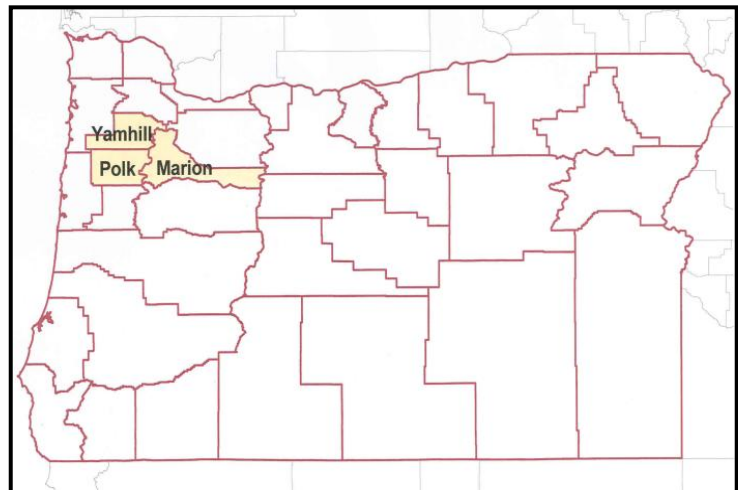


# ANNUAL REPORT FY 2014



7/31/2014

## Mid-Willamette Community Development Partnership

The Mid-Willamette Community Development Partnership Annual Report includes an overview of the community and economic development activities for Fiscal Year 2013-14. The Mid-Willamette Community Development Partnership serves as the Economic Development District for Marion, Polk and Yamhill Counties, OR.

# Annual Report

## FY 2014

### MID-WILLAMETTE VALLEY COMMUNITY PARTNERSHIP

#### FY 2013-2014 IN REVIEW

The Mid-Willamette Valley economy continued to show signs of economic growth and employment gains, led by the private sector in Fiscal Year 2013-2014. Industries posting the greatest gains in employment include: professional and business services, construction, health care and social assistance; and accommodations and food services.

As shown in Table 1 and Figure 1 below, the 24-month average unemployment rate for the Mid-Willamette Valley dropped in all three counties in FY 2014. The overall regional unemployment rate for the region fell from 9.3 percent in FY 2013 to 8.18 percent in FY 2014. Per capita income levels in the Mid-Willamette Valley continue to trail the state and national per capita income levels as seen in Table 1 and Figure 2 below. The average Mid-Willamette Valley per capita income level declined slightly from 80.61 percent of the national average to 79.68 percent in 2012.

Table 1: Mid-Willamette Valley Economic Health Indicators

	Marion	Polk	Yamhill	Mid-Willamette Valley	Oregon	U.S.
<b>Unemployment (24 month average)</b>	8.5%	7.65%	7.58%	8.18%	8.53%	7.36%
<b>Per Capita Income (2012 U.S. Census)</b>	\$35,156	\$32,846	\$35,386	\$34,847	\$38,257	\$43,735

Source: StatsAmerica (BLS and BEA), 2014. Online at: <http://www.statsamerica.org/>

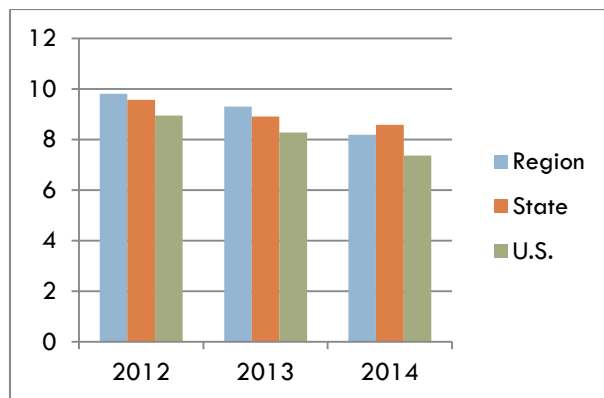


Figure 1: Unemployment levels 2012-2014

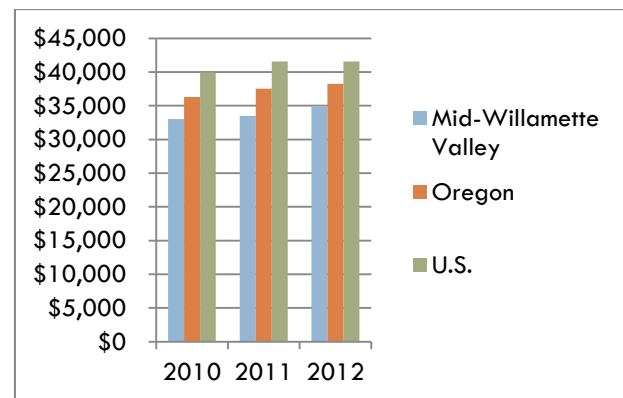


Figure 2: Per capita income levels 2010-2012

## FY 2014 MWVCOG Community and Economic Development Services Program Highlights

In Fiscal Year 2013-2014 the Mid-Willamette Valley Council of Governments (MWVCOG) assisted with approximately \$247,500 worth of planning projects; \$6,391,660 in community development services; and \$4,322,424 in small business lending services, for an overall total of \$10,961,584.

Program highlights for each of the community and economic development programs are provided as follows.

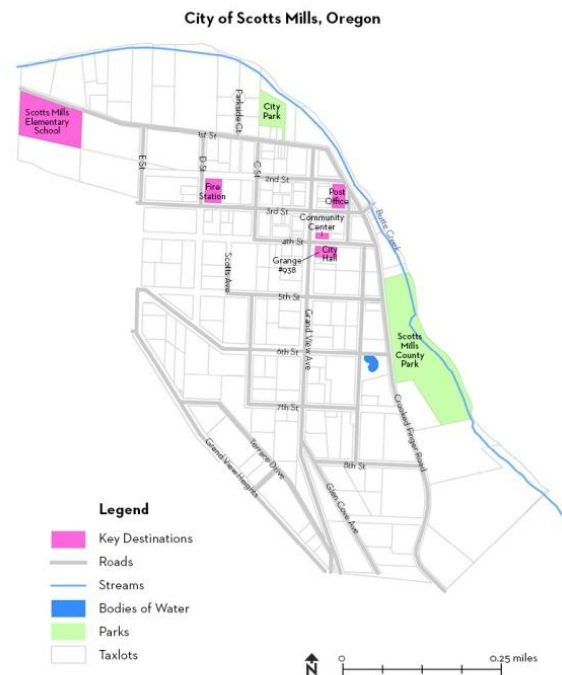
*The fiscal impact of MWVCOG Community and Economic Development Services totaled approximately \$11 million in FY 2014.*

### Community Planning

**In FY 13-14 MWVCOG provided professional land use planning services to 20 communities in the Mid-Willamette Valley region: Aurora, Carlton, Dayton, Detroit, Donald, Falls City, Gates, Gervais, Hubbard, Idanha, Independence, Jefferson, Lafayette, Mt. Angel, Newberg, Scotts Mills, Sheridan, St. Paul, Turner, and Willamina.**

An overview of community planning activities completed in FY 2014 is provided as follows.

- **Small City Parks and Recreation Needs Assessment** - In Spring 2014, MWVCOG partnered with planning graduate students from Portland State University enrolled in a Geographic Information Systems (GIS) class to produce parks and recreation needs assessments for seven (7) small cities in the Mid-Willamette Valley, including Donald, Falls City, Gates, Idanha, Jefferson, St. Paul, and Scotts Mills. The assessments provided the background information needed by cities to complete a parks and recreation master plan.
- **Donald and Gervais Comprehensive Plan Updates** - In FY 14, the Department of Land Conservation and Development (DLCD) awarded technical assistance grant funding to MWVCOG on behalf of the cities of Donald and Gervais to prepare Comprehensive Plan updates



that will address housing and employment land needs through the year 2035. The cities of Donald and Gervais are working with MWVCOG planners and a participant from the Resource Assistance for Rural Environments (RARE) AmeriCorps Program on the plan updates in 2014-2015.

- *Jefferson Economic Opportunities Analysis* – In FY 14, MWVCOG began working with the City of Jefferson on an Economic Opportunities Analysis that will identify local economic development goals and objectives and ensure the city has an adequate supply of buildable employment land over the next 20 years. In August 2013, MWVCOG convened a work session with local leaders and regional economic development partners including, SEDCOR, Marion County and the State Department of Land Conservation and Development, to discuss economic strengths, weaknesses, opportunities and threats within the City of Jefferson.
- *City of Carlton Historic Preservation Program* - In November, MWVCOG planning staff in conjunction with the City of Carlton, the State Historic Preservation Office and the Carlton Business Association, conducted an open house to receive community feedback and input on forming a Downtown Historic District. MWVCOG and City staff are working with the local business association on a historic preservation work plan in FY 15.
- *City of Lafayette Downtown Development Standards* – In FY 14, MWVCOG staff prepared and submitted an application to the State of Oregon for funding to create the City's first set of downtown development standards. Funding was awarded in Spring 2014, and work is anticipated to begin in Fall 2014.
- *City of Lafayette UGB Expansion* – MWVCOG continued work on an Urban Growth Boundary (UGB) expansion application for the City of Lafayette. Several community workshops were held in 2014, and adoption of the proposed expansion is anticipated in FY 14-15. The proposed expansion will ensure the City has an adequate supply of land available to meet the City's projected 20 year residential land needs.
- *City of Sheridan Parks Master Plan* – MWVCOG assisted the City of Sheridan with the completion of a Parks Master Plan update in 2014 that will be used to help prioritize future park improvements.
- *Development Code and Zoning Map Updates* – MWVCOG assisted the cities of Aurora, Carlton, Dayton, Donald, Falls City, Hubbard, Lafayette and Willamina with updates to local zoning and development ordinances in 2013-2014. MWVCOG GIS services also assisted the cities of Carlton, Jefferson and St. Paul with zoning map updates.

### Community Development Services

In FY 2013-2014, MWVCOG assisted member governments with financing for a number of community development projects related to expanding public infrastructure, building new community facilities, completing engineering studies, and other important community investment projects. MWVCOG assists member governments in all phases of project development, from grant application preparation and contract procurement services to grant management and administration. MWVCOG staff work with a variety of state, federal, local and private funding sources and are able to

navigate complex regulatory requirements to comply with funding requirements. Table 2 includes a list of community investment projects MWVCOG provided assistance with in FY 2014.

Table 2: Community Development Services Activity FY 2013-2014

Community	Project	Development Program Used	Current Status
Amity	Wastewater system improvements	CDBG: \$1,524,000; State funds: \$406,160	Project completed.
Amity	Water Master Plan Update	CDBG: \$150,000	Project completed.
Carlton	Water Master Plan Update	CDBG: \$115,000	Engineering work underway.
Carlton	Water system improvement project	Oregon Regional Solutions: \$590,000	Approved for funding.
Dayton	Grant administration for a water improvement project.	Safe Drinking Water Revolving Loan Fund: \$910,000	Project completed.
Detroit	Wastewater Feasibility Study	IFA Water/Wastewater Fund: \$20,000	Engineering underway.
Detroit	Brownfield clean-up (asbestos removal at former school site).	Business Oregon Brownfield Redevelopment Grant: \$70,000	Work underway.
Falls City	Wastewater Plan Update	CDBG: \$106,500	Completed 2014.
Gates	Water system improvements	CDBG: \$1,600,000	Under construction.
Independence	Wastewater Master Plan Update	CDBG: \$150,000	Under contract negotiation.
Jefferson	Water Master Plan	CDBG: \$150,000	Engineering work underway.
Mt. Angel	Wastewater Plan update	CDBG: \$150,000	Engineering work underway.
Sheridan	Wastewater Master Plan Update	CDBG: \$150,000	Completed 2014.
Willamina	Water Master Plan	CDBG: \$150,000	Engineering work underway.
Yamhill	Wastewater Master Plan	CDBG: \$150,000	Under contract negotiation.

**TOTAL FEDERAL/STATE PROJECT FUNDING: \$6,391,660**

## Small Business Finance

In FY 2014, MWVCOG lending staff received approval for 19 loans that totaled \$4.3 million. These loans leveraged \$6.9 million in private investment and created or retained 92 jobs.

Table 3: Small Business Lending Activity 2013-2014

Type of Business	Location	Program*	Amount	Added Private Investment	Jobs Created or Retained
Civic organization	Canby	Canby URA	\$35,000	\$55,000	0
Restaurant	Molalla	Rural Loan	\$56,250	\$18,750	8
Brewery	McMinnville	RLF	\$100,000	\$223,457	5
Automotive repair	Salem	RLF	\$170,500	\$255,750	0
Bakery	Newberg	City RLF	\$28,000	\$537,000	2
Restaurant	Newberg	City RLF	\$45,000	\$113,760	19
Brewery	Salem	SBA 7a	\$260,000	\$223,000	4
Trucking company	Salem	SBA 504	\$334,000	\$466,000	2
Dental office	Corvallis	SBA 504	\$745,000	\$1,081,545	12
Automotive repair	Salem	SBA 504	\$170,500	\$255,750	3
Medical office	Stayton	SBA ILP	\$46,500	\$418,500	2
Food processor	Amity	Rural Loan	\$167,814	\$18,646	9
Restaurant	Woodburn	Rural Loan	\$117,860	\$471,440	5
Coffee shop and lounge	Salem	SBA ILP	\$90,000	\$63,000	4
Restaurant	Salem	SBA ILP	\$85,000	\$55,000	0
Office	Salem	SBA 504	\$697,000	\$987,750	12
Dental office	Salem	SBA 504	\$874,000	\$1,240,161	2
Restaurant	Salem	SBA ILP	\$200,000	\$292,543	3
Software development/office	Salem	SBA ILP	\$100,000	\$150,000	0
<b>Totals:</b>			<b>\$4,322,424</b>	<b>\$6,927,052</b>	<b>92</b>

\*Loan Programs Used: *RLF*: The three-county Revolving Loan Fund; *SBA 504*: U.S. Small Business Administration 504 debenture program; *Rural Loan*: The Intermediary Relending Program for rural communities.

## Additional FY 2014 Economic Development Activities

- [Make It In the Willamette Valley Project](#) – In November 2013, MWVCOG, SEDCOR, Job Growers, Inc., and the Oregon Manufacturing Extension Partnership (OMEP) were awarded funding for the Make It In America Challenge. The project includes approximately \$2 million in funding for manufacturing support activities that will promote reshoring manufacturing jobs, increased foreign direct investment and retention of existing manufacturing jobs. FY 2014 grant activities included initiating a supply chain market research study to determine barriers to growth and manufacturing supply chain needs.



- Economic Development Partnerships – In FY 2014, MWVCOG continued quarterly meetings with the **Mid-Willamette Valley Economic Development Professionals Forum**. The forum, started in 2013 by MWVCOG, provides an opportunity for staff within the region to network and discuss economic development issues and legislative initiatives, share best practices, and identify opportunities for collaboration. Forum activities in FY 2014 included receiving a tour of two recent start up breweries in McMinnville and Silverton, in addition to a presentation on business incentives for energy efficiency improvements by Energy Trust of Oregon.
- Garten Recycling Services – MWVCOG assisted Garten Recycling Services with an EDA Public Works Grant application that was awarded funding in February. The \$1.5 million grant will go toward improved recycling equipment and providing more jobs for people with disabilities.
- Newberg Enterprise Zone – MWVCOG in partnership with Business Oregon assisted the city of Newberg prepare and submit an application for **Enterprise Zone** approval. The Newberg Enterprise Zone received approval from the Oregon Business Development Department in May 2014.
- North Santiam Canyon Economic Opportunity Study – In 2014, MWVCOG was awarded funding from Marion County to update the North Santiam Canyon Economic Opportunity Study. The North Santiam Canyon region is an economically distressed area where several rural schools have recently been closed. MWVCOG convened a workshop in June to receive feedback from local stakeholders on economic opportunities and threats within the region. The final study anticipated in Fall 2014, will identify priority investments needed to improve economic vitality within the region and will be used to pursue potential funding resources.
- Oregon Regional Solutions – MWVCOG continued to meet with and provide support for the Mid-Willamette Valley Regional Solutions Team. MWVCOG received approval from the Advisory Committee to fund the preparation of a regional infrastructure assessment. Funding for the project has been postponed until Spring 2015. MWVCOG and the Regional Solutions Team continue to work on the development a unified project proposal form to solicit economic development project ideas from communities and organizations within the three county area.

#### Program Staff

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