

Board of Directors
Regular Meeting Agenda
Tuesday, June 20, 2023, 7:00pm
Library Meeting Room and Zoom
502 State St, Hood River

Library Board:

Board President: Jean Sheppard, *Board Vice-President:* Karen Bureker, *Board members:* Brian Hackett, Megan Janik, Sara Marsden.

The Hood River County Library District will hold this meeting by offering a hybrid format. Participants can attend in-person or on Zoom Conferencing. Please use the following phone number or video link: 1-253-215-8782, <https://us02web.zoom.us/j/88987942233>, Meeting ID: 889 8794 2233

Agenda Items		Action	Responsible
I.	Call to Order		Jean Sheppard
II.	Approval of the agenda (additions/corrections/deletions)	Motion	Jean Sheppard
III.	Approval of the consent agenda i. Minutes from the May 9, 2023, Budget Committee meeting ii. Minutes from the May 16, 2023 regular board meeting	Motion	Jean Sheppard
IV.	Actual or potential conflicts of interest		Jean Sheppard
V.	Public comment (3 minutes each)		Jean Sheppard
VI.	Reports		
	i. Friends update		Rachael Fox
	ii. Foundation update		Rachael Fox
	iii. April and May Financial Statements		Rachael Fox
	iv. Director's report		Rachael Fox
VII.	Old Business	Motion	Rachael Fox
VIII.	New Business		
	i. 2023-24 Budget approval	Motion	Jean Sheppard
	ii. Approval of recurring payments for 2023-24	Motion	Jean Sheppard
	iii. Discussion of 2023-24 President and Vice-President positions	Discussion	Jean Sheppard
	iv. Discussion of regular meeting time	Discussion	Jean Sheppard
	v. Library Director contract renewal	Motion	Jean Sheppard

	vi. COVID policies	Motion	Rachael Fox
	VIII.vii. Westside Urban Renewal District	Discussion	Jean Sheppard
	VIII.viii. Discussion EDI statement	Discussion	Rachael Fox
	VIII.ix. Request for Library Board Bios and Photos discussion	Discussion	Rachael Fox
	VIII.x. Library Board Oath of Office discussion	Discussion	Rachael Fox
IX.	Announcements		
	i. Comments from board members		All
	ii. Requests/Comments from Library Director		Rachael Fox
	ii. Agenda items for next meeting		Jean Sheppard
X.	Adjournment regular meeting		Jean Sheppard

Other matters may be discussed as deemed appropriate by the Board. If necessary, Executive Session may be held in accordance with the following. Bolded topics are scheduled for the current meeting's executive session.

- ORS 192.660 (1) (d) Labor Negotiations
- ORS 192.660 (1) (e) Property
- ORS 192.660 (1) (h) Legal Rights
- ORS 192.660 (1) (i) Personnel

The Board of Directors meets on the 3rd Tuesday each month from 7:00pm to 9:00pm in the Jeanne Marie Gaulke Memorial Meeting Room at 502 State Street, Hood River, Oregon. Sign language interpretation for the hearing impaired is available if at least 48 hours notice is given.

Board of Directors
Regular Meeting Agenda
Supplementary information
 Tuesday, June 20, 2023, 7:00pm
 Library Meeting Room and Zoom
 502 State St, Hood River

Library Board:

Board President: Jean Sheppard, *Board Vice-President:* Karen Bureker, *Board members:* Brian Hackett, Megan Janik, Sara Marsden.

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III.	Approval of the consent agenda i. Minutes from the May 9, 2023, Budget Committee meeting <ul style="list-style-type: none"> Attachment: III.i.a. Minutes from the May 9, 2023, budget committee regular meeting ii. Minutes from the May 16, 2023 regular board meeting <ul style="list-style-type: none"> Attachment: III.i.b. Minutes from May 16, 2023 regular board meeting 	Motion	Jean Sheppard
IV.	Actual or potential conflicts of interest		Jean Sheppard
V.	Public comment (3 minutes each)		Jean Sheppard
VI.	Reports		
	i. Friends update <ul style="list-style-type: none"> The Friends group successfully raised \$500 during their annual book sale. However, due to low turnout and the significant amount of work involved, they have made the decision not to hold a large book sale in 2024. As part of their fundraising efforts, the Friends have decided to increase the prices of their sale books. Hardbacks, audiobooks, and DVDs will now be priced 		Rachael Fox

	<p>at \$2.00, while paperbacks will be available for \$1.00.</p> <ul style="list-style-type: none"> • Nadine Klebba has been reelected as the President of the Friends of the Library. • The Hood River Reads Committee is currently in the process of selecting their book for 2024. The committee members are reading a variety of titles and will recommend their top choices to the rest of the committee for further consideration. • Discussions are underway between the Friends and Foundation regarding the clarification of roles within each organization or the possibility of a merger. Both options may be explored to determine the most effective way to move forward. 		
	<p>ii. Foundation update</p> <ul style="list-style-type: none"> • The Library Foundation recently conducted officer elections, and the following individuals were elected to their respective positions: <ul style="list-style-type: none"> • President: Jen Bayer • Vice President: Dawn Fitchen • Treasurer: Cathi Lannon (Term until November) • Secretary: Anne Gehrig • Board term renewals were considered, and the following members were involved: <ul style="list-style-type: none"> • Dawn Fitchen (Renewed) • Amanda Goeke (Declined to renew) • Dale Hill (Declined to renew) • Discussions are currently underway between the Friends and Foundation organizations. The main focus is on clarifying roles within each organization and exploring the possibility of a merger. Both options may be explored to determine the most effective path forward. • The Library Foundation's June meeting will include the approval of the annual donation amount to be made to the District. 		Rachael Fox
	<p>iii. April and May Financial Statements</p> <p>Attachment:</p> <ul style="list-style-type: none"> • VI.iii.a. April Financial Statements • VI.iii.b. May Financial Statements <p>We received \$30,500 in current year tax revenue in May. Tax payers have the option of making their property tax payments</p>		Rachael Fox

	in three installments and the third installment was due on May 15, 2023. Overall, we have received \$1,164,678 this year in total tax revenue (current and previous years) for the General Fund. We are tracking well for this time of year.		
	<p>iv. Director's report</p> <p><u>Administration</u></p> <ul style="list-style-type: none"> Jean Sheppard and Brian Hackett, our current Library Board members, have emerged as the winners of the Library Board May 2023 election. We thank Jean Sheppard and Brian Hackett for their service and dedication to our library. Their contributions have been greatly appreciated and have positively impacted our library. They will serve four-year terms on the Library Board. We will be hiring a Bookmobile Specialist for 32 hours per week. The position will cater to patrons of all ages throughout the county and will involve driving and maintaining the bookmobile, as well as providing library services for individuals ranging from babies to seniors. Additionally, the Bookmobile Specialist will collaborate with the Program Services Team to develop and offer a variety of services, programs, and events. We have hired Dana Pricher for the Public Service Clerk Substitute position. Pricher comes to us by way of her non-profit work for the Scappoose Bay Watershed Council and Native Plant Nursery. Her background includes a degree in wildlife biology and a master's degree in agriculture. <p><u>Facilities</u></p> <ul style="list-style-type: none"> The new heating and cooling unit for the Columbia Room has been installed. A&E Heating and Cooling was able to vent the new unit out of the same exterior hole in the roof. There is no need to repair the roof. I've contacted our maintenance person about removing the old unit and patching the ceiling in the Columbia Room. <p><u>Programs and Services</u></p> <ul style="list-style-type: none"> The Hood River County Library District has joined forces with the Columbia Gorge Master Gardeners 		Rachael Fox

	<p>Association and Hood River Supply to bring an extensive collection of gardening tools to our Library of Things. This exciting collaboration means that library patrons now have access to a diverse range of gardening equipment, courtesy of these esteemed partners. Whether you're a seasoned gardener or a beginner looking to cultivate your green thumb, our Library of Things has got you covered with an array of gardening tools at your disposal.</p> <ul style="list-style-type: none"> • The Library Bookmobile is offering free health care kits. They include basic care items like deodorant, toothpaste, and sanitary napkins. This program is co-sponsored by the Hood River County Health Department. • Bookmobile <ul style="list-style-type: none"> ◦ Schedule & Route: <ul style="list-style-type: none"> • Odell Mobile Home park - Saturdays, 10:00am-12:00pm. For residents only. The Bookmobile goes door-to-door offering children a selection of books, a craft bag, and a snack. Contact: yeli@hoodriverlibrary.org or 541-387-7068 for more details. • Odell Community Park (Tamarack Rd.), Saturdays 12:30pm-1:30pm. Visit the Odell Community Park to check out library materials, pick up holds, and received. <p>The program staff have been working hard to provide creative programming for this spring. Please check out <u>newsletter</u> for a full list of June programs.</p> <ul style="list-style-type: none"> ◦ All Ages <ul style="list-style-type: none"> • Summer Reading Kick-off Concert, Wednesday, June 21, 5:30pm, Library Gardens. Los Amigos de Sierra, music, dancing and ice cream! • Every month, we will highlight nationally recognized heritage months and holidays at our 		
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	<p>library, providing a platform for celebration and exploration. Many libraries across the nation also participate in honoring these same occasions.</p> <p>The Hood River County Library District provides free and equitable access to cultural and educational experiences. The library celebrates ideas, promotes creativity, connects people, and enriches lives, with an emphasis on promoting literacy and equity in library collections, services, and programs.</p> <p>Discover the diverse range of materials available in our collection. Visit the library, search our online catalog, download ebooks and audiobooks or stream movies.</p> <ul style="list-style-type: none"> Pride Month <p>Pride Month is observed in June in remembrance of the 1969 Stonewall Riots in New York. Since 1999, when a presidential proclamation cited June as Pride Month, Americans have recounted and recognized the struggles and achievements of a community striving for equality and inclusion.</p> <p>Join the library for our first ever Pride Trivia! Covering movies, TV shows, queer history, and more. Prizes for the winners and snacks for all. Open to teens and adults (grade 9 through adult), please bring a phone or device to join the game.</p> <p>This program is co-sponsored by The Next Door Columbia Gorge Pride Alliance.</p> Juneteenth in the Gorge, Sunday, June 18, 3pm-6pm, Jackson Park, May St. & 13th Hood River <p>Juneteenth is the oldest known celebration honoring the official end of slavery in the United States and is now a federal holiday.</p> <p>Enjoy food, music, dance, art, and poetry at Juneteenth in the Gorge.</p> <p>In honor of this occasion, the library will present a special exhibition of books, sharing</p> 		
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	<p>stories that highlight the struggles, triumphs, and contributions of African Americans throughout history.</p> <ul style="list-style-type: none"> • Gorge Stem Fair, Saturday, June 3, 11am-1pm, Horizon Christian School Sports Field 700 Pacific Ave. Hood River. We had many visitors at the Bookmobile at the Gorge STEM Fair make buttons and laser engraving on wood! This is a regional event featuring hands-on STEM activities for all ages led by local schools, businesses, and community organizations. This free-to-attend, public event is typically held outside in late spring and draws +1,000 attendees from around the Gorge. • Family Game Night First Saturday, June 3, 4-6pm Hood River Library Theater. Join us for rad retro cabinet arcade games and other electronic offerings for fans of all ages to enjoy. <p>○ Adult programs</p> <ul style="list-style-type: none"> • Foundations of investing, Saturday June 24th, 10:00-11:45am. Do you have the information you need to make decisions about your financial goals? At this financial workshop, you'll learn key principles of saving and investing, and also learn specific strategies to help you reach your long-term financial goals. Brought to you in partnership with Edward Jones. Hood River Library Meeting Room. • Hood River Book Club meets the second Wednesday of the month at 12:30 p.m. Hood River Library Meeting Room & <u>Zoom</u>. July book selection is <i>Rules of Civility</i> by Amor Towles. • Cascade Locks Book Club meets the Fourth Thursday of the month from 5:15 to 7:00 p.m. at the Cascade Locks Library. The July selection is <i>Project Hail Mary</i> by Andy Weir. • Writing Group: Every Wednesday at 3 pm in the Hood River Library Columbia Room. Creative writing together! Join with fellow 	
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	<p>writers to work on your craft through prompts and (sometimes) share the results. For more information, please contact Patty Kaplan (310.710.3822).</p> <ul style="list-style-type: none"> ○ Teen programs <ul style="list-style-type: none"> • Library Teen Council: 1st week of the month on Wednesdays and Saturdays. The council will plan the month's projects and programs. Teens are welcome to meet up, work on projects, and earn volunteer hours any time during the month. Teen Librarian Rachel will be available to meet with, help out, suggest ideas, and get snacks for teens throughout the month. Projects will be posted in the Teen Space and on the Teen Discord. • Magic the Gathering game night, 2nd and 4th Friday, 4:00pm in the Library Theater. Play Magic the Gathering. Sponsored by Hood River Hobbies. ○ Children's programs <ul style="list-style-type: none"> • Storytimes <ul style="list-style-type: none"> • Family Storytime – Hood River Library Thursdays at 10:30 a.m. <ul style="list-style-type: none"> ○ The storytime is open to all ages. Storytime will feature stories, songs and fun! Literacy enrichment will be at the heart of every session. Children will learn pre-reading skills, develop an increased vocabulary, and nurture a lifelong love of reading! • Weekly playgroup and monthly storytime – Cascade Locks and Parkdale <ul style="list-style-type: none"> • Looking for something fun to do with your children that haven't yet started school? We are starting playgroups at our Parkdale and Cascade Locks Branches! Each Friday from 10:30-11:30 we invite parents to come with their children to explore the library, help kids build social skills, and make new friends. 		
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	<ul style="list-style-type: none"> • The first Friday of the month in Parkdale, and the last Friday of the month in Cascade Locks we will have a librarian led storytime. • Snap Dragon Yoga with Nicole, Hood River Library <ul style="list-style-type: none"> ◦ Fridays 3:30pm <ul style="list-style-type: none"> ▪ Yoga is a great way for little ones to build strength, spirit, and self-esteem. These classes will feature a lot of movement and potentially a craft and story or two. Caregivers are welcome to participate and yoga mats are provided. • Makerspace crafting hours at the Hood River Library. The hours are Tuesdays-Thursdays 2-7pm, Fridays 2-6pm and Saturdays from 10am-6pm. There are a variety of craft supplies to create a masterpiece. • The Cascade Locks and Parkdale branches have open crafting every Saturday from 10am-2pm. We offer a variety of supplies and the only thing required is their imagination! • Summer Reading Program <p>Hood River County Library District is thrilled to announce the start of its annual Summer Reading Program on Tuesday, June 13. This program is open to individuals of all ages, from newborns to adults. Participants can choose to read books, listen to audiobooks, or complete activities to join in the excitement. This year, the program offers the convenience of online engagement through Beanstack, a platform that enables tracking of reading progress. By downloading the app and creating an account, individuals can embark on a reading journey to earn amazing prizes.</p> <p>For children, the prizes include a Hood River pool pass, Rosauers donut coupons, Mike's Ice Cream vouchers, Lake Taco burrito coupons, and free books. Additionally, there will be three raffle drawings throughout the summer, featuring enticing rewards such as Kindles, Lego kits, Squishmellows, tie-dye kits, kites, and much more.</p>		
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	<p>Teen participants can look forward to themed raffle baskets, exclusive event coupons, and the opportunity for the library to make a charitable donation based on their logged reading activities.</p> <p>Adult participants have their chance at winning captivating raffled baskets by local vendors.</p> <p>For detailed information and registration, please visit the library website at https://hoodriverlibrary.org/summer-reading/.</p> <p>Throughout the summer, the library will host a diverse range of captivating and free events for the entire family at multiple locations:</p> <p>Hood River Library, 502 State Street, Hood River:</p> <p>All Ages Events – Wednesdays, 5:30pm:</p> <ul style="list-style-type: none"> • June 21: LOS AMIGOS DE LA SIERRA (Library Gardens) - Enjoy the lively tunes of Hood River-based band while indulging in Mike's ice cream. Suitable for all ages. • July 19: DJ Zur Foam Party (Library Gardens) - Experience music, foam machines, and ice cream. Participants should wear clothes that can get wet. • August 16: Reptile Man - Richard "The Oregon Reptile Man" will showcase his captivating reptile ambassadors. <p>Kids Events - Wednesdays, 5:30pm:</p> <ul style="list-style-type: none"> • June 21: LOS AMIGOS DE LA SIERRA (Library Gardens) - Enjoy the lively tunes of Hood River-based Norteno band while indulging in Mike's ice cream. Suitable for all ages. • June 28: Angel Ocasio - A top physical comedian, actor, clown, writer, and ukulele player, will showcase and teach comedy and clowning skills. • July 5: Amazing Bubble Man - Witness the extraordinary bubble art, tricks, and fun presented by Louis Pearl, one of the world's leading bubble-ologists. • July 12: Rhys Thomas Juggling Comedy Show - Be amazed by the juggling talents of Rhys Thomas, a highly respected performer in the juggling world. 		
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	<ul style="list-style-type: none"> • July 19: DJ Zur (Library Gardens) - Experience music, foam machines, and ice cream. Participants should wear clothes that can get wet. Suitable for all ages. • July 26: Messy Field Day (Library Gardens) - Engage in crafts and outdoor fun. • August 2: Dragon Theater Puppet Show - The Dragon Puppet Theatre brings ancient and modern tales from around the world to life with colorful puppet shows. • August 9: Red Yarn - A family performer who will captivate audiences with music and puppetry, reviving American roots music traditions. • August 16: Reptile Man - Richard "The Oregon Reptile Man" will showcase his captivating reptile ambassadors. <p>Kids Recurring Events:</p> <ul style="list-style-type: none"> • Tuesdays, 6 pm: Pajama Storytime • Wednesdays, 5:30 pm: Performances • Thursdays, 10:30 am: Storytime • Fridays, 3:30 pm: Snapdragon Yoga <p>Teen Events:</p> <ul style="list-style-type: none"> • Summer Movies Kick-off: Friday, June 23, 5 pm - Join us for a viewing of one of the worst movie musicals with fake felines – Meow! • Teen Foam Party: Saturday, June 24, 5 pm - Indulge in ice cream, music, and lots of foam! • End of Summer Campfire: Saturday, August 26, 8:30 pm - Enjoy s'mores under the stars. <p>Teen Recurring Events:</p> <ul style="list-style-type: none"> • Tuesdays, 2 pm: Themed Yoga for Teens with Snapdragon Yoga (starting July 11) • Fridays, 2 pm: Summer Movies - The Sequels • Thursdays, 2nd and 4th: Magic the Gathering group – Facilitated by Hood River Hobbies. <p>Adult Events:</p> <ul style="list-style-type: none"> • August 8: Hands-on Harps Workshop at 1 pm 		
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	<p>(registration required), followed by a Harp Performance at 5 pm.</p> <p>Adult Recurring Events:</p> <ul style="list-style-type: none"> • Fridays, 10:30 am: Yoga for Adults with Snapdragon Yoga • Fridays, 5 pm: Summer Movies - The Sequels <p>Cascade Locks Library, 300 Wa-Na-Pa (Elementary School), Cascade Locks:</p> <p>Performers/Events - Wednesdays, 12:00 pm:</p> <ul style="list-style-type: none"> • June 28: Angel Ocasio - A top physical comedian, actor, clown, writer, and ukulele player, will showcase and teach comedy and clowning skills. • July 19: Snapdragon Yoga - Themed yoga for children! • August 16: Reptile Man - Richard "The Oregon Reptile Man" will showcase his captivating reptile ambassadors. <p>Recurring Kids Events:</p> <ul style="list-style-type: none"> • Fridays, 10:30 am: Parent Play Group • Saturdays, 10 am-2 pm: Crafty Saturdays • Last Friday of the Month, 10:30 am: Storytime <p>Parkdale Library, 7300 Clear Creek Road (Community Center):</p> <p>Performers/Events - Wednesdays, 3:30 pm:</p> <ul style="list-style-type: none"> • June 28: Angel Ocasio - A top physical comedian, actor, clown, writer, and ukulele player, will showcase and teach comedy and clowning skills. • July 19: Snapdragon Yoga - Themed yoga for children! • August 16: Reptile Man - Richard "The Oregon Reptile Man" will showcase his captivating reptile ambassadors. <p>Recurring Kids Events:</p> <ul style="list-style-type: none"> • Fridays, 10:30 am: Parent Play Group • Saturdays, 10 am-2 pm: Crafty Saturdays • First Friday of the Month, 10:30 am: Storytime 		
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	<p>Odell, Odell Neighborhood Community Park, 3167 Tamarack Road, Odell:</p> <ul style="list-style-type: none"> • Weekly Bookmobile stop: Saturdays, 12:30-1:30 pm. • Mercado del Valle: First and Third Thursdays, 4-6 pm. In partnership with Gorge Grown, Odell Historic Coalition, and Hood River Parks and Recreation. • Special Events, Thursdays: <ul style="list-style-type: none"> • July 6, 5 pm: Amazing Bubble Man - Louis Pearl, one of the world's leading bubble-ologists, will present bubble art, tricks, and fun. • July 20, 4-6 pm: Faces by Jen - Fun face painting! 		
VII.	<p>Old Business</p> <p>VII.i. Library Board Code of Ethics and Library Board Governance Policy</p> <p><i>Attachments:</i></p> <ul style="list-style-type: none"> ○ VII.i. Library Board Governance Policy ○ VII.i. Library Board Code of Ethics <p>The Library Board discuss implementing a Library Board Code of Ethics. We discussed libraries across the nation have already adopted such codes that affirm their Board member's commitment to advocate for library services.</p> <p>The proposed code could include statements on adhering to professional ethical codes, rules, and guidelines set by the American Library Association (ALA) and complying with the ALA Library Bill of Rights, as required by Oregon law and public library standards. Additionally, the code could emphasize representing all patrons and potential patrons fairly and equally and protecting library users' privacy and confidentiality.</p> <p>To facilitate this process, I have prepared a draft of the Library Board Code of Ethics for review and approval. Additionally, we are in the process of updating the Library Board Governance policy to include a section that references the Library Board Code of Ethics. The revised policy will also require approval.</p> <p>I consulted with legal counsel Ruben Cleveland. He approved the changes in the Library Board Governance Policy and the Library Board Code of Ethics. In response to the question posed by the Library Board at the Tuesday, May 16, 2023 Library Board member, Cleavland stated, if a Board member refuses to sign, the option to censure the person is on the table but removal from office or any other sanction is not</p>	Motion	Rachael Fox

	allowed against an elected official.		
VIII. New Business			
i. 2023-24 Budget approval I. Budget hearing Attachments: <ul style="list-style-type: none">VIII.i.a. Proposed 2023-24 budgetVIII.i.b. Resolution 2022-23.05, adopting the budget and imposing taxes <p>Annually, the Board must approve the budget and tax rate for the coming fiscal year. The proposed 2023-24 budget, as approved by the Budget Committee at their May 9 meeting, is attached. There are no additional proposed changes from what the Budget Committee approved, unless Board members have recommendations. Final 2023-24 budget approval requires passage of Resolution 2022-23.05. Following approval, I will submit the proper paperwork to the County and State.</p> <p>Before budget approval, the Chair must open the Budget Hearing, which gives the public an opportunity to comment on the budget. Notice was published in the June 7th, 2023 edition of the <i>Columbia Gorge News</i>.</p>	Motion	Jean Sheppard	
ii. Approval of recurring payments for 2023-24 <i>Attachment:</i> <ul style="list-style-type: none">VIII.ii. Resolution No. 2022-23.06 - approving recurring and online payments for 2023-24 <p>Our auditors, Pauly Rogers & Co., recommend that the Board annually authorize the specific list of vendors whom we pay online and/or automatically. This mainly includes utilities and regular contract payments. The attached resolution provides this authorization. Online payments save significant time and money for the District.</p>	Motion	Jean Sheppard	
iii. Discussion of 2023-24 President and Vice-President positions At the July meeting, the Board will elect a new President and Vice President. For this agenda item, the Board will discuss who is willing to fulfill those positions.	Discussion	Jean Sheppard	
iv. Discussion of regular meeting time The Board's current regular meeting time is the third Tuesday of the month at 7:00pm. Annually the Board must adopt a resolution setting its regular meeting time. The Board will discuss the best meeting times so that a resolution can be passed during the July meeting.	Discussion	Jean Sheppard	

<p>v. Library Director contract renewal <i>Attachments: VIII.v. Library Director contract [2023-2024]</i></p> <p>The Library Director is the only District employee who works directly for the Board and also is the District's only contract employee. The contract typically is renewed annually. My contract is due to expire on June 30.</p> <p>With our legal counsel, I drafted a contract with the following changes. I changed the salary to \$97,032 per year, which is the salary of step (5) on the 2023-24 salary scale. As discussed when approving the scale, this includes a 3.2% minimum wage adjustment increase, which all District employees will receive this fiscal year. The Library Board voted at the May 16, 2023 Library Board meeting to approve a step increase from (4) to step (5).</p>	<p>Motion</p>	<p>Jean Sheppard</p>
<p>vi. COVID policies</p> <p>The Centers for Disease Control and Prevention (CDC) and the Oregon Health Authority have revised their guidelines, and they no longer recommend a five-day isolation period for individuals infected with COVID-19, including those in K-12 education settings. Oregon public health officials believe that the widespread immunity resulting from vaccinations and previous infections has led to many COVID-19 cases being asymptomatic or mild in nature, rendering the five-day isolation period ineffective in reducing transmission.</p> <p>We still prioritize the well-being of our staff. Therefore, we have devised the following steps:</p> <ul style="list-style-type: none"> • If staff are unwell with any contagious illness, please remain at home until their symptoms are improving and you have been fever-free for 24 hours. • When they return to work after an illness, please consider wearing a mask. Additionally, if they get tested positive for COVID, we recommend wearing a mask for a duration of 10 days from the onset of symptoms. • If staff experience COVID-related symptoms, they are encouraged you to get tested. The Library District will have tests available. If staff test positive for COVID, as a courtesy to fellow staff members, we ask they please consider informing the Library Director or Assistant Director. They will then notify individuals who have had close contact with the staff member at work (15 minutes or more). Their identity will not be disclosed. Staff may also choose to personally reach out to their 	<p>Motion</p>	<p>Rachael Fox</p>

	<p>close contacts.</p> <ul style="list-style-type: none"> • If staff are identified as a close contact of an individual who has tested positive for COVID, we ask they please monitor for symptoms and follow the instructions mentioned above if they become unwell. <p>Due to the change in guidelines, I propose the discontinuation of our COVID Volunteer policy. Furthermore, I recommend the discontinuation of the COVID Employee policy, which grants paid leave specifically for COVID-related illnesses. Instead, I suggest that employees utilize their regular sick leave for any illness, including cases related to COVID.</p> <p>I ask for approval from the Library Board to discontinue both policies.</p>		
	<p>VIII.vii. Westside Urban Renewal District</p> <p>Attachments:</p> <ul style="list-style-type: none"> ◦ VIII.vii.a. Letter to Hood River County Library District. ◦ VII.lvii.b. Impact to the Library ◦ VIII.vii.c. Westside plan ◦ VIII.vii.d. Report accompanying the Westside plan <p>City Administrator Abigail Elder has officially conveyed a letter of intent from the Hood River City Council to consider adopting the Westside Urban Renewal Plan. This letter has been shared with both Jean and myself. As part of the process of adopting an urban renewal plan, it is essential to consult and confer with the taxing districts that will be affected.</p> <p>If the Library Board wishes to provide written comments on the matter, it is requested that these comments be submitted prior to August 1, 2023. Your input and feedback are valuable as we navigate through this important decision-making process.</p>	Discussion	Jean Sheppard
	<p>VIII.viii. Discussion EDI statement</p> <p>I propose that the Hood River County Library District develops an Equity, Diversity, and Inclusion statement. This statement will serve as a means to communicate to the community the underlying purpose and motivation behind the programs and displays we offer. By doing so, we can empower both our library staff and the community, providing a clear understanding of why we celebrate heritage months and holidays.</p> <p>If the Library Board supports this idea, I am committed to collaborating with the library staff to craft a statement that</p>	Discussion	Rachael Fox

	aligns with our values. The final statement will then be presented to the Library Board for their review and approval.		
	<p>VIII.ix. Request for Library Board Bios and Photos discussion</p> <p>I would like to propose the idea of incorporating short bios and photos of our library board members on our library website. This is a common practice among many libraries and can be a valuable addition to our online presence.</p> <p>By including these profiles, we can provide our community with an opportunity to get to know the individuals who serve on our library board. It adds a personal touch and helps establish a connection between our board members and the community they represent.</p> <p>I would appreciate the opportunity to discuss this further and explore the possibility of implementing this feature on our library website.</p>	Discussion	Rachael Fox
	<p>VIII.x. Library Board Oath of Office discussion</p> <p>This year, we introduced our new Library Board Governance policy, which outlines the requirement for all Library Board members to take an oath of office. However, our current board members have not yet fulfilled this requirement.</p> <p>To ensure compliance with our policy, I recommend that all Library Board members take the oath of office at our upcoming meeting on Tuesday, July 18, 2023. In order to facilitate this process, we can arrange for a notary public to be present during the meeting.</p> <p>If the board approves this recommendation, I will take the necessary steps to secure a notary public and ensure that the oath of office is administered to each board member.</p>	Discussion	Rachael Fox
IX.	Announcements		
	i. Comments from board members		All
	ii. Requests/Comments from Library Director		Rachael Fox
	<p>ii. Agenda items for next meeting</p> <ul style="list-style-type: none"> • Board officer elections • Appointing agents of record • Resolution establishing regular meeting time • Discussion Board Library Friends and Foundation liaisons • Policy review 		Jean Sheppard
X.	Adjournment regular meeting		Jean Sheppard

Other matters may be discussed as deemed appropriate by the Board. If necessary, Executive Session may be held in accordance with the following. **Bolded topics are scheduled for the current meeting's executive session.**

ORS 192.660 (1) (d) Labor Negotiations

ORS 192.660 (1) (e) Property

ORS 192.660 (1) (h) Legal Rights

ORS 192.660 (1) (i) Personnel

The Board of Directors meets on the 3rd Tuesday each month from 7:00pm to 9:00pm in the Jeanne Marie Gaulke Memorial Meeting Room at 502 State Street, Hood River, Oregon. Sign language interpretation for the hearing impaired is available if at least 48 hours notice is given.

**Budget Committee
Meeting Minutes**
Tuesday, May 9, 2023, 6:00pm
Jean Marie Gaulke Community Meeting Room
502 State St, Hood River
Budget officer: Rachael Fox
Meeting notes prepared: Rachael Fox and Mo Burford

Present: Rachael Fox (Staff), Mo Burford (Staff), Jen Bayer, Karen Bureker (Zoom), Brian Hackett, Megan Janik, Andrea Krol, Sara Marsden, Lani Roberts, and Angela Schock (Zoom).

I. Nomination and election of Chair

Library Director Rachael Fox called the meeting to order at 6:01pm. The committee conducted introductions. Roberts nominated Bayer to serve as Committee Chair. Marsden seconded. The motion carried unanimously.

I. Additions/deletions from the agenda (ACTION)

Bayer

Roberts moved to approve the agenda as presented. Hackett seconded. The motion carried unanimously.

II. Conflicts or potential conflicts of interest

Bayer

None stated.

III. Budget message

Fox

No questions or comments from committee to report.

IV. Presentation of proposed budget

Fox

V. General Fund

- Kroel inquired about the reason behind the significant carryover in cash on hand and whether there are any negative consequences of holding such a large amount of cash. Fox clarified that the increased carryover was a result of multiple factors, including the rise in property value and the conclusion of an Urban renewal district. Furthermore, an unexpected donation of \$83,000 and the cost reduction brought about by the pandemic for two years contributed to the increased cash balance. Additionally, the District has adopted a fiscally conservative and prudent approach, always taking into account the estimated tax revenue. Fox emphasized that the District aims to align the estimated taxes with the actual amount received, now that a reserve has been established.
- Marsden inquired about the previous year's revenue, to which Fox responded that there was a 6.2% increase in tax revenue. For the current year, she is budgeting for a 5% increase.
- Janik expressed interest in understanding the preparations required for the upcoming Westside urban renewal district. In response, Fox clarified that conducting additional research is essential to gain a comprehensive understanding of the implications and specific requirements associated with the new district. The exact cost for the District has not been

determined at this stage. However, Fox assured that she intends to carry out thorough research and present a detailed plan regarding the budget preparations in the coming year.

- Hackett voiced his concern about the perceived excessive amounts being requested. In response, Bayer inquired about the duration of the urban renewal. Hackett promptly replied that it would last for thirty years. Fox then provided an estimation, mentioning that it would amount to approximately six million dollars but this estimate could change.
- Roberts admitted her lack of knowledge about urban renewal. Fox proceeded to explain that urban renewal involves freezing the tax base at a fixed rate for a specific area of the county. The funds generated from this frozen tax base are then utilized for making various improvements, including housing, roads, and more. Adding to Fox's explanation, Bayer clarified that urban renewal is a program authorized by state law and implemented by cities or counties. It enables the focused allocation of revenues to enhance the designated urban renewal district.
- Bayer indicated that the District has sufficient funds to cover capital projects for the next twenty years, and suggested the possibility of utilizing more of the carry-over funds. However, Hackett expressed the importance of saving for additional services, emphasizing that the District is unable to raise the tax rate. Hackett emphasized the need to prioritize sustainability. Building upon this, Bayer mentioned that the District receives increased tax revenues each year, which presents an opportunity to consider expanding services. Fox chimed in, mentioning that the District gradually adds services throughout the year as the clarity on tax revenue improves.
- Bayer inquired about whether the Pat Hazlehurst endowment was a part of the Friends organization. Fox responded, stating that she believed the name had been changed to the Friends of the Library Pat Hazlehurst endowment.
- Bayer observed that there appeared to be \$75,000 in grants, suggesting that it should be utilized. Fox responded by confirming that the plan was to allocate a significant portion of the funds towards the bookmobile and other projects in the works like the front entrance restoration.
- **Discussion Salaries**
 - Roberts expressed gratitude to Fox for advocating for salary raises, acknowledging that it is an expensive town to reside in. Fox responded by highlighting the collaborative efforts of herself, the board, and the budget committee in working towards increasing wages. The objective was to address the cost-of-living challenges and rectify the lower pay identified in the salary analysis conducted a few years ago.
 - Hackett inquired about the legislature passing a minimum wage law that would be implemented annually. Fox confirmed this to be true. Hackett expressed his dismay. Bayer interjected, emphasizing that implementing such a law presents an opportunity to assist the staff in coping with the rising cost of living. Hackett stated that it complicates matters, to which Bayer responded that it provides flexibility in the face of increasing living costs.

Hackett acknowledged the point but noted that it doesn't assist in managing a fixed budget, as they are unable to raise taxes.

- Bayer inquired about the reason for having part-time staff instead of hiring more full-time employees. Fox responded, acknowledging that their budget is fixed, but they have been able to find team members who prefer part-time work. Bayer followed up by asking about turnover within the staff. Burford clarified that while there is turnover among substitutes, the rest of the position experiences low turnover.
- Roberts inquired about the parking location of the bookmobile and whether it is safe. Fox reassured Roberts by confirming that they have a highly reliable alarm system in place. Marsden then asked about the presence of electronics on the bookmobile. Fox clarified that they do not carry electronics on the bookmobile, focusing solely on books. Burford chimed in, explaining that they have modular units that are easily movable and can be swapped out as needed.
- **Building Maintenance**
 - Fox read section from board packet. No comments or questions.
- **INTERNET**
 - Fox read section from budget committee packet. No comments or questions.
- **COLLECTION DEVELOPMENT**
 - Fox read section from budget committee packet. No comments or questions.
- **TECHNOLOGY**
 - Fox read a section from the budget committee packet. Schock raised a question, asking if we were under budgeting for technology, considering that we have been consistently exceeding the budget each year. Fox acknowledged the point and explained that additional laptops and other items were purchased during the COVID-19 period and in recent years. Fox expressed gratitude for Schock's input and agreed with their judgment. Fox suggested increasing the budget to \$14,000. Schock agreed, saying, "I agree."
- **ACCOUNTING**
 - Fox read section from budget committee packet. No comments or questions.
- **CUSTODIAL**
 - Fox read section from budget committee packet. No comments or questions.
- **TECHNICAL SERVICES**
 - Fox read section from budget committee packet. No comments or questions.
- **LIBRARY CONSORTIUM**
 - Fox read section from budget committee packet. No comments or questions.
- **COPIERS**

- Fox read section from budget committee packet. No comments or questions.
- **ELECTIONS**
 - Fox read a section from the budget committee packet. Roberts inquired about the election and asked for whom it was being conducted. Fox responded, stating that the election was for library board members.
- **FURNITURE**
 - Fox read section from budget committee packet. No comments or questions.
- **PROPERTY AND LIABILITY INSURANCE**
 - Fox read section from budget committee packet. No comments or questions.
- **GEORGIANA SMITH MEMORIAL GARDEN**
 - Fox read section from budget committee packet. No comments or questions.
- **LAWYER**
 - Fox read section from budget committee packet. No comments or questions.
- **PROFESSIONAL SERVICES**
 - Fox read section from budget committee packet. No comments or questions.
- **MEMBERSHIP DUES**
 - Fox read section from budget committee packet. No comments or questions.
- **MISCELLANEOUS**
 - Fox read section from budget committee packet. No comments or questions.
- **POSTAGE AND FREIGHT**
 - Fox read section from budget committee packet. No comments or questions.
- **PRINTING**
 - Fox read section from budget committee packet. No comments or questions.
- **PROGRAMS**
 - Fox read section from budget committee packet. No comments or questions.
- **RECRUITMENT**
 - Fox read section from budget committee packet. No comments or questions.
- **OFFICE SUPPLIES**
 - Fox read section from budget committee packet. No comments or questions.
- **TRAVEL**
 - Fox read section from budget committee packet. No comments or questions.

- **TRAINING**
 - Fox read section from budget committee packet. No comments or questions.
- **BOARD DEVELOPMENT**
 - Fox read section from budget committee packet. No comments or questions.
- **PARKING REIMBURSEMENT**
 - Fox read section from budget committee packet. No comments or questions.
- **UTILITIES**
 - Fox read section from budget committee packet. No comments or questions.
- **CAPITAL RESERVE/CONTINGENCY**
 - Fox read section from budget committee packet. No comments or questions.
- **VACATION RESERVE**
 - Fox read section from budget committee packet. No comments or questions.
- **BALANCE**
 - Bayer inquired about the significant balance of the projected Unassigned Ending Fund Balance (UEFB) for FY 2023-24 compared to the estimated expenditures. Fox clarified that the plan is to spend less than what was projected. Hackett mentioned that the projected amount includes a contingency. Fox confirmed this, and Bayer commented that it now makes more sense. Janik asked if there was a question, to which Fox replied affirmatively, saying, "Yes."

VI. Capital Equipment Reserve Fund

Fox

- Fox read section from budget committee packet.
- Bayer inquired if the mentioned amount includes a \$100,000 buffer. Fox responded by clarifying that the Contingency is allocated within the general fund, while the capital fund is reserved for capital purchases.
- Fox mentioned that there is room to utilize more of the capital projects fund.
- Bayer pointed out the absence of designated expenses. Realizing her mistake, Fox expressed gratitude to Bayer and acknowledged that she would include a \$75,000 allocation for next year's expenditure.
- Schock sought clarification, confirming that they were discussing the blank entry in the budget. Fox confirmed this to be accurate.

VII. Grants Fund

Fox

- Fox read section from budget committee packet. No comments or questions.

VIII. Public comment

Bayer

There were no members from the public present.

IX. **Budget Committee questions and deliberations**

Bayer

Bayer complimented, "Exceptionally well-prepared! Impressive. Just one small error."

Roberts remarked, "Excellent work! Well executed."

Schock praised, "As always, outstanding job."

X. **Approval of budget (ACTION)**

Bayer

Roberts made motion to approve the budget. Marsden seconded. The motion carried unanimously.

XI. **Recess or adjournment**

Bayer

The meeting was adjourned at 7:35pm.

Board of Directors
Regular Meeting Minutes
Tuesday, May 16, 2023, 7:00pm
Library Meeting Room and Zoom
502 State St, Hood River

Notes prepared by Assistant Director Mo Burford and Library Director Rachael Fox

Library Board:

Present: Board President: Jean Sheppard, Board Vice-President: Karen Bureker, Board members: Brian Hackett, Megan Janik, Sara Marsden.

Library staff:

Present: Rachael Fox and Mo Burford

The Hood River County Library District will hold this meeting by offering a hybrid format. Participants can attend in-person or on Zoom Conferencing. Please use the following phone number or video link: 1-253-215-8782, <https://us02web.zoom.us/j/88987942233>, Meeting ID: 889 8794 2233

Agenda Items		Action	Responsible
I.	Call to Order Board President Jean Sheppard called the meeting to order at 7:00pm.		Jean Sheppard
II.	Approval of the agenda (additions/corrections/deletions) Fox stated she would like to add board email discussion to the New Business section. Janik made a motion to approve the agenda as amended. Hackett seconded. The motion carried unanimously.	Motion	Jean Sheppard
III.	Approval of the consent agenda Hackett made a motion to approve the agenda. Janik seconded. The motion carried unanimously.	Motion	Jean Sheppard
IV.	Actual or potential conflicts of interest None stated.		Jean Sheppard
V.	Public comment (3 minutes each) There were no members of the public present.		Jean Sheppard
VI.	Reports		
	i. Friends update There was nothing to add to the written report. Fox stated the Friends and Foundation may be interested in hiring a facilitator to hold a session for the Friends and Foundation members to discuss a potential merger. Fox stated		Rachael Fox

	the consultant we hired for our Strategic plan was mentioned. Sheppard suggested Six Rivers Dispute Resolution Center.		
	ii. Foundation update There was nothing to add to the written report.		Rachael Fox
	iii. March Financial Statements Fox noted the notes should have read March 31, 2023 instead of May 31, 2023.		Rachael Fox
	iv. Director's report There was nothing to add to the written report.		Rachael Fox
VII.	Old Business		
VIII.	New Business		
	i. 2023-24 salary schedule Sheppard asked how Fox decided the percentage used for the Cost of Living Increase. Fox stated the percentage was what we could afford with our budget without using our reserve. The cost-of-living used by the State of Oregon to determine the minimum wage increase for this fiscal year is 5.2%. Fox noted, we have increased salaries over the past six years to meet the pre-determined minimum wage increases and in the last three years the increase was more than the cost-of-living increase. Hackett stated, he wanted to congratulate Rachael Fox on managing this budget and the work she has done. Hackett stated his comment at the budget meeting wasn't exactly what he hoped, but he wanted to say that it's been a lot of work to get to where we are and it's been hard to keep up with rising minimum wages. Fox thanked Hackett. Bureker made a motion to approve the salary schedule for 2023-24. Janik seconded. The motion carried unanimously.	Motion	Rachael Fox
	ii. Hood River County Library Facade Restoration Bureker inquired about the expected completion time for the project. Fox replied, indicating that she couldn't provide a specific estimate but expressed her belief that it would be finished during the spring or summer seasons. She reasoned that the task would only require one week to complete. Janik made a motion to approve the bid from NW Northwest Restoration in the amount of \$18,800. Bureker seconded. The motion carried unanimously.	Motion	Rachael Fox
	iii. Library Board Code of Ethics Sheppard stated she thinks it is important and that every board member should subscribe to these tenets, especially section II of the ALA Bill of Rights. Sheppard stated the Josephine Community Library District is good but too wordy.	Discussion	Rachael Fox

	<p>Bureker expressed she liked the idea and we are in a place where communities across the countries are voting in board members to defund public services.</p> <p>Fox stated she would work with District attorney Ruben Cleaveland and Special Districts Insurance Services to prepare a draft by the June 20, 2023 library board meeting.</p> <p>Hackett stated he fully agreed and but his concern is that board members may not sign it and it could be problematic. He asked what we would do if someone does not sign.</p> <p>Fox stated she would talk to District attorney Ruben Cleaveland and Special Districts Insurance Services about what happens in that event.</p>		
	<p>iv. Bookmobile Specialist job description Fox clarified that requiring bilingualism for this position would not be mandatory. She and other staff members consulted anticipate difficulties in finding candidates who meet both the bilingual criteria and the specific conditions of the role, such as the limited working hours of 32 hours per week. In the current competitive job market, many candidates are seeking full-time employment, which adds to the challenge.</p> <p>Furthermore, the position places significant emphasis on vehicle maintenance, which may not appeal to a wide range of candidates. This specialized requirement further narrows the pool of potential applicants.</p> <p>When Sheppard inquired about the possibility of expressing a preference for bilingualism, Fox explained that the job description's Knowledge, Skills, and Ability section specifies a preference for fluency in English, with a preference for proficiency in spoken and written Spanish. Additionally, the library plans to explicitly state this preference in the job announcement.</p> <p>Bureker made a motion to approve the job description for the Bookmobile Specialist. Janik seconded. The motion carried unanimously.</p>	Motion	Rachael Fox
	<p>v. Executive Session: Library Director Evaluation The board entered Executive Session at 7:35pm. The board ended Executive Session at 7:55pm.</p> <p>Hackett put forward a motion to increase Fox to step five. Hackett stated Fox's work is excellent and got us through the last few years.</p>		Jean Sheppard

	<p>Sheppard stated she think it's important to recognize the work Fox has done and she be payed commensurately.</p> <p>Sheppard also stated we should codify what to do when they staff reach the top of their step increases. One suggestion would be to increase the wage by 2% every five years on top of cost-of-living increase. Fox stated she would look into it further and report back to the board.</p> <p>Hackett made a motion to increase Fox to step five starting July 1, 2023. Marsden seconded. The motion carried unanimously.</p>		
	<p>vi. Board emails discussion</p> <p>Fox stated she recently asked District attorney Ruben Cleaveland about Library Board members forwarding their board emails to their personal email. Cleaveland stated he is fine with forwarding as long as a record of the email and response is going through the District's email for record keeping purposes but overall he would recommend discontinuing this practice because of record keeping on the return emails.</p> <p>Sheppard stated she thinks discontinuing forwarding emails is the most professional thing to do and is the safest for everyone's privacy. Fox stated she would email instructions the following week.</p>	Discussion	Fox
IX.	Announcements		
	<p>i. Comments from board members</p> <p>None stated.</p>		All
	<p>ii. Requests from Library Director</p> <p>None stated.</p>		Rachael Fox
	<p>ii. Agenda items for next meeting</p> <ul style="list-style-type: none"> • 2023-24 budget approval • Approval of recurring payments for 2023-24 • Discussion of 2023-24 President and Vice-President positions • Discussion of 2023-24 regular meeting time • Library Director Contract approval • Library Board Code of Ethics 		Jean Sheppard
X.	<p>Adjournment regular meeting</p> <p>The meeting was adjourned at 8:18pm.</p>		Jean Sheppard

Other matters may be discussed as deemed appropriate by the Board. If necessary, Executive Session may be held in accordance with the following. Bolded topics are scheduled for the current meeting's executive session.

ORS 192.660 (1) (d) Labor Negotiations

ORS 192.660 (I) (e) Property
ORS 192.660 (I) (h) Legal Rights
ORS 192.660 (I) (i) Personnel

The Board of Directors meets on the 3rd Tuesday each month from 7:00pm to 9:00pm in the Jeanne Marie Gaulke Memorial Meeting Room at 502 State Street, Hood River, Oregon. Sign language interpretation for the hearing impaired is available if at least 48 hours notice is given.

HOOD RIVER COUNTY LIBRARY DISTRICT

Compiled Financial Statements April 30, 2023

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Onstott, Broehl & Cyphers, P.C.

Certified Public Accountants

KENNETH L. ONSTOTT, c.p.a.
JAMES T. BROEHL, c.p.a.
RICK M. CYPHERS, c.p.a.

MEMBERS:
American Institute of c.p.a.'s
Oregon Society of c.p.a.'s

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100 EAST FOURTH STREET
THE DALLES, OREGON 97058
Telephone: (541) 296-9131
Fax: (541) 296-6151

Board of Directors
Hood River County Library District
Hood River, Oregon

Management is responsible for the accompanying interim financial statements of Hood River County Library District, which comprise the balance sheet – cash basis as of April 30, 2023, and the related statement of revenues, expenditures and changes in fund balance – cash basis for the one month and ten months then ended, and for determining that the cash basis of accounting is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The financial statements are prepared in accordance with the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all of the disclosures and the statement of cash flows ordinarily included in financial statements prepared in accordance with the cash basis of accounting. If the omitted disclosures and statement of cash flows were included in the financial statements, they might influence the user's conclusions about the District's assets, liabilities, equity, revenues, and expenditures. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The supplementary information contained on pages 4 through 8 is presented for purposes of additional analysis and is not a required part of the basic financial statements. The supplementary information has been compiled from information that is the representation of management. We have not audited or reviewed the supplementary information and, accordingly, do not express an opinion or provide any assurance on such supplementary information.

Onstott, Broehl & Cyphers, P.C
May 24, 2023

Hood River County Library District
Balance Sheet - Cash Basis
April 30, 2023

ASSETS

	General Fund	Grants Fund	Capital Equipment Reserve Fund	Total
Current Assets:				
Cash in bank - Umpqua Bank	\$103,903			\$103,903
Cash with Hood River County	987,288	\$65,993	\$138,234	1,191,515
Petty cash	416			416
Total Current Assets	<u>1,091,607</u>	<u>65,993</u>	<u>138,234</u>	<u>1,295,834</u>
TOTAL ASSETS	<u><u>\$1,091,607</u></u>	<u><u>\$65,993</u></u>	<u><u>\$138,234</u></u>	<u><u>\$1,295,834</u></u>

LIABILITIES & FUND BALANCES

Liabilities				
Current Liabilities				
Payroll liabilities	\$1,205			\$1,205
Total Current Liabilities	<u>1,205</u>	<u>0</u>	<u>0</u>	<u>1,205</u>
Total Liabilities	<u>1,205</u>	<u>0</u>	<u>0</u>	<u>1,205</u>
Fund Balances:				
Unassigned	<u>1,090,402</u>	<u>65,993</u>	<u>138,234</u>	<u>1,294,629</u>
TOTAL LIABILITIES & FUND BALANCES	<u><u>\$1,091,607</u></u>	<u><u>\$65,993</u></u>	<u><u>\$138,234</u></u>	<u><u>\$1,295,834</u></u>

See Independent Accountants' Compilation Report

HOOD RIVER COUNTY LIBRARY
Statement of Revenues, Expenditures, and
Changes in Fund Balance - Cash Basis
For the Ten Months Ended April 30, 2023

	General Fund	Grants Fund	Capital Equipment Reserve Fund	Total
Revenues:				
Donations and grants	\$0	\$16,310		\$16,310
Property tax revenues - current year	1,108,071			1,108,071
Property tax revenues - prior year	25,625			25,625
Fines and fees	3,191			3,191
Intergovernmental revenue	0	81,600		81,600
Interest revenue	18,714		\$2,111	20,825
Miscellaneous	0			0
Total Revenues	1,155,601	97,910	2,111	1,255,622
Expenditures:				
Personal services:				
Wages and salaries	462,389	1,026		463,415
Employee benefits	144,687	99		144,786
Total Personal Services	607,076	1,125	0	608,201
Materials and services:				
Bank charges	144			144
Bookmobile	1,173	588		1,761
Building rental	11,416			11,416
Building maintenance	16,393	2,770		19,163
HVAC	23,981			23,981
Elevator	940			940
Telephone	4,327			4,327
Internet	5,499			5,499
Collection development	62,759	35,742		98,501
Technology	13,724	1,783		15,507
Accounting and auditing	23,552			23,552
Courier	407			407
Custodial services	24,874			24,874
Technical services	3,479			3,479
Library consortium	15,236			15,236
Copiers	2,817			2,817
Elections expense	0			0
Furniture and equipment	8,640	28,090		36,730
Insurance	16,255	508		16,763
Georgiana Smith Memorial Garden	17,746			17,746
Legal services	1,795			1,795
Professional services	18,862			18,862
Dues and subscriptions	2,260			2,260
Miscellaneous	2,363			2,363
Postage and freight	1,038			1,038
Printing	829			829
Programs	18,141	67,855		85,996
Advertising	2,315			2,315
Supplies - office	12,690	223		12,913
Travel	1,600			1,600
Training	2,100			2,100
Board development	752			752
Parking reimbursement	0			0
Electricity	13,903			13,903
Garbage	1,395			1,395
Natural gas	8,115			8,115
Water & sewer - building	4,205			4,205
Total Materials and Services	345,725	137,559	0	483,284
Capital outlay	0	3,990	16,062	20,052
Total Expenditures	952,801	142,674	16,062	1,111,537
Revenues Over Expenditures	202,800	(44,764)	(13,951)	144,085
Other Financing Sources (Uses)				
Operating transfers in			20,000	20,000
Operating transfers out	(20,000)			(20,000)
Total Other Financing Sources (Uses)	(20,000)	0	20,000	0
Revenues and Other Financing Sources (Uses) Over Expenditures	182,800	(44,764)	6,049	144,085
Fund Balance - July 1, 2022	907,602	110,757	132,185	1,150,544
Fund Balance - April 30, 2023	<u>\$1,090,402</u>	<u>\$65,993</u>	<u>\$138,234</u>	<u>\$1,294,629</u>

See Independent Accountants' Compilation Report

HOOD RIVER COUNTY LIBRARY DISTRICT
General Fund
Statement of Revenues and Expenditures - Cash Basis
For the One Month and Ten Months Ended
April 30, 2023

	Current Period Actual	Year to Date Actual	Annual Budget
Revenues:			
Tax revenues - current	\$6,649	\$1,108,071	\$1,103,210
Tax revenues - prior year	260	25,625	20,000
Interest revenue	2,147	18,714	7,000
Fines and fees	183	3,191	3,000
Intergovernmental revenue	0	0	0
Miscellaneous	0	0	0
Total Revenues	9,239	1,155,601	1,133,210
Expenditures:			
Personal services:			
Wages and salaries:			
Library clerk I	743	6,427	8,767
Library clerk II	14,510	124,127	121,026
Library assistant I	6,161	57,916	69,862
Library assistant II	5,967	57,083	67,725
Librarian I	8,958	85,678	143,676
Librarian II	5,540	54,765	66,477
Library director	7,682	76,393	92,186
Payroll taxes and benefits:			
Retirement	5,605	37,825	45,765
Social security	3,737	35,066	43,583
Workers' compensation	22	992	1,300
Health insurance	5,068	65,785	153,660
Unemployment insurance	342	3,486	5,128
Paid family and medical leave	0	0	2,848
Other employee benefits	1,174	1,533	0
Total Personal Services	65,509	607,076	822,003
Materials and services:			
Bank charges	0	144	300
Bookmobile	0	1,173	5,000
Building rental	0	11,416	15,200
Building maintenance	446	16,393	20,000
HVAC	3,520	23,981	15,000
Elevator	0	940	2,315
Telephone	346	4,327	5,200
Internet	325	5,499	5,840
Collection development	5,619	62,759	90,000
Technology	114	13,724	13,000
Accounting and auditing	0	23,552	29,000
Courier	0	407	2,300

See Independent Accountants' Compilation Report

HOOD RIVER COUNTY LIBRARY DISTRICT
General Fund
Statement of Revenues and Expenditures - Cash Basis
For the One Month and Ten Months Ended
April 30, 2023

	Current Period	Year to Date	Annual
	Actual	Actual	Budget
Custodial services	316	24,874	30,000
Technical services	0	3,479	4,000
Library consortium	0	15,236	15,400
Copiers	295	2,817	3,500
Elections expense	0	0	3,000
Furniture and equipment	0	8,640	4,000
Insurance	0	16,255	21,000
Georgiana Smith Memorial Garden	2,338	17,746	20,000
Legal services	588	1,795	4,000
Professional services	0	18,862	25,000
Membership dues	245	2,260	4,000
Miscellaneous	50	2,363	1,500
Postage and freight	29	1,038	1,000
Printing	276	829	500
Programs	3,417	18,141	20,000
Advertising	434	2,315	2,000
Office supplies	961	12,690	14,000
Travel	0	1,600	4,000
Training	0	2,100	3,000
Board development	0	752	1,500
Parking reimbursement	0	0	500
Electricity	1,405	13,903	20,000
Garbage	141	1,395	2,000
Natural gas	1,457	8,115	10,000
Water & sewer - building	476	4,205	5,600
Total Materials and Services	22,798	345,725	422,655
Capital Outlay	0	0	0
Contingency	0	0	100,000
Total Expenditures	88,307	952,801	1,344,658
Other Financing Sources (Uses)			
Operating transfers In	0	0	0
Operating transfers out	0	(20,000)	(20,000)
Total Other Financing Sources (Uses)	0	(20,000)	(20,000)
Change in Fund Balance	(\$79,068)	\$182,800	(\$231,448)

See Independent Accountants' Compilation Report

HOOD RIVER COUNTY LIBRARY DISTRICT
Grants Fund
Statement of Revenues and Expenditures - Cash Basis
For the One Month and Ten Months Ended
April 30, 2023

	<u>Current Period</u> <u>Actual</u>	<u>Year to Date</u> <u>Actual</u>	<u>Annual</u> <u>Budget</u>
Revenues:			
Donations and grants	\$0	\$16,310	\$320,000
Intergovernmental revenue	0	81,600	0
Total Revenues	<u>0</u>	<u>97,910</u>	<u>320,000</u>
Expenditures:			
Personal services	0	1,125	11,600
Materials and services:	8,519	137,559	278,400
Capital outlay	0	3,990	100,000
Total Expenditures	<u>8,519</u>	<u>142,674</u>	<u>390,000</u>
Change in Fund Balance	<u><u>(\$8,519)</u></u>	<u><u>(\$44,764)</u></u>	<u><u>(\$70,000)</u></u>

See Independent Accountants' Compilation Report

HOOD RIVER COUNTY LIBRARY DISTRICT
Capital Equipment Reserve Fund
Statement of Revenues and Expenditures - Cash Basis
For the One Month and Ten Months Ended
April 30, 2023

	<u>Current Period</u> <u>Actual</u>	<u>Year to Date</u> <u>Actual</u>	<u>Annual</u> <u>Budget</u>
Revenues:			
Interest revenue	\$206	\$2,111	\$1,000
Other Financing Sources			
Transfer from General Fund	0	20,000	20,000
Total Revenues and Other Sources	<u>206</u>	<u>22,111</u>	<u>21,000</u>
Expenditures:			
Materials and services	0	0	0
Capital outlay	0	16,062	125,000
Total Expenditures	<u>0</u>	<u>16,062</u>	<u>125,000</u>
Change in Fund Balance	<u><u>\$206</u></u>	<u><u>\$6,049</u></u>	<u><u>(\$104,000)</u></u>

See Independent Accountants' Compilation Report

HOOD RIVER COUNTY LIBRARY
Schedule of Revenues, Expenditures, and
Changes in Fund Balance - Cash Basis
Grants Funds
For the Ten Months Ended April 30, 2023

	Newspaper Digitization	Foundation Grants	Other Grants	Friends of the Library	Pat Hazelhurst	CARES Act	R2R 2022	R2R 2023	Teen Intern	Slate Library	Slate Library Newspaper	Cascade Locks	HR Cultural Trust	Safety Grant	Total
Revenues:															
Donations and grants	\$0	\$0	\$2,214	\$12,000	\$0	\$0	\$0	\$5,154	\$0	\$74,972	\$1,474	\$0	\$0	\$2,096	\$16,310
Intergovernmental revenue															81,600
Total Revenues	0	0	2,214	12,000	0	0	0	5,154	0	74,972	1,474	0	0	2,096	97,910
Expenditures:															
Personal services:															
Wages and salaries									1,026						1,026
Employee benefits									99						99
Total Personal Services	0	0	0	0	0	0	0	0	1,125	0	0	0	0	0	1,125
Materials and services:															
Bookmobile		2,770								588					588
Building maintenance										223					2,770
Supplies - office		11,664		2,944	3,828					15,832	1,474				223
Collection development										1,783					35,742
Technology			2,127	13,004	478		2,737		2,125	41,264		221			1,783
Programs		5,899		8,965						9,444					67,855
Furniture & equipment		9,681								508					28,090
Property and liability insurance															508
Total Materials and Services	0	30,014	2,127	24,913	4,306	0	2,737	0	2,125	69,642	1,474	221	0	0	137,559
Capital outlay	0	0	0	0	0	0	0	0	0	3,990	0	0	0	0	3,990
Total Expenditures	0	30,014	2,127	24,913	4,306	0	2,737	0	3,250	73,632	1,474	221	0	0	142,674
Net Change in Fund Balance	0	(30,014)	87	(12,913)	(4,306)	0	(2,737)	5,154	(3,250)	1,340	0	(221)	0	2,096	(44,764)
Fund Balance - July 1, 2022	338	71,752	2,041	16,208	10,150	1,781	2,737	0	3,250	0	0	0	2,500	0	110,757
Fund Balance - April 30, 2023	\$338	\$41,738	\$2,128	\$3,295	\$5,844	\$1,781	\$0	\$5,154	\$0	\$1,340	\$0	(\$221)	\$2,500	\$2,096	\$65,993

See Independent Accountants' Compilation Report

HOOD RIVER COUNTY LIBRARY DISTRICT

Compiled Financial Statements May 31, 2023

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Onstott, Broehl & Cyphers, P.C.

Certified Public Accountants

KENNETH L. ONSTOTT, c.p.a.
JAMES T. BROEHL, c.p.a.
RICK M. CYPHERS, c.p.a.

MEMBERS:
American Institute of c.p.a.'s
Oregon Society of c.p.a.'s

OFFICE:

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THE DALLES, OREGON 97058
Telephone: (541) 296-9131
Fax: (541) 296-6151

Board of Directors
Hood River County Library District
Hood River, Oregon

Management is responsible for the accompanying interim financial statements of Hood River County Library District, which comprise the balance sheet – cash basis as of May 31, 2023, and the related statement of revenues, expenditures and changes in fund balance – cash basis for the one month and eleven months then ended, and for determining that the cash basis of accounting is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The financial statements are prepared in accordance with the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all of the disclosures and the statement of cash flows ordinarily included in financial statements prepared in accordance with the cash basis of accounting. If the omitted disclosures and statement of cash flows were included in the financial statements, they might influence the user's conclusions about the District's assets, liabilities, equity, revenues, and expenditures. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The supplementary information contained on pages 4 through 8 is presented for purposes of additional analysis and is not a required part of the basic financial statements. The supplementary information has been compiled from information that is the representation of management. We have not audited or reviewed the supplementary information and, accordingly, do not express an opinion or provide any assurance on such supplementary information.

Onstott, Broehl & Cyphers, P.C
June 8, 2023

Hood River County Library District
Balance Sheet - Cash Basis
May 31, 2023

ASSETS

	General Fund	Grants Fund	Capital Equipment Reserve Fund	Total
Current Assets:				
Cash in bank - Umpqua Bank	\$81,178			\$81,178
Cash with Hood River County	938,082	\$59,194	\$128,077	1,125,353
Petty cash	416			416
Total Current Assets	<u>1,019,676</u>	<u>59,194</u>	<u>128,077</u>	<u>1,206,947</u>
TOTAL ASSETS	<u><u>\$1,019,676</u></u>	<u><u>\$59,194</u></u>	<u><u>\$128,077</u></u>	<u><u>\$1,206,947</u></u>

LIABILITIES & FUND BALANCES

Liabilities				
Current Liabilities				
Payroll liabilities	\$1,470			\$1,470
Total Current Liabilities	<u>1,470</u>	<u>0</u>	<u>0</u>	<u>1,470</u>
Total Liabilities	<u>1,470</u>	<u>0</u>	<u>0</u>	<u>1,470</u>
Fund Balances:				
Unassigned	<u>1,018,206</u>	<u>59,194</u>	<u>128,077</u>	<u>1,205,477</u>
TOTAL LIABILITIES & FUND BALANCES	<u><u>\$1,019,676</u></u>	<u><u>\$59,194</u></u>	<u><u>\$128,077</u></u>	<u><u>\$1,206,947</u></u>

See Independent Accountants' Compilation Report

HOOD RIVER COUNTY LIBRARY
Statement of Revenues, Expenditures, and
Changes in Fund Balance - Cash Basis
For the Eleven Months Ended May 31, 2023

	General Fund	Grants Fund	Capital Equipment Reserve Fund	Total
Revenues:				
Donations and grants	\$0	\$18,335		\$18,335
Property tax revenues - current year	1,138,624			1,138,624
Property tax revenues - prior year	26,054			26,054
Fines and fees	3,441			3,441
Intergovernmental revenue	186	81,600		81,786
Interest revenue	21,193		\$2,304	23,497
Miscellaneous	0			0
Total Revenues	1,189,498	99,935	2,304	1,291,737
Expenditures:				
Personal services:				
Wages and salaries	509,360	1,026		510,386
Employee benefits	158,607	99		158,706
Total Personal Services	667,967	1,125	0	669,092
Materials and services:				
Bank charges	160			160
Bookmobile	1,384	588		1,972
Building rental	13,647			13,647
Building maintenance	19,903	4,390		24,293
HVAC	25,762			25,762
Elevator	2,295			2,295
Telephone	5,868			5,868
Internet	5,933			5,933
Collection development	74,729	41,132		115,861
Technology	16,398	1,783		18,181
Accounting and auditing	23,552			23,552
Courier	407			407
Custodial services	29,658			29,658
Technical services	3,479			3,479
Library consortium	15,236			15,236
Copiers	3,020			3,020
Elections expense	0			0
Furniture and equipment	8,779	28,252		37,031
Insurance	18,332	508		18,840
Georgiana Smith Memorial Garden	18,584			18,584
Legal services	1,922			1,922
Professional services	18,862			18,862
Dues and subscriptions	2,414			2,414
Miscellaneous	2,943			2,943
Postage and freight	1,142			1,142
Printing	854			854
Programs	21,732	69,507		91,239
Advertising	2,371			2,371
Supplies - office	12,716	223		12,939
Travel	4,396			4,396
Training	3,110			3,110
Board development	752			752
Parking reimbursement	0			0
Electricity	15,329			15,329
Garbage	1,537			1,537
Natural gas	9,128			9,128
Water & sewer - building	4,593			4,593
Total Materials and Services	390,927	146,383	0	537,310
Capital outlay	0	3,990	26,412	30,402
Total Expenditures	1,058,894	151,498	26,412	1,236,804
Revenues Over Expenditures	130,604	(51,563)	(24,108)	54,933
Other Financing Sources (Uses)				
Operating transfers in			20,000	20,000
Operating transfers out	(20,000)			(20,000)
Total Other Financing Sources (Uses)	(20,000)	0	20,000	0
Revenues and Other Financing Sources (Uses) Over Expenditures	110,604	(51,563)	(4,108)	54,933
Fund Balance - July 1, 2022	907,602	110,757	132,185	1,150,544
Fund Balance - May 31, 2023	<u>\$1,018,206</u>	<u>\$59,194</u>	<u>\$128,077</u>	<u>\$1,205,477</u>

See Independent Accountants' Compilation Report

HOOD RIVER COUNTY LIBRARY DISTRICT
General Fund
Statement of Revenues and Expenditures - Cash Basis
For the One Month and Eleven Months Ended
May 31, 2023

	Current Period Actual	Year to Date Actual	Annual Budget
Revenues:			
Tax revenues - current	\$30,554	\$1,138,624	\$1,103,210
Tax revenues - prior year	428	26,054	20,000
Interest revenue	2,478	21,193	7,000
Fines and fees	250	3,441	3,000
Intergovernmental revenue	186	186	0
Miscellaneous	0	0	0
Total Revenues	33,896	1,189,498	1,133,210
Expenditures:			
Personal services:			
Wages and salaries:			
Library clerk I	575	7,002	8,767
Library clerk II	13,966	138,093	121,026
Library assistant I	5,637	63,554	69,862
Library assistant II	5,375	62,458	67,725
Librarian I	8,195	93,873	143,676
Librarian II	5,540	60,304	66,477
Library director	7,682	84,076	92,186
Payroll taxes and benefits:			
Retirement	3,796	41,621	45,765
Social security	3,539	38,605	43,583
Workers' compensation	20	1,013	1,300
Health insurance	5,068	70,852	153,660
Unemployment insurance	324	3,809	5,128
Paid family and medical leave	0	0	2,848
Other employee benefits	1,174	2,707	0
Total Personal Services	60,891	667,967	822,003
Materials and services:			
Bank charges	16	160	300
Bookmobile	211	1,384	5,000
Building rental	2,231	13,647	15,200
Building maintenance	4,477	19,903	20,000
HVAC	1,781	25,762	15,000
Elevator	389	2,295	2,315
Telephone	1,541	5,868	5,200
Internet	434	5,933	5,840
Collection development	11,971	74,729	90,000
Technology	2,673	16,398	13,000
Accounting and auditing	0	23,552	29,000
Courier	0	407	2,300

See Independent Accountants' Compilation Report

HOOD RIVER COUNTY LIBRARY DISTRICT
General Fund
Statement of Revenues and Expenditures - Cash Basis
For the One Month and Eleven Months Ended
May 31, 2023

	Current Period	Year to Date	Annual
	Actual	Actual	Budget
Custodial services	4,784	29,658	30,000
Technical services	0	3,479	4,000
Library consortium	0	15,236	15,400
Copiers	203	3,020	3,500
Elections expense	0	0	3,000
Furniture and equipment	139	8,779	4,000
Insurance	2,077	18,332	21,000
Georgiana Smith Memorial Garden	838	18,584	20,000
Legal services	126	1,922	4,000
Professional services	0	18,862	25,000
Membership dues	154	2,414	4,000
Miscellaneous	581	2,943	1,500
Postage and freight	104	1,142	1,000
Printing	26	854	500
Programs	4,430	21,732	20,000
Advertising	56	2,371	2,000
Office supplies	26	12,716	14,000
Travel	2,796	4,396	4,000
Training	1,010	3,110	3,000
Board development	0	752	1,500
Parking reimbursement	0	0	500
Electricity	1,426	15,329	20,000
Garbage	142	1,537	2,000
Natural gas	1,013	9,128	10,000
Water & sewer - building	388	4,593	5,600
Total Materials and Services	46,043	390,927	422,655
Capital Outlay	0	0	0
Contingency	0	0	100,000
Total Expenditures	106,934	1,058,894	1,344,658
Other Financing Sources (Uses)			
Operating transfers In	0	0	0
Operating transfers out	0	(20,000)	(20,000)
Total Other Financing Sources (Uses)	0	(20,000)	(20,000)
Change in Fund Balance	(\$73,038)	\$110,604	(\$231,448)

See Independent Accountants' Compilation Report

HOOD RIVER COUNTY LIBRARY DISTRICT
Grants Fund
Statement of Revenues and Expenditures - Cash Basis
For the One Month and Eleven Months Ended
May 31, 2023

	Current Period Actual	Year to Date Actual	Annual Budget
Revenues:			
Donations and grants	\$2,025	\$18,335	\$320,000
Intergovernmental revenue	0	81,600	0
Total Revenues	<u>2,025</u>	<u>99,935</u>	<u>320,000</u>
Expenditures:			
Personal services	0	1,125	11,600
Materials and services:	7,984	146,383	278,400
Capital outlay	0	3,990	100,000
Total Expenditures	<u>7,984</u>	<u>151,498</u>	<u>390,000</u>
Change in Fund Balance	<u><u>(\$5,959)</u></u>	<u><u>(\$51,563)</u></u>	<u><u>(\$70,000)</u></u>

See Independent Accountants' Compilation Report

HOOD RIVER COUNTY LIBRARY DISTRICT
Capital Equipment Reserve Fund
Statement of Revenues and Expenditures - Cash Basis
For the One Month and Eleven Months Ended
May 31, 2023

	<u>Current Period</u> <u>Actual</u>	<u>Year to Date</u> <u>Actual</u>	<u>Annual</u> <u>Budget</u>
Revenues:			
Interest revenue	\$194	\$2,304	\$1,000
Other Financing Sources			
Transfer from General Fund	0	20,000	20,000
Total Revenues and			
Other Sources	<u>194</u>	<u>22,304</u>	<u>21,000</u>
Expenditures:			
Materials and services	0	0	0
Capital outlay	10,351	26,412	125,000
Total Expenditures	<u>10,351</u>	<u>26,412</u>	<u>125,000</u>
Change in Fund Balance	<u><u>(\$10,157)</u></u>	<u><u>(\$4,108)</u></u>	<u><u>(\$104,000)</u></u>

See Independent Accountants' Compilation Report

HOOD RIVER COUNTY LIBRARY
Schedule of Revenues, Expenditures, and
Changes in Fund Balance - Cash Basis
Grants Funds
For the Eleven Months Ended May 31, 2023

	Newspaper Digitization	Foundation Grants	Other Grants	Friends of the Library	Pat Hazelhurst	CARES Act	R2R 2022	R2R 2023	Teen Intern	State Library	State Library Newspaper	HR Cultural Trust	Safety Grant	Total
Revenues:														
Donations and grants	\$0	\$0	\$3,714	\$12,525	\$0	\$0	\$0	\$5,154	\$0	\$74,972	\$1,474	\$0	\$2,096	\$18,335
Intergovernmental revenue														81,600
Total Revenues	0	0	3,714	12,525	0	0	0	5,154	0	74,972	1,474	0	2,096	99,935
Expenditures:														
Personal services:														
Wages and salaries									1,026					1,026
Employee benefits									99					99
Total Personal Services	0	0	0	0	0	0	0	0	1,125	0	0	0	0	1,125
Materials and services:														
Bookmobile										588				588
Building maintenance		2,770											1,620	4,390
Supplies - office		16,966		2,944	3,916					223				223
Collection development										15,832				41,132
Technology										1,783	1,474			1,783
Programs		6,711	4,299	11,893	478		2,737		2,125	41,264				69,507
Furniture & equipment		9,681		8,965	162					9,444				28,252
Property and liability insurance										508				508
Total Materials and Services	0	36,128	4,299	23,802	4,556	0	2,737	0	2,125	69,642	1,474	0	1,620	146,383
Capital outlay														
	0	0	0	0	0	0	0	0	0	3,990	0	0	0	3,990
Total Expenditures	0	36,128	4,299	23,802	4,556	0	2,737	0	3,250	73,632	1,474	0	1,620	151,498
Net Change in Fund Balance	0	(36,128)	(585)	(11,277)	(4,556)	0	(2,737)	5,154	(3,250)	1,340	0	0	476	(51,563)
Fund Balance - July 1, 2022	338	71,752	2,041	16,208	10,150	1,781	2,737	0	3,250	0	0	2,500	0	110,757
Fund Balance - May 31, 2023	\$338	\$35,624	\$1,456	\$4,931	\$5,594	\$1,781	\$0	\$5,154	\$0	\$1,340	\$0	\$2,500	\$476	\$59,194

See Independent Accountants' Compilation Report

Addendum A

Hood River County Library District Code of Ethics for Members of the Board of Directors

Members of the Board of Directors of the Hood River County Library District (HRCLD) are accountable for HRCLD resources and ensure the provision of quality library services. This Code of Ethics was adopted by the Board of Directors to affirm the Board's commitment to advocate for library services while maintaining the highest standards of truth, honor, and integrity which applies to all members of the Board. Board members must affirm their commitment by signing this form within 30 days of being sworn into office and reaffirm at the first board meeting of each fiscal year.

Members of the Board of Directors of HRCLD commit to:

- adhere to American Library Association (ALA) professional ethical codes, rules and guidelines, as required by Oregon law;
- adhere to ALA Library Bill of Rights as required by Oregon law and public library standards;
- be familiar with the history and formation of HRCLD and maintain compliance with HRCLD policies;
- respect the opinions of other Board members, even in cases of disagreement or opposing views;
- acknowledge and support the formal position of the Board in public forums;
- support the efforts of librarians in resisting censorship of library materials by groups or individuals;
- represent all patrons and potential patrons of HRCLD fairly and equally;
- protect library users' rights to privacy and confidentiality; and
- follow Oregon Ethics guidelines when a potential or actual conflict of interest exists.

Members of the Board of Directors of HRCLD pledge not to:

- present personal philosophies or interests as those of HRCLD, including on social media;
- interfere with the Library Director's management duties or supervision of staff and volunteers;
- be swayed by partisan interests, public pressure, or fear of criticism in fulfilling Board duties;
- engage in discrimination of any kind; or
- use Board member status to gain unwarranted privileges or advantages for themselves or others.

Members of the Board of Directors graciously commit the time and energy to ensure HRCLD provides the best library services possible. If a Board member believes another Board member acted unethically, they may call it to vote. If a majority of the Board determines a breach of ethics occurred, the Board may select a Board member to craft a resolution of censure. A resolution of censure is an official statement of disapproval from the Board of Directors.

Board Member:

Print Name: _____ Signature: _____ Date: _____

Witness:

Print Name: _____ Signature: _____ Date: _____

ALA Library Bill of Rights: <https://www.ala.org/advocacy/intfreedom/librarybill>

ALA Professional Ethics: <https://www.ala.org/tools/ethics>

Oregon Public Library Standards: <https://www.olaweb.org/pld-standards>

Minimum Conditions for Public Libraries (ORS 357.405)

Official Recognition of Public Libraries (Oregon State Library Administrative Rule 543-010-0036)

Adopted by the Board of Directors: June 20, 2023

Last amended: June 20, 2023

Last reviewed: June 20, 2023

Library Board Governance Policy

6.4 Code of Ethics

Board members must adhere to the Code of Ethics for Members of the Board of Directors of the Hood River County Library District. They must affirm their commitment by signing the form within 30 days of being sworn into office and reaffirm at the first Board meeting of each fiscal year. If a majority of the Board determines a Board member acted unethically, they may select a Board member to craft a resolution of censure. If approved in accordance with the District Bylaws, such resolution of censure shall constitute an official statement of disapproval from the District Board of Directors.

(See Addendum A)

Approved by the Board of Directors, April 5, 2011

Last amended, June 17, 2023

Last reviewed, June 17, 2023

GENERAL FUND

Resources

Hood River County Library District

OR-LB-20

	Historical Data				RESOURCES DESCRIPTION	Budget for Next Year 2023-24		
	Actual			Adopted Budget This Year 2022-23		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body
	First Preceding Year 2020-21	First Preceding Year 2021-22	YTD actuals 3/31/23					
1	671,532	845,454	907,602	910,000	Available cash on hand	915,000	915,000	
2	27,171	41,596	25,365	20,000	Previously levied taxes estimated to be received	25,000	25,000	
3	6,499	6,040	16,567	7,000	Interest	10,000	10,000	
4	1,087	3,361	3,008	3,000	Fees	3,500	3,500	
5	100	87	-		Donations			
6	4,081	3,534	-		Intergovernmental revenue			
7	322	25	-		Miscellaneous revenue			
8								
9	710,792	900,097	952,542	940,000	Total resources, except taxes to be levied	953,500	953,500	
10				1,103,210	Taxes estimated to be received	1,199,267	1,199,267	
11	1,074,014	1,073,215	1,101,421		Taxes collected in year levied			
12	1,784,806	1,973,312		2,043,210	TOTAL RESOURCES	2,152,767	2,152,767	

GENERAL FUND

Detailed Requirements

	Historical Data				REQUIREMENTS FOR: Hood River County Library District	Budget for Next Year 2023-24		
	Actual			Adopted Budget This Year 2022-23		Proposed by Budget Officer	Approved by Budget Committee	Adopted by Governing Body
	First Preceding Year 2020-21	First Preceding Year 2021-22	YTD 3/31/2023					
					LIBRARY OPERATIONS			
1					PERSONAL SERVICES			
2					Salaries			
3	6,986	7,335	5,683	8,767	Library Clerk I	9,042	9,042	
4	91,914	110,373	109,616	121,026	Library Clerk II	142,958	142,958	
5	50,075	56,114	51,755	69,862	Library Assistant I	72,945	72,945	
6	57,948	63,386	51,116	67,725	Library Assistant II	108,829	108,829	
7	117,702	126,510	76,720	143,676	Librarian I	149,488	149,488	
8	54,039	57,649	49,225	66,477	Librarian II	69,971	69,971	
9	80,098	84,924	68,711	92,186	Library Director	94,644	94,644	
10	458,762	506,291	412,826	569,719	Total Salaries	647,877	647,877	
11								
12					Benefits			
13	35,923	47,702	32,220	45,765	Retirement	51,473	51,473	
14	35,097	38,399	31,329	43,583	FICA	49,965	49,965	
15	81	1,074	958	1,300	Workers' compensation insurance	1,300	1,300	
16	75,352	74,740	60,717	153,660	Health insurance	165,750	165,750	
17	4,969	4,769	3,143	5,128	Unemployment insurance	4,572	4,572	
18	-	-	360		Other employee benefits			
19				2,848	Paid family and medical leave	6,479	6,479	
20	151,422	166,684	128,727	252,284	Total benefits	279,539	279,539	
21								
22	610,184	672,975	541,553	822,003	TOTAL PERSONAL SERVICES	927,416	927,416	
22				11.40	Total Full Time Equivalent (FTE)*	12.775	12.775	
23								
24					LIBRARY OPERATIONS			

25					MATERIALS AND SERVICES			
26	346	326	144	300	Bank charges	300	300	
27			1,173	5,000	Bookmobile	5,000	5,000	
28	14,269	11,326	11,416	15,200	Building rental	17,500	17,500	
29	13,692	23,319	15,946	20,000	Building maintenance	20,000	20,000	
30	6,473	17,928	20,461	15,000	HVAC	15,000	15,000	
31	1,973	2,220	940	2,315	Elevator	2,500	2,500	
32	5,041	4,795	3,981	5,200	Telephone	6,300	6,300	
33	2,824	5,833	5,174	5,840	Internet	8,000	8,000	
34	73,478	74,143	57,140	90,000	Collection development	90,000	90,000	
35	13,987	19,785	13,610	13,000	Technology	13,000	14,000	
36	26,444	24,778	23,552	29,000	Accounting and auditing	32,000	32,000	
37	2,064	2,036	407	2,300	Courier	2,300	2,300	
38	22,033	29,938	24,558	30,000	Custodial services	29,000	29,000	
39	3,700	4,114	3,479	4,000	Technical services	4,000	4,000	
40	13,396	13,782	15,236	15,400	Library consortium	16,500	16,500	
41	3,554	3,077	2,522	3,500	Copiers	5,000	5,000	
42	-	2,973	-	3,000	Elections			
43	2,662	7,896	8,640	4,000	Furniture and equipment	4,000	4,000	
44	13,134	14,076	16,255	21,000	Property and liability insurance	20,000	20,000	
45	20,029	23,654	15,408	20,000	Georgiana Smith Memorial Gardens	20,000	20,000	
46	2,135	1,820	1,207	4,000	Legal Services	4,000	4,000	
47	1,498	8,211	18,862	25,000	Professional services			
48	3,026	1,994	2,015	4,000	Membership dues	4,000	4,000	
49	1,289	2,247	2,313	1,500	Miscellaneous	2,500	2,500	
50	793	1,136	1,009	1,000	Postage/freight	1,500	1,500	
51	376	248	553	500	Printing	1,000	1,000	
52	12,603	18,175	14,724	20,000	Programs	20,000	20,000	
53	903	2,616	1,881	2,000	Advertising	2,500	2,500	
54	8,149	14,034	11,729	14,000	Office supplies	14,000	14,000	
55	222	551	1,600	4,000	Travel	4,000	4,000	
56	1,761	753	2,100	3,000	Training	3,000	3,000	
57	-	-	752	1,500	Board development	1,500	1,500	
58	-	100	-	500	Parking reimbursement	500	500	
59	13,129	16,214	12,498	20,000	Electricity	20,000	20,000	
60	1,586	1,687	1,254	2,000	Garbage	2,000	2,000	
61	5,647	7,201	6,658	10,000	Natural gas	10,000	10,000	
62	5,005	4,749	3,729	5,600	Water and sewer (building)	5,600	5,600	
63								

64	297,221	367,735	322,926	422,655	TOTAL MATERIALS & SERVICES	406,500	407,500	
65								
66	20,000	25,000	25,000	20,000	TRANSFER TO CAPITAL RESERVE	10,000	10,000	
67								
68	-	-	-	100,000	CONTINGENCY	100,000	100,000	
69								
70	927,405	1,065,710	889,479	1,364,658	Total expenditures	1,443,916	1,444,916	
71								
72	-	-	-	12,000	Vacation Reserve	12,000	12,000	
73	857,401	907,602			Ending Balance (Prior Years)			
74				666,552	UNAPPROPRIATED ENDING FUND BALANCE	696,851	695,851	
75	1,784,806	1,973,312		2,043,210	TOTAL REQUIREMENTS	2,152,767	2,152,767	

CAPITAL EQUIPMENT RESERVE FUND

Resources and Requirements

LB-11

This fund is authorized and established by Resolution No. 2013-14.008 on May 20, 2014, for the following specified purposes: capital outlay for land acquisition, building construction/improvements, installation and repair of major building systems, and depreciable equipment.

Hood River County Library District

	Historical Data				REQUIREMENTS DESCRIPTION	Budget for Next Year 2023-24		
	Actual			Adopted Budget This Year 2022-23		Proposed by Budget Officer	Approved by Budget Committee	Adopted by Governing Body
	First Preceding Year 2020-21	First Preceding Year 2021-22	YTD 3/31/2023					
1					RESOURCES			
2	109,875	125,338	132,185	141,000	Cash on hand	118,000	118,000	-
3	637	770	1,905	1,000	Interest	2,000	2,000	-
4	20,000	25,000	20,000	20,000	Transfer from General Fund	10,000	10,000	-
5								
6	130,512	151,108	154,090	162,000	TOTAL RESOURCES	130,000	130,000	-
7								
8					REQUIREMENTS			
9	5,174	18,923	16,062	125,000	Capital outlay	75,000	75,000	-
10	125,338	132,185			Ending balance (prior years)			
11				37,000	RESERVED FOR FUTURE EXPENDITURE	55,000	55,000	-
12	130,512	151,108		162,000	TOTAL REQUIREMENTS	130,000	130,000	-

SPECIAL FUND
Resources and Requirements
GRANTS FUND

	Historical Data				REQUIREMENTS DESCRIPTION	Budget for Next Year 2023-24		
	Actual			Adopted Budget This Year 2022-23		Proposed by Budget Officer	Approved by Budget Committee	Adopted by Governing Body
	First Preceding Year 2020-21	First Preceding Year 2021-22	YTD 3/31/2023					
1					RESOURCES			
2	114,512	251,794	110,757	70,000	Cash on hand	110,000		
3	33,182	12,228	85,910	150,000	Grants (specific purposes)	125,000		
4	14,300	15,000	12,000	25,000	Friends of the Library donations	25,000		
5	153,500	52,500	-	125,000	Library Foundation donations	100,000		
6	8,000	10,000	-	20,000	Pat Hazelhurst Fund donations	20,000		
7								
8	323,494	341,522	208,667	390,000	TOTAL RESOURCES	380,000	-	-
9								
10					REQUIREMENTS			
11					Personal services			
12					Salaries			
13								
14	-	-	-	5,000	Clerk I	4,400		
15	-	-	1,026	5,000	Library Assistant II	5,000		
16					Benefits			
17	-	-			Retirement			
18	-	-	-	750	FICA	750		
19	-	-		250	Workman's compensation	250		
20	-	-	-		Health insurance			
21	-	-	-	100	Unemployment insurance	100		
22								
23	-	-	99	500	Other personal services	500		
24								
25	-	-	1,125	11,600	Total personal services	11,000	-	-
26								
27					Materials and services			
28	26,681	26,484	34,833	70,000	Collection development	50,000		
29	1,710	-	1,783	35,000	Technology	25,000		
30	16,734	19,351	60,244	38,400	Programs	50,000		
31	6,682	600	28,090	55,000	Furniture and equipment	69,000		

32	7,498	110	4,089	80,000	Other materials and services	75,000		
33								
34	59,305	46,545	129,039	278,400	Total materials and services	269,000	-	-
35								
36	12,395	184,220	3,990	100,000	Capital outlay	100,000		
37				.				
38	251,794	110,757			Ending balance (prior years)			
39				-	UNAPPROPRIATED ENDING FUND BALANCE	-	-	-
40	323,494	341,522		390,000	TOTAL REQUIREMENTS	380,000	-	-
41								

Resolution No. 2022-23.05

Resolution adopting the budget, making appropriations, imposing taxes, and categorizing taxes

Adopting the budget

Be it RESOLVED, that the Board of Directors of the Hood River County Library District hereby adopts the budget for the fiscal year 2023-24 in the total of \$2,662,767, now on file in the Hood River Library

Making appropriations

Be it further RESOLVED, that the amounts for the fiscal year beginning July 1, 2023, are hereby appropriated for the purposes shown on page 2 (except General Fund "Unappropriated Ending Fund Balance / Reserve" is not appropriated).

Imposing the tax

Be it further RESOLVED, that the Board of Directors of the Hood River County Library District hereby imposes the taxes as provided for in the adopted budget at the rate of \$0.3900 per \$1,000 of assessed value for operations, and that these taxes are hereby imposed and categorized for the tax year 2023-24 upon the assessed value of all taxable property within the District as follows:

Categorizing the tax

	<u>General government limitation</u>	<u>Excluded from limitation</u>
General Fund	\$0.3900 / \$1,000	\$0.00

Adopted by the Board of Directors of Hood River County Library District this 20st day of June, 2023.

ATTEST:

Jean Sheppard, President

Rachael Fox, Library Director

Resolution No. 2022-23.05
2023-24 budget adoption

<i>FUND:</i>	<i>Personal Services</i>	<i>Materials & Services</i>	<i>Capital Outlay</i>	<i>Debt Service</i>	<i>Interfund Transfers</i>	<i>Contingency</i>	<i>Special Payments</i>	<i>(UEFB) Reserve</i>	<i>Total</i>
<i>General Fund</i>	\$927,416	\$407,500	\$0	\$0	\$10,000	\$112,000	\$0	\$695,851	\$2,152,767
<i>Capital Reserve Fund</i>	\$0	\$0	\$75,000	\$0	\$0	\$0	\$0	\$55,000	\$130,000
<i>Grants fund</i>	\$11,000	\$269,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$380,000
									\$0
<i>TOTALS</i>	\$833,603	\$676,500	\$175,000	\$0	\$10,000	\$112,000	\$0	\$750,851	\$2,662,767

Resolution No. 2022-23.06
Resolution authorizing vendors for
online and automatic payment of bills in 2023-24

WHEREAS, many companies allow paying for products and services electronically; and

WHEREAS, paying online and automatically rather than by paper check would save the Hood River County Library District time and money; and

WHEREAS, Hood River County Library District's Financial Management policy allows for such online payments;

Now, therefore be it RESOLVED, that the Hood River County Library District Board of Directors authorizes the following vendors for online payments and deposits in 2023-24.

- Amazon (Prime shipping benefits)
- AT&T (telecommunications)
- Canva (marketing software)
- CenturyLink (telecommunications)
- City of Hood River (water)
- Constant Contact (eNewsletter)
- Dropbox (Cloud storage)
- Facebook (Advertising)
- GoogleSuite (Email)
- Harland Clarke (bank checks, deposit slips, and other documents)
- Hood River Electric Co-op (telecommunications)
- Hostwinds (Web and email hosting)
- HRA VEBA (employee in-lieu health benefits)
- NW Natural (natural gas)
- Oregon Department of Revenue (state taxes)
- Pacific Power (electricity)
- PacificSource (medical, vision, and dental insurance)
- SLACK (Messaging software)
- SolutionsYes (Copier lease)
- Stamps.com (postage)
- T. Mobile (Parkdale WiFi patron units)
- T. Rowe Price (employee retirement)
- ThyssenKrup Elevator Corp. (building maintenance)
- Umpqua Bank (bank fees, payroll deposits, and employee reimbursements)
- US Bank (copier lease)
- US Treasury (federal taxes)
- Verde (FSA deductions)
- Waiverfile (Online forms)
- Waste Connections/Hood River Garbage (garbage/recycling)
- Zoom (Video conferencing software)

Adopted by the Board of Directors of Hood River County Library District this 20th day of June 2023.

ATTEST:

Jean Sheppard, President

Rachael Fox, Library Director

HOOD RIVER COUNTY LIBRARY DISTRICT LIBRARY DIRECTOR CONTRACT

PARTIES:

Hood River County Library District, an
Oregon Special District
502 State Street
Hood River, OR 97031

("District")

Rachael Fox
1461 Sunset Road
Hood River, OR 97031

("Director")

RECITALS:

I. The District desires to employ Rachael Fox as Director and Rachael Fox desires employment as Director for the District.

II. The parties desire to create an agreement that comprehensively details the terms and conditions of the Director's employment with the District.

TERMS CONDITIONS AND COVENANTS:

A. Employment.

1. The District agrees to employ Rachael Fox as Director to perform the functions and duties of Director as specified in the position description, policies and procedures, rules, and regulations of the District, as may be prescribed by the Board of the District ("District Board" or "Board") periodically. The District Board vests in the Director day-to-day control of District operations, and reserves to the District Board sole policy making authority and exclusive control over matters of fiscal policy, budget, and financial matters of the District.

2. The authority of the Director shall include, without limitation, the following: (a) management, administration, and direction of District operations; (b) hiring, disciplining and discharging of District employees, and volunteers; (c) execution and administration of District policies within budget appropriations pursuant to District policy, ordinance, or resolution; (d) policy advice to District Board; and (e) such additional and further duties as the District Board may require from time to time.

B. Performance Goals and Evaluation. The District Board shall meet with the Director annually during the month before Rachael Fox's initial hire date of June 29, 2011 to establish performance goals for the coming year and to evaluate and assess the performance of the Director in meeting goals of the past year and progress toward achieving the District's current strategic plan.

C. Hours of Work and Outside Activities.

1. Director's Time. The parties acknowledge that the performance of the duties of Director constitutes a full-time job. It is recognized that the Director must devote time outside of normal office hours to the business of the District and, to that end, the parties recognize that the Director is exempt as a professional from the overtime provisions of the Federal Fair Labor Standards Act, and its counterpart in Oregon law.
2. Outside Business. The Director shall not be engaged in teaching, consulting, or other non-district related business without the prior written approval of the District Board. In this event, the District Board approves this non-district related business, the Director must, to the greatest extent possible, utilize his/her vacation or other leave time to perform such outside business.
3. Civic Involvement. The parties agree it is necessary for the Director to be an active participant in community activities, and the Director agrees to be actively involved in community and civic organizations.

D. Term of Employment.

1. The term of this Agreement is for 12 months, beginning on the 1st day of July, 2023, and continuing through the 30th day of June, 2024, unless sooner terminated as provided herein. In the event this contract is renewed, the parties anticipate that the renewal term will be for a twelve-month term from July 1 to June 30 each year hereafter.
2. Nothing in this Agreement shall grant the Director a property right in his/her position, nor prevent, limit, or otherwise interfere with the right of the District to terminate the services of the Director at any time, with or without cause, subject only to the provisions of this Agreement pertaining to termination and severance pay. The Director is an at-will employee of the District.
3. The Board may suspend the Director with full pay and benefits at any time during the term of this Agreement if it deems that this action is in the best interests of the District and reasonably necessary.

F. Termination and severance.

1. Termination without Cause. This Agreement may be terminated either by the District or the Director for any reason whatsoever upon the giving of sixty (60) days written notice to the other party.
2. Termination For Cause. This Agreement may be terminated immediately at the discretion of the District upon a determination by the Board that:
 - a. The Director failed or has refused to comply with the policies, standards or regulations of the District.
 - b. There is probable cause to believe that the Director is guilty of fraud, dishonesty, or misappropriation of funds, embezzlement, or other act of misconduct or dishonesty in the rendering of the services on behalf of the District.
 - c. The Director has failed or refused to perform his/her duties as provided for in this Agreement.

4. Severance for Termination with Cause. Upon termination for cause by the District the Director shall not be entitled to receive any severance pay. The Director will be entitled to receive compensation for all earned but unused vacation leave and accrued holidays, subject to the general guidelines of the District.

G. Compensation.

1. Salary. The base salary for the Director shall be \$97,032 per year, payable by the District on a monthly basis.

a. The District agrees to review the base salary and other benefits of the Director at the Director's annual performance review with any salary increase to be effective if and when determined by the District Board.

b. Based upon the review, the parties will negotiate any desired changes, subject to the economic realities facing the District and the results of the performance evaluation. Raises will be based on merit and availability of funds.

2. Automobile. The Director may submit mileage reimbursement requests for business-related automobile use, which, following approval by the Board, will be paid per District policy.

3. General Reimbursements. The District may reimburse the Director for expenses of non-personal and job-related nature that are incurred, upon receipt of expense vouchers or receipts, accompanied by a written explanation.

4. Professional Development and Organizations. In accordance with District policy and subject to available funds, the District may budget and pay reasonable registration, travel, and subsistence expenses of the Director for professional and official travel, meetings, and occasions deemed necessary or desirable by the Board to continue the professional development of the Director and to carry out official functions of the District.

5. Membership Dues for Professional Organizations: The District will pay for the Director's membership dues in the Oregon Library Association, American Library Association, and other organizations, subject to the Board's approval.

6. Membership dues for Civic Organizations: The District encourages the Director to be involved in civic activities and organizations if such involvement advances the District's mission, vision, and values. Accordingly, the District may reimburse the Director for expenses associated with the Director's membership in one or more civic organizations.

H. Benefits. The Director shall receive the benefits as the District has provided and may hereafter provide during the term of this contract and any renewals thereof. These benefits include include all of those offered to full-time, exempt District employees, as delineated in the Personnel Policies.

I. General Provisions.

1. If any provision of this Agreement is held to be invalid or unenforceable, the remainder of this Agreement shall be deemed severable and shall not be affected but shall remain in full force and effect.

2. This contract embodies the entire agreement between the parties and, except as expressly provided herein, it cannot be varied except by written agreement of the parties. Amendments to this Agreement shall be in writing and signed by both parties.

3. It is agreed that this Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Oregon, and the venue of any action brought hereunder shall be exclusively in the Circuit Court, County of Hood River, State of Oregon. If any suit or action is brought to enforce the terms of this Agreement, the prevailing party shall be awarded reasonable costs and attorney fees, at arbitration, if any, trial and on appeal.

4. Any notice provided for or concerning this Agreement shall be in writing and shall be deemed sufficiently given when sent by certified or registered mail if sent to the respective address of each party as set forth at the beginning of this Agreement, or such other address as a party may provide by written notice to the other party.

5. By the Director's signature below, the Director acknowledges that he/she is an at will employee and that his or her employment may be terminated without cause by the District Board, at any time.

6. The Director's employment shall also be governed by the terms and conditions of the District's Personnel Policies to the extent the policies therein are not contrary to the foregoing terms and conditions. In the event of a conflict between the policies and this Agreement, the terms and conditions of this Agreement shall control.

7. The failure of either party to enforce any provision of this Agreement will not be construed as a waiver or limitation of that party's right subsequently to enforce and compel strict compliance with every provision of this Agreement.

8. This Agreement may be executed in one or more counterparts, including by signature pages delivered in electronic format, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

Approved by the Hood River County Library District at an open, public meeting on the 20th day of June, 2023.

Hood River County Library District:

Jean Sheppard, Board President

Date _____

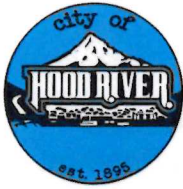
Director:

Rachael Fox

Date _____

Approved as to form:

_____ Date _____
Ruben Cleaveland
Library District Legal Counsel



CITY OF HOOD RIVER

211 2nd Street, Hood River, OR 97031 Phone: 541-386-1488

Rachael Fox, Library Director
Jean Sheppard, Board President
Hood River County Library
502 State Street
Hood River, OR 97031

June 16, 2023

Re: Proposed Hood River Westside Urban Renewal Plan

Dear Ms. Fox and President Sheppard:

This letter is part of the ongoing conversations with taxing districts about the potential future use of tax increment financing/urban renewal in Hood River.

FORMAL CONSULT AND CONFER LETTER

The Hood River City Council is considering adoption of an ordinance establishing the Westside Urban Renewal Area.

To adopt an urban renewal plan, the City is legally required to send the proposed plan to representatives of overlapping taxing districts. The City Council is required to respond specifically to any written recommendations of the districts. This letter officially transmits the proposed Westside Urban Renewal Plan ("Plan") and the Report Accompanying the Westside Urban Renewal Plan ("Report"). These are attached as Exhibit B. Please provide any written comments by August 1, 2023.

During its August 14, 2023 meeting the Hood River City Council is scheduled to have a public hearing to consider a non-emergency ordinance adopting the proposed Plan. The meeting will be held at 211 2nd Street, Hood River OR 97031 at 6:00 pm. The City Council is scheduled to vote on the ordinance at the August 28th meeting.

We have had continued conversations with taxing districts about the proposed urban renewal plan over the past few months. These have included telephone conversations, emails and presentations to many of the taxing districts. If your board would like a formal briefing after receipt of this letter and a draft of the Plan and report, please let me know.

BACKGROUND

The purpose of the Westside Urban Renewal Plan is to provide financing to help with the implementation of three recently approved plans: the Hood River Transportation System Plan amended in April 2021, the Hood River Area Multi-Jurisdictional Parks, Recreation & Open Space Plan in 2022, and the Hood River Affordable Housing

Strategy in May 2022. Each of these plans had significant public input and specific goals and projects were identified in each of the plans. This Westside Urban Renewal Plan (Plan) is one of the implementation tools for the three planning documents. The specific projects proposed in this Plan include the following categories:

- Transportation
- Affordable Housing
- Parks and Trails
- Plan Administration.

MAXIMUM INDEBTEDNESS

Maximum indebtedness (MI) is the limit on the amount of funds that may be spent on administration, projects and programs in an urban renewal area. The maximum indebtedness does not include interest paid on any borrowing by the urban renewal agency as ORS Chapter 457 excludes that from the MI definition. The MI established in the Plan is \$146,700,000. Maximum indebtedness is the controlling feature of an urban renewal plan. We established this number based on financial projections for the urban renewal area. The timeframe is not absolute, it can be longer or shorter than the estimates in the Report.

IMPACT ON TAXING JURISDICTIONS

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. The projections for impacts on the taxing jurisdictions are estimated through fiscal year end (FYE) 2049. While duration is not a required component of a Plan, it provides the information to set the Maximum Indebtedness of the Plan.

IMPACT ON PERMANENT RATE LEVY

The proposed Plan would result in a decrease in permanent rate property tax collections for the overlapping taxing districts. This is attributable to the length of time that the Agency collects tax increment revenue to pay off the Plan's maximum indebtedness. The total estimated impact to the Hood River Library District over the life of the Plan is \$6,056,469.

Table 1 – Projected Impact to Hood River Library District

FYE	Hood River Library District	FYE	Hood River Library District
2025	(16,314)	2038	(264,526)
2026	(32,149)	2039	(291,967)
2027	(48,847)	2040	(320,769)
2028	(66,471)	2041	(349,795)
2029	(83,274)	2042	(377,335)
2030	(99,435)	2043	(406,123)
2031	(115,712)	2044	(436,251)
2032	(132,091)	2045	(460,130)
2033	(149,289)	2046	(484,886)
2034	(167,352)	2047	(510,666)
2035	(189,828)	2048	(462,287)
2036	(213,508)	2049	(139,074)
2037	(238,390)	TOTAL:	(6,056,469)

Source: Tiberius Solutions

IMPACT ON GENERAL OBLIGATION AND LOCAL OPTION LEVIES

General obligation bonds and local option levies would not be impacted by the proposed urban renewal district.

TAX REVENUES AFTER TERMINATION OF TAX INCREMENT FUNDING

Upon termination of the Area, all revenue will be distributed to overlapping taxing districts. ORS Chapter 457 requires the Report to the Plan identify the projected tax revenues for affected taxing districts in the year after the termination of the Area. These numbers are shown in 2 below. These are estimates only; changes in the economy may impact the projections. Frozen Base is the assessed value at the time of the adoption of the urban renewal area. Excess Value is the increased assessed value after the frozen base is established.

Table 2 - Tax Revenues After Termination of Tax Increment Financing

Taxing District	Type	Tax Rate	From Frozen Base	From Excess Value	Total
Hood River Library District	Permanent	0.3900	58,405	601,602	660,007

Source: Tiberius Solutions

SUMMARY OF IMPACTS

The key takeaways regarding the impact of the proposed Plan to Hood River Library District are summarized below:

- The overall estimated impact of the Westside Urban Renewal Plan to the Hood River Library District is \$6,0546,469..
- The maximum indebtedness of the Westside Urban Renewal Plan is \$146,700,000

- A summary of the other urban renewal areas and the draft Westside Area is shown in Attachment A.

PROCESS FOR REVIEW

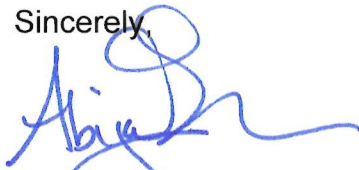
The process for final review of the Plan and Report include the following steps:

June 12, 2023	Hood River Urban Renewal Agency review
June 16, 2023	Send formal notice to taxing jurisdictions
June 15, 2023	Urban Renewal Advisory Committee
Property owner mailing	Notice to utility customers and property owners in unincorporated areas
July 17, 2023	Planning Commission review
July 17 and August 21, 2023	Proposed dates for presentation to Hood River County Commission
August 14, 2023	City Council public hearing
August 28, 2023	City Council vote

The draft Westside Urban Renewal Plan and Report are enclosed with this letter. If you would like to provide written comments, they will be responded to by the Hood River City Council. Please provide any written comments by August 1, 2023. For more information, please contact:

Jennifer Gray, City Recorder at 541.387.5212 J.Gray@CityofHoodRiver.gov

Sincerely,



Abigail Elder
City Manager
City of Hood River
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Hood River, Oregon 97031
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Attachments:

- A: Hood River Urban Renewal Impacts
- B: Westside Urban Renewal Plan
- C: Report Accompanying the Westside Urban Renewal Plan

Report Accompanying the Westside Urban Renewal Area Plan

DRAFT



Hood River Westside Area Plan

LIST OF PARTICIPANTS

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Paul Blackburn

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Tim Counihan
Gladys Rivera
Megan Saunders
Mark Zanmiller
Grant Polson
Douglas Stepina

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I. DEFINITIONS

“Agency” means the Hood River Urban Renewal Agency (Agency). The Agency is responsible for administration of the urban renewal/tax increment plan.

“Area” means the properties and rights-of-way located within the Hood River Westside Urban Renewal Area boundary.

“Blight” is defined in ORS 457.010(1)(a-i) and identified in the ordinance adopting the urban renewal/tax increment plan.

“City” means the City of Hood River, Oregon.

“City Council” or “Council” means the Hood River City Council.

“Comprehensive Plan” means the City of Hood River comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Hood River County, Oregon.

“Fiscal year ending” means the year commencing on July 1 and closing on June 30 of the next year.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a tax increment area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal/tax increment plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in a tax increment area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS 457” means the Oregon Revised Statutes. Chapter 457 specifically relates to urban renewal.

“Planning Commission” means the Hood River Planning Commission.

“Revenue sharing” means under-levying tax increment proceeds to effectively share a portion of the revenue with the other taxing districts who levy permanent rate taxes in the tax increment area as defined in ORS 457.470.

“Tax increment financing (TIF)” means a method of funding tax increment projects and programs through incurring debt that is repaid by the division of taxes accomplished through the adoption of an urban renewal/tax increment plan.

“Tax increment finance revenues” means the funds allocated by the assessor to a tax increment/urban renewal area due to increases in assessed value over the frozen base within the area.

“UGA” means urban growth area.

“Urban renewal area” or (URA) means a blighted area included in an urban renewal plan or an area included in a tax increment plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more tax increment areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457 in a tax increment or urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal/tax increment plan pursuant to ORS 457.087.

“Westside Area” means, as used in this Plan, the properties and rights-of-way located within the Hood River Westside Urban Renewal Area boundary.

Documents referenced:

City of Hood River Transportation System Plan, October 2011 and amended April 2021

Hood River Area Multi-Jurisdictional Parks Recreation & Open Space Plan September 2020

Hood River Affordable Housing Strategy May 2022

Westside Area Concept Plan Report December 2017

II. INTRODUCTION

The Report Accompanying the Hood River Westside Area Plan (Report) contains background information and project details that pertain to the Hood River Westside Area Plan (Plan). The Report is not a legal part of the Plan but is intended to provide public information and support the findings made by the Hood River City Council (City Council) as part of the approval of the Plan.

The Report provides the analysis required to meet the standards of ORS 457.087, including financial feasibility. The Report accompanying the Plan contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area and expected impact of the plan, including fiscal impact in light of increased services; (ORS 457.087(1))
- Reasons for selection of the plan Area; (ORS 457.087(2))
- The relationship between each project to be undertaken and the existing conditions; (ORS 457.087(3))
- The estimated total cost of each project and the source of funds to pay such costs; (ORS 457.087(4))
- The estimated completion date of each project; (ORS 457.087(5))
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired; (ORS 457.087(6))
- A financial analysis of the plan; (ORS 457.087(7))
- A fiscal impact statement that estimates the impact of tax increment financing (TIF) upon all entities levying taxes upon property in the urban renewal area; (ORS 457.087(8))
- A relocation report. (ORS 457.087(9))

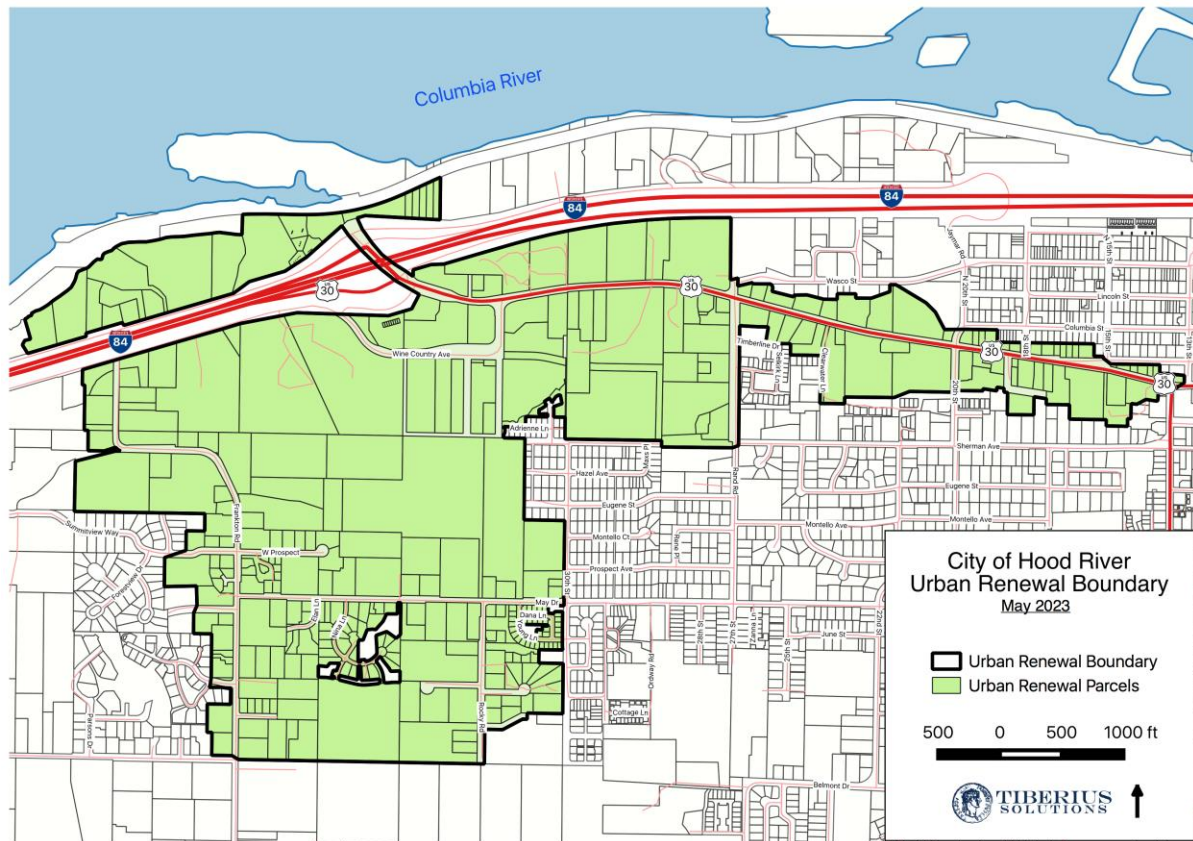
The relationship between the sections of the Report and the ORS 457.087 requirements is shown in Table 1. The specific reference in the table below is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

Table 1. Statutory References

Statutory Requirement	Report Section
ORS 457.087 (1)	XI
ORS 457.087 (2)	XII
ORS 457.087 (3)	III
ORS 457.087 (4)	IV
ORS 457.087 (5)	VII
ORS 457.087 (6)	V, VI
ORS 457.087 (7)	V, VI
ORS 457.087 (8)	IX
ORS 457.087 (9)	XIII

The Report provides guidance on how the Plan might be implemented. As the Hood River Urban Renewal Agency (Agency) reviews revenues and potential projects each year, it has the authority to make adjustments to the implementation assumptions in this Report. The Agency may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different timeframes than projected in this Report, and make other adjustments to the financial projections as determined by the Agency. The Agency may also make changes as allowed in the Amendments section of the Plan. These adjustments must stay within the confines of the overall maximum indebtedness of the Plan.

Figure 1. Hood River Westside Area Boundary



Source: Tiberius Solutions

III. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The projects identified for the Area are described below, including how they relate to the existing conditions in the Area. These projects largely come from the **City of Hood River Transportation Systems Plan (TSP)**, amended in April 2021, the **Hood River Valley Parks & Recreation District's Multi-Jurisdictional Parks, Recreation & Open Space Plan**, adopted in September 2020, and the **Hood River Affordable Housing Strategy**, May 2022. The proposed trails are based on the TSP, while park acquisition is based on the **Hood River Valley Parks & Recreation District's Multi-Jurisdictional Parks, Recreation & Open Space Plan**. The projects are not listed in any priority order. The Agency has contracted with Elaine Howard Consulting LLC and ECONorthwest to write and adopt a Five-Year Action Plan which will include initial project sequencing once the District has been created.

A. Transportation

Multi-modal transportation improvements in the Area including but are not limited to the projects listed in Table 2. "MV" is a Motor Vehicle project identified in the Hood River Transportation System Plan¹. The transportation projects in Table 2 below align with projects in the I-84 Exit 62 Interchange Area Management Plan. Projects below assume additional funding sources, such as contributions by developers, state grants and Oregon Department of Transportation (ODOT) project funds. In addition to the costs below, some projects may require additional funding for infrastructure such as water, sewer, and stormwater projects as identified in capital improvement plans, and bike lanes, pedestrian paths or sidewalks.

The transportation improvements in the Area are shown in Table 2a. The existing conditions for the projects are shown in Table 2b.

Table 2a. Transportation Projects

Project ID	Location	Description	\$ Estimated Cost from the 2021 TSP Amendment
MV1/MV2 Interim	I-84 Exit 62 Interchange	<ul style="list-style-type: none">• I-84 Westbound Ramp/Terminal<ul style="list-style-type: none">- Construct traffic signal• I-84 Westbound Ramp/Terminal<ul style="list-style-type: none">- Install queue detection devices on the off-ramp and ability to pre-empt signal timing to allow the off-ramp queues to be cleared during times when queue lengths become excessive• I-84 Eastbound Ramp/Terminal	\$ 6,915,000

¹ Pages 60-66, and Figure 8, Motor Vehicle System Plan

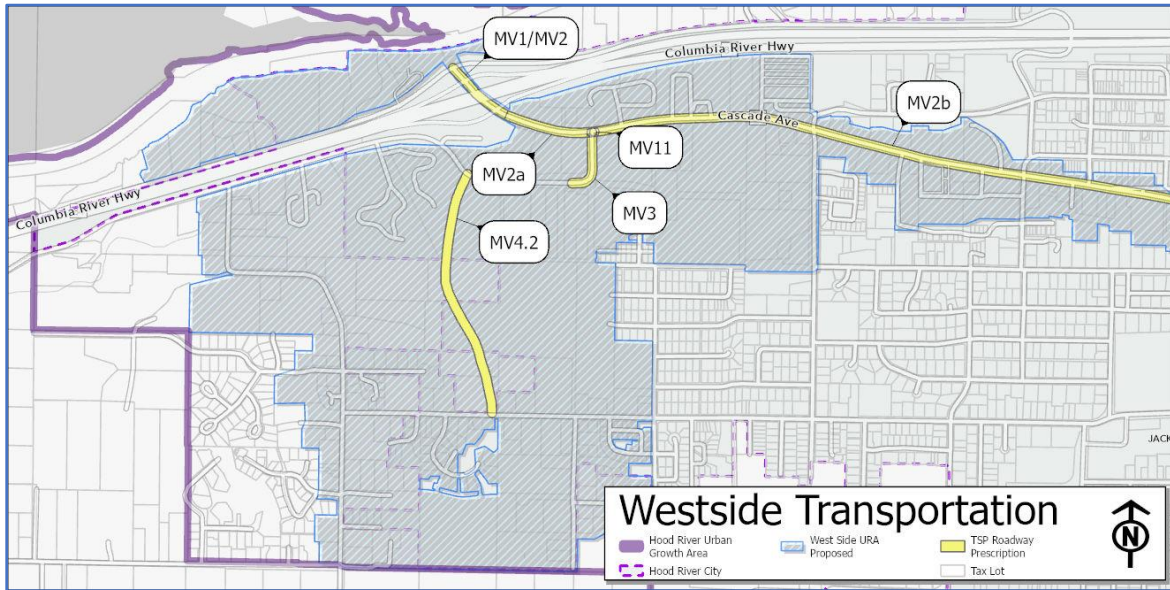
		<ul style="list-style-type: none"> - Construct an eastbound shared through/left turn lane to create an exclusive lane for the heavier right turn movement • Cascade Avenue <ul style="list-style-type: none"> - Construct second eastbound lane from the I-84 eastbound ramp terminal to Mt. Adams Avenue (would tie into the existing eastbound right turn lane at Mt. Adams Avenue) • Westcliff Drive/Cascade Avenue <ul style="list-style-type: none"> - Install a stop sign on the eastbound approach - Remove the stop sign for the northbound right turn lane 	
MV2a	Cascade Ave.(HCRH): I-84 Exit 62 Interchange to Mt. Adams Ave	<ul style="list-style-type: none"> • Construct second westbound lane from Mt. Adams Ave. to I-84 eastbound ramp terminal (ends as right turn lane)*** (Roundabout on Cascade Ave. at Mt. Adams Ave. listed as separate project – MV11) 	\$1,810,000
MV2b	Cascade Ave: Mt. Adams Ave to Rand Rd.	<ul style="list-style-type: none"> • Widen Cascade Ave. between Mt. Adams Ave. and Rand Rd. to include one travel lane in each direction and a center turn lane 	\$1,255,000
MV3	Mt. Adams Ave.: Cascade Ave. to Wine Country Ave.	<ul style="list-style-type: none"> • <u>Cascade Ave. at Mt. Adams Ave.</u> <ul style="list-style-type: none"> • Widen to east of Mt. Adams Avenue between Cascade Ave. And Wine Country Ave. to construct a second northbound left turn lane (reevaluate the need for this if a roundabout is chosen as the preferred alternative) • Install yield control for eastbound right turn lane (constructed as part of MV2) (Roundabout (preferred if feasible) or traffic signal on Cascade Ave. at Mt. Adams Ave. listed as separate project – MV11) • <u>Mt. Adams Ave. at Wine Country Ave.</u> <ul style="list-style-type: none"> • Construct a roundabout 	\$3,170,000
MV4.2	Westside Drive (Wine Country Avenue to May Street)	<ul style="list-style-type: none"> • Construct Westside Drive as a 2 to 3-lane minor arterial from Wine Country Avenue to May Street. 	\$19,010,000
MV11	Mt. Adams Ave./ Cascade Ave.	<ul style="list-style-type: none"> • Construct roundabout 	\$5,500,000 (roundabout)

		Neighborhood and Urban Collectors as designated by the Agency potentially including Wine Country, Sherman, Frankton, Post Canyon, Belmont, Westcliff, and May St.	
		Additional Cascade Avenue Streetscape Improvements	
		TOTAL	\$37,660,000

Table 2b. Transportation Projects Existing Conditions

MV1/MV2 Interim	I-84 Exit 62 Interchange	This project is listed in the TSP as the top priority. The I 84 Exit 62 interchange is "failing" which mean improvements are required. The specific improvements are specified in the TSP.
MV2b	Cascade Ave: Mt. Adams Ave to Rand Rd.	Cascade Avenue between Mt. Adams Avenue and Rand Road has one travel lane in each direction. There is a small portion that has a center turn lane, but the majority of this segment does not have a center turn lane.
MV3	Mt. Adams Ave.: Cascade Ave. to Wine Country Ave.	Only one north bound left turn lane exists on Mt. Adams Avenue between Cascade Avenue and Wine Country Avenue. No yield control exists for eastbound right turn lane. There is no roundabout nor a signal at this intersection. There are high traffic volumes in this segment of the transportation network.
MV4.2	Westside Drive (Wine Country Avenue to May Street)	Westside Drive does not exist. There is not a transportation route at this location.
MV11	Mt. Adams Ave./ Cascade Ave.	The traffic congestion at this intersection requires mitigation. There is no roundabout nor a signal at this intersection.
	Neighborhood and Urban Collectors	There is a need for future traffic solutions in the Area as it develops.
	Cascade Avenue Streetscape	There are no streetscape improvements along Cascade Avenue.

Figure 2. Transportation Projects



B. Affordable Housing

The projects identified below are a result of the recommendations from the **Hood River Affordable Housing Strategy**. Funding for the projects assumes additional funding sources, such as state grants, low-income housing tax credits, partnerships with land trusts or other funding sources as identified in the future. This project list may be updated from time to time to include input through the implementation of the **Hood River Affordable Housing Strategy** and with input from the Equity Framework both in the development of the Five-Year Action Plan and in future planning for the Area. The Affordable Housing Strategy identified that “most households with unmet housing needs have incomes below 50% of MFI, accounting for about 970 households or 60% of existing and new households with unmet housing needs”. Providing tools for the development of housing for this income group is a high priority.

Housing projects including those shown in Table 3.

Table 3. Housing Projects

Project ID	Location	Description	Estimated Cost
Rental and/or Owner-Occupied Project #1	TBD	Land Acquisition to aid in the creation of approximately 50-100 units intended for residents with less than 120% of median family income	
Rental and/or Owner-Occupied Project #2	TBD	Land Acquisition to aid in the creation of approximately 50-100 units intended for residents with less than 120% of median family income	
Rental and/or Owner-Occupied Project #3	TBD	Land Acquisition to aid in the creation of approximately 50-100 units intended for residents with less than 120% of median family income	
		Additional opportunities to develop or preserve housing identified by the Agency potentially including the ODOT Yard.	
		TOTAL	\$23,300,000

TBD – to be determined

Existing conditions:

The **Hood River Affordable Housing Strategy** states:

- Most households with unmet housing needs have incomes below 50% of MFI, accounting for about 970 households or 60% of existing and new households with unmet housing needs.
- The households who will have the greatest unmet housing needs are those with the lowest incomes.
- These households include a larger share of people of color, people working in the service industry (such as hospitality workers, home health-care givers, or retail workers), farmworkers, seniors, and other low-income households.

Appendix A of the **Hood River Affordable Housing Strategy**, May 2022, enumerated the housing conditions in Hood River.

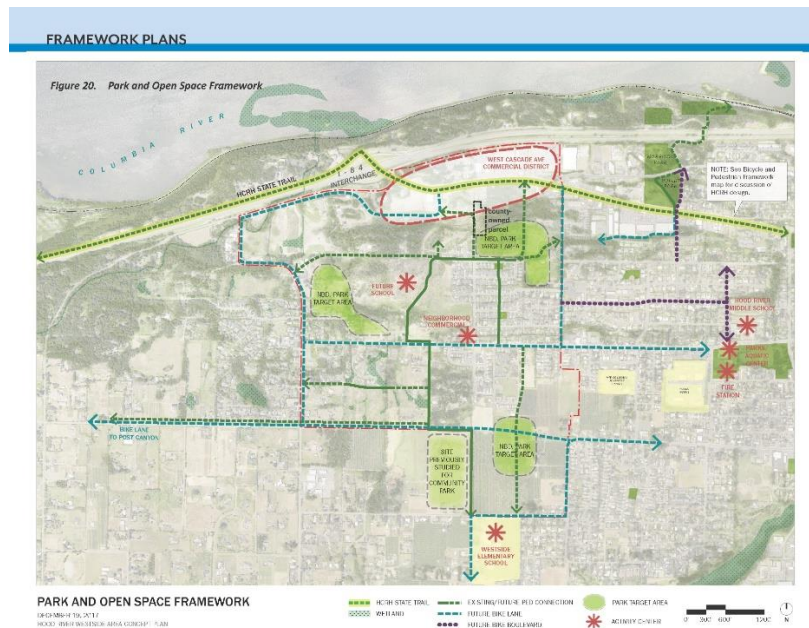
- Sales prices have increased 72% between 2016 and 2021.
- Between 2019 and 2021, sales prices increased by over \$174,000.
- Rent prices for units ranged from \$750 to \$2,750.
- Overall, about 33% of all households in Hood River were cost burdened.
- Hood River had a higher share of cost-burdened households compared to the County.
- From 2000 to the 2015-2019 period, the number of cost-burdened and severely cost-burdened households decreased by 1% in Hood River.
- Renters are much more likely to be cost burdened than homeowners.
- In the 2015-2019 period, about 43% of Hood River's renters were cost burdened or severely cost burdened, compared to 25% of homeowners.
- About 22% of Hood River's renters were severely cost burdened (meaning they paid more than 50% of their income on housing costs alone).
- Most households earning less than \$35k are cost burdened. ²

C. Parks

The following figures from the **Westside Area Concept Plan Report** show the how neighborhoods, including those within the Westside Urban Renewal District, can be served with parks (conceptual sizes and locations) to meet the needs of current and future residents, and how those neighborhoods and parks can be linked together with trails, multi-use paths and other transportation facilities.

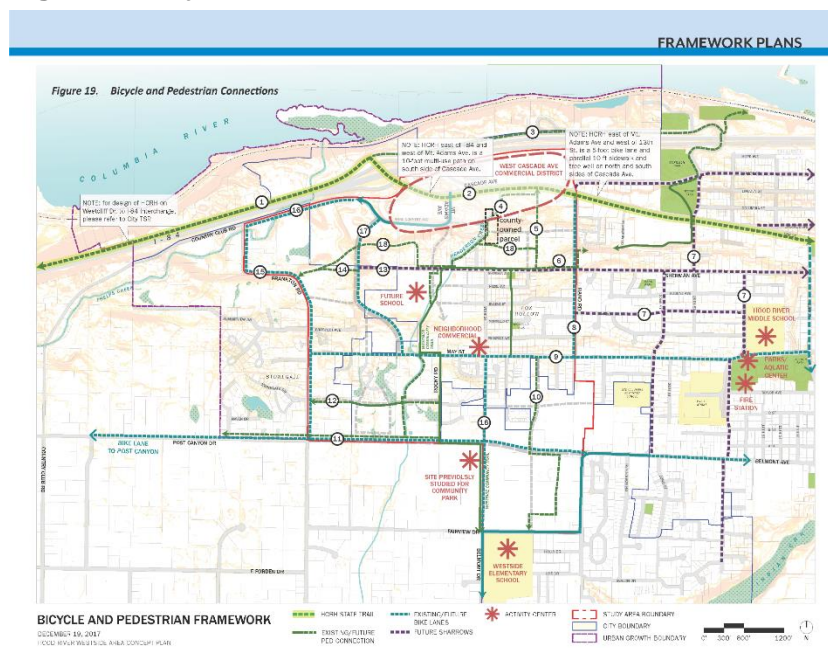
² Appendix A **Hood River Affordable Housing Strategy** p 56-63

Figure 3. Park and Open Space Framework



Source: City of Hood River Westside Area Concept Plan Report

Figure 4. Bicycle and Pedestrian Connections



Source: City of Hood River Westside Area Concept Plan Report

The trail projects are listed in the TSP and the conceptual parks projects are identified in the Hood River Parks & Recreation District's Multi-Jurisdictional Parks Master Plan. Parks projects include those projects identified in

Table 4.

Table 4. Parks Projects

Project ID	Location	Description	Estimated Cost
MV4.2	Westside Drive	Construct a multi-use path along Westside Dr. from Wine Country to May St.	\$2,135,000 (\$1,135,000 to be allocated from TIF)
P4	Westside Community Trail	Extend Westside Community Trail east from Rocky Road to connect with the existing trail at 20 th Street.	\$1,365,000 for on-street segment along Rocky Road
P19	Henderson Creek Trail	Construct an asphalt or concrete path from the south UGB/Post Canyon Drive extension to Cascade Avenue in a buffer along Henderson Creek.	\$5,290,000
P20	Ridgeline Trail north of Sherman Ave	Construct a trail from Rand Road to Frankton Road.	\$2,245,000
Urban Neighborhood Park A	TBD	Land Acquisition and Development for 2-acre park	\$1,000,000 plus funding from contingency.
Urban Neighborhood Park B	TBD	Land Acquisition and Development for 2-acre park	
		TOTAL)	\$11,035,000

Existing conditions:

The **Hood River Parks & Recreation District's Multi-Jurisdictional Parks Master Plan** identified Trails as one of the main goals of the plan.³

The specific existing condition for each project is shown below:

- No multi-use pathway exists along Westside Drive from Wine Country to May Street
- Westside Community Trail: This trail currently terminates at 20th Street and several existing segments have not been completed (e.g., pedestrians currently walk in vehicular travel lanes on Rocky Road).
- Henderson Creek Trail: A trail/path along Henderson Creek does not exist, but public access easements have been obtained over several properties south of Sherman Avenue.
- Ridgeline Trail north of Sherman Ave: This trail does not exist.
- The two new neighborhood parks presently do not exist in the Area. One of the goals of the Hood River Area Multi-Jurisdictional Parks, Recreation, & Open Space Plan is to "acquire additional parkland necessary to serve the Hood River area's current and future population based on adopted service levels."
- The Westside Area Concept Plan Report anticipated three new neighborhood parks, or two neighborhood parks if a community park is established in the vicinity. Subsequently, the Parks & Recreation District purchased 20 acres of land on the north side of Fairview Drive for a community park.⁴

D. Administration

Authorizes expenditures for the administrative costs associated with managing the Area including budgeting and annual reporting, planning and the implementation of projects in the Area. Funds could potentially be allocated from contingency to provide for annexation support.

Existing conditions:

This Area does not presently exist. Once formed, the Agency needs to allocate sufficient resources to the administration of the Area to allow for implementation of the projects and administration of the Area.

³ Hood River Parks & Recreation District's Multi-Jurisdictional Parks Master Plan p v

⁴ Hood River Westside Area Concept Plan, December 29, 2017, p 38

IV. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The total cost estimates for projects are shown in Table 5 below. Table 5 presents the estimated costs of the projects today (FYE 2023 constant dollars) and the estimated cost of those projects in the future (year of expenditure dollars). The year of expenditure dollars assumes annual 3% inflation rates. These are all estimates acknowledging that the urban renewal portions of these project activities must fit within the maximum indebtedness. If the City is able to jumpstart the Area by providing alternative funding sources which are repaid when tax increment revenues are available, the timing on projects can be moved up.

The Plan assumes that the Agency/City will use other funds to assist in the completion of the projects within the Area. The Agency/City may pursue regional, county, state, and federal funding, private developer contributions, and any other sources of funding that may assist in the implementation of the projects or programs.

The Agency will be able to review and update fund expenditures and allocations on an annual basis when the annual budget is prepared. There is a contingency line item that is anticipated to be used by any of the three project categories as future needs are identified.

Table 5. Estimated Cost of Each Project

Project Categories	Expenditures (Constant FYE 2023)	Expenditures (YOE \$)
Transportation	\$50,923,200	\$72,285,027
Housing	\$23,300,000	\$35,819,452
Parks and Trails	\$11,707,302	\$17,997,402
Administration	\$6,500,000	\$9,992,551
Contingency	\$1,669,843	\$3,467,568
Financing Fees	\$836,360	\$1,138,000
Total Expenditures	\$94,922,704	\$146,700,000

Source: City of Hood River and Tiberius Solutions YOE is year of expenditure

V. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through FYE 2049 are calculated based on projections of growth in assessed value due to new development and appreciation within the Area and the consolidated tax rate that will apply in the Area.

The long-term projections for FYE 2025 and beyond assume an annual growth rate of 3.0% for real, property assessed value in the Area plus future growth assumptions for development within the Area. These projections of growth were informed by conversations with City staff, based on the amount of development potential within the Area. If actual assessed value growth is less than forecast, then it would reduce the financial capacity of the Area to fund projects listed in the Plan. If growth exceeds the projections, the Area could reach the maximum indebtedness at an earlier date.

- The forecast of TIF revenue relies heavily on assumptions for the value and timing of future construction activity in the Area.
- City staff identified the amount of vacant and re-developable acres within each zone within the boundary. A total of 195.3 developable acres, most of which is zoned either R-1 (82 acres) or C-2 (79.5 acres).
- For each zone, City staff and the consultant team agreed on a set of assumptions regarding what mix of land uses are likely to develop, the density of those land uses, the value of new improvements (per acre or per housing unit), and the pace of development.
- Ultimately this analysis estimates over 1,168 new housing units and 91 acres of commercial/industrial construction will be developed in the area over the next 25 years.
- This new construction is estimated to add \$613,500,000 of new assessed value to the tax rolls (in 2023 dollars).

Table 6. Developable Acres

	C-2	LI	R-1	R-2	R-3	Total
Commercial	40.5					40.5
Industrial		13				13
Single Family			21			21
"Middle Housing"			21	3.5		24.5
Multifamily	39				17.3	56.3
Exempt			40			40
Total	79.5	13	82	3.5	17.3	195.3

Source: City of Hood River

Table 7 and Figure 5 show the incremental assessed value, tax rates, and tax increment revenues each year, adjusted for discounts, and delinquencies.

The first year of tax increment collections is anticipated to be fiscal year ending (FYE) 2025. Gross tax increment financing (TIF)⁵ is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.” The consolidated tax rate includes permanent tax rates only, and excludes general obligation bonds and local option levies, which will not be impacted by this Plan.

Figure 5 shows expected TIF revenues over time and the projected tax revenues after termination of the Area. Definitions for Table 7 are shown below:

- Gross tax increment financing revenue (TIF)⁶ is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.” The consolidated tax rate includes only permanent tax rates. General obligation bonds and local option levies are excluded and will not be impacted by this Plan. Total AV is the projected total assessed value.
- Frozen base is the estimate of the assessed value of the Area at its formation.
- Increment used is the total assessed value minus the frozen base.
- Increment shared is the amount that will be distributed to all taxing districts according to their permanent rate due to revenue sharing.
- Tax rate is the total permanent rate levy for the Area.
- Gross tax increment financing revenue (TIF) is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.”
- Adjustments are calculated at 5% of the Gross TIF and are for discounts, delinquencies, and rate truncation.
- TIF Current Year reflects subtracting the 5% adjustment factor from Gross TIF.
- TIF Prior Years is the tax increment revenue that was delinquent the prior year and is paid by the assessor’s office once it is received. It is estimated that this amount is 1.5% of total TIF.
- Net TIF is the amount of tax increment revenues estimated to be received by the Agency.

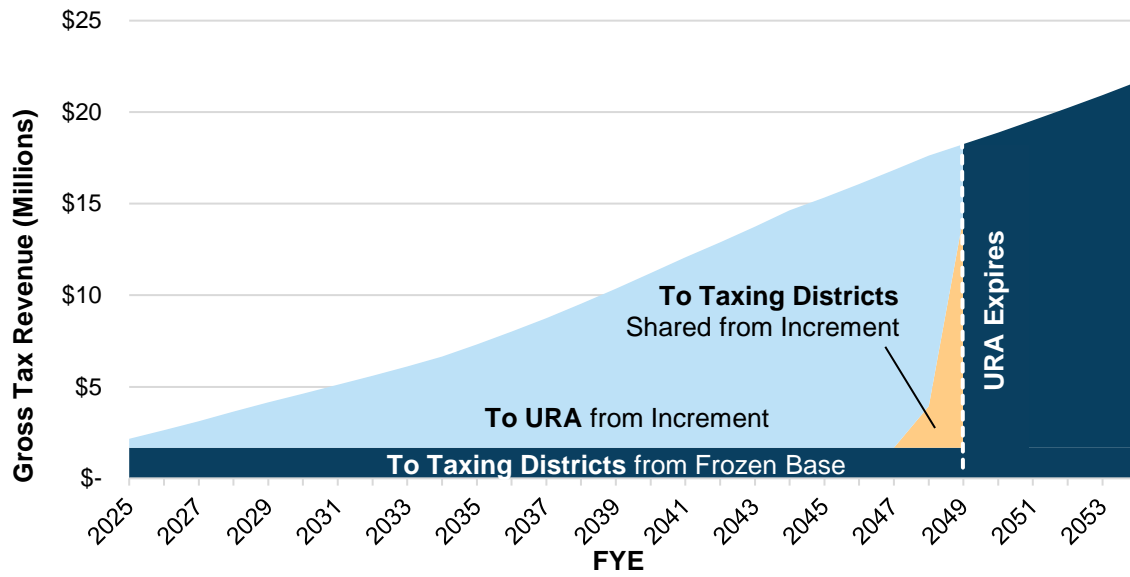
⁵ TIF is also used to signify tax increment revenues

Table 7. Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues, page 1

FYE	Total AV	Frozen Base AV	Increment Applied	Increment Shared	Tax Rate	Gross TIF	Adjustments	Current Year Net	Prior Year Net	Total TIF
2025	193,788,588	149,755,979	44,032,609	-	11.1282	490,003	(24,500)	465,503	-	465,503
2026	235,866,854	149,755,979	86,110,875	-	11.1486	960,015	(48,001)	912,014	6,983	918,997
2027	280,304,447	149,755,979	130,548,468	-	11.1563	1,456,435	(72,822)	1,383,614	13,680	1,397,294
2028	327,205,592	149,755,979	177,449,613	-	11.1605	1,980,432	(99,022)	1,881,411	20,754	1,902,165
2029	371,856,593	149,755,979	222,100,614	-	11.1616	2,478,993	(123,950)	2,355,043	28,221	2,383,265
2030	414,804,196	149,755,979	265,048,217	-	11.1612	2,958,262	(147,913)	2,810,349	35,326	2,845,674
2031	458,094,033	149,755,979	308,338,054	-	11.1606	3,441,233	(172,062)	3,269,171	42,155	3,311,327
2032	501,650,563	149,755,979	351,894,584	-	11.1597	3,927,052	(196,353)	3,730,699	49,038	3,779,737
2033	547,415,592	149,755,979	397,659,613	-	11.1592	4,437,553	(221,878)	4,215,676	55,960	4,271,636
2034	595,483,052	149,755,979	445,727,073	-	11.1588	4,973,788	(248,689)	4,725,099	63,235	4,788,334
2035	655,426,319	149,755,979	505,670,340	-	11.1596	5,643,059	(282,153)	5,360,906	70,876	5,431,783
2036	718,439,516	149,755,979	568,683,537	-	11.1603	6,346,662	(317,333)	6,029,329	80,414	6,109,742
2037	784,653,363	149,755,979	634,897,384	-	11.161	7,086,059	(354,303)	6,731,756	90,440	6,822,196
2038	854,202,504	149,755,979	704,446,525	-	11.1616	7,862,757	(393,138)	7,469,619	100,976	7,570,595
2039	927,225,624	149,755,979	777,469,645	-	11.1622	8,678,308	(433,915)	8,244,393	112,044	8,356,437
2040	1,003,868,536	149,755,979	854,112,557	-	11.1629	9,534,344	(476,717)	9,057,627	123,666	9,181,293
2041	1,081,059,205	149,755,979	931,303,226	-	11.1633	10,396,420	(519,821)	9,876,599	135,864	10,012,463
2042	1,154,235,669	149,755,979	1,004,479,690	-	11.1634	11,213,384	(560,669)	10,652,714	148,149	10,800,863
2043	1,230,838,058	149,755,979	1,081,082,079	-	11.1635	12,068,649	(603,432)	11,465,217	159,791	11,625,008
2044	1,311,006,581	149,755,979	1,161,250,602	-	11.1636	12,963,785	(648,189)	12,315,596	171,978	12,487,574
2045	1,374,253,092	149,755,979	1,224,497,113	-	11.1631	13,669,158	(683,458)	12,985,700	184,734	13,170,434
2046	1,440,123,108	149,755,979	1,290,367,129	-	11.1626	14,403,829	(720,191)	13,683,638	194,786	13,878,424
2047	1,508,716,802	149,755,979	1,358,960,823	-	11.1621	15,168,920	(758,446)	14,410,474	205,255	14,615,729
2048	1,580,138,615	149,755,979	1,227,355,022	203,027,615	11.1618	13,699,450	(684,973)	13,014,478	216,157	13,230,635
2049	1,635,285,128	149,755,979	356,958,100	1,128,571,050	11.1608	3,983,950	(199,197)	3,784,752	195,217	3,979,969
TOTAL:						179,822,500	(8,991,125)	170,831,377	2,505,699	173,337,077

Source: Tiberius Solutions

Figure 5. TIF Projections



Source: Tiberius Solutions

VI. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 8 shows a summary of the financial capacity of the URA, including how the total TIF revenue translates to the ability to fund urban renewal projects in constant FYE 2023 dollars in five-year increments. Table 10, Table 11, Table 12, and Table 13 show the revenues allocated to the Area over the 25 year time frame. Table 14, Table 15, Table 16 and Table 17 show more detailed information on the allocation of tax revenues to projects, programs, and administration over time.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the Area in FYE 2049, a 25-year urban renewal plan. The time frame of urban renewal is not absolute; it may vary depending on the actual ability to meet the maximum indebtedness. If growth in assessed value is slower than projected, the Agency may take division of taxes for a longer time period. If growth in assessed value is more robust than the projections, the Agency may take division of taxes for a shorter time period. These assumptions show one scenario for financing and that this scenario is financially feasible. The first year of tax increment collections is FYE 2025.

The maximum indebtedness is \$146,700,000 (One Hundred Forty Six Million Seven Hundred Thousand dollars). The estimated total amount of tax increment revenues required to service the maximum indebtedness of \$146,700,000 is approximately \$173,300,000 in the table below and is from permanent rate levies. The increase of total tax increment revenues over the maximum indebtedness is due to the projected cost of the interest on borrowings. This interest is not included in the maximum indebtedness figure.

Table 8. TIF Capacity of the Area in FYE 2023 Constant Rounded Numbers

Net TIF	\$ 173,300,000
Maximum Indebtedness	\$ 146,700,000
Capacity (2023\$)	\$ 94,900,000
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	\$ 17,000,000

Source: Tiberius Solutions

This financial analysis shows borrowings as identified in Table 9. This is only one scenario for how the Agency may decide to implement this Plan, and this scenario is financially feasible. The Agency may decide to do borrowings at different times or for different amounts, depending on their analysis at the time. The timeframes on these borrowings are designed to have all borrowings repaid at the termination of the Area in FYE 2049. The amounts shown are the principal amounts of the borrowings. The total amounts, including interest, are shown in the second column of Table 10.

Table 9. Estimated Borrowings and Amounts

Loan	Loan A	Loan B	Loan C	Loan D
Principal Amount	\$3,800,000	\$16,000,000	\$17,300,000	\$19,800,000
Interest Rate	5.00%	5.00%	5.00%	5.00%
Loan Term	20	20	16	11
Loan Year	2025	2029	2034	2039
Interest Payment Start	2025	2029	2034	2039
Principal Payment Start	2025	2029	2034	2039
Annual Payment	(\$304,922)	(\$1,283,881)	(\$1,596,269)	(\$2,383,700)

Source: Tiberius Solutions

Table 10. Tax Increment Revenues and Allocations to Debt Service, page 1

	Total	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030	FYE 2031
Resources								
Beginning Balance		-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-	-
TIF: Current Year	170,831,376	465,503	912,014	1,383,614	1,881,411	2,355,043	2,810,349	3,269,171
TIF: Prior Years	2,505,699	-	6,983	13,680	20,754	28,221	35,326	42,155
Total Resources	173,337,076	465,503	918,997	1,397,294	1,902,165	2,383,265	2,845,674	3,311,327
Expenditures								
Debt Service								
Loan A	(6,098,437)	(304,922)	(304,922)	(304,922)	(304,922)	(304,922)	(304,922)	(304,922)
Loan B	(25,677,628)	-	-	-	-	(1,283,881)	(1,283,881)	(1,283,881)
Loan C	(25,540,311)	-	-	-	-	-	-	-
Loan D	(26,220,701)	-	-	-	-	-	-	-
Total Debt Service	(83,537,076)	(304,922)	(304,922)	(304,922)	(304,922)	(1,588,803)	(1,588,803)	(1,588,803)
Debt Service Coverage Ratio		1.53	3.01	4.58	6.24	1.50	1.79	2.08
Transfer to URA Projects Fund	(89,800,000)	(160,581)	(614,075)	(1,092,372)	(1,597,243)	(794,461)	(1,256,871)	(1,722,523)
Total Expenditures	(173,337,076)	(465,503)	(918,997)	(1,397,294)	(1,902,165)	(2,383,265)	(2,845,674)	(3,311,327)
Ending Balance		-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 11. Tax Increment Revenues and Allocations to Debt Service, page 2

	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038	FYE 2039
Resources								
Beginning Balance	-	-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-	-
TIF: Current Year	3,730,699	4,215,676	4,725,099	5,360,906	6,029,329	6,731,756	7,469,619	8,244,393
TIF: Prior Years	49,038	55,960	63,235	70,876	80,414	90,440	100,976	112,044
Total Resources	3,779,737	4,271,636	4,788,334	5,431,783	6,109,742	6,822,196	7,570,595	8,356,437
Expenditures								
Debt Service								
Loan A	(304,922)	(304,922)	(304,922)	(304,922)	(304,922)	(304,922)	(304,922)	(304,922)
Loan B	(1,283,881)	(1,283,881)	(1,283,881)	(1,283,881)	(1,283,881)	(1,283,881)	(1,283,881)	(1,283,881)
Loan C	-	-	(1,596,269)	(1,596,269)	(1,596,269)	(1,596,269)	(1,596,269)	(1,596,269)
Loan D	-	-	-	-	-	-	-	(2,383,700)
Total Debt Service	(1,588,803)	(1,588,803)	(3,185,073)	(3,185,073)	(3,185,073)	(3,185,073)	(3,185,073)	(5,568,773)
Debt Service Coverage Ratio	2.38	2.69	1.50	1.71	1.92	2.14	2.38	1.50
Transfer to URA Projects Fund	(2,190,934)	(2,682,833)	(1,603,261)	(2,246,710)	(2,924,670)	(3,637,123)	(4,385,523)	(2,787,664)
Total Expenditures	(3,779,737)	(4,271,636)	(4,788,334)	(5,431,783)	(6,109,742)	(6,822,196)	(7,570,595)	(8,356,437)
Ending Balance	-	-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 12. Tax Increment Revenues and Allocations to Debt Service, page 3

	FYE 2040	FYE 2041	FYE 2042	FYE 2043	FYE 2044	FYE 2045	FYE 2046	FYE 2047
Resources								
Beginning Balance	-	-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-	-
TIF: Current Year	9,057,627	9,876,599	10,652,714	11,465,217	12,315,596	12,985,700	13,683,638	14,410,474
TIF: Prior Years	123,666	135,864	148,149	159,791	171,978	184,734	194,786	205,255
Total Resources	9,181,293	10,012,463	10,800,863	11,625,008	12,487,574	13,170,434	13,878,424	14,615,729
Expenditures								
Debt Service								
Loan A	(304,922)	(304,922)	(304,922)	(304,922)	(304,922)	-	-	-
Loan B	(1,283,881)	(1,283,881)	(1,283,881)	(1,283,881)	(1,283,881)	(1,283,881)	(1,283,881)	(1,283,881)
Loan C	(1,596,269)	(1,596,269)	(1,596,269)	(1,596,269)	(1,596,269)	(1,596,269)	(1,596,269)	(1,596,269)
Loan D	(2,383,700)	(2,383,700)	(2,383,700)	(2,383,700)	(2,383,700)	(2,383,700)	(2,383,700)	(2,383,700)
Total Debt Service	(5,568,773)	(5,568,773)	(5,568,773)	(5,568,773)	(5,568,773)	(5,263,851)	(5,263,851)	(5,263,851)
Debt Service Coverage Ratio	1.65	1.80	1.94	2.09	2.24	2.50	2.64	2.78
Transfer to URA Projects Fund	(3,612,520)	(4,443,690)	(5,232,091)	(6,056,235)	(6,918,802)	(7,906,583)	(8,614,573)	(9,351,878)
Total Expenditures	(9,181,293)	(10,012,463)	(10,800,863)	(11,625,008)	(12,487,574)	(13,170,434)	(13,878,424)	(14,615,729)
Ending Balance	-	-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 13. Tax Increment Revenues and Allocations, page 4

	FYE 2048	FYE 2049
Resources		
Beginning Balance	-	-
Interest Earnings	-	-
TIF: Current Year	13,014,478	3,784,752
TIF: Prior Years	216,157	195,217
Total Resources	13,230,635	3,979,969
Expenditures		
Debt Service		
Loan A	-	-
Loan B	(1,283,881)	-
Loan C	(1,596,269)	(1,596,269)
Loan D	(2,383,700)	(2,383,700)
Total Debt Service	(5,263,851)	(3,979,969)
Debt Service Coverage Ratio	2.51	1.00
Transfer to URA Projects Fund	(7,966,784)	-
Total Expenditures	(13,230,635)	(3,979,969)
Ending Balance	-	-

Source: Tiberius Solutions

VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for construction of projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the Agency. Annual expenditures for program administration are also shown and are predicated on the fact that urban renewal activities will start off slowly in the beginning years and increase in the later years of the Area.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the Area in FYE 2049, a 25-year program. As noted in Section III of this document, the Agency has contracted with Elaine Howard Consulting LLC and ECONorthwest to write and adopt a Five-Year Action Plan which will include initial project sequencing once the District has been created.

The amount of money available for projects in 2023 constant dollars for the Area is \$94,922,704. See Table 2 for the individual project analysis. This is calculated by reflecting the maximum indebtedness of \$146,700,000 in constant 2023 dollars. This is done as the Agency's cost estimates are typically in constant dollars, so understanding how that relates to the overall MI over 25 years is important to help the Agency to make projections on the allocation of funds throughout the life of the Area.

Table 14, Table 15, Table 16 and Table 17 show the \$94,922,704 of 2023 project dollars inflated over the life of the Area including administrative expenses. All costs shown in Table 14, Table 15, Table 16 and Table 17 show are in year-of-expenditure dollars, which are adjusted by 3.0% annually to account for inflation. The projected year of expenditure total cost is \$146,700,000.

The 3% inflation rate is the rate to use in the future if any amendment to increase maximum indebtedness is pursued in accordance with ORS 457.470. The Agency may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan. The following tables are prepared to show that the Area is financially feasible as required by ORS 457. It assumes completion of projects as funding becomes available.

Table 14. Programs and Costs in Year of Expenditure Dollars, Page 1

	Total	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030	FYE 2031
Resources								
Beginning Balance		-	250,000	250,000	250,000	250,000	250,000	250,000
Interest Earnings	30,983	-	1,250	1,250	1,250	1,250	1,250	1,250
Transfer from TIF Fund	89,800,000	160,581	614,075	1,092,372	1,597,243	794,461	1,256,871	1,722,523
Bond/Loan Proceeds	56,900,000	3,800,000	-	-	-	16,000,000	-	-
Total Resources	146,730,983	3,960,581	865,325	1,343,622	1,848,493	17,045,711	1,508,121	1,973,773
Expenditures (YOE \$)								
Transportation	(78,285,027)	(2,002,424)	(339,005)	(602,516)	(880,668)	(9,077,073)	(693,145)	(949,690)
Affordable Housing	(35,819,452)	(916,213)	(155,112)	(275,682)	(402,951)	(4,153,231)	(317,150)	(434,532)
Parks and Trails	(17,997,402)	(460,349)	(77,936)	(138,516)	(202,462)	(2,086,781)	(159,351)	(218,330)
Administration	(9,992,551)	(255,596)	(43,272)	(76,907)	(112,411)	(1,158,627)	(88,475)	(121,221)
Contingency	(3,467,568)	-	-	-	-	-	-	-
Financing Fees	(1,138,000)	(76,000)	-	-	-	(320,000)	-	-
Total Expenditures	(146,700,000)	(3,710,581)	(615,325)	(1,093,622)	(1,598,493)	(16,795,711)	(1,258,121)	(1,723,773)
Ending Balance		250,000	250,000	250,000	250,000	250,000	250,000	250,000

Source: Tiberius Solutions

Table 15. Programs and Costs in Year of Expenditure Dollars, Page 2

	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038	FYE 2039
Resources								
Beginning Balance	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000
Interest Earnings	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250
Transfer from TIF Fund	2,190,934	2,682,833	1,603,261	2,246,710	2,924,670	3,637,123	4,385,523	2,787,664
Bond/Loan Proceeds	-	-	17,300,000	-	-	-	-	19,800,000
Total Resources	2,442,184	2,934,083	19,154,511	2,497,960	3,175,920	3,888,373	4,636,773	22,838,914
Expenditures (YOE \$)								
Transportation	(1,207,754)	(1,478,760)	(10,224,564)	(1,238,484)	(1,611,996)	(2,004,513)	(2,416,834)	(12,226,889)
Affordable Housing	(552,610)	(676,609)	(4,678,267)	(566,670)	(737,572)	(917,168)	(1,105,827)	(5,594,435)
Parks and Trails	(277,658)	(339,961)	(2,350,585)	(284,722)	(370,591)	(460,829)	(555,620)	(2,810,911)
Administration	(154,162)	(188,754)	(1,305,096)	(158,084)	(205,760)	(255,862)	(308,492)	(1,560,679)
Contingency	-	-	-	-	-	-	-	-
Financing Fees	-	-	(346,000)	-	-	-	-	(396,000)
Total Expenditures	(2,192,184)	(2,684,083)	(18,904,511)	(2,247,960)	(2,925,920)	(3,638,373)	(4,386,773)	(22,588,914)
Ending Balance	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000

Source: Tiberius Solutions

Table 16. Programs and Costs in Year of Expenditure Dollars, Page 3

	FYE 2040	FYE 2041	FYE 2042	FYE 2043	FYE 2044	FYE 2045	FYE 2046	FYE 2047
Resources								
Beginning Balance	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000
Interest Earnings	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250
Transfer from TIF Fund	3,612,520	4,443,690	5,232,091	6,056,235	6,918,802	7,906,583	8,614,573	9,351,878
Bond/Loan Proceeds	-	-	-	-	-	-	-	-
Total Resources	3,863,770	4,694,940	5,483,341	6,307,485	7,170,052	8,157,833	8,865,823	9,603,128
Expenditures (YOE \$)								
Transportation	(1,990,958)	(2,448,880)	(2,883,239)	(3,337,290)	(3,812,510)	(4,356,715)	(4,746,772)	(5,152,981)
Affordable Housing	(910,967)	(1,120,490)	(1,319,231)	(1,526,983)	(1,744,421)	(1,993,423)	(2,171,894)	(2,357,755)
Parks and Trails	(457,713)	(562,987)	(662,845)	(767,229)	(876,480)	(1,001,591)	(1,091,263)	(1,184,649)
Administration	(254,132)	(312,583)	(368,026)	(425,982)	(486,641)	(556,105)	(605,893)	(657,743)
Contingency	-	-	-	-	-	-	-	-
Financing Fees	-	-	-	-	-	-	-	-
Total Expenditures	(3,613,770)	(4,444,940)	(5,233,341)	(6,057,485)	(6,920,052)	(7,907,833)	(8,615,823)	(9,353,128)
Ending Balance	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000

Source: Tiberius Solutions

Table 17. Programs and Costs in Year of Expenditure Dollars, Page 4

	FYE 2048	FYE 2049
Resources		
Beginning Balance	250,000	-
Interest Earnings	1,250	-
Transfer from TIF Fund	7,966,784	-
Bond/Loan Proceeds	-	-
Total Resources	8,218,034	-
Expenditures (YOE \$)		
Transportation	(2,601,366)	-
Affordable Housing	(1,190,260)	-
Parks and Trails	(598,043)	-
Administration	(332,047)	-
Contingency	(3,467,568)	-
Financing Fees	-	-
Total Expenditures	(8,189,284)	-
Ending Balance	28,750	-

Source: Tiberius Solutions

VIII. REVENUE SHARING

Revenue sharing thresholds are expected to begin in FYE 2048 as the threshold set in ORS 457 (annual tax increment revenues in excess of 10 percent of the maximum indebtedness) is expected to be met in FYE 2047.

Revenue sharing means that at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the Area. The first threshold is when annual tax increment finance revenues exceed 10% of the original maximum indebtedness of the Plan (\$14,670,000). At the 10% threshold, the Agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold.

The second threshold is set at 12.5% of the maximum indebtedness (\$18,337,500). If this threshold is met, revenue for the area would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts.

If assessed value in the Area grows more quickly than projected, the revenue sharing thresholds could be reached earlier. If assessed value grows more slowly, they could be reached later.

IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the Area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated through FYE 2049 and are shown in Table 18 and Table 19. Local option levies and general obligation bonds are not negatively impacted by this Area.

The financing model anticipates that the value of property being annexed will be about \$1M per year on average in 2023\$. The portion of the frozen base associated with unincorporated property (Tax Code Area 5) is estimated to be \$43,000,000. The anticipated 3% annual growth in assessed value on this frozen base is just over \$1,000,000 per year. This results in the loss of value from annexations essentially negating the gain in value from appreciation for unincorporated properties in the Area. Thus, for most of the life of the Area, it is estimated that the unincorporated tax code area would have no increment value, and thus would not be contributing any tax increment finance revenue to the Area, and thus would not result in any foregone property tax revenue for the Westside Rural Fire District.

The Hood River School District and the Columbia Gorge Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax

increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level. Similarly, the Columbia Gorge Community College is funded through classes attended and through a statewide formula.

Table 18 and Table 19 show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. Table 18 shows the general government levies, and Table 19 shows the education levies.

Table 18. Projected Impact on Taxing District Permanent Rate Levies - General Government, page 1

FYE	Hood River County	911 Comm.District	City of Hood River	Port of Hood River	Hood River Parks & Rec	Hood River County Trans District	Library District	Westside RFD	Subtotal
2025	(59,279)	(23,609)	(114,131)	(1,389)	(14,632)	(3,024)	(16,314)	(962)	(233,341)
2026	(116,816)	(46,525)	(227,219)	(2,737)	(28,835)	(5,960)	(32,149)	(1,255)	(461,495)
2027	(177,489)	(70,690)	(346,583)	(4,158)	(43,812)	(9,055)	(48,847)	(1,532)	(702,167)
2028	(241,527)	(96,195)	(472,640)	(5,659)	(59,619)	(12,323)	(66,471)	(1,804)	(956,237)
2029	(302,585)	(120,513)	(592,443)	(7,089)	(74,691)	(15,438)	(83,274)	(2,171)	(1,198,205)
2030	(361,305)	(143,900)	(707,293)	(8,465)	(89,185)	(18,434)	(99,435)	(2,626)	(1,430,642)
2031	(420,451)	(167,456)	(822,818)	(9,850)	(103,785)	(21,451)	(115,712)	(3,128)	(1,664,652)
2032	(479,963)	(191,159)	(938,887)	(11,245)	(118,475)	(24,488)	(132,091)	(3,681)	(1,899,987)
2033	(542,453)	(216,047)	(1,060,828)	(12,709)	(133,900)	(27,676)	(149,289)	(4,244)	(2,147,145)
2034	(608,088)	(242,188)	(1,188,971)	(14,246)	(150,102)	(31,024)	(167,352)	(4,816)	(2,406,788)
2035	(689,757)	(274,715)	(1,349,145)	(16,160)	(170,261)	(35,191)	(189,828)	(5,327)	(2,730,384)
2036	(775,799)	(308,984)	(1,517,978)	(18,176)	(191,500)	(39,581)	(213,508)	(5,842)	(3,071,366)
2037	(866,211)	(344,993)	(1,695,462)	(20,294)	(213,817)	(44,194)	(238,390)	(6,362)	(3,429,724)
2038	(961,179)	(382,816)	(1,881,963)	(22,519)	(237,259)	(49,039)	(264,526)	(6,888)	(3,806,189)
2039	(1,060,890)	(422,529)	(2,077,856)	(24,855)	(261,872)	(54,126)	(291,967)	(7,419)	(4,201,515)
2040	(1,165,545)	(464,211)	(2,283,538)	(27,307)	(287,706)	(59,466)	(320,769)	(7,955)	(4,616,496)
2041	(1,271,010)	(506,216)	(2,490,711)	(29,777)	(313,739)	(64,847)	(349,795)	(8,524)	(5,034,617)
2042	(1,371,082)	(546,072)	(2,686,919)	(32,122)	(338,441)	(69,952)	(377,335)	(9,166)	(5,431,090)
2043	(1,475,685)	(587,733)	(2,892,076)	(34,573)	(364,261)	(75,289)	(406,123)	(9,819)	(5,845,561)
2044	(1,585,159)	(631,334)	(3,106,858)	(37,137)	(391,284)	(80,874)	(436,251)	(10,483)	(6,279,381)
2045	(1,671,923)	(665,890)	(3,276,010)	(39,170)	(412,701)	(85,301)	(460,130)	(11,307)	(6,622,432)
2046	(1,761,877)	(701,717)	(3,451,413)	(41,277)	(434,906)	(89,890)	(484,886)	(12,154)	(6,978,120)
2047	(1,855,551)	(739,026)	(3,634,123)	(43,472)	(458,028)	(94,670)	(510,666)	(13,020)	(7,348,556)
2048	(1,679,763)	(669,013)	(3,289,215)	(39,354)	(414,636)	(85,701)	(462,287)	(11,960)	(6,651,929)
2049	(505,338)	(201,265)	(989,082)	(11,839)	(124,739)	(25,782)	(139,074)	(3,721)	(2,000,839)
TOTAL:	(22,006,725)	(8,764,798)	(43,094,162)	(515,576)	(5,432,187)	(1,122,776)	(6,056,469)	(156,164)	(87,148,858)

Source: Tiberius Solutions

Table 19. Projected Impact on Taxing District Permanent Rate Levies – Education

FYE	Columbia Gorge Community College	Hood River County School District	Columbia Gorge ESD	Subtotal	Total
2025	(11,307)	(201,286)	(19,569)	(232,162)	(465,503)
2026	(22,282)	(396,658)	(38,562)	(457,502)	(918,997)
2027	(33,855)	(602,681)	(58,591)	(695,127)	(1,397,294)
2028	(46,069)	(820,128)	(79,731)	(945,928)	(1,902,165)
2029	(57,716)	(1,027,457)	(99,887)	(1,185,060)	(2,383,265)
2030	(68,916)	(1,226,846)	(119,271)	(1,415,032)	(2,845,674)
2031	(80,197)	(1,427,682)	(138,795)	(1,646,674)	(3,311,327)
2032	(91,549)	(1,629,760)	(158,441)	(1,879,750)	(3,779,737)
2033	(103,468)	(1,841,953)	(179,070)	(2,124,491)	(4,271,636)
2034	(115,988)	(2,064,822)	(200,736)	(2,381,546)	(4,788,334)
2035	(131,565)	(2,342,137)	(227,696)	(2,701,398)	(5,431,783)
2036	(147,977)	(2,634,300)	(256,100)	(3,038,376)	(6,109,742)
2037	(165,223)	(2,941,304)	(285,946)	(3,392,472)	(6,822,196)
2038	(183,337)	(3,263,775)	(317,295)	(3,764,407)	(7,570,595)
2039	(202,356)	(3,602,354)	(350,211)	(4,154,922)	(8,356,437)
2040	(222,318)	(3,957,720)	(384,759)	(4,564,797)	(9,181,293)
2041	(242,435)	(4,315,837)	(419,574)	(4,977,846)	(10,012,463)
2042	(261,522)	(4,655,642)	(452,609)	(5,369,774)	(10,800,863)
2043	(281,475)	(5,010,833)	(487,140)	(5,779,447)	(11,625,008)
2044	(302,356)	(5,382,560)	(523,278)	(6,208,194)	(12,487,574)
2045	(318,905)	(5,677,176)	(551,920)	(6,548,001)	(13,170,434)
2046	(336,063)	(5,982,625)	(581,615)	(6,900,303)	(13,878,424)
2047	(353,931)	(6,300,704)	(612,538)	(7,267,173)	(14,615,729)
2048	(320,401)	(5,703,798)	(554,508)	(6,578,706)	(13,230,635)
2049	(96,389)	(1,715,924)	(166,817)	(1,979,130)	(3,979,969)
TOTAL:	(4,197,599)	(74,725,961)	(7,264,657)	(86,188,217)	(173,337,076)

Source: Tiberius Solutions Please refer to the explanation of the schools funding in the preceding section .

Table 20 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2050. The Frozen Base is the assessed value of the Area established by the county assessor at the time the Area is established. Excess Value is the increased assessed value in the Area above the Frozen Base.

Table 20. Additional Revenues Obtained after Termination of Tax Increment Financing – FYE 2050

Taxing District	Type	Tax Rate	From Frozen Base	From Excess Value	Total
General Government					
Hood River County	Permanent	1.4171	212,219	2,185,977	2,398,196
911 Communication District	Permanent	0.5644	84,522	870,626	955,148
City of Hood River	Permanent	2.8112	328,797	4,276,558	4,605,355
Port of Hood River	Permanent	0.0332	4,972	51,214	56,186
Hood River Parks & Rec	Permanent	0.3498	52,384	539,592	591,976
Hood River County Trans District	Permanent	0.0723	10,827	111,528	122,355
Library District	Permanent	0.3900	58,405	601,602	660,007
Westside RFD	Permanent	0.7810	25,614	16,646	42,260
Subtotal	Gen. Govt.	6.4190	777,740	8,653,743	9,431,483
Education					
Columbia Gorge Community College	Permanent	0.2703	40,479	416,957	457,436
Hood River County School District	Permanent	4.8119	720,610	7,422,696	8,143,306
Columbia Gorge ESD	Permanent	0.4678	70,056	721,615	791,671
Subtotal	Education	5.5500	831,145	8,561,268	9,392,413
Total		11.9690	\$1,608,885	\$17,215,011	\$18,823,896

Source: Tiberius Solutions

X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base (assumed to be FYE 2023 values), including all real, personal, personal, manufactured, and utility properties in the Area, is projected to be \$149,755,979. The Hood River County Assessor will certify the frozen base once the urban renewal plan is adopted.

The total assessed value of the City of Hood River in FYE 2023 is \$1,273,624,325. The percentage of total City assessed value in the urban renewal area is 18.53%, below the 25% threshold. This amount is calculated by dividing the total frozen base amounts of the urban renewal areas by the total assessed value of the city minus the excess value of the urban renewal areas. The excess value is that value that has been created above the frozen base. The Hood River Waterfront URA is expected to terminate in FYE 2024, so this will reduce the percentage of assessed value in urban renewal to 16.38%.

The Area contains 406.1 acres, including public rights-of-way, the Heights Urban Renewal area contains 96 acres, the Waterfront Area contains 42 acres and the City of Hood River contains 2,180 acres. This puts 25% of the City's acreage in an urban renewal area, which does not exceed the 25% threshold.

Table 21. Urban Renewal Area Conformance with Assessed Value and Acreage Limits

	Acreage	Assessed Value	Excess Value
Hood River Waterfront	42	\$11,872,754	\$80,681,376
Heights	96	\$54,455,226	\$26,900,284
Hood River Westside Area	406.1	\$149,755,979	
Total	544.1	\$216,083,959	\$107,581,660
City of Hood River	2,180	\$1,273,624,325	
25% of City	545		
% in urban renewal	25%	18.53%	

Source: Compiled by Elaine Howard Consulting, LLC with data from Tiberius Solutions LLC, City of Hood River, Hood River County Department of Assessment and Taxation (FYE 2023)

*Estimated value, exact value will be set by the Hood River County Assessor upon adoption of the Plan.

XI. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Hood River Riverfront TIF Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use

The Area is 406.1 acres, which is composed of 373 individual tax lots encompassing 379.65 acres, and an additional 26.45 acres in public rights-of-way. An analysis of FYE 2023 property classification data from the Hood River County Assessor’s Office was used to determine the land use designation of parcels in the Area. By acreage, Commercial land uses account for the most prevalent land use within the Area (30.38%). This was followed by Tract which is undeveloped property (28.13%). Detailed land use designations in the Area can be seen in Table 22.

Table 22. Land Use in the Area

Land Use	Tax Lots	Acres	Percent of Acres
Commercial	80	115.33	30.38%
Tract	98	106.80	28.13%
Residential	149	92.00	24.23%
Exempt	12	34.52	9.09%
Multi-Family	32	26.44	6.96%
Farm	1	3.95	1.04%
Miscellaneous	1	0.62	0.16%
TOTAL:	373	379.65	100.00%

Source: Compiled by Elaine Howard Consulting with data from Tiberius Solutions and the Hood River County Assessor’s Office (FYE 2023)

2. Zoning and Comprehensive Plan Designations

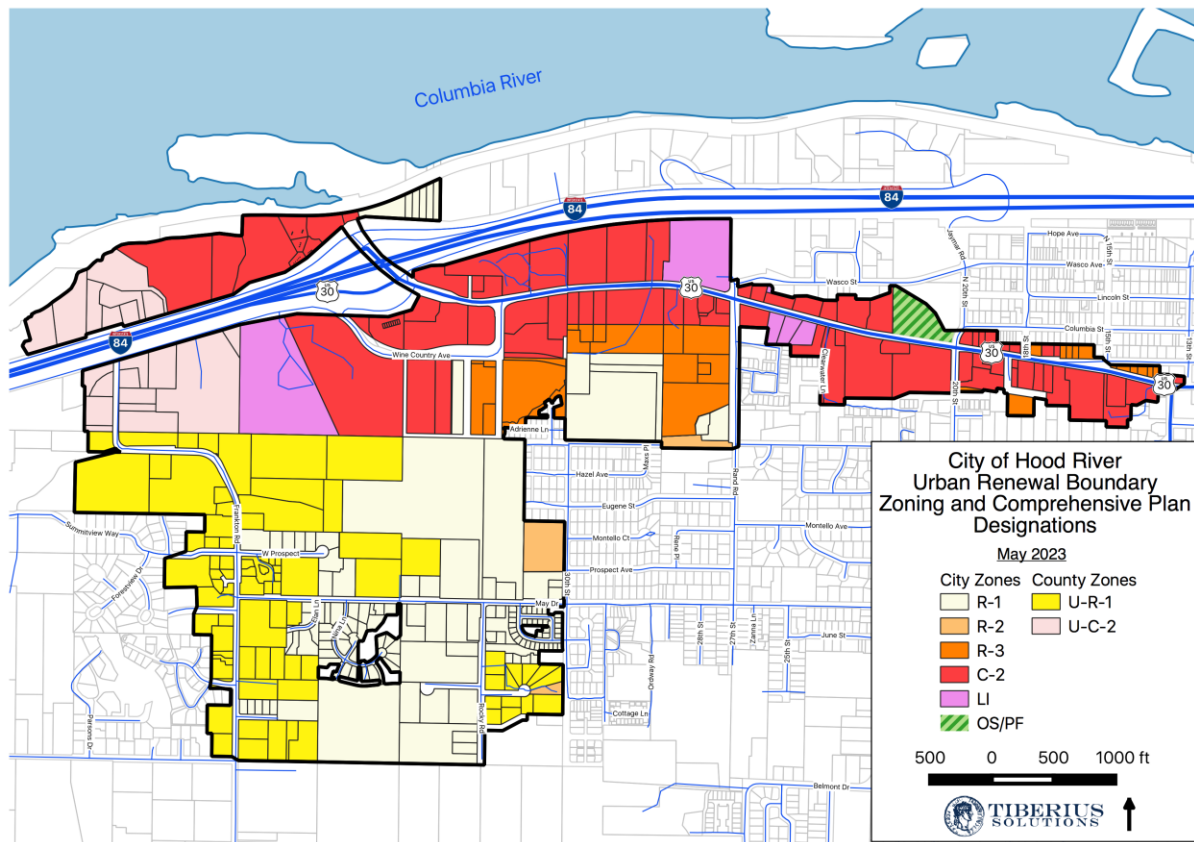
The zoning and comprehensive plan designations in the city of Hood River are the same. As some of the property is in unincorporated Hood River County, those zoning and comprehensive plan designations are also shown. It is anticipated that those properties will be annexed as they develop in the future. The most prevalent zoning and comprehensive plan designation by acreage in the Area is Urban Low Density (45%) followed by General Commercial (40%). Detailed zoning and comprehensive plan designations in the Area are shown in Table 23.

Table 23. Zoning and Comprehensive Plan Designations in the Area

Designations	Tax Lots	Acres	Percent of Acres
Urban Low Density	212	170.50	44.91%
General Commercial	123	152.64	40.21%
Light Industrial	7	28.23	7.44%
Urban High Density	25	19.63	5.17%
Urban Standard Density	5	5.87	1.55%
Open Space/Public Facility	1	2.77	0.73%
TOTAL:	373	379.65	100.00%

Source: Compiled by Elaine Howard Consulting with data from Tiberius Solutions and the Hood River County Assessor's Office (FYE 2023)

Figure 6. Hood River Westside Urban Renewal Area Zoning and Comprehensive Plan Designations



Source: Tiberius Solutions

B. Infrastructure

This section identifies the existing conditions in the Area to assist in **establishing blight in the ordinance adopting the urban renewal plan.** There are projects listed in the TSP, the **Westside Area Concept Plan Report**, Appendix A and B and the **Hood River Multi-Jurisdictional Parks Master Plan**. The projects below are a compilation by Hood River staff of these projects. **This does not mean that all of these projects are included in the urban renewal plan.** The specific projects that are included in the Plan are listed in Sections II and III of this Report.

Transportation

Project ID	Location	Description	\$ Estimated Cost from the 2021 TSP Amendment
MV1/MV2 Interim	I-84 Exit 62 Interchange	<ul style="list-style-type: none">• I-84 Westbound Ramp/Terminal<ul style="list-style-type: none">- Construct traffic signal• I-84 Westbound Ramp/Terminal<ul style="list-style-type: none">- Install queue detection devices on the off-ramp and ability to pre-empt signal timing to allow the off-ramp queues to be cleared during times when queue lengths become excessive• I-84 Eastbound Ramp/Terminal<ul style="list-style-type: none">- Construct an eastbound shared through/left turn lane to create an exclusive lane for the heavier right turn movement• Cascade Avenue<ul style="list-style-type: none">- Construct second eastbound lane from the I-84 eastbound ramp terminal to Mt. Adams Avenue (would tie into the existing eastbound right turn lane at Mt. Adams Avenue)• Westcliff Drive/Cascade Avenue<ul style="list-style-type: none">- Install a stop sign on the eastbound approach- Remove the stop sign for the northbound right turn lane	\$ 6,915,000
MV2a	Cascade Ave.(HCRH): I-84 Exit 62 Interchange to	<ul style="list-style-type: none">• Construct second westbound lane from Mt. Adams Ave. to I-84 eastbound ramp terminal (ends as right turn lane)*** (Roundabout on Cascade Ave. at Mt. Adams Ave.	\$1,810,000

	Mt. Adams Ave	<i>listed as separate project – MV11)</i>	
MV2b	Cascade Ave: Mt. Adams Ave to Rand Rd.	• Widen Cascade Ave. between Mt. Adams Ave. and Rand Rd. to include one travel lane in each direction and a center turn lane	\$1,255,000
MV3	Mt. Adams Ave.: Cascade Ave. to Wine Country Ave.	<ul style="list-style-type: none"> • <u>Cascade Ave. at Mt. Adams Ave.</u> <ul style="list-style-type: none"> • Widen to east of Mt. Adams Avenue between Cascade Ave. And Wine Country Ave. to construct a second northbound left turn lane (reevaluate the need for this if a roundabout is chosen as the preferred alternative) • Install yield control for eastbound right turn lane (constructed as part of MV2) (Roundabout (preferred if feasible) or traffic signal on Cascade Ave. at Mt. Adams Ave. listed as separate project – MV11) • <u>Mt. Adams Ave. at Wine Country Ave.</u> <ul style="list-style-type: none"> • Construct a roundabout 	\$3,170,000
MV4.2	Westside Drive (Wine Country Avenue to May Street)	• Construct Westside Drive as a 2 to 3-lane minor arterial from Wine Country Avenue to May Street.	\$19,010,000
MV11	Mt. Adams Ave./ Cascade Ave.	• Construct roundabout	\$5,500,000 (roundabout)
		Neighborhood and Urban Collectors	
		Additional Cascade Avenue Streetscape Improvements	

3. Stormwater

A project memorandum from David Evans and Associates, Inc. in the Hood River Westside Area Concept Plan Report details the following water system needs in the Area. (p 169 of Appendix A and B). The estimated costs were \$9,981,700 in 2017 dollars.

“We evaluated a total of five (5) hydrologic basins (A-E). Basin A is located at the southeast corner of the study area. It includes the area north and west of Belmont Drive; and areas west of the extended 27th Street.

Basin A connects to the existing City system at approximately May Avenue/25th Avenue intersection.

Basin B includes areas south of May Avenue at approximately 30th Street. There are also areas between 30th Street and Adams Avenue extension. There are multiple points of connection for Basin B into the existing storm line located in 30th Street.

Basin C includes areas between the extended Adams Blvd and the new Alignment D roadway. It also includes approximately half of the high school site. The mainline of this basin is located within the Adams Blvd roadway. The main point of connection is just north of Cascade Avenue.

Basin D is the remaining area between the new Alignment D and Adams Avenue. It also includes the southwest corner of the study area. The mainline of this basin is located in Alignment D roadway. The point of connection is north of Country Club Drive at Wine Country Road.

Basin E includes the western-most portion of the study area, north and east of Frankton Road. The mainline of this basin is located in Frankton Road. The main point of connection is north of Country Club Road.”⁷

Basin A - \$1,481,800

- West extension from Belmont
- Rand Road south extension from May Avenue
- May Avenue extension west from Rand Road
- May Avenue extension west from point of connection (POC)

Basin B - \$1,366,500

- 30th Street extension south
- May Avenue extension east from 30th Street
- Hazel south extension west from 30th Street
- Sherman extension west from 30th Street
- Cascade Avenue extension west to POC

Basin C - \$3,080,300

- Rocky Road extension south to study boundary
- May Drive extension east from Rocky Road
- Prospect extension west to Adams Avenue
- Montello Avenue extension west to Adams Avenue
- Eugene Avenue extension west to Adams Avenue
- Sherman extension east to Adams Avenue
- Wine Country extension east to Adams Avenue
- Adams Avenue extension from May Avenue to Cascade Avenue
- Cascade Avenue extension west to POC

Basin D - \$3,236,200

- May extension east from Alignment D
- May extension west from Alignment D
- Extension east from Stonegate Drive
- Extension north to May Avenue

⁷ Westside Area Concept Plan Report Appendix A and B p 177

- May extension east from Franklin
- May extension west from Nina Lane
- W Prospect Avenue extension east
- North extension from May to Alignment D
- Hazel extension to Alignment D
- Sherman extension west to Alignment D
- Alignment D extension from May to POC

Basin E - \$816,900

- West extension to Frankton Road
- Frankton Road extension to the north
- North extension from Frankton Road to Country Club Road/POC

4. Sanitary Sewer

A project memorandum from David Evans and Associates, Inc. in the Hood River Westside Area Concept Plan Report details the following water system needs in the Area. (p 169 of Appendix A and B). The estimated costs were \$7,439,2100 in 2017 dollars.

- Connection to Belmont Drive
- Connection to 29th Street
- Connection to 30th Street
- Rocky Road connection
- Vista Loop connection to Blackberry
- Vista Loop connection to Kesia Court
- BlackBerry Drive east to Vista Loop
- East-West connection to Frankton Road
- New North-South (Alignment D) - Wine Country Road to May Street
- May Drive connection to Alignment D (East to West and West to East)
- Sherman Road connection to Alignment D (East to West and West to East)
- High School to Alignment D
- Frankton Road TO Alignment D (West to East)
- Adams extension north from Cascade Avenue
- Prospect Avenue extension east of Adams
- Montello Avenue extension (East to West and West to East)
- Eugene Avenue extension to Adams
- Hazel west connection
- Sherman west connection
- Sherman connection to Adams

5. Water

A project memorandum from David Evans and Associates, Inc. in the Hood River Westside Area Concept Plan Report details the following water system needs in the Area. (p 167 of Appendix A and B). The estimated costs were \$6,148,100 in 2017 dollars.

- Belmont Drive West extension to Rocky Road
- 29th Street extension south

- 30th Street extension south
- Blackberry Drive from Rocky Road to Frankton Road
- Vista Loo connection to Blackberry Drive
- May Drive extension to Frankton Road
- Elan Drive extension to Frankton Road
- Frankton Road south extension from Blackberry Drive
- Frankton Road – May Street to Blackberry Drive
- Frankton Road – May Street to Country Club
- Country Club Road extension to Frankton Road
- New North-South Arterial (Alignment D) - Wine Country Road to May Street
- East-West connection from Alignment D to Frankton Road
- Prospect Avenue from Alignment D to Frankton Road
- Adams extension north to 30th Street
- Sherman extension west to Alignment D
- High School from Sherman to Alignment D
- Hazel extension west to Adams
- Eugene extension west to Adams

6. Parks and Trails

Project ID	Location	Description	Estimated Cost
MV4.2	Westside Drive	Construct a multi-use path along Westside Dr. from Wine Country to May St.	\$2,000,000
P4	Westside Community Trail	Extend Westside Community Trail east to connect with the existing trail at 20 th Street.	\$1,365,000 for on-street segment along Rocky Road
P19	Henderson Creek Trail	Construct an asphalt or concrete path from the south UGB/Post Canyon Drive extension to Cascade Avenue in a buffer along Henderson Creek.	\$5,290,000
P20	Ridgeline Trail north of Sherman Ave	Construct a trail from Rand Road to Frankton Road.	\$2,245,000
Urban Neighborhood Park A	TBD	Land Acquisition and Development for 4-acre park	
Urban Neighborhood Park B	TBD	Land Acquisition and Development for 4-acre park	

C. Social Conditions

The following social conditions were taken from the American Community Survey 2017-2021 Five Year Estimates. The most common age bracket in the Area is 35 to 44 years at 22%, followed by 55 to 64 years at 17%.

Table 24. Age in the Area

Age	Number	Percent
Under 5 years	167	7%
5 to 9 years	224	10%
10 to 14 years	86	4%
15 to 17 years	38	2%
18 to 24 years	131	6%
25 to 34 years	270	12%
35 to 44 years	508	22%
45 to 54 years	198	9%
55 to 64 years	393	17%
65 to 74 years	190	8%
75 to 84 years	88	4%
85 years and over	-	0%
TOTAL	2,293	100%

Source: American Community Survey 2017-2021 Five Year Estimates

According to the US Census Bureau, American Community Survey 2017-2021 Five Year Estimates, the block groups have 2,293 residents, 76% of whom identify as Not Hispanic and 24% of whom identify as Hispanic or Latino. The analysis of origin by race is shown in the table below.

Table 25. Hispanic or Latino Origin by Race in the Area

Race	Number	Percent
Not Hispanic	1,744	76%
White alone	1,613	70%
Black or African American alone	54	2%
American Indian and Alaska Native alone	-	0%
Asian alone	26	1%
Native Hawaiian and Other Pacific Islander alone	-	0%
Some other race alone	-	0%
Two or more races	51	2%
Hispanic or Latino	549	24%
TOTAL	2,293	100%

Source: American Community Survey 2017-2021 Five Year Estimates

In the block groups, 55% of adult residents have earned a bachelor's degree or higher compared to 34% of Oregon residents. Another 20% have some college education without a degree. Seven percent have graduated from high school with no college experience.

Table 26. Education in the Area

Education	Number	Percent
Less than high school	287	17%
High school graduate (includes equivalency)	121	7%
Some college	184	11%
Associate's degree	154	9%
Bachelor's degree	414	25%
Master's degree	301	18%
Professional school degree	175	11%
Doctorate degree	11	1%
TOTAL	1,647	100%

Source: American Community Survey 2017-2021 Five Year Estimates

Of the means of transportation used to travel to work, the majority, 54%, drove alone with 1% carpooling. Fourteen percent either walk to work or rode a bicycle.

Table 27. Means of Transportation to Work in the Area

Means of Transportation	Number	Percent
Drove alone	702	54%
Carpooled	16	1%
Public transportation (includes taxicab)	56	4%
Motorcycle	-	0%
Bicycle	88	7%
Walked	87	7%
Other means	31	2%
Worked at home	331	25%
TOTAL	1,311	100%

Source: American Community Survey 2017-2021 Five Year Estimates

Twenty-six percent of the incomes in the Area are below \$75,000. The median income for Oregon is \$65,667. Nineteen percent of the family income in Hood River exceeds \$200,000 while for the State only 7.2% have incomes over \$200,000.

Table 28. Income in the Area

Income Range	Number	Percentage
Less than \$10,000	-	0%
\$10,000 to \$19,999	-	0%
\$20,000 to \$29,999	73	8%
\$30,000 to \$39,999	-	0%
\$40,000 to \$49,999	52	6%
\$50,000 to \$59,999	29	3%
\$60,000 to \$74,999	78	9%
\$75,000 to \$99,999	102	12%
\$100,000 to \$124,999	111	13%
\$125,000 to \$149,999	161	18%
\$150,000 to \$199,999	110	13%
\$200,000 or more	164	19%
TOTAL	880	100%

Source: American Community Survey 2017-2021 Five Year Estimates

D. Economic Conditions

1. Taxable Value of Property within the Area

The estimated total assessed value of the Area calculated with data from the Hood River County Departments of Assessment and Taxation for FYE 2023, including all real, personal, manufactured, and utility properties, is estimated to be \$149,755,979. The County Assessor will certify the frozen base if the ordinance for the approval of the Plan is adopted by the City Council.

2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the "Improvement to Land Value Ratio," or "I:L." The values used are real market values. In urban renewal areas, the I:L is often used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives.

Table 29 shows the improvement to land ratios (I:L) for properties within the Area. Nine percent of the tax lots are exempt, which means they do not pay taxes. These are typically government, utility or non-profit owned properties. Sixty-six taxlots representing thirty percent of the acreage have no improvement value. For properties with improvements, thirty-seven percent have I:L ratios less than 1.0. In other words, the improvements on these properties are worth less than the land they sit on. A reasonable I:L ratio for properties in the Area is 2.0. Ninety nine of the tax lots in the Area, totaling fifteen percent of the acreage, have I:L ratios of 2.0 or more in FYE 2023. In summary, the area is underdeveloped and not contributing significantly to the tax base in Hood River.

Table 29. Improvement to Land Ratios in the Area

Improvement to Land Ratio	Parcels	Acres	Percent of Acres
Exempt	12	34.52	9.09%
No Improvement Value	66	111.86	29.46%
0.01-0.50	46	91.80	24.18%
0.51-1.00	61	48.03	12.65%
1.01-1.50	54	20.87	5.50%
1.51-2.00	35	15.23	4.01%
2.01-2.50	28	10.30	2.71%
2.51-3.00	14	15.99	4.21%
3.01-4.00	15	12.44	3.28%
> 4.00	42	18.61	4.90%
TOTAL:	373	379.65	100.00%

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section VIII of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The projects being considered for future use of urban renewal funding are for blight remediation and include transportation improvements, facilitating development of properties including housing development, recreational improvements and plan administration. The use of tax increment allows the City to add an additional funding source to the City of Hood River general fund or system development charges funds to allow these projects to be completed.

It is anticipated that these improvements will catalyze development on the undeveloped and underdeveloped parcels in the Area. This development will require city services. However, as the property is within the city limits or the urban growth boundary, the city has anticipated the need to provide services to the Area. As the development will be new construction or rehabilitation, it will be up to current building code which will aid in any fire protection needs. The transportation projects will also assist in fire protection needs in the Area.

The financial impacts from tax increment collections will be countered by a more efficient traffic circulation pattern for the Area, the addition of greatly needed housing units, trails and pathways, and, in the future, adding increases in assessed value to the tax base for all taxing jurisdictions, including the City.

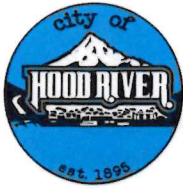
XII. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the Area is to provide the ability to fund projects and programs necessary to cure blight within the Area. There are large parcels within the Area that are undeveloped or underdeveloped. There are also transportation deficiencies which impact the residents in Hood River. This Area has large parcels of undeveloped land to be able to supply needed housing units for the region.

The outcome of implementing these projects is anticipated to be the creation of vibrant neighborhood in west Hood River by providing improved multi-modal transportation access, new housing development and additional recreational opportunities in the Area.

XIII. RELOCATION REPORT

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The Agency will comply with all applicable state law in providing these potential benefits.



CITY OF HOOD RIVER

211 2nd Street, Hood River, OR 97031 Phone: 541-386-1488

Rachael Fox, Library Director
Jean Sheppard, Board President
Hood River County Library
502 State Street
Hood River, OR 97031

June 16, 2023

Re: Proposed Hood River Westside Urban Renewal Plan

Dear Ms. Fox and President Sheppard:

This letter is part of the ongoing conversations with taxing districts about the potential future use of tax increment financing/urban renewal in Hood River.

FORMAL CONSULT AND CONFER LETTER

The Hood River City Council is considering adoption of an ordinance establishing the Westside Urban Renewal Area.

To adopt an urban renewal plan, the City is legally required to send the proposed plan to representatives of overlapping taxing districts. The City Council is required to respond specifically to any written recommendations of the districts. This letter officially transmits the proposed Westside Urban Renewal Plan ("Plan") and the Report Accompanying the Westside Urban Renewal Plan ("Report"). These are attached as Exhibit B. Please provide any written comments by August 1, 2023.

During its August 14, 2023 meeting the Hood River City Council is scheduled to have a public hearing to consider a non-emergency ordinance adopting the proposed Plan. The meeting will be held at 211 2nd Street, Hood River OR 97031 at 6:00 pm. The City Council is scheduled to vote on the ordinance at the August 28th meeting.

We have had continued conversations with taxing districts about the proposed urban renewal plan over the past few months. These have included telephone conversations, emails and presentations to many of the taxing districts. If your board would like a formal briefing after receipt of this letter and a draft of the Plan and report, please let me know.

BACKGROUND

The purpose of the Westside Urban Renewal Plan is to provide financing to help with the implementation of three recently approved plans: the Hood River Transportation System Plan amended in April 2021, the Hood River Area Multi-Jurisdictional Parks, Recreation & Open Space Plan in 2022, and the Hood River Affordable Housing

Strategy in May 2022. Each of these plans had significant public input and specific goals and projects were identified in each of the plans. This Westside Urban Renewal Plan (Plan) is one of the implementation tools for the three planning documents. The specific projects proposed in this Plan include the following categories:

- Transportation
- Affordable Housing
- Parks and Trails
- Plan Administration.

MAXIMUM INDEBTEDNESS

Maximum indebtedness (MI) is the limit on the amount of funds that may be spent on administration, projects and programs in an urban renewal area. The maximum indebtedness does not include interest paid on any borrowing by the urban renewal agency as ORS Chapter 457 excludes that from the MI definition. The MI established in the Plan is \$146,700,000. Maximum indebtedness is the controlling feature of an urban renewal plan. We established this number based on financial projections for the urban renewal area. The timeframe is not absolute, it can be longer or shorter than the estimates in the Report.

IMPACT ON TAXING JURISDICTIONS

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. The projections for impacts on the taxing jurisdictions are estimated through fiscal year end (FYE) 2049. While duration is not a required component of a Plan, it provides the information to set the Maximum Indebtedness of the Plan.

IMPACT ON PERMANENT RATE LEVY

The proposed Plan would result in a decrease in permanent rate property tax collections for the overlapping taxing districts. This is attributable to the length of time that the Agency collects tax increment revenue to pay off the Plan's maximum indebtedness. The total estimated impact to the Hood River Library District over the life of the Plan is \$6,056,469.

Table 1 – Projected Impact to Hood River Library District

FYE	Hood River Library District	FYE	Hood River Library District
2025	(16,314)	2038	(264,526)
2026	(32,149)	2039	(291,967)
2027	(48,847)	2040	(320,769)
2028	(66,471)	2041	(349,795)
2029	(83,274)	2042	(377,335)
2030	(99,435)	2043	(406,123)
2031	(115,712)	2044	(436,251)
2032	(132,091)	2045	(460,130)
2033	(149,289)	2046	(484,886)
2034	(167,352)	2047	(510,666)
2035	(189,828)	2048	(462,287)
2036	(213,508)	2049	(139,074)
2037	(238,390)	TOTAL:	(6,056,469)

Source: Tiberius Solutions

IMPACT ON GENERAL OBLIGATION AND LOCAL OPTION LEVIES

General obligation bonds and local option levies would not be impacted by the proposed urban renewal district.

TAX REVENUES AFTER TERMINATION OF TAX INCREMENT FUNDING

Upon termination of the Area, all revenue will be distributed to overlapping taxing districts. ORS Chapter 457 requires the Report to the Plan identify the projected tax revenues for affected taxing districts in the year after the termination of the Area. These numbers are shown in 2 below. These are estimates only; changes in the economy may impact the projections. Frozen Base is the assessed value at the time of the adoption of the urban renewal area. Excess Value is the increased assessed value after the frozen base is established.

Table 2 - Tax Revenues After Termination of Tax Increment Financing

Taxing District	Type	Tax Rate	From Frozen Base	From Excess Value	Total
Hood River Library District	Permanent	0.3900	58,405	601,602	660,007

Source: Tiberius Solutions

SUMMARY OF IMPACTS

The key takeaways regarding the impact of the proposed Plan to Hood River Library District are summarized below:

- The overall estimated impact of the Westside Urban Renewal Plan to the Hood River Library District is \$6,0546,469..
- The maximum indebtedness of the Westside Urban Renewal Plan is \$146,700,000

- A summary of the other urban renewal areas and the draft Westside Area is shown in Attachment A.

PROCESS FOR REVIEW

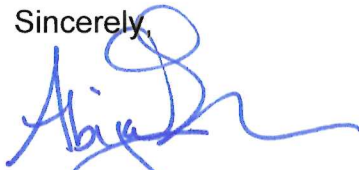
The process for final review of the Plan and Report include the following steps:

June 12, 2023	Hood River Urban Renewal Agency review
June 16, 2023	Send formal notice to taxing jurisdictions
June 15, 2023	Urban Renewal Advisory Committee
Property owner mailing	Notice to utility customers and property owners in unincorporated areas
July 17, 2023	Planning Commission review
July 17 and August 21, 2023	Proposed dates for presentation to Hood River County Commission
August 14, 2023	City Council public hearing
August 28, 2023	City Council vote

The draft Westside Urban Renewal Plan and Report are enclosed with this letter. If you would like to provide written comments, they will be responded to by the Hood River City Council. Please provide any written comments by August 1, 2023. For more information, please contact:

Jennifer Gray, City Recorder at 541.387.5212 J.Gray@CityofHoodRiver.gov

Sincerely,



Abigail Elder
City Manager
City of Hood River
211 2nd Street
Hood River, Oregon 97031
A.Elder@CityofHoodRiver.gov

Attachments:

- A: Hood River Urban Renewal Impacts
- B: Westside Urban Renewal Plan
- C: Report Accompanying the Westside Urban Renewal Plan

The Westside Urban Renewal Area Plan

DRAFT

City of Hood River
Hood River Urban Renewal Agency



Westside Urban Renewal Area Plan

If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote

Amendment Number	Type	Description	Date

LIST OF PARTICIPANTS

Mayor

Paul Blackburn

City Council

Tim Counihan
Gladys Rivera
Megan Saunders
Mark Zanmiller
Grant Polson
Douglas Stepina

Planning Commission

Mark Frost, Chair
Zac Lytle
Bill Irving
Bonifacio Romero
MariRuth Petzing
Ben Mitchell
Kate Hoffman

Urban Renewal Agency

Mark Zanmiller, Chair
Megan Saunders, Vice Chair
Paul Blackburn
Kristi Chapman
Tim Counihan
Heather Gehring
Grant Polson
Gladys Rivera
Douglas Stepina

Urban Renewal Advisory Committee

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

City of Hood River Staff

City Manager
Abigail Elder
Finance Director
Chris Longinetti
Director of Planning and Zoning
Dustin Nilsen
Director of Public Works
Rich Rice
Senior Planner
Kevin Liburdy
City Recorder
Jennifer Gray
Administrative Services Officer
Monica Morris
Community Engagement Coordinator
Jackie Vanderpuye
GIS Analyst
Jonathan Skloven-Gill

Consulting Team

Elaine Howard Consulting, LLC
Elaine Howard
Scott Vanden Bos
Tiberius Solutions, LLC
Nick Popenuk
Ali Danko
Rob Wyman
ECONorthwest
Emily Picha
Cadence Petros

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I. DEFINITIONS

“Agency” means the Hood River Urban Renewal Agency (Agency). The Agency is responsible for administration of the urban renewal/tax increment plan.

“Area” means the properties and rights-of-way located within the Hood River Westside Urban Renewal Area boundary.

“Blight” is defined in ORS 457.010(1)(a-i) and identified in the ordinance adopting the urban renewal/tax increment plan.

“City” means the City of Hood River, Oregon.

“City Council” or “Council” means the Hood River City Council.

“Comprehensive Plan” means the City of Hood River comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Hood River County, Oregon.

“Fiscal year ending” means the year commencing on July 1 and closing on June 30 of the next year.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a tax increment area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal/tax increment plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in a tax increment area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS 457” means the Oregon Revised Statutes. Chapter 457 specifically relates to urban renewal.

“Planning Commission” means the Hood River Planning Commission.

“Revenue sharing” means under-levying tax increment proceeds to effectively share a portion of the revenue with the other taxing districts who levy permanent rate taxes in the tax increment area as defined in ORS 457.470.

“Tax increment financing (TIF)” means a method of funding tax increment projects and programs through incurring debt that is repaid by the division of taxes accomplished through the adoption of an urban renewal/tax increment plan.

“Tax increment finance revenues” means the funds allocated by the assessor to a tax increment/urban renewal area due to increases in assessed value over the frozen base within the area.

“UGA” means urban growth area.

“Urban renewal area” or (URA) means a blighted area included in an urban renewal plan or an area included in a tax increment plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more tax increment areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457 in a tax increment or urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal/tax increment plan pursuant to ORS 457.087.

“Westside Area” means, as used in this Plan, the properties and rights-of-way located within the Hood River Westside Urban Renewal Area boundary.

Documents referenced:

City of Hood River Transportation System Plan, October 2011 and amended April 2021

Hood River Area Multi-Jurisdictional Parks Recreation & Open Space Plan September 2020

Hood River Affordable Housing Strategy May 2022

Westside Area Concept Plan Report December 2017

II. INTRODUCTION

A. Plan Background

The purpose of the Westside Urban Renewal Plan is to provide financing to help with the implementation of three recently approved plans: the Transportation System Plan amended in April 2021, the Hood River Valley Parks & Recreation District's Multi-Jurisdictional Parks, Recreation & Opens Space Plan, adopted in September 2020, and the Hood River Affordable Housing Strategy, May 2022. Each of these plans had significant public input and specific goals and projects were identified in each of the plans. This Westside Urban Renewal Plan (Plan) is one of the implementation tools for the three planning documents.

The Westside Urban Renewal Area Plan Area (Area), shown in Figure 1, consists of approximately 406.1 total acres: 379.65 acres of land in tax lots and 26.45 acres of public rights-of-way. It is anticipated that the Westside Urban Renewal Area Plan (Plan) will take twenty-five years of tax increment collections to implement.

The maximum amount of indebtedness that may be issued for the Plan is not to exceed \$146,700,000 (One Hundred Forty-Six Million Seven Hundred Thousand dollars). Detailed financial analysis is in the Report Accompanying the Westside Urban Renewal Plan (Report).

Detailed principles developed for the Plan are intended to guide tax increment finance (TIF) revenue investment in the Area over the life of the Plan. The project category descriptions and list of projects are similarly intended to aid future decision makers when considering how best to expend TIF revenue. The Plan is to be administered by the Hood River Urban Renewal Agency (Agency).

The relationship between the sections of the Plan and the Oregon Revised Statutes (ORS) 457.085 requirements is shown in Table 1. The specific reference in the table below is the section of this Plan that primarily addresses the statutory reference. There may be other sections of the Plan that also address the statute.

Table 1. Statutory References

Statutory Requirement	Plan Section
ORS 457.085(1)	I, XII
ORS 457.085(2)(a)	V
ORS 457.085(2)(b)	V
ORS 457.085(2)(c)	XIII
ORS 457.085(2)(d)	XIII
ORS 457.085(2)(e)	XII
ORS 457.085(2)(f)	VIII
ORS 457.085(2)(g)	VII
ORS 457.085(2)(h)	IX
ORS 457.085(2)(i)	VI
ORS 457.085(2)(j)	Not applicable

B. Public Outreach to Taxing Districts

The impacted taxing districts were all contacted in the formative process of this Plan. They were briefed on the formation of the Plan and additionally received a formal copy of the Plan and Report in the required consult and confer stage of the Plan adoption. Table 2 shows the dates the briefings occurred and notes the city manager also contacted staff.

Table 2. Taxing District Consult and Confer

Taxing District	City Manager discussion with Staff	Formal briefing to Board
Hood River County	Yes	March 20, follow up memorandums on March 24 and April 14
Port of Hood River	Yes	March 7
Westside Rural Fire District	Yes	March 16
Parks and Recreation District	Yes	February 15
911 Communications (<i>County Commission serves as 911 Board</i>)	Yes	March 20
Hood River County Transit District	Yes	March 15
Hood River Library District	Yes	March 28
Columbia Gorge Community College	Yes	March 21
Hood River School District	Yes	No
Columbia Gorge Education Service District	Feasibility Study sent to Superintendent; emails sent	

C. Formal Public Review

The formal public review process is shown in Table 3. Opportunity for public input occurred at all of the listed meetings. The Open House was held online on May 23, 2023. Forty-nine people registered, twenty people attended. The questions were mainly technical questions. No boundary or project suggestions were made.

There was also an online survey published in English and in Spanish, opened on May 23, 2023 through June 9, 2023. The notice for the City Council hearing was sent to all properties in the urban growth boundary. The notice was also published in English and Spanish.

Table 3. Formal Public Review

Open House	May 23, 2023
Hood River Urban Renewal Agency	June 12, 2023
Hood River Urban Renewal Advisory Committee	June 15, 2023
Hood River Planning Commission	July 10, 2023
Hood River County	July 17, 2023, August 21, 2023
Notice of City Council Hearing	July
Hood River City Council Hearing	August 14, 2023
Hood River City Council Vote	August 28, 2023

D. Public Input on Planning Documents

The base planning documents being implemented by this Plan included significant public outreach outlined below. A more descriptive list of public involvement is shown in Exhibit A to this Plan.

(1) Transportation System Plan, amended in 2021

The 2021 Transportation System Plan amendment was largely to incorporate the Westside Concept Plan Report recommendations.

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

(2) Hood River Affordable Housing Strategy

The Hood River Affordable Housing Strategy identifies and describes actions and implementation steps to address housing affordability and encourages the development and preservation of housing units to better meet residents' affordability needs. With the Affordable Housing Strategy, the City has identified a set of actions to support new and existing affordable development. The actions will encourage the development of more diverse housing types, grow partnerships with housing providers and agencies involved in housing issues, and reduce displacement risk for Hood River residents.

Engagement Process located on p. 67 of the Hood River 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

(3) Multi-Jurisdictional Parks, Recreation & Open Space Plan

This **Multi-Jurisdictional Parks, Recreation & Open Space Plan** is intended to serve as the guiding recreation plan for the Hood River Valley Parks and Recreation District, the City of Hood River and Hood River County. The Port of Hood River and Hood River County School District, along with several conservation organizations, were integral partners and contributors to the plan.

Outreach efforts are located on p. 1-7 of the Multi-Jurisdictional Parks, Recreation & Open Space Plan

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

E. Tax Increment Finance Overview

Oregon Revised Statute (ORS) Chapter 457 allows for the use of tax increment financing to fund projects in designated urban renewal areas. Tax increment revenues - the amount of property taxes generated by the increase in total assessed values in the tax increment area from the time the tax increment area is first established - are used to repay borrowed funds. The borrowed funds are used to pay for projects and cannot exceed the maximum indebtedness amount set by the tax increment plan.

The purpose of tax increment financing is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in ORS 457.010. These areas can have streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. In general, tax increment projects can include construction or improvement of streets, trails, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces.

This Area meets the definition of blight due to its transportation system infrastructure deficiencies, utility infrastructure deficiencies, and underdeveloped and undeveloped properties. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the Report.

The Report contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area;

- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the area; and
- A relocation report.

III. MAXIMUM INDEBTEDNESS

Maximum indebtedness is the amount of indebtedness secured by a pledge of tax increment revenue that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$146,700,000 (One Hundred Forty-Six Million Seven Hundred Thousand dollars). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds. The method of establishing the maximum indebtedness is shown in the Report.

IV. PLAN GOALS

The goals were developed using the three main planning documents that exist for the area.

- The Transportation Goals are from the Hood River Transportation System Plan (as amended in 2021)
- The Affordable Housing Goals are from the Hood River Affordable Housing Strategy, May 2022
- The Recreation Goals are from the Hood River Valley Parks & Recreation District Master Plan, September 2020

The tax increment projects identified in Sections V and VI of the Plan are the specific means of implementing the principles. The projects will be pursued as economically as is feasible and at the discretion of the Agency. The goals and guiding principles are not listed in any order of importance or priority for this Plan; however, they are listed in the order designated in the original planning document. Following adoption of this Plan, the Agency has contracted to complete a Five Year Action Plan that will prioritize projects for the first five years of tax increment collections. A matrix of how the projects align with the goals and objectives is shown in

Table 4.

A. Equity Framework¹

Goal: Honor the Hood River City Council Goals on Racial and Social Equity

Objectives:

In developing and implementing the Westside Plan, the Agency will adhere to principles which align with City Council adopted actions for racial justice and equity in Hood River as adopted in City Council Resolution 2020-13, Resolution for Racial and Social Equity within the City of Hood River. A full Equity Framework is provided in Attachment A. The framework covers:

- Clarity- Understand what we are doing and why. It is our responsibility to move forward with this Plan knowing the problems that our community faces.
- Transparency - Be open with the community about what we are doing and why. Use inclusive and plain language and offer information in both English and Spanish. Be clear about how we are using past input and how new input we receive will be used.
- Comprehensive Vision - Assess the multitude of potential benefits and negative consequences of a proposed action; pay attention to who could benefit and who may be harmed or burdened by an action.
- Commitment to Equity - Seek to ensure benefits accrue to communities who have historically been left behind, primarily communities of color and low-income communities; work to ensure burdens aren't disproportionately borne by those who have historically borne the burdens of government action. Emphasize both equity in process and equity in outcomes.
- Consider Long Term Effects - Commit to long-term goals that will benefit future generations.

B. Transportation²

Goals:

- A balanced transportation system.
- Transportation facilities designed, constructed, and maintained in a manner that enhances Hood River's livability.
- A safe transportation system.
- An efficient transportation system that reduces the number of trips made by single occupancy vehicles and limits congestion.
- Transportation facilities, which are accessible to all members of the community and reduce trip length.
- Transportation facilities, which provide efficient movement of goods.
- Implement the transportation plan by working cooperatively with federal, state, regional and local governments, private sector and residents, and by creating a stable, flexible transportation financing system.

¹ Westside Urban Renewal Plan Equity Framework, shown in Exhibit B

² Hood River Transportation System Plan, Amended 2021

- Protect the function and operation of the I-84 interchanges, interstate highway and local street network consistent with the following interchange functions and their relationship to the community and broader transportation system.
- Provide a sustainable transportation system that meets the needs of present and future generations.

Objectives:

Construct select transportation improvements at Exit 62, Cascade Avenue and Mt. Adams Avenue, construct Westside Drive and pursue other improvements to provide for a connected transportation system.

C. Affordable Housing³

Goals:

- Increase and retain housing opportunities for households with incomes up to 120% of Hood River's Median Family Income (MFI).
- Engage residents, employers, housing advocates, service providers, and others affected by housing costs to ensure underrepresented voices are included in project outcomes.
- Adopt limited and actionable number of strategies with strong likelihood to result in affordable housing development.
- Ensure strategies address equity.
- Provide clear guidance about the specific policies, tools, and actions the City will use to encourage the development of affordable housing.

Objectives:

Acquire land to aid in the creation of 150-300 units of rental and owner-occupied housing for residents earning 120% and below Median Family Income.

D. Parks and Recreation⁴

Goal: *Trails Hood River County's comprehensive trail system promotes active lifestyles by providing non-vehicular connections to nature, parks, schools and other community destinations, while balancing recreational needs with other community goals and being sensitive to farm and forest uses*

Urban and Regional Trails: Develop, enhance, and maintain multi-use trails that provide safe opportunities to recreate and to connect to major destinations within urban areas and throughout the greater Hood River area.

Primitive Trails: Provide a sustainable system of recreation trails to provide access to motorized and non-motorized outdoor recreation and connections to the region's public forest lands for residents and visitors to the area.

³ Hood River Affordable Housing Strategy, Adopted May 2022 p 4

⁴ Hood River Area Multi-Jurisdictional Parks, Recreation, and Open Space Plan August 2020 p iv, v, vii

Goal: Parks: *Park providers in the Hood River area provide and maintain adequate parkland to provide diverse recreational experiences and meet current and future community needs*

Parkland Acquisition: Acquire additional parkland necessary to serve the Hood River area's current and future population based on adopted service levels.

Neighborhood and Community Parks: Improve park sites to provide a diverse range of active and passive recreational experiences.

Riverfront Regional Parks: Maintain and enhance riverfront parks to connect residents with the water and provide unique recreational experiences.

County Regional Parks: Provide opportunities for residents and visitors to experience – on a day or overnight basis – minimally developed parks that promote a connection to nature.

Partner Agency Recommendations:

City of Hood River

- Coordinate with HRVPRD to acquire up to three neighborhood parks and one community park to serve the westside of Hood River
- Plan for the acquisition and development of several trail corridors, including Westside Trail, Henderson Creek Trail and Ridgeline Trail
- Upgrade and enhance park amenities, ADA accessibility, and parking at existing parks

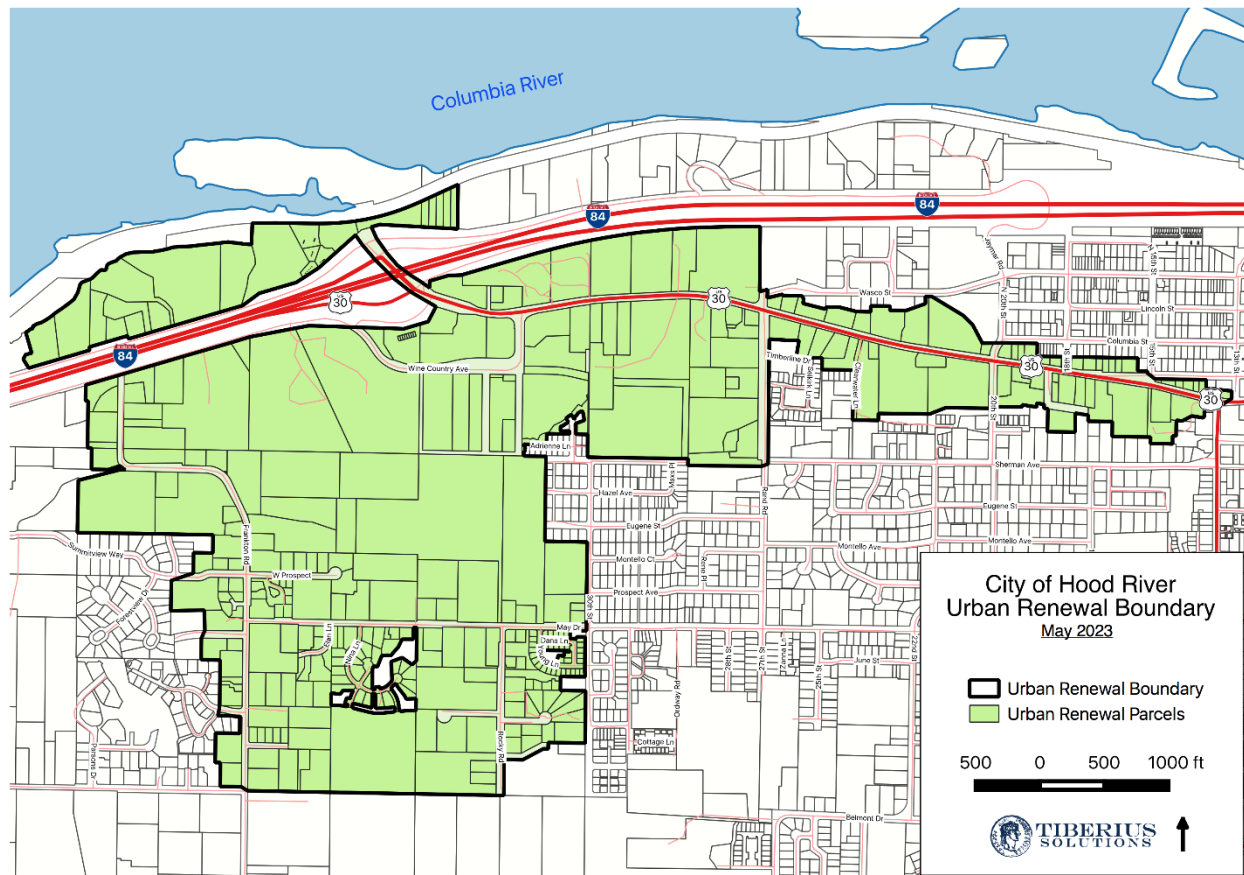
E. Administration

Goal: Provide for the Administration of the Urban Renewal Plan.

Table 4. Relationship of Projects to Westside Urban Renewal Area Plan Principles

Project Category	Goals and Guiding Principles
Transportation	A, B, C, D, E
Affordable Housing	A, C, D, E
Parks	A, D, E
Administration	A, B, C, D, E

Figure 1. Westside Urban Renewal Area Boundary



Source: Tiberius Solutions with data from the City of Hood River

V. TAX INCREMENT PROJECTS

Tax increment projects authorized by the Plan are described below. They are not listed in any priority order. The Agency has contracted with Elaine Howard Consulting LLC and ECONorthwest to write and adopt a five-year action plan which will include initial project sequencing, once the District has been created.

The Agency anticipates initiating a process to create an overlay zone for portions of the proposed district around Cascade Avenue, in recognition of the area's prominence as the entrance and gateway into the city.

The Agency will determine the order of the projects and may add projects in the future through the amendment process defined in Section VI of this Plan. The financing of the projects assumes additional funding sources will need to be identified. The projects come from the following sources:

- Transportation Projects are from the **Hood River Transportation System Plan**, Amended 2021
- Affordable Housing Projects are from the Hood River Affordable Housing Strategy, May 2022
- Multi-Jurisdictional Parks, Recreation & Open Space Plan, September 2020

A. Transportation

Multi-modal transportation improvements in the Area including but not limited to the following projects. MV is Motor Vehicle project identified in the **Hood River Transportation System Plan**, page 60-66, and Figure 8.

Projects below assume additional funding sources, such as contributions by developers, state grants and Oregon Department of Transportation (ODOT) project funds. In addition to the costs below, some projects may require additional funding for infrastructure such as water, sewer, and stormwater projects as identified in capital improvement plans, and bike lanes, pedestrian paths or sidewalks.

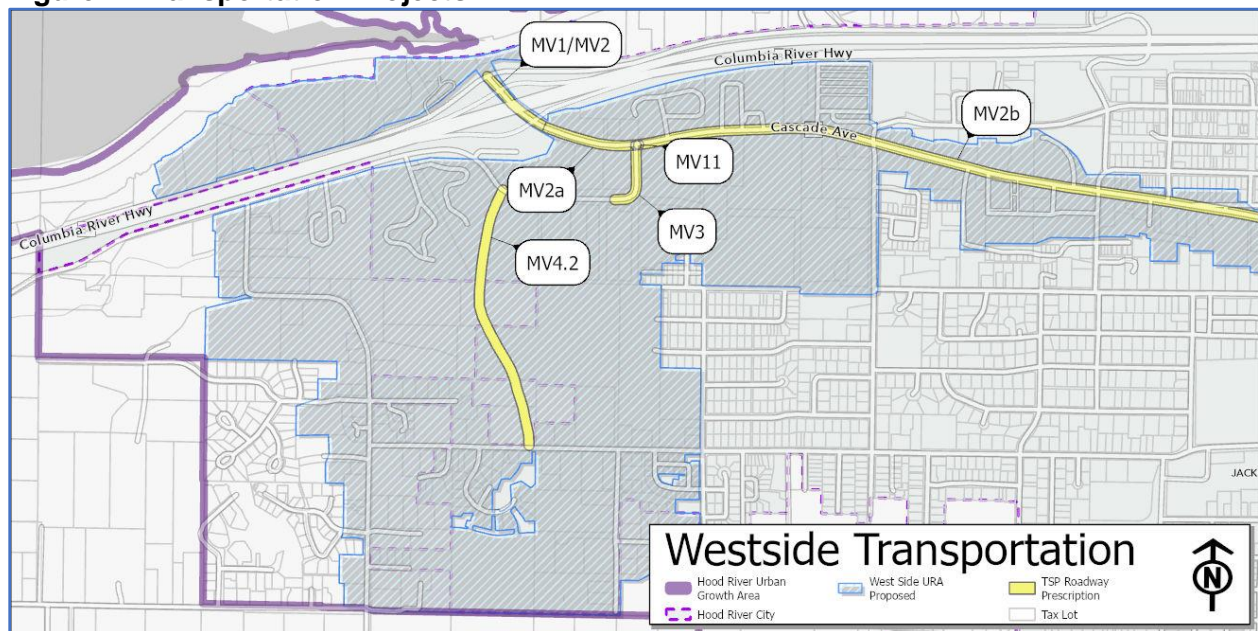
Many of the transportation projects listed below align with the **Hood River I-84 Exit 62 Interchange Management Plan**. Project MV11 (roundabout at Cascade Avenue and Mt. Adams Avenue) is identified as the top transportation project; however, project timing may depend on sequencing with related projects on Cascade Avenue.

Table 5. Transportation Projects

Project ID	Location	Description
MV1/MV2 Interim	I-84 Exit 62 Interchange	<ul style="list-style-type: none"> • I-84 Westbound Ramp/Terminal <ul style="list-style-type: none"> - Construct traffic signal • I-84 Westbound Ramp/Terminal <ul style="list-style-type: none"> - Install queue detection devices on the off-ramp and ability to pre-empt signal timing to allow the off-ramp queues to be cleared during times when queue lengths become excessive • I-84 Eastbound Ramp/Terminal <ul style="list-style-type: none"> - Construct an eastbound shared through/left turn lane to create an exclusive lane for the heavier right turn movement • Cascade Avenue <ul style="list-style-type: none"> - Construct second eastbound lane from the I-84 eastbound ramp terminal to Mt. Adams Avenue (would tie into the existing eastbound right turn lane at Mt. Adams Avenue) • Westcliff Drive/Cascade Avenue <ul style="list-style-type: none"> - Install a stop sign on the eastbound approach - Remove the stop sign for the northbound right turn lane
MV2a	Cascade Ave.(HCRH): I-84 Exit 62 Interchange to Mt. Adams Ave	Construct second westbound lane from Mt. Adams Ave. to I-84 eastbound ramp terminal (ends as right turn lane)*** (Roundabout on Cascade Ave. at Mt. Adams Ave. listed as separate project – MV11)
MV2b	Cascade Ave: Mt. Adams Ave to Rand Rd.	<ul style="list-style-type: none"> • Widen Cascade Ave. between Mt. Adams Ave. and Rand Rd. to include one travel lane in each direction and a center turn lane
MV3	Mt. Adams Ave.: Cascade Ave. to Wine Country Ave.	<ul style="list-style-type: none"> • <u>Cascade Ave. at Mt. Adams Ave.</u> <ul style="list-style-type: none"> • Widen to east of Mt. Adams Avenue between Cascade Ave. And Wine Country Ave. to construct a second northbound left turn lane (reevaluate the need for this if a roundabout is chosen as the preferred alternative) • Install yield control for eastbound right turn lane (constructed as part of MV2) (Roundabout (preferred if feasible) or traffic signal on Cascade Ave. at Mt. Adams Ave. listed as separate project – MV11) • <u>Mt. Adams Ave. at Wine County Ave.</u> <ul style="list-style-type: none"> • Construct a roundabout
MV4.2	Westside Drive (Wine Country Avenue to May Street)	<ul style="list-style-type: none"> • Construct Westside Drive as a 2 to 3-lane minor arterial from Wine Country Avenue to May Street.

MV11	Mt. Adams Ave./ Cascade Ave.	• Construct roundabout
		Neighborhood & Urban Collectors as designated by the Agency potentially including Wine Country, Sherman, Frankton, Post Canyon, Belmont, Westcliff, and May St.
		Additional Cascade Avenue Streetscape Improvements

Figure 2. Transportation Projects



Source: City of Hood River

B. Affordable Housing

The projects identified below are a result of the recommendations from the **Hood River Affordable Housing Strategy**. Funding for the projects assumes additional funding sources such as state grants, low-income housing tax credits, partnerships with land trusts or other funding sources as identified in the future. This project list may be updated from time to time to include input through the implementation of the **Hood River Affordable Housing Strategy** and with input from the Equity Framework, both in the development of the Five-Year Action Plan and in future planning for the Area. The Affordable Housing Strategy identified that “most households with unmet housing needs have incomes below 50% of MFI, accounting for about 970 households or 60% of existing and new households with unmet housing needs”. Providing tools for the development of housing for this income group is a high priority.

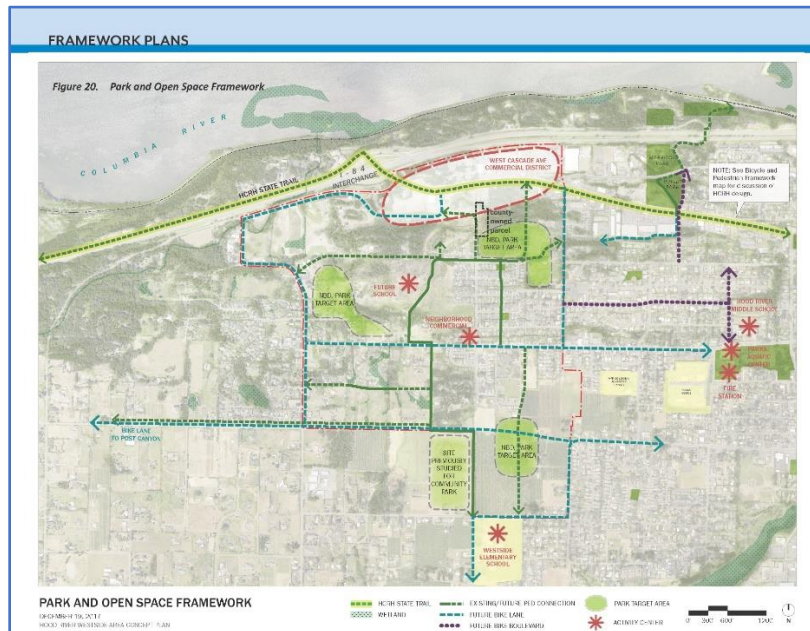
Table 6. Affordable Housing Projects

Project ID	Location	Description
Rental and/or Owner-Occupied Project #1	TBD	Land Acquisition to aid in the creation of approximately 50-100 units intended for residents with less than 120% of median family income
Rental and/or Owner-Occupied Project #2	TBD	Land Acquisition to aid in the creation of approximately 50-100 units intended for residents with less than 120% of median family income
Rental and/or Owner-Occupied Project #3	TBD	Land Acquisition to aid in the creation of approximately 50-100 units intended for residents with less than 120% of median family income
NA	NA	Additional opportunities to develop or preserve housing potentially including the ODOT Yard.

B. Parks

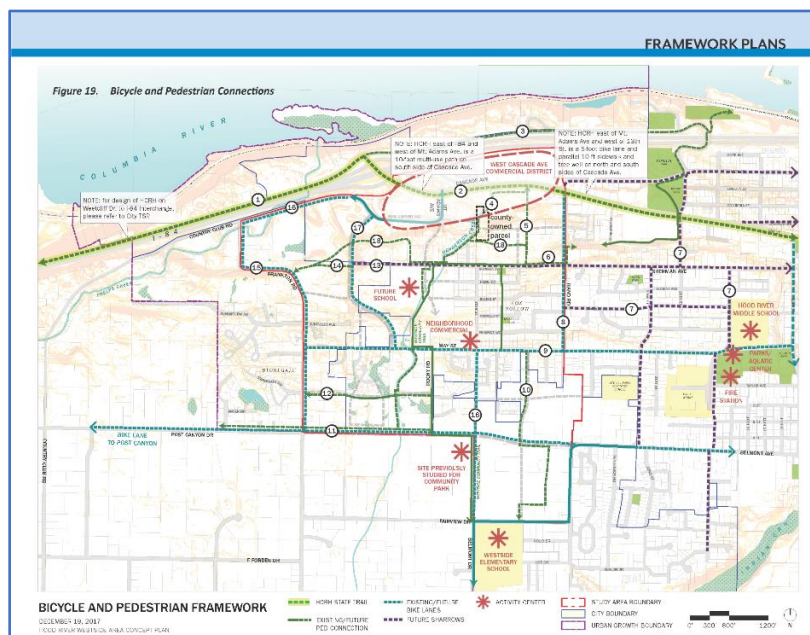
The following figures from the **Westside Area Concept Plan Report** show the how neighborhoods, including those within the Westside Urban Renewal District, can be served with parks (conceptual sizes and locations) to meet the needs of current and future residents, and how those neighborhoods and parks can be linked together with trails, multi-use paths and other transportation facilities.

Figure 3. Park and Open Space Framework



Source: City of Hood River Westside Area Concept Plan Report

Figure 4. Bicycle and Pedestrian Connections



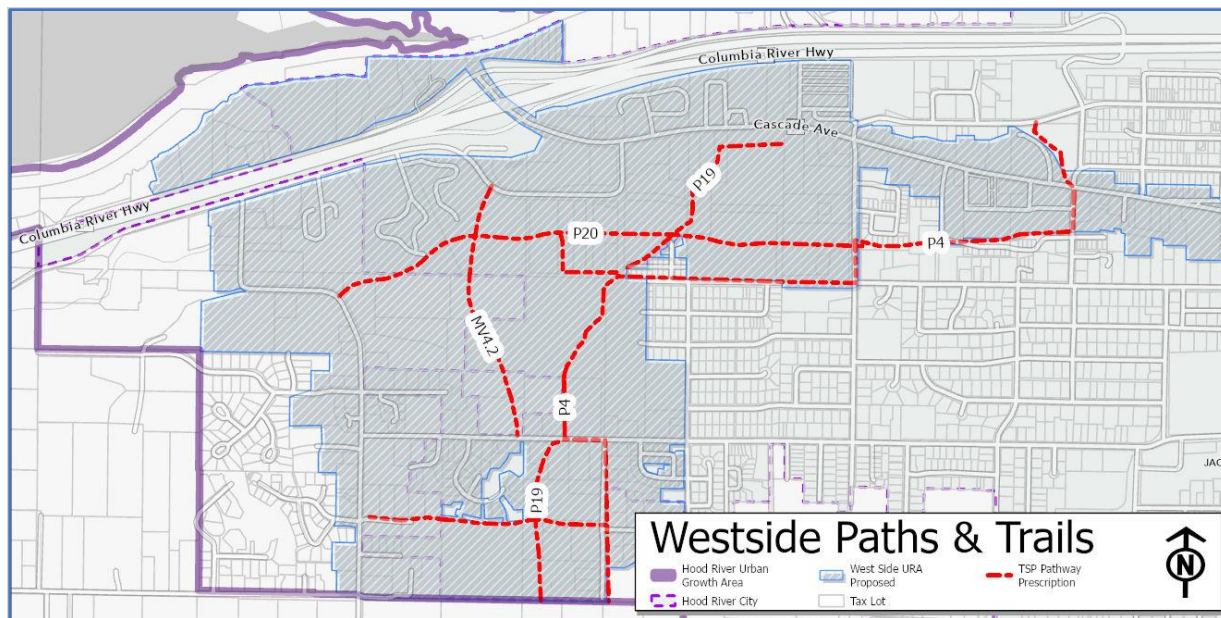
Source: City of Hood River Westside Area Concept Plan Report

The trail projects are listed in the **Transportation System Plan** and the conceptual parks projects are identified in the **Hood River Parks & Recreation District's Multi-Jurisdictional Parks Master Plan**.

Table 7. Trails and Parks Projects

Project ID	Location	Description
MV4.2	Westside Drive	Construct a multi-use path along Westside Dr. from Wine Country to May St.
P4	Westside Community Trail	Extend Westside Community Trail east from Rocky Road to connect with the existing trail at 20 th Street.
P19	Henderson Creek Trail	Construct an asphalt or concrete path from the south UGB/Post Canyon Drive extension to Cascade Avenue in a buffer along Henderson Creek.
P20	Ridgeline Trail north of Sherman Ave	Construct a trail from Rand Road to Frankton Road.
Urban Neighborhood Park A	TBD	Land Acquisition and Development for 2-acre park
Urban Neighborhood Park B	TBD	Land Acquisition and Development for 2-acre park
NA	NA	Additional opportunities to acquire land for trails, paths, and parks

Figure 5. Trail and Park Projects



C. Administration

Authorizes expenditures for the administrative costs associated with managing the Area including budgeting and annual reporting, planning and the implementation of projects in the Area. Funds could potentially be allocated from contingency to provide for annexation support.

VI. AMENDMENTS TO PLAN

The Plan may be amended as described in this section. Adding other properties to the Developer Incentives Program does not require an amendment to the Plan. All amendments to the Plan are to be listed numerically on the inside of the front page of the Plan and then incorporated into the Plan document and noted by footnote with an amendment number and adoption date.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Agency, the Planning Commission, the County and adoption by the City Council by non-emergency ordinance after a hearing. If there is still unincorporated property within the boundary at the time of a substantial amendment, the County Board of Commissioners will also need to approve the substantial amendment via approval of a resolution. If there is no longer unincorporated property in the Area at the time of a substantial amendment, the City Council itself may approve a substantial amendment.

Notice of such hearing shall be provided to individuals or households within the City of Hood River, as required by ORS 457.120.

Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:

1. Add land to the tax increment area, except for an addition of land that totals not more than a cumulative 1% of the existing area of the tax increment area; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution.

C. Amendments to the Hood River Comprehensive Plan and/or Hood River Municipal Code

Amendments to the Hood River Comprehensive Plan and/or Hood River Municipal Code that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or City Council. If a Substantial Amendment is prepared, the Section of this Plan on Relationship to Local Objectives should be updated at that time.

VII. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Section VI – Amendment to Plan. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g). If property acquisition includes a public building, how that public building serves and benefits the Area must be identified per ORS 457.085(2)(j).

A. Property acquisition for public improvements

The Agency may acquire any property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means.

B. Property acquisition from willing sellers

The Plan authorizes Agency acquisition of any interest in property within the Area that the Agency finds is necessary for private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. The Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

C. Land disposition

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B of this Section VII by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the Agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

D. Properties to be acquired

This Plan must provide an indication of which real property may be acquired and the anticipated disposition of said real property whether by retention, resale, lease or other legal use, together with an estimated time schedule for such acquisition and disposition. This may be added at a date when the property is identified and may be added through a Minor Amendment.

VIII. RELOCATION METHODS

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The Agency will comply with all applicable state law in providing these potential benefits.

IX. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the debt are used to finance the tax increment projects authorized in the Plan. Debt may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative increase in assessed value within a tax increment area over the frozen base value (i.e., total assessed value at the time a tax increment plan is adopted). The property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.

A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from federal, state, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan, including costs associated with the preparation of the Plan.

B. Tax increment financing

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

X. VALIDITY

Should a court of competent jurisdiction find any work, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such findings and shall remain in full force and effect for the duration of this Plan.

XI. ANNUAL REPORT AND FINANCIAL REVIEW

The Agency shall file an Annual Report in compliance with ORS 457.460. Along with the Annual Report, the Agency will undertake a financial analysis of the Plan, including updated projections in years 15 and 20 for tax increment finance revenues and evaluating the ability of the revenues to achieve or exceed the Plan's maximum indebtedness by the anticipated expiration date in FYE 2049. The Agency shall also review the project list for potential changes. The Agency shall consult and confer with affected taxing districts regarding the results of this financial and project update and will consider revenue sharing or shortening the time frame of the Plan if revenues are exceeding projections.

XII. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that the Plan conform to local objectives including the comprehensive plan and economic development plan of a locality. This section provides that analysis. Relevant local planning and development objectives are contained within the following documents:

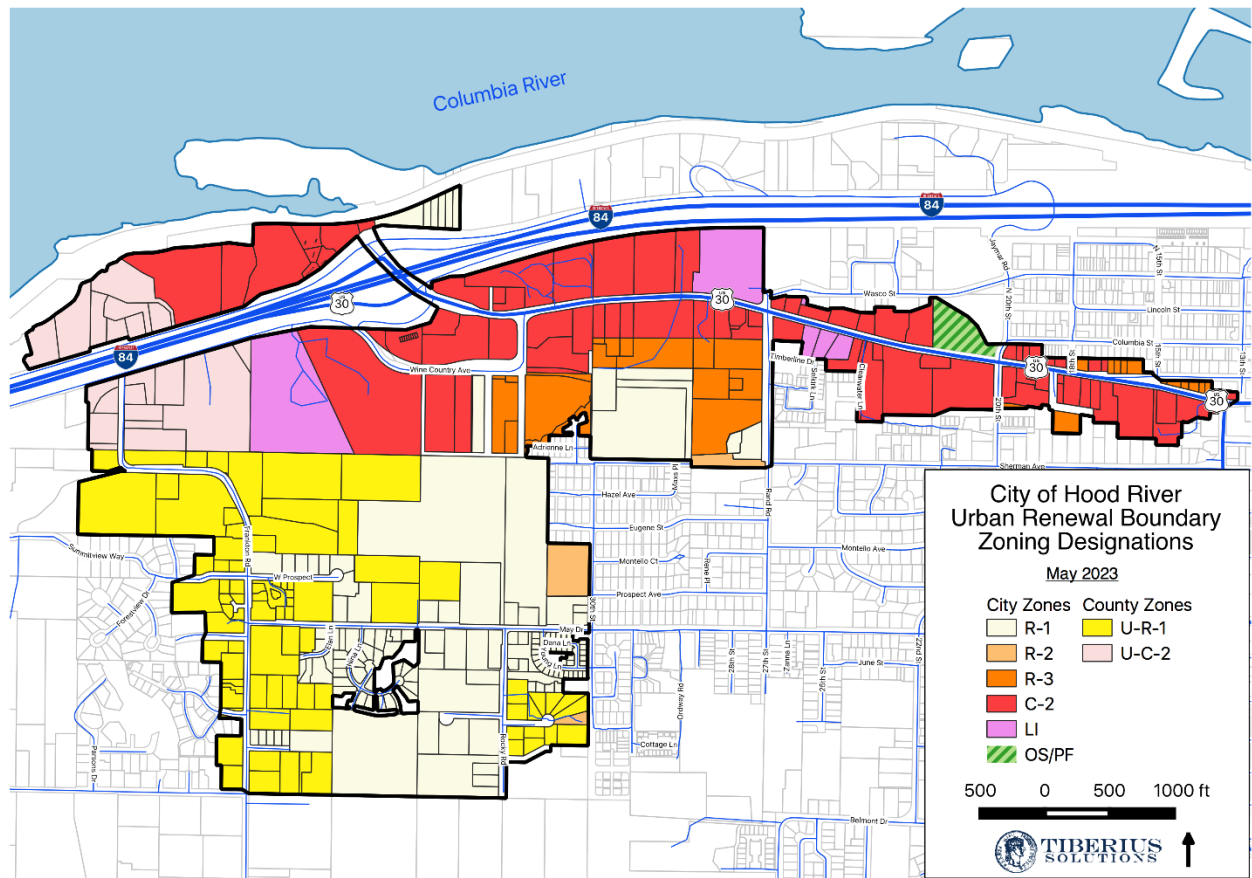
- **Hood River Comprehensive Plan (Comprehensive Plan)**
- **Hood River Transportation System Plan**
- **Hood River Affordable Housing Strategy**
- **Hood River Area Multi-Jurisdictional Parks, Recreation & Open Space Plan**
- **Hood River Municipal Code**

The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies. The analysis covers the most relevant sections of the documents but may not cover every section of the documents that relate to the Plan.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. *Italicized text* is text that has been taken directly from an original document and therefore cannot be changed. Some verbiage may say “complies with”, which, in this document is synonymous with “conforms to” as stated in ORS 457.095.

Zoning Code designations for all land in the Area are shown in Figure 2. Hood River has a one map system, so the comprehensive plan designations and zoning designations are the same. All proposed land uses conform to Figure 2. Maximum densities and building requirements for all land in the Area are contained in the Hood River Municipal Code.

Figure 6. Zoning Designations



Source: Tiberius Solutions with Data from the City of Hood River

A. Hood River Comprehensive Plan

Goal 1: CITIZEN INVOLVEMENT

GOAL

Maintain a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

A. POLICIES:

- 1. Improve and use existing citizen participation programs to ensure ongoing citizen involvement in planning and land use regulation revisions now and after acknowledgement of the Comprehensive Plan.*
- 2. Establish, maintain, and encourage uses of an ongoing citizen involvement program for the City of Hood River.*

FINDING: Section I of this Plan lists the extensive citizen involvement in the documents upon which this Plan was developed and on the Plan itself. The Plan conforms with the Comprehensive Plan Goal 1 - Citizen Involvement.

GOAL 5 OPEN SPACES, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

OPEN SPACES

GOALS

Open space and natural areas are an integral part of the City of Hood River's livability. A wide range of types and sizes of open space and natural areas within the urban area should provide; diverse plant and animal habitat, visual and special breaks from urban uses and places for recreation, facilities for community events, trails for pedestrian and bicycle transportation and sports activities. Open space and natural areas may be in the form of; parks, public school grounds, trails, natural areas and areas of special interest, river and stream corridors, open space easements and right-of-way, and lands excluded from development.

Maintaining open space and natural areas in an urban area is a difficult task, and one that becomes more complex during periods of rapid growth. However, providing open space in the urban area for the benefit of existing and future residents is important. The following goals are intended to enhance, create and protect the City of Hood River's open space and natural areas:

- 1. to provide land for recreational uses such as windsurfing, kite boarding, bicycling, jogging and fishing;*
- 2. to preserve water resources, riparian, and wildlife habitats;*
- 3. to establish trails, greenways and wildlife corridors that are interconnected;*
- 4. to encourage environmental awareness so that citizens will become stewards of our natural resources;*
- 5. to soften the appearance of street corridors with planter and median strips; and*
- 6. to support coordinated efforts of public agencies, private organizations and individuals to preserve and enhance the area's natural features and open space.*

FINDING: The Plan provides funding for parks and trails within the Area. These include the Historic Columbia River Highway Trail, Westside Community Trail, Henderson Creek Trail, Ridgeline Trail north of Sherman Avenue and two urban neighborhoods parks in location to be determined in the future. The Plan conforms with the Comprehensive Plan Goal 5 - Open Spaces, Scenic And Historic Areas And Natural Resources.

GOAL 6 AIR, WATER, AND LAND RESOURCES QUALITY

GOAL: *To maintain and improve the quality of the air, water, and land resources of the planning area to provide a relatively pollution—free environment.*

FINDING: Placement of walkways and bikeways shall be encouraged in an attempt to lessen the amount of motorized traffic which should have a positive impact on air quality.

GOAL 8 RECREATIONAL NEEDS

GOAL: *To satisfy the recreational needs of the citizens of the community and visitors to the area.*

POLICIES:

- 2. When feasible, recreational opportunities and park sites will be located so as to be accessible to a maximum number of people.*
- 3. The development of parks which are accessible by means of walking or bicycling is encouraged.*
- 6. As parcels of land are annexed from the UGA into the City, some land will be designated Open Space/Public Land for the development of new parks and public facilities, including access ways, to serve the recreational needs of the community.*

FINDING: The Plan provides funding for parks and trails within the Area. These include the Westside Community Trail, Henderson Creek Trail, Ridgeline Trail north of Sherman Avenue and two urban neighborhoods parks in location to be determined in the future. The Plan conforms with the Comprehensive Plan Goal 8 - Recreational Needs.

GOAL 9 ECONOMY

GOAL: *To diversify and improve the economy to the Hood River planning area while preserving and promoting the City's quality of life and small-town atmosphere.*

POLICIES:

- 1. Preserve and promote the city's "quality of life" including small town atmosphere, family-oriented community, good schools, open space and recreational opportunities, urban bike and walking system, beautiful natural setting and space for existing business to expand as an incentive for economic development.*
- 3. Allow for new and existing business expansion needs that support retention and growth of strategic employment clusters community which include: health care; advanced manufacturing (e.g., avionics, composite materials, electronics, etc.); athletic/outdoor gear (e.g., wind sports gear, apparel, ect.[sic]); clean-tech (e.g. utilities, wind energy research and development, ect.[sic]); food and beverage processing (e.g., fruit juice, wine, beer, organic supplements, etc.); creative services (e.g., computer software development, electronic publishing, ect.[sic]); and advanced education and create a desired balance between the quality of life of this community and economic health of the city.*

4. The majority of the targeted businesses that consider expanding/relocating to Hood River will consist of small businesses (less than 10 employees) that can locate within existing office or industrial buildings or within new office or flex/industrial buildings that are developed on vacant sites under 5 acres of size.

5. Ensure provisions of adequate public facilities in association with development to support economic development and maintain consistency between the public facilities plans and the Goal 9 goals, policies and implementation strategies.

6. The City has several commercial areas that can be set apart in the City and each have their own unique characteristics: Central Business District, The Heights Business District, the Waterfront, and West Cascade. The City will seek to distinguish these differences and propose ways to maintain these district employment districts.

9. Engender economic sustainability by supporting small businesses.

10. To continue to recognize the City's role in the Hood River planning area, county and beyond.

Implementation Strategies

5b. Utilized available grants and tax increment financing to assist in the financing of the extension of public facilities to lands in areas where infrastructure is deficient and cooperate with economic development agencies in marketing and incentives directed toward the fire strategic clusters.

FINDING: The Plan provides funding to implement the projects identified in the **Transportation System Plan**, the **Affordable Housing Strategy** and provision of parks and trails within the Area in accordance with the **Hood River Area Multi-Jurisdictional Recreation & Open Space Plan** that will help facilitate future development of the Area and preserve and promote the city's "quality of life" including small town atmosphere, family-oriented community, good schools, open space and recreational opportunities, urban bike and walking system, beautiful natural setting and space for existing business to expand as an incentive for economic development.

The Area contains the West Cascade commercial area that will benefit from improvements to the transportation network and by increased population within the Area to support the businesses within that commercial area.

The provision of public facilities within the Area is in conformance with goal 9 to ensure provision of adequate public facilities. The Plan conforms to the Comprehensive Plan Goal 9 - Economy.

GOAL 10 HOUSING

GOAL: To provide a variety of opportunities to meet the housing needs of the residents of Hood River at all income levels.

POLICIES:

1. The City will promote and encourage the maintenance of existing housing, the rehabilitation of older housing, and the development of a mixture of sound, adequate new housing in a variety of housing types to meet the needs of all segments of the population.

2. The City will ensure the orderly development of public utilities and services to serve buildable lands within the City and Urban Growth Boundary to meet the residential development needs of the community.

3. Development in the Urban Growth Area will occur in accordance with the land use designations established in the Plan Map and as further defined in the Urban Growth Management Agreement with Hood River County.

5. Mobile home parks will be allowed as a permitted use subject to site plan review using clear and objective criteria in the R-1, R-2, and R-3 Zones.

9. The City will encourage the provision of housing for senior, handicapped, and low income citizens at a minimum cost and will work with other organizations to achieve this goal.

11. The application of new technology, greater freedom of design, increased population densities, and economy of land use will be encouraged.

12. More efficient use of public facilities, to include existing roads, sewer and water mains will be emphasized in new development.

14. The City will annex parcels that are contiguous to city limits or separated from the City by a public right of way or body of water to provide water, wastewater or storm water service.

15. The City will encourage and support development of affordable housing, both publicly and privately financed, including the provision of government-subsidized housing, for households at or below 120% of the area median income, as defined by the U.S. Department of Housing and Urban Development (HUD).

18. Encourage the development of great neighborhoods by:

- Supporting neighborhood identity.
- Locating parks, trails, schools, daycare and churches in close proximity to residences.
- Incorporating natural features and spaces into developments.
- Connecting and orienting new neighborhoods.
- Encouraging residential development that conserves energy and water.

FINDING: One of three main categories of projects within the Plan is for the development of affordable housing, both rental and homeownership, in the Area. The funding will be used to supplement other funding sources to purchase land for affordable housing development for households at or below 120% of Area Median Income. The transportation network and utility infrastructure will be improved to allow for the development of housing within the Area. Funding is allocated for the provision of trails and parks within the Area to provided amenities to the housing in the Area. The Plan conforms with the Comprehensive Plan Goal 10 - Housing.

GOAL 11 PUBLIC FACILITIES AND SERVICES

GOAL To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development in the City and Urban Growth Area.

1.4.1 POLICIES

1. Provide urban services (water, sewer, storm drainage and transportation) to residential, commercial and industrial lands within the City's Urban Growth Area ("UGA").

7. Ensure that public facilities and services of adequate size are constructed to serve planned urban uses as urban growth occurs consistent with the zoning.

8. Ensure that location and extension of urban services is done in accordance with this Plan and the Public Facilities Master Plans.

9. Plan for the location of schools where there are adequate urban services planned.

13. Generally, require property owners benefiting from urban services extensions to finance urban services extensions

21. Ensure coordination between the Transportation System Plan and Public Facilities Plan, particularly with respect to recommended capital improvements.

FINDING:

The Plan provides for urban services to be provided to the Area and within the Urban Growth Area. These services will be in accordance with the Public Facilities Master Plans and coordinated with the **Transportation System Plan**. The Plan conforms with the Comprehensive Plan Goal 11 - Public Facilities and Services.

GOAL 12 TRANSPORTATION

There are seven transportation goals with related policies organized under each goal.

GOAL 1: *A balanced transportation system.*

POLICIES:

2. *Provide connectivity to each area of the City for convenient multi-modal access.*

3. *Develop a safe, complete, attractive and efficient system of pedestrian and bicycle ways, including bike lanes, shared roadways, off-street pathways and sidewalks according to the pedestrian and bicycle system maps. Road standards shall address bicycle and pedestrian paths.*

4. *When development or redevelopment of land occurs, provide bike and pedestrian facilities that are consistent with standards and policies of this plan.*

GOAL 2: *Transportation facilities designed and constructed in a manner that enhances Hood River's livability.*

POLICIES:

1. *Maintain the livability of Hood River through proper location and design of transportation facilities.*

2. *Locate and design recreational and bicycle pathways so as to balance the needs of human use and enjoyment with resource preservation in identified Natural Resource areas.*

4. *Protect neighborhoods from excessive traffic and travel speeds while providing reasonable access to and from residential areas. Build local and neighborhood streets to minimize speeding.*

GOAL 3: *A safe transportation system.*

POLICIES:

2. *Design streets to serve the anticipated function and intended uses as determined by the comprehensive plan.*

6. *Construct pathways only where they can be developed with satisfactory design components that address safety, security, maintainability and acceptable pathway use.*

GOAL 4: *An efficient transportation system that reduces the number of trips and limits congestion.*

POLICIES:

3. *Require minimum LOS on transportation systems serving new developments.*

GOAL 5: *Transportation facilities, which are accessible to all member [sic] of the community and reduce trip length.*

POLICIES:

1. Construct transportation facilities to meet the requirements of the American with Disabilities Act.
2. Develop neighborhoods and local connections to provide adequate circulation in and out of the neighborhoods.

GOAL 6: *Transportation facilities, which provide efficient movement of goods.*

GOAL 7: *Implement the transportation plan by working cooperatively with federal, state, regional and local governments, private sector and residents, and by creating a stable, flexible financial system.*

1. Coordinate transportation projects, policy issues, and development actions with all affected governmental units in the area; Hood River County, CAT, Port of Hood River and ODOT.
4. Develop and utilize the System Development Charge and Traffic Impact Fee as an element of an overall funding program to pay for adding capacity to the collector and arterial street system and make safety improvements required by increased land use development.
5. Develop a long-range financial strategy to make needed improvements in the transportation system and support operational and maintenance requirements.

GOAL 8: *Protect the function and operation of the interstate highway interchanges consistent with the planned land uses in the vicinity of the interchanges.*

POLICIES:

1. Provide for an adequate system of local roads and streets for access and circulation within the interchange areas that minimize local traffic through the interchanges and on the interchange cross roads.
2. Provide safe and efficient operations between the connecting roadways (and the local street network, if applicable) within adopted IAMP management areas in the City and the UGA.
4. Recognize the importance of the interchange function to support the City's economic development goals and plan, including providing access to family wage jobs in the downtown, at the waterfront, and in west Hood River.
7. Working in conjunction with ODOT, help ensure that the functional capacity and safety of I-84 interchanges in Hood River are preserved and that sufficient revenue is generated to finance necessary improvements.
8. Support the design of the Historic Highway in the vicinity of Exit 62 as a gateway into the City.
10. Support safe bicycle and pedestrian facilities in the vicinity of Exit 62 that provide connectivity throughout the area and to destinations along the proposed Historic Columbia River Highway State Trail and Hood River Valley.

FINDING: The Plan provides funding to implement the projects identified in the **Transportation System Plan** and provision of parks and trails within the Area in accordance with the **Hood River Area Multi-Jurisdictional Recreation & Open Space Plan** that will help facilitate future development of the Area. These include provision for bicycle and pedestrian needs and a transportation network that will allow for the future development of the Area. The Plan conforms with the Comprehensive Plan Goal 12 Transportation.

GOAL 13 ENERGY CONSERVATION

GOAL: *To conserve energy and encourage the use of renewable energy resources.*

POLICIES:

2. Higher density land use along major arterials, collectors and intersections will be encouraged.

FINDING: The Plan provides funding to implement projects identified in the **Transportation System Plan** along major arterials including Cascade Avenue, and at intersections such as Cascade Avenue/Mt. Adams, where mixed-use development is anticipated to help meet the City's needs for multi-family housing. These projects include upgrading sidewalks for pedestrian use and bike paths in some areas, including between residential neighborhoods and schools and commercial areas. The Plan conforms with the Comprehensive Plan Goal 13 Energy Conservation.

GOAL 14 URBANIZATION

GOAL: *To provide for an orderly and efficient transition from rural to urban land use.*

1. Contain urban development within areas planned for future long-range expansion where basic urban services such as sewer, water facilities, police and fire protection can be efficiently and economically provided.

6. Make it possible for utility extensions and transportation facilities to be designed and located so as to more closely match population growth.

7. Preserve and enhance the livability of the area.

FINDING: The boundary of the Plan includes both properties within the city limits and unincorporated properties. The unincorporated properties are within the urban growth area. The city anticipates that these properties will provide valuable housing to help address the housing needs as identified in the **Hood River Affordable Housing Strategy**. The ability to fully develop in the Area is dependent on the projects in the Plan that provide for infrastructure improvements to the Area. The Plan has taken care to address not only the motor vehicle transportation needs but the trail and park needs for the unincorporated areas within the boundary of the Plan. These improvements will preserve and enhance the livability of the Area. The Plan conforms with the Comprehensive Plan Goal 14 - Urbanization.

B. Hood River Transportation System Plan

These goals and policies are covered in the Transportation Section of the Hood River Comprehensive Plan.

C. Hood River Affordable Housing Strategy

The Hood River City Council adopted the following AHS Goals on August 9, 2021:

- *Increase and retain housing opportunities for households with incomes up to 120% of Hood River's Median Family Income (MFI).*
- *Engage residents, employers, housing advocates, service providers, and others affected by housing costs to ensure underrepresented voices are included in project outcomes.*
- *Adopt limited and actionable number of strategies with strong likelihood to result in affordable housing development.*
- *Ensure strategies address equity.*
- *Provide clear guidance about the specific policies, tools, and actions the City will use to encourage the development of affordable housing.*

FINDING: One of three main categories of projects within the Plan is for the development of affordable housing, both rental and homeownership, in the Area. The funding will be used to

supplement other funding sources to purchase land for affordable housing development for households at or below 120% of Median Family Income/Area Median Income/. The Equity Framework developed for this Plan and the Equity Framework in the Affordable Housing Strategy will be used to ensure that the projects which are undertaken address equity and engage residents, employers, housing advocates, service providers, and others affected by housing costs. The Plan conforms with the **Hood River Affordable Housing Strategy**.

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

Goal: Trails *Hood River County's comprehensive trail system promotes active lifestyles by providing non-vehicular connections to nature, parks, schools and other community destinations, while balancing recreational needs with other community goals and being sensitive to farm and forest uses*

Urban and Regional Trails: Develop, enhance, and maintain multi-use trails that provide safe opportunities to recreate and to connect to major destinations within urban areas and throughout the greater Hood River area.

Primitive Trails: Provide a sustainable system of recreation trails to provide access to motorized and non-motorized outdoor recreation and connections to the region's public forest lands for residents and visitors to the area.

Goal: Parks: *Park providers in the Hood River area provide and maintain adequate parkland to provide diverse recreational experiences and meet current and future community needs*

Parkland Acquisition: Acquire additional parkland necessary to serve the Hood River area's current and future population based on adopted service levels.

Neighborhood and Community Parks: Improve park sites to provide a diverse range of active and passive recreational experiences.

Riverfront Regional Parks: Maintain and enhance riverfront parks to connect residents with the water and provide unique recreational experiences.

County Regional Parks: Provide opportunities for residents and visitors to experience – on a day or overnight basis – minimally developed parks that promote a connection to nature.

Partner Agency Recommendations:

City of Hood River

- Coordinate with HRVPRD to acquire up to three neighborhood parks and one community park to serve the westside of Hood River
- Plan for the acquisition and development of several trail corridors, including Westside Trail, Henderson Creek Trail and Ridgeline Trail
- Upgrade and enhance park amenities, ADA accessibility, and parking at existing parks

FINDING: The Plan provides funding for parks and trails within the Area. These include the Westside Community Trail, Henderson Creek Trail, Ridgeline Trail north of Sherman Avenue and two urban neighborhoods parks in location to be determined in the future. The Plan conforms with the **Hood River Area Multi-Jurisdictional Parks, Recreation & Open Space Plan**.

E. Hood River Municipal Code

The land uses in the Area will conform to the zoning designations in the Hood River Municipal Code including the maximum densities and building requirements and are incorporated by reference herein. The existing zoning is shown in Figure 6.

The development is expected to conform to the zoning requirements. As the Municipal Code is updated, this document will be automatically updated. If a substantial amendment is completed in the future, this section will be updated to match the current zoning designations.

The zoning categories applied to the Area at the time of adoption of the Westside Urban Renewal Area Plan follow. They are in the order that they occur in Title 17 of the Municipal Code.

Title 17 Zoning

Existing City Zoning Categories and Permitted Uses

R-1 Urban Low Density Residential

Permitted Uses.

1. *Detached single family dwellings for residential use and accessory structures*
2. *Manufactured homes for residential use*
3. *Mobile home parks*
4. *Residential care facilities*
5. *Transportation facilities pursuant to 17.20.050(A)*
6. *Public parks, playgrounds, and related facilities in an approved subdivision, subject to site plan review*
7. *Accessory uses permitted when accessory to residential use:*
 - a. *Accessory dwelling units subject to HRMC 17.23*
 - b. *Family day care subject to HRMC 17.04.100*
 - c. *Home Occupations subject to HRMC 17.04.100*
 - d. *Hosted homeshares and vacation home rentals subject to HRMC 17.04.115*
8. *Middle housing subject to HRMC Chapter 17.25.*

R-2 Urban Standard Density Residential

Permitted Uses.

1. *Detached single-family dwellings for residential and accessory structures*
2. *Duplexes for residential use*
3. *Manufactured homes for residential use*
4. *Mobile home parks subject to 17.12*
5. *Residential care facilities*
6. *Group residential, if less than fifteen (15) persons*
7. *Transportation facilities pursuant to 17.20.050(A)*

8. *Public parks, playgrounds, and related facilities in an approved subdivision, subject to site plan review*
9. *Accessory uses permitted when accessory to residential use:*
 - a. *Accessory dwelling units subject to HRMC 17.23*
 - b. *Bed and breakfast facilities subject to HRMC 17.04.110*
 - c. *Family day care subject to HRMC 17.04.100*
 - d. *Home Occupations in accordance with HRMC 17.04.100*
 - e. *Hosted Homeshares and vacation home rentals subject to HRMC 17.04.115*
10. *Townhouse projects for residential use including:*
 - a. *Two (2) townhouses subject to HRMC 17.19*
 - b. *four (4) or more townhouses subject to HRMC 17.16 and HRMC 17.19*
11. *Middle housing subject to HRMC Chapter 17.25.*

R-3 Urban High Density Residential

Permitted Uses.

1. *Detached single-family dwellings for residential use and accessory structures*
2. *Duplexes and triplexes for residential use*
3. *Multi-family dwellings for residential use, subject to HRMC 17.16*
4. *Manufactured homes for residential use*
5. *Mobile home parks subject to HRMC 17.12*
6. *Residential care facilities*
7. *Group residential, if fifteen (15) or more persons, subject to site plan review*
8. *Transportation facilities subject to HRMC 17.20.050(A)*
9. *Public parks, playgrounds, and related facilities in an approved subdivision, subject to site plan review*
10. *Accessory uses permitted when accessory to residential use:*
 - a. *Accessory dwelling units subject to HRMC 17.23*
 - b. *Bed and breakfast facilities subject to HRMC 17.04.110*
 - c. *Family day care subject to HRMC 17.04.100*
 - d. *Home Occupations to subject to HRMC 17.04.100*
 - e. *Hosted homeshares and vacation home rentals subject to HRMC 17.04.115*
11. *Townhouse projects for residential use including:*
 - a. *Three (3) or fewer townhouses subject to HRMC 17.19*
 - b. *Four (4) or more townhouses subject to HRMC 17.16 and HRMC 17.19.*
12. *Middle housing subject to HRMC Chapter 17.25.*

C-2 General Commercial

Permitted Uses. Except for C-2 Zoned land within the Waterfront Area, which are specifically addressed in Subsection D, the following uses are generally allowed in the C-2 Zone:

1. *Rooming and boarding houses*
2. *Home occupations*
3. *Bed and breakfast*
4. *Family day care*
5. *Residential care facility*
6. *Group residential, if less than 15 persons*
7. *Transportation facilities pursuant to 17.20.050(A)*

8. *Accessory dwelling units*
9. *Residential use of existing detached single-family dwellings, manufactured homes, duplexes and triplexes*
10. *Hosted homeshares subject to Section 17.04.115*
11. *Vacation home rentals subject to Section 17.04.115*

L1 Light Industrial

Permitted Uses.

1. *Temporary uses not exceeding thirty (30) days.*
2. *Caretaker's residence for an on-site industrial use.*
3. *Transportation Facilities pursuant to 17.20.050(A).*

OS/PF Open Space/public facility

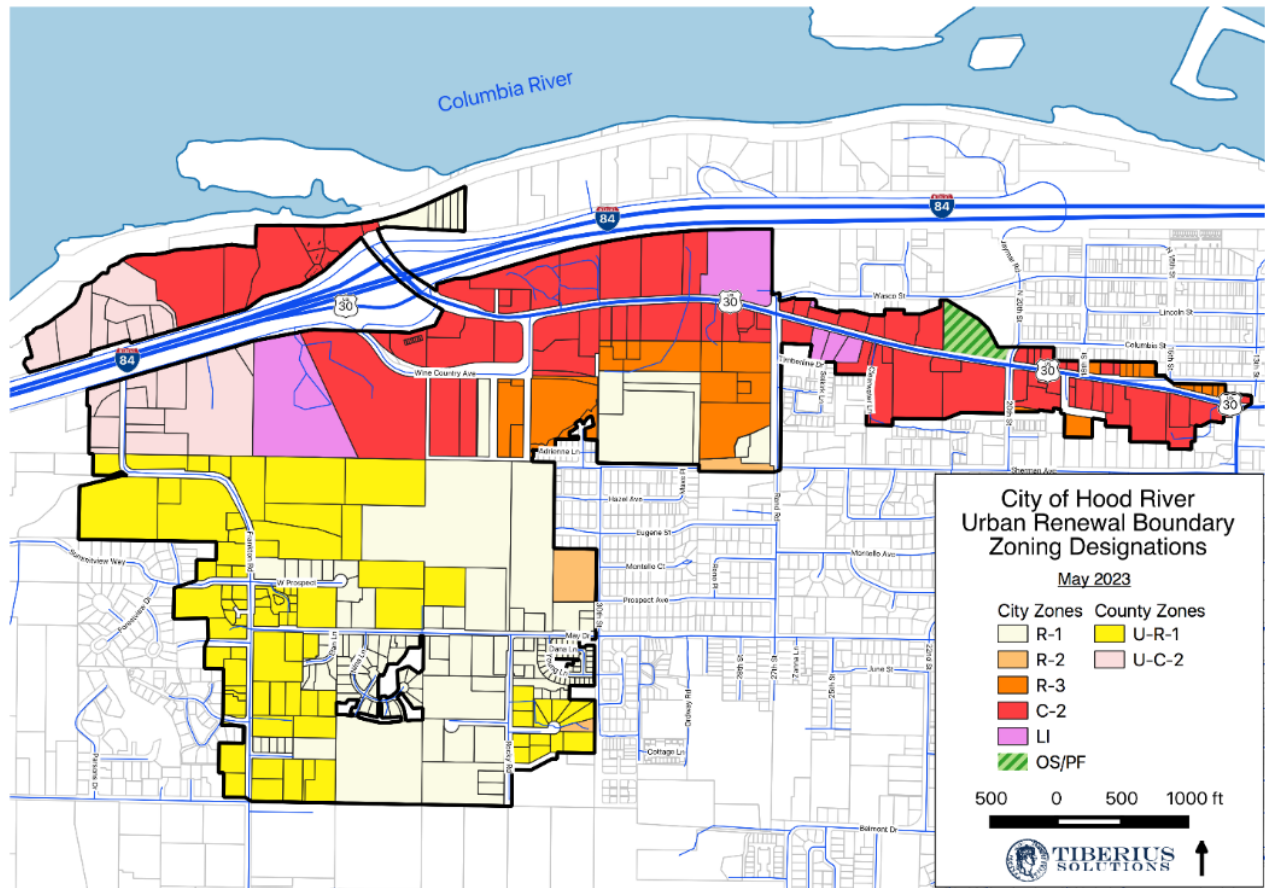
The purpose of the Open Space/Public Facilities Zone is to provide land areas for parks and other necessary public facilities. This zone is also intended to serve as the mechanism to implement the public parks land use designation of the Comprehensive Plan. Permitted uses not subject to site plan review in this zone shall include, but are not limited to: recreational activities, non-profit community activities, and arts festivals.

U-R-1 - Urban Growth Area Low Density Residential

U-C-2 - Urban Growth Area General Commercial

FINDING: The Plan Area contains the zoning districts identified above and is in conformance with the Community Development Code. As land in the Urban Growth Area is developed, it is anticipated it will be annexed to the city and zoning will be applied consistent with the described City zoning designations.

Figure 6 - Zoning Designations



XIII. LEGAL DESCRIPTION

Westside Urban Renewal Area
Hood River, Oregon

Exhibit A Public Input in Prior Planning Efforts

Who was reached in previous plans advising the Westside Urban Renewal District?

Multi-Jurisdictional Parks Master Plan

This Multi-Jurisdictional Parks, Recreation & Open Space Plan is intended to serve as the guiding recreation plan for the Hood River Valley Parks and Recreation District, the City of Hood River and Hood River County. The Port of Hood River and Hood River County School District, along with several conservation organizations, were integral partners and contributors to the plan.

Outreach efforts located on p. 1-7 of document, summarized as follows:

- Three Focus Groups: Wind/water/trail recreation group; sports fields and facilities group; Latino community group
- 11 stakeholder interviews: residents, NGOs, local business, rotary, community education, faith communities and activist groups.
- Community surveys: Mail & online-based community survey to gather input to help determine park, trail, open space and recreation priorities of the community. In close collaboration with Parks District staff and a Technical Advisory Committee, Conservation Technix developed the 16-question survey that was estimated to take approximately five minutes to complete. The mail survey was sent to a random sample of 2,500 households within the boundaries of the District on September 14th, and surveys were collected until October 31, 2018. Reminder postcards were mailed to the 2,500 households on October 2, 2018. An online version of the survey was posted to the District's website and made available to the general public. Information on the online survey was posted on September 19th and closed on October 22, 2018.
 - In total, 582 surveys were completed, and the two survey datasets were kept isolated to enable comparisons between the two samples. A summary of community survey results appear in Appendix B of the Master Plan.
- 1 community meeting
- 12 tabling events
- Social media content, eNewsletter, Radio Tierra advertising & emails
- Webpage for master plan process with project updates, links to the survey and additional information.
- HRVPRD partnered with The Next Door, a local nonprofit providing health and family services for the Latino community, to support outreach and recruitment of participants, in both English and Spanish. Also, staff from the Hood River Valley Park & Recreation District presented information about the plan to the Latinos In Action group to solicit feedback on the best ways to reach and get information from Latinos in Hood River.

Affordable Housing Strategy

This Strategy identifies and describes actions and implementation steps to address housing affordability and encourages the development and preservation of housing units to better meet residents' affordability needs. With this Strategy, the City has identified a set of actions to support new and existing affordable development. The actions will encourage the development of more diverse housing types, grow partnerships with housing providers and agencies involved in housing issues, and reduce displacement risk for Hood River residents.

Engagement Process located on p. 67 of document:

- Project Task Force – The City of Hood River recruited members to a community advisory Task Force and advertised the opportunity to serve on the task force in both English and Spanish via the City's website, social media, and direct outreach. The Task Force met five times via Zoom over seven months to provide multiple rounds of feedback, advice, and input throughout the development of the AHS, providing greater understanding of unmet housing needs in Hood River, considerations about the development of housing in Hood River, and priorities for strategies. Meeting agendas and presentations are posted on the City's website.
 - Members of the twelve-person Task Force include renters, housing advocates, service providers, employers, people with lived experience in publicly subsidized housing, and other community members to ensure underrepresented voices are included in project outcomes. The Task Force included representatives from the Mid-Columbia Housing Authority, Columbia Cascade Housing Corporation, and Mid-Columbia Community Action Council.
- Stakeholder discussions
 - Service Providers: senior services, healthcare, families with young children, native communities, and farmworkers.
 - Public partners: Hood River County, HR School District, HR Parks and Rec, Port of HR, CAT Transit District, CGCC
 - Latino community (two of them), affordable housing providers, local housing developers, employers
 - Collaborative: multiple rounds of feedback, worked with the Task Force to refine strategies
- Public involvement announcements included use of:
 - Project webpage
 - Press releases
 - eNewsletter updates
 - Radio Tierra

Transportation System Plan:

The 2021 TSP amendments focused on incorporating new projects developed as a part of the Westside Area Concept Plan Report dated 12/29/2017.

TSP Outreach Report (completed after the Westside Area Concept Plan Report process):

- Public involvement included:
 - Online open house and website to present information and receive community input, managed by DKS Associates.
 - City advertised online open house through eNewsletter via MailChimp, direct emails to Latino/Latinx community advocates, Radio Tierra (95.1FM), Facebook, and two-week print and digital advertising through Hood River News.
 - In-person open house and other meetings were not feasible due to COVID-19 pandemic.
 - PC Hearings held 3/1/21 and 3/15/21 with opportunity to present testimony.
 - CC Hearings held 4/12/21 with opportunity to present testimony and 4/26/21 for first reading of Ordinance 2062.

Outreach Plan in TSP Appendix L p. 562-585 of TSP Appendix:

- Outreach tools: website updates, meeting announcements,
- Locations for flyering and outreach: City Hall, Library, recreation center, senior center, La Clinica, local newspaper
- News articles
- Advisory Committees: Invited agencies and communities of interest
 - Agencies: City of HR, HR County, DLCD field rep, several ODOT reps, CAT
 - Business: DT Business Association, Growers and Shippers, major employers (hospital, school district) Port of HR, MCEDD
 - Community: HRCSD-Safe Routes to School rep; liaisons to Bike-Ped group, senior/disabled, Healthy Hood River community group, recreation advocate, other neighborhood and stakeholder groups
- Bicycle-Pedestrian Group: High School student, Hood River Valley Residents Associate, bicyclists, pedestrians, senior citizen, mobility impaired citizen, trail user/advocate, Parks and Rec, City Staff
- Additional activities/groups/events: Stakeholder interviews, Truck circulation, community workshop.
- Multiple Virtual Open Houses