

Welcome!

Westside Urban Renewal District Information Session

Presenters:

Elaine Howard, *Elaine Howard Consulting, LLC*

Abigail Elder, *City Manager*

Dustin Nilsen, *Planning Director*

Facilitator:

Jackie Vanderpuye, *Community Engagement*

Coordinator



Getting started

- Time for questions at the end of the presentation
 - Enter questions in Q & A
 - Raise hand to speak
- Online survey for comments and feedback will be available after presentation
- We will have a couple of interactive polls during the presentation
- Presentation is being recorded and will be available online to watch in English and Spanish

Equity

Overarching Principles for Implementation

- **Clarity/Transparency** – Community understands what we are doing and why, open and easy to understand
- **Comprehensive Vision** - Assess potential benefits and negative consequences of an action
- **Commitment to Equity** - Seek to ensure benefits accrue to communities who have been historically borne the burdens of government action
- **Consider Long Term Effects of Projects** - Commit to long-term goals that will benefit future generations

*Who benefits?
Who is harmed?
How can we mitigate harm?*

Overview

How Urban Renewal Works

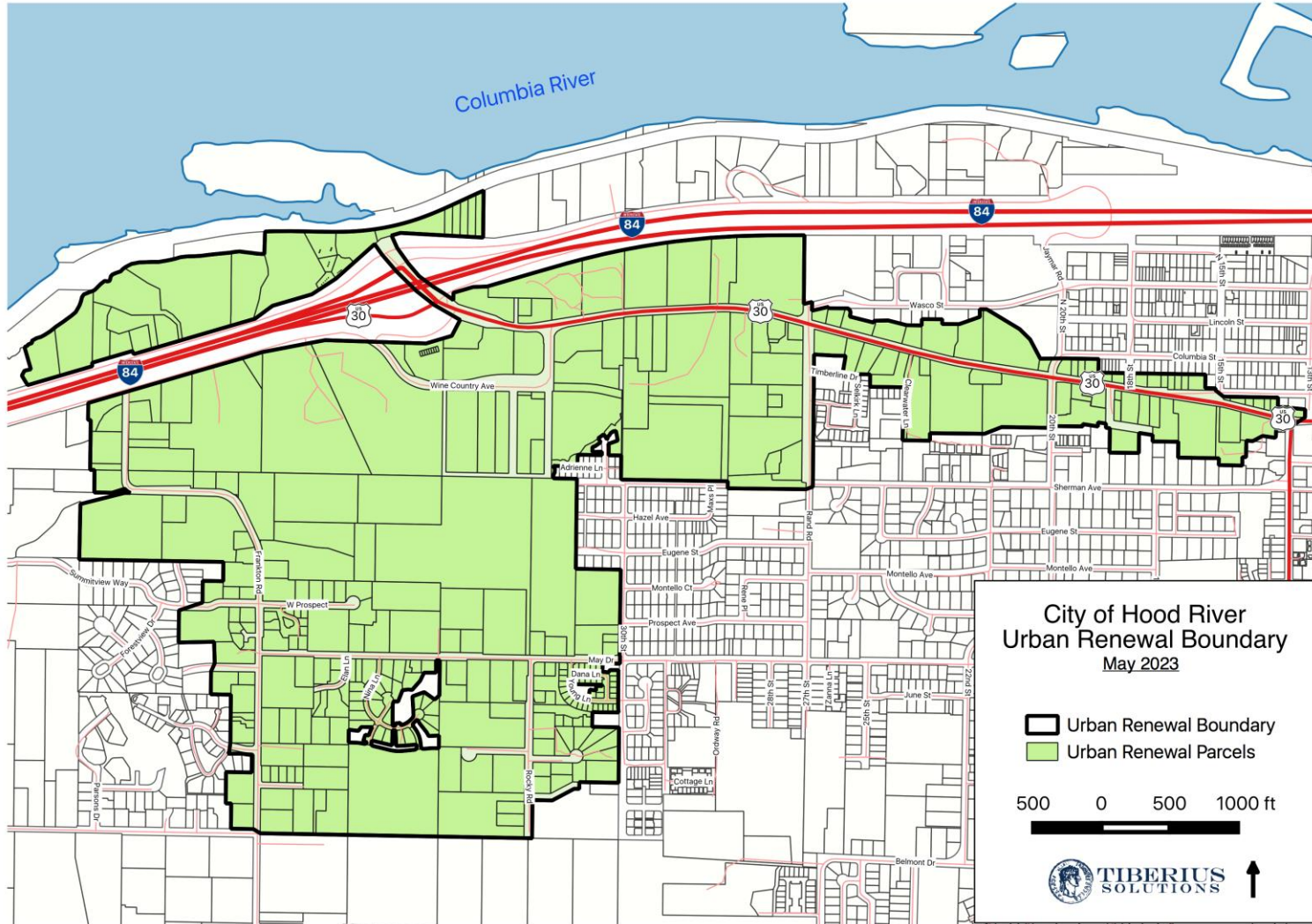
Preliminary Westside District Concept

- Possible projects
- District Size
- Financing

How to Provide Input

Next Steps

Potential Westside District



407 acres

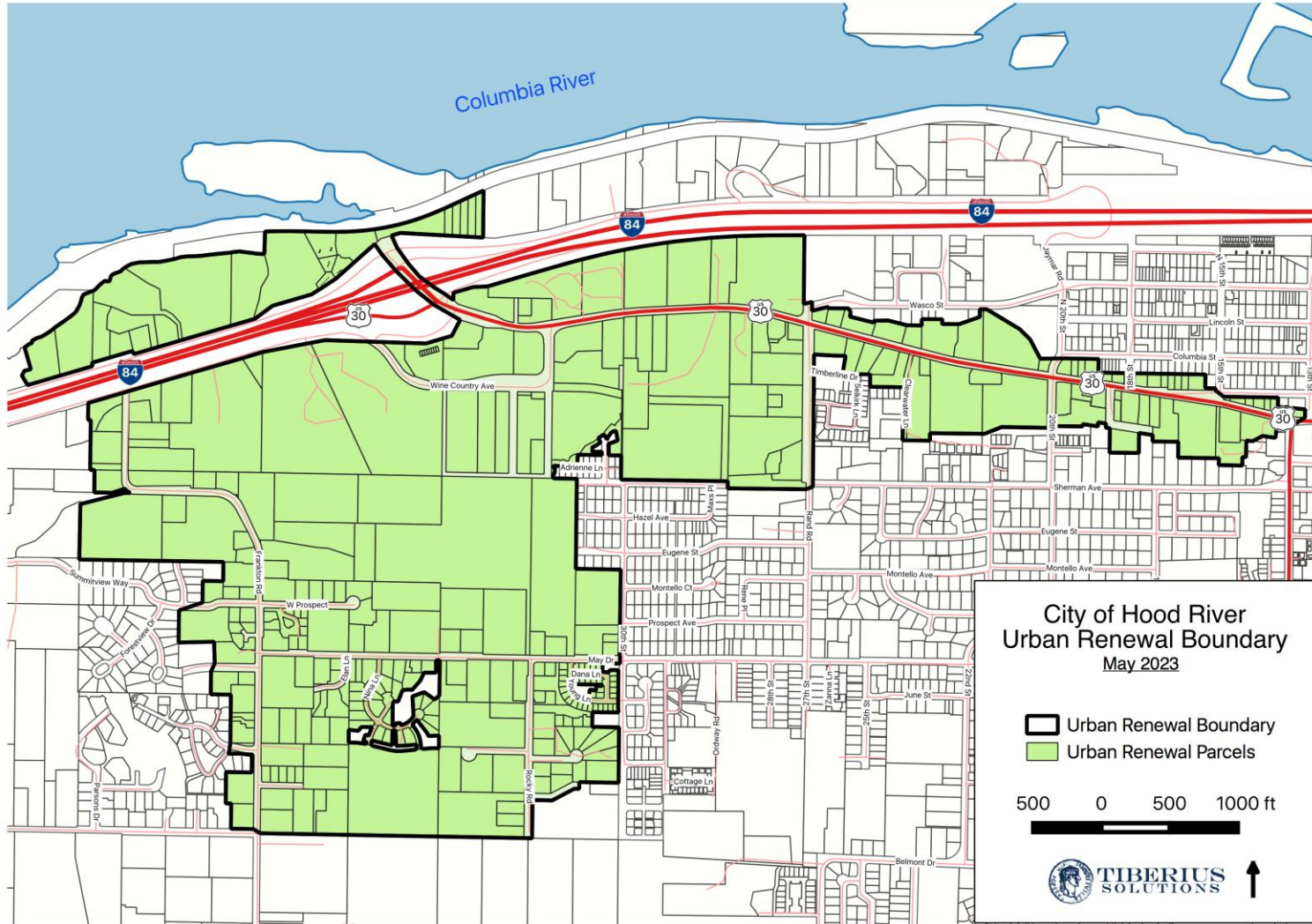
City of Hood River
Urban Renewal Boundary
May 2023

- Urban Renewal Boundary
- Urban Renewal Parcels

500 0 500 1000 ft



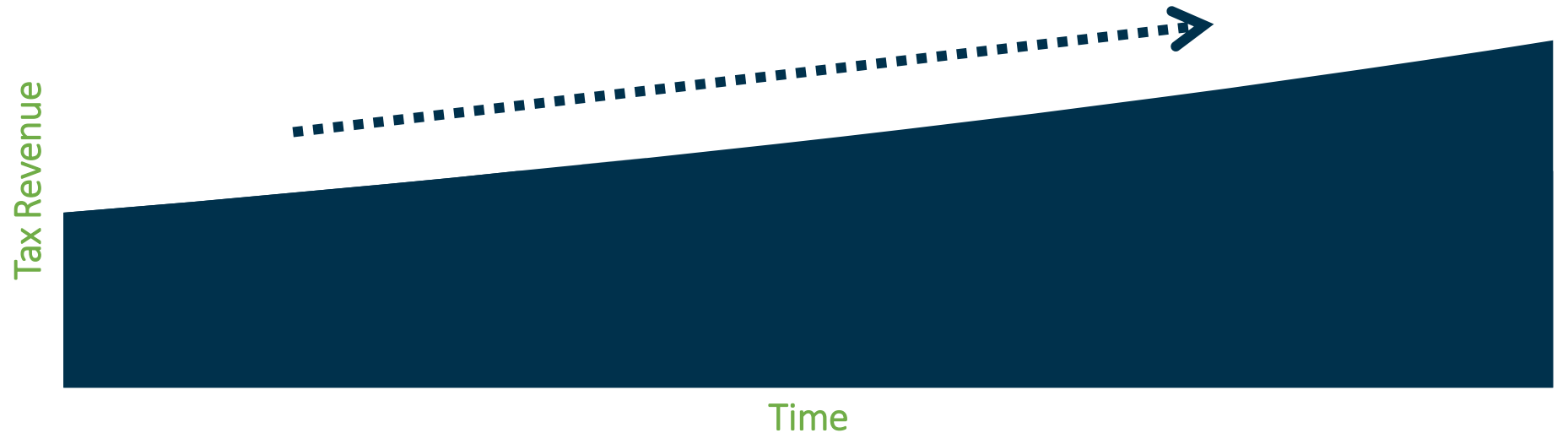
Survey #1



Do you live, work or own property in the proposed Westside District?

What is Urban Renewal?

Absent new development property tax growth is limited to 3% per year (per Measures 5 and 50)

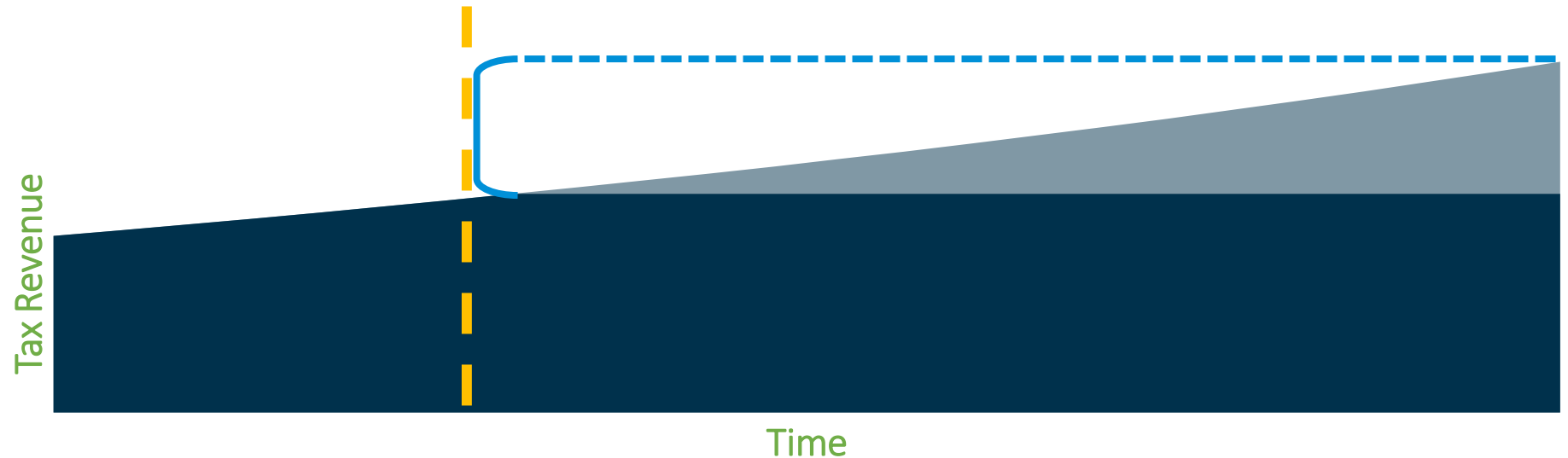


What is Urban Renewal?

The Assessor calculates the total assessed value of an urban renewal area when the Plan is adopted. This amount is called the “Frozen Base”

Tax districts forego incremental property tax growth in the district during the life of the district.

That revenue stream is diverted to borrow against in order to fund development projects in the district.



What is Urban Renewal?

Public investment spurs private development, generating additional tax growth that otherwise would not have occurred.

That new revenue is also reinvested into the district

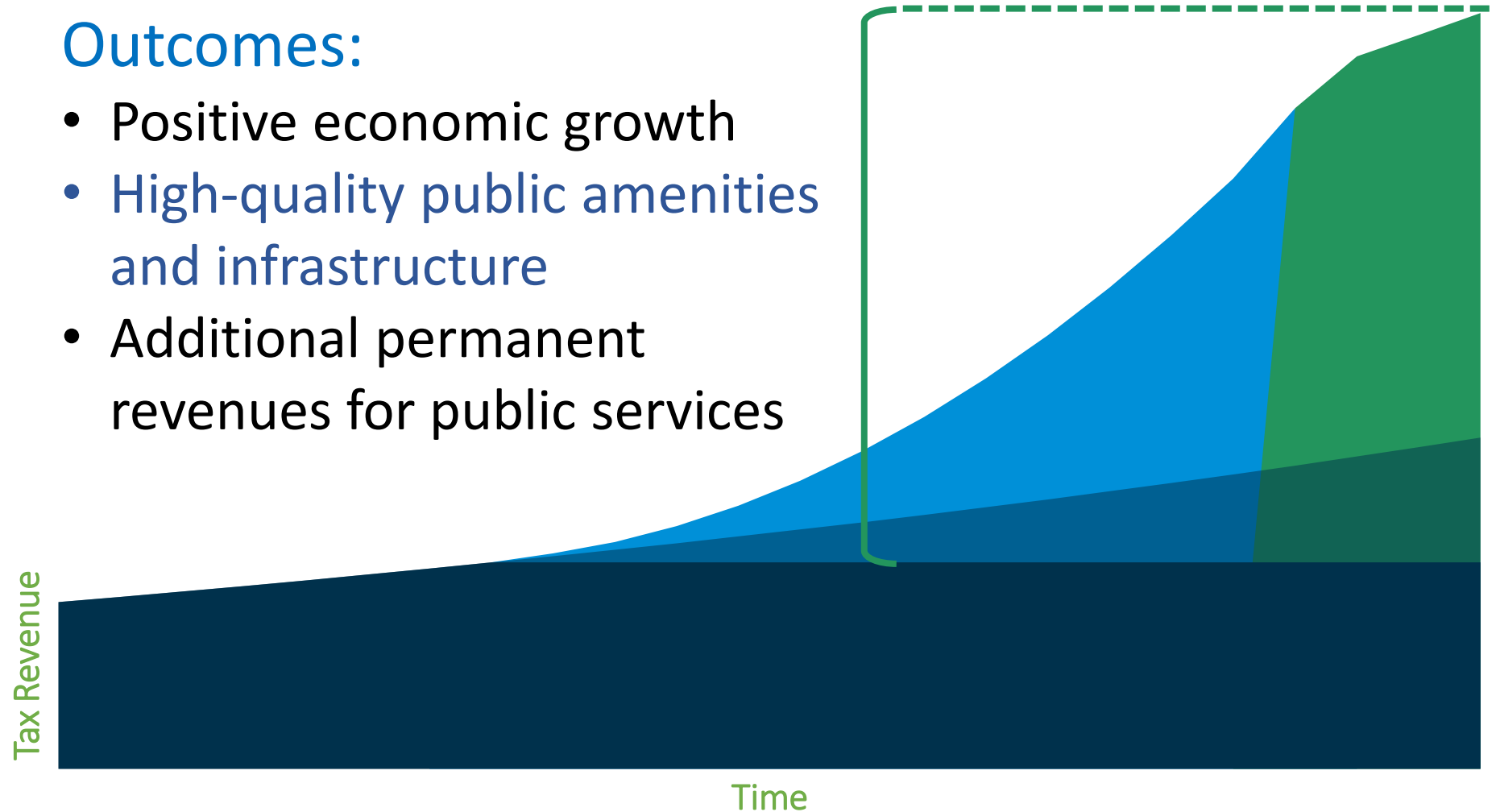


What is Urban Renewal?

When the district retires, its property tax growth is returned to the general rolls.


Outcomes:

- Positive economic growth
- High-quality public amenities and infrastructure
- Additional permanent revenues for public services



City of Hood River
Transportation System Plan


Prepared for
City of Hood River

 Oregon Department of
Transportation

October 2011

Hood River
Affordable Housing Strategy

May 2022



A Parks Plan for All

Hood River Area
Multi-Jurisdictional Parks,
Recreation & Open Space Plan

Community Engagement

Multi-Jurisdictional Parks, Recreations & Open Space Plan

- Focus Groups: Recreation group, sports fields and facilities group, Latino community group
- Stakeholder interviews
- Community survey – 582 responses received
- Community meeting

Transportation System Plan

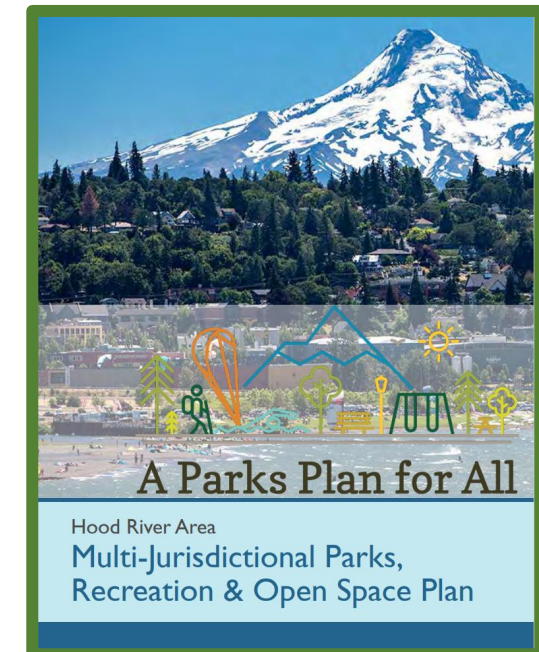
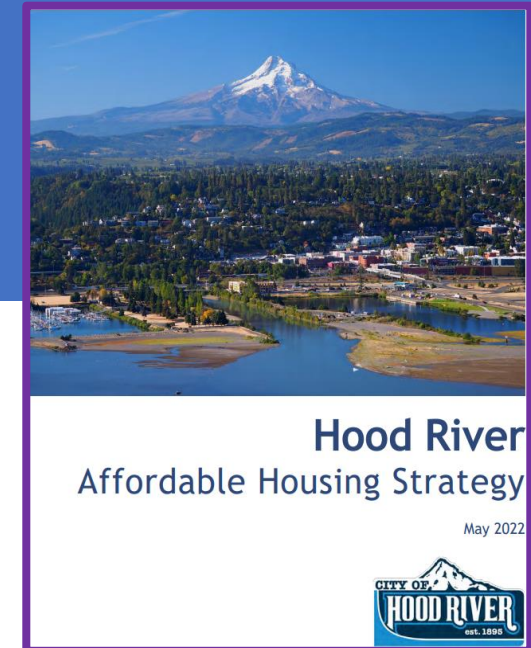
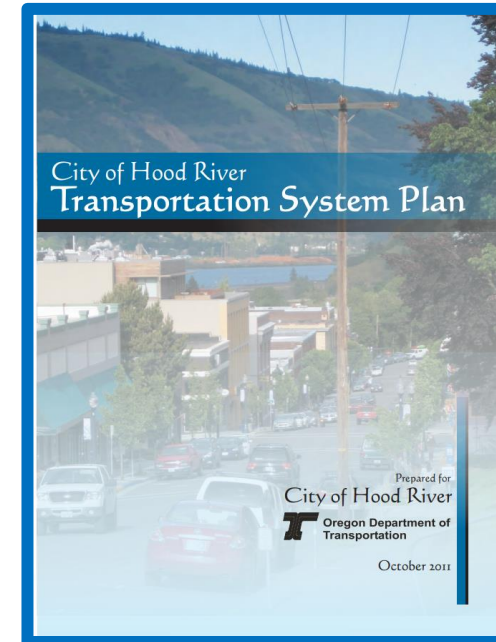
- Advised through the Westside Area Concept Plan – stakeholder interviews, Technical Advisory Committee, Project Website, Public Open House events
- Additional Online Open House, Website, and Planning Commission and City Council meetings

Affordable Housing Strategy

- Task force – 12 members
- Stakeholder interviews: service providers, Latino community, employers, affordable housing developers, local housing developers, local government agencies
- Equity lens applied throughout engagement process
- Collaborative, with multiple rounds of feedback

Survey #2

Were you involved in the planning process of any of the City's adopted plans?



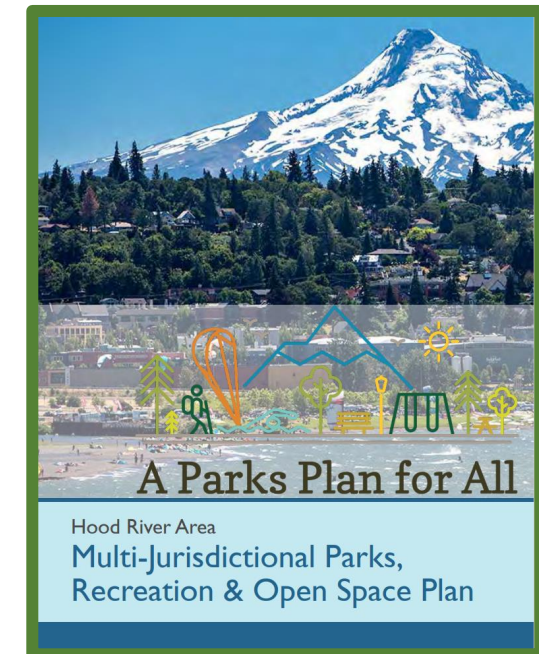
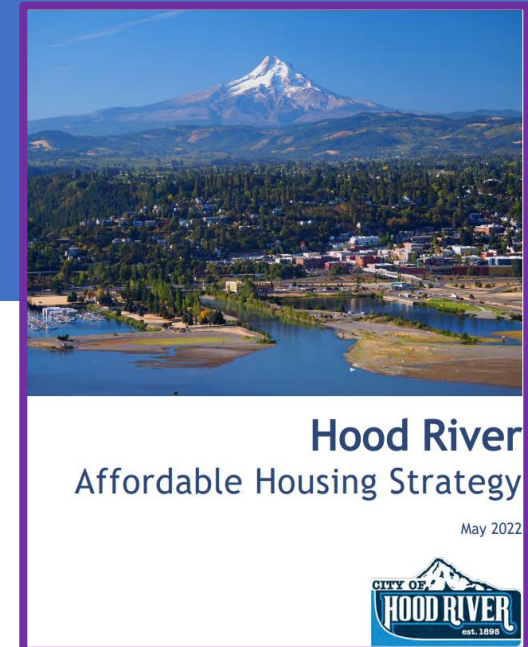
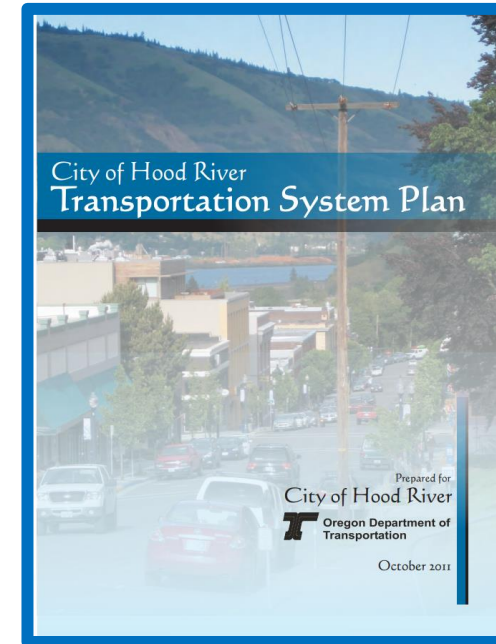
Proposed Projects: Assumptions

All projects assume **additional funding** will be needed, such as:

- Dept of Transportation funds and grants
- State housing grants
- State housing tax credits
- System develop charges paid by developers
- Federal Congressionally Directed Spending Awards

Many projects will need require **additional work**, such as:

- Sidewalks and ADA ramps
- Water lines and infrastructure
- Sewer lines and infrastructure
- Stormwater infrastructure
- Other items identified in the Capital Improvement Plan



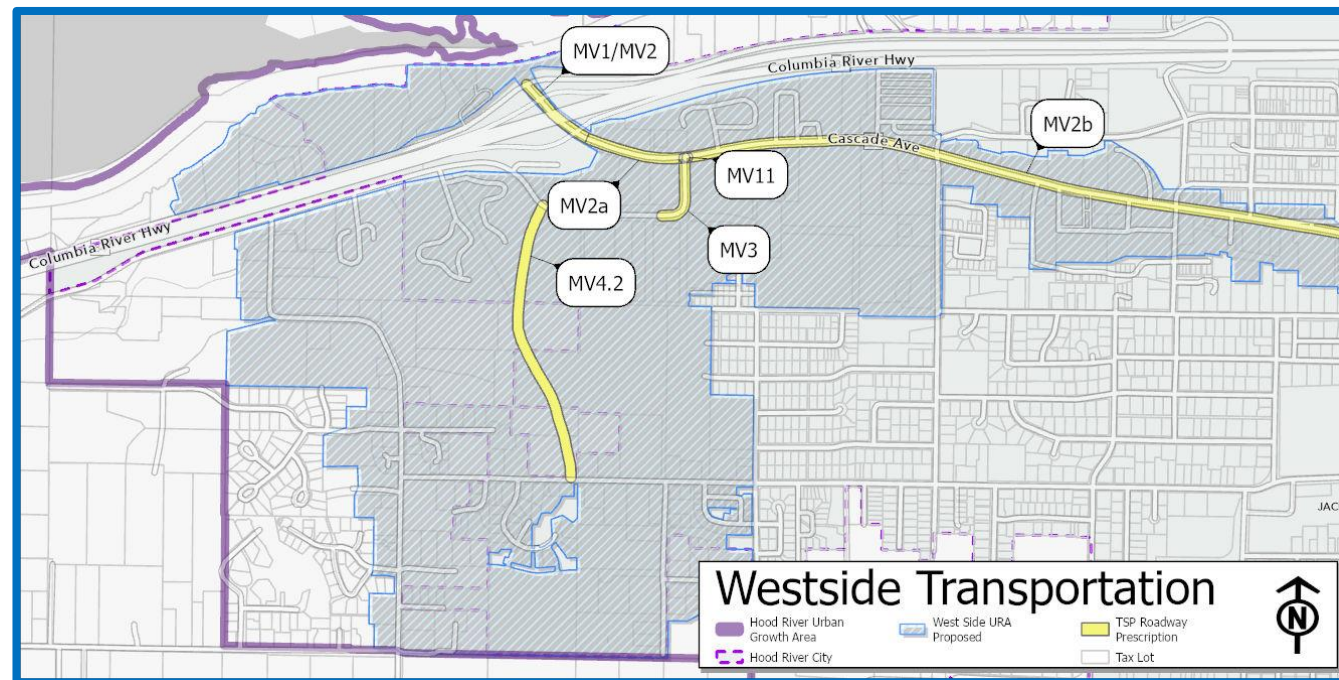
Proposed Projects: Transportation

Exit 62

- Traffic signal at westbound ramp
- Extra eastbound lane on Cascade from Exit 62 that ends in a right turn onto Mt. Adams Ave
- Extra westbound lane on Cascade from Mt. Adams that ends in right turn onto I-84 east

Other Projects

- Roundabout at Cascade Ave and Mt. Adams Ave
- Widen Cascade Ave between Exit 62 and Rand Rd.
- Construct Westside Drive from Wine Country Ave to May St.
- Other projects as opportunities come up



Proposed Projects: Housing



Hood River Affordable Housing Strategy

May 2022



Land Acquisition for Housing

- Land Acquisition to create 150-300 units of housing for residents earning 120% and below of Median Family Income
- Likely three different projects with 50-100 units each
- Could be a combination of rentals and owner-occupied
- Other projects as opportunities come up

Proposed Projects: Paths & Parks



Parks

- Land acquisition for three neighborhood parks, about 2-4 acres each
- Other opportunities as they arise

Paths & Trails

- Multi-use path along Westside Dr. from Wine Country to May St.
- Extend Westside Community Trail to existing trail on 30th St.
- Henderson Creek path from Post Canyon Dr. to Cascade Ave.
- Ridgeline Trail from Rand Rd. to Frankton Rd.
- Other projects as opportunities come up

Estimated Project Costs

Transportation	\$48,000,000
Housing	\$23,300,000
Parks and Trails	\$ 9,600,000
Administration	\$ 6,500,000
TOTAL	\$87,400,000

Potential TIF Revenue

Net Tax Increment Funds

\$ 173,700,000

includes interest paid on debt

Maximum Indebtedness

\$ 147,100,000

amount of funds over 25-year time frame, not available at day 1, available over the lifetime of the district

Potential TIF Revenue

Capacity of Funds for Activities in (2023\$)	\$	95,100,000
Years 1-5	\$	20,500,000
Years 6-10	\$	19,700,000
Years 11-15	\$	22,900,000
Years 16-20	\$	14,900,000
Years 21-25	\$	17,200,000

Next Steps/Timeline

- Phase 1: Feasibility Study Process (completed)
- Phase 2: Urban Renewal/TIF Plan Process (Sept 30, 2023)
 - Freeze base using property tax values as of January 1, 2022
 - Urban Renewal Agency June 12
 - Urban Renewal Advisory Committee June 20
 - Planning Commission July 10
 - County Board of Commissioners August 21
 - City Council August 14
- Phase 3: District begins (January 1, 2024)

How can you provide input?

- Survey
- Email City Recorder (j.gray@cityofhoodriver.gov)
- Urban Renewal Agency Meeting
- Urban Renewal Advisory Committee Meeting
- Planning Commission Hearing
- County Commission Meeting
- City Council Hearing

Questions and Comments

Thank you!

