



Accommodating Hood River's Housing Needs

Hood River's current population, demographics and trends illustrate the need for a variety of housing types. In 2015 the City completed a Housing Needs Analysis that found a need for expanded housing options, affordable housing, and increased multi-family housing.



Hood River Housing Needs Analysis
Summary Report
September 2015



As the City's population has grown, housing has become less affordable to people living in Hood River. In 2015 nearly one-third of Hood River's households were unable to afford their current housing, with roughly 40% of renters unable to afford their housing costs.

The City's 2015 Housing Needs Analysis (HNA) found that

approximately 2,000 new residents will need more affordable housing options over the next 20 years. The need for affordable housing and increased multi-family housing is not only a future need, it's a current need.

State law requires cities to provide a 20-year supply of developable land for employment and housing needs.

Hood River's urban area, contained within an Urban Growth Boundary (UGB), is constrained by the Columbia River, agricultural and forest land, and the Columbia River Gorge National Scenic Area. It will be very difficult to expand the UGB, possibly requiring an act of Congress.



"Quality of life is the sum total of the fairness of our tax structure; the caliber of our homes; the cleanliness of our air and water; and the provision of affirmative assistance to those who cannot assist themselves. True quality is absent if we allow social suffering to abide in an otherwise pristine environment." -- Governor Tom McCall's 1973 Address to the Oregon Legislature

Shifting Demographics

Hood River's demographics include more young adults, aging adults and ethnically diverse populations than the county or state overall. These demographics and future trends have implications for Hood River's housing needs.

Three trends are particularly important: increased number of the **Millennial Generation** (born early 1980s to early 2000s); continued growth of the **Latino population**; and, aging of **Baby Boomers** (born 1946-1964).

By 2035, 28% of Hood River's population is forecast to be 60 and over, up from 21% in 2015. This trend is likely to result in reduced household sizes, lower homeownership rates (especially after 75), and declining income levels among this group. These implications point to needs for smaller, lower-cost housing near transit and urban amenities such as shopping and healthcare services.

Hood River's population is younger than State average, meaning Hood River has a larger share of 20-39 year olds. Hood River's ability to attract and retain Millennials will depend on availability of attainable housing for ownership and rentals. Important trends among millennials: household sizes, homeownership rates and income levels will likely go up. These trends point to a need for affordable owner or renter single-family housing such as cottages and townhomes.

Continued growth of Latino population. This population grew in Hood River by 550 people from 2000 to 2013.

Nationwide, Latinos are predicted to be the fastest growing ethnic group over the next few decades. Trends in this demographic will likely result in: increased household sizes and home ownership rates, but continued lower than average income. These implications point to needs for larger, lower-cost renter and ownership opportunities for larger households with more children and multiple generations.



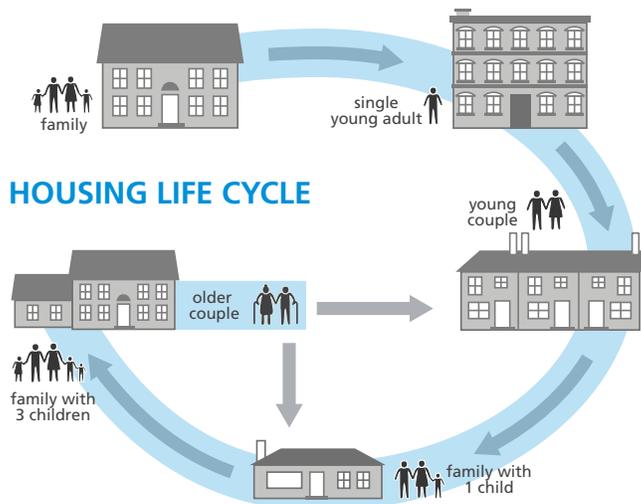
Hood River is growing and will continue to do so

From 2000 to 2014 Hood River's average annual growth (1.9%) was nearly double the growth in Hood River County (1%) or the State of Oregon (1.1%) overall.

Factors Affecting Housing Need

A clear linkage exists between demographic characteristics and housing choice, as shown in the illustration below. Key relationships include:

- Housing needs change over a person's lifetime
- Homeownership rates increase as income increases
- Homeownership rates increase as age increases
- Choice of single-family detached housing increases as income increases
- Renters are more likely to choose multi-family housing
- Income is a strong determinant of tenure and housing-type choice for all age categories



Much work has been accomplished in recent years to prepare for an update to Goal 10 of Hood River's Comprehensive Plan (Housing) including preparation of a Buildable Lands Inventory and Housing Needs Analysis (HNA) and establishing Housing Strategies. In 2016 and 2017 the Westside Area Concept Plan Report was prepared, and it was informed by the HNA and Housing Strategies as well as by stakeholder interviews, numerous meetings by two advisory committees, surveys and community open house events.

Statistically Speaking

Hood River's population is, on average, younger. Median Age, 2013.

34 Hood River	38 Hood River Co.	39 Oregon
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Hood River's "Over 60" population is expected to increase over the next 20 years.

21% 2015	28% 2035
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Hood River average household size is low, with a larger percentage of single-person households.

2.3 Hood River	2.6 Hood River Co.	2.5 Oregon
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Percentage of single person households.

35% Hood River	24% Hood River Co.	28% Oregon
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Hood River has a higher percentage of non-family households.

35% Hood River	16% Hood River Co.	23% Oregon
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The City and County are more ethnically diverse than the State overall, and percentage of Latino households is growing.

Hood River	2000	2016
Hood River Co.	23%	26%
Oregon	25%	30%
	8%	12%

Statistics from Hood River Housing Needs Analysis, 2015



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