

HOOD RIVER  
URBAN RENEWAL AGENCY  
PROPOSED - FISCAL YEAR

# 2024-25 BUDGET



# HOOD RIVER URBAN RENEWAL AGENCY

FY2024-25 Annual Budget

Proposed

## **Budget Committee**

### Agency Board

Mark Zanmiller  
Megan Saunders  
Grant Polson  
Paul Blackburn  
Gladys Rivera  
Tim Counihan  
Doug Stepina  
Heather Gehring  
Ben Sheppard

### Citizen Members

Jack Trumbull  
Clint Harris  
Abby Capovilla  
Amanda Goeke  
Kate Hoffman  
Travis Dillard  
Jeff Hunt

Administered by:  
City of Hood River  
211 2<sup>nd</sup> Street  
Hood River, Oregon  
97031

[www.cityofhoodriver.gov](http://www.cityofhoodriver.gov)

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Hood River Urban Renewal Agency  
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## Budget Calendar

Wednesday, May 15 <sup>th</sup>	Budget Committee Meeting City Council Chamber, 211 2 <sup>nd</sup> St., Hood River, OR 97031
Monday, June 10 <sup>th</sup>	Budget Hearing & Adoption City Council Chamber, 211 2 <sup>nd</sup> St., Hood River, OR 97031





Chair Zanmiller, Urban Renewal Agency Board, and Budget Committee Members,

Fiscal Year (FY) 2024-25 is when planning efforts come to fruition in the Heights and Westside District and the last chapter is written for Columbia-Cascade and the Waterfront. The Agency itself is also going through a transformation with the addition of administrative capacity, reformation of its Governing Board, and updates to its Bylaws. The Agency is posed for a busy and productive year. District specific activities in FY2024-25 include:

*Westside District* - The Westside Plan is now adopted and a 5-Year Action Plan will be complete before the start of FY2024-25. The Proposed Budget includes appropriations to begin work to start carrying out the 5-Year Action Plan activities without delay.

*Heights District* - The Heights Streetscape Plan is now fully adopted and incorporated into the Heights Urban Renewal Plan. Jurisdictional transfer negotiations for the Heights section of OR-281 are ongoing. However, the Proposed Budget includes design, engineering, and permitting work for the first project Heights Streetscape Improvement; enhanced crosswalks on 13<sup>th</sup> Avenue at Taylor and A Streets.

*Waterfront District* - The final project of the Waterfront District, the Waterfront Stormwater Line Replacement, is already known. The Proposed Budget assumes that Ordinance 2082 will be adopted and the Maximum Indebtedness of the Waterfront District is increased to \$7.90 Million. Appropriations are included for the final phases of the Waterfront Stormwater Line replacement project.

*Columbia-Cascade* - A closeout resolution for the Columbia-Cascade District will be developed in the Summer of 2024. This resolution is intended to dictate the final urban renewal investments in Hood River's downtown. While projects may stretch into future fiscal years, the Columbia-Cascade will no longer have an undefined spend down period.

Outside of district specific activities, the administrative structures of the Agency are also under review. The Hood River City Council adopted Ordinance 2080 on April 22<sup>nd</sup> which will transfer the Agency's Governing Board to be the City Council on January 1<sup>st</sup>, 2025. The Agency's Bylaws, last updated in 2012, will next be reviewed and updated as needed. FY 2024-25 is on track to be a transformative year for the 37-year-old Hood River Urban Renewal Agency.

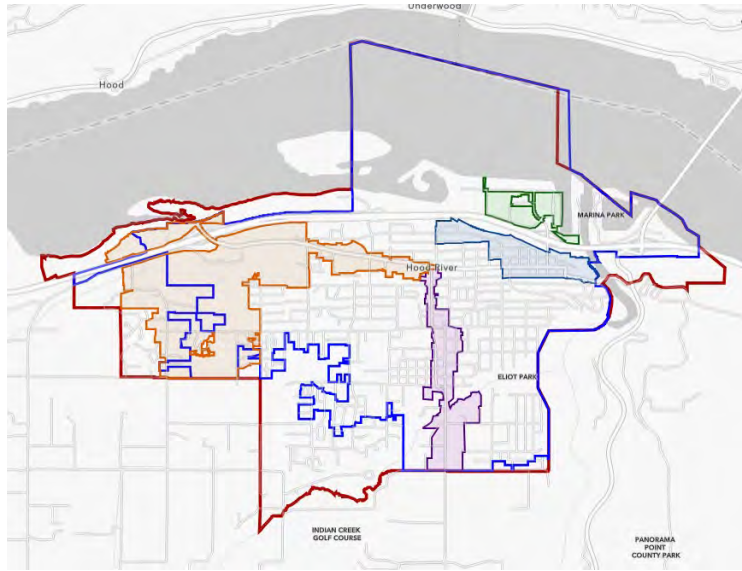
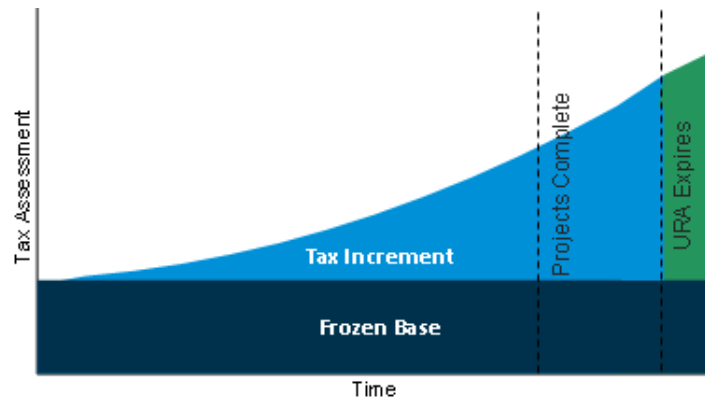
Respectfully,

Will Norris  
Urban Renewal Administrator

## Urban Renewal in Hood River

The Hood River Urban Renewal Agency (Agency) is the umbrella entity overseeing four separate urban renewal districts in the City of Hood River. Urban renewal is a property tax financing program authorized under state law and implemented locally that alleviates barriers to economic growth in targeted geographic areas.

The financing mechanism works by dedicating future property tax growth to pay for redevelopment projects via loans. Redevelopment projects generate new taxable value that otherwise would not have existed absent public investment, creating new revenue streams to repay the original project debt. The new taxable value is released to the general tax rolls benefiting all taxing entities after the urban renewal district debt is retired. In Hood River, there are four urban renewal areas, Columbia-Cascade, Waterfront, Heights, and the newest Westside District. Each distinct district retains its own tax increment revenues and funds are not comingled between the districts. The Columbia-Cascade District ceased tax collection in FY2021-22 and is spending down its remaining fund balance.



The Agency has a nine-member board consisting of the Hood River City Council and two elected members from the Port of Hood River. Beginning January 1<sup>st</sup>, 2025, the Agency will be solely comprised of the City Council. This structure aligns with the structure of 3/4<sup>ths</sup> of other Oregon Urban Renewal Agencies. The Agency Board is responsible for performing all normal board duties, including adopting a budget. Agency members work in conjunction with a seven-member advisory committee, the Urban

Renewal Advisory Committee. The advisory committee also serves as citizen budget committee members for the Agency

The Agency employs a single Administrator; all other administrative charges are paid to the City of Hood River for overhead and additional staff support.

**Budgetary Fund**  
Sub-Fund  
Department

**CITY OF HOOD RIVER, OREGON**

**HOOD RIVER URBAN RENEWAL AGENCY**  
(a separate but related entity)

GENERAL FUND	RESTRICTED FUNDS	OTHER FUND TYPES	URBAN RENEWAL FUNDS
<b>General Fund</b> 100-115 City Council 100-120 Engineering 100-125 Fire/EMS 100-128 Parking 100-129 Municipal Court 100-130 Parks 100-135 Planning 100-140 Police 100-190 Non-Departmental	<b>Road Fund</b> 200 Operations 220 SDC <b>Water Fund</b> 600 Operations 660 SDC 665 USDA SLARRA 690 Reserve - Debt Requirements <b>Sewer Fund</b> 500 Operations 505 Distribution 510 WWTP 560 SDC 565 USDA SLARRA 590 USDA Debt Reserve 592 DEQ Debt Reserve <b>Storm Water Fund</b> 695 Operations 696 SDC <b>Misc. Restricted Fund</b> 310 Building 270 LID Assessments 355 Small Grants 420 Fire G.O. Bond 380 Tourist Promotion 391 CET- Local Promotion 392 CET- Developer Incentives 393 CET- State OHCS Distribution	<b>Reserves Fund</b> 260 Reserve - Parking in Lieu 350 Affordable Housing 821 Park Facilities 820 Reserve - PERS Stabilization <b>Internal Service Fund</b> 805 Administration 811 Fleet & Large Equipment 815 Reserve - Compensated Absences <b>Fiduciary Fund</b> 910 Fiduciary - Sewer Billing 920 Fiduciary - Water Billing	<b>URA - General Fund (700)</b> <b>URA - Columbia Cascade District</b> 710 Development <b>URA - Waterfront District</b> 720 Development <b>URA - Heights District</b> 730 Development <b>URA - Westside District</b> 740 Development

Category/Program	Actual 2021-22	Actual 2022-23	Current Budget 2023-24	Proposed 2024-25	Approved 2024-25	Adopted 2024-25
<b>URA All Funds</b>						
030 Beginning Fund Balance	4,957,855	5,160,171	5,096,097	4,658,231	-	-
<b>REVENUE</b>						
031 Taxes	1,627,660	1,200,373	906,508	1,318,226	-	-
037 Interest Earnings	*****	177,244	43,299	235,666	-	-
038 Misc. Revenues	-	2,496	14,070	1,264,070	-	-
<b>REVENUE</b>	<b>1,606,116</b>	<b>1,380,114</b>	<b>963,877</b>	<b>2,817,962</b>		
039 Interfund Transfers In	49,500	-	172,575	114,000	-	-
<b>Total RESOURCES</b>	<b>6,613,471</b>	<b>6,540,286</b>	<b>6,232,549</b>	<b>7,590,193</b>		
<b>EXPENDITURES</b>						
<b>URA - General Fund (700)</b>						
041 Personnel Services	28,058	-	172,570	177,282	-	-
042 Materials & Services	10,726	9,517	15,000	23,600	-	-
047 Contingency	-	-	4,500	2,500	-	-
	<b>38,784</b>	<b>9,517</b>	<b>192,070</b>	<b>203,382</b>		
<b>URA CC - Development (710)</b>						
042 Materials & Services	285,810	253,257	2,039,935	2,376,088	-	-
043 Capital Outlay	-	-	2,000,000	-	-	-
045 Interfund Transfers Out	16,500	-	57,525	193,560	-	-
	<b>302,310</b>	<b>253,257</b>	<b>4,097,460</b>	<b>2,569,648</b>		
<b>URA WF - Development (720)</b>						
042 Materials & Services	48,000	57,957	749,799	1,322,124	-	-
044 Debt Service	745,990	428,303	-	-	-	-
045 Interfund Transfers Out	16,500	-	57,525	28,500	-	-
046 Special Payments	-	-	-	795,992	-	-
047 Contingency	-	-	50,000	50,000	-	-
	<b>810,490</b>	<b>486,260</b>	<b>857,324</b>	<b>2,196,616</b>		
<b>URA HG - Development (730)</b>						
042 Materials & Services	285,214	194,504	238,980	414,755	-	-
043 Capital Outlay	-	-	-	566,000	-	-
045 Interfund Transfers Out	16,500	-	57,525	28,500	-	-
047 Contingency	-	-	125,000	150,000	-	-
	<b>301,714</b>	<b>194,504</b>	<b>421,505</b>	<b>1,159,255</b>		
<b>URA WS- Development (740)</b>						
042 Materials & Services	-	-	-	1,286,073	-	-
045 Interfund Transfers Out	-	-	-	28,500	-	-
	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,314,573</b>		
<b>Total REQUIREMENTS</b>	<b>1,453,300</b>	<b>943,539</b>	<b>5,568,359</b>	<b>7,443,474</b>		
<b>ENDING FUND BALANCE</b>	<b>5,160,171</b>	<b>5,596,746</b>	<b>664,190</b>	<b>146,719</b>		



**Urban Renewal Agency – General Fund**

The General Fund of the Urban Renewal Agency bears direct costs for administration that are not provided by the City of Hood River.

The Proposed Budget continues to fund a dedicated Urban Renewal Administrator and associated materials and services for training, meetings, and memberships. Additional costs include an independent annual audit and as-needed legal or other professional services.

Category/Program	Actual 2021-22	Actual 2022-23	Current Budget 2023-24	Proposed 2024-25	Approved 2024-25	Adopted 2024-25
<b>URA General</b>						
030 Beginning Fund Balance	51,940	62,388	37,000	97,506	-	-
<b>REVENUE</b>						
037 Interest Earnings	*****	1,803	370	2,500	-	-
<b>REVENUE</b>	<b>( 266)</b>	<b>1,803</b>	<b>370</b>	<b>2,500</b>		
039 Interfund Transfers In	49,500	-	172,575	114,000	-	-
<b>Total RESOURCES</b>	<b>101,173</b>	<b>64,192</b>	<b>209,945</b>	<b>214,006</b>		
<b>EXPENDITURES</b>						
<b>URA - General Fund (700)</b>						
041 Personnel Services	28,058	-	172,570	177,282	-	-
042 Materials & Services	10,726	9,517	15,000	23,600	-	-
047 Contingency	-	-	4,500	2,500	-	-
	<b>38,784</b>	<b>9,517</b>	<b>192,070</b>	<b>203,382</b>		
<b>Total REQUIREMENTS</b>	<b>38,784</b>	<b>9,517</b>	<b>192,070</b>	<b>203,382</b>		
<b>ENDING FUND BALANCE</b>	<b>62,388</b>	<b>54,675</b>	<b>17,875</b>	<b>10,624</b>		

Account	Title	Actual 2021-22	Actual 2022-23	Current Budget 2023-24	Proposed Budget 2024-25	Approved Budget 2024-25	Adopted Budget 2024-25	Change From 2023-24	
<b>700</b>	<b>URA - GENERAL FUND</b>								
<b>700-700</b>	<b>URA - General Fund</b>								
<b>RESOURCES</b>									
30100-00000	BEGINNING FUND BALANCE	51,940	62,388	37,000	97,506	-	-	60,506	164%
<b>REVENUE</b>									
37005-00000	INTEREST REVENUE	( 266)	1,803	370	2,500	-	-	2,130	576%
<b>TOTAL REVENUE</b>		<b>( 266)</b>	<b>1,803</b>	<b>370</b>	<b>2,500</b>			<b>2,130</b>	<b>576%</b>
39710-00000	Trans from URA Col Cascade	16,500	-	57,525	28,500	-	-	( 29,025)	-50%
39720-00000	Trans from URA Waterfront Dist	16,500	-	57,525	28,500	-	-	( 29,025)	-50%
39730-00000	Trans from URA Heights Dist	16,500	-	57,525	28,500	-	-	( 29,025)	-50%
39740-00000	Trans from URA Westside	-	-	-	28,500	-	-	28,500	-
<b>TOTAL RESOURCES</b>		<b>101,173</b>	<b>64,192</b>	<b>209,945</b>	<b>214,006</b>			<b>4,061</b>	<b>2%</b>
<b>REQUIREMENTS</b>									
<b>PAYROLL</b>									
41005-00000	SALARIES AND WAGES	16,892	-	116,500	131,623	-	-	15,123	13%
41011-00000	PERS	3,365	-	20,772	23,468	-	-	2,696	13%
41012-00000	Health/Dental/Life Ins.	6,520	-	25,862	9,335	-	-	( 16,527)	-64%
41013-00000	Social Sec/Medicare/UI/WC/PFML	1,280	-	9,436	10,893	-	-	1,457	15%
41014-00000	Comp. Absences	-	-	-	1,963	-	-	1,963	-
<b>TOTAL PAYROLL</b>		<b>28,058</b>		<b>172,570</b>	<b>177,282</b>			<b>4,712</b>	<b>3%</b>
<b>MATERIALS &amp; SERVICES</b>									
42010-00000	PROFESSIONAL SERVICES	-	-	5,000	5,000	-	-	-	-
42010-40105	Legal Svcs - Admin	3,960	4,160	3,500	3,500	-	-	-	-
42010-40110	Audit Svcs - Admin	4,830	5,000	5,000	5,600	-	-	600	12%
42020-42000	Advertising & Publishing	192	307	500	500	-	-	-	-
42050-40505	Dues & Subscriptions	714	-	500	500	-	-	-	-
42050-40525	Trainings & Meetings - URA	-	-	-	2,000	-	-	2,000	-
42050-40530	Other Staff Development	-	-	-	6,000	-	-	6,000	-
42080-42085	MISCELLANEOUS	1,030	49	500	500	-	-	-	-
<b>TOTAL MATERIALS &amp; SERVICES</b>		<b>10,726</b>	<b>9,517</b>	<b>15,000</b>	<b>23,600</b>			<b>8,600</b>	<b>57%</b>
<b>TOTAL EXPENDITURES</b>		<b>38,784</b>	<b>9,517</b>	<b>187,570</b>	<b>200,882</b>			<b>13,312</b>	<b>7%</b>
<b>CONTINGENCY/TRANSFER</b>									
47005-00000	CONTINGENCY	-	-	4,500	2,500	-	-	( 2,000)	-44%
<b>TOTAL CONTINGENCY/TRANSFER</b>				<b>4,500</b>	<b>2,500</b>			<b>( 2,000)</b>	<b>-44%</b>
<b>TOTAL REQUIREMENTS</b>		<b>38,784</b>	<b>9,517</b>	<b>192,070</b>	<b>203,382</b>			<b>11,312</b>	<b>6%</b>

Account	Title	Actual 2021-22	Actual 2022-23	Current Budget 2023-24	Proposed Budget 2024-25	Approved Budget 2024-25	Adopted Budget 2024-25	Change From 2023-24	
<b>Unappropriated Ending Balance</b>									
<b>700-URA - GENERAL FUND</b>		<b>62,388</b>	<b>54,675</b>	<b>17,875</b>	<b>10,624</b>			<b>( 7,251)</b>	<b>-41%</b>



## **Columbia Cascade District**

Columbia Cascade District was created in 1987 through Ordinance 1589 and modified by several ordinances thereafter. The 37-year-old district no longer collects tax increment. The district's full assessed value was released to the general tax rolls in FY2022-23, benefiting all overlapping taxing districts. Interest earned on accumulated tax increment are remitted back to overlapping taxing districts.

The Columbia Cascade District still has funds to deploy on redevelopment projects. The downtown stormwater line is the priority for funding. The Agency will begin a public process to define the final projects of the Columbia-Cascade after the final cost of the stormwater project is known. Potential projects include:

1. **Feasibility Study for a Downtown Parking Garage at the Columbia Lot**  
The City received ownership of the Columbia Lot from the Port of Hood River in the 1990s based on a promise to eventually build a parking garage at the site. The Columbia-Cascade District does not have sufficient resources to build a parking garage. However, it could fund a feasibility analysis and business plan for the project.
2. **Grant Program for Sidewalk Repair**  
The Columbia-Cascade District may consider a 50% grant program for business owners to fix cracks and raised sections of sidewalk outside their property. The City of The Dalles instituted a similar program recently.
3. **Additional Parking Signage & Infrastructure**  
The 2019 Parking Study included recommendations for wayfinding signage and some smaller improvements like bike racks.
4. **Permanent "Big Art" installations**  
The Columbia-Cascade District has supported the rotating "Big Art" installations for many years. The District may consider making one or more of these installations permanent additions to the District.

These potential projects will be augmented with additional ideas from downtown businesses and residents and vetted through a public process. The results of the public input will be synthesized into a "Close Out Resolution" for Urban Renewal Agency consideration.

Category/Program	Actual 2021-22	Actual 2022-23	Current Budget 2023-24	Proposed 2024-25	Approved 2024-25	Adopted 2024-25
<b>URA Columbia Cascade</b>						
030 Beginning Fund Balance	4,132,322	4,357,467	4,042,961	2,414,868	-	-
<b>REVENUE</b>						
031 Taxes	545,869	22,935	-	-	-	-
037 Interest Earnings	*****	138,210	40,429	140,710	-	-
038 Misc. Revenues	-	2,496	14,070	14,070	-	-
<b>REVENUE</b>	<b>527,454</b>	<b>163,642</b>	<b>54,499</b>	<b>154,780</b>		
<b>Total RESOURCES</b>	<b>4,659,777</b>	<b>4,521,109</b>	<b>4,097,460</b>	<b>2,569,648</b>		
<b>EXPENDITURES</b>						
<b>URA CC - Development (710)</b>						
042 Materials & Services	285,810	253,257	2,039,935	2,376,088	-	-
043 Capital Outlay	-	-	2,000,000	-	-	-
045 Interfund Transfers Out	16,500	-	57,525	193,560	-	-
	<b>302,310</b>	<b>253,257</b>	<b>4,097,460</b>	<b>2,569,648</b>		
<b>Total REQUIREMENTS</b>	<b>302,310</b>	<b>253,257</b>	<b>4,097,460</b>	<b>2,569,648</b>		
<b>ENDING FUND BALANCE</b>	<b>4,357,467</b>	<b>4,267,852</b>	<b>0</b>	<b>0</b>		

Account	Title	Actual 2021-22	Actual 2022-23	Current Budget 2023-24	Proposed Budget 2024-25	Approved Budget 2024-25	Adopted Budget 2024-25	Change From 2023-24	
<b>710</b>	<b>COLUMBIA CASCADE DISTRICT</b>								
<b>710-710</b>	<b>URA CC - Development</b>								
<b>RESOURCES</b>									
30100-00000	BEGINNING FUND BALANCE	4,132,322	4,357,467	4,042,961	2,414,868	-	-	(1,628,093)	-40%
<b>REVENUE</b>									
31005-00000	CURRENT TAXES	510,228	-	-	-	-	-	-	-
31007-00000	HEAVY EQUIPMENT RENTAL TAX BON	1,701	12,893	-	-	-	-	-	-
31010-00000	PREVIOUSLY LEVIED TAXES	33,939	10,042	-	-	-	-	-	-
37005-00000	INTEREST EARNINGS	( 18,415)	138,210	40,429	140,710	-	-	100,281	248%
38050-00000	Misc - Capital Contributions	-	2,496	14,070	14,070	-	-	-	-
	<b>TOTAL REVENUE</b>	<b>527,454</b>	<b>163,642</b>	<b>54,499</b>	<b>154,780</b>			<b>100,281</b>	<b>184%</b>
<b>TOTAL RESOURCES</b>		<b>4,659,777</b>	<b>4,521,109</b>	<b>4,097,460</b>	<b>2,569,648</b>			<b>(1,527,812)</b>	<b>-37%</b>
<b>REQUIREMENTS</b>									
<b>MATERIALS &amp; SERVICES</b>									
42010-40105	Legal Services	1,230	-	10,000	10,000	-	-	-	-
42010-40115	Contract Svcs - Admin	48,000	48,000	59,980	49,755	-	-	( 10,225)	-17%
42010-40150	Professional services	9,800	37,523	45,000	35,000	-	-	( 10,000)	-22%
42045-42000	FILING & RECORDING	125	-	1,000	1,000	-	-	-	-
42080-42065	Redevelopment Projects	115,583	51,352	300,000	2,280,333	-	-	1,980,333	660%
42080-42066	Redevelopment - Parking Garage	189	-	288,955	-	-	-	( 288,955)	-100%
42080-42067	Redevelopment - Wayfinding	-	-	250,000	-	-	-	( 250,000)	-100%
42080-42068	Redevelopment - Parking Meters	101,882	113,055	85,000	-	-	-	( 85,000)	-100%
42080-42069	2nd and Oak Signalization	9,000	3,326	1,000,000	-	-	-	(1,000,000)	-100%
	<b>TOTAL MATERIALS &amp; SERVICES</b>	<b>285,810</b>	<b>253,257</b>	<b>2,039,935</b>	<b>2,376,088</b>			<b>336,153</b>	<b>16%</b>
<b>CAPITAL OUTLAY</b>									
43015-43700	CC STORMWATER RUNOFF	-	-	2,000,000	-	-	-	(2,000,000)	-100%
	<b>TOTAL CAPITAL OUTLAY</b>			<b>2,000,000</b>				<b>(2,000,000)</b>	<b>-100%</b>
<b>TOTAL EXPENDITURES</b>		<b>285,810</b>	<b>253,257</b>	<b>4,039,935</b>	<b>2,376,088</b>			<b>(1,663,847)</b>	<b>-41%</b>
<b>CONTINGENCY/TRANSFER</b>									
45700-00000	Transfer to URA General Fund	16,500	-	57,525	28,500	-	-	( 29,025)	-50%
45999-00000	Remit Excess Interest	-	-	-	165,060	-	-	165,060	-
	<b>TOTAL CONTINGENCY/TRANSFER</b>	<b>16,500</b>		<b>57,525</b>	<b>193,560</b>			<b>136,035</b>	<b>236%</b>
<b>TOTAL REQUIREMENTS</b>		<b>302,310</b>	<b>253,257</b>	<b>4,097,460</b>	<b>2,569,648</b>			<b>(1,527,812)</b>	<b>-37%</b>

Account	Title	Actual 2021-22	Actual 2022-23	Current Budget 2023-24	Proposed Budget 2024-25	Approved Budget 2024-25	Adopted Budget 2024-25	Change From 2023-24
<b>Unappropriated Ending Balance</b>								
<b>710-COLUMBIA CASCADE DISTRICT</b>		<b>4,357,467</b>	<b>4,267,852</b>					<b>-</b>



## Waterfront District

The Waterfront District is a model for the power of urban renewal. Since its creation in 2008, the district's taxable value has increased from \$11.8 million to \$92.6 million.



The final challenge in the waterfront district is aging stormwater infrastructure installed when the waterfront area was originally built in the 1960's. Two sink holes developed due to a collapsing stormwater line running adjacent to Riverside Drive. The City initiated a four phase construction plan to relocate the pipe into the right-of-way and divert downtown rain runoff away from the waterfront district.



Phase I construction on the stormwater line moved forward on an emergency basis in the Winter of 2020 using urban renewal funding. The Urban Renewal Agency additionally adopted Resolution URA-04 dedicating the balance of the Waterfront District's maximum indebtedness so that the project may move forward even if state and federal aid did not materialize. Urban Renewal funding was eventually augmented with State and Federal grant, but remains crucial to completing the project.

Phase II which relocated the stormwater outfall was completed in the early Spring of 2024. The final two phases will be bid this year with construction potentially stretching into Fiscal Year 2025-26.

The Urban Renewal Agency initiated the Waterfront District's 1<sup>st</sup> Substantial Amendment to increase the District's Maximum Indebtedness to \$7.9 Million in FY2023-24. The Proposed Budget assumes that Ordinance 2082, which will enact this 1<sup>st</sup> Substantial Amendment, will be enacted before FY2024-25.

Category/Program	Actual 2021-22	Actual 2022-23	Current Budget 2023-24	Proposed 2024-25	Approved 2024-25	Adopted 2024-25
<b>URA Waterfront</b>						
030 Beginning Fund Balance	129,764	130,868	250,000	1,311,985	-	-
<b>REVENUE</b>						
031 Taxes	811,654	883,233	604,824	912,162	-	-
037 Interest Earnings	*****	14,149	2,500	28,031	-	-
<b>REVENUE</b>	<b>811,594</b>	<b>897,383</b>	<b>607,324</b>	<b>940,193</b>		
<b>Total RESOURCES</b>	<b>941,358</b>	<b>1,028,251</b>	<b>857,324</b>	<b>2,252,178</b>		
<b>EXPENDITURES</b>						
<b>URA WF - Development (720)</b>						
042 Materials & Services	48,000	57,957	749,799	1,322,124	-	-
044 Debt Service	745,990	428,303	-	-	-	-
045 Interfund Transfers Out	16,500	-	57,525	28,500	-	-
046 Special Payments	-	-	-	795,992	-	-
047 Contingency	-	-	50,000	50,000	-	-
	<b>810,490</b>	<b>486,260</b>	<b>857,324</b>	<b>2,196,616</b>		
<b>Total REQUIREMENTS</b>	<b>810,490</b>	<b>486,260</b>	<b>857,324</b>	<b>2,196,616</b>		
<b>ENDING FUND BALANCE</b>	<b>130,868</b>	<b>541,990</b>	<b>0</b>	<b>55,562</b>		

Account	Title	Actual 2021-22	Actual 2022-23	Current Budget 2023-24	Proposed Budget 2024-25	Approved Budget 2024-25	Adopted Budget 2024-25	Change From 2023-24	
<b>720</b>	<b>WATERFRONT DISTRICT</b>								
<b>720-720</b>	<b>URA WF - Development</b>								
<b>RESOURCES</b>									
30100-00000	BEGINNING FUND BALANCE	129,764	130,868	250,000	1,311,985	-	-	1,061,985	425%
<b>REVENUE</b>									
31005-00000	CURRENT TAXES	791,275	865,920	590,000	890,785	-	-	300,785	51%
31007-00000	HEAVY EQUIPMENT RENTAL TAX BON	2,635	8,792	7,000	8,907	-	-	1,907	27%
31010-00000	PREVIOUSLY LEVIED TAXES	17,743	8,520	7,824	12,470	-	-	4,646	59%
37005-00000	INTEREST REVENUE	( 60)	14,149	2,500	28,031	-	-	25,531	1021%
	<b>TOTAL REVENUE</b>	<b>811,594</b>	<b>897,383</b>	<b>607,324</b>	<b>940,193</b>			<b>332,869</b>	<b>55%</b>
<b>TOTAL RESOURCES</b>		<b>941,358</b>	<b>1,028,251</b>	<b>857,324</b>	<b>2,252,178</b>			<b>1,394,854</b>	<b>163%</b>
<b>REQUIREMENTS</b>									
<b>MATERIALS &amp; SERVICES</b>									
42010-40105	Legal Services	-	-	3,000	3,000	-	-	-	-
42010-40115	Contract Svcs - Admin	48,000	48,000	59,980	49,755	-	-	( 10,225)	-17%
42010-40150	Professional services	-	9,957	-	-	-	-	-	-
42010-40695	Riverside Dr. Storm Contract	-	-	686,819	1,269,369	-	-	582,550	85%
	<b>TOTAL MATERIALS &amp; SERVICES</b>	<b>48,000</b>	<b>57,957</b>	<b>749,799</b>	<b>1,322,124</b>			<b>572,325</b>	<b>76%</b>
<b>DEBT SERVICE</b>									
44045-00000	WWTP Odor Control Loan - Prin	94,516	95,981	-	-	-	-	-	-
44045-00001	Equip Loan-WtrFmntStormLn-Prin	500,000	250,000	-	-	-	-	-	-
44050-00000	WWTP Odor Control Loan - Int	2,954	1,489	-	-	-	-	-	-
44050-00002	Equip Loan-WtrFmntStormLn-Int	7,500	2,500	-	-	-	-	-	-
44055-00000	Nichols Passive Park - Prin	141,020	78,333	-	-	-	-	-	-
	<b>TOTAL DEBT SERVICE</b>	<b>745,990</b>	<b>428,303</b>						
<b>TOTAL EXPENDITURES</b>		<b>793,990</b>	<b>486,260</b>	<b>749,799</b>	<b>1,322,124</b>			<b>572,325</b>	<b>76%</b>
<b>CONTINGENCY/TRANSFER</b>									
45700-00000	Transfer to URA General Fund	16,500	-	57,525	28,500	-	-	( 29,025)	-50%
46695-00001	Stormwater Line DEQ Loan Payoff	-	-	-	795,992	-	-	795,992	-
47005-00000	CONTINGENCY	-	-	50,000	50,000	-	-	-	-
	<b>TOTAL CONTINGENCY/TRANSFER</b>	<b>16,500</b>		<b>107,525</b>	<b>874,492</b>			<b>766,967</b>	<b>713%</b>
<b>TOTAL REQUIREMENTS</b>		<b>810,490</b>	<b>486,260</b>	<b>857,324</b>	<b>2,196,616</b>			<b>1,339,292</b>	<b>156%</b>
<b>Unappropriated Ending Balance</b>									
<b>720-WATERFRONT DISTRICT</b>		<b>130,868</b>	<b>541,990</b>		<b>55,562</b>			<b>55,562</b>	<b>-</b>

## **The Heights Business District**

The Hood River Heights was created in 2011 through Ordinance 1999. The Heights Urban Renewal District encompasses approximately 96 acres along State Highway 281 in Hood River.

The Heights district identity is separate and distinct from Hood River's historic downtown district and waterfront area. The Heights holds a diversity of commercial uses and emphasizes catering to the permanent residents of Hood River. The Heights Urban Renewal projects are intended to enhance and improve these characteristics.

The Heights Urban Renewal District completed The Heights Streetscape Plan in FY2023-24 and formally adopted it into the Heights District Plan. The Heights Streetscape Plan will transform the Heights, directing through traffic to 13<sup>th</sup> while making 12<sup>th</sup> a pedestrian friendly corridor with protected bike lanes. Enhanced crosswalks and sidewalks improvements are planned throughout the District.

Bringing this Heights Streetscape vision to fruition will require transferring authority for the roadway from the Oregon Department of Transportation (ODOT) to the City of Hood River. City staff are in active jurisdictional transfer negotiations with ODOT. In the interim, the Proposed Budget include funding to contract with a Design, Engineering, and Planning team to design and permit the initial project in the Heights Streetscape Plan. This project includes two enhanced crosswalks on 13<sup>th</sup> avenue at Taylor and A Streets. This initial project conforms to ODOT standards and should be able to precede full jurisdictional transfer.



Category/Program	Actual 2021-22	Actual 2022-23	Current Budget 2023-24	Proposed 2024-25	Approved 2024-25	Adopted 2024-25
<b>URA Heights</b>						
030 Beginning Fund Balance	643,826	609,446	766,136	833,872	-	-
<b>REVENUE</b>						
031 Taxes	270,136	294,204	301,684	342,916	-	-
037 Interest Earnings	*****	23,080	-	63,000	-	-
<b>REVENUE</b>	<b>267,334</b>	<b>317,285</b>	<b>301,684</b>	<b>405,916</b>		
<b>Total RESOURCES</b>	<b>911,161</b>	<b>926,732</b>	<b>1,067,820</b>	<b>1,239,788</b>		
<b>EXPENDITURES</b>						
<b>URA HG - Development (730)</b>						
042 Materials & Services	285,214	194,504	238,980	414,755	-	-
043 Capital Outlay	-	-	-	566,000	-	-
045 Interfund Transfers Out	16,500	-	57,525	28,500	-	-
047 Contingency	-	-	125,000	150,000	-	-
	<b>301,714</b>	<b>194,504</b>	<b>421,505</b>	<b>1,159,255</b>		
<b>Total REQUIREMENTS</b>	<b>301,714</b>	<b>194,504</b>	<b>421,505</b>	<b>1,159,255</b>		
<b>ENDING FUND BALANCE</b>	<b>609,446</b>	<b>732,227</b>	<b>646,315</b>	<b>80,533</b>		

Account	Title	Actual 2021-22	Actual 2022-23	Current Budget 2023-24	Proposed Budget 2024-25	Approved Budget 2024-25	Adopted Budget 2024-25	Change From 2023-24	
<b>730</b>	<b>HEIGHTS DISTRICT</b>								
<b>730-730</b>	<b>URA HG - Development</b>								
<b>RESOURCES</b>									
30100-00000	BEGINNING FUND BALANCE	643,826	609,446	766,136	833,872	-	-	67,736	9%
<b>REVENUE</b>									
31005-00000	CURRENT TAXES	263,285	288,391	296,584	334,880	-	-	38,296	13%
31007-00000	HEAVY EQUIPMENT RENTAL TAX BON	876	2,969	2,330	3,348	-	-	1,018	44%
31010-00000	PREVIOUSLY LEVIED TAXES	5,973	2,843	2,770	4,688	-	-	1,918	69%
37005-00000	INTEREST REVENUE	( 2,801)	23,080	-	63,000	-	-	63,000	-
	<b>TOTAL REVENUE</b>	<b>267,334</b>	<b>317,285</b>	<b>301,684</b>	<b>405,916</b>			<b>104,232</b>	<b>35%</b>
<b>TOTAL RESOURCES</b>		<b>911,161</b>	<b>926,732</b>	<b>1,067,820</b>	<b>1,239,788</b>			<b>171,968</b>	<b>16%</b>
<b>REQUIREMENTS</b>									
<b>MATERIALS &amp; SERVICES</b>									
42010-40105	Legal Services	600	-	15,000	15,000	-	-	-	-
42010-40115	Contract Svcs - Admin	48,000	48,000	59,980	49,755	-	-	( 10,225)	-17%
42010-40150	Professional services	234,918	146,504	164,000	350,000	-	-	186,000	113%
42080-42085	MISCELLANEOUS	1,695	-	-	-	-	-	-	-
	<b>TOTAL MATERIALS &amp; SERVICES</b>	<b>285,214</b>	<b>194,504</b>	<b>238,980</b>	<b>414,755</b>			<b>175,775</b>	<b>74%</b>
<b>CAPITAL OUTLAY</b>									
43005-00000	Land	-	-	-	566,000	-	-	566,000	-
	<b>TOTAL CAPITAL OUTLAY</b>				<b>566,000</b>			<b>566,000</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>		<b>285,214</b>	<b>194,504</b>	<b>238,980</b>	<b>980,755</b>			<b>741,775</b>	<b>310%</b>
<b>CONTINGENCY/TRANSFER</b>									
45700-00000	Transfer to URA General Fund	16,500	-	57,525	28,500	-	-	( 29,025)	-50%
47005-00000	CONTINGENCY	-	-	125,000	150,000	-	-	25,000	20%
	<b>TOTAL CONTINGENCY/TRANSFER</b>	<b>16,500</b>		<b>182,525</b>	<b>178,500</b>			<b>( 4,025)</b>	<b>-2%</b>
<b>TOTAL REQUIREMENTS</b>		<b>301,714</b>	<b>194,504</b>	<b>421,505</b>	<b>1,159,255</b>			<b>737,750</b>	<b>175%</b>
<b>Unappropriated Ending Balance</b>									
<b>730-HEIGHTS DISTRICT</b>		<b>609,446</b>	<b>732,227</b>	<b>646,315</b>	<b>80,533</b>			<b>( 565,782)</b>	<b>-88%</b>

## **The Westside District**

FY2024-25 is the first year of operation for the newly created Westside District. The District's initial year of tax collection starts modestly with an estimated \$57,000 in tax increment revenue. This stands in stark contrast to the district's full Maximum Indebtedness of \$146.7 Million. Tax increment will grow in future years. How fast it grows will depend on the Westside District's ability to catalyze new development.

The Westside District's 5-Year Action Plan will help guide the district in its first several years. This plan is expected to be completed by the end of Spring, 2024. It includes the following tasks:

### *Task 1 – Public Engagement Plan*

This initial task is to create a public engagement plan that will influence all subsequent tasks. This task will map Westside District stakeholders and identify effective methods of engagement.

### *Task 2 – Housing Constructability Analysis*

This task will evaluate the economics of building housing in the Westside District. The project will identify similar sub-areas of the Westside District in terms of marketability, zoning, and development costs. These sub-areas will be analyzed, comparing infrastructure and development costs against the residual value of allowable housing products. The analysis will identify where housing does or does not “pencil” in the Westside District and why. This information will help target public infrastructure investments, tailor construction incentives, and indicate if regulatory changes are needed to accelerate housing production.

### *Task 3 – Financial Capacity Analysis and Project Sequencing*

The Westside District Plan includes a multi-decade financial capacity analysis that supported its authorized maximum indebtedness of \$146.7 Million. Task 3 will focus on what borrowing the Westside District can support over the next five-years and how it can be targeted to catalyze tax increment growth. This task will rely heavily on the information from the constructability analysis.

### *Task 4 – Construction Incentive Program*

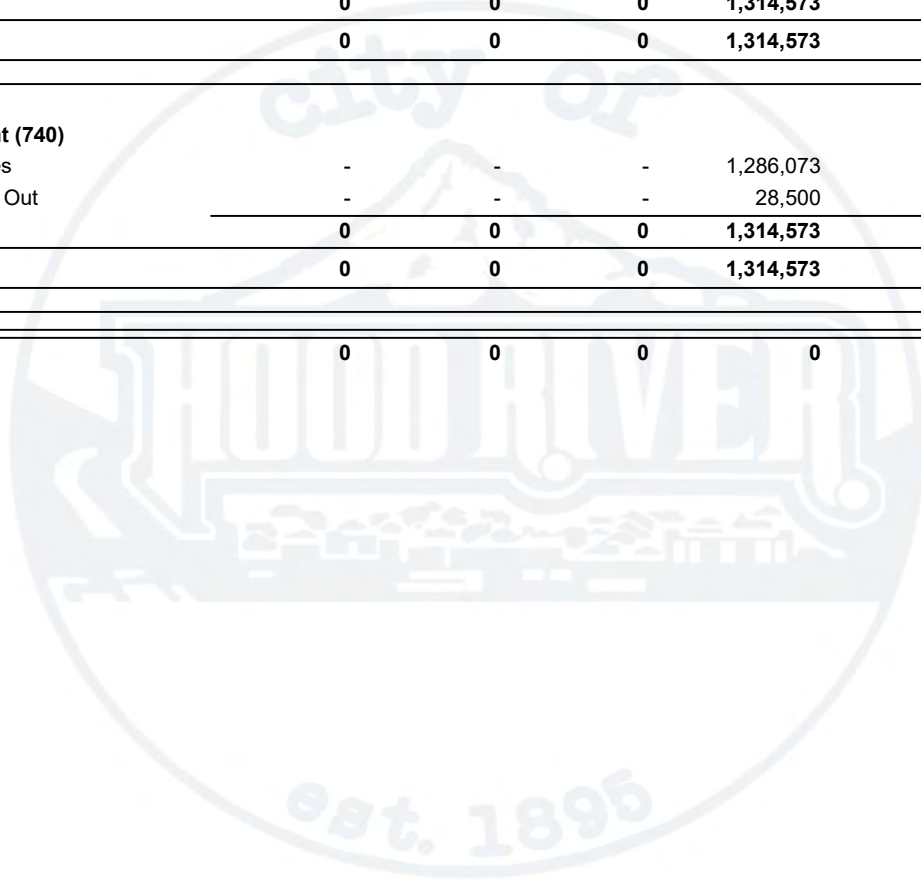
This task will recommend effective construction incentives to stimulate middle income housing production in the Westside District. The current market favors the production of larger homes that are unattainable for middle income households. This task will examine if developers can be incentivized to build more modest housing that is naturally less expensive. This was also a recommendation in the Housing Strategy.

### *Task 5 – Key Equity and Performance Metrics*

It is critical to the goals of the Westside Urban Renewal District that its investments do not negatively impact current residents or local businesses. This task will determine key performance metrics to monitor the district's impacts on economic development, livability, and community diversity.

The Proposed Budget includes potential borrowing to support projects identified by the 5-Year Action Plan or to take advantage of mid-year development opportunities. Any actual borrowing is subject to the authorization of the Urban Renewal Agency Board after review and recommendation by the Urban Renewal Advisory Committee.

Category/Program	Actual 2021-22	Actual 2022-23	Current Budget 2023-24	Proposed 2024-25	Approved 2024-25	Adopted 2024-25
<b>URA Westside</b>						
<b>REVENUE</b>						
031 Taxes	-	-	-	63,148	-	-
037 Interest Earnings	-	-	-	1,425	-	-
038 Misc. Revenues	-	-	-	1,250,000	-	-
<b>REVENUE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,314,573</b>		
<b>Total RESOURCES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,314,573</b>		
<b>EXPENDITURES</b>						
<b>URA WS- Development (740)</b>						
042 Materials & Services	-	-	-	1,286,073	-	-
045 Interfund Transfers Out	-	-	-	28,500	-	-
	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,314,573</b>		
<b>Total REQUIREMENTS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,314,573</b>		
<b>ENDING FUND BALANCE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		



Account	Title	Actual 2021-22	Actual 2022-23	Current Budget 2023-24	Proposed Budget 2024-25	Approved Budget 2024-25	Adopted Budget 2024-25	Change From 2023-24
<b>740</b>	<b>WESTSIDE DISTRICT</b>							
<b>740-740</b>	<b>URA WS- Development</b>							
<b>RESOURCES</b>								
<b>REVENUE</b>								
31005-00000	CURRENT TAXES	-	-	-	57,408	-	-	57,408 -
31007-00000	HEAVY EQUIPMENT RENTAL TAX	-	-	-	5,740	-	-	5,740 -
37005-00000	INTEREST REVENUE	-	-	-	1,425	-	-	1,425 -
38025-00000	LOAN PROCEEDS	-	-	-	1,250,000	-	-	1,250,000 -
<b>TOTAL REVENUE</b>					<b>1,314,573</b>			<b>1,314,573 -</b>
<b>TOTAL RESOURCES</b>					<b>1,314,573</b>			<b>1,314,573 -</b>
<b>REQUIREMENTS</b>								
<b>MATERIALS &amp; SERVICES</b>								
42010-40115	Contract Svcs - Admin	-	-	-	36,073	-	-	36,073 -
42080-42065	Redevelopment Projects	-	-	-	1,250,000	-	-	1,250,000 -
<b>TOTAL MATERIALS &amp; SERVICES</b>					<b>1,286,073</b>			<b>1,286,073 -</b>
<b>TOTAL EXPENDITURES</b>					<b>1,286,073</b>			<b>1,286,073 -</b>
<b>CONTINGENCY/TRANSFER</b>								
45700-00000	Transfer to URA General Fund	-	-	-	28,500	-	-	28,500 -
<b>TOTAL CONTINGENCY/TRANSFER</b>					<b>28,500</b>			<b>28,500 -</b>
<b>TOTAL REQUIREMENTS</b>					<b>1,314,573</b>			<b>1,314,573 -</b>
<b>Unappropriated Ending Balance</b>								
<b>740-WESTSIDE DISTRICT</b>								
								<b>-</b>

# Appendix I

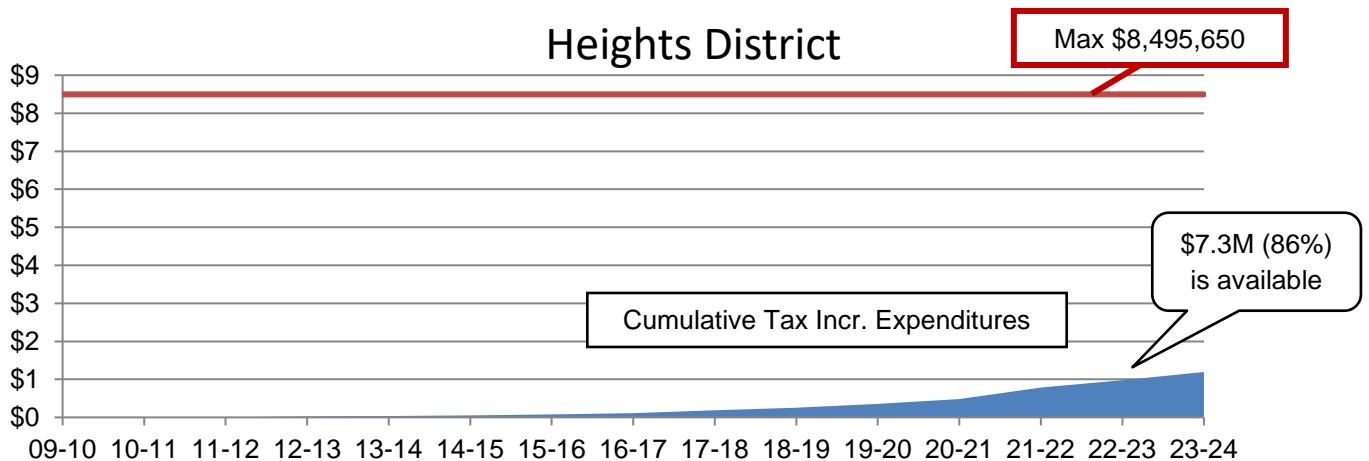
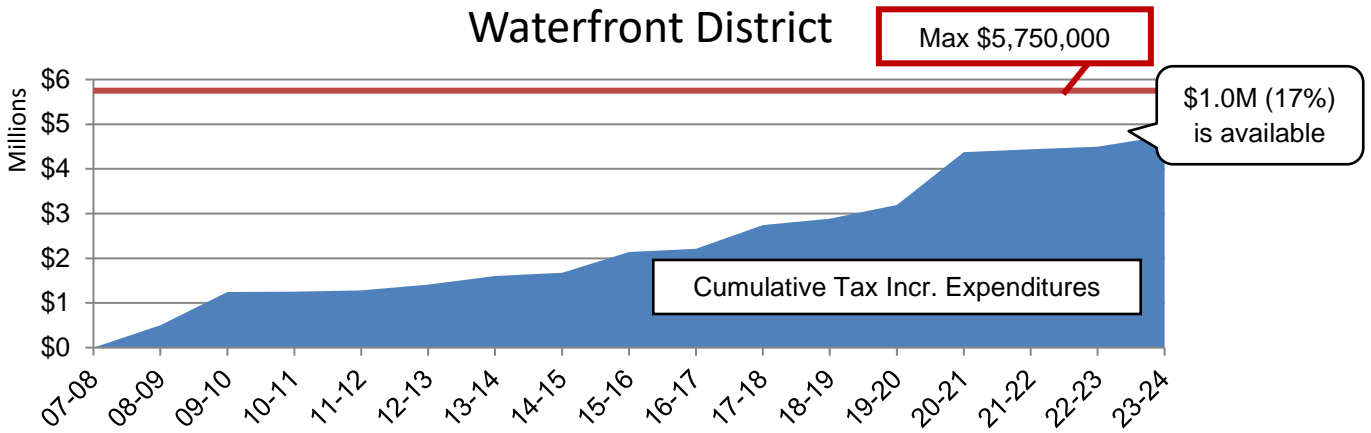
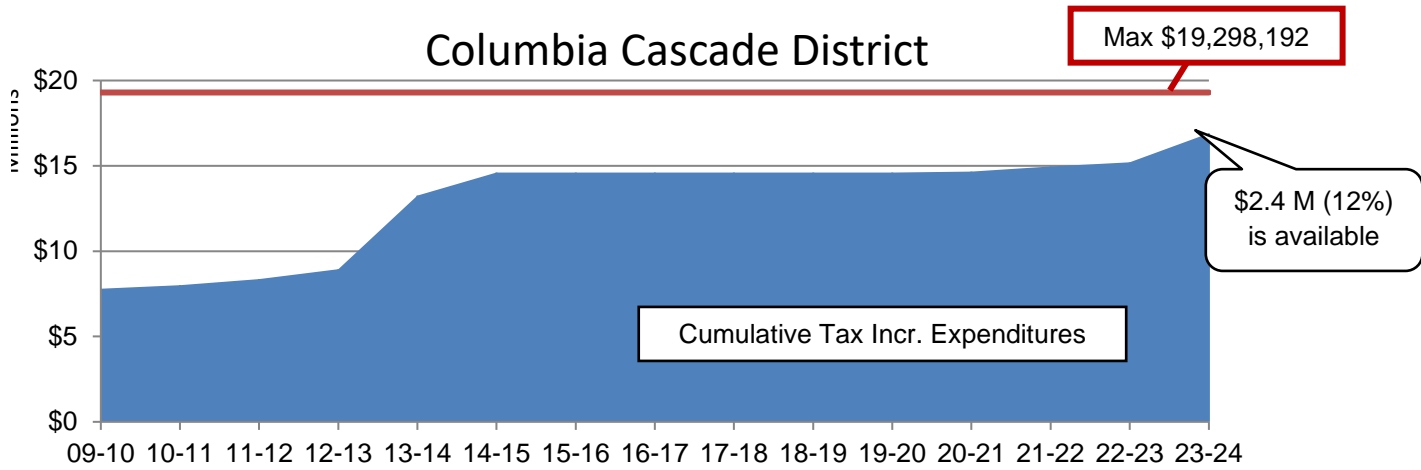
## Debt Service Schedule

Urban Renewal		
Westside District District Organization Loan - City		
75,000		
5.20%		
Year	Principal	Interest
2024-25	-	-
2025-26	10,000	4,103
2026-27	15,000	3,583
2027-28	20,000	2,803
2028-29	30,000	1,763
2029-30	-	-
<b>TOTAL</b>	<b>75,000</b>	<b>12,251</b>

The Urban Renewal Agency’s only debt is an estimate of Westside District formation costs that will be repaid to the City of Hood River by Westside District from tax increment revenues. The final balance and repayment schedule will be finalized after the FY2023-24 Financial Audit is completed.

# Appendix II

## Schedule of Cumulative Indebtedness











Administered by:  
City of Hood River  
211 Second Street  
Hood River, OR 97031  
541-386-1488 | [CityofHoodRiver.gov](http://CityofHoodRiver.gov)