

ALOHA-REEDVILLE STUDY AND LIVABLE COMMUNITY PLAN

Existing Conditions, Problem Statement

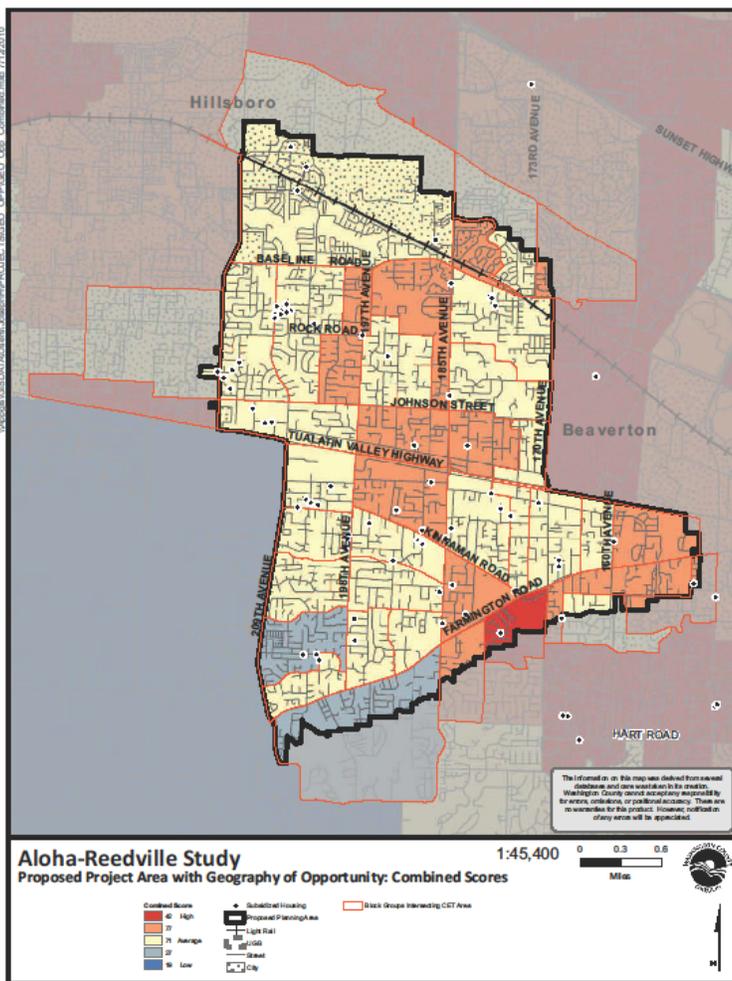
The Aloha-Reedville area is located primarily in an unincorporated urban area of Washington County between Hillsboro and Beaverton, the fifth and sixth largest cities in Oregon State. The study area includes one Metro 2040 Plan (“2040”)-designated town center, three light rail station areas, four designated corridors, and one regionally-significant employment center.

Despite strategic advantages, the Aloha-Reedville community has begun to show signs of physical and economic decline. In this area, a significant percentage of the population lives below the poverty level in rental housing and is on public assistance (2000 Census data), all of which are indicators of the need for investments that will improve the quality of life and economic vitality for Aloha-Reedville residents. Opportunity Maps created for the 2010-2015 Washington County Consolidated Plan indicate that the area suffers for low and/or inconsistent opportunity in several respects, including inconsistent sidewalk coverage and transit access, limited nutritious food sources, inadequate access to child care, high numbers of children receiving free or reduced lunch, and low math and reading test scores. Residents do not have

access to a full range of transportation choices, and cannot meet their daily needs within the community. Community members cannot find living-wage employment nearby, and are forced to spend too much time and money commuting to other employment centers. Lack of investment and disinvestment in infrastructure and housing stock has resulted in somewhat lower housing costs for area residents—in exchange for inadequate access to amenities.

The area is home to many low-income residents—nearly 5% of the regulated affordable housing units in Washington County are located in Aloha, along with over 23% of the Housing Authority of Washington County’s public housing units. 322 households in Aloha received voucher housing assistance in April 2010, and another 340 Aloha households were on the voucher waitlist. Low-income and minority residents are likely to be disproportionately impacted by gaps

in existing services and amenities, and need the jobs and opportunities revitalization and development will bring. The 2010 Census and survey research conducted as part of this project



CET Planning Grant Application – Aloha-Reedville Study, Washington County

will provide specific information regarding which areas should be targeted for redevelopment, including improvements in housing, service levels, and infrastructure.

At this time, although some physical and economic decline has begun to occur in the community, more information is needed to ascertain why existing plans for Aloha-Reedville have not realized the area's full potential in terms of commercial, office and residential development, or why redevelopment of existing, aging structures has not occurred. There is inadequate data to clearly identify inequities in access to housing, transit, services, and employment opportunities, or develop strategies to effectively fill gaps in housing, service, and employment needs, which are needed to provide meaningful programs to assist low-income and special-needs residents in becoming self-sufficient and stable community members.

How will funding achieve desired outcomes?

Proposed grant funds will provide resources for staff time and consultant assistance to develop the Aloha-Reedville Study and Livability Plan. The proposed planning work for the Aloha-Reedville area represents a significant project for Washington County and the nearby cities of Beaverton and Hillsboro. Long-standing county policies for provision of urban services limit the level of planning resources provided to residents of the county's urban unincorporated area. Without grant assistance, it is unlikely the proposed study would be a priority for local resources in the near term.

Underinvestment by the private and public sectors regarding the provision of services and infrastructure in the Aloha-Reedville area will result in decreased value and economic and physical decline. Expected outcomes from this project include identification of investment and redevelopment potential which will enable value to be created and capital investment to occur. This project will provide a unique opportunity to develop local affordable housing strategies *before* significant amounts of new investment takes place and low-income residents are displaced by rising housing costs. Over time, these strategies will result in measurable outcomes, such as an increased supply of affordable housing in high-opportunity areas with quality transit connections. This project will also use intensive and targeted outreach efforts to encourage meaningful participation from low-income, minority, and special-needs residents in the study area. These efforts will result in a project outcome of increased participation and capacity for ongoing civic involvement in traditionally underrepresented communities in Washington County.

The Aloha-Reedville project will examine how existing conditions, community aspirations and emerging urban service and planning opportunities provide prospects for fulfilling regional sustainability objectives. The project will also develop strategies for housing, redevelopment, corridors and town centers, and transportation for the Aloha-Reedville area that promote livability and sustainability, with a focus on affordable housing and addressing inequities in access to local opportunities and resources.

The project will identify specific community challenges and opportunities for improvement, and develop strategies to prioritize future improvements and investments that are guided by community values and shared goals. It will also explore the area's potential to achieve its "2040" regional objectives and prosper through improved infrastructure, preservation and

targeted investment in affordable housing, cohesive governance and private redevelopment investments.

The project will work with economic analysts and the community to better understand the issues, needs, opportunities and challenges, and will develop alternatives for addressing the problem(s). These efforts will pave the way for development, redevelopment and building permit requests that will lead to new businesses, employment opportunities, and services. At the same time, this project will develop strategies to improve, preserve, and increase the supply of affordable housing in the study area and insure low-income and special-needs residents will have equitable access to existing and new amenities. By developing immediate and long-term strategies to increase the supply of quality affordable housing in high-opportunity locations, this project will insure that all community members will have the chance to benefit from future improvements in the study area. The targeted nature of these plans will provide effective results by identifying strategic opportunities that would impact multiple objectives.

This project will be a collaborative planning effort between Washington County, the Housing Authority of Washington County, the Cities of Beaverton and Hillsboro and other affected agencies (e.g. ODOT and TriMet), with the county acting as lead administrator. Key outputs for this project will include local strategic plans for Redevelopment Suitability, Corridor and Town Center Economic Development, Corridor and Town Center Land Use and Streetscape Improvements, a Bicycle and Pedestrian Plan, and a Housing Equity and Opportunity Strategy. The project will also produce updated Urban Service Agreements as well as infrastructure and affordable housing funding strategies.

Supporting Livability Principles

a. Provide More Transportation Choices

The project will identify and develop plans for streetscape improvements in the study area that will create opportunities for safer and more enjoyable bike and pedestrian travel and improved access to existing transit routes. Data to support this outcome will include the number of bicycle, pedestrian, and transit access improvements identified during the planning process and included in the final strategies.

b. Promote equitable, affordable housing

The project will identify and collect baseline data on number affordable housing units, their physical condition, and their surroundings. The project will also develop strategies for preserving the existing supply of affordable housing, as well as strategies for increasing and improving affordable housing opportunities in the study area. Data to support this outcome will track the project's impact on affordability and accessibility, and will include change in the number of affordable housing units and the percent of total housing units that are affordable in the study area.

c. Enhance Economic Competitiveness

The project will enhance economic competitiveness by developing an economic development strategy for corridors and town centers that identifies market opportunities and targets sites for development and/or redevelopment. The strategy

will also create plans to increase nearby residential opportunities and improve local streetscape and infrastructure to provide greater customer base and improved access for both customers and employees. Expected outcomes from this project include identification of investment and redevelopment potential which will enable value to be created and capital investment to occur. Supporting data may include economic development strategies developed during the planning process, and projected jobs and/or businesses created or preserved in the study area.

d. Support Existing Communities

The project will identify the needs of the estimated 50,000 area residents and create plans and strategies to meet those needs and fulfill community aspirations. Data to support this outcome will include improvements identified during the planning process and incorporated in final plans, as well as data associated with new and/or updated Urban Service Agreements for the plan area.

e. Coordinate Policies and Leverage Investment

The project will coordinate with several existing and emerging local and regional plans and help maximize the impact of those efforts. One focus of the Aloha-Reedville Study is identifying strategies that will help the area meet its “2040” goals. The project will develop a Housing Equity and Opportunity strategy that is compatible with the regional strategy to be developed as part of the Sustainable Communities Regional Planning Grant Program activities. The Aloha-Reedville Study will also coordinate with the City of Hillsboro’s Refinement Plan for Tualatin Valley Highway (funded through a Transportation Growth Management grant) and respond to High Capacity Transit planning concepts developed regionally. Supporting data will include pertinent reports and /or strategies developed in the Aloha-Reedville project that align with goals and/or strategies in other local and regional plans.

f. Value Communities and Neighborhoods

The project will include intensive public outreach and involvement efforts to engage the local business community and area residents, with targeted outreach to low-income, immigrant, minority, and special-needs communities. This effort will insure that the feedback, suggestions, and strategies developed are an accurate reflection of the unique values and aspirations of the Aloha-Reedville community. Data to support this outcome will track the project’s increased participation and decision-making by traditionally marginalized populations, and will measure the increase in the number of traditionally-underrepresented populations that participate in the planning process.

Planning Goals and Objectives for the Aloha-Reedville Study are summarized in the table below.

Goals	Objectives
<p>1. Produce a community plan that has broad support among the residential and business communities being served and the agencies that provide services.</p>	<ul style="list-style-type: none"> • Work with advisory committee including representatives of affected interest groups, including residents, businesses, service agencies and community organizations. • Develop and implement an effective and comprehensive public engagement program for each phase of the proposed project. • Develop an existing conditions analysis that reflects a thorough understanding of relevant community issues and service needs. • Increase meaningful participation from traditionally underrepresented groups in the study area.
<p>2. Create a safe and attractive walking and bicycling environment for pedestrians through the improvement of streetscape conditions.</p>	<ul style="list-style-type: none"> • Identify the top tier bicycle and pedestrian improvement areas throughout the study area, based on usefulness for connecting neighborhoods with local destinations (including bus stops & MAX stations), and whether or not segments meet current county standards. • Identify corridor district improvement areas. • Investigate design elements that improve streetscape conditions and develop design concepts and treatments for identified improvement areas. Investigate culturally-sensitive design elements that encourage comfortable walking and bicycling among traditionally underrepresented groups. • Prioritize improvements that would complete local connections to local shopping and service opportunities.
<p>3. Coordinate with Hillsboro’s refinement planning for Tualatin Valley Highway within the TGM grant area to address improvement of the transportation performance of the corridor in order to provide for a balance among all travel modes.</p>	<ul style="list-style-type: none"> • Explore solutions to identified access management problems and projected capacity needs for corridors, including consideration of future planning for regional HCT along Tualatin Valley Highway. • Determine feasible alternatives, including a preferred design concept, for addressing future capacity issues associated with key intersections along Tualatin Valley Highway.
<p>4. Provide a land use basis for optimal mobility and transit service along identified corridors, including consideration of future HCT planning along Tualatin Valley Highway.</p>	<ul style="list-style-type: none"> • Establish preferred design concepts for key intersections along TV Highway that integrates pedestrian, bicycle and transit needs, and provide an appropriate, culturally-inclusive pedestrian environment for the “2040” town center area. • Consider several land use and transportation alternatives for achieving HCT objectives and thresholds, including modified zoning along TV Highway.
<p>5. Capitalize on new commercial and residential development opportunities that will be stimulated by the identified infrastructure projects.</p>	<ul style="list-style-type: none"> • Develop an actionable corridor redevelopment program that includes market-based economic development strategies and an implementation plan. The market-based development strategies will take into consideration the diversity of the population in the study area and enable culturally-specific business opportunities. • Identify and target commercial activities that will generate living-wage employment opportunities and/or meet daily needs of local residents.
<p>6. Identify viable funding tools and strategies for infrastructure improvements and other property investment incentives.</p>	<ul style="list-style-type: none"> • Explore potential funding tools and options to leverage public investments. • Explore potential strategies that would provide incentives for private and nonprofit investments and public-private-nonprofit partnerships.
<p>7. Identify strategies and funding tools to maintain existing affordable housing and increase the supply of affordable housing located in high-opportunity locations in the study area.</p>	<ul style="list-style-type: none"> • Explore strategies to preserve and improve existing affordable housing • Explore strategies to increase the number of affordable housing opportunities in well-connected locations. Housing should be appropriate to the diverse range of residents living in the study area. • Explore funding tools and options to leverage public, nonprofit and private investment in affordable housing