

# Hood River Heights Business District Urban Renewal

## Background

In 2010, at the request of the Hood River Heights Business Association, the City of Hood River adopted the Hood River Heights Urban Renewal Plan, which has a stated goal of improving the commercial area to better serve the residents of Hood River.

## What is Happening Now?

The Hood River Urban Renewal Advisory Committee is meeting with the city manager to begin planning for the first urban renewal projects in the Hood River Heights, expected to begin in 2018. They are seeking input from the community on the priorities of the adopted project list from the urban renewal plan. There is a meeting set for November 9<sup>th</sup> at the Hood River Fire Station at 1785 Meyer Parkway at 5:30 pm to gain public input about what projects to pursue in the Heights area.

## What are the Goals of the Heights Urban Renewal Plan?

The goals of the urban renewal plan are to:

Promote the role of the Heights Urban Renewal Area as diversifying the economic base in the Hood River area and strengthening the Area's role as a regional economic center.

Preserve and promote a livable community, better utilizing commercial, mixed-use and residential lands.

Accommodate the need for expansion of new and existing businesses and housing to support those businesses.

Help create and enhance a distinct identity for the Area as a mixed-use neighborhood of Hood River. The identity should include the role of the Area as a gateway to the city and as a place for residents of the city to live, shop for goods and services, work, and play.

Provide facilities and parks to support the Heights Business District and neighboring residential community.

Implement transportation improvements that are designed and constructed in a manner that enhances Hood River's livability. Provide a safe transportation system and transportation facilities which are accessible to all members of the community, reduce trip length, and provide for the efficient movement of goods.

Ensure that new development is adequately served by public infrastructure.

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

## How Does Urban Renewal Work?

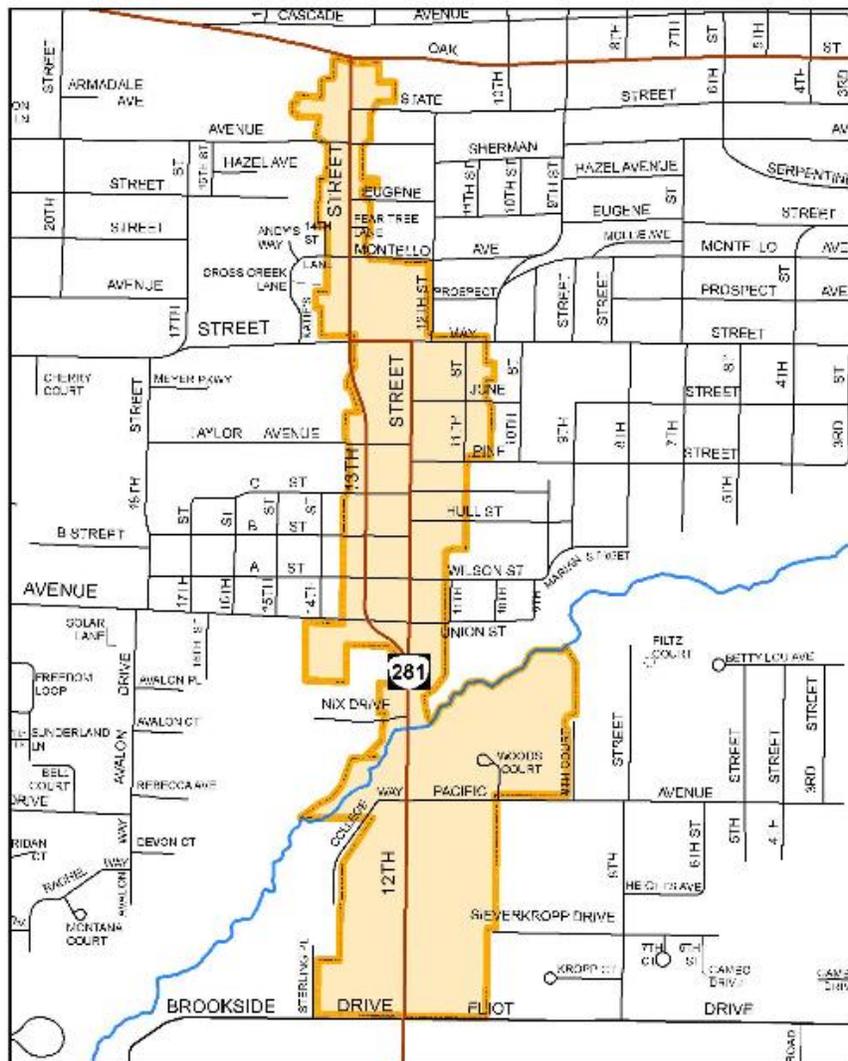
Urban renewal is unique in that it brings its own financing source: tax increment financing (TIF). Tax increment revenues are the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established. The assessed value of an urban renewal area at the time the plan is adopted is called the "frozen base." Growth above the base is called the "increment." The property taxes off that increment is distributed to the urban renewal agency for use on projects and programs in the urban renewal area. Over time, the urban renewal plan helps create growth in assessed values. After the plan is completed, the area is more productive and attractive, providing more business services and amenities to the community.

## Is There an Impact on my Property Taxes as a Result of Urban Renewal?

Tax increment financing allows the county assessor to **redistribute the taxes that are already collected** and allocate taxes on growth in the Area to the urban renewal agency for use in the Area. Urban Renewal in the Heights does not increase your property taxes.

If you would like to be contacted about future meetings to provide input, please contact Jennifer Gray 541.387.5212 [Jennifer@ci.hood-river.or.us](mailto:Jennifer@ci.hood-river.or.us)

## Heights Business District Urban Renewal Area



Hood River Heights Urban Renewal Area Boundary