

## Transit-oriented development

### Project Profile

# Villa Capri West

Hillsboro, Oregon



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.

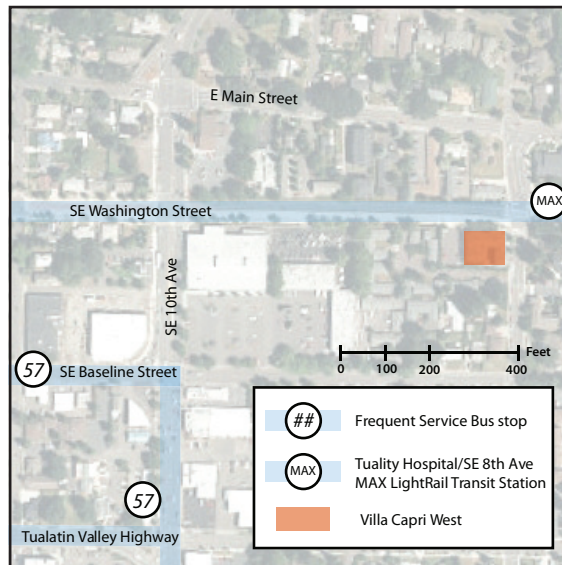
#### AT A GLANCE

- **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 503-797-1756 or visit  
[www.oregonmetro.gov/tod](http://www.oregonmetro.gov/tod)