



July 11, 2019

Dear Chair Lidz and Commissioners:

On July 26, 2019, the Land Conservation and Development Commission will review Metro's proposed expansion of its urban growth boundary (UGB). The City of Hillsboro asks the Commission to approve Metro's decision, as adopted in Metro Ordinance No. 18-1427. The City participated both orally and in writing in the decision-making process, including written testimony dated September 17, 2018. The City fully supports Metro's decision. The City also concurs with the recommendation of the director of the Department of Land Conservation and Development to approve Metro's decision based on Metro's extensive data review and analysis that was broadly coordinated with cities and counties throughout the region. DLCD's review of the submitted objections to the expansion is thorough and the City agrees that there is no basis for remand of the Metro Council's UGB expansion.

Metro's growth management decision adds 2,181 acres of urban reserve land to the UGB including the City of Hillsboro's Witch Hazel Village South (150 acres). Witch Hazel Village South along with areas adjacent to Wilsonville, Beaverton and King City will create the opportunity for 9,200 additional housing units in the Metro area. Although these additional units will not be enough to keep up with anticipated demand for new housing based on projected population growth, they are expected to help reduce housing prices while leaving approximately 90% of the Urban Reserves untouched.

As reflected in the decision, Metro and the region adopted a new method to analyze where the UGB should be expanded. Partnering with the jurisdictions who are prepared for growth creates the opportunity to collectively produce more housing that is needed to accommodate the growth of the region as well as meet the housing needs of local jurisdictions. The City of Hillsboro has a proven track record developing a wide range of housing choices and also attracting high quality jobs that support the regional economy. We need to pursue developing housing choices across all income levels to provide housing options for Oregonians and the region's residents. Approving Metro's decision will assist in this endeavor.

The City of Hillsboro recently completed a full update of its Comprehensive Plan including an update to the City's Housing Needs Analysis. Both were acknowledged by the DLCD in early 2018. The Witch Hazel Village South planning process used the updated Comprehensive Plan goals and policies to guide the development of the Concept Plan and the Housing Needs Analysis results to address housing needs. The analysis concluded that even with full buildout of South Hillsboro the City has a shortage of single family housing over the next 20 years. It also concluded that the City, reflecting the Metro region, has a shortage of affordable housing. As a result of this analysis the Concept Plan includes a variety of housing choices across different income levels including single family detached and attached (townhomes), apartments, and a variety of middle housing choices such as cottage clusters, duplexes, and multiplexes. The Housing Needs Analysis also confirmed that the City complies with the minimum 10 dwelling units per net buildable acre required by the Metro Housing Rule at OAR-660-007-0035. At 16.6 dwelling units per net buildable acre, the overall capacity on vacant land in the city exceeds the rule. The Witch Hazel Village South (WHVS) Concept Plan will also meet the Metro Housing Rule. The area is planned at 11.7

dwelling units per net buildable acre. South Hillsboro, a UGB expansion area from 2010, is currently being built out as projected at 13 dwelling units per acre.

Statewide Planning Goal 10 (Housing) requires jurisdictions to maintain and plan for adequate land supply to accommodate projected future growth. The addition of Witch Hazel Village South to the City's land supply will help accommodate that growth. Statewide Planning Goal 14 (Urbanization) requires jurisdictions to provide an orderly and efficient transition from rural to urban land uses to provide for livable communities. The Witch Hazel Village South Plan includes housing choices, public facilities, streets, trails, parks and open space that will contribute to creating a livable community.

Additionally, the City prepared a WHVS Concept Plan that is Metro Title 11 (Planning for New Urban Areas) compliant, which means the plan includes thoughtful strategies for provision of a range of housing types, well-connected transportation choices, protection of natural resources, as well as the infrastructure and the funding necessary to build the community. The Concept Plan was developed with numerous partners including Metro, Washington County, Clean Water Services, Oregon Department of Transportation, TriMet, and DLCD.

The Witch Hazel Village South Concept Plan includes several of the Metro's recommendations for the expansion areas including the integration of different housing types, as mentioned above which allows for greater density. The City has supported a mix of housing types for decades as is evident by the mix of housing types the City currently has (37% multi-family, 10% single family attached, 53% single family detached).

The City complies with the Metro Urban Growth Management Function Plan, including Metro Code 3.07.120(g) and allows accessory dwelling units (ADU) for each detached single-family dwelling unit. The City is also compliant with ORS 197.312(5) which includes similar provisions for ADUs. Additionally, the WHVS Concept plan encourages the development of ADUs. It is the City's intent to work with the development community to build some ADUs at the same time as the primary dwelling units, which is currently happening in new units in South Hillsboro.

Affordable Housing in the Metro region and in Hillsboro is of critical concern to the City of Hillsboro. In 2018, the City Council adopted an "Affordable Housing Policy and Action Plan" and since that time the City has reduced parking requirements for affordable housing developments, adopted a resolution for a non-profit owned affordable housing property tax exemption program, and has worked with several affordable housing developers to identify city-owned parcels that would be suitable for affordable housing.

The Metro region has come a long way to improve the urban growth management process and should continue to analyze the fundamental elements of success of each growth management decision. The City of Hillsboro supports the thoughtful and considered use of the region's Urban Reserves and in turn supports the growth Metro's decision will allow for Hillsboro, Wilsonville, Beaverton and King City. We urge the Land Conservation and Development Commissioners to do so as well.

Sincerely,

A handwritten signature in black ink that reads "Steve Callaway". The signature is written in a cursive, slightly slanted style.

Steve Callaway  
Mayor  
City of Hillsboro