

Hood River 2020 Keeping Hood River on Track

Public Feedback Report



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Prepared for:

**The City of
HOOD RIVER**

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Introduction

The City of Hood River has undergone rapid changes in the past few years and continues to experience the effects of major growth and development issues. The continued attraction of the area for tourists, both from the Portland-Vancouver Metro area and nationally, outdoor enthusiasts, businesses that support outdoor activities, and the second-home and rental property owners have contributed to a growing population. Visible signs of this growth have come in the form of new businesses and redevelopment in the downtown business district, large subdivisions at the edge of developed urban residential areas, and attached townhouse infill projects in the central portions of Hood River.

In order to respond to growth and development-related issues and to plan for the future of Hood River, the City began a process to reexamine the City's Vision Statement in 2005. The current Community Vision Statement was prepared in 1995. Since that time, 1,843 new residents have moved to Hood River and approximately 3,000 new jobs have been created in Hood River County. Hood River's population grew to approximately 6,450 residents by 2005. During this period Hood River continues to become an internationally recognized recreational destination, which increasingly attracts more sports enthusiasts and tourists to the City each year. Looking to the future, the City has to plan for population to increase to almost 11,500 residents by 2025.

In the face of this rapid change, the City Council and Planning Commission approved and supported a process that examined current demographic information, considered the Housing Market Analysis (July 2005) prepared for the County by the Oregon Downtown Development Association, and developed a questionnaire and the format for two Community Town Hall Meetings to garner feedback from the public on current conditions and desires for the future of Hood River. The results of these efforts will be used to update the Vision Statement so that it reflects current trends and future growth expectations and to identify steps the City should take to implement the vision.

Hood River is planning for 4,700 new residents over the next 20 years or almost a 70% increase in population over 2005 levels.

Public Involvement

A key element of the City's strategy to update the Vision Statement so that it better responds to current conditions and expected trends in Hood River is public involvement. The City solicited public feedback through the use of a questionnaire and two Community Town Hall Meetings. The format, content, and information gathered through these two public involvement techniques are summarized in this report.

Keeping Hood River on Track Questionnaire

In October 2005 the City posted the "Keeping Hood River on Track" questionnaire on the City's website. In addition, surveys were mailed to all property owners in Hood River and other public facilities. Additional hard copies were also available at City Hall. The public was encouraged to fill out the questionnaire on line, or deliver hard copies to the City offices. The majority of completed questionnaires were delivered by hand (74%).

The questionnaire distributed to city residents was intended to "gather... thoughts on the current state of Hood River and the major growth and development issues facing the City today."

The City advertised the questionnaire in the Hood River News and local radio stations. Questionnaires were mailed or distributed in the community. Close to twenty percent (18.4%) of the surveys were completed and returned. The survey included multiple-answer questions ("check all that apply"), single-answer questions ("check one"), ranking questions, and questions that required written responses. The questions were in the following categories:

- ◆ Demographics
- ◆ Quality of Life
- ◆ Economy
- ◆ Community services
- ◆ Housing
- ◆ Growth and Development

RESULTS

Demographics

The majority of the questionnaire participants (93.5%) identified themselves as year-round residents. Over fifty percent (61%) of the respondents indicated that they have lived in Hood River for over 10 years. The majority of the respondents (84%) live in the Westside, Downtown, or Heights sections of Hood River.

Given a variety of reasons to choose from to reply to why they moved to the City, or why they stay, respondents chose “small town atmosphere” most frequently (67% of responders), followed closely by “quality of life” (63%). However, respondents chose more than one of the reasons listed and most items were chosen by 30-50% of responders. Only “family” (27%) and “born here” (13%) were less frequently chosen as reasons to live or remain in Hood River.

Quality of Life

Participants were asked to rank quality of life issues. The results of the questionnaire indicate that the top ranked issue is protecting Hood River’s historic small town character with 96% of the responses indicating that this was moderately to critically important. A close second in importance was shown to be protecting and restoring natural resources and habitat. Ninety-three percent of responses ranked this issue as moderate to critically important. Less interest was shown for providing more public art and allowing growth as the market dictates; both issues received nearly evenly split responses between “important” and “not important.”

The highest ranked issue was “protect historic small town character”; the highest priority was “affordable housing.”

Economy

Respondents were asked to rank in importance encouraging more commercial development and creating more industrial land through rezoning. A small majority of the responses deemed these two issues important, with 60% indicating that boosting economic development is important and 57% indicating that creating more industrial land is important.

Community Services

All of the community services-related questions that required level of importance rankings – improving public transportation, providing commuter services to Portland, acquiring and

protecting open space, and connecting sidewalks and bike and walking paths – were shown to be important to respondents. With 88% percent of all responses for this issue categorized as “important,” acquiring and protecting open space was shown as the most important issue in this category, followed by connecting sidewalks and paths (81%).

A different section of the questionnaire asked participants to rate their level of satisfaction with a variety of City services, including Police, emergency response agencies, and City Administration. Unlike questions that asked for a ranking pertaining to perceived importance, this section specifically asked the responder to indicate their satisfaction with existing conditions and levels of services typically provided by governmental entities. Fire and Ambulance services ranked the highest, with 97% of responses indicating that people were “very satisfied” or “satisfied.” Results for most other services indicated that 80% or more of the responders were “very satisfied” or “satisfied.” For programs, the notable exceptions to this were the lower “very satisfied” or “satisfied” ratings for Hispanic Services (75%) and Youth Services (70%).

City agencies generally did not score well on the satisfaction scale, including Administration (68%), Building (56%), and Planning (45%). These ratings may be in part a reflection of dissatisfaction voiced in the Community Town Hall Meetings and in responses to open-ended questions (discussed later in this report) regarding new development and the impacts of growth.

The questions with the worst scores asked responders to rate their level of satisfaction with the housing and employment opportunities. Results show that 59% of responders indicated that they are “dissatisfied” or “very dissatisfied” with Employment Opportunities. The results show this dissatisfaction at 60% for Housing. While the housing question does not indicate what aspects people are most concerned about, other responses related to housing suggest that responders may be indicating their dissatisfaction with the amount of (lack of) affordable housing or the type of new housing being built in Hood River (see following Housing and Growth and Development sections).

Housing

While the questionnaire results clearly indicate that the housing issues identified are important to the community, most of the issues were close to a 70%-30% split between “important” and “not important.” These included limiting townhomes, limiting short-term rental homes, and requiring larger yards/more space between houses. There was less importance placed on allowing mixed uses in neighborhoods, where the responses were 57% “important” to 43% “not

important,” and allowing detached mother-in-law apartments (61% of responses indicated that this was an important issue). The housing issue that was shown to be the most important, with 78% of responses indicating it as such, was requiring developers to provide affordable housing in new projects.

Growth and Development

Questions related to growth and development were posed in three different formats in the questionnaire. Participants were asked to write out answers to open-ended questions, as well as indicate their top three priorities for growth and development from a list of issues. The last question related to growth and development required a “yes/no” answer. The clear priority related to growth and development was shown to be affordable housing, which received the most “first priority” responses of any of the issues, over a hundred more “first priority” responses than the second place issue, more open space/environmental protection. The issue ranked in least importance as a priority for respondents was more lodging facilities, with only 6% of the rankings for this issue placed in the first, second, or third priority category.

“I like the people and the small community feel, the natural beauty of the area, recreational opportunities, good local produce.”

The open-ended questions posed in the questionnaire asked what respondents liked about Hood River, what they disliked, what they would change, what things in the community should be preserved, and the biggest issues facing the City in the future. Many of the “likes” included “small town” in the descriptions of the City. Other adjectives used in conjunction with, or related to, the concept of Hood River as a small town include community, small-town “feel” and “atmosphere,” friendly people, small size, small businesses, and historic downtown. Community services, such as the library, arts center, and good schools, are also sprinkled in with the positive comments. Proximity to Portland was a plus, often being listed with “small town.” The City’s natural setting, climate, scenery, and natural beauty were also frequently cited as positive attributes. Access to the outdoors and outdoor recreational opportunities were listed frequently, often in conjunction with mention of the City’s unique and beautiful natural settings.

Most of the dislikes were directly related to growth. Many comments start with “too much development,” “too much growth,” or “too many people.” Frequently cited issues include traffic, housing costs, crowds/overcrowding, new development, tourists, and lack of parking. Many voiced concerns about Hood River becoming a tourist destination. The City Planning

Department, City Council, and Port Commission/Port of Hood River, as well as the general phrase “the politics,” were also listed as dislikes, often without further explanation.

Consistent with respondents dislikes, the things they would change include parking, housing affordability, city planning, and the Port Commission. The economy and the lack of jobs were typical comments listed under dislikes and “more industry/jobs” was mentioned even more frequently as something respondents would like to change. In keeping with what respondents liked, suggestions for change addressed ways to keep the small-town feel, provide more sidewalks, increase recreational opportunities, and slow down growth and development.

“Housing is far too expensive. Downtown is too congested in the Spring and Summer.”

The City’s historic character, landmarks, sites, buildings, and downtown were most frequently cited as things respondents would like to preserve. Small town “atmosphere” or “feel” were also frequently cited. Comments related to parks and open spaces were almost as numerous as “small town” references. By far the most frequently identified “biggest issues facing Hood River” were affordable housing and growth. Related to these overarching issues, there were comments pertaining to parking, schools and other community services, infrastructure, and jobs.

Finally, the last question on the questionnaire required a “yes/no” answer. Participants were asked if they supported expanding the City’s UGB for more development. The majority (57%) replied “no, don’t expand,” with 35% marking “yes, expand” and 8% not responding to the question.

Community Town Hall Meetings

To provide another opportunity for citizens to be heard regarding planning for Hood River's future, the City organized two Community Town Hall Meetings in November 2005. Both Town

Approximately 50 participants at two Community Town Hall Meetings contributed to the dialogue regarding Hood River's future.

Hall Meetings were open to the public, held in the evening, and attended by members of the general public, City staff, County representatives, Port Commission representatives, and City Council and Planning Commission members. The first of these two meetings was held on November 1, 2005 at the Public Library and the second was on November 2, 2005 at the Senior Center. Both meetings were facilitated by a consultant who led a group

discussion on housing, community design, jobs and employment, protecting resources, and public facilities. Participants were given a brief presentation that provided some context to the growth pressures Hood River is experiencing and defined the role of the participants in providing feedback on what "track" the City should pursue in the future and the trade-offs of pursuing certain goals (see Appendix E, *Community Town Hall Agenda and Presentation*). While structured, these forums allowed for an open dialogue between citizens, their neighbors, and public officials. For each issue, the facilitator posed the topic area and kept the discussion going until ideas and opinions appeared to be exhausted. All comments were recorded.

RESULTS

Housing

Consistent with questionnaire results, housing was the issue that garnered the most discussion. Affordability was a major point of discussion at both Town Halls, but density issues and the relatively recent appearance of attached townhomes infill developments were clearly very important to participants. Most were disappointed with the new infill development. The scale and design of these new buildings were discussed and participants had concerns regarding neighborhood or small-town character being negatively impacted. Participants voiced concerns about the possibility of "teardowns" in the future, the lack of open and yard space when new developments maximized the size of a building on the lot, and the size and design of infill development. Many comments were also made about absentee landlords, both second-home owners and rental property owners.

There were also concerns about the new, large subdivisions being developed on the edge of town. Comments included the design and similarity of housing type and whether or not these subdivisions provided affordable housing types to ensure diversity in neighborhoods. Comments also were made that suggested that greater density was not synonymous with affordability in Hood River. Participants discussed the concept of affordability and ways of making housing more affordable in the City.

Community Design

The community design discussion opened up the issue of new housing to include ways development could be made more attractive and suitable to Hood River. Participants discussed conditional use permits, maximum lot coverage, and design review. Attendees also grappled with the seemingly conflicting interests of maintaining the character of existing neighborhoods, while at the same time accommodating more growth within the existing urban growth boundary (UGB).

Jobs and Employment

Discussing jobs and employment, a common theme was the fact that Hood River's job base is increasingly service sector and tourism related. Job diversification, participating and competing in a regional economy, and job training were all topics of discussion. Some participants felt it was unlikely that Hood River could attract industry and, for that reason, cottage industries and entrepreneurial pursuits should be encouraged and supported. Conversely, participants also discussed how the City could attract larger employers and higher-wage jobs.

Protecting Resources

When discussing protecting resources, both natural areas and urban parkland came to the fore. Participants wanted to preserve the natural amenities, such as trails, riverfront access, and other spaces used for recreational purposes. The rural agricultural land outside the City's UGB was also something that some participants wanted to preserve. Some were advocates of having a City tree protection ordinance.

Public Facilities

Questions and comments related to public facilities centered on how services are funded presently in Hood River and what other funding options exist. Participants were concerned about over-burdening public facilities and services and discussed capacity issues.

Summary and Next Steps

The questionnaire and the Community Town Hall Meetings were important tools for the City to record, and in some cases quantify, the issues and concerns Hood River citizens have regarding growth and the future of their community. While the questionnaire and each Town Hall Meeting resulted in different comments, ideas, and suggestions, the recorded public feedback clearly indicates that growth issues currently dominate civic discourse. There is a dominant theme of preserving elements that create the “small town atmosphere” that so many respondents identified as important to them. Responses to questions in the survey and community meetings were often reactions against negative aspects of recent growth – traffic, infill that doesn’t fit in with the community, lack of affordable housing, lack of parking, and too many tourists and crowds.

The questionnaire responses gave clear rankings of importance to issues and suggested approaches. The more open-ended format of the Town Hall Meetings revealed the nuances and trade-offs of preserving all the desirable elements of the community, particularly in the face of rapid growth, and gave neighbors a chance to have a dialogue about these issues. In a few cases, there were differing opinions between residents. Differences were most pronounced when discussions regarding growth ensued. Some residents voiced a position of limiting any further growth in the City. Most participants were struggling with how to accommodate what they saw as inevitable growth. There also appeared to be differences between long-time residents and relative new-comers to Hood River. As highlighted by the questionnaire responses and comments made at the Town Hall Meetings, all participants had concerns about rapid population and tourism growth and the resulting impacts to the City. However, at the Town Hall Meetings, there were indications that more recent residents were more open to allowing future new residents to enjoy the attractive attributes they had relatively recently discovered themselves.

Written responses addressing “dislikes” frequently mention high housing costs. Responses to specific housing-related issues show that a majority of responders favor limiting townhomes, a type of housing product that can be developed as a more affordable option for home buyers/owners.

Regarding jobs and employment, the questionnaire only had two questions related to the economy and 40% or more of the responses indicated that these issues were not important. The Town Hall Meetings allowed for detailed discussions about the jobs and employment situation

“Find a way to balance the needs of all folks living in this community.”

in Hood River and it was apparent that participants were concerned about living-wage, or “good” jobs, the lack of diversity in the current job market, and the work force being able to afford housing in the City. There was some agreement that Hood River was a good place for small business owners, sole proprietors, and entrepreneurs, and that this employment base should be supported, but also a realization that the City should try to diversify the employment base and work with Hood River County to attract large employers. Participants questioned preserving farm land as an employment sector, but when discussing natural resource, many wished to preserve orchards and other agricultural lands.

Other contradictory comments pertained to how the City should plan for future growth. Comments made at the Town Hall Meetings indicated that residents do not want to expand the UGB, but were also reluctant to accommodate infill growth, in particular the type that Hood River has most recently experienced. Some felt that densification destroys what make small towns special. While many participants struggled with addressing housing affordability in a meaningful way, some believed that providing affordable housing would only entice more people to move to Hood River.

The results of the questionnaire and the feedback received at the Town Hall meetings will be used to inform discussions with the Planning Commission and City Council on a new City Vision Statement. City staff and City officials will be making preliminary decisions regarding the community’s values and suggested direction for the future of the City from the input received from the public, while at the same time attempting to reconcile contradictory directives. City staff will be drafting Vision Statement and steps that need to be taken to implement the vision beginning in January 2006. Formal adoption of the Vision Statement is expected in 2006. The adoption of this document will assist the City Council with setting priorities and will lay the groundwork for subsequent comprehensive plan policy amendments and potential changes to the City’s development code.

APPENDICES

Appendix A – Survey Demographics

Appendix B – Priorities

Appendix C – Summary of Written Comments

Appendix D – Community Services / Public Services Satisfaction

Appendix E – Community Town Hall Agenda and Presentation

Appendix A: Survey Demographics

Survey Distribution/Response	Number	Percent
Surveys Mailed	3280	
Surveys Distributed in Community	550	
TOTAL	3830	
Surveys Returned		
TOTAL	703	18.4%
Web	188	26.0%
Hand	515	74.0%

Location of Responses	Number	Percent
Heights	213	30.3%
Westside	208	29.6%
Downtown	170	24.2%
Eastside	47	6.7%
County	47	6.7%
No Response	18	2.6%

Residency	Number	Percent
Year-round Hood River Resident	657	93.5%
Seasonal Hood River resident	13	1.8%
Non-resident owner/Employee of Hood River business	5	0.7%
Visitor who intends to return	6	0.9%
Second homeowner	7	1.0%
No response	15	2.1%

Years of Residency	Number	Percent
> 1 year	23	3.3%
1+ year	114	16.2%
5+ years	123	17.5%
10+ years	180	25.6%
20+ years	165	23.5%
Multi-generational	80	11.4%
No response	18	2.6%

Appendix A: Survey Demographics cont'd

Reasons to Stay	Number	Percent
Small Town Atmosphere	471	67.0%
Quality of Life	442	62.9%
Natural Setting	392	55.8%
Outdoor Recreation	343	48.8%
Good Community for Families	302	43.0%
Job/Business Opportunity	240	34.1%
Family	190	27.0%
Born Here	92	13.1%

Appendix B: Priorities

SUMMARIES

	First Priority	Second Priority	Third Priority	Not a Top Three Priority	TOTAL ²	Percent
Top Priorities ¹						
Affordable Housing (need more)	229	97	94	283	420	61.9%
More Open Space/Environmental Protection	124	129	106	344	359	52.9%
Well Defined Development Codes	96	84	94	429	274	40.4%
New Schools	75	68	42	518	185	27.3%
Parks	65	77	40	521	182	26.8%
Light Industrial Development	41	62	72	528	175	25.8%
Greater Urban Residential Density to Protect Rural Areas	34	45	52	572	131	19.3%
New Community Center	13	42	76	572	131	19.3%
Large-lot Single Family Housing (in-favor)	30	57	33	583	120	17.7%
Mixed Use Neighborhoods (promote)	23	35	44	601	102	15.0%
More Shopping Centers	38	10	24	631	72	10.6%
More Lodging	5	15	21	662	41	6.0%
	Expand	Don't Expand	No Response			
Urban Growth Area (UGA)						
TOTALS	246	403	54			
Percent	35.0%	57.3%	7.7%			

Notes

1 = 678 Responses / 25 No Response

2 = Sum of First, Second, and Third Priority

Appendix C: Summary of Written Comments

Likes Based on Written Comments	
Small Town	328
Beauty of city, scenic views	226
Friendly People	178
Outdoor Recreation	132
Sense of Community	106
Historic Buildings/Downtown	69
Close to PDX/Metropolitan Area	51
Weather	50
Safe Community	30
Rural Environment & Agriculture	30
First Fridays/Families in the Park	24
Diversity	24
Art Community	23
Library	19
No Chain Stores	13
Not Much	10
Hospital	7
Pool	5

Dislikes Based on Written Comments	
Housing	274
Cost	(138)
Style	(109)
Vacation/2nd homes	(27)
Traffic/Parking	135
Becoming Aspen/Vail/Resort Town	67
No Jobs	49
Unchecked Growth	44
Port of Hood River	33
No or Poor City planning	31
Shopping (either too expensive or lack of family shopping)	29
	23 (no)
Big Box/Wal-Mart	6 (yes)
Windsurfers	11
Dog/Cat Control	6
Brown Lawns	4
Aggressive Drivers	3
	2 (no)
Fluoride	1 (yes)

Appendix C: Summary of Written Comments cont'd

Preserve Based on Written Comments	
Historic Homes & Historic downtown	199
Open Space, Green Space & Parks	175
Waterfront & River Access	125
Small Town Feel	120
Natural Beauty & Views	106
Trees	62
Rural Feel, Agriculture, Orchards	56
Small Local Businesses	16
Affordable Housing	11
Others - community education, library, concerts in the park, First Friday	

Issues Based on Written Comments	
Growth, Overdevelopment, Sprawl	284
Affordable Housing (lack of)	216
Job, Family Wages	98
Traffic & Parking	73
Gentrification (becoming Aspen)	69
Waterfront, Port of Hood River	64
Schools	61
Over Population	49
Wal-Mart & Big Boxes	27
Casino	20
Water Quality	18
Taxes	16
Air Quality	9
Illegal Aliens	5

Appendix D: Community Services / Public Services Satisfaction

	0=No response	1=very satisfied	2= satisfied	3= dis-satisfied	4=very dis-satisfied	5=don't know	# of ratings (minus 0&5)	# satisfied (1+2)	Percent satisfied	# dis-satisfied (3+4)	Percent dis-satisfied	AVERAGE (minus 0s & 5s)
REPORT CARD												
Police	43	194	337	49	24	55	604	531	87.91%	73	12.09%	1.8
Fire/ Ambulance	42	281	257	11	3	109	552	538	97.46%	14	2.54%	1.5
Street maintenance	37	112	370	129	44	11	655	482	73.59%	173	26.41%	2.2
Administra- tion	53	56	304	112	54	124	526	360	68.44%	166	31.56%	2.3
Building Dept	53	44	220	122	87	177	473	264	55.81%	209	44.19%	2.5
Planning Dept	46	53	182	164	125	133	524	235	44.85%	289	55.15%	2.7
Town Cleanliness	44	189	411	49	6	4	655	600	91.60%	55	8.40%	1.8
Recycling	41	207	362	57	22	14	648	569	87.81%	79	12.19%	1.8
Water Quality	46	293	285	52	13	14	643	578	89.89%	65	10.11%	1.7
Air Quality	48	243	313	55	24	20	635	556	87.56%	79	12.44%	1.8
Youth	59	91	219	88	46	200	444	310	69.82%	134	30.18%	2.2

Appendix D: Community Services / Public Services Satisfaction cont'd

	0=No response	1=very satisfied	2= satisfied	3= dis-satisfied	4=very dis-satisfied	5=don't know	# of ratings (minus 0&5)	# satisfied (1+2)	Percent satisfied	# dis-satisfied (3+4)	Percent dis-satisfied	AVERAGE (minus 0s & 5s)
Programs												
Housing	56	25	212	201	158	51	596	237	39.77%	359	60.23%	2.8
Community/N eighborhood Safety	49	50	408	42	9	45	509	458	89.98%	51	10.02%	1.7
Hispanic Services	61	48	180	45	32	337	305	228	74.75%	77	25.25%	2.2
Recreation opportunities	52	332	265	21	11	22	629	597	94.91%	32	5.09%	1.5
Employment opportunities	59	28	198	206	123	89	555	226	40.72%	329	59.28%	2.8
Special needs services	60	36	209	43	16	339	304	245	80.59%	59	19.41%	2.1
Number of Parks/ maintenance	44	115	372	111	36	25	634	487	76.81%	147	23.19%	2.1
	0=No response	1=critical	2=very important	3=moderately important	4=mildly important	5=not important		AVERAGE (minus 0)				

Appendix E: Community Town Hall Agenda and Presentation

The following is the agenda and power point presentation that was used at the two Community Town Hall Meetings in November 2005.

Keeping Hood River on Track
Community Town Hall Meetings
November 1st and 2nd, 2005
6:00pm - 9:00pm

Agenda

- | | | |
|------|--|-----------------|
| I. | Welcome | 6:00pm |
| II. | Overview of Issues | 6:10pm - 6:30pm |
| III. | Topic Tables | 6:45pm - 8:00pm |
| | <ul style="list-style-type: none">• Housing• Community Design• Public Facilities• Jobs/Employment• Resource Protection | |
| IV. | Review Key Issues | 8:10pm - 8:40pm |
| V. | Next Steps | 8:45pm - 9:00pm |

Welcome

Meeting Purpose

- Share Initial Community Survey Results
- Gather Additional Community Comments
- Provide Direction for City Vision Statement

Our Town

- Hood River is Attractive, Livable and Viable
- Our Quality Environment is Preserved and Enhanced
- Our Community Identity is Not Limited by Political or Geographical Boundaries
- The Agricultural Land Base Continues to Be Significant
- All Aspects of Community Life are Ethnically Integrated
- A Diversity of Cultural Opportunities is Available
- We Live, Work and Play in a Safe Environment
- Housing is Affordable by All

Our Economy

- Clean, Light Industry Provides Family-Wage Jobs

Hood River Community Vision (1995-2015)

*Keeping Hood River on Track
Community Town Hall Meetings*

Since 1995:

- 1,843 new residents call Hood River home
- ~3,000 new jobs have been created in Hood River County
- Hood River has become an internationally recognized recreational destination (sailboarding, Columbia River Scenic Area, etc...)
- Improvements to buildings Downtown have enhanced business opportunities and improved the aesthetic character of Downtown
- New housing types and choices (e.g. town homes) are being offered
- Short-term rental properties have grown in number

*Keeping Hood River on Track
Community Town Hall Meetings*

*"The future ain't what it used to be."
- Yogi Berra*

Now and into the Future

Hood River is planning for a population of

- 2005 - 6,783
- 2010 - 8,425
- 2015 - 9,388
- 2020 - 10,363
- 2025 - 11,439

4,656 New Residents over the next 20 years

*Keeping Hood River on Track
Community Town Hall Meetings*

Comments from Survey

Likes:

- Protect small town atmosphere, natural beauty and historic buildings and homes
- Acquire and provide more parks
- Protect views and trees

Concerns:

- Growth, overdevelopment and fear of becoming Aspen/Vail/Bend
- Housing costs
- Limit town homes and short-term rentals

*Keeping Hood River on Track
Community Town Hall Meetings*

*"When you come to a fork in the road, take it."
- Yogi Berra*

- How should Hood River accommodate its new residents?
- What opportunities are available to preserve Hood River's qualities and features ?
- What does "Keeping Hood River on Track" mean to you?

*Keeping Hood River on Track
Community Town Hall Meetings*

What trade-offs need to be discussed and agreed upon? For example:

- Compact development can impact existing residential areas but provide more affordable housing and limit the need to expand the Urban Growth Boundary.
- Recreational activities/economy create new economic development opportunities for current residents and businesses while at the same time increase the demand for short-term rental housing and more convenience services that can impact the "small-town" atmosphere.
- More open space/resource protection inside Hood River can enhance livability but put additional pressures on existing neighborhoods and expanding the Urban Growth Boundary to accommodate new residents and businesses.
- Expanding the Urban Growth Boundary to accommodate growth can impact agricultural uses and orchards.

*Keeping Hood River on Track
Community Town Hall Meetings*

"This is like deja vu all over again."
-Yogi Berra

Tonight, let's discuss these topics and how Hood River should take advantage of opportunities to balance community concerns with everyday issues related to each topic.

- Housing
- Community Design
- Public Facilities
- Jobs/Employment
- Resource Protection

*Keeping Hood River on Track
Community Town Hall Meetings*

How does this work?

- 6:45pm to 8:00pm - Visit each of the Topic Tables. Share your thoughts, comments, concerns and issues.
- 8:00pm to 8:45pm - Reconvene and a representative from each Topic Table will note top 3 to 5 issues/concerns to the audience. All issues will be included in final report.
- Meeting will conclude with short discussion of Next Steps

*Keeping Hood River on Track
Community Town Hall Meetings*

And Remember:

"It ain't over till it's over."

Yogi Berra

US baseball player, coach, & manager (1925 -)

*Keeping Hood River on Track
Community Town Hall Meetings*

Next Steps

- Two Community Town Hall Meetings
- Compile Comments from Town Hall Meetings and Survey
- Prepare Draft Vision Statement and Identify Necessary Implementation Steps
- Present to City Council and Planning Commission in January/February

THANK YOU FOR ATTENDING TONIGHT'S COMMUNITY
TOWN HALL MEETING!

*Keeping Hood River on Track
Community Town Hall Meetings*

Table #1 Topic: Housing

"Housing is affordable and available to all"

Is this still our vision and how do we accomplish this?

- Encourage more Housing Types/Choices (Town homes, apartments).
- Limit Short-term Rentals and Avoid Dark Neighborhoods
- Increase Density or Expand the UGB to provide more land supply.
- Allow smaller lot sizes throughout the city or only in targeted locations.
- Require new development to provide affordable housing.

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Table #2 Topic: Community Design

"Hood River is Attractive, Livable and Viable"

Is this still our vision and how do we accomplish this?

- Require higher design standards for all new development.
- Allow a mix of uses in neighborhoods.
- Protect existing neighborhoods from incompatible design.
- Expand the Urban Growth Boundary to create new neighborhoods.
- Retain the small town atmosphere.

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Table #3 Topic: Public Facilities

"We Live, Work and Play in a Safe Environment"

Is this still our vision and how do we accomplish this?

- Which public facilities, services or actions contribute the most to achieving this statement?
- What additional services (schools, police, fire, sewer, water, parks, etc...) will be needed?
- Where will future services be needed?
- How should new facilities be paid for?

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Table #4 Topic : Jobs/Employment

"Clean, Light Industry Provides Family-Wage Jobs"

Is this still our vision and how do we accomplish this?

- Focus on recreation-oriented jobs for future job growth.
- Protect agricultural jobs.
- Promote Commercial/Industrial/Office opportunities throughout the city or focus these jobs to specific areas.
- Diversify job opportunities and expand industrial land supply.

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Table #5 Topic: Resource Protection

"Our Quality Environment is Preserved and Enhanced"

Is this still our vision and how do we accomplish this?

- Protect Resources such as Views, Natural Areas, and Open Space through regulation of heights, building location, lighting, etc...
- Preserve existing agricultural lands - no expansion of UGB or targeted expansion of UGB.
- Identify new locations for public parks and open space.
- Quality environment includes small town atmosphere.