Target the Right Places and Policies to Make Your Community More Livable: AARP Livability Index

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City of Hillsboro, Oregon

15th Annual New Partners for Smart Growth Conference
Hillsboro, Oregon

POPULATION
97,480
2015 Estimate

5th largest city in the state of Oregon

Fastest growing city in the region

Economic engine of the state:
High-tech semiconductors and solar technology manufacturing

Hillsboro Civic Center
Hillsboro Airport

HILLSBORO
Hillsboro’s Growth

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>1900</td>
<td>2,016</td>
</tr>
<tr>
<td>1910</td>
<td>3,039</td>
</tr>
<tr>
<td>1920</td>
<td>5,142</td>
</tr>
<tr>
<td>1930</td>
<td>15,365</td>
</tr>
<tr>
<td>1940</td>
<td>37,800</td>
</tr>
<tr>
<td>1950</td>
<td>91,970</td>
</tr>
<tr>
<td>1960</td>
<td>105,370</td>
</tr>
<tr>
<td>1970</td>
<td>116,602</td>
</tr>
<tr>
<td>1980</td>
<td>156,398</td>
</tr>
</tbody>
</table>

- **Theoretical Buildout**: 156,398
- **2035 Projection**: 116,602
- **2015 Population**: 97,480
Hillsboro Demographic Snapshot

**ETHNICITY**
- White: 61%
- Hispanic: 25%
- Black: 2%
- Asian: 8%
- Other: 4%

**HOUSEHOLD SIZE**
- 24.1%
- 30.3%
- 17.8%
- 27.8%

**TENURE**
- Rent: 45.7%
- Own: 54.3%

**AGE**
- Under 15: 21.5%
- Age 15-24: 12.6%
- Age 25-44: 32.3%
- Age 45-64: 23.2%
- Age 65+: 10.5%

**INCOME**
- $64,826

2013 Median Household Income

Median: 31.7 years
Orenco Station: Planning & Progress
Letter from the Mayor

August 2015

Hillsboro has always been a forward-thinking community with an exceptional ability to adapt to changing times and circumstances. Formerly, when Hillsboro was still a small town, our leaders recognized growth was coming and had the foresight to secure land, water and transit to support the economic growth we enjoy today.

Historically, the City’s workforce has been principally military and defense employees since the 1950s. The arrival of the Nike missile plant and the construction of the Nike missile base in the early 1960s provided the impetus for the City’s growth. In 1963, the City plans were 50,000; by the late 1960s, the City invited community members to help determine how they wanted Hillsboro to grow and evolve in the years ahead.

The resulting Hillsboro 2030 Vision and Action Plan has had a profound influence on the last 45 years. We are grateful for all the insights and how many Hillsboro residents were born from that original community engagement. Examples included the Hillsboro Aquatic Center and Wetlands Park, the Longview Community College, theipc, the University of Oregon, the Hillsboro Theatre, community gardens, and even Iron Tom Fauti, to name just a few.

But underlying all of the visible accomplishments are even more impressive outcomes: stronger community partnerships and collaboration. Depicts of local organizations and hundreds of volunteers here have had a hand in implementing the Hillsboro 2030 Vision and Action Plan, in fact, we have been so proud that our twenty-year plan was recently completed in 2016.

But this is Hillsboro, where we are always looking toward and planning ahead. Like its predecessor, the Hillsboro 2030 Community Plan is built on values, goals and aspirations shared by thousands of our friends, families and neighbors, including many who are new arrivals to Hillsboro. It is a bold vision for the next twenty years and specifics on how we can take to get there. As the title indicates, it is truly a community plan, with multiple partners volunteering to play a role in its implementation.

I hope you are as excited as I am by the Hillsboro 2035 Community Plan. It is reflective of our growing and changing community. It outlines a balanced economic development future. We are proud to be home to as many as 140,000 residents by 2035 – and forward ways to maintain our sense of place and identity. It clearly articulates the goal of community people want to see safe, smart, and easy to get around with strong employment and plenty of things to see and do.

Finally, I want to thank all the volunteers, staff and partner organizations who have contributed so much time and energy to this endeavor. You make Hillsboro a better place and inspire all of us to serve.

Sincerely,

Mayor Jerry Weitry
### Comprehensive Plan Core Areas

<table>
<thead>
<tr>
<th>Area</th>
<th>Topics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bolstering Community Involvement</td>
<td>Public Involvement, Historic Resources, Recreational Needs, Housing, Urbanization, Library Services, Urban Design &amp; Development</td>
</tr>
<tr>
<td>Enhancing Livability and Recreation</td>
<td>Economic Development, Public Facilities &amp; Services</td>
</tr>
<tr>
<td>Building Economy and Infrastructure</td>
<td>Natural Hazards, Noise Management, Police &amp; Fire Services, Light Management, Access To Local Food</td>
</tr>
<tr>
<td>Promoting Health, Wellness and Safety</td>
<td>Air Quality, Water Quality, Energy &amp; Climate Change, Wastewater Collection</td>
</tr>
<tr>
<td>Advancing Environmental Sustainability</td>
<td>Natural Resources (Habitat, Groundwater, Wetlands, Streams, Open Space)</td>
</tr>
<tr>
<td>Fostering Healthy Ecosystems</td>
<td></td>
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<tr>
<td>Cultivating Transportation Choices</td>
<td></td>
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</tbody>
</table>

20 topics total
For more information

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### Example: Housing Design Policy

**Housing Accessibility**

State and local laws that make housing accessible for people of all abilities.

As Americans live longer, homes built for easy access are becoming more necessary. At a minimum, a house should be “visitable” for someone in a wheelchair. Visitation requires a zero-step entrance, wide doors and hallways, and a ground-floor bathroom. The index gives credit to state and local governments that have established voluntary or mandatory policies to build housing with accessible features.

*Source: Center for Inclusive Design and Environmental Access, 2014 Local Visitability Initiatives and Policies List*

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#### Initiative 3: Create systems to facilitate aging-in-place and quality of life for our growing senior population.

<table>
<thead>
<tr>
<th>ACTION</th>
<th>LEAD COMMUNITY PARTNER(S)</th>
<th>TIMELINE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Create and implement an eldercare strategy to increase access to senior housing and health care</td>
<td>Washington County</td>
<td>To be implemented in 2020 or later</td>
</tr>
<tr>
<td>B. Offer recreation classes and information workshops for seniors</td>
<td>City of Hillsboro</td>
<td>To be implemented by 2020</td>
</tr>
<tr>
<td>C. Expand senior engagement and volunteer opportunities</td>
<td>Elders in Action</td>
<td>To be implemented by 2020</td>
</tr>
<tr>
<td>D. Promote technology portals through which seniors can network and access information and services (e.g., transportation assistance)</td>
<td>Washington County</td>
<td>To be implemented in 2020 or later</td>
</tr>
</tbody>
</table>
Example: Housing Design Policy

POLICY ▶ 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 ▶ Foster flexibility in the division of land and the siting of buildings and other improvements to allow for innovation.

POLICY ▶ Support innovative design techniques that allow the opportunity for housing types such as tiny houses, cottages, courtyard housing, cooperative housing, accessory dwelling units, single story units, and extended family and multigenerational housing.
Example: Housing & Neighborhoods Policy

**TRANSPORTATION**
Safe and convenient options

How easily and safely we’re able to get from one place to another has a major effect on our quality of life. Livable communities provide their residents with transportation options that connect people to social activities, economic opportunities, and medical care, and offer convenient, healthy, accessible, and low-cost alternatives to driving.

<table>
<thead>
<tr>
<th>Metrics</th>
<th>Policies</th>
<th>Resources</th>
</tr>
</thead>
<tbody>
<tr>
<td>How does my community compare to neighborhoods across the country?</td>
<td>TOP THIRD</td>
<td>MIDDLE THIRD</td>
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</tbody>
</table>

**Convenient transportation options**

- **WALK TRIPS**
  - 0.86 trips per household per day
  - Median US neighborhood: 0.73

Estimated walk trips per household per day: measured at the neighborhood scale, higher values are better.

Physical activity contributes to health and longevity. Making trips around the neighborhood by walking (called “walk trips”) can be a safe form of exercise. Walk trips also contribute to more frequent social interaction with neighbors. The index estimates the number of walk trips members of an average household take each day. It includes factors such as the number of destinations within a mile and how easy it is to navigate local streets. The goal is to measure how walkable the neighborhoods are.

Sources: Walk trips are modeled based on data from the Federal Highway Administration’s 2009 National Household Travel Survey and other sources, including the U.S. Census Bureau, and the U.S. Environmental Protection Agency’s 2013 Smart Location Database.

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**Initiative 2: Foster distinct, vibrant neighborhoods featuring quality development, preserved landmarks, a variety of housing, and services safely accessible by walking, biking, transit, or short commute.**

**ACTION**

- A. Identify locations and facilitate development of retail, dining and services within walking and biking distance of neighborhoods
  - LEAD COMMUNITY PARTNER(S): City of Hillsboro
  - TIMELINE: To be implemented by 2020

- B. Make parks and open space accessible to all neighborhoods
  - LEAD COMMUNITY PARTNER(S): City of Hillsboro
  - TIMELINE: To be implemented by 2020

- C. Preserve heritage homes and structures
  - LEAD COMMUNITY PARTNER(S): City of Hillsboro
  - TIMELINE: To be implemented by 2020

- D. Adopt standards for urban design with emphasis on creating or preserving neighborhood character and “sense of place”
  - LEAD COMMUNITY PARTNER(S): City of Hillsboro
  - TIMELINE: To be implemented by 2020

- E. Develop a world-class high-speed communications system
  - LEAD COMMUNITY PARTNER(S): City of Hillsboro
  - TIMELINE: To be implemented in 2020 or later
Example: Housing & Neighborhoods Policy

POLICY ▶ Locate new affordable housing in areas that have access to jobs, active transportation, open spaces, schools, and supportive services and amenities.

POLICY ▶ Support new retail and personal services 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 ▶ Integrate amenities such as enhanced open space, community gardens, community gathering spaces, and multi-use paths in connectivity to amenities in single family, multifamily, and mixed use development.