



BALANCED HOUSING IN HILLSBORO

A balance of housing for all types of families and people, at all stages of life and income levels, is a critical piece of creating a thriving city. The elements needed to support balanced housing involve a strong employment base, sufficient land supply, public services, property amenities, nearby amenities, an efficient development process, public financial support, and a regulatory and/or incentive framework. With current and future residents forecasted to continue to experience challenges around housing choice, the topic of balanced housing has risen to the forefront throughout the Portland Metro region.

The City recently had a Housing Needs Analysis prepared as part of the City's Comprehensive Plan update. This analysis outlines the different types and amount of housing currently available in the City as well as what will be available in the future based on the land available for housing. The analysis also provides information about the factors that may affect residential development in Hillsboro over the next 20 years, including housing market changes, demographics, and other important factors such as income.

Hillsboro has approximately 36,000 housing units, nearly a third more than in 2000. The city has a more diverse mix of housing types than Washington County and other large cities in the region. Single-family detached housing makes up 53% of Hillsboro housing stock with the remaining as single-family attached or multi-family. The relatively high wages in Hillsboro, large number of jobs, and high rates of commuting, suggest that Hillsboro's housing market may not have the types of housing that meet the needs and preferences of the city's high-paid workers. Hillsboro has a need for more high-amenity housing which includes larger single-family housing on lots about 7,000 to 10,000 square feet and larger condominiums in urban centers.

Hillsboro also has a particular housing need for middle and lower-income households as costs are increasing more rapidly than the limited supply of housing within their means. More than one-third of Hillsboro households are cost burdened, meaning they spend more than 30% of their income on housing. Approximately 51% of renters in Hillsboro are cost burdened and 22% of owners are cost burdened. Unable to live locally, Hillsboro working individuals and families may be forced to move to peripheral locations and spend 50% or more of their income on housing and transportation costs.

The City understands that all types of families and people, at all stages of life and income levels, need housing and the City strives to attain housing opportunities for everyone in Hillsboro. Many City initiatives embrace this effort, including the goal of providing housing choices for residents and employees now and in the future. The citizens of Hillsboro support this goal and it is reflected in different areas of the Hillsboro 2035 Community Plan as well as the Hillsboro 2020 Vision and Action Plan. This goal is being incorporated into proposed updates to the City's Comprehensive Plan currently underway. Hillsboro City Council recently convened to discuss balanced housing and will continue the discussion with an overview of the Housing Needs Analysis in spring 2016.