

Hood River Affordable Housing Production Strategy

Advisory Community Task Force
Meeting #2

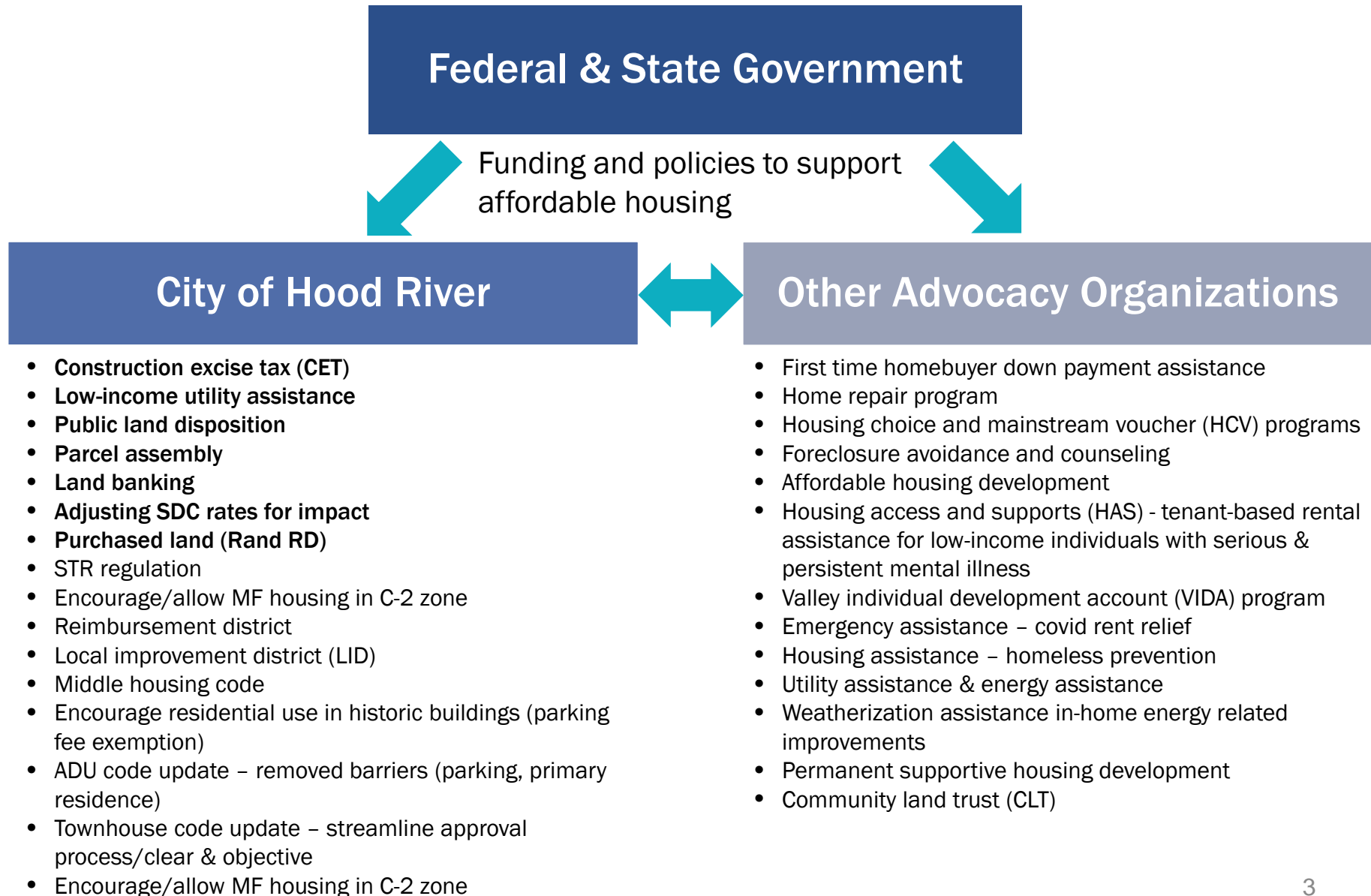
October 13, 2021

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What we heard at Meeting #1

- Diverse perspectives on the problem and the solutions.
- Would like to see different household and income data to better understand what it looks like for Hood River - and to understand professions/businesses that are impacted.
- Data doesn't capture people who work here but can't afford to live here.
- Focus on rental housing with some consideration for ownership opportunities
- Make sure strategies are legally defensible and practical.

Hood River Affordable Housing Programs



City efforts to reduce housing costs & promote housing availability

Affordable Housing Programs:

- Construction excise tax (CET)
- Low-income utility assistance
- Public land disposition
- Parcel assembly
- Land banking
- Adjusting SDC rates for impact
- Purchased land (Rand RD)

Market-rate Housing Programs:

- STR regulation
- Reimbursement district
- Local improvement district (LID)
- Middle housing code
- Encourage residential use in historic buildings (parking fee exemption)
- ADU code update – removed barriers (parking, primary residence)
- Townhouse code update – streamline approval process/clear & objective
- Allow MF housing in C-2 zone



Mid-Columbia Housing Authority (MCHA) Programs

- Housing choice and mainstream voucher (HCV) programs
- Housing access and supports (HAS) - tenant-based rental assistance for low-income individuals with serious & persistent mental illness
- Valley individual development account (VIDA) program



Columbia Cascade Housing Corporation (CCHC) Programs

- First time homebuyer down payment assistance
- Home repair program
- Foreclosure avoidance and counseling
- Affordable housing development (including 119 affordable rental units in the City)



Columbia Cascade Housing Corp.

Mid-Columbia Community Action Council (MCCAC) Programs

- Housing assistance – rapid rehousing, homeless prevention, shelter
- Utility assistance & energy assistance
- Home Weatherization assistance in-home energy related improvements



**Mid-Columbia
Community
Action Council**

How are we thinking about strategies?

- Category
- City's role
- Potential impact
- Complexity to administer
- Tenure targeted (rental, ownership)
- Affordability level
- Equity impact



Source: Mid-Columbia Housing Authority



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Strategies under consideration

See the October 6, 2021 memorandum “Example Housing Strategies and Actions” from ECONorthwest.

Strategy	Potential Impact on Development Cost or Unit Production	Complexity to Administer
General Fund and General Obligation (GO) Bonds	Large	Low
Urban Renewal / Tax Increment Finance (TIF)	Moderate to Large	Low
Homebuyer Opportunity Limited Tax Exemption (HOLTE)	Moderate to Large	Medium
Land Trusts	Small to Large	Low
Support Preservation of Regulated Affordable Rental	Moderate	Medium
Land Banking, Parcel Assembly, and Land Disposition	Small to Large	Medium
SDC Financing Credits	Small to Moderate	Low
Sole Source SDCs	Small to Moderate	Low
Deed Restrictions to Preserve Employee Housing	Small to Moderate	Low
Ordinances to Preserving Existing Affordable Housing	Small to Moderate	Low
Add Restrictive Covenants to Ensure Affordability	Small to Moderate	Low
Provide Density Bonuses to Developers	Small to Moderate	Low
General Fund Grants or Loans	Small	Low
Utility Fee or other Dedicated Revenue	Small to Moderate	Medium
Support Preservation of Manufactured Home Parks	Small to Moderate	Medium
Reduced / Waived Building Permit fee, Planning fees, or SDCs	Small	Medium

Strategies under consideration

See the October 6, 2021 memorandum “Example Housing Strategies and Actions” from ECONorthwest.

Strategy	Potential Impact on Development Cost or Unit Production	Complexity to Administer
Expedited / Fast-tracked Building Permit	Small	Medium
Tax Abatements for Regulated Affordable Housing (Nonprofit Corporation	Small to Moderate	High
Vacancy Tax	Small to Moderate	High
Endorse Cooperative Housing Models	Small to Moderate	High
Inclusionary Zoning	Small to Moderate	High
Multiple-Unit Limited Tax Exemption Program	Small to Large	Medium
Reduced Parking Requirements for affordable housing developments	Small to Large	Medium
Encourage Diverse Housing Types in High Opportunity Neighborhoods	Moderate	Medium
Foundation Awards	Small	N/A
Transient Lodging Tax (TLT)	Small	N/A
Linkage Fees	Small	High
Local Innovation and Fast Track (LIFT) Program for Affordable Rental Housing Development	Small	N/A
Employer-Assisted Housing	Small	Low
Re-designate or rezone land for housing	Small	High
Allow tiny homes	Small	Medium
Accessible Design Incentives	Small	Medium to High

- What are your thoughts on the preliminary strategies?
- Which strategies would you like additional information on?
- Are there other strategies we've missed?



- Review additional information requested by Task Force Members
- Discuss refined list of strategies, including scale of impact and implementation considerations (i.e.: resources needed).

