

Starting a Business in the City of Hood River

Business Siting Guide



Photo by David Cobb

Presented by the
Hood River Economic Development Working Group
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How to Site a Business in the City of Hood River

This handout was prepared to help you move through the various local permitting processes to site a business in the City of Hood River. For additional information, you can visit their website at: cityofhoodriver.com



Photo by the Hood River Chamber

Step 1: Contact The City of Hood River Planning Department to determine if the business type is one that can be permitted or expanded at the location you desire and to determine what permitting process applies to your situation. Ensure that you understand all the fees, taxes and System Development Charges that will apply to your use and required review process.

Some businesses (even in existing buildings or homes) could require a land use review process (e.g. conditional use permits, site plan review or change-of-use review) before occupancy. This process may require a formal application, which may take several months depending on the process needed. To determine if a review process is required and approximately how much time your permitting process will take, please contact the Department.

Contact: Hood River City Planning Department
211 2nd Street, Hood River, OR 97031
(541) 387-5210
ci.hood-river.or.us/planning

Step 2: Contact City of Hood River's Building Department to determine if permits are required. Generally, a permit is required to construct, enlarge, alter, repair, move or change the occupancy or intensity of use of a building or structure, or to erect, install, enlarge, alter, repair, convert or replace any electrical, gas, mechanical or plumbing system. A permit is required for signs.

Contact: City of Hood River Building Department
1200 18th Street,
Hood River, Oregon 97031
(541) 386-2383
ci.hood-river.or.us

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Step 4: Contact the Oregon Department of Environmental Quality if you are remodeling the existing building and suspect there might be hazardous materials. The proper removal of hazardous materials is essential. Potential hazardous materials include asbestos, underground fuel tanks, hazardous waste, water quality, used woodstoves, or dust problems.

Contact: Oregon DEQ Office at Columbia Gorge CC
400 E. Scenic Drive, The Dalles, OR
541-298-7255, ext. 0

Step 5: Call Mid-Columbia Economic Development District to discuss what incentives may be available through the Hood River-Cascade Locks Enterprise Zone. Note: This must be done prior to starting to construct or alter a building in order to qualify for the incentives.

Contact: MCEDD
515 E 2nd Street, The Dalles OR
541-296-2266

Step 6: Contact the appropriate electrical service provider to set up your power access.

Contact: Pacific Power
888-221-7070

Step 7: Contact Northwest Natural if natural gas is available and desired.

Contact: Northwest Natural
800-422-4012

Additional Contacts You Might Need:

- County Health Department for projects including food service:
1109 June Street, Hood River, OR, 97031
541-387-6885
- Oregon Liquor Control Commission if project including serving or manufacturing alcohol
9079 SE McLoughlin Blvd., Portland, OR 97222-7355
800-452-6522
www.oregon.gov/olcc
- US Dept. of Agriculture if project includes food preparation
- City Recorder regarding registration if you are running a lodging business
(541) 387-5212

Note: forms can also be found on the City of Hood River webpage

Please note that developments within the City of Hood River are not subject to Columbia River Gorge National Scenic Area regulations.



Business Resources in Hood River County: Business Development

This handout provides an overview of the business services available to you as you start, grow, or relocate your business in Hood River County. This sheet was prepared by the Hood River Economic Development Working Group. Please contact Carrie at carrie@mcedd.org or 541-296-2266 with questions or updates.

Small Business Development Center at Columbia Gorge Community College

The SBDC's goal is to provide business and technical assistance to new and existing business owners and managers in the Mid-Columbia area. Services include:

- Free one-on-one business counseling
- Seminars and workshops
- Small Business Management (SBM) Program
- Commercial kitchen
- Customized training for business & industry
- Collaboration with Oregon State University Extension office in The Dalles, Oregon, to bring value-added services and training to farmers.

Contact: www.cgcc.edu/sbdc ; 541-506-6120



Business Resources in Hood River County: Business Support

Hood River-Cascade Locks Enterprise Zone

An opportunity for businesses growing or relocating to Cascade Locks or Hood River. The enterprise zones exempt certain businesses from local property taxes on new investments. The enterprise zone is managed by Mid-Columbia Economic Development District (MCEDD). Contact MCEDD prior to making relocating or expanding to determine if you may qualify.

Contact: www.mcedd.org; 541-296-2266

Port of Hood River

The Port of Hood River develops shovel-ready industrial sites, renovates industrial buildings, provides transportation infrastructure, assesses and responds to market conditions, provides community facilities that include waterfront parks and recreation sites, encourages workforce education and training, and sustains the business communities both within the Port District and the Columbia Gorge region.

Contact: www.portofhoodriver.com; 541-386-1645

Port of Cascade Locks

The primary purpose of the Port of Cascade Locks is to facilitate the economic development of the Cascade Locks Community. In the execution of the mission, the Port is committed to enhancing tourism for the Gorge Region and State of Oregon; creating employment opportunities for citizens of the Gorge Region; providing safe and effective infrastructure, and promoting economic growth for existing and new area businesses.

Contact: portofcascadelocks.org; 541-374-8619

Hood River County Chamber of Commerce

The Chamber of Commerce provides extensive networking and referral opportunities and helps its members grow and maintain a sustainable and healthy economic environment for Hood River County businesses and residents.

Contact: hoodriver.org (541) 386-2000

Industry Organizations: There are a variety of industry organizations that support businesses in Hood River County and throughout the Gorge. These include:

- Columbia Gorge Technology Alliance
www.crgta.org
- Columbia Gorge Winegrowers Association
www.columbiagorgewine.com
- Columbia Gorge Fruitgrowers Association
www.cgfg.org
- Gorge Grown Food Network gorgegrown.com
- Columbia Gorge Cider Society gorgecidersociety.org



Business Resources in Hood River County: Financing

State of Oregon

Business Oregon has a team of professionals to assist businesses with their financing needs. Business Oregon manages the following financing programs to assist businesses:

- Oregon Business Development Fund
- Oregon Capital Access Program
- Oregon Credit Enhancement Fund
- Business Retention Program
- Oregon Industrial Development Bonds
- Oregon New Market Tax Credit
- Entrepreneurial Development Loan Fund
- Brownfields Redevelopment Fund

Contact: <http://www.oregon4biz.com/Business-financing-resources/>



Mid-Columbia Economic Development District and Oregon Investment Board

To support businesses create and retain jobs, MCEDD provides loans for the financing needs of businesses with favorable rates, terms and requirements. In addition to the funds directly managed by MCEDD, the staff is knowledgeable about most state and federal loan and assistance programs and can help your business to access these funds and package your loan application.

Contact: www.mcedd.org; 541-296-2266

Mt. Hood Economic Alliance

The Mt Hood Economic Alliance is a partnership between Clackamas, Hood River and Wasco counties that has gap financing loans for local businesses. MHEA provides secondary financing for businesses unable to secure (enough) financing through conventional banking.

Contact: www.mthoodea.org; 503/970-3336

Opportunity Zones

A section of the City of Hood River is located in an Opportunity Zone. Qualified Opportunity Funds may invest in projects in this area and receive preferential tax treatment.

Check if your project may be in a zone:

<https://www.cdfifund.gov/Pages/Opportunity-Zones.aspx>

