



Fiscal Year 2022-23
Annual Statement

Distributed to affected taxing districts and on file with the City of Hood River

URBAN RENEWAL AGENCY OF THE CITY OF HOOD RIVER
ANNUAL STATEMENT
January, 2024

Each year, urban renewal agencies in Oregon prepare an annual statement summarizing certain financial information, which is filed with the governing body of the municipality and distributed to each taxing district affected by an urban renewal plan of the agency (ORS 457.460). This report is presented on the same basis of accounting as the Agency's audited financial statements and includes:

1. The maximum indebtedness for each urban renewal area included in an urban renewal plan of the agency, including the amount of indebtedness incurred through the end of the immediately preceding fiscal year.
2. The purposes and amounts for which any moneys received and from indebtedness incurred were expended during the preceding fiscal year.
3. A budget setting forth the purposes and estimated amounts for which the moneys that have been or will be received and from indebtedness incurred are to be expended during the current fiscal year.
4. An analysis of the impact, if any, of carrying out the urban renewal plan on the tax collections for the preceding year for all taxing districts.

The Hood River Urban Renewal Administrator is available to consult with affected taxing district and respond to questions, contact:

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Maximum Indebtedness

The Urban Renewal Agency of the City of Hood River had three plans in FY2022-23; the Hood River Heights Plan (adopted in 2011), the Hood River Waterfront Plan (adopted in 2008) and the Columbia Cascade Plan (adopted in 1987). A fourth district, the Westside District, was adopted in 2023. This new district will not begin operating until FY2024-25 and therefore is not included in this annual statement.

Urban Renewal Agencies’ primary economic development tool is borrowing authority applied to strategic investments which spurs private construction and future tax growth. Each district has an assigned maximum borrowing level that is established when its plan is first adopted and can only be changed by a major amendment process. The authorized borrowing levels, known as “Maximum Indebtedness”, for each Hood River Urban Renewal District and the amount of actual debt incurred through FY2022-23 is below.

	Maximum Indebtedness		
	Columbia Cascades Plan	Waterfront Plan	Heights Plan
Authorized Maximum Indebtedness	\$ 19,298,192	\$ 5,750,000	\$ 8,495,650
Indebtedness Incurred Through 2022-23	14,867,956	4,600,120	940,348
Remaining Available Indebtedness	\$ 4,430,236	\$ 1,149,880	\$ 7,555,302

Fiscal Year 2022-23

In FY 2022-23, the Agency received just under \$1.2 million in property taxes that, along with existing reserves, were used to repay debt from prior agency projects and continue plan projects. Specific plan activities included:

- Columbia Cascade Plan – The downtown district paid to install new benches, replace several street trees, add sixteen parking payment kiosks, and contribute to the engineering of a traffic signal at 2nd & Oak.
- Waterfront Plan - The Waterfront District retired debt associated with odor control investments at the wastewater treatment plant, acquisition of the passive park at Nichols Basin, and a loan from the City for Phase I of the Waterfront Stormwater Line replacement. The District ended FY2022-23 with no remaining loans outstanding.
- Heights Plan - The Heights Streetscape Plan completed its second phase and started its final phase. The design alternative #3, which reduces 12th street to a single lane with a protected cycle track and transitions 13th street to two-way traffic, was selected in Phase 2. The final phase of the project will complete additional design and engineering on this preferred design, including drafting an implementation plan.

Financial results for FY 2022-23 were as follows:

	General Fund	Columbia Cascades	Waterfront	Heights
Resources				
Beginning Fund Balance	\$ 62,389	\$ 4,357,467	\$ 130,868	\$ 609,447
Tax Increment Revenues	-	22,935	883,233	294,205
Transfers In	-	-	-	-
Other	1,804	140,706	14,150	23,080
Total Resources	64,193	4,521,108	1,028,251	926,732
Requirements				
Materials & Services	9,518	253,256	57,957	194,504
Capital Outlay	-	-	-	-
Debt Service	-	-	428,303	-
Transfers Out	-	-	-	-
Total Requirements	9,518	253,256	486,260	194,504
Ending Fund Balance	\$ 54,675	\$ 4,267,852	\$ 541,991	\$ 732,228

Fiscal Year 2023-24:

The budget for FY 2023-24 includes the following:

	General Fund	Columbia Cascades	Waterfront	Heights
Resources				
Beginning Fund Balance	\$ 37,000	\$ 4,042,961	\$ 250,000	\$ 766,136
Tax Increment Revenues	-	-	604,824	301,684
Transfers In	172,575	-	-	-
Other	370	54,499	2,500	-
Total Resources	209,945	4,097,460	857,324	1,067,820
Requirements				
Personnel	172,570	-	-	-
Materials & Services	15,000	2,039,935	749,799	238,980
Capital Outlay	-	2,000,000	-	-
Debt Service	-	-	-	-
Transfers Out	-	57,525	57,525	57,525
Contingency	4,500	-	50,000	125,000
Total Requirements	192,070	4,097,460	857,324	421,505
Unappr. Ending Fund Balance	\$ 17,875	-	-	\$ 646,315

Planned and budgeted activities in FY2023-24 includes:

Columbia Cascade Plan – The downtown district will fund the construction of a traffic signal at 2nd & Oak and design of district-wide stormwater improvements. Several dead streets trees will be replaced.

Waterfront Plan - All remaining resources are dedicated to the Waterfront Stormwater Line replacement project. Construction of a new stormwater outfall to the Columbia Rivers is planned for the summer of 2024.

Heights Plan - The Heights Streetscape Plan will be completed and formally incorporated into the Heights Plan in FY2023-24 by minor amendment. Negotiations with ODOT for a jurisdictional transfer of the roadway are expected in 2024.

Division of Tax and Impact on Overlapping Districts

Property taxes are used by urban renewal agencies to repay debt incurred for projects that improve urban renewal areas. Hood River’s Urban Renewal Districts calculate taxes through a “division of tax” process. Under this process, overall property taxes remain the same. However, some property taxes that would have been received by the taxing districts are paid to the urban renewal agency instead. Property owners are often confused when reading their tax statements because the amount distributed from the division of tax process to the agency is shown as a separate amount, even though it is not an additional tax.

The taxing districts forego a share of the property tax income during the life of an urban renewal plan so that the urban renewal agencies can carry out activities that increase future property values. The table below shows the property taxes raised in Fiscal Year 2022-23 for the Hood River Urban Renewal Agency from the permanent rate levies of each of the taxing districts that levies property taxes within the urban renewal area.

	Billing Rate per \$1,000	Incremental Assessed Value	Division of Tax for Urban Renewal
Hood River County	\$ 1.41710	\$ 107,581,660	\$ 152,454
911 Communications District	0.56440	107,581,660	60,719
City of Hood River	2.81120	107,581,660	302,434
Port of Hood River	0.03320	107,581,660	3,572
Hood River Parks & Recreation District	0.34980	107,581,660	37,632
Hood River County Transit District	0.07230	107,581,660	7,778
Hood River County Library District	0.39000	107,581,660	41,957
Columbia Gorge Community College	0.27030	107,581,660	29,079
Columbia Gorge ESD	0.46780	107,581,660	50,327
Hood River County School District	4.81190	107,581,660	517,672
Total			<u>\$ 1,203,624</u>