, townhouses, government-assisted affordable housing, and manufactured housing.

**POLICY H 1.2**      **Housing for all incomes.** Provide opportunities to develop housing that is appealing to people at all income levels that work at businesses in Hillsboro and want to live in the City.

**POLICY H 1.3**      **High-amenity housing.** Provide opportunities for development of high-amenity, and/or larger single-family housing (on lots about 7,000 square feet or greater), and high-amenity condominiums (in urban centers) in areas with high amenities.

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

**POLICY H 1.5**      **Ageing population and disabled population.** Allow and support a diverse supply of affordable, accessible housing to meet the needs of older adults and people with disabilities, especially in centers and other places which are in close proximity to services and transit.

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

**POLICY H 1.7**      **Consistency with City plans.** Locate housing types to be consistent with the Comprehensive Plan Map and Zoning Map.

HOUSING (H) GOAL 2

**AFFORDABILITY**

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

**POLICY H 2.1**      **Balanced housing supply.** Ensure opportunities to develop an efficient, compatible, and balanced mix of housing types and unit sizes at a range of housing prices, rents, and amenities dispersed throughout the City.

**POLICY H 2.2**      **Multi-dwelling ownership.** Support homeownership opportunities in multi-dwelling housing by encouraging the creation of condominiums, cooperative housing, and limited equity cooperatives.

**POLICY H 2.3**      **Lower housing/transportation cost burden.** Provide housing opportunities that decrease commuting and lower the combined housing/transportation cost burden for people who live or work in Hillsboro.

**POLICY H 2.4**      **Affordable housing location.** Attempt to locate new government-assisted affordable housing and workforce affordable housing in areas that have access to jobs, active transportation, open spaces, schools, and supportive services and amenities.

**POLICY H 2.5**      **Affordable housing compatibility.** Integrate and ensure compatibility of government-assisted affordable housing with surrounding neighborhoods.

**POLICY H 2.6**      **Affordable housing dispersal.** Disperse government-assisted affordable housing throughout the City to diffuse concentration of poverty.

**POLICY H 2.7**     **Fair housing.** Employ strategies that support the Fair Housing Act and affirmatively further fair housing.

**POLICY H 2.8**     **Affordable housing tools.** Support the development of government-assisted affordable housing and workforce affordable housing through strategies such as partnerships, code flexibility, land banking, or other tools consistent with state-enabling legislation.

**POLICY H 2.9**     **Affordable housing partnerships.** Partner with non-profit housing developers and other agencies to create the opportunity to provide moderate- and low-income housing and rehabilitation activities in Hillsboro.

HOUSING (H) GOAL 3

## LIVABILITY

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

**POLICY H 3.1**     **Well-designed neighborhoods.** Promote qualities of well-designed neighborhoods so that existing and new neighborhoods in Hillsboro are attractive, safe, and healthy places to live; respect surrounding context; and enhance community character.

**POLICY H 3.2**     **Livability amenities.** Integrate amenities such as enhanced open space, community gardens, community gathering spaces, and multi-use paths for connectivity in single-family, multifamily, and mixed-use development.

**POLICY H 3.3**     **Walk and bike to daily needs.** Support development of new retail and personal services in conjunction with housing 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.

- POLICY H 3.4**      **Reasonably increased densities.** Leverage development and redevelopment potential to reasonably increase densities with respect to existing or planned neighborhoods and infrastructure.
- POLICY H 3.5**      **Density to support transit.** Foster the development of housing at densities that support transit and in areas near existing or planned transit.
- POLICY H 3.6**      **Compatible development patterns.** Establish development patterns that combine residential with other compatible uses in mixed-use areas as appropriate, such as downtown, AmberGlen, Tanasbourne, and South Hillsboro.
- POLICY H 3.7**      **Standards for streets.** Provide land use regulations and standards that address various street classifications, including special development setbacks for specific streets where warranted.
- POLICY H 3.8**      **Reduce negative impacts.** Mitigate the impact of close proximity traffic, noise, odor, lack of privacy, and negative visual aesthetics, through compatible site and building design.
- POLICY H 3.9**      **Residential and public use compatibility.** Ensure compatibility of non-residential public uses such as schools, trails, or cell towers, and quasi-public uses, such as a bed and breakfast inn, home occupations, or day care, when they are located in residential areas, through special planning and design review when necessary.
- POLICY H 3.10**      **Residential and public facilities compatibility.** Ensure compatibility between residential areas and public facilities, including emergency services.
- POLICY H 3.11**      **Historic context.** Promote housing and site design that supports the conservation, enhancement, and continued vitality of areas with special historic, architectural, or cultural value.

**POLICY H 3.12**    **Open space provisions.** Foster the provision of land for open space and recreation for new and existing residents when developing housing.

**POLICY H 3.13**    **Crime prevention.** Employ design principles that enhance security and foster Crime Prevention through Environmental Design.

HOUSING (H) GOAL 4

## **SUPPLY**

Ensure that the City has an adequate housing supply with enough land to support the community's growth.

**POLICY H 4.1**    **Adequate land supply.** Ensure that the City has enough land to accommodate Hillsboro's projected share of regional household growth, through regular monitoring and adjustments of available land.

**POLICY H 4.2**    **Land use efficiency.** Ensure that land provided for housing within the City is efficiently-developed, locationally-appropriate, and at densities that can accommodate forecasted growth.

**POLICY H 4.3**    **Densities.** Establish minimum and maximum densities for all areas designated for residential or mixed-use on the Comprehensive Plan 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, and as consistent with the adopted Metro Urban Growth Management Functional Plan.

**POLICY H 4.4**    **Density variation.** 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 H 4.5**    **High-rise housing.** Provide for development of high-rise housing (three to six stories) within the area designated in the Downtown Framework Plan, in Transit Station Communities, and in other areas designated for mixed-use or multifamily residential use.

**POLICY H 4.6**      **Supportive public facilities and services.**  
Ensure the appropriate type, location, and phasing of public facilities and services, including schools, sufficient to support housing development in areas presently developed or undergoing development or redevelopment.

**POLICY H 4.7**      **Existing housing stock maintenance.**  
Support the maintenance and rehabilitation of the existing housing stock, where feasible, in areas designated for residential use.

**POLICY H 4.8**      **Donated land accounting.** Account for land donated and accepted by the City for needed public facilities in the determination of allowed residential densities as appropriate.

HOUSING (H) GOAL 5

**INNOVATION**

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

**POLICY H 5.1**      **Innovative housing types.** Support innovative design techniques that allow the opportunity for varied housing types such as, but not limited to, tiny houses, cottages, courtyard housing, cooperative housing, accessory dwelling units, single story units, and extended family and multi-generational housing.

**POLICY H 5.2**      **Innovative site design.** Foster flexibility in the division of land and the siting of buildings and other improvements to allow for innovation.

**POLICY H 5.3**      **Sustainable technologies.** Promote the use of sustainable and efficient technologies and materials in housing construction that increase the quality and useful life of new and existing housing.

**POLICY H 5.4**      **Allow variation based on public benefit.**  
Ensure the quality and design of developments seeking adjustments or variation to established

development standards are 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.

#### HOUSING (H) GOAL 6

## **SUSTAINABILITY**

Encourage sustainable practices in planning and developing housing.

- POLICY H 6.1**      **Energy efficiency.** Promote energy-efficient design and construction, and construction methods, such as the installation of renewable energy, and water reuse to improve housing quality and reduce housing operating costs.
- POLICY H 6.2**      **Green infrastructure.** Promote the use of vegetated stormwater facilities, pervious pavement and similar “green streets” elements compatible with publicly-maintained infrastructure, where site conditions are favorable to stormwater infiltration and it is technically feasible and appropriate.
- POLICY H 6.3**      **Environmental impact reduction.** Foster flexibility in the division of land, the siting of buildings, and use of construction methods and technologies to reduce environmental impacts and promote renewable energy.
- POLICY H 6.4**      **Impact mitigation through density modification.** Allow density reductions or transfers within residential development projects that seek to minimize impacts to environmentally-sensitive areas such as Significant Natural Resource Overlay zones and floodplains.
- POLICY H 6.5**      **Tree preservation.** Preserve viable, mature trees within housing developments where possible.
- POLICY H 6.6**      **Habitat impact.** Promote wildlife habitat-friendly development practices.