



Livability

Cost of Living Comparison

| Location | Composite (100%) | Grocery (12.5%) | Housing (30%) | Utilities (10%) | Transp. (10%) | Health (4%) | Misc (33%) | Average Rent | Ave Home Price |
|------------------|------------------|-----------------|---------------|-----------------|---------------|-------------|------------|--------------|----------------|
| Portland OR | 111.2 | 105.8 | 130.4 | 87.3 | 105.8 | 113.4 | 105.1 | \$1,015 | \$391,472 |
| Seattle | 121.2 | 115.0 | 139.9 | 85.8 | 118.8 | 119.7 | 119.1 | \$1,365 | \$383,117 |
| Phoenix | 100.6 | 108.1 | 90.2 | 96.8 | 108.9 | 108.6 | 104.6 | \$795 | \$265,399 |
| Albuquerque | 95.0 | 91.9 | 90.2 | 88.8 | 94.7 | 100.0 | 101.7 | \$700 | \$269,216 |
| Austin, TX | 95.5 | 89.3 | 84.9 | 111.0 | 100.2 | 100.1 | 100.5 | \$926 | \$232,060 |
| Omaha, NE | 88.2 | 92.0 | 79.0 | 90.1 | 100.0 | 96.6 | 89.7 | \$661 | \$231,995 |
| Colorado Springs | 92.8 | 95.4 | 91.8 | 87.0 | 96.2 | 102.1 | 92.1 | \$783 | \$261,466 |

Source: ACCRA Cost of Living Index, Jan 2011.

The national average cost for each index area is set at "100" and the indices for each place are then calculated based upon their relation to that average. In addition, the total cost of living index does not include taxes.

**Avg Rent – two bedrooms, unfurnished, excluding all utilities except water, 1 ½ or 2 baths, 950 sf.

***Avg Home Price - 2400 sf living area, new house, 8,000 sf lot, 4 bedrooms, 2 bath.

Housing

| Portland Metro Area Residential Highlights | | New Listings | Average Sales Price | Median Sale Price |
|--|------------------------------|--------------|---------------------|-------------------|
| 2009 | July | 3907 | \$288,600 | \$250,000 |
| | Year-to-date | 28148 | \$293,800 | \$250,000 |
| | Hillsboro/Forest Grove (ytd) | 1832 | \$251,900 | \$231,000 |
| 2008 | July | 5237 | \$340,500 | \$288,200 |
| | Year-to-date | 36764 | \$338,100 | \$283,900 |
| Change | July | -0.254 | -0.152 | -0.133 |
| | Year-to-date | -0.1 | -0.131 | -0.119 |

Source: Regional Multiple Listing Service (RMLS™)

Portland-Vancouver MSA Median Sales Prices

| | |
|-------------------------------|------------------|
| Portland-Vancouver MSA | \$275,500 |
| North Portland | \$267,900 |
| Northeast Portland | \$248,300 |
| Southeast Portland | \$214,500 |
| West Portland | \$326,500 |
| Gresham/Troutdale | \$206,300 |
| Milwaukie/Clackamas | \$260,000 |
| Oregon City/Canby | \$242,000 |
| Lake Oswego | \$358,000 |
| Beaverton/Aloha | \$211,500 |
| Tigard/Wilsonville | \$277,000 |
| Hillsboro/Forest Grove | \$210,000 |

Source: Realtors Multiple Listing Service, May 2010



| Median Sales Price of Existing Single-Family Homes | | 2010-Q2 (\$1,000s) |
|--|--------------------------------------|--------------------|
| Arizona | | |
| | Phoenix-Mesa-Scottsdale, AZ | 144.7 |
| | Tucson, AZ | 150.2 |
| California | | |
| | Los Angeles-Long Beach-Santa Ana, CA | 339.9 |
| | San Jose-Sunnyvale-Santa Clara, CA | 630.0 |
| Nevada | | |
| | Las Vegas-Paradise, NV | 142.3 |
| New Mexico | | |
| | Albuquerque, NM | 177.9 |
| Washington | | |
| | Seattle-Tacoma-Bellevue, WA | 307.3 |
| Oregon | | |
| | Portland-Vancouver-Beaverton, OR-WA | 238.5 |
| | Eugene-Springfield, OR | 201.6 |

Source: National Association of REALTORS, Q2 2010

| Average Residential Utility Cost | |
|--------------------------------------|---------------------|
| Electricity | 10.05 cents per kWh |
| Natural Gas | \$1.37 per therm |
| Water/Sewer | |
| City of Hillsboro (18 CCF per month) | \$42.54 |

Source: Portland General Electric (2009); Oregon Utility Statistics (2009)

City Government

The City of Hillsboro was incorporated in 1876. Government in Hillsboro is fiscally conservative, yet progressive and forward thinking. We take great pride in the supportive, cooperative attitude of the local government toward residents and business. The stability of the City is evidenced by the fact that it has had only four City Managers in its 100+ year history.

The City operates under a council/manager form of government. Voters elect six councilors and a mayor. Each serves a four-year term, subject to a charter imposed limitation of two consecutive terms. The mayor and council appoint a City Manager to conduct the business of the city. Policy decisions are the responsibility of the council and Mayor. Administrative functions are carried out by the manager and manager-appointed staff.

Healthcare

[Tuality Healthcare](#) is the primary provider of in-patient services, urgent care centers, and outpatient facilities throughout the Hillsboro area. In addition, Tuality offers a range of services including health education, birthing care, physical rehabilitation, mental health, cancer treatment, diagnostic imaging, laboratory, out-patient, home health, nutrition, and addiction counseling.



Many of Tuality's 300 member medical staff are also providers in the Tuality Health Alliance, a physician/hospital/community partnership that links members of local insurance plans to the full range of services represented by Tuality and its professional staff.

Tuality Health Education Center provides education and community outreach funded largely through the Tuality Healthcare Foundation. Generous contributions by community business and individual help fund the Foundation. Tuality also works closely with community organizations such as Community Action Organization, Virginia Garcia Memorial Health Center, Healthy Start Inc., Washington County Hospice, Tualatin Valley Mental Health, and the Washington County Department of Mental Health.

Secondary Education

Several private schools are available in the Hillsboro area offering education services to several grade levels.

[Faith Bible Christian Schools](#) (Pre K- 12)

16860 SW Blanton St.
Aloha, Oregon 97007
tel: 503-642-4112

High School Campus
4435 SE Tualatin Valley Hwy
Hillsboro, Oregon 97123
tel: 503-681-8254

[Forest Hills Lutheran School](#) (K – 8)

4221 SW Golf Course Road
Cornelius, Oregon 97113
St. Matthew Elementary School (K-8)
221 SE Walnut St.
Hillsboro, Oregon 97007-2745
tel: 503-648-2512

[Tualatin Valley Junior Academy](#) (Pre K - 12)

21975 SW Baseline Road
Hillsboro, Oregon 97123-6240
tel: 503-649-5518

The [Hillsboro School District 1J](#) includes a number of communities (Hillsboro, North Plains, Cornelius, Aloha, and even extends into Sherwood) located in three different counties (Washington, Yamhill, and Multnomah). The District has 4 high schools, 4 middle schools, and 24 elementary schools. It is also the fourth largest school district in Oregon.

- Total District Employment: 2213
- Total Students: 20,200 (as of October 2008)
- Average District Class Size: 26
- General Fund Expenditures per Student: \$ 6254 (2004-05)



Test Scores

| SAT Scores for Hillsboro School District Century High School | |
|---|-----|
| Reading | 492 |
| Math | 497 |
| Writing | 459 |
| Glencoe High School | |
| Reading | 509 |
| Math | 492 |
| Writing | 474 |
| Hillsboro High School | |
| Reading | 484 |
| Math | 508 |
| Writing | 461 |
| Liberty High School | |
| Reading | 513 |
| Math | 505 |
| Writing | 487 |
| State Average | |
| Reading | 523 |
| Math | 524 |
| Writing | 499 |
| National Average | |
| Reading | 501 |
| Math | 576 |
| Writing | 492 |

Source: Oregon Department of Education, Report Card, 2009-2010

Higher Education

Three higher education institutions are located in Hillsboro and neighboring Forest Grove to the west.

[Oregon Health Sciences University – Oregon Graduate Institute School of Science & Engineering](#) is a “...national leader in education and research aimed specifically at the interface of science, technology, health and the environment.” The OGI School of Science & Engineering provides an exclusive graduate-level education with a focus on research. The school incorporates the best features of a traditional university environment, research emphasis and state of the art instrumentation with the personal attention found usually in small colleges. The research environment is entrepreneurial, emphasizing the fundamentals and practical applications to solve problems in advanced technology, science management, finance, the environment and health. This campus also offers professional development courses which deliver knowledge, skills and tools that can be applied immediately. Enrollment is approximately 3000 students.

[Portland Community College – Rock Creek Campus](#)

Portland Community College's Rock Creek Campus is located north of US Hwy 26 and serves the western metro Portland area. The college offers college transfer and professional and



technical programs which include Veterinary Technology, Landscape Technology, Biology, Diesel Service Technology, Auto Collision Repair, Building Construction Technology and Biotechnology programs. The campus is a model for successful partnerships with area high schools, and its science-technology building, completed in 1995, houses up-to-date laboratories and classrooms. The on-campus hangar houses the Aviation Maintenance Technology program where students can get hands-on experience maintaining airplanes and helicopters. The Rock Creek campus serves about 10,000 students annually.

[Pacific University](#), located in Forest Grove is a private, four year university offering undergraduate and graduate degrees from:

- College of Arts & Sciences
- College of Education
- College of Optometry
- College of Health Professions:
 - Occupational Therapy
 - Physician Assistant Studies
 - Physical Therapy
 - Professional Psychology

Many graduate degrees are offered at [Pacific's Health Professions Campus](#) in Downtown Hillsboro.

Recreation

Hillsboro residents enjoy a variety of recreational opportunities. Proud to promote its natural beauty, Hillsboro is home to 24 public [parks](#), some of the area's premier wineries and the [Jackson Bottom Wetland Preserve](#), a 710 acre wildlife preserve located within the city limits. Jackson Bottom is a superior resource center for information and services related to wetlands and aquatic education in the metro region. Residents of Hillsboro also enjoy recreational and seasonal event opportunities such as swimming, boating, and fishing, as well as team sports played at the Gordon Faber Recreation Complex. Hillsboro also has nine golf courses, including the [Reserve Vineyards and Golf Club](#).