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Columbia River Gorge Commission
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Dear Commissioners,

As the former Mayor of Hood River and former Hood River County Planning Commission Chair with 38 years of experience in the local real estate industry, I have been tracking the Broughton Landing proposal with interest for several years. Today I am writing in support of the proposed Plan Amendment by explaining why the Broughton proposal will support existing urban areas consistent with the Second Purpose of the Scenic Area Act.

I understand opponents of this Plan Amendment have testified that the occupancy restricted resort units, as proposed in the final Director's Report and recommendations, would compete with residential properties in the Urban Areas of the Gorge. I disagree wholeheartedly and instead believe that such a destination resort would be beneficial for the reasons explained in this letter.

First, resort units as proposed in the Plan Amendment function differently and serve a very different market than residential units. Destination resort accommodations and amenities, such as those that would be allowed by the Plan Amendment, are currently unavailable anywhere in the Gorge. Such a product, therefore, would not be in competition with existing residential real estate in the Gorge or in the Urban Exempt Areas.

Furthermore, our sales data prove that there has long been a strong market in the Gorge for vacation property. Approximately 25-40% of home sales in the Gorge are sold for second homes, many in the existing Urban Exempt Areas. Unfortunately for local residents, such a significant portion of homes being used for vacation property puts an artificial squeeze on the remaining housing supply making housing financially out-of-reach for many working families who are trying to eke out a living in this special place.

Allowing a recreation-oriented resort specifically catering to the recreation market would help the local economy by taking some pressure off the local housing market on both sides of the river. This would directly help the needs of the workforce housing segment and thereby indirectly support the local labor market.

I urge the Gorge Commission to approve the proposed recreation resort plan amendment. It would spur redevelopment and clean-up of a crumbling eyesore while benefiting the economies and workforces of the existing urban areas.

Sincerely,



Glenn Taylor

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