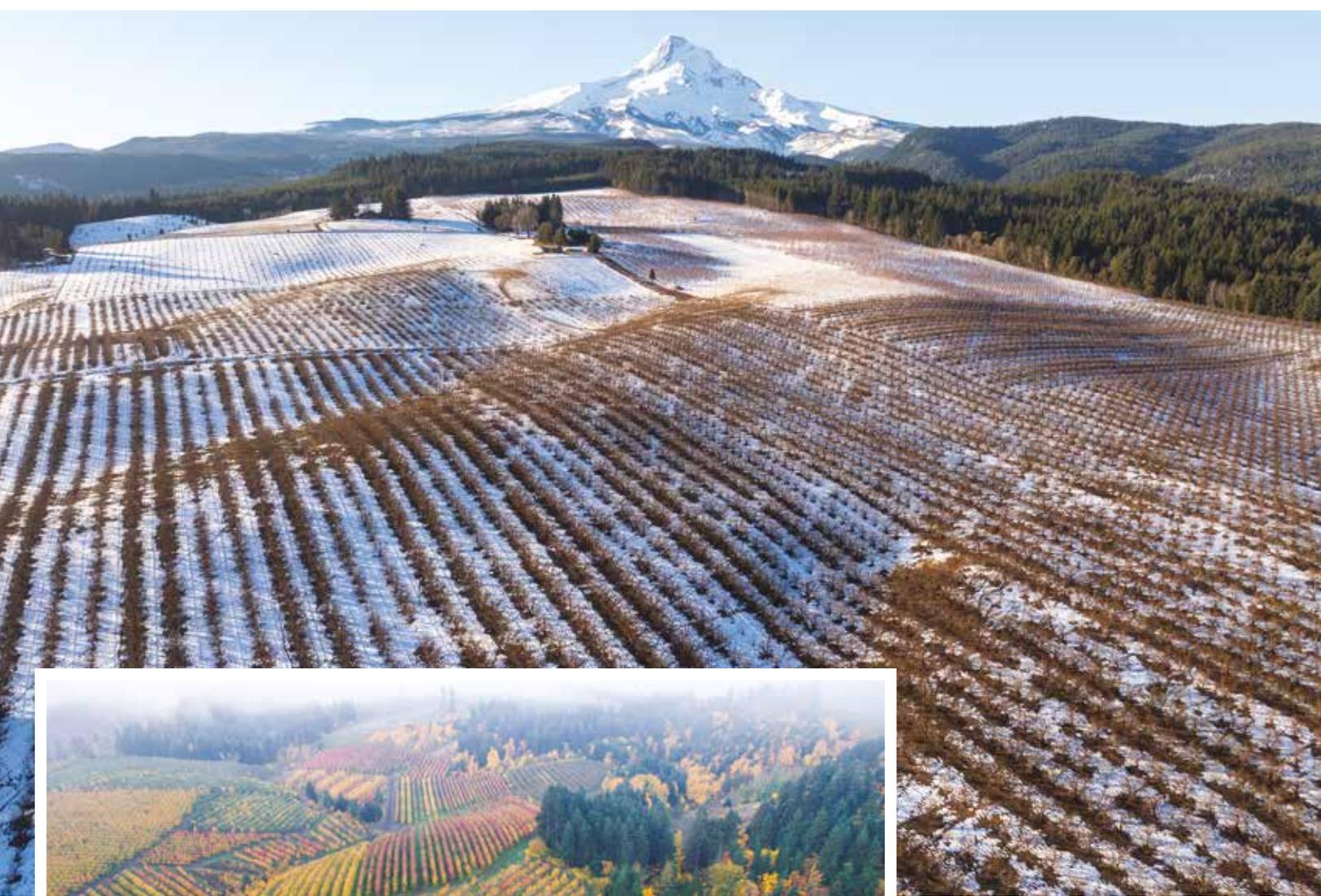




IMPACT REPORT

Join us in making a positive impact on Hood River County

Thrive Hood River is a 501(c)(3) nonprofit organization founded in 1977. Our mission is to protect Hood River's farmland, forests, wild places and the livability of its cities and rural communities.



2025

Words of Thrive's Co-Presidents

I am so grateful to have made this place home some decades ago. Hood River County is a special place, where farm land is primarily owned by the people who work it; a substantial amount of productive forest land is managed by neighbors and local elected officials; there are large swaths of protected wild land; and the City of Hood River is on a human scale.

In five short years with Thrive Hood River, I have come to understand that much of this is due to Oregon's land use system. UGBs, zoning, and the accompanying

regulations that define and segregate commercial, residential, farm, and forest uses create an environment that benefits everyone collectively. But it is never secure. Every exception made by the legislature, or permitted by cities and counties, makes the system exponentially more complex, and thereby inherently more fragile. The time, expertise and commitment of Thrive's volunteers, supporters and board members, past and present, is essential for maintaining the Oregon land use system and protecting this place we call home.



Chris Robuck

Co-President
Thrive Hood River

I joined Thrive Hood River two years ago because I love this place and the values and sense of community that make it so special. Good stewardship doesn't happen by accident. Stepping into the co-president role this summer deepened that conviction. Hood River County remains an excellent and unique place thanks to Oregon's land use system and our community's love of farms, forests, recreation, and varied places to call home.

Protecting farmland, growth boundaries, and land use zoning aren't abstractions; they're practical tools that keep working lands working, protect water and wildlife, and make room for homes, small businesses, and neighbors to thrive. Because we share one landscape,

our rules and processes deserve careful consideration from many perspectives. I try to center the land itself—what keeps it healthy, adheres to our state laws, and makes our community possible. Each exception and rushed workaround creates precedent, making it easier to chip away at the values that brought many of us here.

What keeps us strong is you—the volunteers who read the fine print, the supporters who show up at hearings, and the board and staff who bring expertise and persistence to every file and map. Together we've defended good decisions, improved bad ones, and kept community voices at the table.

Please make a year-end gift to Thrive Hood River. Your support turns care into action, keeps our outdoors and working lands thriving, and protects the home we share.



OraLee Branch

Co-President
Thrive Hood River

OUR WORK IN 2025

Land Use Permit Applications

We reviewed 234 planning permit applications submitted to Hood River County. Thrive submitted public comments on seven applications, including one in full support. These applications involved Exception Areas, home occupations in the Exclusive Farm Use (EFU) zone, property line adjustments, farm stands, short-term rentals, and commercial activities in conjunction with farm use.

Seven applications where we had submitted comments over the last two years were decided by the County, with six of those decisions consistent with Thrive's position. Three applications remain in process.

Accessory Dwelling Units (ADUs) in Rural Residential Zones

Hood River County is moving toward allowing ADUs in certain rural residential zones in early 2026. Thrive is developing input into development of new zoning ordinances focused on preserving the livability of rural residential land, protecting farm and forest lands from conflicts created by increased density in the resource-residential interface, and ensuring that ADUs are used for residential housing rather than as short-term rentals (STRs) for tourists.

Odell Urban Unincorporated Community Plan

Thrive was part of the Project Advisory Committee for Phase I of the Odell planning process, which analyzed housing needs, public facility infrastructure, and options for a potential Urban Unincorporated Community. Phase 2, expected to begin in early 2026, will set the community boundaries, decide which exception process will be used to rezone EFU land, and result in the adoption of a zoning ordinance for Odell.

Packer Orchards Farm Stand

Working with our attorneys, we researched and documented farm stand issues including sales of prepared foods and other items that are not farm crops, allowable events, use and design of structures, and compliance. Thrive supports the County's decision on the application, which has been appealed by the applicant.

Housing Initiatives

Thrive Hood River was part of a coalition led by 1000 Friends of Oregon which advocated for the successful passage of several statewide housing bills. These bills were enacted to streamline processes, eliminate barriers to certain types of "missing middle" housing, and invest in innovative construction methods.

Enforcement

Thrive sent two enforcement requests to the County describing apparent violations of existing land use regulations or permits, both of which were resolved in a way consistent with our position, and assisted two residents in their submission of enforcement requests.

Mount Hood Land Trade

Our attorneys continued to advance the court cases which would durably protect the north side of Mount Hood from intensive resort-style development.

Advocacy

■ Our supporters provided extensive testimony during the legislative session in support of several farm and forest land protection bills, and in opposition to bills which would have allowed unchecked commercial development and urban uses in the EFU and Forest zones.

■ Thrive Board members testified before the Department of Land Conservation and Development (DLCD) on farm stand rulemaking and on reinstating the Farm and Forest Technical Workgroup workplan.

■ Thrive participated as amicus in 1000 Friends of Oregon's requested review by the Oregon Supreme Court of a Court of Appeals decision on a Commercial Activity in Conjunction with Farm Use (CACFU) permit in Yamhill County.

Forest Lands

A Thrive Board member is part of the Hood River Forest Collaborative, and Thrive's endorsement was included in HRFC letters to the Forest Service about priority project areas and about the proposed Lost Lake Late-successional Reserve (LSR) Acreage Swap project.

Community events Thrive hosted included:



Talk with Lucinda Parker on her work.



Tour of a local Pear Orchard.



Tour of a working apiary.



A bike ride among the orchards.



Six litter patrol gatherings on Hood River County highways.



H is For Harvest. Community Gathering.



We launched a community book lending program.



Tour of a local Christmas tree farm.