

City of Hood River
City Council – Special Meeting
April 12, 2021

Council: Mayor Kate McBride, Mark Zanmiller, Megan Saunders, Tim Counihan, Jessica Metta, Erick Haynie, Gladys Rivera

Staff: City Manager Rachael Fuller, Finance Director/ACM Will Norris, City Attorney Dan Kearns, Fire Chief Leonard Damian, Police Chief Neal Holste, Public Works Director Mark Janeck, City Engineer Wade Seaborn, City Recorder Jennifer Gray, GIS Analyst Jonathan Skloven-Gill

Absent:

I CALL TO ORDER

Mayor McBride called the meeting to order at 5:00 p.m.

II PRESENTATION

1. 780 Rand Rd. Housing Development Strategy - Site Development Alternatives, Kevin Liburdy and Brian Vanneman

The cost of housing in Hood River is a burden to families and individuals and makes it difficult to recruit and retain workers. The City's 2020 Work Plan identified the Rand Rd. Development Project as an opportunity to partner with the community to develop affordable and attainable, deed- and income restricted units to help meet Hood River's housing needs. Leland Consulting Group was selected to prepare a development strategy for the site as well as a Request for Qualifications that will be used to solicit a developer to build affordable housing.

In December of 2020, the City Council discussed the vision and goals for the site and focused on households earning at or below 80% Area Median Income (AMI). Council expressed interest in providing some housing on the site for 80-120% AMI, resulting in a mix of rental units and owner-occupied units (below market rate) if feasible. Apartments were expected to be the core. It was recommended that cottage housing and townhouse development should be explored, and energy efficiency measures should be incorporated to reduce utility costs to residents. Housing is expected to be integrated with park land and open space, stormwater treatment facilities and transit.

Part of the consultant team's role is to find a balance between what the City wants and what the nonprofit or private developers can feasibly provide.

Next steps: Leland Consulting Group and consultant team members from DDV Consulting and Urbsworks have been working with staff and stakeholders to prepare conceptual development alternatives for review and refinement. These alternatives will be presented for Council discussion.

In coming weeks staff will gather additional public feedback, including through the project website (<https://cityofhoodriver.gov/planning/780-rand-road-housing-development-strategy/>), and the consultant team will continue to refine the development strategy.

The consultant team also will work with staff to prepare a Request for Qualifications (RFQ) document to be used in soliciting developers. The RFQ is expected to be completed by the end of June, 2021.

Liburdy presented the staff report. Brian Vanneman from Leland Consulting Group presented a PowerPoint Presentation along with Darcy Vincent from DDV Consulting. The PowerPoint has been added to the record and the presentation will be posted on the City's website. Vanneman presented four different alternatives for the Rand Road property. He stated staff's recommendation at this point is to go with Alternative 4 (slide number 24). It includes affordable rental, workforce owner-occupied and market-rate owner occupied housing. All of which have shown is needed in the housing need analysis. It moves primary responsibility of infrastructure to developer. Staff has also stated Alternative 1 is acceptable. It includes affordable rental, workforce owner-occupied housing and infrastructure responsibility is to be determined. It be funded via grants.

Vanneman explained it is the recommendation to show all the alternatives in the developer request for qualifications (RFQ) and identify Alternative 4 as recommended. Include benefits and drawbacks, to convey there is no one correct solution.

Vanneman stated they are working on the housing development strategy and they will be preparing a RFQ to release in June. Next steps is to solicit public input by putting the information on the City's website, working with the County and other key stakeholders. In the summer, the RFQ would be released and potentially prepare for rezoning at that time. In subsequent phases after receiving submittals from developers, a preferred developer would be selected and negotiate an agreement.

Vanneman stated they have outlined site development alternatives for the Rand Road property and the anticipated next steps. He asked Council if there are other issues to address?

Council made comment and asked questions for further clarification on the proposed alternatives.

Fuller stated staff needs to hear to if there are additional City goals, before putting the solicitation together. Is it a goal to not pay any additional money? Is it a goal to not do a property tax abatement? That is where they are to be able to put the solicitation together. They have come up with several alternatives for trying to close the infrastructure gap. The CET funds may or may not be required. It will depend on what happens with the County property. There are so many unknowns. Fuller suggested if there are goals beyond what is outlined, it would be helpful to understand what those are.

Councilor Metta has no other statements to add to the goals.

Mayor McBride stated she wants the units to be energy efficient. She should like the community rooms in the apartments units to be energy resiliency areas, if power goes down. She would like the word "resiliency" added.

Councilor Saunders stated if Alternative 1 or 2 turns into Alternative 4, she would like to have more middle income housing in Alternative 2, then Alternative 1. She is not confident she knows what they are doing but if the next step is to get more information, she is comfortable with moving forward.

Councilors were good with moving forward with the RFQ.

III **ADJOURN** – Adjourned by unanimous consent at 6:22 p.m.


Jennifer Gray, City Recorder


Kate McBride, Mayor

Approved by City Council on 5-10-2021