



Affordable Housing Policy and Action Plan

April 2018 DRAFT

Affordable Housing Policy and Action Plan

The City of Hillsboro promotes a balanced mix of housing types for a broad range of incomes throughout the city. As part of this approach, the City Council has prioritized supporting the development and preservation of housing affordable to households earning less than the area median income.

The City of Hillsboro's Affordable Housing Policy and Action Plan has its foundation set in the Hillsboro 2035 Community Plan, the 2015-2020 Washington County Consolidated Plan, and the Hillsboro Comprehensive Plan, revised and adopted in November 2017.

The Hillsboro Comprehensive Plan outlines the following goal and policies for affordability:

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

POLICY H 2.1

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

POLICY H 2.2

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

POLICY H 2.3

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

POLICY H 2.4

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

POLICY H 2.5

Affordable housing compatibility. Integrate and ensure compatibility of government-assisted affordable housing with surrounding neighborhoods.

POLICY H 2.6

Affordable housing dispersal. Disperse government-assisted affordable housing throughout the city to diffuse concentration of poverty.

POLICY H 2.7

Fair housing. Employ strategies that support the Fair Housing Act and affirmatively further fair housing.

POLICY H 2.8

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

POLICY H 2.9

Fair housing. Employ strategies that support the Fair Affordable housing partnerships. Partner with nonprofit housing developers and other agencies to create the opportunity to provide moderate- and low-income housing and rehabilitation activities in Hillsboro.



FY 2018-20 Affordable Housing Action Plan

- Continue to utilize the City's Community Services Grant Program and Impact Grant as a means of funding support to nonprofits that provide housing-related services.
- Continue to provide annual funding to the Community Housing Fund for land acquisition and predevelopment assistance activities for affordable housing.
- Continue partnership and participation in the Home Investments Partnerships (HOME) Consortium with Washington County to help direct the use of federal funding for affordable housing countywide.
- Consider opportunities to utilize City Community Development Block Grant (CDBG) funding to assist with eligible types of affordable housing projects and programs.
- Conduct affordable housing development feasibility analysis on select City-owned parcels. If feasibility studies are positive, issue requests for affordable housing development proposals from developers.
- Consider amendments to the City's Community Development Code that reduce minimum parking requirements for affordable housing.
- Explore opportunities to preserve existing, naturally occurring affordable housing throughout the city, beginning with an inventory of key projects.
- Evaluate emerging practices and opportunities such as tiny houses, secondary dwelling units (SDU's) and cottage housing as a means of providing permanent, affordable housing serving low-income families.
- Consider opportunities to utilize City General Fund dollars to provide gap financing (grants or loans) to affordable housing developers for projects to directly assist low-income renters or homeowners.
- Continue advocacy at the regional, state, and federal levels for affordable housing funding and resources.

