Villa Capri West

Hillsboro, Oregon

Transit-oriented development

Project Profile

Villa Capri West is a three-story, 20-unit low and moderate income multi-family housing development in downtown Hillsboro. Transit-oriented development program funding was authorized for the cost premiums associated with the building elevator, that allow for a higher building density and makes the building completely ADA accessible. Villa Capri West also achieves a higher density of 40.5 dwelling units per acre due to its low 1-to-1 parking ratio. The density and parking ratio required a city zoning variance.

All 20 of the units are restricted to low and moderate income residents, with income restricted to 30 percent, 50 percent, and 55 percent of the area median income. Additionally, the units are all designed to accommodate residents with physical disabilities.

Villa Capri West is located immediately adjacent to the southeast Washington/12th Avenue MAX light rail station, and within close walking distance to the Pacific University Hillsboro campus, and shops, restaurants, and neighborhood amenities. It is also a few blocks from a frequent service bus line and the Hillsboro Center Transit Center.

AT A GLANCE

Location 1160 SE Washington St., Hillsboro

Status Completed 2002

Total development cost $2.4 million

TOD program funding $42,000

Mixed uses 20 affordable rental apartments

Building Three stories

Parking 20 tuck-under spaces

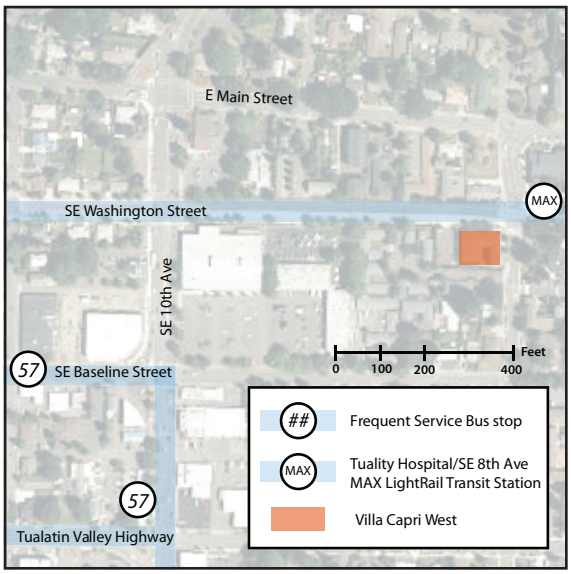
Site 0.49 acres

Density 45 dwelling units per acre

Increased transit ridership 2,395 annual trips

Clean air and clean water do not stop at city limits or county lines. Neither does the need for jobs, a thriving economy and good transportation choices for people and businesses in our region. Voters have asked Metro to help with the challenges that cross those lines and affect the 25 cities and three counties in the Portland metropolitan area.

A regional approach simply makes sense when it comes to protecting open space, caring for parks, planning for the best use of land, managing garbage disposal and increasing recycling. Metro oversees world-class facilities such as the Oregon Zoo, which contributes to conservation and education, and the Oregon Convention Center, which benefits the region's economy.



Highlights

- High density and low parking ratio for a suburban location
- 100% ADA accessible
- The highest priority TOD project on the Westside MAX light rail line at the time
- Demonstrates how small, strategic investments can yield higher densities and increased transit ridership

Private partners

Developer Tualatin Valley Housing Partners

Architects GEN Architects

Contractor Walsh Construction

Construction financing Wells Fargo Bank

Permanent Financing Network for Oregon Affordable Housing

Public partners

Metro TOD program funding

City of Hillsboro SDC exemption

For more information, call 503-797-1757 or visit www.oregonmetro.gov/tod

Printed on recycled-content paper.
10186 Sept. 2012